

ORDINANCE NO. 2014-36

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE BELLA MESA PLANNED DEVELOPMENT PLAN, AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

WHEREAS, Bella Mesa Land, LLC ("Owner") has requested rezoning of the property described in the attached *Exhibit 1* (the "Property"); and

WHEREAS, Owner has concurrently annexed that portion of the Property described in attached *Exhibit 2* ("Annexation Parcel") and has requested a zoning classification of Planned Development ("PD") for such portion of the Property;

WHEREAS, Owner has requested approval of the Bella Mesa Planned Development Plan, an Amendment to a Portion of the Founders Villages Amended Planned Unit Development ("PDP") for the Property, which PDP is attached as *Exhibit 3*; and

WHEREAS, Owner has requested approval of the Bella Mesa Planned Development Zoning Regulations ("Zoning Regulations") attached as *Exhibit 4*; and

WHEREAS, the PDP complies with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the rezoning of the Property, PDP and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Zoning District Map Amendment. The Annexation Parcel concurrently annexed to the Town as the Bella Mesa Annexation is rezoned to PD. The Town's Zoning District Map pertaining to the Property is amended to reflect the zoning classification PD for such Annexation Parcel.

Section 2. Zoning Approval. The Bella Mesa Planned Development Plan, an Amendment to a Portion of the Founders Planned Unit Development and the Bella Mesa Planned Development Zoning Regulations are hereby approved.

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 2nd day of December, 2014 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and


PASSED, APPROVED AND ADOPTED this 6th day of January, 2015, by the Town Council of the Town of Castle Rock, Colorado, on second and final reading by a vote of 5 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



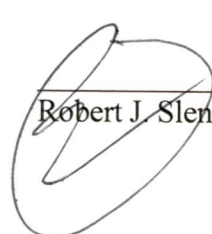
Sally A. Misare, Town Clerk



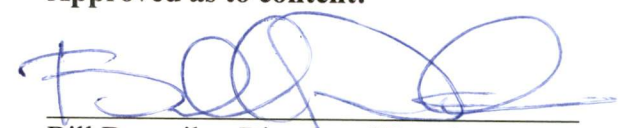
Paul Donahue, Mayor

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director of Development Services

Bella Mesa PUD - Parcel A

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3" BRASS CAP IN BEDROCK STAMPED "PLS 10945" AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 30829", WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 89°29'05" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE N 89°29'05" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2630.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST BOUNDARY OF CASTLEWOOD NORTH, A SUBDIVISION RECORDED AT RECEPTION NO. 153352 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 00°22'49" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER AND ALONG THE WEST LINE OF SAID CASTLEWOOD NORTH, A DISTANCE OF 2619.61 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 142, PAGE 212 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 00°39'21" E, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9 AND ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 142, AT PAGE 212, A DISTANCE OF 1330.22 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, ALSO BEING THE NORTHEAST CORNER OF CASTLEWOOD RANCH FILING NO. 2 – PARCEL 11, A SUBDIVISION RECORDED AT RECEPTION NO. 2006091502 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 89°43'39" W, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF SAID CASTLEWOOD RANCH FILING NO. 2 – PARCEL 11, AND ALONG THE NORTH LINES OF THE FOLLOWING SUBDIVISIONS: CASTLEWOOD RANCH FILING NO. 2 – PARCEL 1, RECEPTION NO. 2003033136; CASTLEWOOD RANCH FILING NO. 2 – PARCEL 8, RECEPTION NO. 2004043911; AND CASTLEWOOD RANCH FILING NO. 2 – PARCEL 9, RECEPTION NO. 2004043913 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 2652.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, ALSO BEING THE NORTHWEST CORNER OF SAID CASTLEWOOD RANCH FILING NO. 2 – PARCEL 9, ALSO BEING A POINT ON THE EAST LINE OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION RECORDED AT RECEPTION NO. 2006064806 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING FOUR (4) COURSES:

1. N 78°04'27" W, A DISTANCE OF 139.86 FEET;
2. N 82°59'24" W, A DISTANCE OF 180.71 FEET;
3. N 00°09'46" E, A DISTANCE OF 442.62 FEET;
4. N 89°59'59" W, A DISTANCE OF 1007.69 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, ALSO BEING A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2006093611 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N 00°31'18" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2006093611, A DISTANCE OF 816.87 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" IN RECEPTION NO. 2012031487 OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

1. N 41°06'20" E, A DISTANCE OF 1267.32 FEET;
2. N 08°12'18" E, A DISTANCE OF 370.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N 45°28'32" E, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, A DISTANCE OF 604.38 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE N 00°08'02" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 883.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 293.170 ACRES OR 12,770,476 SQUARE FEET, MORE OR LESS.

BELLA MESA PUD – PARCEL B

A PARCEL OF LAND BEING ALL OF TRACTS I, J, K, L, M, N, O, P, Q, R AND S, FOUNDERS VILLAGE FILING NO. 24, AS RECORDED AT RECEPTION NO. 2006064806 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF TRACT Q, FOUNDERS VILLAGE FILING NO. 24, RECEPTION NO. 2006064806, BEARING N 89°16'58" E, AS SHOWN THEREON, WITH ALL BEARING HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT Q, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MITCHELL STREET, AS SHOWN ON SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MITCHELL STREET THE FOLLOWING FIVE (5) COURSES:

1. S 00°43'01" E, A DISTANCE OF 658.39 TO A POINT OF CURVATURE;
2. ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 46°25'53" AN ARC LENGTH OF 368.72 FEET;
3. S 45°42'52" W, A DISTANCE OF 371.46 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 46°32'04" AN ARC LENGTH OF 442.64 FEET;
5. S 00°49'12" E, A DISTANCE OF 148.92 FEET TO THE SOUTHEAST CORNER OF TRACT R, ALSO BEING A POINT ON THE SOUTH LINE OF FOUNDERS VILLAGE FILING NO. 24, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD;

THENCE ALONG THE SOUTH LINE OF SAID FOUNDERS VILLAGE FILING NO. 24, AND ALONG THE NORTH RIGHT-OF-WAY OF MIKELSON BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. S 89°10'48" W, A DISTANCE OF 47.01 TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 942.50 FEET, A CENTRAL ANGLE OF 31°21'01" AN ARC LENGTH OF 515.70 FEET;
3. N 59°28'11" W, A DISTANCE OF 204.88 FEET TO THE SOUTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE WEST LINE OF FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING SIX (6) COURSES:

1. N 27°26'11" E, A DISTANCE OF 97.52 FEET;
2. N 13°24'31" E, A DISTANCE OF 769.28 FEET;
3. N 29°37'04" E, A DISTANCE OF 303.94 FEET;
4. N 30°13'10" W, A DISTANCE OF 337.19 FEET;
5. N 17°54'32" E, A DISTANCE OF 166.89 FEET TO THE NORTHWEST CORNER OF TRACT S;
6. N 89°16'59" E, A DISTANCE OF 343.53 FEET TO A POINT ON THE NORTH LINE OF TRACT Q, FOUNDERS VILLAGE FILING NO. 24;

THENCE N 89°16'59" E, ALONG THE NORTH LINE OF TRACT Q, A DISTANCE OF 674.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.827 ACRES OR 1,560,588 SQUARE FEET, MORE OR LESS.

BELLA MESA ANNEXATION AREA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4 AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3" BRASS CAP IN BEDROCK "PLS 10945" AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 30829", WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 89°29'05" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4;

THENCE N 89°29'05" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2630.75 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST BOUNDARY OF CASTLEWOOD NORTH, A SUBDIVISION RECORDED AT RECEPTION NO. 153352 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 00°22'57" E, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND ALONG SAID WEST BOUNDARY OF CASTLEWOOD NORTH, A DISTANCE OF 1309.77 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE S 89°43'09" W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2642.27 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 4;

THENCE S 88°55'38" W, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, A DISTANCE OF 430.05 FEET;

THENCE N 45°28'31" E, A DISTANCE OF 604.38 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE N 00°07'32" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 883.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 81.000 ACRES OR 3,528,367 SQUARE FEET, MORE OR LESS.

BELLA MESA PLANNED DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION - PARCEL A

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3" BRASS CAP IN BEDROCK STAMPED "PLS 10945" AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 30829"; WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 89°29'05" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N 89°29'05" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2630.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING A POINT ON THE WEST BOUNDARY OF CASTLEWOOD NORTH, A SUBDIVISION RECORDED AT RECEPTION NO. 153352 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE S 00°22'49" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER AND ALONG THE WEST LINE OF SAID CASTLEWOOD NORTH, A DISTANCE OF 2619.61 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 142, PAGE 212 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 00°39'21" E, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9 AND ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 142, AT PAGE 212, A DISTANCE OF 1330.22 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, ALSO BEING THE NORTHEAST CORNER OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11, A SUBDIVISION RECORDED AT RECEPTION NO. 2000691502 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE S 89°43'39" W, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF SAID CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11, AND ALONG THE NORTH LINES OF THE FOLLOWING SUBDIVISIONS: CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, RECEPTION NO. 2003033136, CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8, RECEPTION NO. 2004043911, AND CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, RECEPTION NO. 2004043913 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 862.17 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, ALSO BEING THE NORTHWEST CORNER OF SAID CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, ALSO BEING A POINT ON THE EAST LINE OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION RECORDED AT RECEPTION NO. 2000664806 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING FOUR (4) COURSES:

- 1. N 78°04'27" W, A DISTANCE OF 139.86 FEET;
2. N 82°58'24" W, A DISTANCE OF 180.71 FEET;
3. N 00°09'48" E, A DISTANCE OF 442.82 FEET;
4. N 89°59'59" W, A DISTANCE OF 1007.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, ALSO BEING A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2006093611 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N 00°31'18" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2006093611, A DISTANCE OF 816.87 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" IN RECEPTION NO. 2012031487 OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

- 1. N 41°06'20" E, A DISTANCE OF 1267.32 FEET;
2. N 08°12'18" E, A DISTANCE OF 370.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N 45°28'32" E, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, A DISTANCE OF 604.38 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE N 00°08'02" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 883.30 FEET TO THE POINT OF BEGINNING, CONTAINING 293.170 ACRES OR 12,770.476 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION - PARCEL B

A PARCEL OF LAND BEING ALL OF TRACTS 1, J, K, L, M, N, O, P, Q, R AND S, FOUNDERS VILLAGE FILING NO. 24, AS RECORDED AT RECEPTION NO. 2000664806 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF TRACT Q, FOUNDERS VILLAGE FILING NO. 24, RECEPTION NO. 2000664806, BEARING N 89°16'58" E, AS SHOWN THEREON, WITH ALL BEARING HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT Q, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MITCHELL STREET, AS SHOWN ON SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MITCHELL STREET THE FOLLOWING FIVE (5) COURSES:

- 1. S 00°43'01" E, A DISTANCE OF 658.39 TO A POINT OF CURVATURE;
2. ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 46°25'33" AN ARC LENGTH OF 368.72 FEET;
3. S 45°42'52" W, A DISTANCE OF 371.48 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 46°32'04" AN ARC LENGTH OF 442.64 FEET;
5. S 00°49'12" E, A DISTANCE OF 148.92 FEET TO THE SOUTHEAST CORNER OF TRACT R, ALSO BEING A POINT ON THE SOUTH LINE OF FOUNDERS VILLAGE FILING NO. 24, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD;

THENCE ALONG THE SOUTH LINE OF SAID FOUNDERS VILLAGE FILING NO. 24, AND ALONG THE NORTH RIGHT-OF-WAY OF MIKELSON BOULEVARD THE FOLLOWING THREE (3) COURSES:

- 1. S 89°10'48" W, A DISTANCE OF 47.01 TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 942.50 FEET, A CENTRAL ANGLE OF 31°21'01" AN ARC LENGTH OF 515.70 FEET;
3. N 59°28'11" W, A DISTANCE OF 204.88 FEET TO THE SOUTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 24;
THENCE ALONG THE WEST LINE OF FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING SIX (6) COURSES:

- 1. N 27°26'11" E, A DISTANCE OF 97.52 FEET;
2. N 13°24'31" E, A DISTANCE OF 769.28 FEET;
3. N 29°37'04" E, A DISTANCE OF 303.94 FEET;
4. N 30°13'10" W, A DISTANCE OF 337.19 FEET;
5. N 17°54'32" E, A DISTANCE OF 166.89 FEET TO THE NORTHWEST CORNER OF TRACT S;
6. 65°9" E, ALONG THE NORTH LINE OF TRACT Q, A DISTANCE OF 674.37 FEET TO THE POINT OF BEN 89°16'59" E, A DISTANCE OF 343.53 FEET TO A POINT ON THE NORTH LINE OF TRACT Q, FOUNDERS VILLAGE FILING NO. 24;

THENCE N 89°16'59" E, ALONG THE NORTH LINE OF TRACT Q, A DISTANCE OF 674.37 FEET TO THE POINT OF BEN 89°16'59" E, A DISTANCE OF 343.53 FEET TO A POINT ON THE NORTH LINE OF TRACT Q, FOUNDERS VILLAGE FILING NO. 24;

CONTAINING 35.827 ACRES OR 1,560.588 SQUARE FEET, MORE OR LESS.

PROJECT BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020. MONUMENTED BY A 3" DIAMETER ALUMINUM CAPPED MONUMENT BEING NORTH OF THE EAST CORNER OF SECTION 8 AS MONUMENTED BY 2" ALUMINUM CAPPED MONUMENT STAMPED "S280656". NAVD 86 DATUM ELEVATION = 8572.29

OWNERSHIP CERTIFICATION: THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS BELLA MESA IN THE TOWN OF CASTLE ROCK.

BELLA MESA LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNED THIS ___ DAY OF _____, 20__

NOTARY BLOCK: SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____ 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ___ DAY OF _____, 20__

NOTARY BLOCK: SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20__

BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TOWN CERTIFICATION

A 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: _____ DATE _____

DIRECTOR OF DEVELOPMENT SERVICES _____

B. 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 _____

LIENHOLDER SUBORDINATION CERTIFICATION

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 28, 2014 AT RECEPTION NO. 2014010039, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BANKERS CAPITAL GROUP, LLC A GEORGIA LIMITED LIABILITY COMPANY

BY STEPHEN W. DOUGHTY AS ITS MANAGING PRINCIPAL

SIGNED THIS ___ DAY OF _____, 20__

NOTARY BLOCK: SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, TOM GRARD, 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 ACCURATELY REPRESENTS THAT SURVEY.

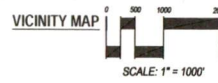
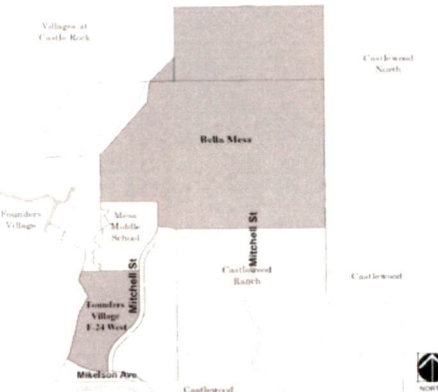
TOM GRARD, REGISTERED LAND SURVEYOR # 38151

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ___ ON THE ___ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____ DEPUTY



SHEET INDEX table with 6 rows and 2 columns: 1 of 6 TITLE SHEET, 2 of 6 PDP SITE PLAN, 3 of 6 PDP SITE PLAN, 4 of 6 PHASING PLAN, 5 of 6 PRELIMINARY UTILITY/ DRAINAGE, 6 of 6 PRELIMINARY UTILITY/ DRAINAGE.

Sheet 1 of 6 TITLE SHEET

BELLA MESA PLANNED DEVELOPMENT PLAN AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

AUGUST 28, 2014

PROJECT NO. PDP14-0005

OWNER: BELLA MESA LAND, LLC 2404 N. RIO GRANDE AVE. ORLANDO, FL 32804 P 407.245.8360
LAND PLANNER: NORRIS DESIGN Planning | Landscape Architecture 1101 Bannock Street Denver, Colorado 80204 P 303.862.1188
MORTGAGEE: BANKERS CAPITAL GROUP, LLC 3359 PEACHTREE RD. ATLANTA, GA 30328

PROJECT ENGINEER AND SURVEYOR: CORE CONSULTANTS 1101 Bannock Street Denver, Colorado 80204 P 303.862.1188

BELLA MESA PLANNED DEVELOPMENT PLAN

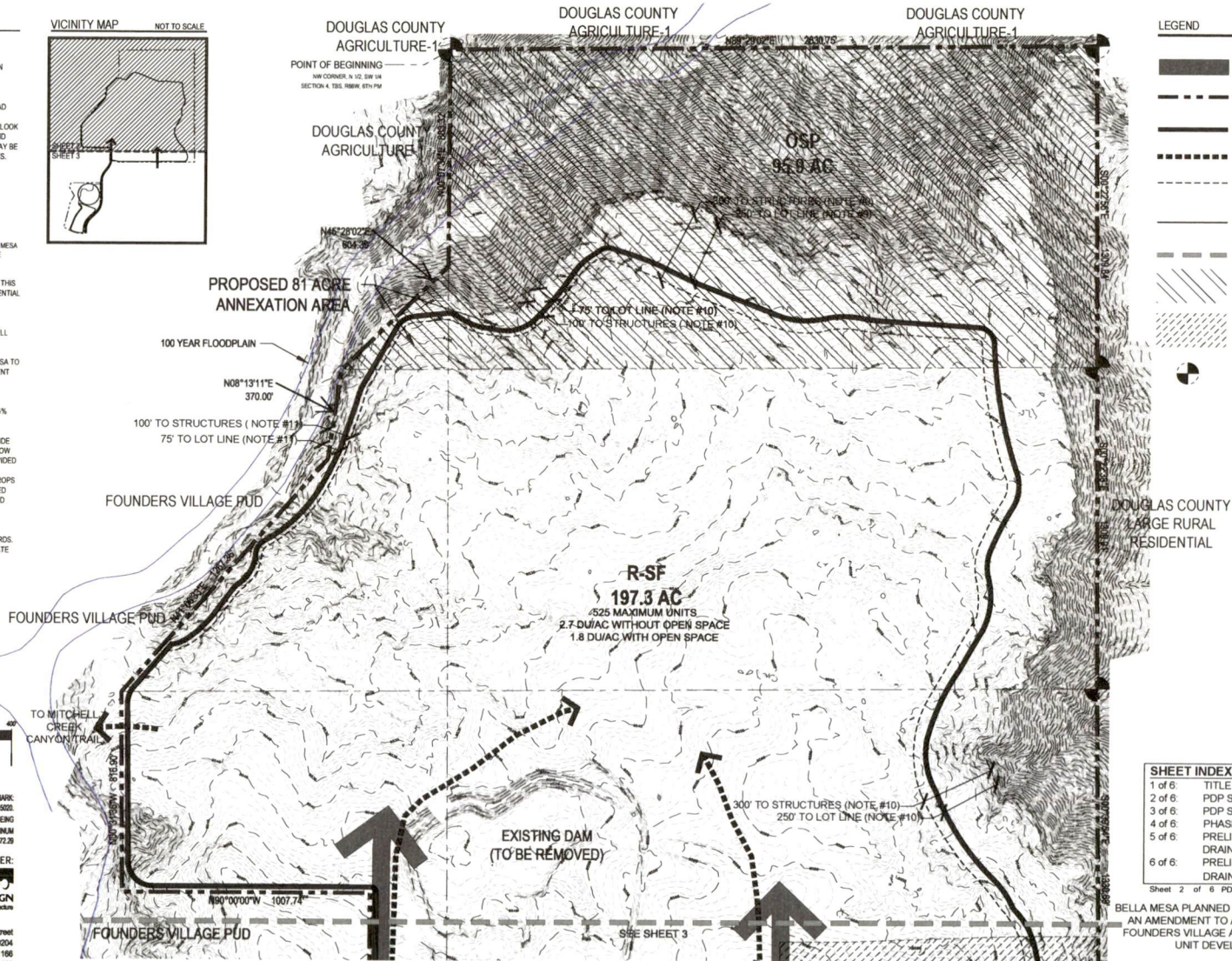
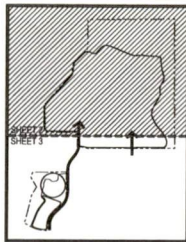
AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

1. A MINIMUM P.D. SIZE OF 12.3 ACRES SHALL BE DEDICATED WITH THE FINAL PLAN.
2. ADJUSTMENTS TO STREETS, TRAIL SYSTEM, OPEN SPACE, R-SF BOUNDARY LINES, AND P.D. LOCATION MAY OCCUR DURING PLATTING AND SITE DEVELOPMENT PLAN, ACCORDING TO TOWN STANDARDS.
3. TRAIL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, HOWEVER EXISTING TRAIL CONNECTIONS WILL BE MAINTAINED. TRAIL LOCATIONS AND CONNECTIONS MAY OCCUR IN ROAD R.O.W.'S AS SIDEWALKS, OR OUTSIDE OF THE R.O.W. CORRIDOR IN OPEN SPACE AREAS. TRAIL DESIGN AND LAYOUT WILL OCCUR DURING SITE DEVELOPMENT PLAN DESIGN. TRAIL AND OVERLOOK AREAS MAY ALSO BE LOCATED WITHIN THE 25F SETBACK AREA INDICATED ALONG THE EAST AND NORTH EDGES OF THE MESA. DEPENDING ON LOCATION, THE TRAILS IN THIS SETBACK AREA MAY BE SUBJECT TO SEASONAL CLOSURE TO HELP PROTECT RAPTOR HABITAT ALONG THE MESA EDGES.
4. PLEASE SEE PRELIMINARY UTILITY LOCATIONS ON SHEET 5 AND 6.
5. WITHIN THE TOTAL NUMBER OF UNITS, A MAXIMUM OF 38 UNITS ARE ALLOWED WITHIN THE ANNEXATION AREA.
6. ANNEXATION SHALL OCCUR PRIOR TO OR CONCURRENTLY WITH POP ADOPTION.
7. THE PURPOSE OF THE EXISTING TEMPORARY DAM IS TO COLLECT AND DETAIN STORM WATER FROM MESA MIDDLE SCHOOL, AND PORTIONS OF CASTLEWOOD RANCH SUBDIVISION. THIS TEMPORARY DAM IS TO BE REMOVED AND REPLACED WITH NEW STORM WATER FACILITIES WITHIN THE FUTURE DEVELOPMENT.
8. THE MAXIMUM GROSS DENSITY FOR THE FIRST ROW OF RESIDENTIAL LOTS LOCATED ALONG THE SOUTH EDGE OF THE R-SF AREA WILL BE LESS THAN OR EQUAL TO THE DENSITY OF THE RESIDENTIAL LOTS IN CASTLEWOOD RANCH ADJACENT TO THE SHARED PROPERTY LINE. REFER TO SHEET 3 OF 6.
9. GROSS MAXIMUM DENSITY OF 1.0 DU/ACRE BETWEEN THE EAST PROPERTY LINE AND MITCHELL STREET AS SHOWN IN THE HATCHED AREA OF THE POP-MA MAP. REFER TO SHEET 3 OF 6.
10. THE NORTH AND EAST PROPERTY EDGES HAVE A 300' SETBACK FROM THE EDGE OF THE MESA TO ALL STRUCTURES, AND A 25F SETBACK TO RESIDENTIAL LOT LINES (AS DEFINED BY A CONSISTENT 25% SLOPE OR GREATER - SEE THE LSA FOR DETAILS).
11. THE WEST PROPERTY EDGE HAS A 180' SETBACK FROM THE EDGE OF THE MESA TO ALL STRUCTURES, AND A 75' SETBACK TO RESIDENTIAL LOT LINES (AS DEFINED BY A CONSISTENT 25% SLOPE OR GREATER - SEE THE LSA FOR DETAILS).
12. A 10' EASEMENT ON ALL REAR LOT LINES IS REQUIRED. A UTILITY EASEMENT ALONG ONE SIDE OF EACH LOT LINE IS REQUIRED. ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM 2' ENCRoACHMENT, FOUNDATION COUNTERTOPS (PROVIDED THAT THE COUNTERTOP IS FROM A POINT NOT MORE THAN 1' FROM THE FOUNDATION WALL, FENCES, LANDSCAPING WITH PLANTS, SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES) MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.
13. APPROVAL OF THIS PLANNED DEVELOPMENT PLAN AMENDMENTS DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
14. IF VEGETATION IS TO BE REMOVED DURING THE MIGRATORY BIRD SEASON (MID- AUGUST THROUGH FEBRUARY) A MIGRATORY BIRD SURVEY SHALL BE CONDUCTED.

VICINITY MAP NOT TO SCALE



LEGEND

- MAJOR ROAD
- BELLA MESA BOUNDARY
- USE AREAS
- TRAIL
- STRUCTURE SETBACK LINE
- FEMA FLOODPLAIN LINE
- MATCHLINE
- ANNEXATION AREA
- RESTRICTED DENSITY AREA
- SECTION MARKERS

SHEET INDEX	
1 of 6:	TITLE SHEET
2 of 6:	POP SITE PLAN
3 of 6:	POP SITE PLAN
4 of 6:	PHASING PLAN
5 of 6:	PRELIMINARY UTILITY/ DRAINAGE
6 of 6:	PRELIMINARY UTILITY/ DRAINAGE

Sheet 2 of 6 PDP SITE PLAN

BELLA MESA PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE
FOUNDERS VILLAGE AMENDED PLANNED
UNIT DEVELOPMENT

AUGUST 26, 2014

PROJECT NO. POP14-0005

PROJECT BENCHMARK:
DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.915202.
MONUMENTED BY A 3/4" DIAMETER ALUMINUM CAPPED MONUMENT BEING
NORTH OF THE EAST CORNER OF SECTION 8 AS MONUMENTED BY 2" ALUMINUM
CAPPED MONUMENT STAMPED 1.528889' NAVD 83 DATUM ELEVATION = 8572.29

OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32834
P 407.245.8360

LAND PLANNER:
NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1186
F 303.892.1188
www.norris-design.com

PROJECT ENGINEER AND SURVEYOR:

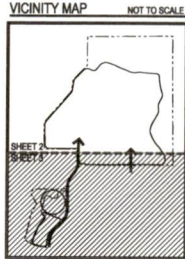


CORE CONSULTANTS
1800 W. Littleton Blvd., Ste. 100
Littleton, CO 80120

BELLA MESA PLANNED DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO



Land Use	Acres	Units	Density
Bella Mesa			
Existing	212.2 AC	1,300-1,400	6.1-6.6 DU/AC
Proposed			
R-SF	197.3 AC		2.7 DU/AC
Open Space Private	95.9 AC		
Total	293.2 AC*	525	1.8 DU/AC**
*An Additional 81.0 AC Via Annexation			
**1.8 DU/AC with Open Space Private; 2.7 DU/AC without Open Space Private			
Founders Village F-24 West			
Existing			
MF	22.7 AC		16 DU/AC
Open Space	13.1 AC		
Total	35.8 AC	363	10.1 DU/AC
Proposed			
MF	9.3 AC		20 DU/AC
Open Space Private	14.2 AC		
Public Land Dedication	12.3 AC		
Total	35.8 AC	186	5.2 DU/AC



PROJECT BENCHMARK:
DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 421522.
MONUMENTED BY A 3" DIAMETER ALUMINUM CAPPED MONUMENT BEING
NORTH OF THE EAST CORNER OF SECTION 8 AS MONUMENTED BY 3" ALUMINUM
CAPPED MONUMENT STAMPED 1.528889'. NAVD 83 DATUM ELEVATION = 8572.29

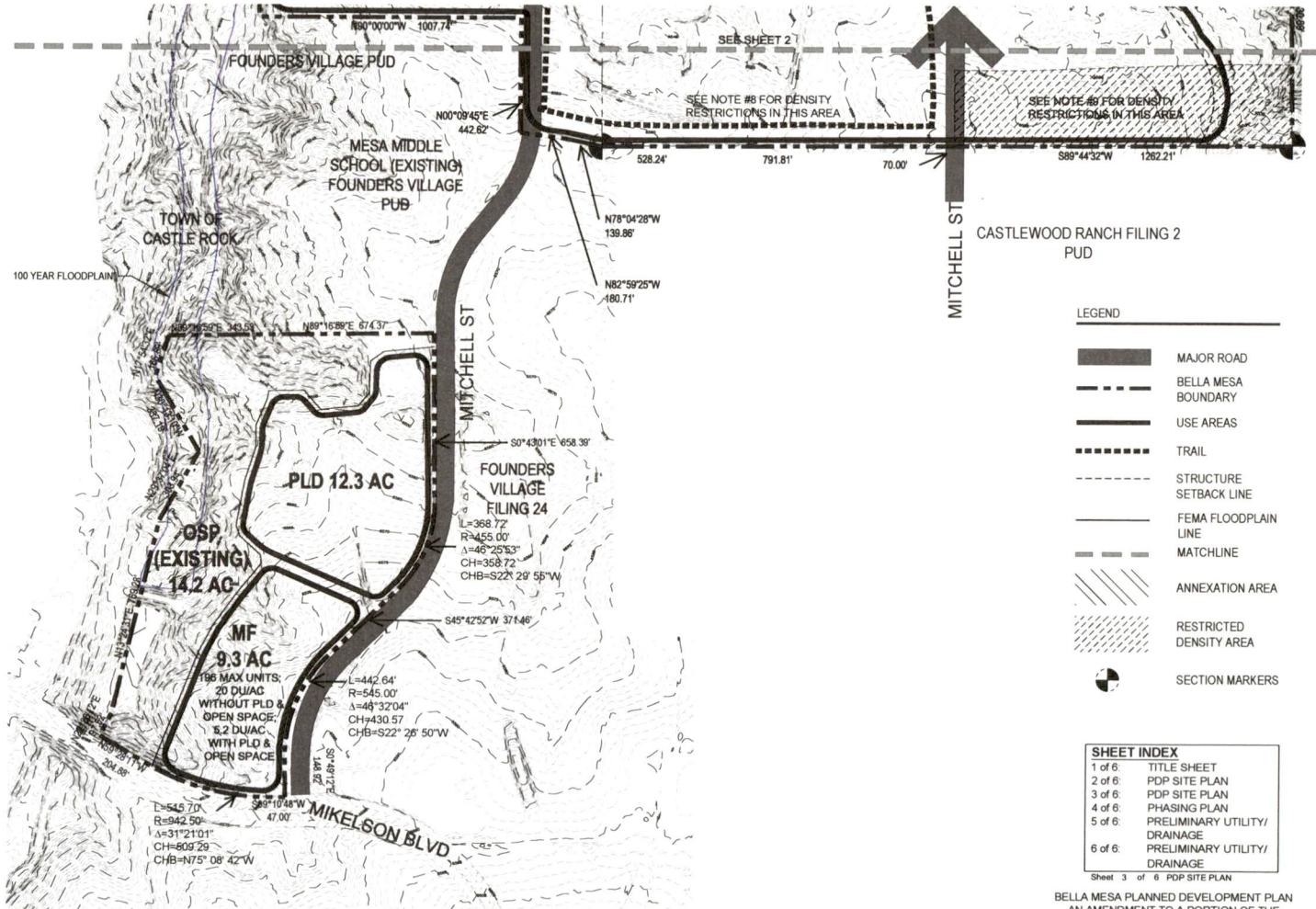
OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32804
P 407.245.8360

LAND PLANNER:
NORRIS DESIGN
Planning | Landscape Architecture

PROJECT ENGINEER AND SURVEYOR:

CORR. SURVEYOR
DEVELOPMENT CONSULTANT
LAND SURVEYOR
303.962.4444
1900 W. LINCOLN STREET, SU. 100
LITTLETON, CO 80120

1101 Bannock Street
Denver, Colorado 80204
P 303.862.1198
F 303.862.1198
www.norris-design.com



- LEGEND**
- MAJOR ROAD
 - BELLA MESA BOUNDARY
 - USE AREAS
 - TRAIL
 - STRUCTURE SETBACK LINE
 - FEMA FLOODPLAIN LINE
 - MATCHLINE
 - ANNEXATION AREA
 - RESTRICTED DENSITY AREA
 - SECTION MARKERS

SHEET INDEX

1 of 6	TITLE SHEET
2 of 6	POP SITE PLAN
3 of 6	POP SITE PLAN
4 of 6	PHASING PLAN
5 of 6	PRELIMINARY UTILITY/ DRAINAGE
6 of 6	PRELIMINARY UTILITY/ DRAINAGE

Sheet 3 of 6 PDP SITE PLAN
BELLA MESA PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE
FOUNDERS VILLAGE AMENDED PLANNED
UNIT DEVELOPMENT

AUGUST 26, 2014

PROJECT NO. PDP14-0005

BELLA MESA PLANNED DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO

URBAN / WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN

THIS PROPERTY HAS VARYING DEGREES OF COVERAGE BY MULTIPLE VEGETATIVE TYPES. THUSLY FIRE MITIGATION SHALL BE APPROPRIATELY CONSIDERED AS DEVELOPMENT MOVES FORWARD. WILDFIRE MITIGATION IS THE IMPLEMENTATION OF VARIOUS MEASURES DESIGNED TO MINIMIZE THE DESTRUCTIVE EFFECTS FROM A WILDFIRE. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED PRACTICES THAT HOMEOWNERS CAN IMPLEMENT TO HELP MITIGATE FIRE RISK FOR THEIR RESIDENCES (SOURCE: HECKENDORF RANCH FILING NO. 2, PRELIMINARY PLAT AND FINAL PD SITE PLAN, REVISED JULY 2004).

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA)

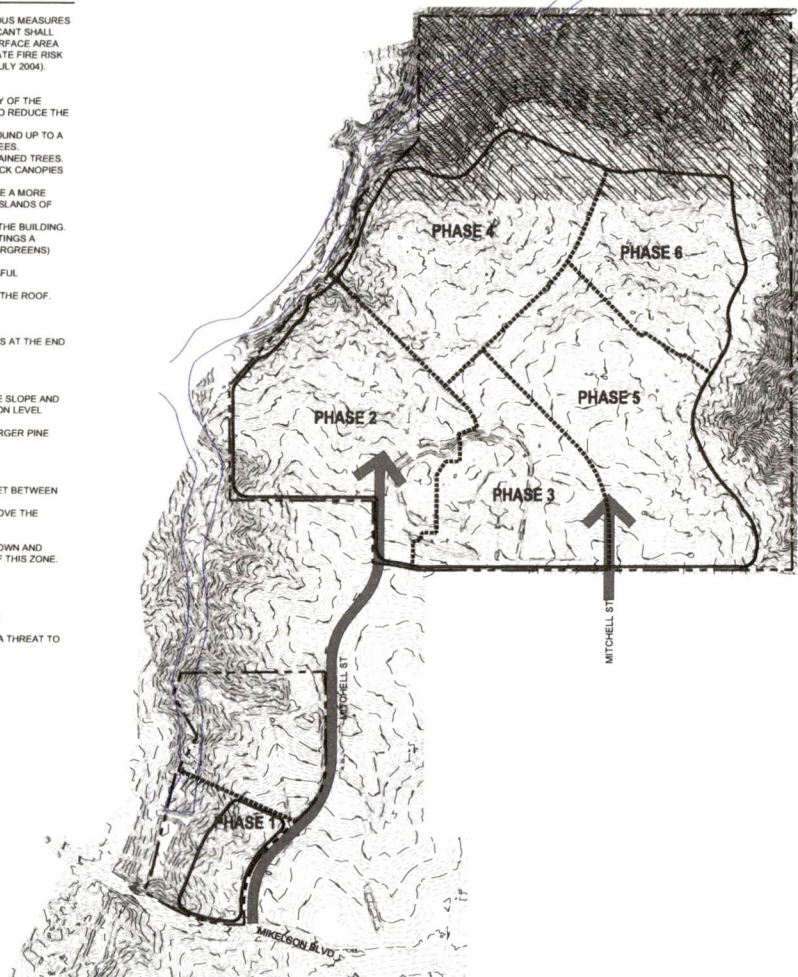
1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 8 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES.
3. WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP. ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
5. THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMEN UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
6. INSTALL A CONTINUOUS NON-IRRIGATE ROCK MULCH BED FOR A MINIMUM OF 3 FEET AROUND THE PERIMETER OF THE BUILDING.
7. MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 3 TO 5 FEET FROM THE FOUNDATION. EXCLUDE MORE FLAMMABLE SHRUB SPECIES (CONIFEROUS EVERGREENS) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
8. PLANT ONLY DECIDUOUS TREE SPECIES WITHIN THIS ZONE. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG TERM HEALTH OF NEW TREES.
9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
10. PLANT SOD OR SEED WITH FIRE RESISTANT GRASS SEED MIXES.
11. PROVIDE IRRIGATION TO TURF GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
12. MAINTAIN TURF GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING SEASON FOLLOWING SEED PRODUCTION.
14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE OR IN AREA C).

B. BETWEEN 30 FEET AND 125 FEET FROM THE STRUCTURE (TREE PRESERVATION AREA)

- NOTE THAT THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE. IS GREATER WHEN STRUCTURES ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.
1. CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
 2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 8-13 FEET ABOVE GROUND.
 3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NOTE 2 ABOVE.
 4. REMOVE ANNUALLY DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
 5. SPACE NEWLY PLANTED TREES AND LARGE SHRUBS AT LEAST 20-15 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY.
 6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-15 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
 7. TRIM NATIVE GRASSES AND WILDFLOWERS IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 8 INCHES.
 8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, OR BY BURNING (IF PERMITTED), CHIPPING, OR CUTTING DOWN AND DISTRIBUTING THROUGHOUT THE AREA. BRUSH PILES FOR WILDLIFE SHOULD BE LOCATED AT THE OUTER LIMITS OF THIS ZONE.
 9. RETAIN ONE TO TWO STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT.

C. BEYOND 125 FEET OF THE STRUCTURE (PRESERVATION / ENVIRONMENTALLY SENSITIVE AREA)

1. CLEAR SMALLER UNDER STORY TREES AND SHRUBS PER SECTION B, NOTE 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
5. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA.




PHASING PLAN NOTES:

1. PHASING FOR BELLA MESA WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES OVER SEVERAL YEARS. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AND WILL GENERALLY BEGIN IN THE SOUTH PORTION OF THE PROPERTY, DUE TO ROADWAY ACCESS AND UTILITY CONNECTIONS, AND MOVE NORTH OVER TIME. CONSTRUCTION ACTIVITIES FOR INFRASTRUCTURE AND GRADING IN THE FIRST PHASE ARE ANTICIPATED BEGINNING IN 2015 WITH HOMES BEING SOLD IN 2016. OTHER PHASES WILL BE VERIFIED AND REFINED BY THE DEVELOPER WITH ADDITIONAL SITE DEVELOPMENT PLAN/PLAT APPLICATIONS WHERE ACREAGE, UNIT COUNTS AND THE VARIOUS TYPES OF IMPROVEMENT AREAS WILL BE QUANTIFIED. THE PLD AREA IS PLANNED FOR DEDICATION AS NEEDED BY THE TOWN AND IN CONJUNCTION WITH ADJACENT PLATTING ACTIVITIES.
2. DUE TO THE OVERALL SIZE OF THE PROJECT, EACH PHASE IDENTIFIED WITHIN BELLA MESA MAY BE CONSTRUCTED CONCURRENTLY WITH ANY OTHER PHASE. PREVIOUSLY IDENTIFIED PHASES DO NOT REQUIRE COMPLETION PRIOR TO ANOTHER PHASE BEGINNING CONSTRUCTION. PHASES WILL BE IDENTIFIED USING A NUMERIC SYSTEM, BUT THE IDENTIFIED PHASES DO NOT REQUIRE CONSTRUCTION IN THAT SAME ORDER. PHASES MAY BE COMBINED DURING THE CONSTRUCTION PROCESS, AS DETERMINED BY THE DEVELOPER.
3. CONSTRUCTION OF THE LIFT STATION AND FORCE MAIN, AS WELL AS AN ALL-WEATHER ROADWAY TO ACCESS THE LIFT STATION IS REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR RESIDENTIAL LOTS ON THE SITE. UPON COMPLETION OF THE FACILITY, DEVELOPMENT AND PHASING OF THE REMAINING PORTIONS OF THE SITE CAN BE COMPLETED IN ANY SEQUENCE AS LONG AS ALL SERVICE CONNECTION REQUIREMENTS (SANITARY, WATER, AND STORM SEWER), AND FIRE ACCESS REQUIREMENTS SET FORTH BY THE TOWN OF CASTLE ROCK HAVE BEEN MET AND EACH PHASE CAN BE INDEPENDENTLY SUSTAINED.
4. IN THE DEVELOPMENT AGREEMENT THE PHASING OF CERTAIN PUBLIC IMPROVEMENTS AND LAND DEDICATIONS WILL BE SPECIFIED.



PROJECT BENCHMARK:
DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015023.
MONUMENTED BY A 3" DIAMETER ALUMINUM CAPPED MONUMENT BEING
NORTH OF THE EAST CORNER OF SECTION 8 AS MONUMENTED BY 2" ALUMINUM
CAPPED MONUMENT STAMPED 1.526697. NAVD 83 DATUM ELEVATION = 8572.29

OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32804
P 407.245.8360

LAND PLANNER:

Norris Design
Planning | Landscape Architecture

PROJECT ENGINEER AND SURVEYOR:



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1198
F 303.892.1198
www.norris-design.com

SHEET INDEX	
1 of 6:	TITLE SHEET
2 of 6:	PDP SITE PLAN
3 of 6:	PDP SITE PLAN
4 of 6:	PHASING PLAN
5 of 6:	PRELIMINARY UTILITY/ DRAINAGE
6 of 6:	PRELIMINARY UTILITY/ DRAINAGE

Sheet 4 of 6 PHASING PLAN

BELLA MESA PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE
FOUNDERS VILLAGE AMENDED PLANNED
UNIT DEVELOPMENT

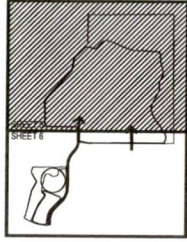
AUGUST 26, 2014

PROJECT NO. PDP14-0005

BELLA MESA PLANNED DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO



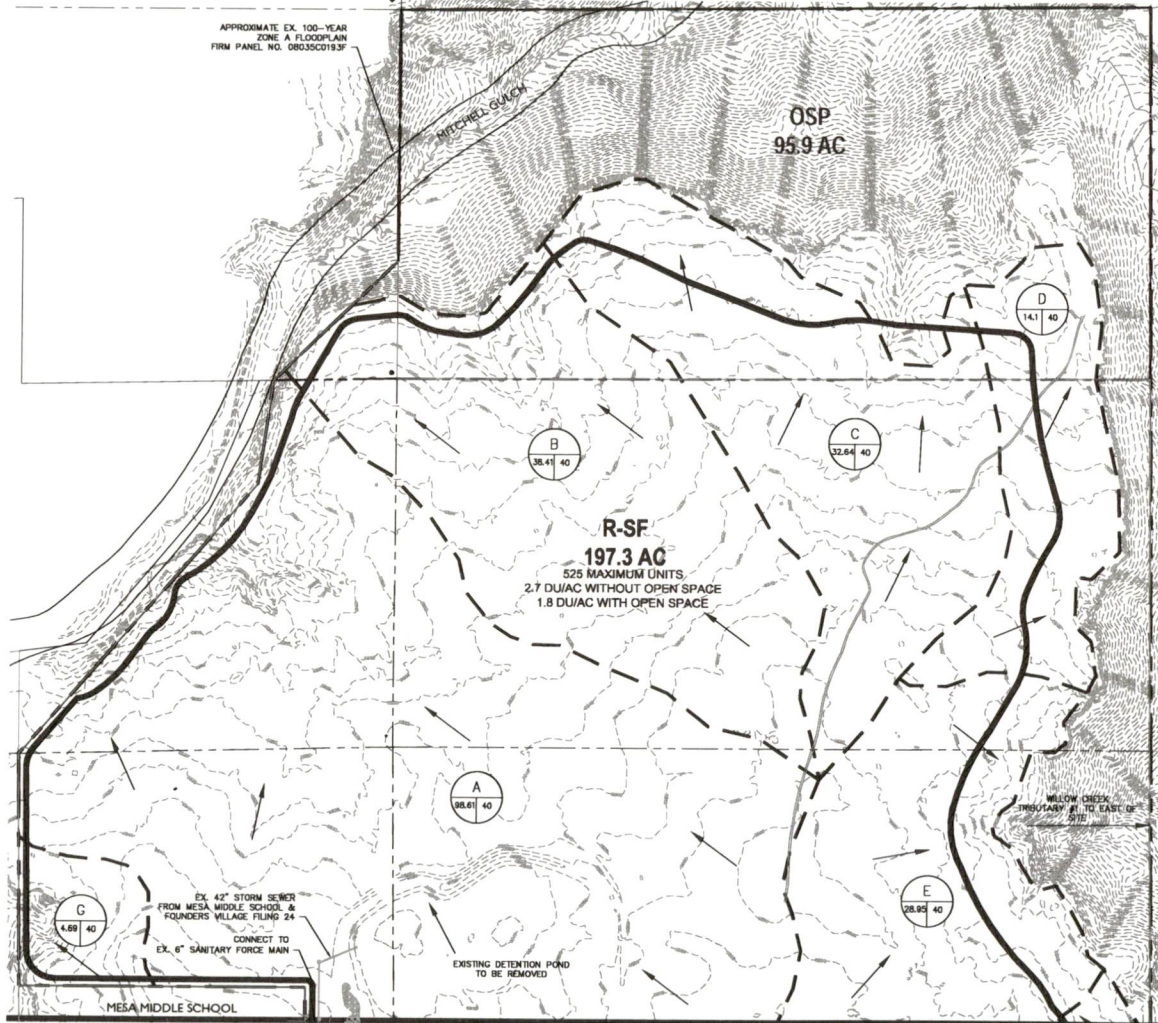
VICINITY MAP NOT TO SCALE

UTILITY NOTE:

1. DRY UTILITIES - GAS, ELECTRIC, AND TELECOMMUNICATION LINES WILL FOLLOW THE ROAD RIGHT OF WAY THROUGHOUT THE MAJORITY OF THE SITE. THE DEVELOPMENT WILL WORK WITH THE TOWN OF CASTLE ROCK AND THE UTILITY COMPANIES WITH THE NECESSARY EASEMENTS.

PHASING NOTE:

1. CONSTRUCTION OF THE LIFT STATION AND FORCE MAIN, AS WELL AS AN ALL-WEATHER ROADWAY TO ACCESS THE LIFT STATION IS REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR RESIDENTIAL LOTS ON THE SITE. UPON COMPLETION OF THE FACILITY, DEVELOPMENT AND PHASING OF THE REMAINING PORTIONS OF THE SITE CAN BE COMPLETED IN ANY SEQUENCE AS LONG AS ALL SERVICE CONNECTION REQUIREMENTS (SANITARY, WATER, AND STORM SEWER), AND FIRE ACCESS REQUIREMENTS SET FORTH BY THE TOWN OF CASTLE ROCK HAVE BEEN MET AND EACH PHASE CAN BE INDEPENDENTLY SUSTAINED.



LEGEND

- A = DRAINAGE BASIN DESIGNATION
- B = AREA IN ACRES
- I = % IMPERVIOUS
- DRAINAGE BASIN BOUNDARY
- DIRECTIONAL FLOW ARROW
- PROPERTY BOUNDARY
- EXISTING TOPOGRAPHY @ 5' INTERVALS
- PD PARCEL BOUNDARY



SHEET INDEX	
1 of 6:	TITLE SHEET
2 of 6:	POP SITE PLAN
3 of 6:	POP SITE PLAN
4 of 6:	PHASING PLAN
5 of 6:	PRELIMINARY UTILITY/ DRAINAGE
6 of 6:	PRELIMINARY UTILITY/ DRAINAGE

Sheet 6 of 6

BELLA MESA PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE
FOUNDERS VILLAGE AMENDED PLANNED
UNIT DEVELOPMENT

AUGUST 26, 2014

PROJECT NO. POP14-0005



PROJECT ENGINEER AND SURVEYOR:

OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32804
P 407 245 8380

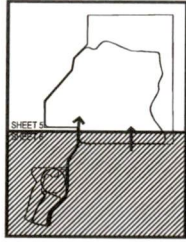
LAND PLANNER:
NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1188
F 303.892.1188
www.norris-design.com

BELLA MESA PLANNED DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF THE FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO



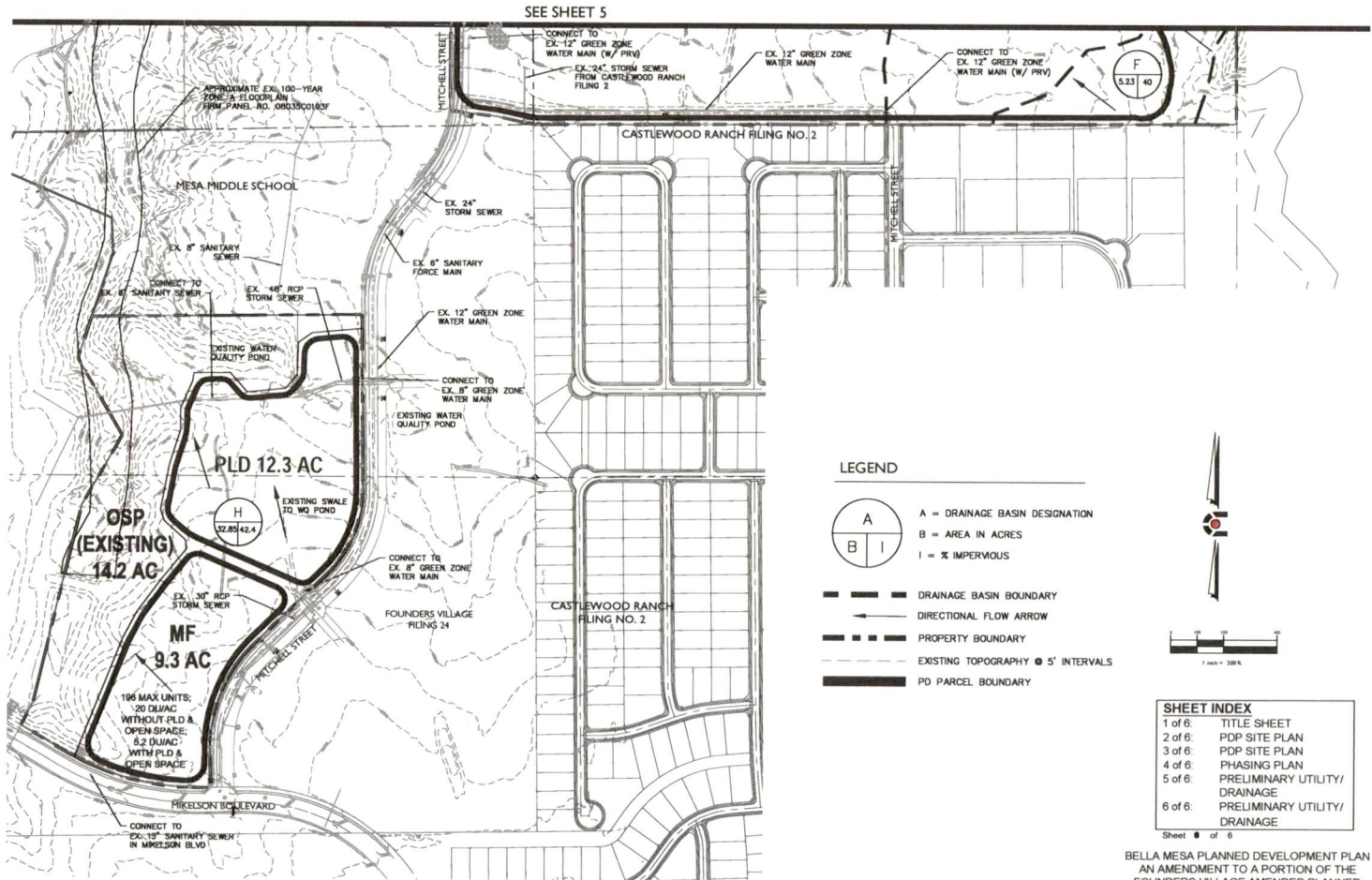
VICINITY MAP NOT TO SCALE

UTILITY NOTE:

1. DRY UTILITIES - GAS, ELECTRIC, AND TELECOMMUNICATION LINES WILL FOLLOW THE ROAD RIGHT OF WAY THROUGHOUT THE MAJORITY OF THE SITE. THE DEVELOPMENT WILL WORK WITH THE TOWN OF CASTLE ROCK AND THE UTILITY COMPANIES WITH THE NECESSARY EASEMENTS.

PHASING NOTE:

1. CONSTRUCTION OF THE LIFT STATION AND FORCE MAIN, AS WELL AS AN ALL-WEATHER ROADWAY TO ACCESS THE LIFT STATION IS REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR RESIDENTIAL LOTS ON THE SITE. UPON COMPLETION OF THE FACILITY, DEVELOPMENT AND PHASING OF THE REMAINING PORTIONS OF THE SITE CAN BE COMPLETED IN ANY SEQUENCE AS LONG AS ALL SERVICE CONNECTION REQUIREMENTS (SANITARY, WATER, AND STORM SEWER), AND FIRE ACCESS REQUIREMENTS SET FORTH BY THE TOWN OF CASTLE ROCK HAVE BEEN MET AND EACH PHASE CAN BE INDEPENDENTLY SUSTAINED.



LEGEND

- A = DRAINAGE BASIN DESIGNATION
- B = AREA IN ACRES
- I = IMPERVIOUS
- DRAINAGE BASIN BOUNDARY
- DIRECTIONAL FLOW ARROW
- PROPERTY BOUNDARY
- EXISTING TOPOGRAPHY @ 5' INTERVALS
- PD PARCEL BOUNDARY



SHEET INDEX	
1 of 6:	TITLE SHEET
2 of 6:	POP SITE PLAN
3 of 6:	POP SITE PLAN
4 of 6:	PHASING PLAN
5 of 6:	PRELIMINARY UTILITY/ DRAINAGE
6 of 6:	PRELIMINARY UTILITY/ DRAINAGE

BELLA MESA PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE
FOUNDERS VILLAGE AMENDED PLANNED
UNIT DEVELOPMENT

AUGUST 26, 2014

PROJECT NO. POP14-0005



PROJECT ENGINEER AND SURVEYOR:

OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32804
P 407.245.8360

LAND PLANNER:
NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

**Bella Mesa
Planned Development Zoning Regulations**

Aug. 26, 2014

Bella Mesa Planned Development Zoning Regulations

Table of Contents

Section 1	General Provisions	3
Section 2	Definitions	5
Section 3	Control Provisions	6
Section 4	Overall Project Standards	7
Section 5	General Use Areas	10
Section 6	Single Family Use Area (R-SF)	11
Section 7	Multi-family Use Area (MF)	12
Section 8	Public Land Dedication (PLD)	13
Section 9	Open Space, Private (OSP)	14
Section 10	Accessory Uses	15
Section 11	Submission of Site Development Plans and/or Plats	16
Section 12	Transitional Use	17

Section 1 General Provisions

1.1 Adoption / Authorization

The Town Council has adopted Bella Mesa Planned Development Plan and Zoning Regulations pursuant to Chapter 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.1.1 General Project Description

The Bella Mesa PD consists of 525 single family residential units and 95.9 acres of open space on 293.2 acres on the Bella Mesa area of the plan. The plan also includes 35.8 acres previously platted as Filing 24 in Founder's Village which now allows for a maximum of 186 dwelling units, 14.2 acres of previously dedicated public open space and a 12.3 acre PLD site. The gross single family residential density for the Bella Mesa portion is 1.8 du/acre including the private open space. The density excluding the private open space is 2.7 du/ac. The gross density of the Filing 24 area is 5.2 du/acre. The density of Filing 24 without the PLD site and the dedicated open space is 20 dwelling units per acre consistent with the existing zoning. The density is lower on the north side to provide a logical transition between land uses located on the north and east within Douglas County, and compatible densities are planned to the south and west within the Town of Castle Rock.

The location of the Bella Mesa site is at the end of the mesa, with primary access from the south due to significant topography located on the north, east and west sides. The Bella Mesa neighborhood includes private open space area, roads designed to minimize impacts and provide views for residential lots, incorporation of natural site amenities – vegetation and rock outcroppings, and water conscious landscape guidelines throughout the project.

The school site has been relocated out of the northern area of the subject site and placed in Filing 24 west of Mitchell Road and south of Mesa Middle School.

The western part of Filing 24 is now a part of the Bella Mesa Planned Development Plan. It is designated for multi-family (MF) zoning with an average density of 20 dwelling units per acre by previous approvals in Founder's Village. The current MF zoning regulations are incorporated herein, maintaining the multi-family density at an average of 20 dwelling units per acre.

1.2 Applicability.

Bella Mesa Planned Development Plan and Zoning Regulations shall run with and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.

1.3 Maximum Level of Development.

The total number of dwelling units approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 Phasing.

The phasing order indicated on Bella Mesa Planned Development Plan is advisory in nature except as made obligatory upon the Developer per the terms of the approved Development Agreement.

1.5 Relationship to the Town of Castle Rock Regulations.

The provisions of this Planned Development Plan and zoning regulations shall govern the development of

Bella Mesa PD; provided, however, that the relevant provisions of the Castle Rock Municipal Code, as the same may be amended from time to time, are also applicable to the Planned Development Plan and Zoning Regulations, and, in the event of a conflict, the provisions of the Municipal Code shall prevail. Provided however, new or revised provisions of the Castle Rock Municipal Code or other Town regulations enacted after the effective date of these PD zoning regulations ("new Town regulations") shall apply to those portions of Bella Mesa PD that are subject to an approved Site Development Plan at the time the new Town regulations become effective only to the extent that the new Town regulations do not conflict with express entitlements granted in the Site Development Plan.

1.6 Severability of Provisions.

In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

1.7 Development Agreement

In addition to these regulations, certain provisions of the development of this PD property are controlled by Bella Mesa Annexation and Development Agreement dated January 6, 2015 and recorded in the Douglas County public records January 22, 2016 at Reception No 2016004152

Section 2 Definitions

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this PD:

2.1 Building Ground Coverage.

As established in the Plat/Site Development Plan and where not provided for in the Plat/SDP, Municipal Code will define.

2.2 Building Setback.

As established in the Plat/Site Development Plan and where not provided for in the Plat/SDP, Municipal Code will define.

2.3 Developer.

Bella Mesa Land, LLC or its successors or assigns as Developer.

2.4 Mother-In-Law or Nanny Unit.

A dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or attached via a port cochere, breeze-way or similar, or the detached garage. Separate addressing of utility taps is not permitted. One additional parking space shall be provided on the lot for the nanny unit. The design of the structure shall accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be part-time or fulltime employees of the family residing in the main residence.

2.5 Unit Calculation.

When calculating units within a planning area, any fractional portion of a whole unit may be rounded up to the next whole unit.

2.6 Temporary Sales Office / Model Units and Construction Trailers.

Temporary sales offices and / or construction trailers may be manufactured or portable structures placed on a development site for the duration of the construction and / or sales period of a phase or phases of a project and will be removed from the site after construction and sales are complete. Model units are permanent housing units used for product display during the sales and construction process which are ultimately for-sale units.

Section 3 Control Provisions

3.1 Use Area Boundaries.

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction of the Land Use Areas. However, a twenty percent (20%) change or adjustment to parcel boundaries may be made through the platting process at Site Development Plan / Plat.

3.2 Road Alignments.

The Planned Development Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Planning Director, shall follow the PD Amendment procedure as provided in the Castle Rock Municipal Code.

3.3 Use Area Location Amendments.

The Town Council, at the time of Site Development Plan / Plat review, may permit relocation of all or part of any use area to any other location designated on the Planned Development Plan for residential use, provided that; (i) the overall total permitted number of dwelling units for Bella Mesa will not thereby be increased; and (ii) the height criteria set forth elsewhere in the Ordinance will not thereby be violated. Such amendments, if permitted by the Town Council, shall constitute amendments to the Planned Development Plan for Bella Mesa and will not require separate approval.

Section 4 Overall Project Standards

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as established in the Site Development Plan or as modified by the following:

4.1 Parking

As established in the Site Development Plan and where not provided for in the Site Development Plan, Municipal Code will define.

4.2 Street Standards.

Town of Castle Rock road design criteria will be used on the Bella Mesa project and will be evaluated during the Plat process, as the different parcels are developed to determine which roadways will use which roadway design criteria. Any design criteria that exceeds the maximum requirements will require approval by the Town of Castle Rock.

4.3 Lighting

As established in the Site Development Plan and where not provided for in the Site Development Plan, Municipal Code will define.

4.4 Temporary Uses.

Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.

4.5 Additional Design Standards.

In addition to the Development Standards and other requirements set forth in these regulations, the Development will be subject to one or more Declaration of Covenants, Codes, and Restrictions (CCRs). Where there is conflict between the CCRs and the Development Standards, the more stringent shall apply. Design Standards will be addressed in the Site Development Plan.

4.6 Fencing.

Fencing regulations will be addressed in the Site Development Plan.

4.7 Landscaping.

As established in the Site Development Plan and where not provided for in the Site Development Plan, Municipal Code will define.

4.8 Signs.

Signs shall generally resemble the design elements depicted on the Site Development Plan.

4.9 Accessory Structures.

As established in the Site Development Plan and where not provided for in the Site Development Plan, Municipal Code will define.

4.10 Buildings / Improvements.

Recreational facilities shall be allowed to be constructed in open space. Any buildings to be constructed as recreational facilities shall have the plans approved by the Metropolitan District / Homeowners Association or other entity beyond those approvals required by the Town. Such buildings and improvements must be

included in the Site Development Plan for specific areas within Bella Mesa. Recreational facilities shall include but not be limited to clubhouses, recreational centers, shelters, lavatory facilities, etc. Buildings and Facilities located within Public Land Dedication are exempt from this provision.

4.11 Architectural Standards.

As established in the Site Development Plan and where not provided for in the Site Development Plan, Municipal Code will define.

4.12 Foundation Drain Systems.

During construction of homes located within this PDP, individual perimeter foundation drain systems beneath structures may be required.

4.13 Scenic Protection Area.

All homes located immediately adjacent to the 250-foot scenic protection area along the east and north edges of the RSF-1 parcel shall follow the standards stated below:

1. Colors. All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.

2. Vegetation. The area around each primary structure and accessory structure shall include at least one (1) tree of a species with a mature height of at least thirty-five (35) feet for each two thousand five hundred (2,500) square feet of lot or parcel area; provided, however, that this requirement shall not require any single-family residential lot to contain more than eight (8) trees. At least fifty percent (50%) of the total number of trees required on the lot or parcel pursuant to this subsection 2 shall be located within fifty (50) feet of the primary structure on the side of the primary structure facing east and north adjacent to the correlating 250-foot scenic protection area setback as so designated by the Community Development Department. The remainder of the trees required on the lot or parcel pursuant to this subsection 2 shall be located within fifty (50) feet of the primary structure. All trees installed to meet the requirements of this subsection shall be of coniferous species, shall be a minimum of eight (8) feet tall when planted, and shall be planted before a Certificate of Occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within one (1) month of the beginning of the planting season for the species. In addition, to the maximum degree feasible, during overlot grading, all existing mature vegetation with a height of more than three (3) feet, other than noxious plants and weeds, shall be preserved. Any existing trees that meet the height requirement are counted towards satisfaction of the tree requirements, regardless of whether they are coniferous or deciduous. Concurrently with the Site Development Plan review and approval process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased or deleted, to reflect the degree of visibility of structures located in various portions of the subdivision. Additionally, such owner may request alternative placement of landscaping on certain lots and tracts if such placement provides adequate mitigation of the visual impact of the roof line of the primary structure. Landscaping required by this Section shall be credited against the landscaping requirement imposed by any other section of this Code, or the specific PDP.

3. Floodlighting. Floodlights shall not be used to light all or any portion of any primary or accessory structure facade, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this Section, a *full cutoff light fixture* is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the property boundaries.

4. Exposed Basements. On the side of each primary and accessory structure facing the nearest viewing platform as so designated by the Community Development Department, no basement wall shall be exposed for more than one-half (½) of its height, unless a vegetated berm at least three (3) feet in height is constructed between such basement and the property line closest to the nearest viewing platform. (Ord. 99-30 §2, 1999; Ord. 99-15 §1(part), 1999)

5. Fencing. When final lots are shown on the Site Development Plan, privacy fencing will only be allowed within the resulting building envelope. However, one-, two- or three-rail, open-rail style fencing will be allowed at property boundaries. Wire mesh attached inside of open-rail fencing is permitted in this area for pet and children containment.

6. Exterior Lighting. No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the property.

7. Blasting Zone Limits. Blasting shall not be allowed in the OSP Use Area located to the east and north of the RSF-1 parcel.

**Section 5
General Use Areas**

Proposed Land Use Summary

	Land Use	Acres	Residential Units	Density
Bella Mesa				
Existing	Residential	212.2 AC	1,300-1,400	6.1-6.6 DU/AC
Proposed				
	R-SF	197.3 AC		
	OSP	95.9 AC		
	Total	293.2 AC*	525	1.8** DU/AC

*Includes additional 81 acres with annexation

**1.8 du/ac with 95.9 acres of OSP; 2.7 du/acre without OSP

Founders Village F- 24 West				
Existing				
	MF	22.7 AC		16 DU/AC*
	Open Space	13.1 AC		
	Total	35.8 AC	363	10.1 DU/AC
Proposed				
	MF	9.3 AC		20 DU/AC
	OSP	14.2 AC		
	PLD	12.3 AC**		
	Total	35.8 AC	186	5.2 DU/AC

*Platted at 16 DU/AC; Zoned for 20 du/ac average

**A PLD of 12.3 acres shall be dedicated with the Final Plat. The PLD is dedicated for school use and is located south of the Mesa Middle School and west of N. Mitchell Street within the platted area of Filing 24.

Section 6 Single Family Use Area (R-SF)

6.1 Intent

Individual lots with single-family detached residential structures.

6.2 Development Regulations.

- A. Maximum density of 2.7 dwelling units / acre within each such use area
- B. Maximum Building Height- 35 Feet
- C. Setbacks – to be established at Site Development Plan / Plat
- D. Minimum lot area - to be established at Site Development Plan / Plat

6.3 Permitted Uses.

- A. One Family Dwelling
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities
- D. Mother-In-Law or nanny units
- E. Temporary Sales Office / Model Units and Construction Trailers
- F. Small in-home day care subject to licensing requirements of the State
- G. Underground public utilities and easements, including water, sewer, electric, gas, telephone lines, cable and other communication service lines
- H. Parks and Open Space (Private) which may include:
 - 1) Natural private parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
 - 2) Community / recreation centers
 - 3) Private recreational facilities
 - 4) Irrigation water storage, distribution and well facilities
 - 5) Parking
 - 6) Trails: pedestrian, bicycle (including interpretive signs and features)
 - 7) Gazebos, trellis, small structures, viewing platforms
 - 8) Community Information Center / Temporary Sales Office / Model Units and Construction Trailers (in areas designated as "private park" only)
- I. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock

6.4 Accessory Uses.

- A. Satellite dish (one (1) meter or smaller)
- B. Parks and Open Space
- C. Trails: pedestrian and bicycle
- D. Keeping of Pets
- E. Home occupations
- F. Garage/yard sales – per Town of Castle Rock code restrictions.
- G. Parking of private vehicles

Section 7
Multi-family Use Area (MF)

7.1 Intent

Single Family Attached or Multi-family Dwelling Units

7.2 Development Regulations.

- A. Average density of 20 dwelling units/acre within such use area
- B. Maximum Building Height- 50 Feet
- C. Setbacks - to be established at Site Development Plan / Plat
- D. Minimum lot area - to be established at Site Development Plan / Plat

7.3 Permitted Uses.

- A. Any use permitted in Single Family use area
- B. Multi-family dwelling units (either occupant owned or rental units)
- C. Sales and information centers to include display dwelling units and private construction and sales offices for developers, subdevelopers and builders associated with the planned development.
- D. Accessory Uses Permitted in Single Family Use Area

**Section 8
Public Land Dedication (PLD)**

8.1 Intent

To provide the opportunity for a neighborhood park or school related uses

8.2 Development Regulations.

- A. Maximum building height - 35 feet, with the exception of school gymnasiums which may be up to 45 feet
- B. Building setbacks - To be determined at Site Development Plan.

9.3 Permitted Uses

- A. Neighborhood park
- B. Public open space related uses, not inconsistent with the character of the area, as may be permitted by the Town of Castle Rock
- C. Soft surface or paved trails; pedestrian or bicycle
- C. Elementary or K-8 school
- D. School related support facilities that are office in nature.

9.4 Prohibited Uses.

- A. Ballfield lighting
- B. Bus storage yard or maintenance facility of any kind

Section 9 Open Space, Private (OSP)

9.1 Intent

To provide open areas visual relief, buffering and wildlife habitat. Soft surface trails may be provided for pedestrian access throughout the open space system. The OSP areas are not intended to become typical urban parks with large amounts of irrigated turf.

9.2 Development Regulations.

A. No vertical structures (informational / directional signs excluded), only structures associated with soft-surface or paved trails

9.3 Permitted Uses.

- A. Open space
- B. Natural / developed private parks
- C. Trails: pedestrian or bicycle
- D. Such other public open space uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock

Section 10
Accessory Uses

10.1 Accessory Uses Permitted In All Use Areas

- A. Roadways, bike paths and pedestrian trails
- B. Fences and walls
- C. Alternative Energy
 - 1. Solar collection devices
 - 2. Geothermal collection devices
- D. Patio/gazebo
- E. Facilities for the acquisition, treatment, and storage of water
- F. Facilities for the collection, treatment, and disposal of sewage
- G. Facilities for the collection, treatment, and disposal of reuse water
- H. Drainage structures
- I. Open spaces and ponds to include storm water drainage detention areas
- J. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- K. Indoor or outdoor recreational facilities
- L. Parks, playgrounds and picnic areas
- M. Tennis courts and other recreational courts/features
- N. Swimming pools, hot tubs and other similar uses

Section 11
Submission of Site Development Plans and/or Plats

11.1 Following approval of the Planned Development Plan and this Ordinance, the property owners shall submit a Site Development Plan / Plat for all or any portion or portions of the general use areas, as are then ready for development. Public Land Dedication is exempt from this provision.

11.2 No structural building permit will be issued until a Site Development Plan / Plat for such areas have been presented to and approved by the Town Council and duly recorded. Public Land Dedication is exempt from this provision.

11.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a Plat by the Town Council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a final plat has been approved which must contain the following language: "Pursuant to the Town of Castle Rock Ordinance No. 83-16, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan has not been approved by the Town Council of the Town of Castle Rock."

Section 12 Transitional Use

12.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a grading permit, may be used for agricultural purposes until approval of a grading permit for the area or areas in question. Agricultural uses, for purposes of this section, shall include: farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, apiaries, fur farms or kennels.

12.2 Any activity permitted by this Section shall be considered a valid pre-existing nonconforming use within the area described above until a Site Development Plan /Plat for such area or areas has been approved.

12.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

SCANNED

18962



EMD JK-team DS1-8