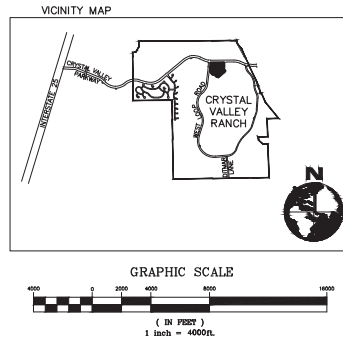


## CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 6

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



PURPOSE STATEMENT:  
THE PURPOSE OF THIS AMENDMENT TO PLANNING AREA 7 IS TO REDUCE THE MAXIMUM COMMERCIAL USE AREA (C-1) TO 4 ACRES AND INCREASE THE RESIDENTIAL USE AREA (R-MF-24) TO 17.4 ACRES.

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, AS RECORDED AT RECEPTION NO. 2003151873, DOUGLAS COUNTY RECORDS.

THENCE N79°58'58"W, A DISTANCE OF 135.51 FEET;  
THENCE N49°47'57"W, A DISTANCE OF 195.39 FEET;  
THENCE N76°40'22"W, A DISTANCE OF 176.88 FEET;  
THENCE N36°24'32"W, A DISTANCE OF 287.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOOP ROAD, RECEPTION NO. 2002097527, DOUGLAS COUNTY RECORDS.

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N07°13'26"E, A DISTANCE OF 344.95 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 138.36 FEET;
3. N00°17'14"W, A DISTANCE OF 130.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL VALLEY PARKWAY, RECEPTION NO. 2002037508, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S86°02'44"E, A DISTANCE OF 5.02 FEET;
2. N44°49'00"E, A DISTANCE OF 42.34 FEET;
3. N89°22'14"E, A DISTANCE OF 924.19 FEET;
4. S45°34'04"E, A DISTANCE OF 55.21 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 2;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S00°37'45"E, A DISTANCE OF 380.19 FEET;
2. S44°17'43"W, A DISTANCE OF 42.48 FEET;
3. S00°07'13"W, A DISTANCE OF 64.51 FEET;
4. S58°26'04"E, A DISTANCE OF 46.36 FEET;
5. N60°00'00"E, A DISTANCE OF 51.47 FEET;
6. S00°37'45"E, A DISTANCE OF 103.91 FEET;
7. S48°13'52"W, A DISTANCE OF 660.63 FEET TO THE POINT OF BEGINNING.

## PDP Standard Notes

1. The mineral rights associated with this development have not been levered;
2. This site does not lie within a mapped FEMA Flood Zone per map 950503050;
3. This site is within the Town of Castle Rock 800 psi water pressure zone;
4. 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 accessible prior to and during all construction;
5. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives;
6. All Etek access gates will include an Opticom System or other system approved by the Town of Castle Rock Fire Department;
7. This development is impacted by the Town of Castle Rock Residential / Non-Residential Interface Regulations. Future site development plans must adhere to Chapter 17-50 of the Town of Castle Rock Municipal Code.

## 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 ON APRIL 23, 2018 AT RECEPTION NO. 2018023518, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
BY \_\_\_\_\_ AS \_\_\_\_\_  
OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK, COLORADO. CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY \_\_\_\_\_  
GREGORY W. BROWN, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
BY GREGORY W. BROWN, PRESIDENT OF CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## 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 22S, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

## TITLE CERTIFICATION:

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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

LAND TITLE GUARANTEE COMPANY

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

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

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

## 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  
COLORADO P.L.S. NO. 28040  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC. DATE \_\_\_\_\_

## 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 \_\_\_\_\_

Sheet Index  
Sheet 1 of 2: Title Sheet  
Sheet 2 of 2: PDP Plan Amendment  
Sheet 1 of 2



Crystal Valley Ranch  
Planned Development Plan, Amendment No. 6  
Town Project No. PDP 18-0006

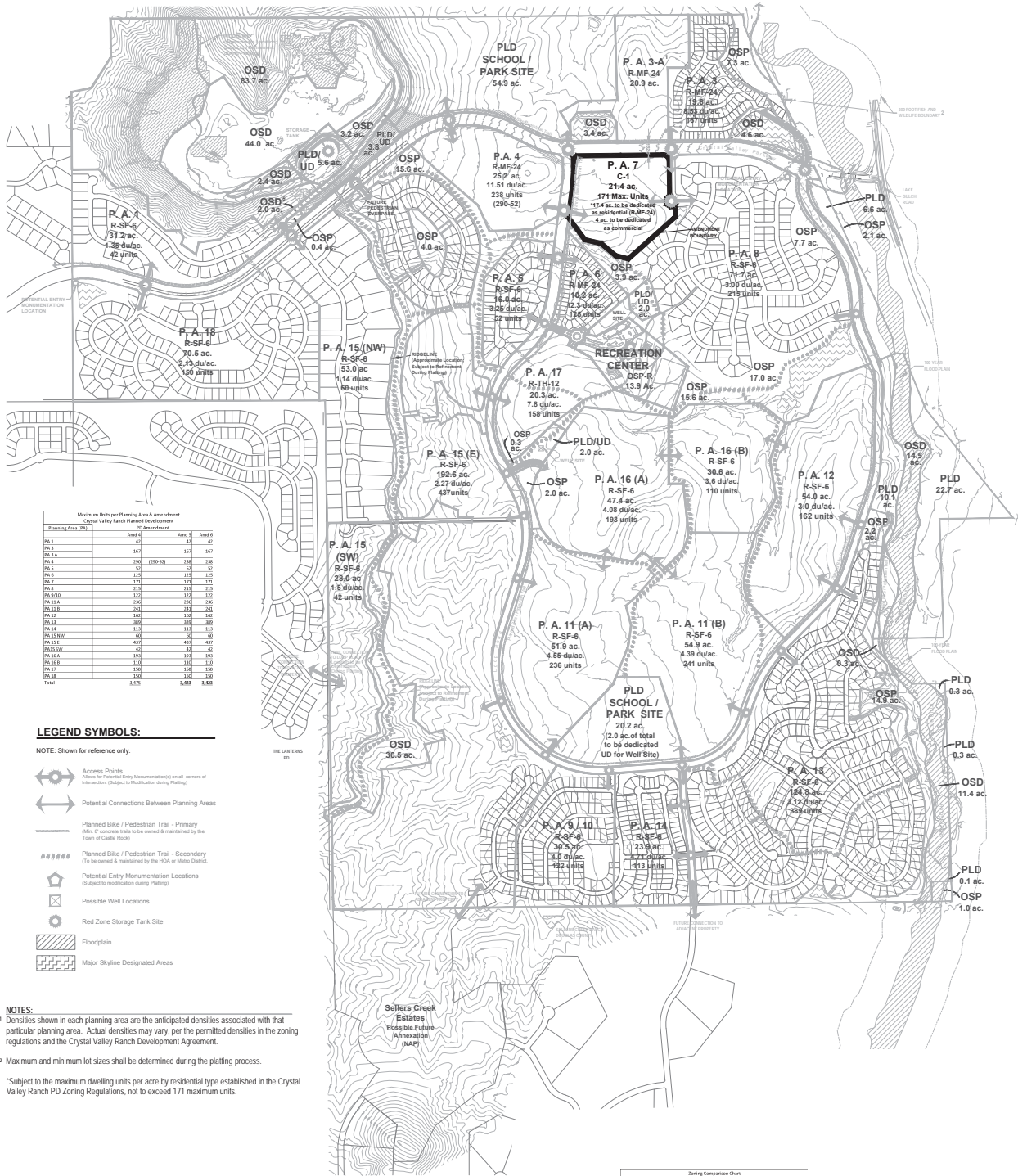
## Site Plan

Date: Sept. 19, 2006  
Revised: Oct. 16, 2006  
Revised: Oct. 31, 2006  
Revised: Nov. 21, 2006  
Revised: Nov. 24, 2006  
Revised: Feb. 23, 2007  
Revised: Apr. 11, 2007  
Revised: Mar. 21, 2018  
Revised: Mar. 26, 2018

# CRYSTAL VALLEY RANCH

## Planned Development Plan Amendment No. 6

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



Planning Area (P.A.)	Amend 4	Amend 5	Amend 6
P.A. 1	52	41	45
P.A. 2	167	167	167
P.A. 3	190	190	190
P.A. 4	125	125	125
P.A. 5	125	125	125
P.A. 6	125	125	125
P.A. 7	171	171	171
P.A. 8	125	125	125
P.A. 9	125	125	125
P.A. 10	125	125	125
P.A. 11	125	125	125
P.A. 12	125	125	125
P.A. 13	125	125	125
P.A. 14	125	125	125
P.A. 15	125	125	125
P.A. 16	125	125	125
P.A. 17	125	125	125
P.A. 18	125	125	125
Total	1,425	1,425	1,425

### LEGEND SYMBOLS:

NOTE: Shown for reference only.

- Access Points (Shown for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Planning))
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary (To be owned & maintained by the Town of Castle Rock)
- Planned Bike / Pedestrian Trail - Secondary (To be owned & maintained by the HOA or Metro District)
- Potential Entry Monumentation Locations (Subject to Modification during Planning)
- Possible Well Locations
- Red Zone Storage Tank Site
- Floodplain
- Major Skyline Designated Areas

### NOTES:

1 Densities shown in each planning area are the anticipated densities associated with that particular planning area. Actual densities may vary, per the permitted densities in the zoning regulations and the Crystal Valley Ranch Development Agreement.

2 Maximum and minimum lot sizes shall be determined during the platting process.

\*Subject to the maximum dwelling units per acre by residential type established in the Crystal Valley Ranch PD Zoning Regulations, not to exceed 171 maximum units.

Land Use (Acres)	Amend 4	Amend 5	Amend 6
RESIDENTIAL (SINGLE-FAMILY)	1,311.12	1,311.12	1,311.12
RESIDENTIAL (TOWNHOMES)	1,311.12	1,311.12	1,311.12
RESIDENTIAL (CONDOMINIUMS)	1,311.12	1,311.12	1,311.12
COMMERCIAL	1,311.12	1,311.12	1,311.12
INDUSTRIAL	1,311.12	1,311.12	1,311.12
RECREATION	1,311.12	1,311.12	1,311.12
SCHOOL	1,311.12	1,311.12	1,311.12
UTILITY	1,311.12	1,311.12	1,311.12
TOTAL PD ACRES	1,425.00	1,425.00	1,425.00

Sheet Index  
Sheet 1 of 2: Title Sheet  
Sheet 2 of 2: PD Site Plan  
Sheet 2 of 2



Crystal Valley Ranch  
Planned Development Plan, Amendment No. 6  
Town Project No. PDP 18-0006