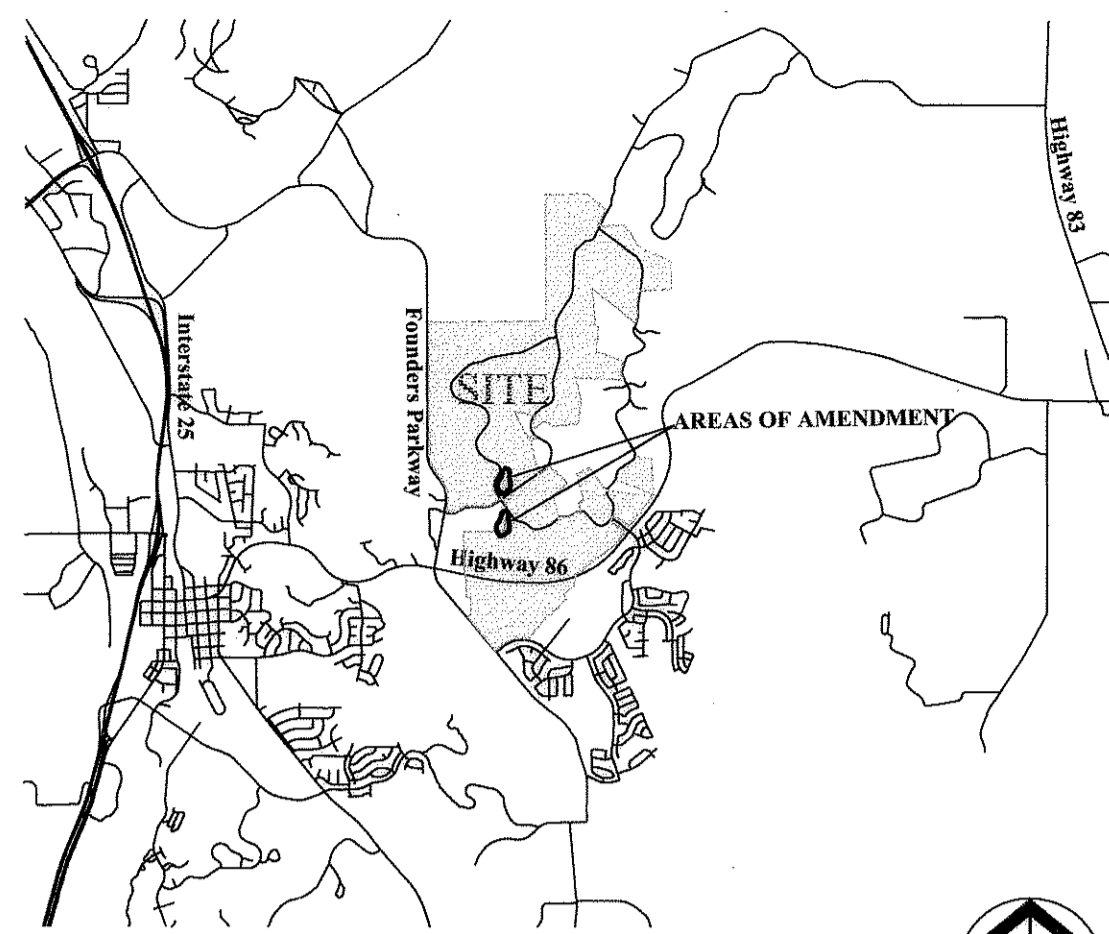


Castle Oaks

Preliminary PD Site Plan

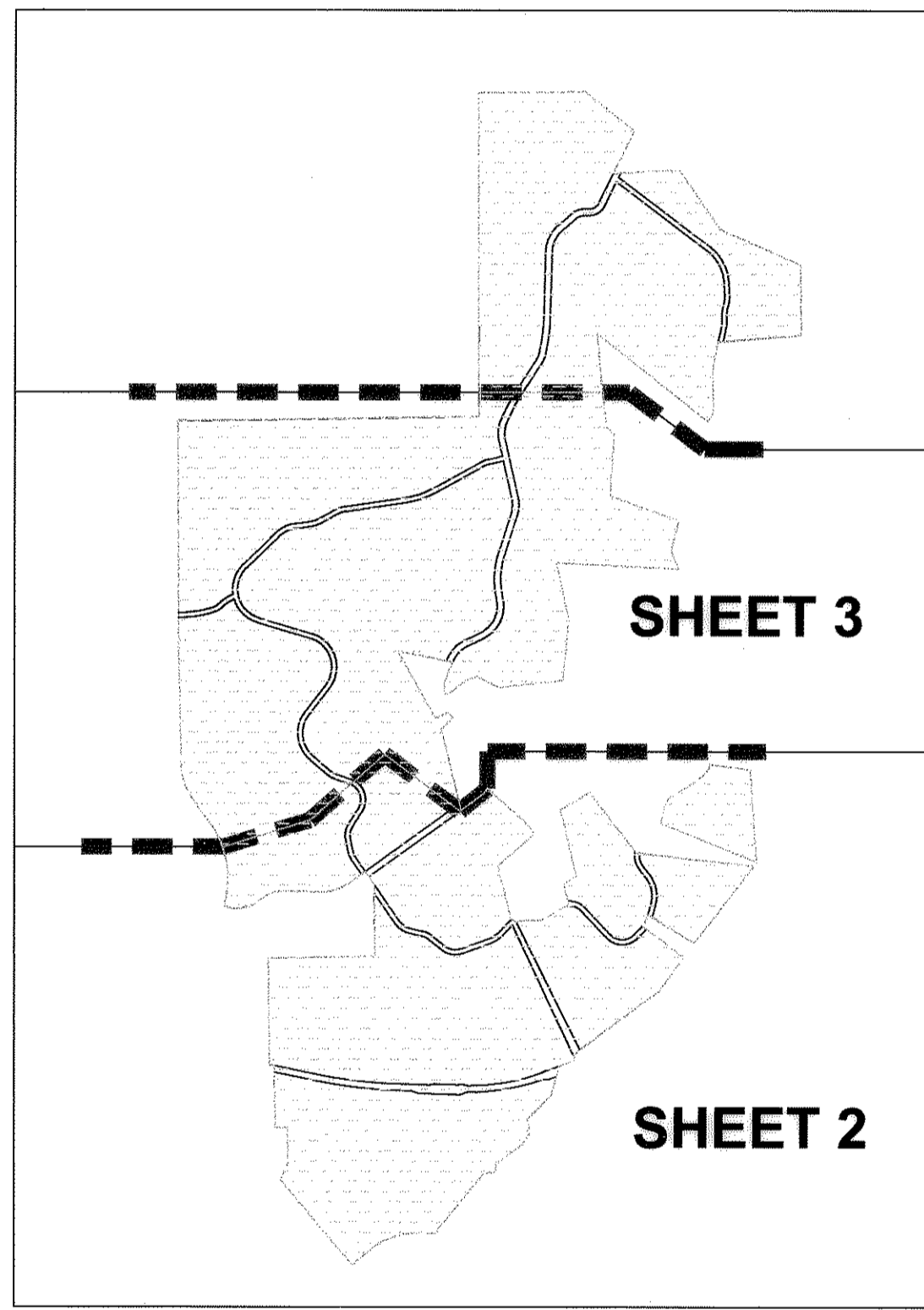
2nd Amendment to Amendment No. 1

Parcels of land being Tract U, and a portion of Tract PP, CASTLE OAKS ESTATES Filing No. 1, and a portion of Outlot B, CASTLE OAKS, located in Section 6, T8S, R66W, 6TH P.M., Town of Castle Rock, County of Douglas, State of Colorado



Vicinity Map

N.T.S.



Key Map

N.T.S.



Applicant
Castle Oaks Estates, LLC
2 North Casade Avenue
Suite 1280
Colorado Springs, CO 80903
719-633-4500

Land Planning Consultant
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126 (o)
303-526-9320 (f)

Planning Consultant
Ternary Spatial Research
1099 18th Street, Suite 1800
Denver, Colorado 80202
303-458-8554 (o)
303-295-0664 (f)

Engineering
Nolte and Associates, Inc.
7000 South Yosemite Street, Suite 200
Englewood, Colorado 80112
303-220-1001 (o)
303-220-9001 (f)

Summary	ACREAGE	UNITS	% TOTAL ACREAGE
R-SF (Single Family Detached)			
Estate	90.4 Ac.	44 DU	
2.0 DU/Ac. (Min. 12,000 s.f. Lots)	73.7 Ac.	147 DU	
3.0 DU/Ac. (Min. 8,000 s.f. Lots)	64.1 Ac.	194 DU	
4.0 DU/Ac. (Min. 5,000 s.f. Lots)	78.0 Ac.	312 DU	
5.0 DU/Ac. (Min. 4,500 s.f. Lots)	63.0 Ac.	315 DU	
R-TH/SF (Townhome / S.F.D.)			
5.0 DU/Ac.	31.4 Ac.	157 DU	
R-TH (Townhome / S.F. Attached)			
6.0 DU/Ac.	30.1 Ac.	181 DU	
8.0 DU/Ac. (TH/Condo)	28.7 Ac.	230 DU	
R-MF (Multi Family)			
16.0 DU/Ac.	14.3 Ac.	229 DU	
MF / I-B (Multi Family / Intregated Business)			
15.0 DU/Ac. (MF / Ret. Village)	15.0 Ac.	225 DU	
18.0 DU/Ac.	41.0 Ac.	733 DU	
I-B - Integrated Business			
Commercial / Retail (Use Areas 45/52)	30.5 Ac.	F.A.R. - .35	
Commercial (Use Area 49/50)	16.0 Ac.	F.A.R. - .35	
Subtotal	576.2 Ac.	2767 DU	48.7 %
Public Land Dedication (PLD), Open Space Dedication (OSD), & Open Space Private (OSP) - Total - 572.8 Ac.+/-			
PLD			
Utility	25.3 Ac.	F.A.R. - .35	
School & Park Sites	81.8 Ac.	F.A.R. - .35	
Subtotal	107.1 Ac.+/-		
OSD - Drainage areas, wooded slopes, meadows, wildlife areas			
Subtotal	300.0 Ac.+/-		
OSP			
Community Center	4.1 Ac.	F.A.R. - .35	
Open Space Private	161.6 Ac.		
Subtotal	165.7 Ac.+/-		
Subtotal	572.8 Ac.		48.3 %
Collector Roads	36.0 Ac. +/-		3.0 %
TOTAL	1185.0 Ac.		100.0 %
(Gross Density 2.3 DU/Ac.)			

Sheet No.	Description
1	Cover Sheet
2	PD Site Plan
3	PD Site Plan

Purpose

To change Zoning Designation of PLD and OSP to reflect proposed uses.

OWNER'S CERTIFICATES:

The undersigned are all of the owners of the property described herein as the Castle Oaks Preliminary PD Site Plan, 2nd Amendment to Amendment No. 1, located in the Town of Castle Rock, Colorado.

William D. Schuck
Castle Oaks Estates, LLC, A Colorado Limited Liability Company, By Schuck Castle Oaks Estates, LLLP, A Colorado Limited Liability Partnership, As Manager
By Schuck Colorado Ltd., A Colorado Corporation
As General Partner
By William D. Schuck, President

Signed this 15th day of December, 2008.

Witness My Hand and Official Seal

Notary Public *Gloria Layton*

My Commission Expires 11/24/2012

William D. Schuck
Autumn Sage Development, Ltd., A Colorado Corporation
By William D. Schuck, President

Signed this 15th day of December, 2008.

Witness My Hand and Official Seal

Notary Public *Gloria Layton*

My Commission Expires 11/24/2012

Town of Castle Rock

Rebecca, Mayor

Signed this 29th day of December, 2008.

Witness My Hand and Official Seal

Notary Public *Sally A. Mum*

Commission Expires 11-27-2010

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgagees and lienholders of certain lands known herein as the Castle Oaks PD Site Plan, 2nd Amendment to Amendment No. 1 in the Town of Castle Rock.

The undersigned beneficiary of the lien created by Reception No. 2006091655 on October 24, 2006, Douglas County, Colorado, subordinates the subject lien to the terms, conditions, and restrictions of this document.

William D. Schuck
Castle Oaks Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado
By William D. Schuck, President

Signed this 15th day of December, 2008

Witness My Hand and Official Seal

My Commission Expires 11/24/2012

Attest: *Steven L. Everson*, Secretary

Notes

- For site plan criteria see "Town of Castle Rock Zoning Regulations" adopted with this plan.
- Existing zoning - PD
Proposed zoning - PD Amended

LIENHOLDER SUBORDINATION CERTIFICATE (CONTINUED)

The undersigned are all the mortgagees and lienholders of certain lands known herein as the Castle Oaks Preliminary PD Site Plan 2nd Amendment to Amendment No. 1 in the Town of Castle Rock.

The undersigned beneficiary of the lien created by Reception No. 2008057345 on August 14, 2008, Douglas County, Colorado, subordinates the subject lien to the terms, conditions, and restrictions of this document:

Genae Perrain VP
Bank Midwest, NA, By Authorized Representative

Signed this 11th day of December, 2008.

Witness My Hand and Official Seal

Notary Public *Anita L. Kullerson*

My Commission Expires 9-16-09

200606662
The undersigned beneficiary of the lien created by Reception No. 200606662 recorded on August 3, 2006, Douglas County, Colorado, subordinates the subject lien to the terms, conditions, and restrictions of this document:

Varde Investment Partners, L.P., A Delaware limited partnership
By Varde Investment Partners G.P., LLC, As General Partner
By Varde Partners, L.P., As Managing Member
By Varde Partners, Inc., As General Partner
By *Glewin L. Wyza*
As VICE PRESIDENT

Signed this 12th day of DECEMBER, 2008.

Witness My Hand and Official Seal

Notary Public *Donna M. Robinson*

My Commission Expires Jan. 31, 2011

The undersigned beneficiary of the lien created by Reception No. 2004125059 recorded on December 10, 2004, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of this document.

William D. Schuck
Castle Oaks Estates, LLC, A Colorado Limited Liability Company
By Schuck Castle Oaks Estates, LLLP, A Colorado Limited Liability Partnership, As Manager
By Schuck Colorado Ltd., A Colorado Corporation
As General Partner
By William D. Schuck, President

Signed this 15th day of December, 2008.

Witness My Hand and Official Seal

Notary Public *Gloria Layton*

My Commission Expires 11/24/2012

PROPERTY DESCRIPTION

TRACT U, and a portion of TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, and a portion of OUTLOT B, CASTLE OAKS, located in Section 6, T8S, R66W, 6TH P.M., Town of Castle Rock, County of Douglas, State of Colorado.

TITLE CERTIFICATION

I, *Eric Stearns*, an authorized representative of First American Heritage Title 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 lienholders of the property are listed in the Certificate of Ownership and Lienholder Subordination Certificate.

Signed this 16th day of December, 2008.

Janet S. Jackson
Authorized Representative
First American Heritage Title Company

Witness My Hand and Official Seal

Notary Public *Janet S. Jackson*

My Commission Expires 5-8-11

SURVEYORS STATEMENT

I, Dennis A. Minchow, a registered professional land surveyor in the State of Colorado, does hereby state and declare that the legal description represented by the Castle Oaks Preliminary PD Site Plan 2nd Amendment to Amendment No. 1 was made under my supervision and this site plan accurately represents that description.

Dennis A. Minchow
For and on Behalf of Schuck Colorado, Ltd.
Dennis A. Minchow, PLS #22577

DIRECTOR OF DEVELOPMENT SERVICES

The Castle Oaks Preliminary PD Site Plan, 2nd Amendment to Amendment No. 1 was approved by the Director of Development Services of the Town of Castle Rock, Colorado, on the 17 day of DECEMBER, 2008.

Christina Davis
Director of Development Services

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Douglas County at Castle Rock, Colorado on this 9th day of January, 2009 at 11:00 o'clock P.M. at Reception No. 2009001545

Christina Davis
Douglas County Clerk
and Recorder
Deputy Clerk

Revisions	Date
Town Comments	11/11/08
Town Comments	12/04/08

Note:
Preliminary PD Site Plan is conceptual in nature and subject to further refinement as additional program information and engineering criteria become available. All acreages shown are approximate only.

Proposed Community Trail
Entry Monumentation Theme Landscaping / Berms Along Both Sides of Entry Drive (Typ.)

Full Turn Intersection
Castle Rock Commercial
20' Sewer Easement
3/4 Access Only

Public Park OSD

Rt. In / Rt. Out Only

Proposed Community Trail

Rt. In / Rt. Out Only

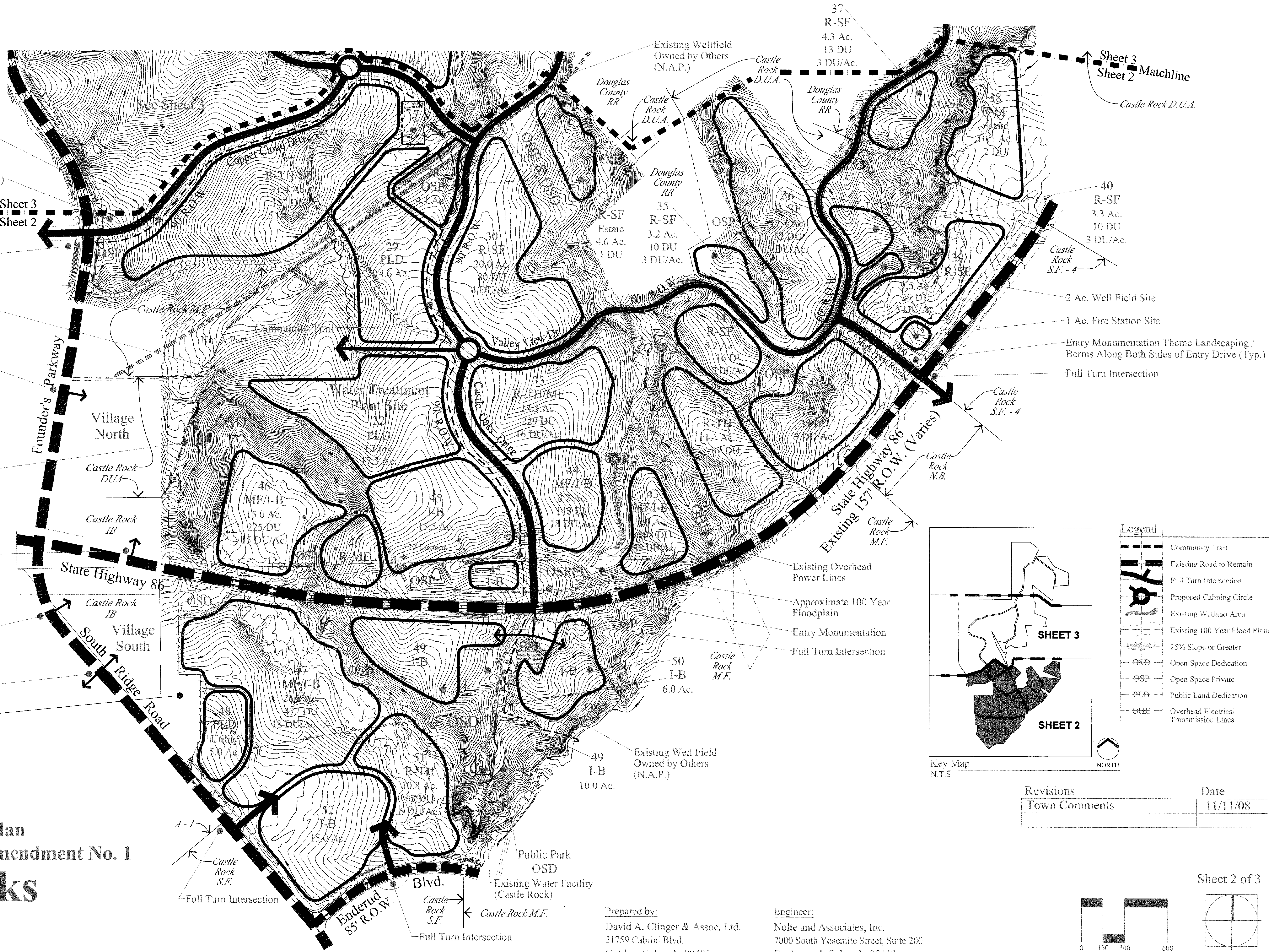
Full Turn Intersection

Douglas County A-1

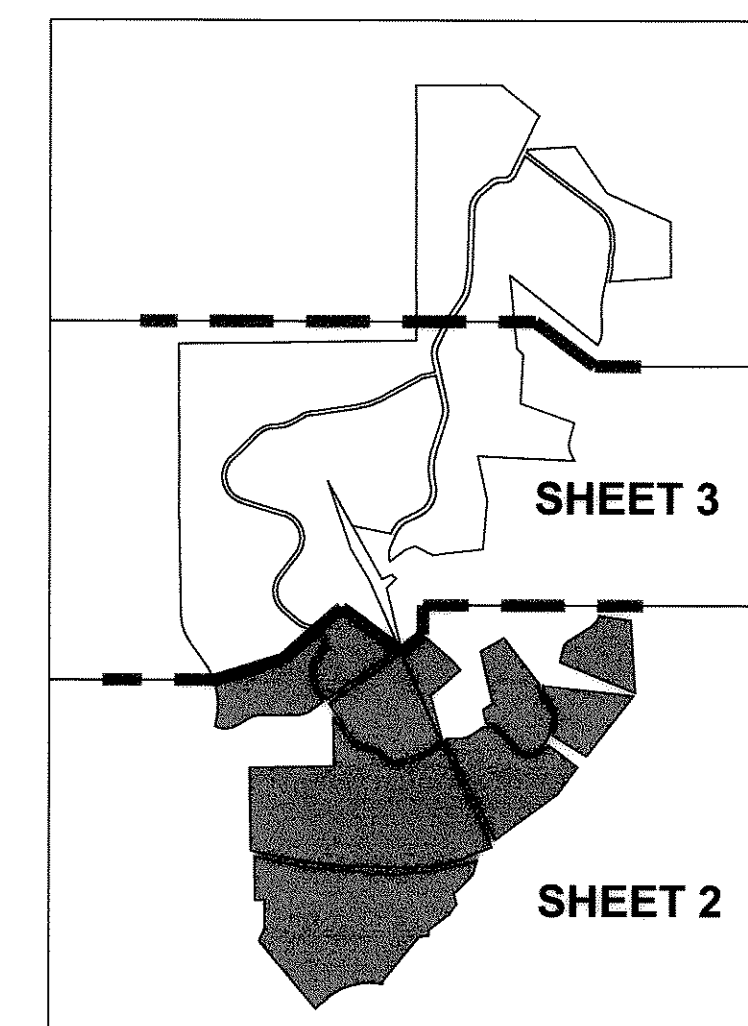
**Preliminary PD Site Plan
2nd Amendment to Amendment No. 1**

Castle Oaks

Castle Oaks Estates LLC
William Schuck, Manager
2 N. Cascade Ave, Suite 1280
Colorado Springs, Colorado 80903



- Legend**
- Community Trail
 - Existing Road to Remain
 - Full Turn Intersection
 - Proposed Calming Circle
 - Existing Wetland Area
 - Existing 100 Year Flood Plain
 - 25% Slope or Greater
 - Open Space Dedication
 - Open Space Private
 - Public Land Dedication
 - Overhead Electrical Transmission Lines

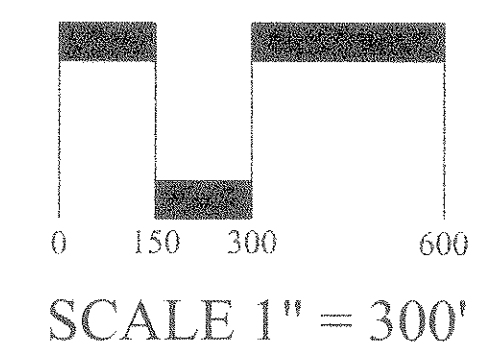


Revisions	Date
Town Comments	11/11/08

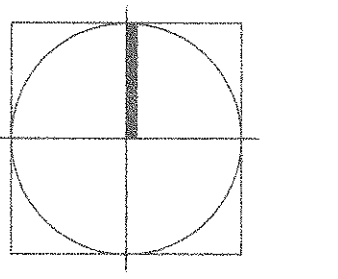
Prepared by:
David A. Clinger & Assoc. Ltd.
21759 Cabrini Blvd.
Golden, Colorado 80401
303-526-9126

Engineer:
Nolte and Associates, Inc.
7000 South Yosemite Street, Suite 200
Englewood, Colorado 80112
303-220-1001

September 18, 2008



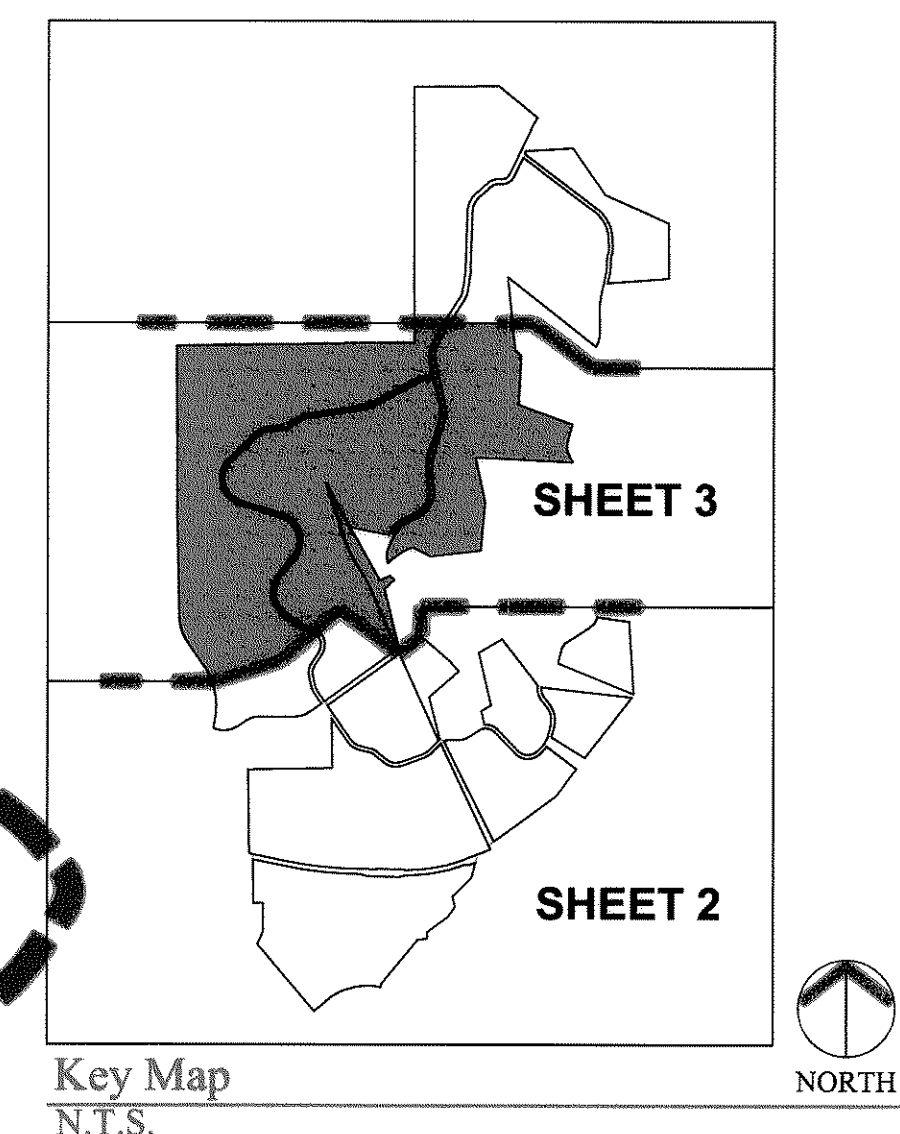
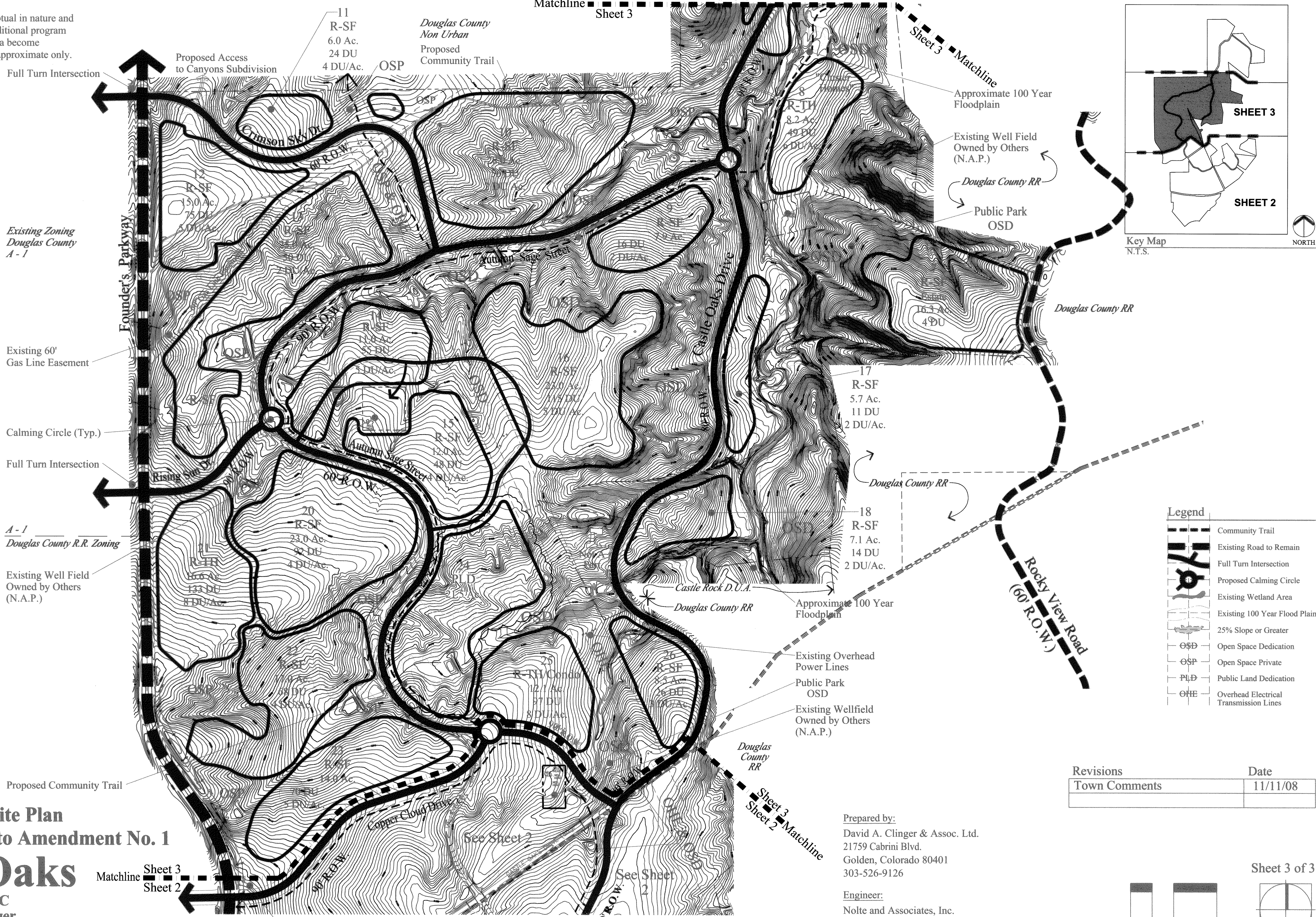
Sheet 2 of 3



NORTH

Note:
Preliminary PD Site Plan is conceptual in nature and subject to further refinement as additional program information and engineering criteria become available. All acreages shown are approximate only.

Matchline Not a Part of this Amendment
Sheet 3



Legend

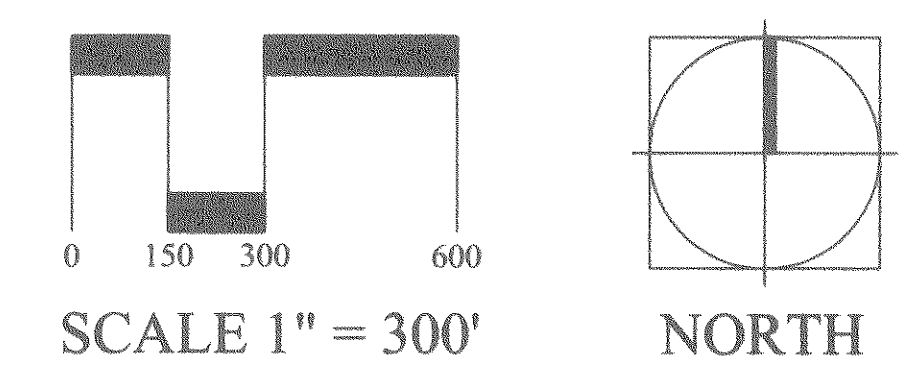
	Community Trail
	Existing Road to Remain
	Full Turn Intersection
	Proposed Calming Circle
	Existing Wetland Area
	Existing 100 Year Flood Plain
	25% Slope or Greater
	Open Space Dedication
	Open Space Private
	Public Land Dedication
	Overhead Electrical Transmission Lines

Revisions	Date
Town Comments	11/11/08

Preliminary PD Site Plan
2nd Amendment to Amendment No. 1
Castle Oaks
Castle Oaks Estates LLC
William Schuck, Manager
2 N. Cascade Ave, Suite 1280
Colorado Springs, Colorado 80903

Prepared by:
David A. Clinger & Assoc. Ltd.
21759 Cabrini Blvd.
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Engineer:
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7000 South Yosemite Street, Suite 200
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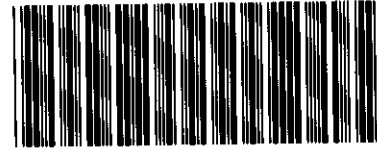
Sheet 3 of 3

September 18, 2008

SCALE 1" = 300'

NORTH

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$136.00
27 PGS



2003122736 27 PGS

2003122736
08/14/2003 10:41 AM

ORDINANCE NO. 2002-43A

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP
BY APPROVING THE CASTLE OAKS PRELIMINARY P.D. SITE PLAN
AMENDMENT NO. 1 AND THE CASTLE OAKS PD ZONING REGULATIONS**

WHEREAS, Castle Oaks Estates, LLC (Owner) has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (Property); and

WHEREAS, Owner has requested approval of the Castle Oaks PD Zoning Regulations as described in the attached *Exhibit 2* as the same affect the Property (Zoning Regulations); and

WHEREAS, Owner has requested approval of "Castle Oaks Preliminary P.D. Site Plan Amendment No. 1" (Site Plan); and

WHEREAS, public hearings on the Zoning Regulations and Site Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code; and

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Zoning Regulations and Site Plan are approved for the Property, subject to the satisfaction of the following conditions:

1. The density for Planning Area 8 be reduced from 8 DU/Acres to 6 DU/Acre.
2. All comments regarding the water and sanitary sewer utility report and the Phase I Drainage Report are addressed to the satisfaction of the Town prior to the submittal with any Preliminary Plat for this development.
3. Planning Areas 43, 44, 46 and 47 be amended to allow for multi-family and I-B uses.
4. Prior to the recording of the Major Amendment to the Preliminary PD Site Plan that an area shall be identified in Planning areas 39 or 41 for a future fire station site.
5. Access from Valley View Drive west of Castle Oaks Drive shall be identified as providing access to the Villages North development to the west.
6. Prior to the submittal of any Preliminary Plat or Final PD Site Plan the applicant shall meet with the Douglas County Soil Conservation District concerning the site disturbance.
7. All comments regarding the Phasing Matrix are addressed to the satisfaction of the Town prior to the submittal of any Preliminary Plat for this development.

277
136-

8. The approval of Ordinance No. 2002-43B and the acceptance and execution of the Development Agreement by the Owner in accordance with the approved ordinance.

Section 2. 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.

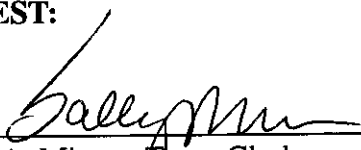
Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

INTRODUCED this 14th day of October, 2002 for public comment, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

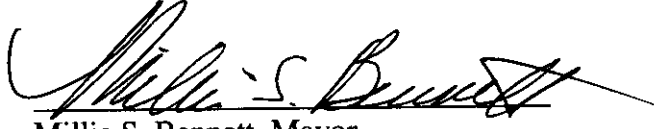
PASSED, APPROVED AND ADOPTED this 28th day of October, 2002, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK

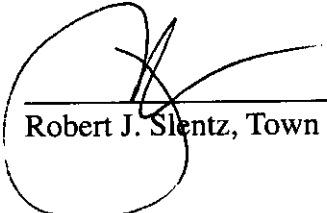


Sally A. Misare, Town Clerk



Millie S. Bennett, Mayor

Approved as to form:



Robert J. Slentz, Town Attorney

EXHIBIT 1

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1, CASTLE OAKS;

THOSE PORTIONS OF LOTS 1-5, BLOCK 2, CASTLE OAKS, LYING EAST OF THE RIGHT-OF-WAY FOR FOUNDERS PARKWAY;

LOTS 6-15, BLOCK 2, CASTLE OAKS;

LOTS 1 AND 2, BLOCK 3, CASTLE OAKS;

LOT 3, BLOCK 3, CASTLE OAKS, EXCEPTING PART OF THE PROPOSED CASTLE OAKS NO. 8 WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3, BLOCK 3, CASTLE OAKS, LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS N89°59'53"E, THENCE N79°49'33"E, 1559.34 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'07"W, 300.00 FEET;

THENCE N89°59'53"E, 19.12 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3;

THENCE S83°29'37"E ALONG THE NORTHERLY LINE OF SAID LOT 3, 282.70 FEET;

THENCE S00°00'07"E, A DISTANCE 267.96 FEET;

THENCE S89°59'53"W, A DISTANCE 300.00 FEET TO THE POINT OF BEGINNING.

LOT 4, BLOCK 3, CASTLE OAKS;

LOT 5, BLOCK 3, CASTLE OAKS, EXCEPTING PART OF THE PROPOSED CASTLE OAKS NO. 8 WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 5, BLOCK 3, CASTLE OAKS, LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS N89°59'53"E, THENCE N79°49'33"E, 1559.34 FEET, THENCE N00°00'07"W, 300.00 FEET, THENCE N89°59'53"E, 19.12 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE POINT OF BEGINNING;

THENCE N89°59'53"E, 280.88 FEET;

THENCE S00°00'07"E, 32.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5;

THENCE N83°29'37"W ALONG THE SOUTHERLY LINE OF SAID LOT 5, 282.70 FEET TO THE POINT OF BEGINNING.

LOTS 6-9 AND LOT 11, BLOCK 3, CASTLE OAKS;

LOTS 1, 4 AND 5, BLOCK 4, CASTLE OAKS;

LOT 6, BLOCK 4, CASTLE OAKS, EXCEPTING A PART OF THE PROPOSED CASTLE OAKS NO. 7 WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 6, BLOCK 4, CASTLE OAKS, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS $S00^{\circ}14'53''W$, THENCE $S30^{\circ}33'47''W$ 843.40 FEET TO THE POINT OF BEGINNING;
THENCE $S12^{\circ}19'30''E$, 222.10 FEET TO A POINT ON THE WESTERLY LINE OF TRACT A, CASTLE OAKS;;
THENCE $S10^{\circ}41'35''W$ ALONG THE WESTERLY LINE OF SAID TRACT A, 30.32 FEET;
THENCE $S77^{\circ}40'30''W$, 338.15 FEET;
THENCE $N12^{\circ}19'30''W$, 250.00 FEET;
THENCE $N77^{\circ}40'30''E$, 350.00 FEET TO THE POINT OF BEGINNING.

LOTS 7-9, BLOCK 4, CASTLE OAKS;

LOT 10, BLOCK 4, CASTLE OAKS, EXCEPTING THE PROPOSED CASTLE OAKS NO. 6 WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 10, BLOCK 4, CASTLE OAKS, LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 32 BEARS $S89^{\circ}44'58''E$, THENCE $S71^{\circ}51'44''E$, 363.11 FEET TO THE POINT OF BEGINNING;
THENCE $S89^{\circ}44'58''E$, 300.00 FEET;
THENCE $S00^{\circ}15'02''W$, 300.00 FEET;
THENCE $N89^{\circ}44'58''W$, 300.00 FEET;
THENCE $N00^{\circ}15'02''E$, 300.00 FEET TO THE POINT OF BEGINNING.

LOTS 7, 10, AND 11, BLOCK 5, CASTLE OAKS;

LOTS 1 AND 2 AND LOTS 9-11, BLOCK 6, CASTLE OAKS;

A PART OF TRACT A OF CASTLE OAKS, SAID TRACT IS LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 11, BLOCK 5 OF SAID CASTLE OAKS WITH ALL LOT AND BLOCK REFERENCES BEING TO THE ORIGINAL PLAT OF SAID CASTLE OAKS;
THENCE $S51^{\circ}17'12''W$ ALONG THE WESTERLY LINE OF SAID LOT 11, 863.74 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 5;
THENCE $S35^{\circ}27'03''W$ ALONG THE WEST LINE OF SAID LOT 10, 786.48 FEET TO THE

NORTHWEST CORNER OF LOT 9, BLOCK 5;
 THENCE S05°14'58"E ALONG THE WEST LINE OF SAID LOT 9, 1140.00 FEET TO THE SOUTHWEST
 CORNER OF SAID LOT 9;
 THENCE S44°49'00"E, 135.02 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 5;
 THENCE S03°45'02"W ALONG THE WEST LINE OF SAID LOT 8, 760.00 FEET TO THE NORTHWEST
 CORNER OF LOT 7, BLOCK 5;
 THENCE S39°26'00"W ALONG THE WESTERLY LINE OF SAID LOT 7, 1053.16 FEET TO THE
 NORTHWEST CORNER OF LOT 6, BLOCK 5;
 THENCE S11°43'56"E ALONG THE WEST LINE OF SAID LOT 6, 715.00 FEET TO THE NORTHWEST
 CORNER OF LOT 5, BLOCK 5;
 THENCE S05°39'50"W ALONG THE WEST LINE OF SAID LOT 5, 754.98 FEET TO THE SOUTHWEST
 CORNER OF SAID LOT 5, BLOCK 5;
 THENCE S84°23'53"W, 654.82 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4;
 THENCE S81°14'56"W ALONG THE NORTH LINE OF SAID LOT 3, 131.53 FEET TO AN ANGLE
 POINT ON SAID LOT 3;
 THENCE N62°10'42"W, 311.99 FEET TO A POINT ON THE EASTERLY LINE OF LOT 4, BLOCK 4;
 THENCE N70°50'37"E ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 4, 181.36 FEET;
 THENCE N13°39'32"E ALONG THE EASTERLY LINE OF SAID LOT 4, 421.80 FEET TO THE
 NORTHEAST CORNER OF SAID LOT 4;
 THENCE S89°10'49"W ALONG THE NORTH LINE OF SAID LOT 4, 187.75 FEET TO A POINT ON A
 CURVE ON THE EAST RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT
 HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 51°58'39" (THE CHORD OF WHICH
 BEARS N38°40'43"E, 385.61 FEET), 399.16 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK
 4;
 THENCE ALONG THE BOUNDARY OF SAID LOT 5 THE FOLLOWING THREE (3) COURSES:
 1. THENCE S77°18'41"E, 350.00 FEET;
 2. THENCE N19°24'50"E, 906.41 FEET;
 3. THENCE N84°19'50"W, 581.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID CASTLE
 OAKS DRIVE;
 THENCE N18°11'35"E ALONG SAID EAST RIGHT-OF-WAY LINE, 29.98 FEET TO THE SOUTHWEST
 CORNER OF LOT 6, BLOCK 4;
 THENCE N87°21'13"E ALONG THE SOUTH LINE OF SAID LOT 6, 472.85 FEET TO THE SOUTHEAST
 CORNER OF SAID LOT 6;
 THENCE N10°41'35"E ALONG THE EAST LINE OF SAID LOT 6, 845.00 FEET TO THE SOUTHEAST
 CORNER OF LOT 7, BLOCK 4;
 THENCE N34°05'54"E ALONG THE EAST LINE OF SAID LOT 7, 542.85 FEET TO THE NORTHEAST
 CORNER OF SAID LOT 7;
 THENCE N73°46'40"W ALONG THE NORTH LINE OF SAID LOT 7, 940.54 FEET TO THE EAST
 RIGHT-OF-WAY LINE OF SAID CASTLE OAKS DRIVE;
 THENCE N27°21'44"E ALONG SAID EAST RIGHT-OF-WAY LINE, 30.01 FEET TO THE SOUTHWEST
 CORNER OF LOT 8, BLOCK 4;
 THENCE S79°08'16"E ALONG THE SOUTH LINE OF SAID LOT 8, 900.00 FEET TO THE SOUTHEAST
 CORNER OF SAID LOT 8;
 THENCE N06°51'44"E ALONG THE EAST LINE OF SAID LOT 8, 1240.00 FEET TO THE SOUTHEAST
 CORNER OF LOT 9, BLOCK 4;
 THENCE N24°29'29"E ALONG THE EAST LINE OF SAID LOT 9, 611.00 FEET TO THE
 SOUTHERNMOST CORNER OF LOT 10, BLOCK 4;
 THENCE N58°05'10"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 1043.00 FEET TO THE
 SOUTHWESTERLY RIGHT-OF-WAY OF ROCKY VIEW ROAD AS PLATTED IN SAID CASTLE
 OAKS;

THENCE S52°26'03"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING PART OF PROPOSED NO. 7 WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, CASTLE OAKS, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°14'53"W, THENCE S30°33'47"W 843.40 FEET; THENCE S12°19'30"E, 222.10 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A AND THE POINT OF BEGINNING;
THENCE S12°19'30"E, 27.90 FEET;
THENCE S77°40'30"W, 11.85 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A;
THENCE N10°41'35"E ALONG THE WESTERLY LINE OF SAID TRACT A, 30.32 FEET TO THE POINT OF BEGINNING.

A PART OF TRACT A OF CASTLE OAKS, SAID TRACT IS LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID TRACT A, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF OUTLOT B OF SAID CASTLE OAKS;
THENCE N23°44'53"W ALONG THE EASTERLY LINE OF OUTLOT B, 1486.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE;
THENCE N54°52'40"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 31.59 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID CASTLE OAKS;
THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. THENCE S34°46'35"E, 717.02 FEET;
2. THENCE N38°43'28"E, 564.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4;

THENCE S40°50'09"E, 201.21 FEET TO A POINT ON THE BOUNDARY OF LOT 1, BLOCK 5 OF SAID CASTLE OAKS;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 5 THE FOLLOWING TWO (2) COURSES:

1. THENCE S49°26'03"W, 609.13 FEET;
2. THENCE S14°00'24"E, 683.10 FEET TO A POINT ON A CURVE ON THE NORTH RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 06°21'58" (THE CHORD OF WHICH BEARS S51°36'55"W, 29.98 FEET), 30.00 FEET TO THE POINT OF BEGINNING.

A PART OF TRACT D, CASTLE OAKS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,

DOUGLAS COUNTY, COLORADO, SAID PARCEL BEING A PORTION OF TRACT D, CASTLE OAKS SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT A, CASTLE OAKS SUBDIVISION;

1. THENCE N24°47'14"W, ALONG THE EAST LINE OF SAID OUTLOT A, A DISTANCE OF 1811.26 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE;
2. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°48'10", A RADIUS OF 210.00 FEET AND A CHORD WHICH BEARS N55°52'44"W, 57.74 FEET FOR AN ARC DISTANCE OF 57.92 FEET TO A POINT OF NON-TANGENCY BEING THE WESTERN MOST CORNER OF LOT 1, BLOCK 1, CASTLE OAKS SUBDIVISION;
3. THENCE S26°13'08"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 1741.84 FEET TO THE SOUTHERN MOST CORNER OF SAID LOT 1;
4. THENCE S26°55'03"W, A DISTANCE OF 128.04 FEET TO THE POINT OF BEGINNING.

TRACT E, CASTLE OAKS;

THAT PORTION OF OUTLOT A, CASTLE OAKS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

OUTLOT B, CASTLE OAKS;

THAT PORTION OF OUTLOT C, CASTLE OAKS, LYING EAST OF FOUNDERS PARKWAY;

OUTLOT G, CASTLE OAKS, EXCEPTING THEREFROM THE FOLLOWING TWO (2) PARCELS:

CASTLE OAKS NO. 9 WELL FIELD, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6;
THENCE S09°55'55"E, A DISTANCE OF 2091.82 FEET TO THE POINT OF BEGINNING;
THENCE N89°59'53"E, A DISTANCE OF 150.00 FEET;
THENCE S00°00'07"E, A DISTANCE OF 300.00 FEET;
THENCE S89°59'53"W, A DISTANCE OF 150.00 FEET;
THENCE N00°00'07"W, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

PROPOSED CASTLE OAKS NO. 9A WELLFIELD, DESCRIBED AS FOLLOWS:

A PORTION OF OUTLOT G, CASTLE OAKS, LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS S89°59'53"W, THENCE S09°55'31"E, 2091.82

FEET TO THE NORTHWEST CORNER OF THE CASTLE OAKS NO. 9 WELLFIELD, ALSO BEING THE POINT OF BEGINNING;
THENCE S00°00'07"E ALONG THE WEST LINE OF SAID CASTLE OAKS NO. 9 WELLFIELD, 300.00 FEET;
THENCE S89°59'53"W, 300.00 FEET;
THENCE N00°00'07"W, A DISTANCE OF 300.00 FEET;
THENCE N89°59'53"E, 300.00 FEET TO THE POINT OF BEGINNING.

LOT 2, VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS;

ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 BEING THE SOUTH HALF OF GOVERNMENT LOT 1 OF SAID SECTION 6 AND ALL OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 86, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE S89°17'30"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 176.88 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S89°17'30"W ALONG SAID LINE, 2449.71 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;
THENCE N00°17'16"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 1320.05 FEET;
THENCE S89°42'18"W ALONG THE SOUTH LINE OF OUTLOT A OF CASTLE OAKS, A RECORDED SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 1316.47 FEET TO THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 6;
THENCE S00°26'00"E ALONG THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 6, 1302.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 86;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:
1. THENCE S77°54'35"E, 621.57 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5690.00 FEET, A CENTRAL ANGLE OF 09°41'00", 961.64 FEET TO A POINT OF TANGENT;
3. THENCE S87°35'35"E ALONG SAID TANGENT, 427.70 FEET;
4. THENCE N81°05'25"E, 51.00 FEET;
5. THENCE S87°35'35"E, 299.50 FEET TO A POINT OF CURVE;
6. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 01°00'34", 49.60 FEET;
7. THENCE S77°37'35"E, 50.20 FEET TO A POINT ON A CURVE;
8. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2825.00 FEET, A CENTRAL ANGLE OF 18°35'26" (THE CHORD OF WHICH BEARS N81°06'25"E, 912.60 FEET), 916.62 FEET;
9. THENCE N63°44'25"E, 71.20 FEET;
10. THENCE N71°49'25"E, 102.90 FEET TO A POINT OF CURVE;
11. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 05°44'48", 282.34 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE S62°54'49"W, 458.69 FEET TO THE POINT OF BEGINNING;
THENCE S15°39'41"W, 236.60 FEET;
THENCE S45°54'57"W, 416.00 FEET;
THENCE S13°52'06"E, 167.72 FEET;
THENCE S35°11'31"W, 178.14 FEET;
THENCE S53°55'35"W, 410.07 FEET;
THENCE S02°14'19"W, 96.55 FEET;
THENCE S82°07'27"W, 151.10 FEET;
THENCE S39°50'47"W, 879.33 FEET;
THENCE S11°27'19"W, 58.39 FEET TO A POINT ON A CURVE ON THE NORTHERLY BOUNDARY
OF FOUNDERS VILLAGE FILING NO. 5;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1042.50 FEET, A
CENTRAL ANGLE OF 50°37'56" (THE CHORD OF WHICH BEARS S76°08'21"W, 891.57
FEET), 921.26 FEET TO A POINT OF TANGENT;
2. THENCE S50°49'23"W ALONG SAID TANGENT, 240.10 FEET TO THE NORTHEASTERLY
RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE N39°36'26"W ALONG SAID RIGHT-OF-WAY LINE, 1366.14 FEET;

THENCE N24°55'27"E, 212.50 FEET;

THENCE N00°01'19"E, 448.44 FEET;

THENCE N89°46'29"W, 150.62 FEET;

THENCE N00°14'13"W, 679.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE
HIGHWAY NO. 86;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1. THENCE S77°54'35"E, 543.28 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A
CENTRAL ANGLE OF 09°41'00", 975.16 FEET TO A POINT OF TANGENT;
3. THENCE S87°35'35"E ALONG SAID TANGENT, 177.70 FEET;
4. THENCE S70°53'38"E, 104.40 FEET;
5. THENCE S87°35'35"E, 499.50 FEET;
6. THENCE N75°05'10"E, 106.77 FEET TO A POINT ON A CURVE;
7. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, A
CENTRAL ANGLE OF 18°35'21" (THE CHORD OF WHICH BEARS N81°06'05"E, 938.38
FEET), 942.50 FEET;
8. THENCE N87°38'41"E, 73.28 FEET;
9. THENCE N71°48'22"E, 100.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

PROPOSED ENDERUD NO. 1 WELLFIELD, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP
8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE
ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE
NORTH QUARTER CORNER OF SAID SECTION 7 BEARS S89°17'30"W, THENCE
S68°06'53"W, 1685.81 FEET TO THE POINT OF BEGINNING;
THENCE S00°42'30"E, 212.13 FEET;

THENCE S44°17'30"W, 103.05 FEET;
THENCE S89°17'30"W, 242.13 FEET;
THENCE N00°42'30"W, 285.00 FEET;
THENCE N89°17'30"E, 315.00 FEET TO THE POINT OF BEGINNING.

ENDERUD PUMP STATION, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY
OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S51°34'30"W
A DISTANCE OF 2180.75 FEET TO THE POINT OF BEGINNING; THENCE S00°21'23"E A
DISTANCE OF 150.00 FEET; THENCE N89°38'37"W A DISTANCE OF 100.00 FEET; THENCE
N00°21'23"W A DISTANCE OF 150.00 FEET; THENCE S89°38'37"E A DISTANCE OF 100.00
FEET TO THE POINT OF BEGINNING.

ALL IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit 2

ZONING REGULATIONS

***Castle Oaks
Planned Development***

David A. Clinger & Associates, Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303.526.9126

Revised: January 28, 2002

September 12, 2000

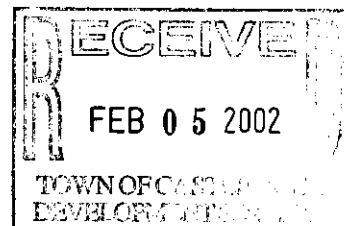


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**SECTION I
GENERAL PROVISIONS**

- 1.1 Adoption/Authorization**
The Town Council has adopted the Castle Oaks Preliminary PD Site Plan and Zoning Regulations pursuant to Section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.
- 1.2 Applicability**
The Castle Oaks Preliminary PD Site 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 Final Plat and Final PD Site Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.
- 1.4 Relationship to Town Regulations**
The provisions of this Preliminary PD Site Plan and Zoning Regulations shall prevail and govern the development of the Castle Oaks PD, provided, however, that where the provisions of this Preliminary PD Site Plan and Zoning Regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, or other applicable provisions of the Town Municipal code shall be applicable.
- 1.5 Phasing**
The Phasing order indicated in the PD Phasing Plan is advisory in nature and is not to be construed as obligatory upon Developer.
- 1.6 Development Agreement**
In addition to these regulations, certain provisions of the development of this property are controlled by an agreement between the Town of Castle Rock and the PD property owners. This agreement, entitled _____, was adopted by the Town on the _____ day of _____, 2002, by Ordinance No. _____.

SECTION II DEFINITIONS

2.1 Definitions

A. Architectural Review Committee (ARC)

That group of Owners and designated professionals that are designated in accordance with the Conditions Covenants and Restrictions (CC&R's) to review and approve any and all building and/or modifications to same in the Castle Oaks PD, prior to construction.

B. CAMA

Common Area Maintenance Agreement (CAMA) is that certain agreement for Operation and Maintenance of Common Areas of Castle Oaks PD between the Owners and the Occupants hereto which encumbers the Site is recorded concurrently the Covenants, Conditions and Restrictions (CC&R's). (Pertains to Integrated Business Use Areas (I-B)).

SECTION III CONTROL PROVISIONS

3.1 Use Area Boundaries

There shall be some limited flexibility in determining the exact location of Use Area boundaries due to the scale of the drawing and the diagrammatic depiction of use areas (rounded corners, separation from other areas, etc.) However, material changes or adjustments to boundaries may only be made through the PD Amendment procedure as provided in the Town Code.

3.2 Road Alignments

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

3.3 Density Standards

The dwelling unit density permitted in any individual Use Area is the average density for that individual use area and shall not be specifically applicable to any portion thereof. However, whereas portions of a plat may vary, no individual final plat may exceed the allowable dwelling unit density. Residential use areas are established on the Preliminary PD Site Plan with a minimum lot size and a maximum number of units for that Use Area.

3.4 Underground Utility Requirements

All electrical and communication distribution lines shall be placed underground. All electrical transmission lines may either be placed above ground or underground at the discretion of the property owner and the utility company. Public Service Company presently has overhead power transmission lines through this property. It is not the intent of the property owner or Public Service Company to place these lines underground.

SECTION IV USE AREAS

4.1 R-SF (Residential - Single Family Detached – Estate through 5.0 DU/Ac.)

A. Permitted Uses

1. Single-Family detached dwelling units.
2. Public parks, playgrounds, open space, and recreation areas including structures and facilities associated with the primary use, including, but not limited to the following: sports fields and courts; trails, walkways and paths; picnic areas, tables, either covered or uncovered; swimming pools; and tennis courts.
3. Local and collector roadways, either public or private.
4. Private recreational and park uses, and facilities, including, but not limited to tennis courts, swimming pools, and jogging, riding and bike trails.
5. Temporary residential sales offices; construction offices; trailers and storage areas; and model home complexes.
6. Community information center and kiosks.
7. Utilities and appurtenant facilities.
8. Signage, as provided by the Town of Castle Rock Municipal Code.

B. Accessory Uses (permitted only in conjunction with a use by right)

1. Detached private garages.
2. Home occupations.
3. Open space and ponds to include storm water drainage detention areas.
4. Sheds

C. Uses Permitted by Special Review

1. Churches and other religious institutions.
2. Day Care Centers including in-home day care.
3. Public and quasi-public facilities.
4. Any other uses that would be similar in nature and impact and compatible with the uses permitted above, as determined by the Director of Community Development.

4.2 R-TH (Residential - Townhome / S. F. Attached – 6.0 / 8.0 DU/Ac.)

A. Intent

The intent for Townhome Residential is to create developments that are diverse and unique and offer creative site planning solutions for attached product types which add diversity to the Castle Oaks Community. Townhome Residential may offer a variety of unit types with varying building characteristics including single family attached in two, three, and four-plex configurations and townhomes.

Townhome residential can be served by private drives, have common walls or attached dwellings, provide increased open space, have maintenance provided by a Homeowner's Association (HOA), and reduce pavement and utility lengths.

Specific design criteria / setbacks for this use area shall be established at the time of Final PD Site Plan.

B. Permitted Uses

1. Attached single family dwelling units including but not limited to such development types as townhomes, two, three and four-plex buildings,

along with common area and elements available for common use by the residents.

2. All uses permitted in the Single Family Residential Use Areas (R-SF).
3. Local and collector roadways, either public or private.
4. Private recreational and park uses, and facilities including, but not limited to, tennis courts; swimming pools; and jogging, riding and bike trails.
5. Temporary residential sales offices; construction offices, trailers and storage areas; and model home complexes.
6. Community information center and kiosks.
7. Utilities and appurtenant facilities.
8. Signage, as provided by the Town of Castle Rock Municipal Code.

C. Accessory Uses (permitted only in conjunction with a use by right)

1. Attached or detached private garages.
2. Home occupations.
3. Off-street parking.
4. Open spaces and ponds, to include storm water drainage detention areas.

D. Uses Permitted by Special Review

1. Churches and other religious institutions.
2. Day care centers including in-home day care.
3. Public and quasi-public facilities.
4. Any other uses that would be similar in nature and impact and compatible with the uses permitted above, as determined by the Director of Community Development.

4.3 R-TH/SF (Residential – Townhome / S.F. Detached – 5.0 DU/Ac)

1. The intent for townhome / single family detached residential is to provide for cluster single family detached homes where all exterior yard (excluding private patio) and open space shall be maintained by a mandatory homeowners association.

2. Up to three homes may be shared by a private drive, _____ in width, but the specification for the construction of these driveways shall meet all Castle Rock requirements with respect to pavement and base course depth.
3. Permitted uses shall be the same as those indicated in the R-TH Zone, except all units may be detached.
4. All uses in the Single Family (R-SF) zone

4.3 R-MF (Residential - Multi-family / Retirement Village – 15.0 DU/Ac.)

A. Permitted Uses

1. *Assisted Living*
 - a. Multi-story assisted living and/or nursing home facility offering personalized assistance, supportive services and health care in a professionally managed group living environment. The facility shall include private living quarters as well as centralized care and common areas. Dietary services, housekeeping and laundry services, personal care, medication assistance, nursing services and social and recreational activities shall be provided to the residents.
2. *Independent Living*
 - a. These units shall be age restricted with all residents being at least 55 years of age.
 - b. Single family detached dwellings
 - c. Single family attached dwellings including two, three, and four-plex buildings and townhomes.
 - d. Multi-story structures
3. Multi-level attached one family dwellings, along with common area and elements available for common use by the residents.
4. All uses permitted in the Single Family (R-SF) and Townhome (R-TH; R-TH/SF) zones.
5. Local and collector roadways, either public or private.
6. Private recreational and park uses, and facilities including, but not limited to, tennis courts; swimming pools; and jogging, riding and bike trails.
7. Temporary residential sales offices; construction offices, trailers and storage areas; and model home complexes.
8. Community information center and kiosks.

9. Utilities and appurtenant facilities.
 10. Signage, as provided by the Town of Castle Rock Code.
- B. Accessory Uses (permitted only in conjunction with a use by right)**
1. Home occupations
 2. Off-street parking
 3. Open spaces and ponds, to include storm water drainage detention areas.
- C. Use Permitted by Special Review**
1. Churches and other religious institutions.
 2. Day Care Centers including in-home day care.
 3. Public and quasi-public facilities.
 4. Any other uses that would be similar in nature and impact and compatible with the uses permitted above, as determined by the Director of Community Development.

4.4 R-MF (Multi-Family – 16.0 / 18.0 DU/Ac.)

A. Permitted Uses

1. Multi-Family shall consist of multi-level attached one family dwellings, along with common area and elements available for common use by the residents.
2. All uses permitted in the Single Family (R-SF) and Townhome (R-TH, R-TH/SF) zones.
3. Local and collector roadways, either public or private.
4. Private recreational and park uses, and facilities including, but not limited to, tennis courts; swimming pools; and jogging, riding and bike trails.
5. Temporary residential sales offices; construction offices, trailers and storage areas; and model home complexes.
6. Community information center and kiosks.

7. Utilities and appurtenant facilities.
8. Signage, as provided by the Town of Castle Rock Code.
- B. Accessory Uses** (permitted only in conjunction with a use by right)
 1. Home occupations
 2. Off-street parking
 3. Open spaces and ponds, to include storm water drainage detention areas.
- C. Use Permitted by Special Review**
 1. Churches and other religious institutions.
 2. Day Care Centers including in-home day care.
 3. Public and quasi-public facilities.
 4. Any other uses that would be similar in nature and impact and compatible with the uses permitted above, as determined by the Director of Community Development.

4.5 I-B (Integrated Business / Commercial)

A. Intent

This district is established for the purpose of providing for the retailing of consumer goods and the provision of services to consumers.

B. Permitted Uses

Uses permitted in the Integrated Business District (I-B) shall be as follows:

1. Automobile parking lots.
2. Automobile repair garage and/or convenience service station provided that wrecked, junked or abandoned motor vehicles shall not be stored on the property;
3. Automobile sales and service
4. Bakery; up to twenty percent (20%) wholesale;
5. Banks/financial institutions;
6. Catering services;
7. Clinics;
8. Clubs, lodges and service organizations;

9. Confectionery shop;
10. Fine arts gallery and/or fine arts studio;
11. Government and public facilities;
12. Hospital / Health Care Park;
13. Hotel/motel;
14. Indoor/outdoor recreation facilities;
15. Laboratory except those which involve any hazardous process or emit noxious noise, dust and odor;
16. Laundry, coin-operated; collection station;
17. Museum;
18. Offices;
19. Personal service shops, such as barber, beauty parlor;
20. Pharmacy;
21. Post office;
22. Printing/copy shops;
23. Private/public schools;
24. Public utilities;
25. Repair, rental, service of any item retailed in the I-B district;
26. Restaurants, cafes and other places serving food and beverages;
27. Retail business stores;
28. Supermarket
29. Studios, including television and radio broadcasting stations, but excluding antenna towers and microwave dishes;
30. Tailoring;
31. Theaters;
32. Upholstering;
33. Utilities Offices;
34. Accessory uses (see Town Code Section 17.64.150). (Ord. No. 86.13 Section 1 (part) 1986

C. Uses Permitted by Special Review

Uses permitted by special review in the I-B district shall be as follows:

1. Ambulance Service;
2. Caretaker's residence;
3. Child care centers;
4. Churches, synagogues, places of worship;
5. Small animal clinics;
6. Mortuary;
7. Radio and television antenna towers; and
8. Single-family and multi-family dwellings.

All uses by special review shall meet the requirements of Town Code Chapter 17.72. (Ord. No. 86.13 Section 1 (part), 1986)

4.6 Open Space Use Areas

A. Definitions

1. OSP: Land proposed to meet the PD open space requirements and proposed to be held in private ownership.
2. OSD: Land proposed to the PD Open Space requirements and proposed to be dedicated to the Town of Castle Rock for public use.
3. PLD: Land proposed to be dedicated to meet the land dedication requirements of the subdivision code of the Town.

B. Permitted Uses

1. Parks, schools and other public uses; active and passive recreation activities; preservation of land for public purposes; and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.

SECTION V DEVELOPMENT STANDARDS

5.1 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 modified by the following subsections.

**5.3 Non-Residential Development Standards
Integrated Business – (I-B)**

DEVELOPMENT STANDARDS	(I-B)
Maximum Floor Area Ratio (F.A.R.)	0.35
Minimum Setbacks (building & parking)	--
Front – from Highway 86	60 feet
Front – from internal collector road	40 feet
Side/rear from property boundary	20 feet
Maximum Building Height	60 feet
Maximum Building Coverage	35%

A. Architectural Standards (I-B)

1. In order to ensure an architecturally compatible and unified development, the type and design of each building, now or in the future, shall be of first quality construction and architecturally designed so that its exterior elevation (including signs) and color will be structurally and aesthetically compatible and harmonious with all other buildings within the Castle Oaks PD.
2. Prior to construction of any building or modification of same, an Architectural Review Committee (ARC) must first review and approve appearance and character of said building(s).

B. Common Area – (I-B)

1. The Common Area is hereby reserved for the sole and exclusive use of the Owners, Occupants and their Permittees. The Common Area may be used for vehicular driving and parking areas, pedestrian traffic, directional signs, walkways, perimeter walls, retaining walls, fences, parking lot lighting, utilities, landscaping and for the other uses specified herein.
2. Unless otherwise authorized in writing by the ARC, no building or structures shall be placed or constructed on the Common Area except project entry, marketing and directional signs, paving, bumper guards, parking curbs, landscape planters, lighting fixtures, perimeter walls and fences, utility pads, sidewalks, retaining walls and to the extent that they do not impede access to the rear or sides of buildings, trash enclosures (with all trash being hidden from view from the parking areas).
3. The Common Area shall be constructed in accordance with the Development Agreement and the PD Site Plan and shall be kept and maintained as provided for in a Common Area Maintenance Agreement (CAMA).

4. The sizes and arrangements of the Common Area improvements, including without limitation, access and service drives, striping, traffic directional indicators, signs, concrete bumpers, parking lot lighting, perimeter wall and fences, retaining walls and landscaped areas together with the necessary planning may not be changed without the written approval of the consenting owners.
5. No access lane or parking area on the site shall be altered without the consent of the Owner(s).

5.4 Private Recreational Facility, Public Parks and Open Space Development Standards

A.	Minimum Lot Size:	40,000 sq.ft.
B.	Maximum Building Height:	35 feet
C.	Minimum Setbacks:	
1.	Minimum front setback for structures:	25 feet
2.	Minimum side setback for structure:	15 feet
3.	Minimum rear setback for structure:	20 feet
4.	Minimum setback for parking:	15 feet

5.5 Fencing Standards

Perimeter fencing will be permitted within the PD as follows:

- A. Perimeter fencing, constructed of masonry or wood or other acceptable materials, shall be permitted provided such fencing is in conformance with applicable Town of Castle Rock Zoning Regulations at the time of Final Site Plan approval and must conform with the design guidelines established for Castle Oaks. Said fences may be used for the purposes of providing project identification, earth retaining, property delineation along right-of-way and ownership lines, and visual screening of proposed development such as parking areas.
- B. Fences, walls or hedges shall be allowed within the building setbacks, on private land. A building permit is required for any retaining wall greater than four (4) feet in height.
- C. Chain link fencing, barbed or above ground electrically charged wire is prohibited.

5.6 Lighting Standards

Exterior lighting will be permitted within the PD as follows:

- A. In residential areas, no exterior lights of any sort may be erected, placed installed or otherwise incorporated into the property, adjacent road right-of-way or 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. This standard is not intended to apply to public street lighting.

- B. Lighting will be permitted at each of the primary entry areas with the purpose of illuminating the entry signage and associated entry features, such as entry walls, entryway landscaping, etc. Lighting is to be in conformance with applicable Town of Castle Rock Zoning Regulations at the time of approval of the Final Site Plan.
- C. Exterior lighting designs for individual business establishments shall be reviewed and approved by an Architectural Review Committee. Such lighting shall be in conformance with applicable Town of Castle Rock Zoning Regulations at the time of approval of the Final Site Plan.
- D. Lighting shall be permitted in the parking areas to illuminate vehicular and pedestrian traffic movement.
- E. Landscape accent lighting shall be permitted in all areas of the PD to the extent that it is in conformance with applicable Town of Castle Rock Zoning Regulations at the time of approval of the Final Site Plan and is approved by an Architectural Review Committee.

SECTION VI TEMPORARY USES

6.1 Temporary Uses

- A. Single family, townhome, multi-family and/or model home complexes may be used as models and/or sales and information offices in those Use Areas where they are a permitted use. Provided, however, that the use will cease within 120 days after all similar dwelling units have been rented, leased, or sold.
- B. Construction offices and material storage shall be permitted in all Use Areas during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area.
- C. Mobile sales and information units provided that:
 - 1. Such temporary structure is located within a final plat.
 - 2. Sales are limited to those units within the subdivision in which the temporary office is located.
 - 3. Adequate access, parking, and sanitary facilities are provided.
 - 4. No such unit shall remain more than 120 days after the last lot or unit is sold in this subdivision.

**SECTION VII
PRELIMINARY PLATS AND FINAL PLANNED DEVELOPMENT SITE PLANS**

7.1 Submission of Final PD Site Plans and Plats and Additional Information

Following approval of the preliminary PD Site Plan, the property owners shall submit a Preliminary Plat or a combined Preliminary Plat / Final PD Site Plan for all or any portion or portions of the general use areas that are ready for development. No building permit will be issued until a Final PD Site Plan and Final Subdivision Plat have been approved for the property by the Town Council and duly recorded.

**SECTION VIII
TRANSITIONAL USE**

- 8.1** After approval of the Preliminary Site Plan incorporated herein by reference, any portion of the property described above which has not been subject to a Final PD may be used for agricultural purposes. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, and buildings accessory to these uses. In no event shall commercial feed yards, poultry, or hog farms be permitted.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan for such area or areas has been approved. Provided, however, that the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final PD Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed area(s).

**SECTION IX
SEVERABILITY OF PROVISIONS**

- 9.1** In the event that any provisions 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.