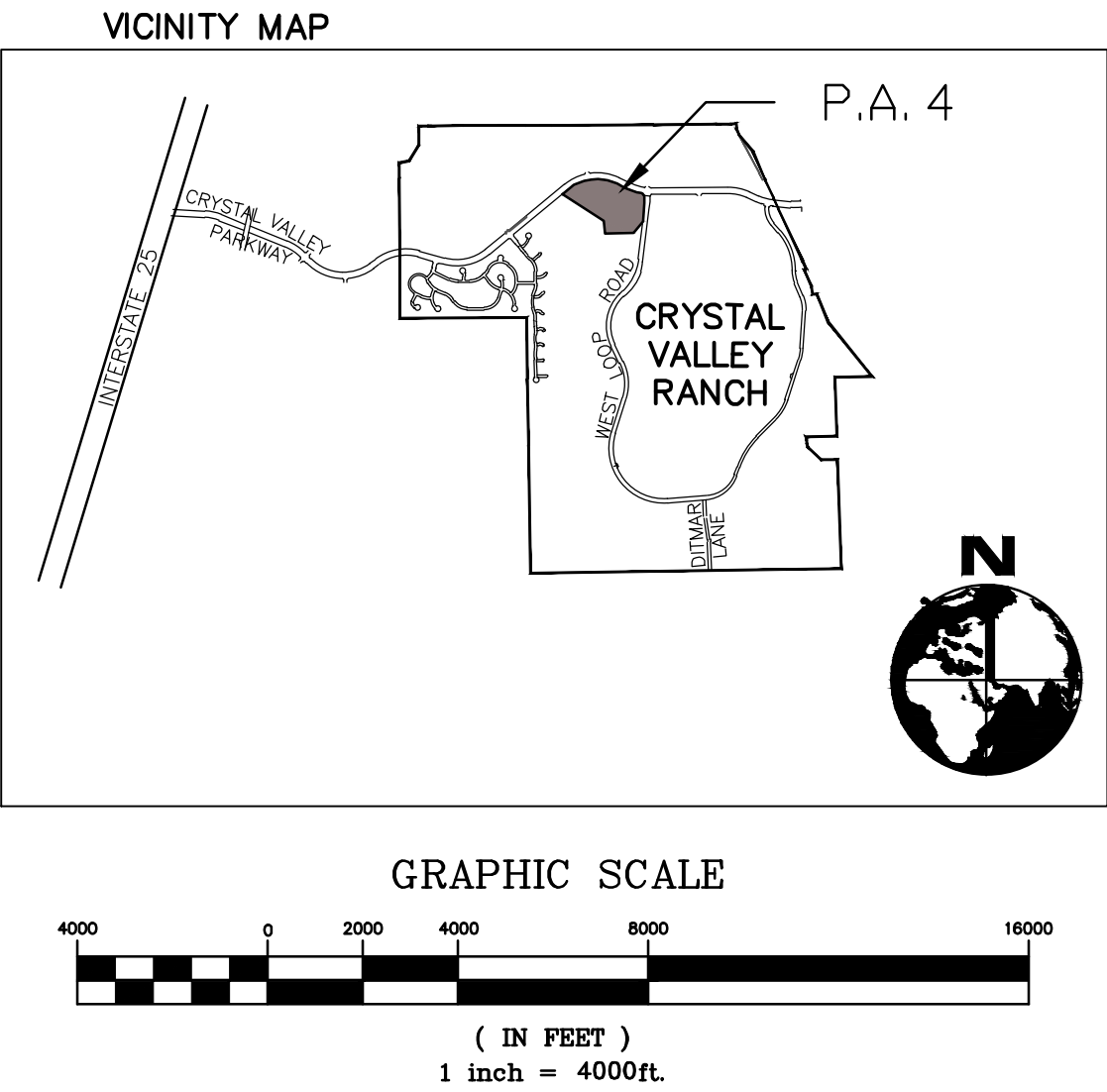


# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 5

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE THE MAXIMUM PERMITTED UNITS IN P.A. 4 BY 52 UNITS WITH NO CHANGES TO THE LAND USE AREA.

LEGAL DESCRIPTION

LOTS 1 THROUGH 140 AND TRACTS A THROUGH G, CRYSTAL VALLEY RANCH FILING NO. 11 RECORDED APRIL 9, 2018 UNDER RECEPTION NO. 2018020571, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP Standard Notes

- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council were provided to owners of mineral estates at time of original PDP review and approval. This PDP amendment proposes surface development consistent with original PDP.
- This site does not lie within a mapped FEMA Flood Zone per map 08035C0304G
- This site is within the Town of Castle Rock tan 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.
- This development plan is impacted by the Town of Castle Rock Skyline/Ridgeline Protections Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.

PROJECT BENCHMARKS (NAVD 88):

BM "A" (TBM 950): CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD  
● CL STATION 37+75 (APPROX.)  
EL = 6569.94 FEET

BM "B" (TBM 951): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD  
● CL STATION 91+12 (APPROX.)  
EL = 6533.10 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN – ASSUMED TO BEAR S00°54'16"E.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

RICHMOND AMERICAN HOMES OF COLORADO, INC.  
A DELAWARE CORPORATION

BY \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF RICHMOND AMERICAN HOMES OF COLORADO, INC.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

TITLE CERTIFICATION:

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

FIRST AMERICAN TITLE INSURANCE COMPANY \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ ADDRESS \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

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

STEPHEN H. HARDING \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 29040  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

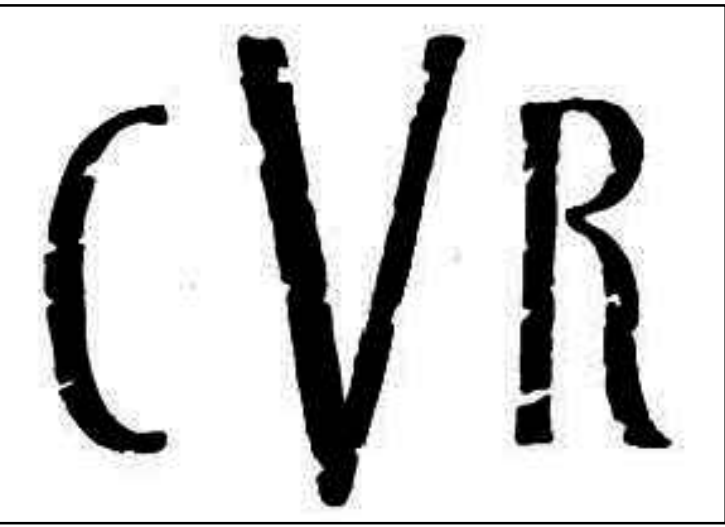
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE DAY OF 2018 AT RECEPTION NO. \_\_\_\_\_.

DOUGLAS COUNTY CLERK AND RECORDER  
DEPUTY \_\_\_\_\_

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Sheet 2 of 2: PD

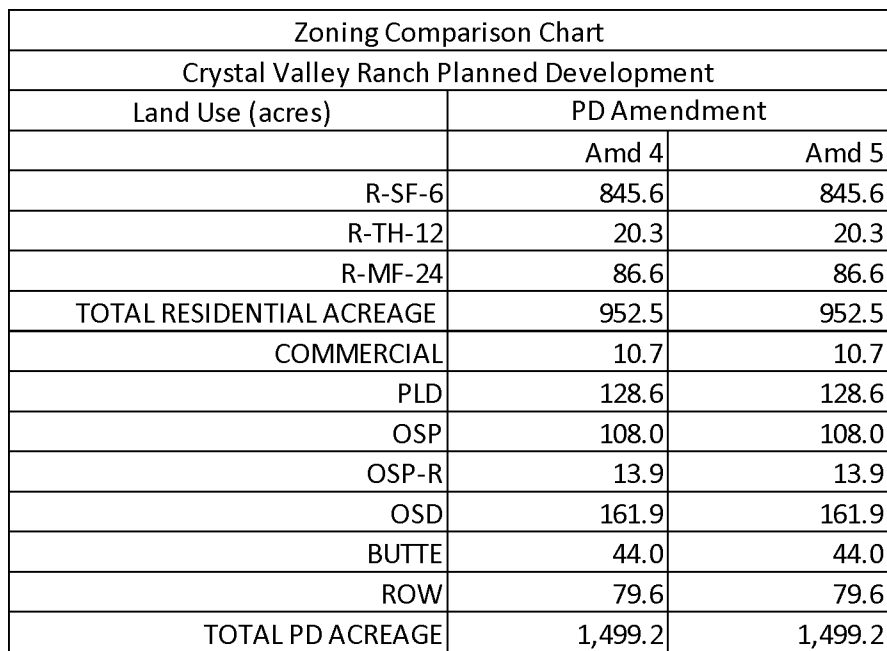
Sheet 1 of 2



Crystal Valley Ranch  
Planned Development Plan  
Amendment No. 5  
Project No. PDP18-0005

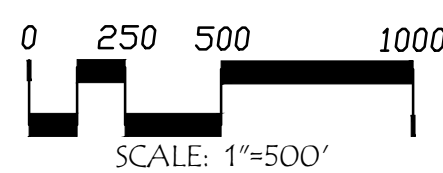
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**Crystal Valley Ranch  
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