

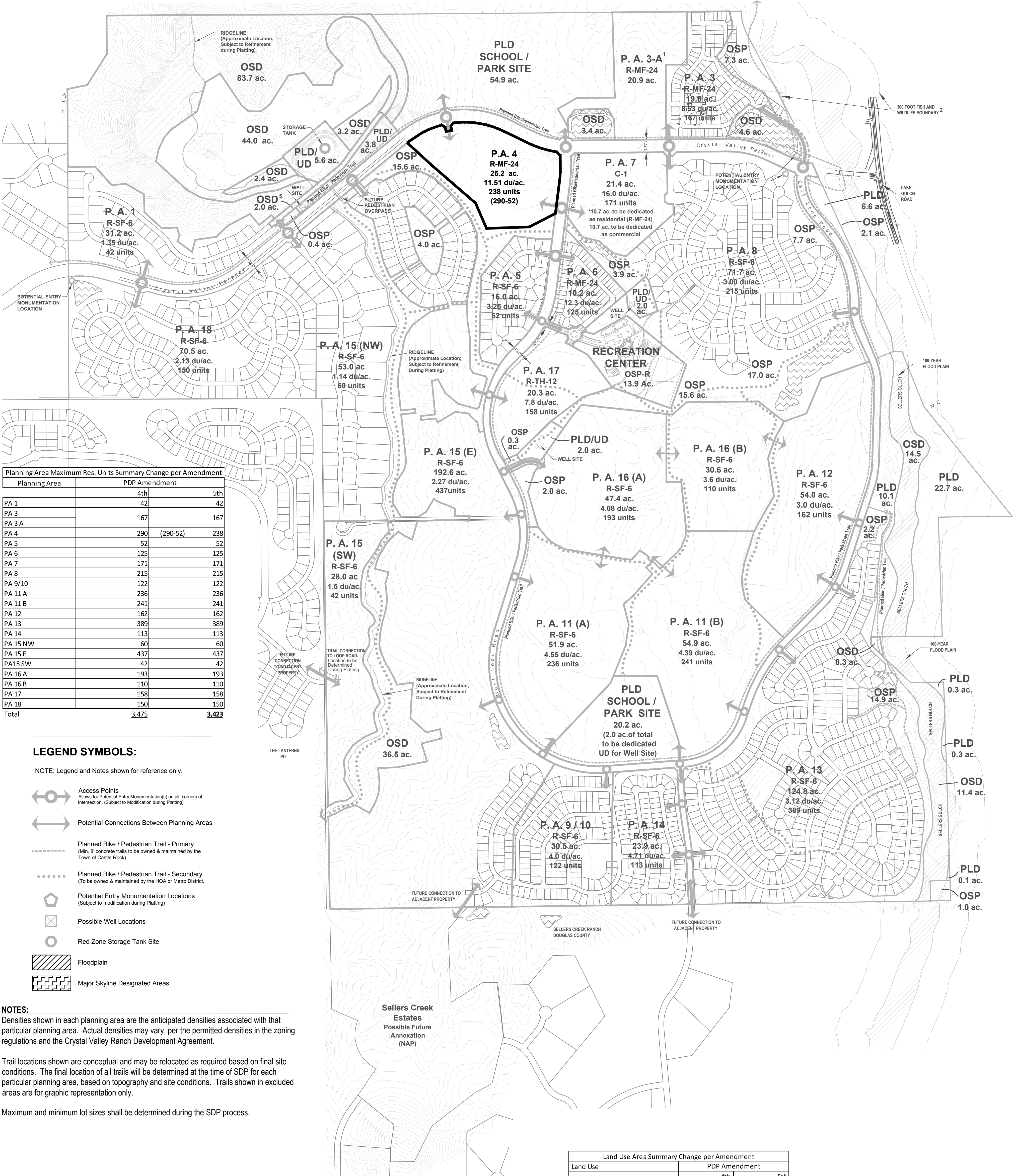
LEGAL DESCRIPTION

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

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Major Amendment No. 5
to the
CRYSTAL VALLEY RANCH
PLANNED DEVELOPMENT PLAN NO. 1
(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN)

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.



Planning Area Maximum Res. Units Summary Change per Amendment			
Planning Area	PDP Amendment		
	4th	5th	
PA 1	42	42	
PA 3			
PA 3 A	167	167	
PA 4	290	238	(290-52)
PA 5	52	52	
PA 6	125	125	
PA 7	171	171	
PA 8	215	215	
PA 9/10	122	122	
PA 11 A	236	236	
PA 11 B	241	241	
PA 12	162	162	
PA 13	389	389	
PA 14	113	113	
PA 15 NW	60	60	
PA 15 E	437	437	
PA15 SW	42	42	
PA 16 A	193	193	
PA 16 B	110	110	
PA 17	158	158	
PA 18	150	150	
Total	3,475	3,423	

LEGEND SYMBOLS:

NOTE: Legend and Notes shown for reference only.

- Access Points
Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Platting)
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary
(Min. 8' concrete trails 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 Platting)
- Possible Well Locations
- Red Zone Storage Tank Site
- Floodplain
- Major Skyline Designated Areas

NOTES:

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.

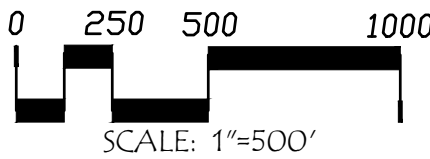
Trail locations shown are conceptual and may be relocated as required based on final site conditions. The final location of all trails will be determined at the time of SDP for each particular planning area, based on topography and site conditions. Trails shown in excluded areas are for graphic representation only.

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

Land Use Area Summary Change per Amendment		
Land Use	PDP Amendment	
	4th	5th
R-SF-6	845.6	845.6
R-TH-12	20.3	20.3
R-MF-24	86.6	86.6
RESIDENTIAL TOTAL	952.5	952.5
COMMERCIAL	10.7	10.7
PLD	128.6	128.6
OSP	108.0	108.0
OSP-R	13.9	13.9
OSD	161.9	161.9
BUTTE	44.0	44.0
ROW	79.6	79.6
TOTAL	1,499.2	1,499.2

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

Sheet 2 of 2



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