LOT 1B, BLOCK 2,
HECKENDORF RANCH FILING No. 2,
AMENDMENT No. 6

OWNER: BHANGU BROS LTD
19256 E BALTIC PL
AURORA, CO 80013
PARCEL No.: 2505-224-02-003

PLANNED DEVELOPMENT (CO-OF)

UNPLATTED TOWN OF CASTLE ROCK
OPEN SPACE TRACT

OWNER: TOWN OF CASTLE ROCK
100 WILCOX ST
CASTLE ROCK, CO 80104
PARCEL No. 2505-271-00-021

PLANNED DEVELOPMENT (PLD)

LOT 1,
HECKENDORF RANCH FILING No. 2,
AMENDMENT No.3

OWNER: FDG EPOQUE CASTLE ROCK
ASSOCIATES LLC
4500 E CHERRY CREEK DR SOUTH STE 550
GLENDALE, CO 80246
PARCEL No.: 2505-233-01-038

PLANNED DEVELOPMENT (MF-VC)

TRACT L1, HECKENDORF RANCH FILING No. 2
AMENDMENT No. 2

OWNER: CRYSTAL CROSSING METRO DISTRICT
191 UNIVERSITY BLVD #358, DENVER, CO 80206
PARCEL No. 2505-233-09-034

PLANNED DEVELOPMENT (SF-B)

TRACT P,
HECKENDORF RANCH FILING No. 2

OWNER: CRYSTAL CROSSING
METRO DISTRICT
191 UNIVERSITY BLVD #358
DENVER, CO 80206
PARCEL No. 2505-233-04-002

PLANNED DEVELOPMENT (VC)

TRACT Q, HECKENDORF RANCH FILING No. 2

OWNER: CRYSTAL CROSSING METRO DISTRICT
191 UNIVERSITY BLVD #358, DENVER, CO 80206
PARCEL No. 2505-233-11-017

PLANNED DEVELOPMENT (SF-B)

FUTURE BUILDING D
2,550 SF

FUTURE BUILDING C
DRIVE THRU
2,650 SF

PROPOSED BUILDING B
5,724 SF

PROPOSED BUILDING A
13,224 SF

N

0' 20' 40' 80'
SCALE IN FEET

UTILITY LEGEND

W	WATER LINE
SS	SEWER LINE
SD	STORM LINE
P-UG	UG POWER
GAS	UG GAS

PARKING TABLE

BUILDING	REQUIRED	REQUIRED WITH 25% REDUCTION	PROVIDED
BUILDING A	110	83	97
BUILDING B	48	36	43
BUILDING C	13	10	28
BUILDING D	27	20	29

olsson
1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811
Know what's below.
Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

SITE EXHIBIT

CRYSTAL VALLEY
SITE DEVELOPMENT PLANS

CASTLE ROCK, COLORADO

2022

drawn by: EK
checked by: EM
approved by: EM
QA/QC by: EM
project no.: 020-3566-A
drawing no.:
date: 01/06/2023

SHEET
1 OF 1

DWG: \\oo.odconsulting.com\fnts-ns1\projects\2020\3501-4000\020-3566-A\40-Design\AutoCAD\EXHIBIT\22-12-20_GNCV_UTILITY EXHIBIT.dwg USER: bkunz
DATE: Jan 06, 2023 12:52pm XREFS: C_PTBLK_A(DP)203566 C_XBASE_0203566 C_PBASE_A203566 C_FBASE-ROUNDABOUT_0203566 C_FBASE 2-NON KG_0203566 C_PUTIL_A203566