

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC98105515

DATE: 12-21-98

TIME: 12:57

FEE: \$ 60⁰⁰ (6 Pages)

GRANTOR: DSSD, LLC
(OWNER/SIGNER)

GRANTEE: Castlewood Ranch PD
(SUBDIVISION NAME OR NAME OF PLAT)
An Amendment to Founders Village
Amended Planning Unit
Development

LEGAL: 8-9+12, 8, 66

(SECTION-TOWNSHIP-RANGE)

CASTLEWOOD RANCH PD AN AMENDMENT TO FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S 00°17'16" E.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, S 00°17'16" E, A DISTANCE OF 1325.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 17, S 00°20'51" E, A DISTANCE OF 1325.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 17, S 00°18'55" E, A DISTANCE OF 2650.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S 89°24'56" W, A DISTANCE OF 2003.80 FEET; THENCE N 26°59'48" W, A DISTANCE OF 1477.06 FEET; THENCE N 03°23'59" W, A DISTANCE OF 2.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, S 89°25'40" W, A DISTANCE OF 1330.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, N 00°25'21" W, A DISTANCE OF 1325.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17, S 89°23'13" W, A DISTANCE OF 830.07 FEET; THENCE ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N 00°23'36" W, A DISTANCE OF 250.01 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17, S 89°23'13" W, A DISTANCE OF 469.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF RIDGE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY OF RIDGE ROAD, SAID LINE BEING PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N 00°23'36" W, A DISTANCE OF 963.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.99 FEET, A CENTRAL ANGLE OF 30°43'54", AND A LENGTH OF 144.81 FEET; THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°35'20", AND A LENGTH OF 33.37 FEET TO A POINT ON BOULEVARD THE FOLLOWING 4 COURSES:

1. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 892.47 FEET, A CENTRAL ANGLE OF 59°04'15", AND AN ARC LENGTH OF 920.12 FEET;
2. N 66°51'29" E, A DISTANCE OF 256.01 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3142.38 FEET, A CENTRAL ANGLE OF 16°48'59" AND AN ARC LENGTH OF 922.29 FEET;
4. N 50°02'30" E, A DISTANCE OF 548.26 FEET TO A POINT ON THE WESTERLY LINE OF A 225.00 FEET WIDE PUBLIC SERVICE COMPANY EASEMENT.

THENCE ALONG SAID WESTERLY EASEMENT LINE, N 24°42'16" W, A DISTANCE OF 556.17 FEET; THENCE N 44°15'11" E, A DISTANCE OF 498.72 FEET; THENCE N 36°21'55" E, A DISTANCE OF 612.21 FEET; THENCE N 28°05'51" E, A DISTANCE OF 461.24 FEET; THENCE N 27°22'05" E, A DISTANCE OF 68.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, N 89°11'47" E, A DISTANCE OF 2171.40 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE ALONG THE WEST LINE OF SAID SECTION 9, N 00°43'50" W, A DISTANCE OF 1340.85 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 9, N 00°42'02" W, A DISTANCE OF 1341.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, N 89°45'32" E, A DISTANCE OF 2652.25 FEET TO THE NORTHEAST CORNER SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, S 00°25'22" E, A DISTANCE OF 1331.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N 89°33'49" E, A DISTANCE OF 1318.03 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, S 00°28'52" E, A DISTANCE OF 2638.47 FEET TO THE SOUTHEAST QUARTER CORNER OF SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, S 88°55'15" W, A DISTANCE OF 1318.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 9, S 88°56'46" W, A DISTANCE OF 2635.32 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING THREE PARCELS:

MIKELSON NO. 4 WELL FIELD

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE S 66°39'44" W, A DISTANCE OF 1251.91 FEET TO THE POINT OF BEGINNING;

THENCE S 00°35'04" E, A DISTANCE OF 150.00 FEET;

THENCE S 89°24'56" W, A DISTANCE OF 300.00 FEET;

THENCE N 00°35'04" W, A DISTANCE OF 150.00 FEET;

THENCE N 89°24'56" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 45,000 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

MIKELSON NO. 2 WELL FIELD

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE N 57°36'29" W, A DISTANCE OF 768.15 FEET TO THE POINT OF BEGINNING;

THENCE S 89°24'44" W, A DISTANCE OF 300.00 FEET;

THENCE N 00°35'16" W, A DISTANCE OF 150.00 FEET;

THENCE N 89°24'44" E, A DISTANCE OF 300.00 FEET;

THENCE S 00°35'16" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 45,000 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

MIKELSON NO. 3 WELL FIELD

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE N 45°03'02" E, A DISTANCE OF 2484.23 FEET TO THE POINT OF BEGINNING;

THENCE N 01°03'14" W, A DISTANCE OF 150.00 FEET;

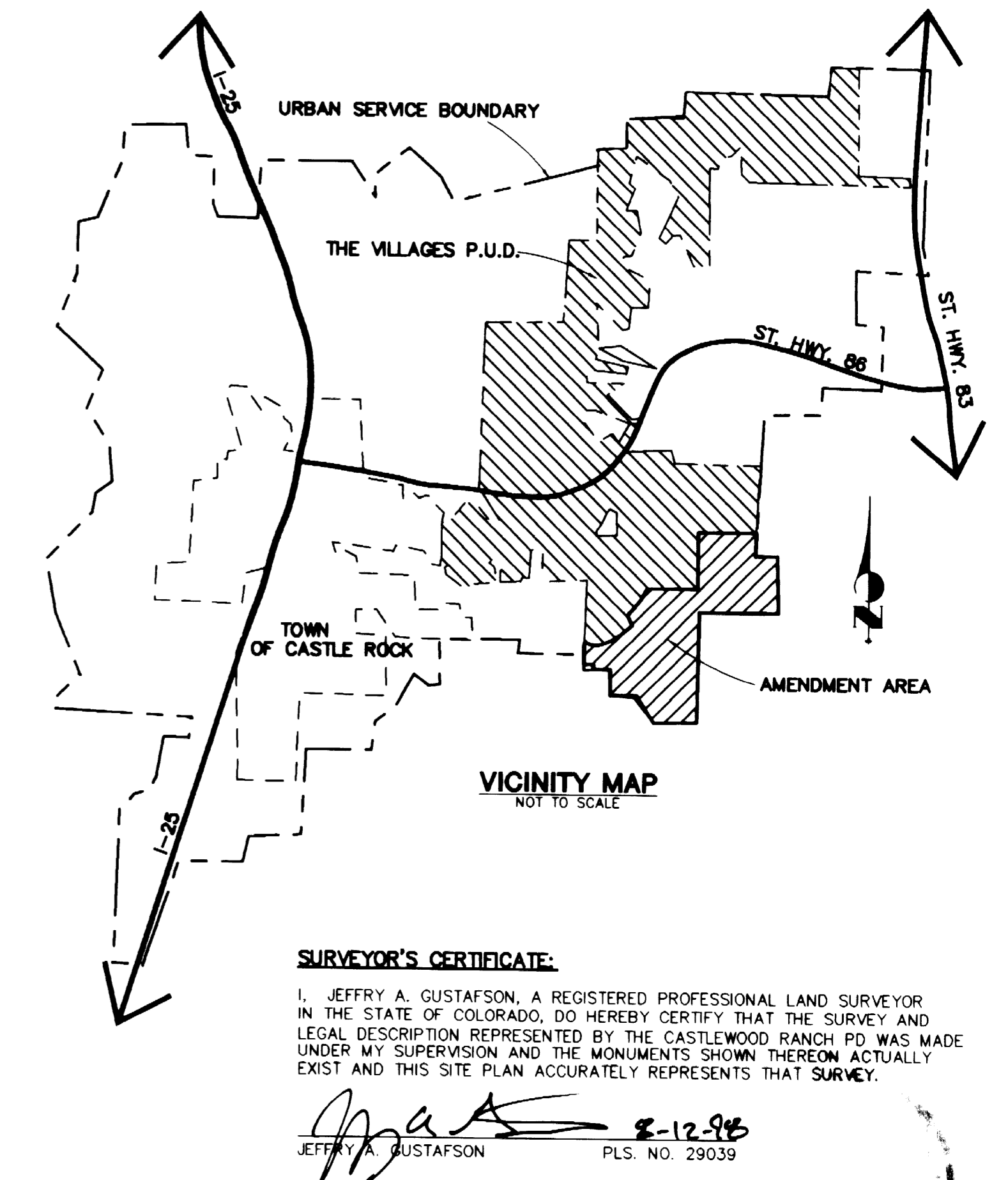
THENCE N 88°56'46" E, A DISTANCE OF 300.00 FEET;

THENCE S 01°03'14" E, A DISTANCE OF 150.00 FEET;

THENCE S 88°56'46" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 45,000 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

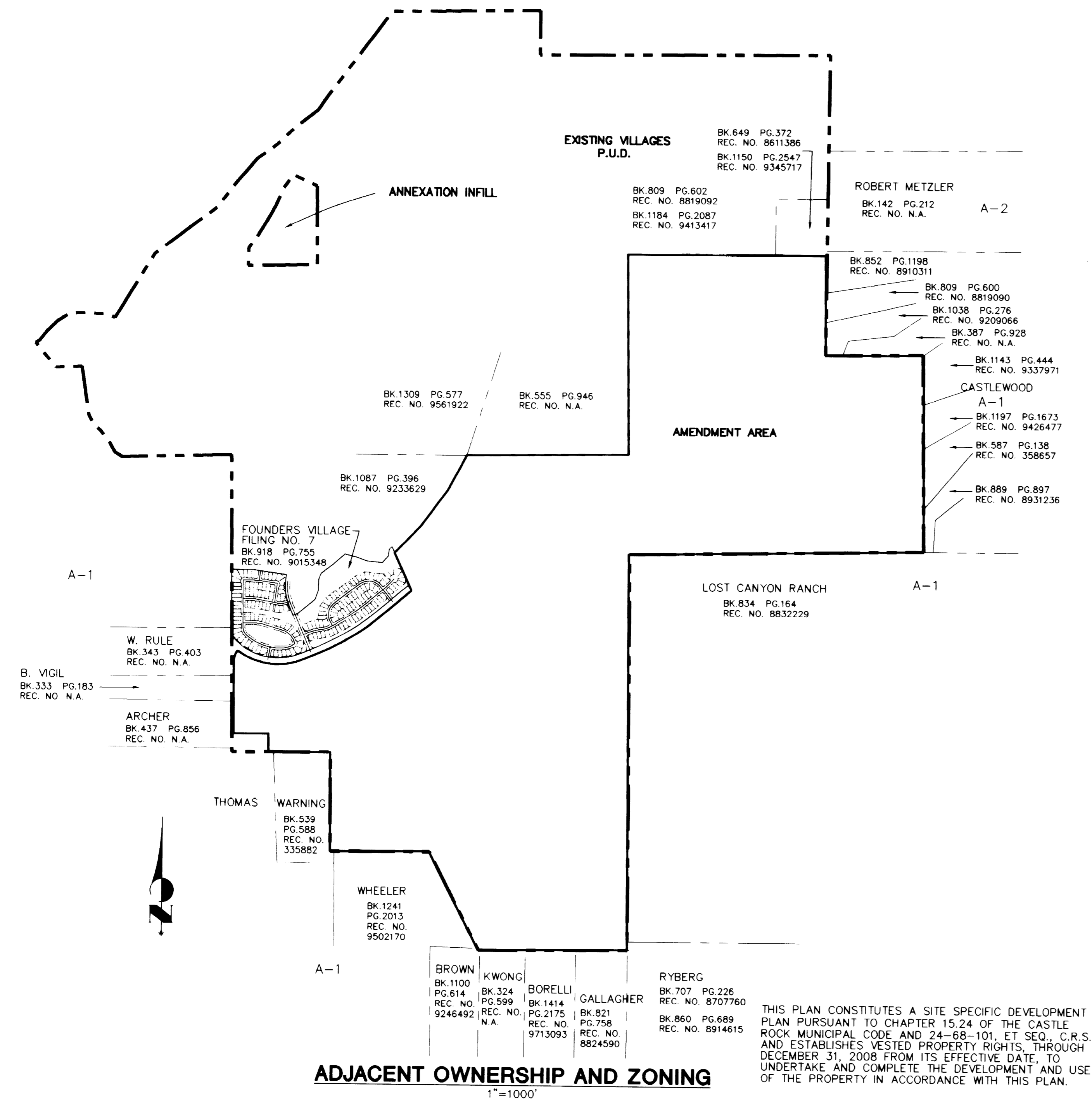
THE TOTAL AREA OF THE PARCEL HEREIN DESCRIBED EXCLUDING THE THREE EXCEPTION PARCELS IS 37,010.055 SQUARE FEET OR 849.634 ACRES OF LAND, MORE OR LESS.



SURVEYOR'S CERTIFICATE:

I, JEFFRY A. GUSTAFSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CASTLEWOOD RANCH PD WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jeffrey A. Gustafson 8-12-98
JEFFRY A. GUSTAFSON PLS. NO. 29039



ADJACENT OWNERSHIP AND ZONING
1"=1000'

INDEX OF DRAWINGS

SHEET	TITLE
1 OF 6	Cover Sheet and Adjacent Ownership Map
2 OF 6	Amended P.U.D.
3 OF 6	May 1994 Amended P.U.D. (Current Approved Plan)
4 OF 6	Phasing Plan
5 OF 6	Phasing Plan
6 OF 6	Overall Utility Plan

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS, THROUGH DECEMBER 31, 2008 FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 1A IN 1A BOOK AT PAGE 1A DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

None

MORTGAGEE/LIENHOLDER

SIGNED THIS 19th DAY OF Dec., 1998

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
(SS)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PRELIMINARY PD PLAN WAS FILED IN MY OFFICE ON THE 21 DAY OF Dec., 1998 AT 10:10 O'CLOCK P. M. AND WAS RECORDED UNDER RECEPTION NUMBER 44705515

Richard D. ...
DOUGLAS COUNTY CLERK AND RECORDER

TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR CASTLEWOOD RANCH PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 8th DAY OF Dec., 1998.

Chairman 12/7/98
CHAIRMAN DATE

SE: Colly A. Mues 12/17/98
PLANNING DIRECTOR/Town Clerk DATE

TOWN COUNCIL APPROVAL:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR CASTLEWOOD RANCH PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF JUNE, 1998.

Mayor 12/18/98
MAYOR DATE

Town Clerk 12/18/98
TOWN CLERK DATE

TITLE CERTIFICATION:

Richard D. ... AN AUTHORIZED REPRESENTATIVE OF National Title Ins. Co., 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 15th DAY OF September, 1998

Richard D. ...
AUTHORIZED REPRESENTATIVE
National Title Ins. Co.
TITLE INSURANCE COMPANY

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CASTLEWOOD RANCH PD IN THE TOWN OF CASTLE ROCK.

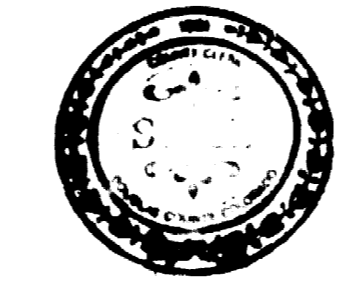
Adale M. ...
DSSD, LLC

SIGNED THIS 27th DAY OF August, 1998

An Amendment To Founders Village Amended P.U.D.

THE VILLAGES at CASTLE ROCK

Planned Unit Development
Preliminary Site Plan (amended December 1996)

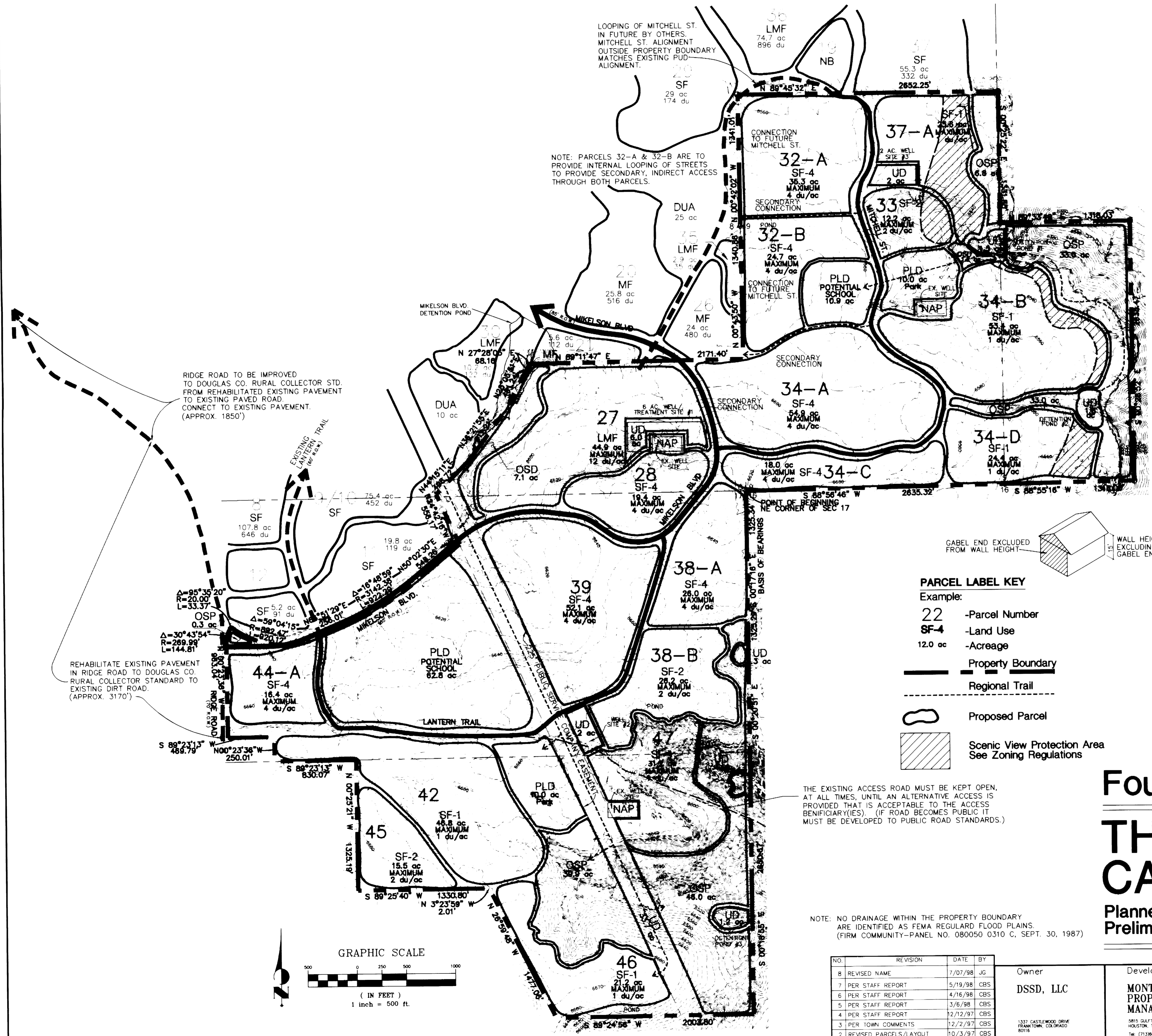


NO.	REVISION	DATE	BY
8	REVISED NAME	7/07/98	JG
7	PER STAFF REPORT	5/19/98	CBS
6	PER STAFF REPORT	4/16/98	CBS
5	PER STAFF REPORT	3/6/98	CBS
4	PER STAFF REPORT	12/12/97	CBS
3	PER TOWN COMMENTS	12/2/97	CBS
2	REVISED PARCELS/LAYOUT	10/3/97	CBS
1	PER TOWN COMMENTS	6/18/97	CBS

Owner DSSD, LLC <small>1337 CASTLEWOOD DRIVE FRANKTON, COLORADO 80116</small>	Developer MONTEP PROPERTY MANAGEMENT <small>5615 GULFVIEW DR. HOUSTON, TEXAS 77061 Tel: (713)860-3021</small>	Engineering P. R. FLETCHER & ASSOCIATES, INC. <small>Civil, Engineering, Land Survey and Construction Management 2136 SOUTH CHERRY STREET, SUITE 210 DENVER, CO 80202 (303)736-4008 Fax: (303)736-4828</small>	Planning BERNARD LASH & ASSOCIATES <small>Planning and Development Consultants 6 West Ivy Creek Circle, Suite 201 Littleton, CO 80120 (303)795-9433</small>	COVER SHEET & ADJACENT OWNERSHIP MAP	
CAD OPR CBS	JOB # 802	DATE 12/19/96	SHEET NO. 1 OF 6		

CASTLEWOOD RANCH PD AN AMENDMENT TO FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Amended P.U.D.

Land Use	LAND USE SUMMARY				
	Proposed Acreage	Proposed Dwelling Units	Proposed % of Site Acreage	Existing Acreage	Existing Dwelling Units
SF Single Family 6 du/ac	-	-	-	284.6	1704
SF-1 Single Family 1 du/ac	202.6	TBD	23.9	-	-
SF-2 Single Family 2 du/ac	53.9	TBD	6.3	-	-
SF-4 Single Family 4 du/ac	246.8	TBD	29.0	165.3	660
LMF Multi-Family 12 du/ac	43.4	TBD	5.2	47.1	564
MF Multi-Family 20 du/ac	-	-	-	47.0	940
DUA Dedicated Use Area	NA	NA	-	260.6	-
UD Utility Dedication	48.9	-	5.6	-	-
PLD Public Land Dedication	93.7	-	11.1	-	-
OSD Open Space Dedication To Town	8.3	-	1.0	-	-
OSP Open Space Dedication - Private	126.0	-	14.8	-	-
IB Integrated Business	-	-	-	-	-
Proposed Street	26.1	-	3.1	30.0	-
TOTAL	849.7*	1300**	100	852.7	3868

* OVERALL ACERAGE IS REDUCED BY 3.0 ACRES TO ACCOUNT FOR EXISTING WELL SITES WHICH ARE NOT A PART OF THIS PUD AMENDMENT.
** THE PROPOSED NUMBER OF DWELLING UNITS IS RESTRICTED TO 1300 DUE TO SANITARY SEWER CAPACITY. THE DEVELOPMENT PARCELS MAY BE DEVELOPED TO EACH PARCELS MAXIMUM NUMBER OF DWELLING UNITS NOT TO EXCEED 1300 DU TOTAL. USE AREAS ARE ALLOCATED ON A FIRST COME FIRST SERVE BASIS. REMAINING LAND WITHIN THIS AMENDMENT LEFT UNDEVELOPED AFTER THE 1300 UNIT MAXIMUM IS REACHED SHALL BE DEDICATED AS DUA.

PARCEL LABEL KEY
Example:
22 -Parcel Number
SF-4 -Land Use
12.0 ac -Acreage

— Property Boundary
- - - Regional Trail
○ Proposed Parcel
▨ Scenic View Protection Area See Zoning Regulations

Gross Density 2.2 du/ac
An Amendment To
Founders Village Amended P.U.D.

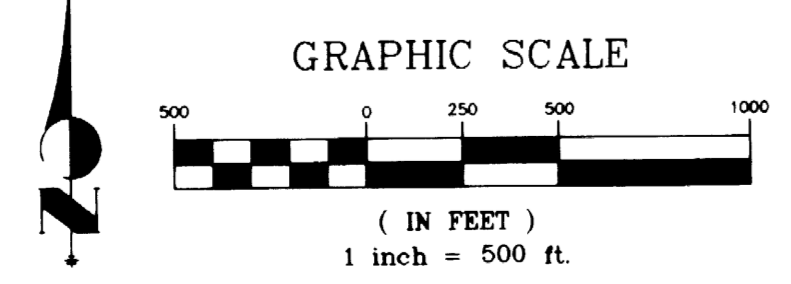
THE VILLAGES at CASTLE ROCK

Planned Unit Development
Preliminary Site Plan (amended December 1996)

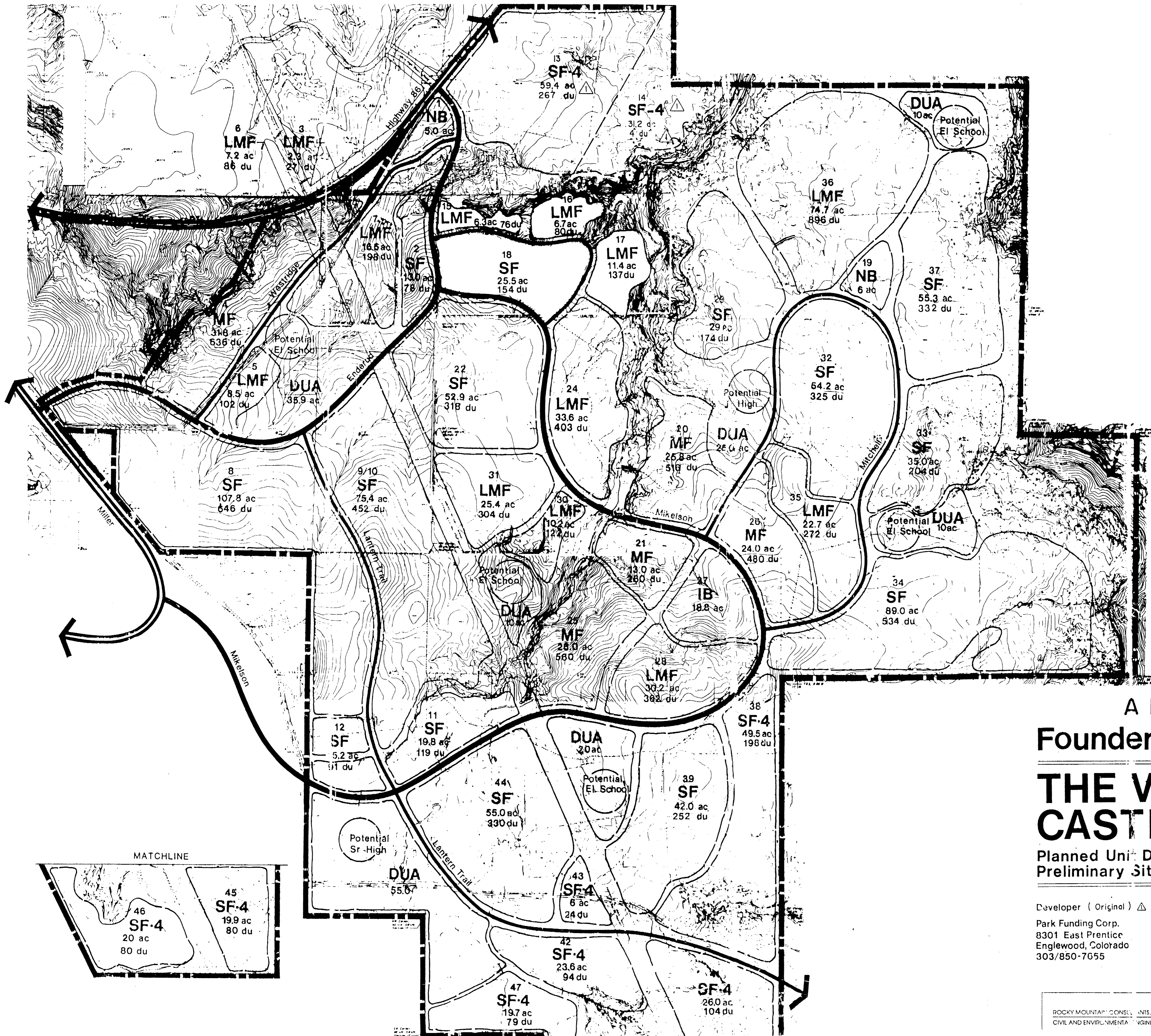
NOTE: NO DRAINAGE WITHIN THE PROPERTY BOUNDARY ARE IDENTIFIED AS FEMA REGULAR FLOOD PLAINS. (FIRM COMMUNITY-PANEL NO. 080050 0310 C, SEPT. 30, 1987)

NO.	REVISION	DATE	BY
8	REVISED NAME	7/07/98	JG
7	PER STAFF REPORT	5/19/98	CBS
6	PER STAFF REPORT	4/16/98	CBS
5	PER STAFF REPORT	3/6/98	CBS
4	PER STAFF REPORT	12/12/97	CBS
3	PER TOWN COMMENTS	12/2/97	CBS
2	REVISED PARCELS/LAYOUT	10/3/97	CBS
1	PER TOWN COMMENTS	6/18/97	CBS

Owner DSSD, LLC 1332 CASTLEWOOD DRIVE FRANKTOWN, COLORADO 80116	Developer MONTEZ PROPERTY MANAGEMENT 5815 GULFVIEW DR HOUSTON, TEXAS 77081 Tel: (713)860-3021	Engineering P.R. FLETCHER & ASSOCIATES, INC. CIVIL ENGINEERING, LAND SURVEY AND CONSTRUCTION MANAGEMENT 2135 SOUTH OAK CREEK STREET, SUITE 110 DENVER, CO 80222 (303)756-4056 FAX: (303)756-4228	Planning BERNARD LASH & ASSOCIATES Planning and Development Consultants 6 West Dry Creek Circle, Suite 201 Littleton, CO 80120 (303)798-8433	AMENDED P.U.D. CAD OPR: CBS JOB #: 802 DATE: 12/19/96 SHEET NO: 2 OF 6
--	--	---	---	--



E:\B202\PLANS\B.PUD.DWG Non Jul 27 11:02:55 1998 PR



AMENDED P.U.D.

LEGEND		LAND USE SUMMARY		
Land Use		Acreage	Dwelling Units	% of Site Acreage
SF-4	Single Family 4 du/ac	255.3	930	13.0
SF	Single Family 6 du/ac	669.1	4015	34.3
LMF	Multi-Family 12 du/ac	255.7	3068	13.1
MF	Multi-Family 20 du/ac	122.6	2452	6.3
NB	Neighborhood Business	11.0	--	0.5
IB	Integrated Business	18.8	--	1.0
DUA	Dedicated Use Area	548.5	--	28.0
—	Roads	75.0	--	3.8
NAP	Not A Part			
—	Founders Village Boundary			
—	Infill Boundary			
TOTAL		1956.0	10465	100

PARCEL LABEL KEY

Example:
 26 - Parcel Number
 MF - Land Use
 12.0 ac - Acreage
 240 du - Dwelling Units

Net Density 8.0 du/ac
 Gross Density 5.3 du/ac

MAY 1994 ADMENDMENT

A Major Modification To Founders Village Amended P.U.D.

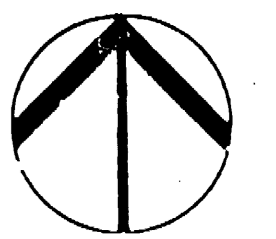
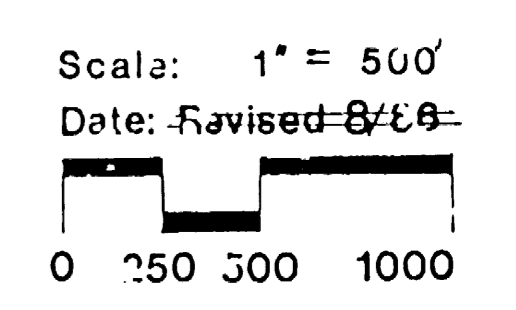
THE VILLAGES at CASTLE ROCK

Planned Unit Development
 Preliminary Site Plan (amended MAY 1994)

Developer (Original) Planning
 Park Funding Corp.
 8301 East Prentice
 Englewood, Colorado
 303/850-7655

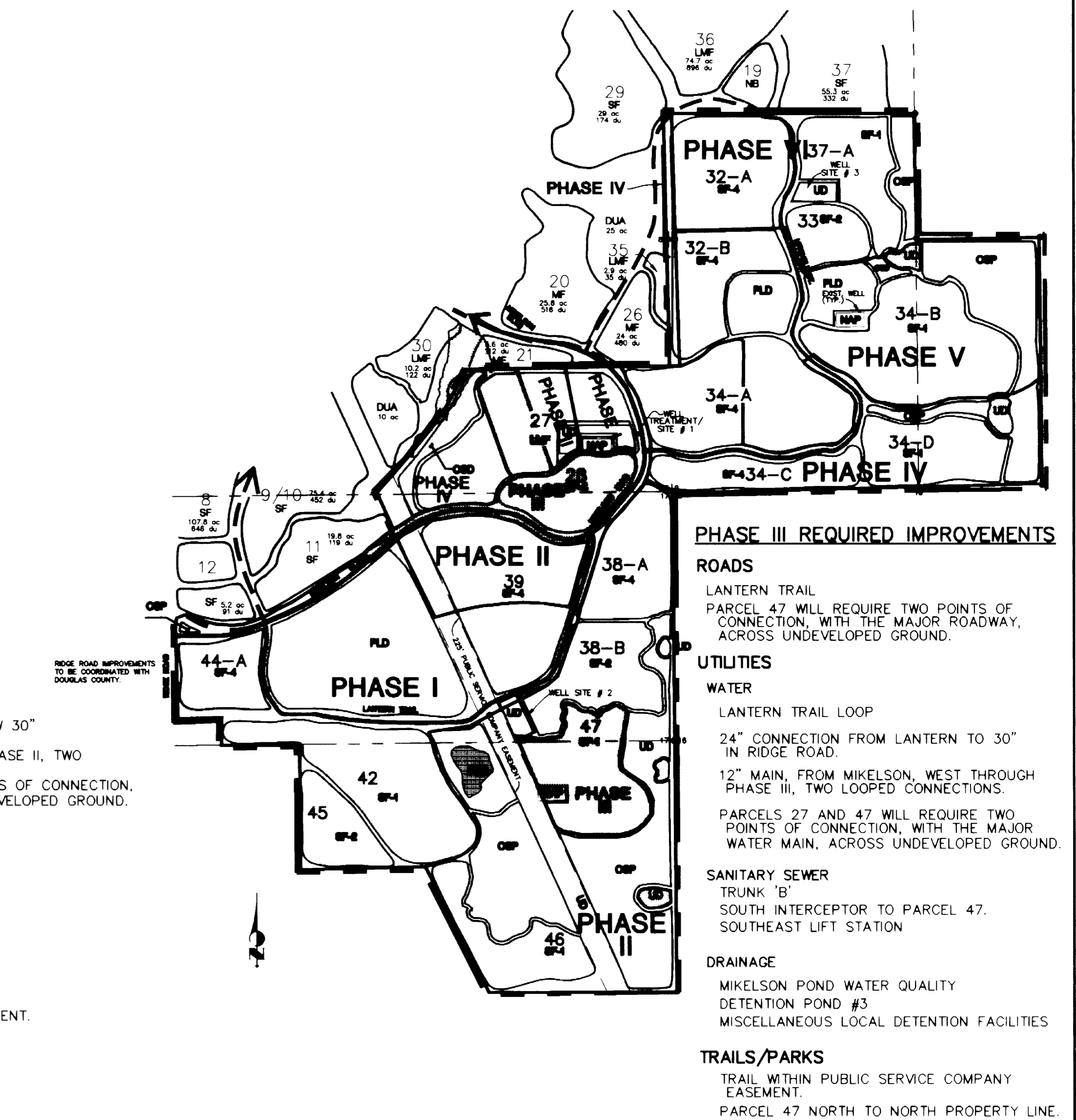
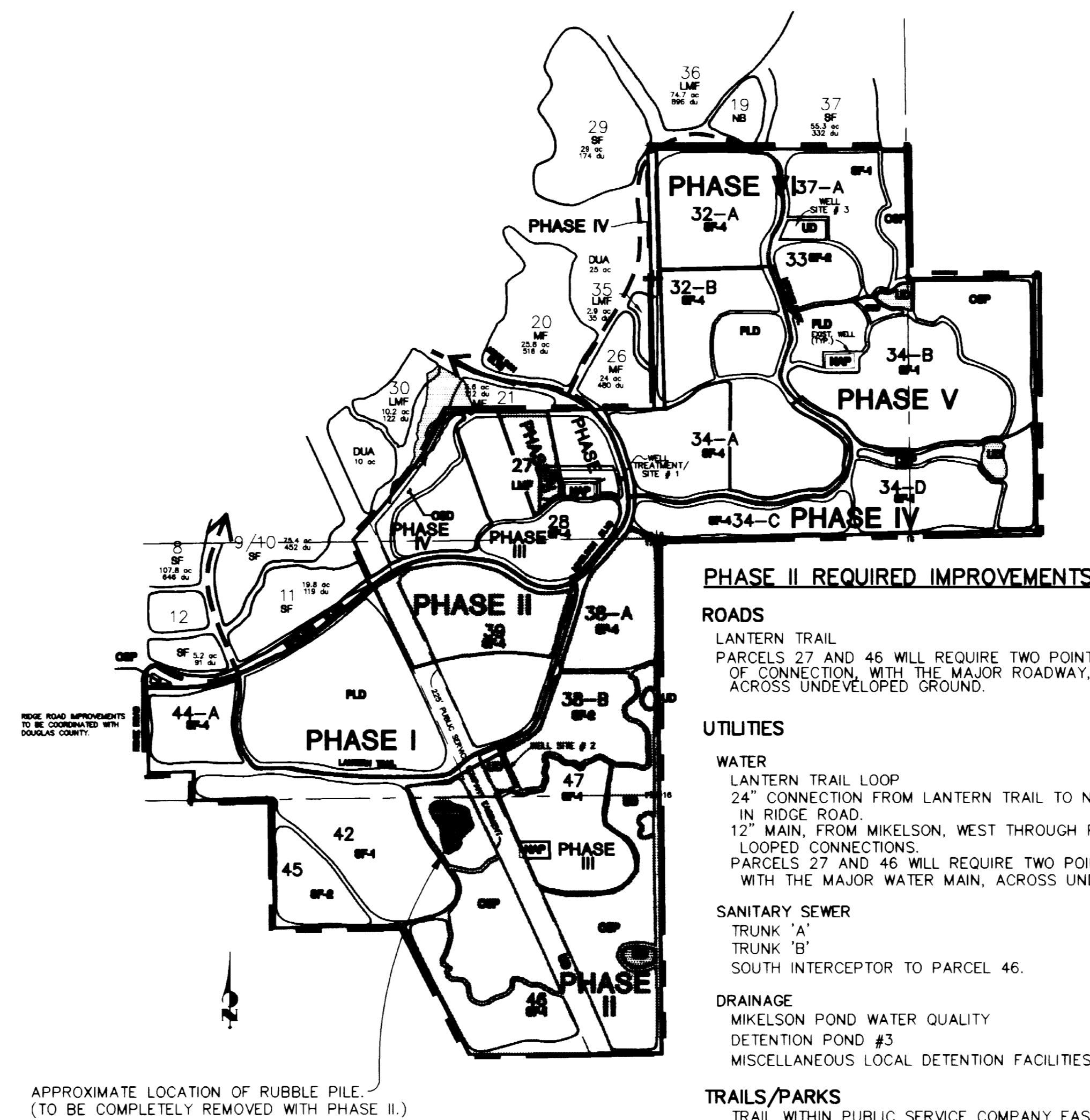
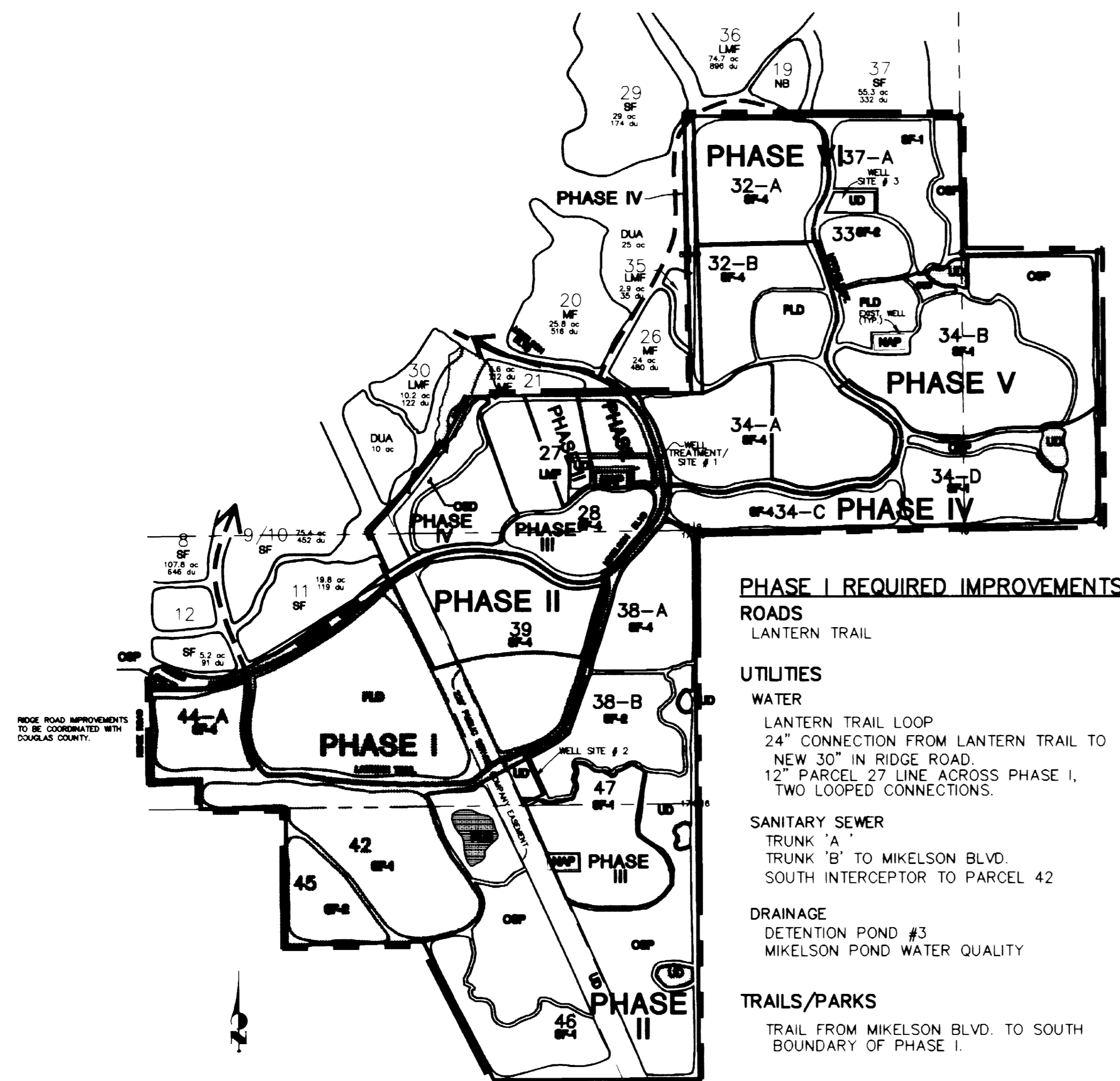


1700 E. 17TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-2400



CASTLEWOOD RANCH PD AN AMENDMENT TO FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. THE FOLLOWING IMPROVEMENTS ARE REQUIRED OF THE FIRST RECORDED PLAT, REGARDLESS OF THE PHASE NUMBER.
 1. IMPROVE RIDGE ROAD TO THE DOUGLAS COUNTY RURAL LOCAL COLLECTOR STANDARD SECTION, FROM THE EXISTING END OF PAVEMENT (NEAR ENDERUD BLVD.) TO THE SOUTHERN PROPERTY FRONTAGE.
 2. CONSTRUCT HALF OF MIKELSON BLVD. (INCLUDING CURB, GUTTER AND SIDEWALK), FROM RIDGE ROAD, TO THE EXISTING MIKELSON BLVD.
 3. DEDICATE 2 AC. WELL SITE, AS DESIGNATED BY THE TOWN.
 4. INSTALL 30" PARALLEL WATER LINE IN RIDGE ROAD PARALLEL TO EXISTING 18" WATERLINE ONLY.
 5. INSTALL WATER LINE IN MIKELSON BLVD. FROM LANTERN TRAIL, 12" AND 16" AS DESIGNATED ON THE AMENDED P.U.D.
 6. INSTALL PRV NORTH OF THE NORTH INTERSECTION OF ENDERUD BLVD. AND HOWE, ABANDONING THE EXISTING PRV IN ENDERUD BLVD.

2. **PROGRESSIVE CONTRIBUTIONS**
THESE ITEMS REQUIRE DEDICATION, CONSTRUCTION OR PROGRESSIVE FINANCIAL CONTRIBUTION DEPENDENT UPON THE TOTAL NUMBER OF LOTS OR DWELLING UNITS, AT THE TIME OF ANY FINAL PLAT.
 1. DEDICATION OF WELL AND TREATMENT PLANT SITES.
 2. INSTALLATION OF ADDITIONAL WELLS AND RAW WATER LINES.
 3. POSSIBLE INSTALLATION OF NEW TREATMENT PLANT.
 4. POSSIBLE INSTALLATION OF NEW GREEN ZONE WATER TANK.
 5. CONSTRUCT MIKELSON BLVD. TO FULL SECTION FOR THE PHASE WHICH BRINGS THE TOTAL NUMBER OF DWELLING UNITS TO 1000 OR GREATER.
3. PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.

An Amendment To Founders Village Amended P.U.D. **THE VILLAGES at CASTLE ROCK** Planned Unit Development Preliminary Site Plan (amended December 1996)

NO.	REVISION	DATE	BY
8	REVISED NAME	7/07/98	JG
7	PER STAFF REPORT	5/19/98	CBS
6	PER STAFF REPORT	4/16/98	CBS
5	PER STAFF REPORT	3/6/98	CBS
4	PER STAFF REPORT	12/12/97	CBS
3	PER TOWN COMMENTS	12/2/97	CBS
2	REVISED PARCELS/LAYOUT	10/3/97	CBS
1	PER TOWN COMMENTS	6/18/97	CBS

Owner
DSSD, LLC
1337 CASTLEWOOD DRIVE
FRANKTOWN, COLORADO
80116

Developer
MONTEY PROPERTY MANAGEMENT
5815 GULFVIEW DR
HOUSTON, TEXAS, 77061
Tel: (713)640-3021

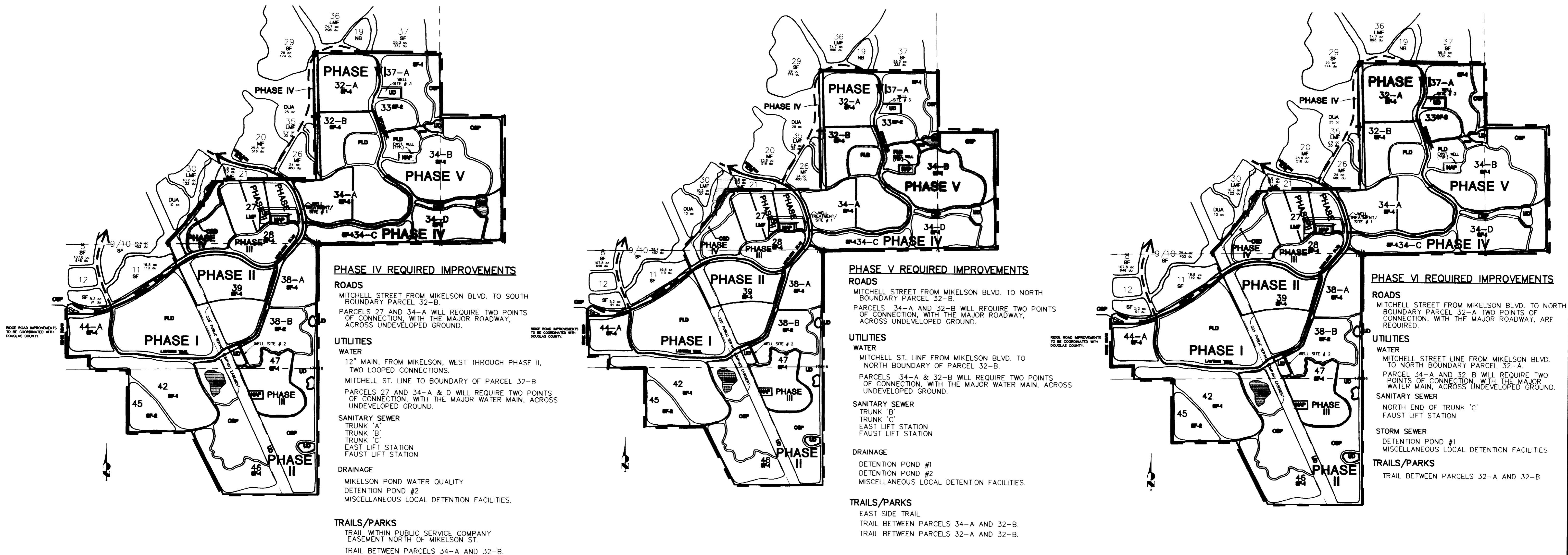
Engineering
P. R. FLETCHER & ASSOCIATES, INC.
ONE ENGINEERING AND SURVEY AND CONSTRUCTION MANAGEMENT
2138 SOUTH COUNTRY STREET, SUITE 110
DENVER, CO 80222 (303)756-4056
Fax: (303)756-4052

Planning
BERNARD LASH & ASSOCIATES
Planning and Development Consultants
6 West Dry Creek Circle, Suite 201
Littleton, CO 80120 (303)798-8433

PHASING PLAN			
CAD OPR CBS	JOB # 802	DATE 12/19/96	SHEET NO. 4 OF 6

CASTLEWOOD RANCH PD AN AMENDMENT TO FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

- THE FOLLOWING IMPROVEMENTS ARE REQUIRED OF THE FIRST RECORDED PLAT, REGARDLESS OF THE PHASE NUMBER.
 - IMPROVE RIDGE ROAD TO THE DOUGLAS COUNTY RURAL LOCAL COLLECTOR STANDARD SECTION, FROM THE EXISTING END OF PAVEMENT (NEAR ENDERUD BLVD.) TO THE SOUTHERN PROPERTY FRONTAGE.
 - CONSTRUCT HALF OF MIKELSON BLVD. (INCLUDING CURB, GUTTER AND SIDEWALK), FROM RIDGE ROAD, TO THE EXISTING MIKELSON BLVD.
 - DEDICATE 2 AC. WELL SITE, AS DESIGNATED BY THE TOWN.
 - INSTALL 30" PARALLEL WATER LINE IN RIDGE ROAD PARALLEL TO EXISTING 18" WATERLINE ONLY.
 - INSTALL WATER LINE IN MIKELSON BLVD. FROM LANTERN TRAIL, 12" AND 16" AS DESIGNATED ON THE AMENDED P.U.D.
 - INSTALL PRV NORTH OF THE NORTH INTERSECTION OF ENDERUD BLVD. AND HOWE, ABANDONING THE EXISTING PRV IN ENDERUD BLVD.
- PROGRESSIVE CONTRIBUTIONS**
THESE ITEMS REQUIRE DEDICATION, CONSTRUCTION OR PROGRESSIVE FINANCIAL CONTRIBUTION DEPENDENT UPON THE TOTAL NUMBER OF LOTS OR DWELLING UNITS, AT THE TIME OF ANY FINAL PLAT.
 - DEDICATION OF WELL AND TREATMENT PLANT SITES.
 - INSTALLATION OF ADDITIONAL WELLS AND RAW WATER LINES.
 - POSSIBLE INSTALLATION OF NEW TREATMENT PLANT.
 - POSSIBLE INSTALLATION OF NEW GREEN ZONE WATER TANK.
 - CONSTRUCT MIKELSON BLVD. TO FULL SECTION FOR THE PHASE WHICH BRINGS THE TOTAL NUMBER OF DWELLING UNITS TO 1000 OR GREATER.
- PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.

An Amendment To Founders Village Amended P.U.D.

THE VILLAGES at CASTLE ROCK

Planned Unit Development
Preliminary Site Plan (amended December 1996)

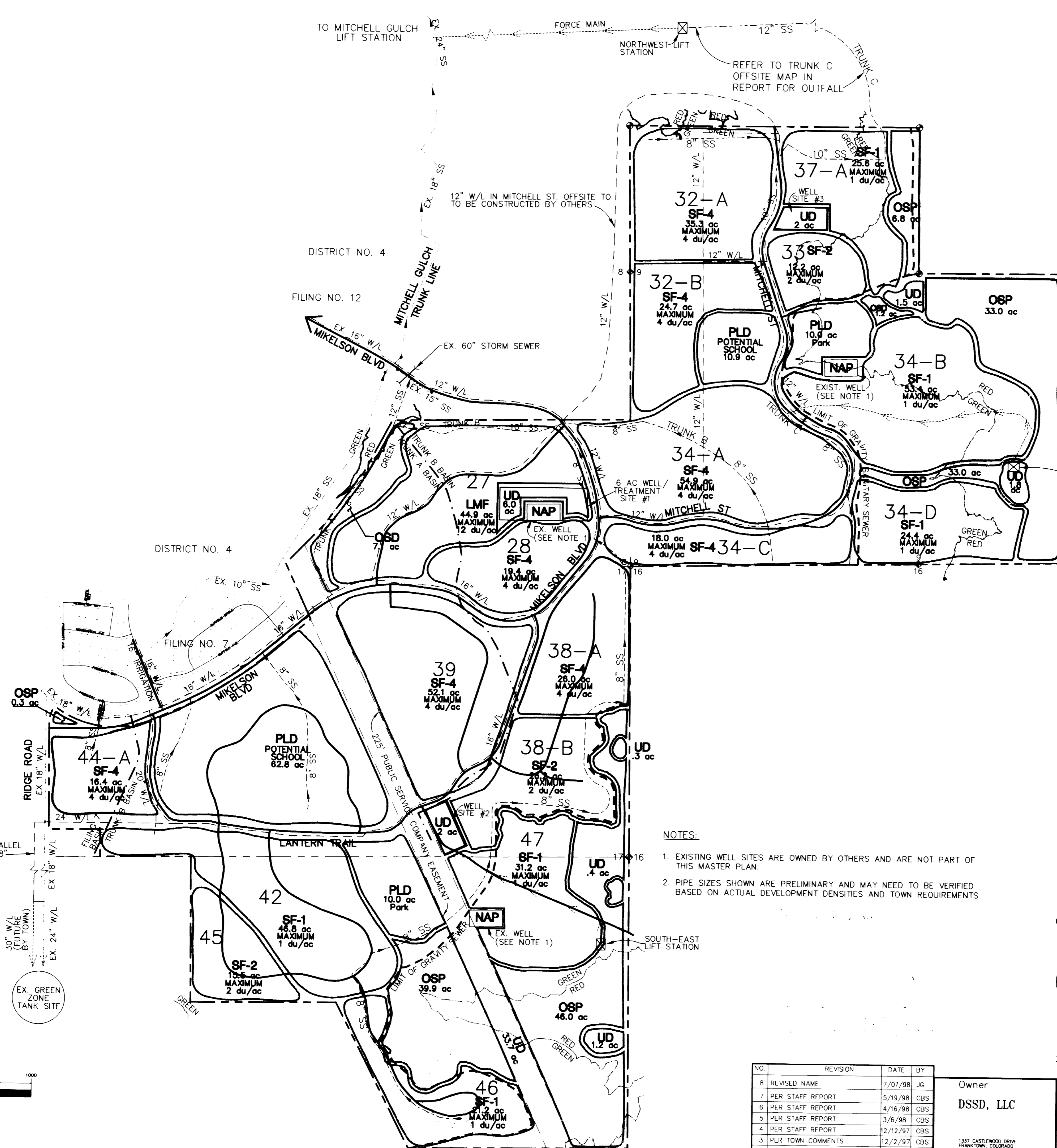
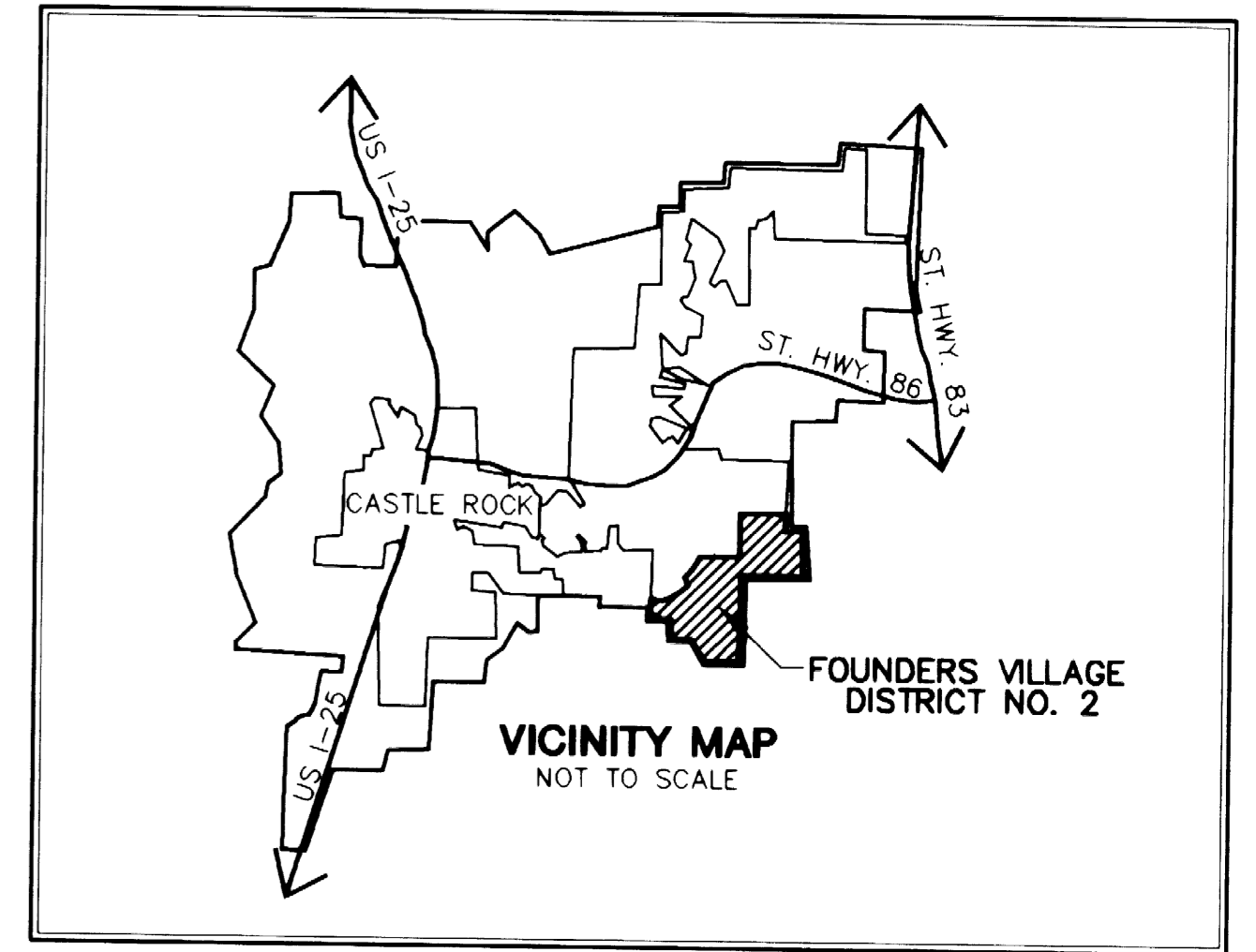
NO.	REVISION	DATE	BY	Owner	Developer	Engineering	Planning
8	REVISED NAME	7/07/98	JG	DSSD, LLC 1337 CASTLEWOOD DRIVE FRANKTOWN, COLORADO 80116	MONTEP PROPERTY MANAGEMENT 5815 GULFVIEW DR HOUSTON, TEXAS 77061 Tel: (713)860-3021	 P.R. FLETCHER & ASSOCIATES, INC. CIVIL, ENGINEERING, LAND SURVEY AND CONSTRUCTION MANAGEMENT 2100 SOUTH CHERRY STREET, SUITE 210 DENVER, CO 80222 (303)736-4000 FAX (303)736-4028	BERNARD LASH & ASSOCIATES Planning and Development Consultants 6 West Dry Creek Circle, Suite 207 Littleton, CO 80120 (303)788-8433
7	PER STAFF REPORT	5/19/98	CBS				
6	PER STAFF REPORT	4/16/98	CBS				
5	PER STAFF REPORT	3/6/98	CBS				
4	PER STAFF REPORT	12/12/97	CBS				
3	PER TOWN COMMENTS	12/2/97	CBS				
2	REVISED PARCELS/LAYOUT	10/3/97	CBS				
1	PER TOWN COMMENTS	6/18/97	CBS				

PHASING PLAN

CAD OPR: CBS
JOB #: 802
DATE: 12/19/96
SHEET NO. **5 OF 6**

CASTLEWOOD RANCH PD AN AMENDMENT TO FOUNDERS VILLAGE AMENDED PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- NOTES:**
- EXISTING WELL SITES ARE OWNED BY OTHERS AND ARE NOT PART OF THIS MASTER PLAN.
 - PIPE SIZES SHOWN ARE PRELIMINARY AND MAY NEED TO BE VERIFIED BASED ON ACTUAL DEVELOPMENT DENSITIES AND TOWN REQUIREMENTS.

- PARCEL DESIGNATION:**
- SF-1** Single Family 1 du/ac
 - SF-2** Single Family 2 du/ac
 - SF-4** Single Family 4 du/ac
 - LMF** Multi-Family 12 du/ac
 - DUA** Dedicated Use Area
 - UD** Utility Dedication
 - PLD** Public Land Dedication
 - OSD** Open Space Dedication To Town
 - OSP** Open Space Dedication Private

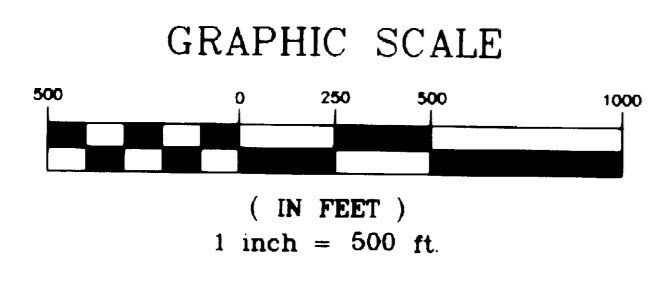
- LEGEND**
- LIMIT OF GRAVITY SANITARY SEWER
 - - - EXISTING BOUNDARY
 - PROPOSED STREET
 - PROPOSED PARCEL
 - 34-B PARCEL NUMBER
 - SF-1 PARCEL DESIGNATION
 - 60 ac PARCEL AREA
 - EXISTING 10" SAN. SEWER
 - EXISTING 12" SAN. SEWER
 - EXISTING 15" SAN. SEWER
 - EXISTING 18" SAN. SEWER
 - EXISTING 24" SAN. SEWER
 - EXISTING 16" WATER
 - EXISTING 18" WATER
 - EXISTING 24" WATER
 - PROPOSED WATER LINE
 - WATER PRESSURE ZONE
 - PROPOSED SANITARY SEWER
 - PROPOSED PRESSURE SAN. SEWER
 - SANITARY SEWER BASIN BOUNDARY

See Sheet 4 of 6 & 5 of 6
For Phasing Description

An Amendment To Founders Village Amended P.U.D.

THE VILLAGES at CASTLE ROCK

Planned Unit Development
Preliminary Site Plan (amended December 1996)



NO.	REVISION	DATE	BY
8	REVISED NAME	7/07/98	JG
7	PER STAFF REPORT	5/19/98	CBS
6	PER STAFF REPORT	4/16/98	CBS
5	PER STAFF REPORT	3/6/98	CBS
4	PER STAFF REPORT	12/12/97	CBS
3	PER TOWN COMMENTS	12/2/97	CBS
2	REVISED PARCELS/LAYOUT	10/3/97	CBS
1	PER TOWN COMMENTS	6/18/97	CBS

Owner DSSD, LLC 1357 CASTLEWOOD DRIVE FRANKTOWN, COLORADO 80116	Developer MONTEY PROPERTY MANAGEMENT 5815 GULFVIEW DR HOUSTON, TEXAS 77061 Tel: (713)660-3021	Engineering F. R. FLEICHER & ASSOCIATES, INC. CIVIL, ENGINEERING, LAND SURVEY AND CONSTRUCTION MANAGEMENT 2130 SOUTH CHERRY STREET, SUITE 210 DENVER, CO 80222 (303)736-4058 FAX: (303)736-4828	Planning BERNARD LASH & ASSOCIATES Planning and Development Consultants 6 West Dry Creek Circle, Suite 201 Littleton, CO 80120 (303)798-8433	OVERALL UTILITY PLAN
CAD OPR: CBS JOB #: 802 DATE: 12/19/96 SHEET NO.: 6 OF 6				

10
78
85

ORDINANCE NO. 98-17

98-05516 A

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY AMENDING
A PORTION OF THE VILLAGES AT CASTLE ROCK, FOUNDERS VILLAGE
AMENDED P.U.D. PRELIMINARY SITE PLAN
TO A NEW CASTLEWOOD RANCH PD
AND APPROVING THE CASTLEWOOD RANCH PD ZONING REGULATIONS AND
PRELIMINARY PD SITE PLAN; AND APPROVING A
NEW CASTLEWOOD RANCH DEVELOPMENT AGREEMENT; AND
CREATING VESTED PROPERTY RIGHTS**

WHEREAS, DSSD, L.L.C. ("Owner") has requested approval of an amendment to the Villages at Castle Rock, Founders Village Amended P.U.D. Preliminary Site Plan for the parcel described in *Exhibit 1*, attached hereto; and

WHEREAS, Owner has requested approval of the Castlewood Ranch PD zoning regulations as described in *Exhibit 2*, attached hereto; and

WHEREAS, Owner has requested approval of the Castlewood Ranch Development Agreement, recorded 12-21-98, at Reception No. 98105516; and

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

WHEREAS, the Town Council has determined it is appropriate to vest property rights in the P.U.D. Preliminary Site Plan in accordance with Chapter 15.24 of the Castle Rock Municipal Code.

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

SECTION 1. Amendment. Chapter 17 of the Castle Rock Municipal Code is hereby amended by the adoption of the Preliminary PD Site Plan titled, **Castlewood Ranch PD, an Amendment to Founders Village Amended Planned Unit Development**, amending a portion of The Villages at Castle Rock, Founders Village Amended PUD, as modified May, 1994, and as described in *Exhibit 1*.

SECTION 2. Zoning Regulation Approval. The zoning regulations as described in *Exhibit 2* and the Castlewood Ranch PD Preliminary PD Site Plan are approved.

SECTION 3. Development Agreement Approval. The Development Agreement as described in *Exhibit 3* is approved. The Mayor and other proper Town officials are hereby authorized to execute the Agreement by and on behalf of the Town of Castle Rock, Colorado.

SECTION 4. Vesting. Pursuant to 14.24 of the Castle Rock Municipal Code, the Castlewood Ranch Preliminary PD Site Plan is vested until December 31, 2008.

SECTION 5. 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 6. 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.

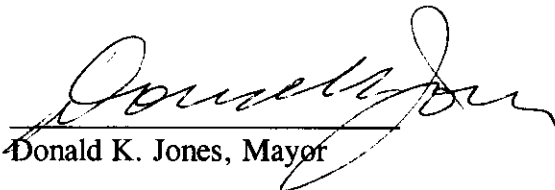
SUBMITTED this 28th day of May, 1998 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

PASSED, APPROVED AND ADOPTED this 11th of June, 1998, by the Town Council of the Town of Castle Rock by a vote of 5 and 2 against.

ATTEST:

TOWN OF CASTLE ROCK


Sally Misare, Town Clerk


Donald K. Jones, Mayor

APPROVED AS TO FORM:

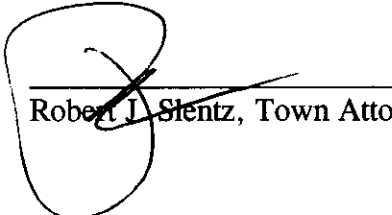

Robert J. Slentz, Town Attorney

EXHIBIT 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9 & 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S 00°17'16" E;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, S 00°17'16" E, A DISTANCE OF 1325.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 17, S 00°20'51" E, A DISTANCE OF 1325.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 17, S 00°18'55" E, A DISTANCE OF 2650.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S 89°24'56" W, A DISTANCE OF 2003.80 FEET; THENCE N 26°59'48" W, A DISTANCE OF 1477.06 FEET; THENCE N 03°23'59" W, A DISTANCE OF 2.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, S 89°25'40" W, A DISTANCE OF 1330.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, N 00°25'21" W, A DISTANCE OF 1325.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, S 89°23'13" W, A DISTANCE OF 830.07 FEET; THENCE ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N 00°23'36" W, A DISTANCE OF 250.01 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, S 89°23'13" W, A DISTANCE OF 469.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF RIDGE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY OF RIDGE ROAD, SAID LINE BEING PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N 00°23'36" W, A DISTANCE OF 963.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.99 FEET, A CENTRAL ANGLE OF 30°43'54", AND A LENGTH OF 144.81 FEET; THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°35'20", AND A LENGTH OF 33.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MIKELSON BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF MIKELSON BOULEVARD THE FOLLOWING 4 COURSES:

1. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 892.47 FEET, A CENTRAL ANGLE OF 59°04'15", AND AN ARC LENGTH OF 920.12 FEET;
2. N 66°51'29" E, A DISTANCE OF 256.01 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3142.38 FEET, A CENTRAL ANGLE OF 16°48'59" AND AN ARC LENGTH OF 922.29 FEET;
4. N 50°02'30" E, A DISTANCE OF 548.26 FEET TO A POINT ON THE WESTERLY LINE OF A 225.00 FEET WIDE PUBLIC SERVICE COMPANY EASEMENT;

THENCE ALONG SAID WESTERLY EASEMENT LINE, N 24°42'16" W, A DISTANCE OF 556.17 FEET;
THENCE N 44°15'11" E, A DISTANCE OF 498.72 FEET;
THENCE N 36°21'55" E, A DISTANCE OF 612.21 FEET;
THENCE N 28°05'51" E, A DISTANCE OF 461.24 FEET;
THENCE N 27°28'05" E, A DISTANCE OF 68.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, N 89°11'47" E, A DISTANCE OF 2171.40 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE ALONG THE WEST LINE OF SAID SECTION 9, N 00°43'50" W, A DISTANCE OF 1340.86 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 9, N 00°42'02" W, A DISTANCE OF 1341.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, N 89°45'32" E, A DISTANCE OF 2652.25 FEET TO THE NORTHEAST CORNER SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, S 00°25'22" E, A DISTANCE OF 1331.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N 89°33'49" E, A DISTANCE OF 1318.03 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, S 00°28'52" E, A DISTANCE OF 2638.47 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, S 88°55'15" W, A DISTANCE OF 1318.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 9, S 88°56'46" W, A DISTANCE OF 2635.32 FEET TO THE POINT OF BEGINNING;
CONTAINING 37,145,055 SQUARE FEET OR 852.733 ACRES, MORE OR LESS;

EXCEPT THE FOLLOWING THREE PARCELS:

MIKELSON NO. 4 WELL FIELD

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE S 66°39'44" W, A DISTANCE OF 1251.91 FEET TO THE POINT OF BEGINNING;
THENCE S 00°35'04" E, A DISTANCE OF 150.00 FEET;
THENCE S 89°24'56" W, A DISTANCE OF 300.00 FEET;
THENCE N 00°35'04" W, A DISTANCE OF 150.00 FEET;
THENCE N 89°24'56" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 45,000 SQUARE FEET OF 1.033 ACRES , MORE OR LESS.

MIKELSON NO. 2 WELL FIELD

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;

THENCE N 57°36'29" W, A DISTANCE OF 768.15 FEET TO THE POINT OF BEGINNING;
THENCE S 89°24'44" W, A DISTANCE OF 300.00 FEET;
THENCE N 00°35'16" W, A DISTANCE OF 150.00 FEET;
THENCE N 89°24'44" E, A DISTANCE OF 300.00 FEET;
THENCE S 00°35'16" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 45,000 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

MIKELSON NO. 3 WELL FIELD

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE N 45°03'02" E, A DISTANCE OF 2484.23 FEET TO THE POINT OF BEGINNING;
THENCE N 01°03'14" W, A DISTANCE OF 150.00 FEET,
THENCE N 88°56'46" E, A DISTANCE OF 300.00 FEET;
THENCE S 01°03'14" E, A DISTANCE OF 150.00 FEET;
THENCE S 88°56'46" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 45,000 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE PARCEL HEREIN DESCRIBED EXCLUDING THE THREE EXCEPTION PARCELS IS 37,010,055 SQUARE FEET OR 849.634 ACRES OF LAND, MORE OR LESS.

**ORDINANCE NUMBER 98 - 17
EXHIBIT 2**

**ZONING REGULATIONS
FOR
CASTLEWOOD RANCH PD
(AN AMENDMENT TO THE FOUNDERS VILLAGE PUD)**

TABLE OF CONTENTS:

Section I	General Provisions
Section II	Definitions
Section III	Control Provisions
Section IV	Use Areas
Section V	Development Standards
Section VI	Temporary Uses
Section VII	Accessory Uses Permitted in All Use Areas
Section VIII	Scenic View Protection Areas and Buffer Zones
Section IX	Planning and Design Controls
Section X	Final Planned Development Site Plans
Section XI	Transitional Use
Section XII	Severability of Provisions

SECTION I
GENERAL PROVISIONS

- 1.1 Adoption/Authorization. The Town Council has adopted the Castlewood Ranch PD 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 Castlewood Ranch PD 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 or total commercial, industrial or other non-residential floor area approved for development within the established Use Areas is the *maximum* allowed for platting and development. The actual number of dwellings or floor area 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 Castlewood Ranch PD, provided, however, that where the provisions of the 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 any other applicable provisions of the Town Municipal Code shall be applicable.
- 1.5 Phasing. The Phasing order indicated upon the Preliminary PD Site 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 PD property are controlled by an agreement between the Town of Castle Rock and the PD property owners.

This agreement, entitled Castle Rock Ranch Development Agreement, was adopted by the Town on the 11th day of June, 1998, by Ordinance No. 98-17.

SECTION II
DEFINITIONS

- 2.1 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 Planned Development:

Gross Density: includes all acreage within a plat except PLD, OSP and OSD.

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 drawings and the somewhat diagrammatic depiction of Use Areas. (Rounded corners, and separation from other areas, etc.) However, actual 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 realignments, as determined by the Town Planning Director, shall follow the PD Amendment procedure as provided in the Town Code.

SECTION IV
USE AREAS

4.1 Single Family (Low Density) Use Areas: SF-1 and SF-2

A. Permitted Uses:

1. Single-family detached residences, garages and accessory structures.
2. Public recreation facilities, parks, playgrounds, and their structures.
3. Temporary sales office and construction trailers.
4. Flag Lots: Flag lots shall be permitted, meeting the following criteria:
 - (a) The area accessing a flag lot from the public road extended to the flag lot line shall be owned and maintained by the Home Owners Association (HOA).
 - (b) The maximum length of the HOA access tracts which provide vehicular access to the flag lot shall not exceed 300 feet.

- (c) The access tracts shall have an asphalt surface to the flag lot. Access tracts accessing two (2) or more lots shall consist of an eighteen foot (18') wide asphalt surface within a twenty foot (20') wide tract. Access tracts accessing only one (1) flag lot shall consist of a nine foot (9') wide asphalt surface within a ten foot (10') wide tract.

- 5. Mother-in-law or nanny unit: Defined as 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 the detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.

B. Uses by Special Review:

- 1. Churches and other religious institutions.
- 2. Day care centers.
- 3. Public and quasi-public facilities.

4.2 Single Family Use Areas: SF-4

A. Permitted Uses:

- 1. Single-family detached residences, garages and accessory structures.
- 2. Public recreation facilities, parks, playgrounds, and their structures.
- 3. Temporary sales office and construction trailers.
- 4. Mother-in-law or nanny unit: Defined as 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 the detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate

a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.

B. Uses by Special Review:

1. Churches and other religious institutions.
2. Day care centers.
3. Public and quasi-public facilities.

4.3 Multi-Family Use Areas (LMF)

A. Permitted Uses

1. Any use permitted in Single Family Use Areas.
2. Multi-Family dwelling units (either occupant owned or rental units).
3. Hospitals.
4. Colleges and universities.
5. Other forms of attached housing meeting density criteria of this use area, including condominiums and townhomes.
6. Temporary sales office and construction trailers.
7. Leasing offices, model unit(s).

B. Uses by Special Review:

1. All Special Uses allowed in the Single Family Use Area.
2. Rest or convalescent homes.

4.4 Open Space Use Areas - OSD, OSP and PLD

A. Definitions:

1. OSD: Land proposed to meet the PD open space requirements and

proposed to be dedicated to the Town.

2. OSP: Land proposed to meet the PD open space requirements and proposed to be held in private ownership.
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.

4.5 Utilities Dedication Use Area - UD

A. Definition: Land proposed to be dedicated for utility purposes, including, but not limited to, water, sanitary sewer and storm water purposes.

B. Permitted Uses:

1. All Town owned and operated utilities.
2. Other public and/or private utilities as authorized on a Final PD Site Plan.
3. All uses permitted in the OSD and OSP Use Areas.

4.6 Accessory Uses Permitted in All Use Areas

- A. Overhead high voltage transmission lines.
- B. Underground utility distribution lines.
- C. Facilities for the acquisition, treatment and storage of water.
- D. Facilities for the collection, treatment and disposal of sewerage.
- E. Facilities for the collection, storage and distribution of solar and geothermal energy sources.
- F. Local transit ways and terminals.

- G. Roadways, bike, pedestrian and equestrian trails.
- H. 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.

4.7 Maximum Permitted Densities

- A. Single Family Low Density Area, SF-1: Average gross density of one (1) dwelling unit per acre within each such general use area.
- B. Single Family Low Density Area, SF-2: Average gross density of two (2) dwelling units per acre within each such general use area.
- C. Single Family Area, SF-4: Average gross density of four (4) dwelling units per acre within each such general use area.
- D. Multi-Family - Low Density (LMF) Areas - Average gross density of twelve (12) dwelling units per acre within each such general use area.

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:

5.2 General

	<u>Standard</u>		<u>Use Areas</u>		
	<u>SF-1</u>	<u>SF-2</u>	<u>SF-4</u>	<u>LMF</u>	<u>OS and PLD</u>
Gross Density	1 du/ac	2 du/ac	4 du/ac	12 du/ac	na
Min lot area	40,000 SF	21,000 SF	6,000 SF	na	na
Setbacks:					
Front	40	35'	20'	30'	-
Rear	30'	25'	20'	10'	-
Side interior lot	25'	25'	15'***	15'	-
Side to street	25'	25'	15'	15'	-
Max. bldg. coverage	na	na	40%	35%	na
Max. bldg. height**	35'	35'	35'	35'	25'

Parking: Minimum off street parking shall be as required pursuant to applicable ordinance of the Town of Castle Rock.

*Except five foot side setbacks are allowed in Planning Area No. 28, and, if used for single family, Planning Area No. 27.

** See Section VIII, Scenic View Protection Area, for additional height restrictions in some SF-1 areas.

5.3 Fencing

When a Building Envelope is shown on the Final PD Site Plan, privacy fencing will only be allowed within the Building Envelope. However, one, two, or three rails, open-rail fencing will be allowed at property boundaries.

5.4 Exterior Lighting

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.

5.5 Utilities

All public utility distribution lines must be placed underground.

5.6 Blasting Zone Limits

Blasting shall not be allowed in the OSP Use Area located easterly of Planning Parcels 34-D, 34-B and 34-A.

SECTION VI
TEMPORARY USES

6.1 Temporary Uses:

- A. Single family homes 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 sixty days of a Certificate of Occupancy being issued for the 1,300 th dwelling unit in this PD.
- B. Construction offices and material storage shall be permitted in all use areas during, and for a period of 30 days after cessation of actual construction in those areas being served by such construction office or material storage area.

SECTION VII
ACCESSORY USES PERMITTED IN ALL USE AREAS

7.1 Accessory Uses

- A. Underground utility and communications distribution lines and aboveground utility and transmission lines.
- B. Roadways, bike paths, pedestrian and equestrian trails.
- C. Parking Areas
- D. Open spaces and lakes, to include storm water drainage detention areas.
- E. Dwelling units to be used as models and /or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. Further provided any such use shall be discontinued when all similar dwelling units within the P. U. D. have been rented, leased or sold.
- F. 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 office is located;
3. Adequate access, parking and sanitary facilities are provided.
4. No such unit shall be maintained more than 30 days after the last lot or unit is sold.

SECTION VIII
SCENIC VIEW PROTECTION AREAS AND BUFFER ZONES

- 8.1 Scenic View Protection Areas: In order to reduce the visual impact of development along and adjacent to the easterly ridge line, this area will have height and color restrictions. The Scenic View Protection Areas affect Parcels 37-A, 33, 34-B and 34-D. Within the Scenic View Protection Area:
- A. The height of structures shall be restricted to a maximum of twenty-five feet. Wall heights, except at gable ends of the structure, are limited to fifteen (15) feet.
(1) For the purposes of this Section VIII, only, the maximum height shall not be determined by an averaging method. Heights shall be as measured from the finish grade on the "view" side. The "view" side being defined as the side of the structure as seen from Castlewood Canyon Road.
 - B. Materials and color shall be of a nature that do not adversely affect views or cause excessive reflection on neighboring residences or adjacent streets. Muted colors are encouraged. Earth tones are preferred.
 - C. Architectural control covenants will be established at the time of final plat, covering building materials and colors, with the Town having the ability to unilaterally enforce the covenants.
- 8.2 Buffer Zones: Each final site plan shall demonstrate compliance with the requirements of Ordinance No. 3.21.3 Section I.E.9.a., not only with regard to the circumstances described therein, but with regard to all abutting properties not within the planned unit development.

SECTION IX
PLANNING AND DESIGN CONTROLS

- 9.1 This section applies only to the areas described below:

Single Family Low Density Use Areas: SF-1 and SF-2

9.2 Building Envelopes

1. Development of lots within the areas described above shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions on the face of the final plat.
2. Building envelopes for single-family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connecting driveways of ingress-egress roads.
3. Building envelopes for patio homes and cluster homes shall include the entire principal structures, attached or detached garages, patio or other impervious surface areas and irrigated landscape areas. Entry driveways to the structure may extend from the building envelope to the principal access route.

B. Planning and Design Controls:

1. Siting: In the site planning, development and construction of any lot or structure, consideration shall be given to the relationship of roads and buildings to existing slope grades, and drainageways. All structures and roadways shall achieve a "fit" with the landscape that is not intrusive and considers the following:
 - (a) Significant natural drainageways shall not be disturbed or re-routed except where of general benefit to the Planned Unit Development and shall be subject to the review and approval of the Town of Castle Rock.
 - (b) Unique site features, whether topographic or of a surficial nature shall receive special consideration in any site planning or development. Such features shall be left undisturbed wherever practical in lot development.
 - (c) Structures in sloping areas shall be designed to conform to the slope by means of "stepped" foundations or similar methods that will keep grading and site preparation to a minimum. In principle, structures shall accommodate slope in design rather than cause slope to accommodate structures.

- (d) Grading shall be shaped to compliment the natural land forms.
 - (e) Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Clearing of vegetation within the right-of-way shall be "feathered" to create more natural appearing edges and to accommodate snow stacking.
2. Geohazard Study:
Preliminary plats in Planning Areas 33, 34-B, 34-D and 37-A, will be referred to the Colorado Geologic Survey for the purpose of determining what effect development in those areas will have on the eastern slope stability.

SECTION X
FINAL PLANNED DEVELOPMENT SITE PLANS

- 10.1 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 Final PD Site Plan for all or any portion or portions of the general use areas as are then 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.
- 10.2 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Town Council prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Town Council for any area for which a final planned unit development plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

" Pursuant to Town of Castle Rock Municipal Code, no building permit will be issued for the erection of any improvement in any area described hereon for which a Final PD Site Plan has not been approved by the Town Council of the Town of Castle Rock."

SECTION XI
TRANSITIONAL USE

- 11.1 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 Site Plan, 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 or kennels 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 XII
SEVERABILITY OF PROVISIONS

- 12.1 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.

ordinance\PDcwreg