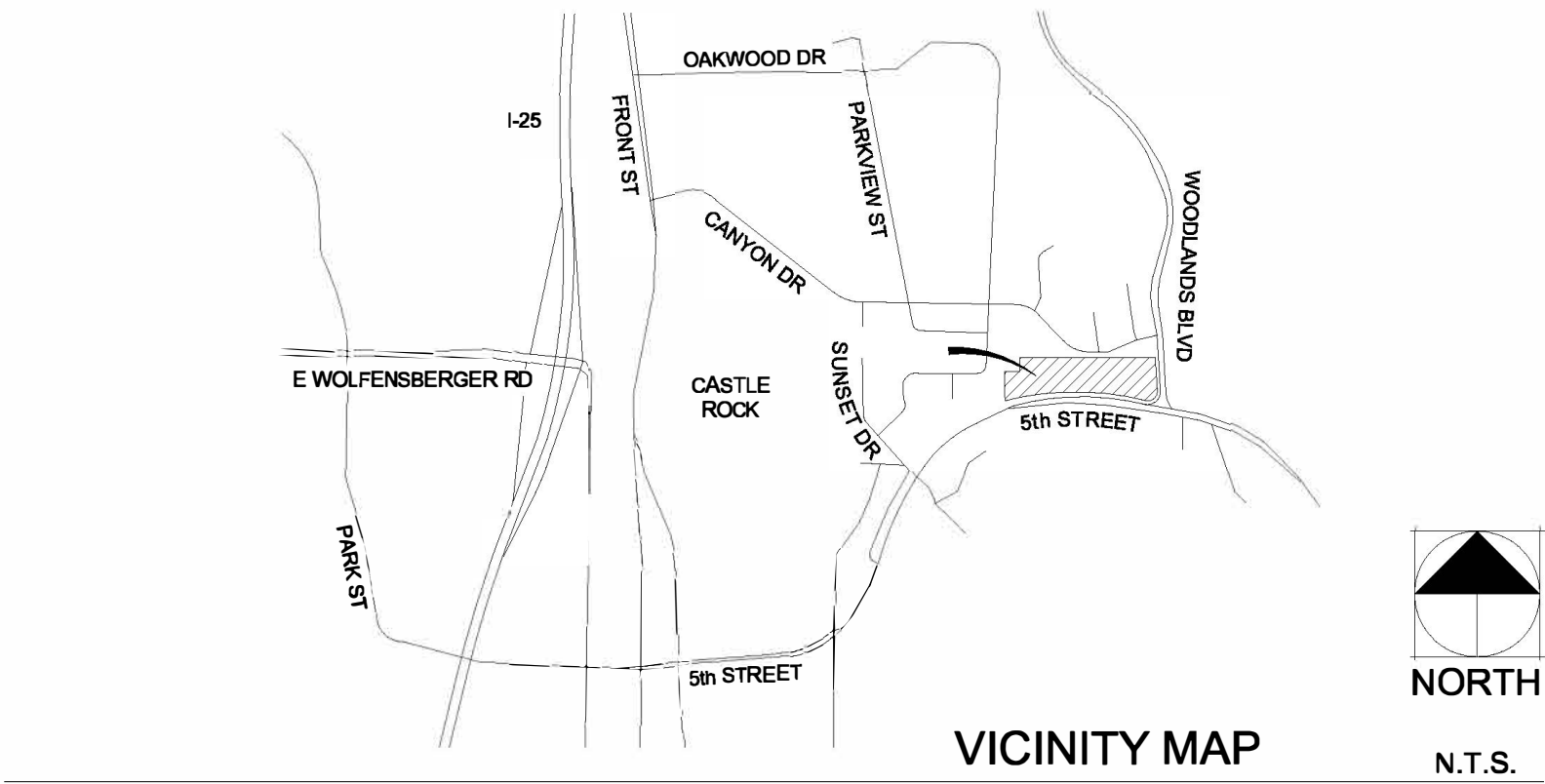


CAVALRY CHAPEL
PLANNED DEVELOPMENT PLAN
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

- N88°46'20"E A DISTANCE OF 40.00 FEET;
- N02°18'30"E A DISTANCE OF 75.14 FEET;
- N88°46'20"E A DISTANCE OF 960.36 FEET;
- S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

- S01°13'40"E A DISTANCE OF 160.26 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS S88°21'48"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 98°37'10" AND AN ARC LENGTH OF 78.24 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- N81°41'33"W A DISTANCE OF 331.83 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°15'45"W, HAVING A RADIUS OF 1333.30 FEET, A CENTRAL ANGLE OF 09°57'34" AND AN ARC LENGTH OF 231.78 FEET, TO A POINT OF NON-TANGENT;
- S81°21'22"W A DISTANCE OF 156.88 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°34'20"E, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'25" AND AN ARC LENGTH OF 249.98 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'54"W A DISTANCE OF 207.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 238,722 SQUARE FEET OR 5.4344 ACRES.

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 24960" AT THE NORTH AND A 2-1/2" ALUMINUM CAP STAMPED "LS 38376" AT THE SOUTH, BEING ASSUMED TO BEAR N02°18'30"E.

BENCHMARK

#5 REBAR W/O CAP @ SE CORNER OF LOT 1, BLOCK 3, WOODLANDS FILING NO. 8.
ELEVATION=6388.90 NAVD88

PD PLAN STANDARD NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH A PORTION OF THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08035C0188G', REVISED MARCH 16, 2016.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE WATER PRESSURE ZONE.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

LAND USE SUMMARY TABLE

TYPE OF USE	PERMITTED USE	ACRES PROVIDED	% OF PROPERTY
CH	CHURCH; CHURCH RELATED FACILITIES TO INCLUDE SANCTUARY, OFFICES, CLASSROOM, MEETING ROOMS, ETC; PLAYGROUND; SIDEWALKS; PARKING; DRIVE ISLES	3.09 ACRES (134,754 SF)	57%
OSP	LANDSCAPE AREA; BUFFERS/ SETBACKS; DETENTION FACILITIES;	2.34 ACRES (101,886 SF)	43%
TOTAL:		5.43 ACRES	100%

PD ZONING REGULATIONS- LAND USE 'CH'

*REFER TO THE CALVARY CHAPEL PD ZONING REGULATIONS FOR ENTIRE REGULATIONS.

EXISTING ZONING:	DOUGLAS COUNTY ZONED (RR)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) PLAN
MAX. GROSS FLOOR AREA:	35% OF TOTAL SITE AREA
MAX. HEIGHT OF BUILDING:	35 FEET
MAX. HEIGHT OF SPIRE:	15 FEET ABOVE BUILDING
BUILDING SETBACKS / SEPARATIONS:	TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN
STREET/ PROPERTY SETBACKS:	TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN. HOWEVER, NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 25 FEET FROM WOODLANDS BLVD.; 25 FEET FROM FIFTH ST.; AND 30 FEET FROM EITHER THE NORTHERN OR WESTERN PLANNED DEVELOPMENT BOUNDARIES.
MAXIMUM BLDG. FOOTPRINT COVERAGE:	82,786 SQUARE FEET PERMITTED
MAXIMUM FLOOR AREA RATIO (FAR):	0.35 FAR PERMITTED
PARKING SPACES REQUIRED:	1 Parking Stall per Every 3 Fixed Seats w/ in Main Sanctuary
ACCESSIBLE PARKING REQUIRED:	Shall comply with Town of Castle Rock Accessible Code Requirements

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CALVARY CHAPEL, CASTLE ROCK,
A COLORADO NON-PROFIT CORPORATION

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20 ____

BY _____ AS _____
OF CALVARY CHAPEL, CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER
SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 17, 2016 AT RECEPTION NO. 2016009093.

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO EAST BANK & TRUST

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME

THIS ____ DAY OF _____, 20 ____

BY _____ AS _____
OF COLORADO EAST BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, JARROD ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

AGENCIES

OWNER/DEVELOPER:	CALVARY CHAPEL ATTN: DAVID LOVE 1100 CAPRICE DR CASTLE ROCK, CO. 80109 P~719.491.1220
LAND PLANNER / PLAN PREPARER:	THOMAS AND THOMAS ATTN: JASON ALWINE 702 N. TEJON ST COLORADO SPRINGS, CO 80903 P~719.578.8777
ENGINEER/SURVEYOR:	JR ENGINEERING ATTN: MARK HEINE 3730 SINTON ROAD, SUITE 219 COLORADO SPRINGS, CO 80907 P~719.593.2593 MHEINE@JRENGINEERING.COM
MORTGAGEES/LIENHOLDER:	COLORADO EAST BANK & TRUST 104 S. CASCADE AVE. COLORADO SPRINGS, CO 80903 P~719.577.4500
TOWN OF CASTLE ROCK PLANNING:	KATHY MARX, SENIOR PLANNER DEVELOPMENT SERVICES DEPARTMENT 100 WILCOX ST. CASTLE ROCK, CO 80104 P~720-733-2205
PUBLIC WORKS:	KEN CHALIFOUR PUBLIC WORKS DEPT. 4175 CASTLETON CT. CASTLE ROCK, CO 80109 P~720-733-2462
UTILITIES:	MARK MANTUA UTILITY DEPARTMENT 175 KELLOGG CT. CASTLE ROCK, CO 80109 P~720-733-8000

PLANNING
COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE ____ DAY OF _____, 20 ____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO,

ON THE ____ DAY OF _____, 20 ____.

MAYOR _____ DATE _____

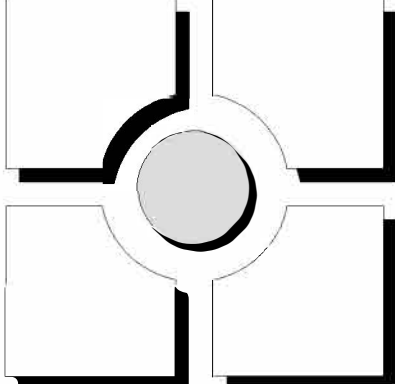
ATTEST:

TOWN CLERK _____ DATE _____

SHEET INDEX

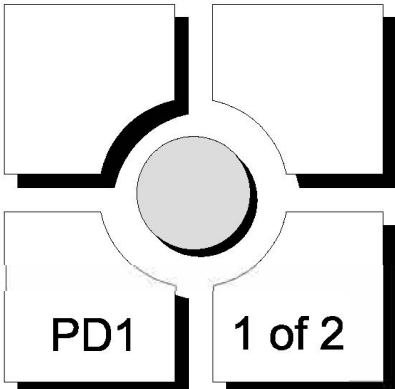
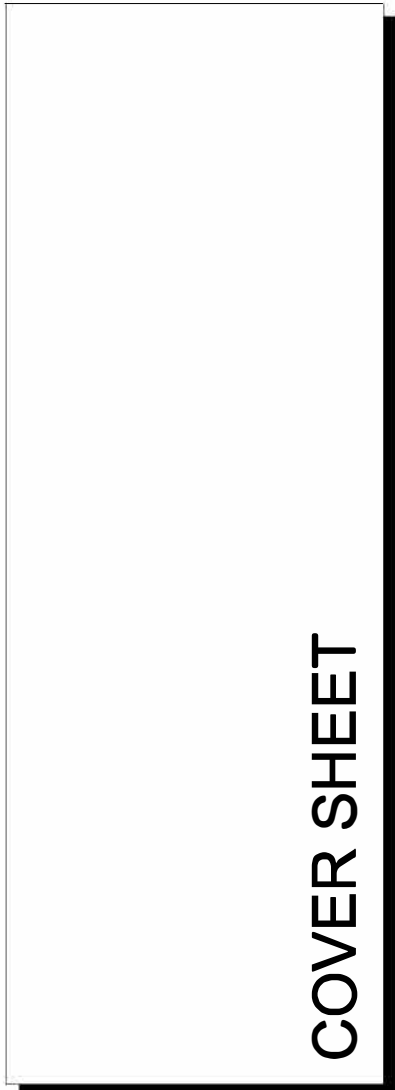
- COVER SHEET
- PLANNED DEVELOPMENT PLAN

CALVARY CHAPEL PLANNED DEVELOPMENT PLAN
PROJECT NO. PDP16-0004



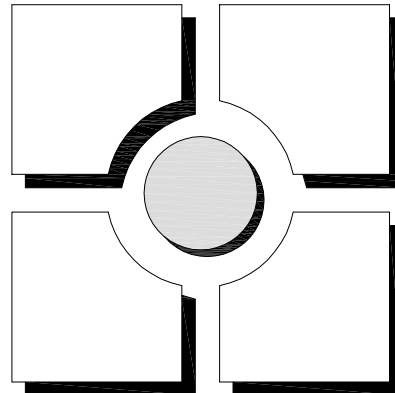
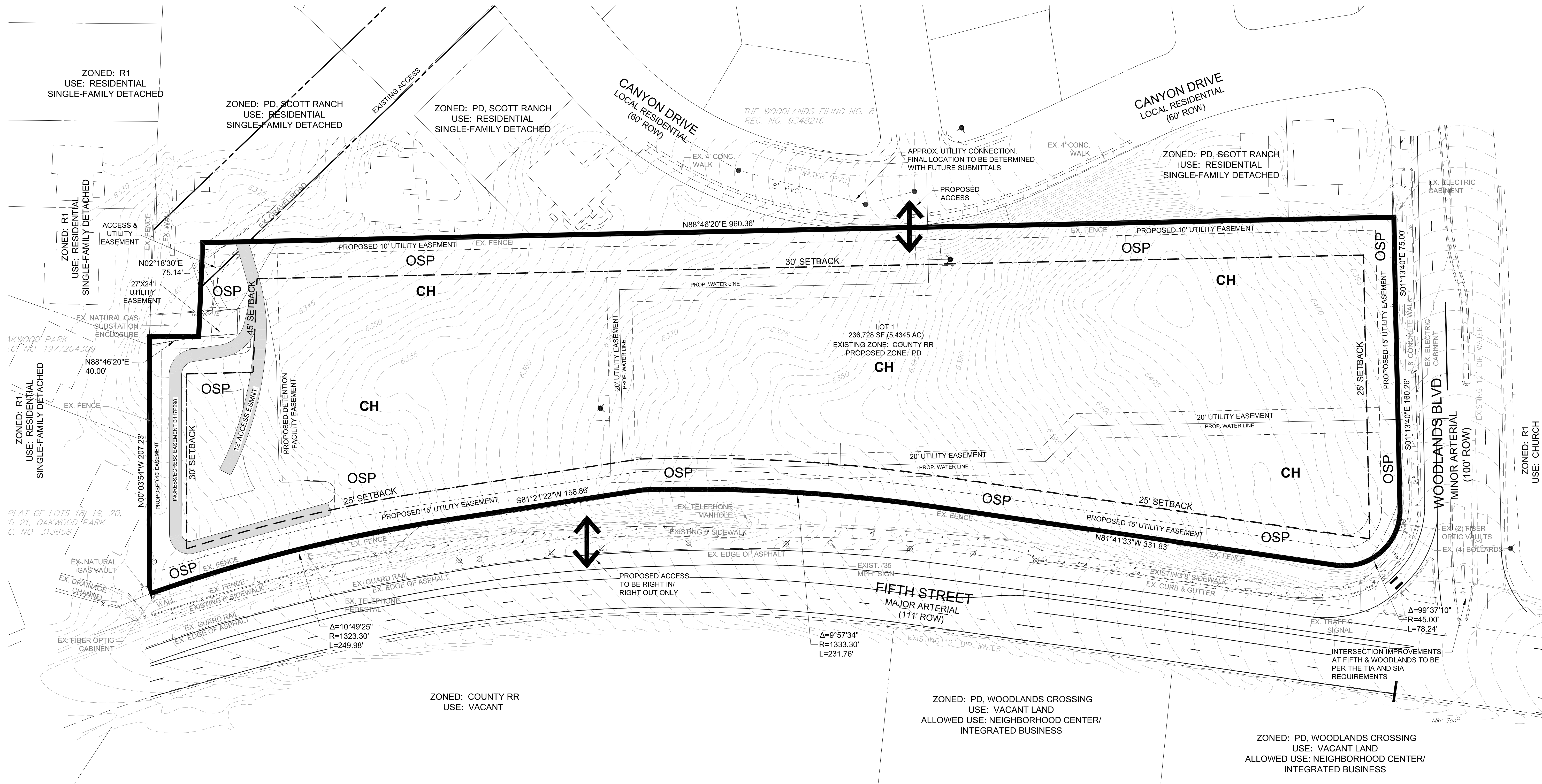
REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/9/17			
2	TOWN COMMENTS REV 2	2/16/17			
3					
4					
5					
6					

DESIGNED	JLK	10.24.16
DRAWN	JLK	10.24.16
CHECKED	JRA	10.24.16
PROJECT NUMBER:		3539.00
SCALE:		AS NOTED



CAVALRY CHAPEL
PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



THOMAS THOMAS
Planning
Landscape Architecture
703 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/9/17			
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