

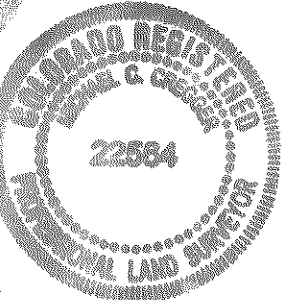
COVENANT AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

DOUGLAS COUNTY, COLORADO
 TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND
 THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO
 COVER SHEET

SURVEYORS CERTIFICATE

I, Michael C. Creager, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Creager REGISTERED LAND SURVEYOR
 for and on behalf of
 TST Inc. of Denver
 DATE 7/31/2014



OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

Steph PRESIDENT OF Side Member National Covenant Properties
 NATIONAL COVENANT PROPERTIES LAND COMPANY, LLC
 AN ILLINOIS LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF July
 2014 BY KATHERIN M. LUETT

WITNESS MY HAND AND OFFICIAL SEAL

Steph
 NOTARY PUBLIC
 OFFICIAL SEAL
 K M LUETT
 Notary Public - State of Illinois
 My Commission Expires Feb 7, 2016

MY COMMISSION EXPIRES: 02/07/16

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 20, 2004 AT RECEPTION NO. 2004075570, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Steph
 NATIONAL COVENANT PROPERTIES, AN ILLINOIS NONPROFIT CORPORATION

SIGNED THIS 22ND DAY OF July, 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF July
 2014 BY K. Stephen R. Dawson AS President OF NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Steph
 NOTARY PUBLIC
 OFFICIAL SEAL
 K M LUETT
 Notary Public - State of Illinois
 My Commission Expires Feb 7, 2016

MY COMMISSION EXPIRES: 02/07/16

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

9:37am ON THE 4TH DAY OF September 2014 AT

RECEPTION NO. 2014050330

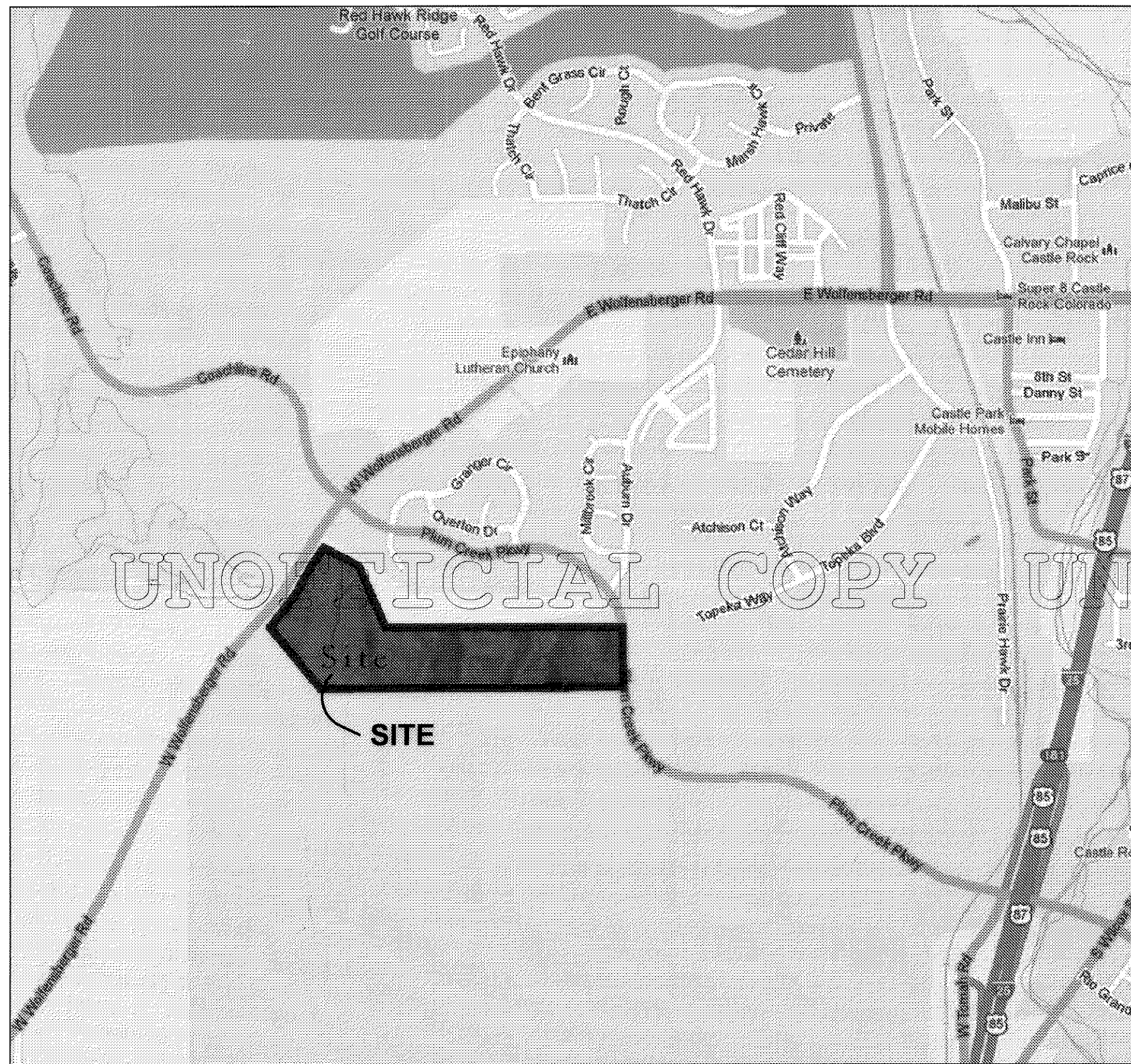
DOUGLAS COUNTY CLERK AND RECORDER

BY: Danielle
 DEPUTY



COVENANT AT CASTLE ROCK
 PLANNED DEVELOPMENT PLAN
 PROJECT NO. PDP13-0004

COVER SHEET
 SHEET 1 OF 2
 DATE PREPARED: AUG 29, 2013
 DATE REVISED: NOV 11, 2013



VICINITY MAP
 1"=1,000'



Land Use Summary

PARCEL	USE	ACRES	UNITS	DENSITY	MIN. LOT SIZE
PA-1	SFD RESIDENTIAL	20.670	58 LOTS	2.8 du/ac	6500 sqft
PA-2	OPEN SPACE	21.934			
PA-3	ROW DEDICATION	1.580			
PA-4	ROW DEDICATION	0.530			
TOTAL		44.714	58 LOTS	1.3 du/ac	

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF THE AREA SOUTH OF THE CASTLE HIGHLANDS ANNEXATION RECORDED UNDER RECEPTION NO. 342923, WEST OF LEE'S ANNEXATION RECORDED UNDER RECEPTION NO. 167502, NORTH OF THE PARCEL 2 OF SOUTH MEADOWS P.U.D. ANNEXATION RECORDED UNDER RECEPTION NO. 364375 AND EAST OF WOLFENBERGER ROAD, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, AND THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR N01°05'34"W A DISTANCE OF 1288.91 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP LS 12046 AT THE SOUTHWEST CORNER AND A 3-1/4" ALUMINUM CAP LS 25629 AT THE NORTHWEST CORNER.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10:

THENCE S06°23'18"E A DISTANCE OF 574.52 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD AND A POINT ON THE SOUTHERLY LINE OF THE CASTLE HIGHLANDS ANNEXATION AS RECORDED UNDER RECEPTION NO. 342923, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID CASTLE HIGHLANDS ANNEXATION THE FOLLOWING THREE (3) COURSES:

- S62°56'35"E A DISTANCE OF 350.24 FEET;
- S23°57'35"E A DISTANCE OF 608.07 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;
- ON SAID NORTH LINE, N89°44'13"E A DISTANCE OF 2013.63 FEET, TO THE NORTHEAST CORNER OF SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10 ALSO BEING A POINT ON THE WESTERLY LINE OF LEE'S ANNEXATION RECORDED UNDER RECEPTION NO. 167502.

THENCE ON THE SAID WESTERLY LINE AND THE EAST LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, S00°35'44"E A DISTANCE OF 536.44 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL 2 OF THE SOUTH MEADOWS P.U.D. ANNEXATION RECORDED UNDER RECEPTION NO. 364375.

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

- S89°44'47"W A DISTANCE OF 2607.23 FEET;
- N40°01'12"W A DISTANCE OF 701.87 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WOLFENBERGER ROAD THE FOLLOWING EIGHT (8) COURSES:

- N40°41'26"E A DISTANCE OF 45.02 FEET;
- N36°49'43"E A DISTANCE OF 342.88 FEET;
- N37°48'17"E A DISTANCE OF 60.64 FEET;
- N34°21'14"E A DISTANCE OF 42.46 FEET;
- N25°05'24"E A DISTANCE OF 53.85 FEET;
- N17°36'33"E A DISTANCE OF 66.56 FEET;
- N33°47'11"E A DISTANCE OF 111.08 FEET;
- N33°35'51"E A DISTANCE OF 144.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,947,732 SQUARE FEET OR 44.714 ACRES.

TITLE CERTIFICATE

I, BRUCE ROSELLEN AN AUTHORIZED REPRESENTATIVE OF LANDS TITLE GUARANTEE 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.

Bruce Rosellen
 AUTHORIZED REPRESENTATIVE
LANDS TITLE GUARANTEE CO.
 TITLE COMPANY

SIGNED THIS 24 DAY OF July 2014.

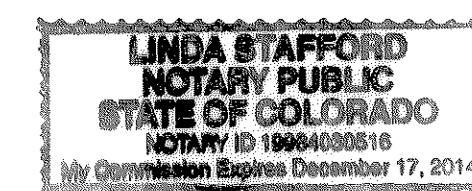
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF July
 2014

BY: Bruce Rosellen AS AUTHORIZED REPRESENTATIVE OF
Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL.

Linda Stafford
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-17-2014

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12TH DAY OF December, 2013.

Michael J. Franczak
 CHAIR
 DATE 8/14/2014

ATTEST:

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE 8/10/14

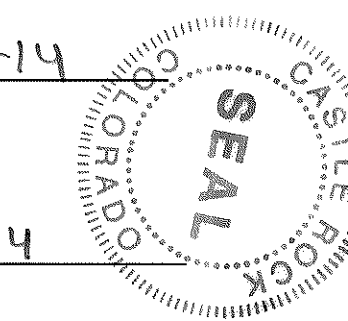
TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON 18TH DAY OF February, 2014.

Paul Donchin
 MAYOR
 DATE 8-20-14

ATTEST:

Sally Mun
 TOWN CLERK
 DATE 8-20-14



CIVIL ENGINEER:
 TST Inc. of Denver
 9222 Teddy Lane
 Lone Tree, CO 80124
 p. 303-792-0557

LAND PLANNER:
 The Henry Design Group Inc.
 1501 Wazee St. Suite 1-C
 Denver, CO 80202
 p. 303-446-2368

APPLICANT:
 Joberg International LLC
 333 S. Monroe St. #404
 Denver, CO 80209
 p. 303-941-4856

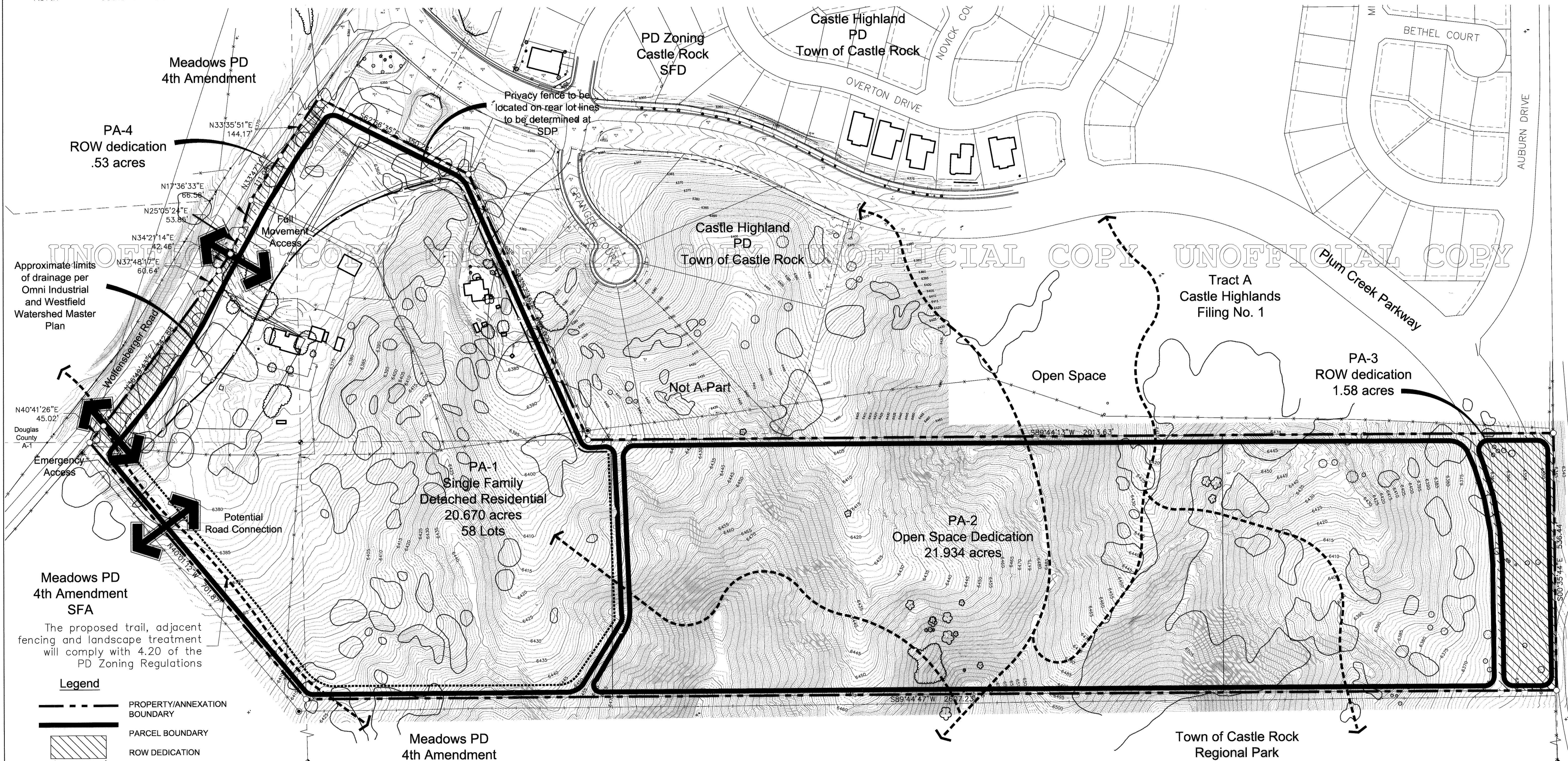
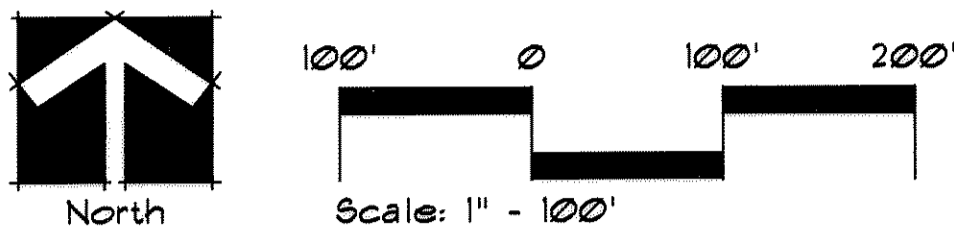
OWNER:
 National Covenant Properties
 8303 W. Higgins Rd.
 Chicago, IL 60631
 p. 773-907-3336

SHEET INDEX:

Sheet 1 Cover Sheet
 Sheet 2 Planned Development Plan

COVENANT AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

DOUGLAS COUNTY, COLORADO
TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND
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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNED DEVELOPMENT PLAN



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

- Legend**
- PROPERTY/ANNEXATION BOUNDARY
 - PARCEL BOUNDARY
 - ROW DEDICATION
 - VEHICULAR ACCESS
 - POTENTIAL NATIVE SURFACE TRAILS (Locations TBD at site development plan)
 - EXISTING TREES (PONDEROSA PINE)
 - EXISTING SHRUBS (GAMBEL OAK)
 - 6" SOLID WOOD PICKET FENCE
 - 42" HIGH 3 RAIL FENCE

PD PLAN NOTES

1. Native-surface trails shall be provided as follows:
 - a. A trail within the easement located along the southwest property line providing a connection between the Native-surface trails within The Meadows and the Town's Regional Park. This trail is permitted to be paved to allow for emergency access.
 - b. Trails within the dedicated Open Space provide non-motorized access for the public to and through the Open Space to the Town's Regional Park amenities.
 - c. All trails shall be designed in accordance with the Sustainable Trail Development Guidelines.
 - d. A cash donation will be provided to the Town of Castle Rock's Parks, Open Space and Trails Department to be put toward the construction of the trails.
2. Secondary/Emergency Access
 - a. A secondary/emergency access point shall be provided from the neighborhood to Wolfensberger Road providing an alternate access point for life safety providers.
 - b. The access may in the same location as the trail easement.
 - c. However, if a road connection to the property to the west, as conceptually indicated on the PD Plan, is constructed the EVA may be eliminated.
 - d. The trail corridor shall remain in place regardless of the ultimate configuration of the secondary/emergency vehicle access.
3. Fencing
 - a. Fencing adjacent to open space and trail corridors is limited to a three rail fence with a maximum height of 42 inches. A 2" x 4" wire mesh grid is permitted for pet enclosure.
 - b. Internal side and rear lot line fencing is permitted to be either six foot high solid wood privacy fence or open rail.
 - c. Fencing Wolfensberger Road and Plum Creek Parkway is permitted to be a six foot high solid perimeter fence and shall be located along the rear or side lot lines of the adjacent lots. The fence location will be further defined at the time of Site Development Plan. Landscaping shall be provided on the street side of the fence to enhance the streetscape.

COVENANT AT CASTLE ROCK
PLANNED DEVELOPMENT PLAN
PROJECT NO. PDP13-0004

PD PLAN
SHEET 2 OF 2
DATE PREPARED: AUG 29, 2013

THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WAJEEZ STREET SUITE 1-C DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

ORDINANCE NO. 2014-07

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING
THE COVENANT AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND
PLANNED DEVELOPMENT ZONING REGULATIONS**

WHEREAS, National Covenant Properties Land Company, LLC (Owner) has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (Property); and

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

WHEREAS, Owner has requested approval of Covenant at Castle Rock Planned Development Plan (PD Plan);

WHEREAS, the proposed development demonstrates exceptional quality by providing significant open space contributions and additional residential design requirements;

WHEREAS, the PD Plan is consistent with the Town's Vision 2020, the Comprehensive Master Plan, and the Town of Castle Rock/Douglas County Land Use Intergovernmental Agreement; and

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

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

Section 1. Zoning Approval. The Property is rezoned to PD (Planned Development District) and the Town's Zoning District Map is amended accordingly. The Covenant at Castle Rock PD Zoning Regulations in the form attached as *Exhibit 2* and the Covenant at Castle Rock PD Plan are hereby approved.

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.

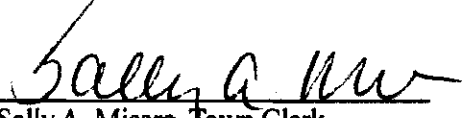
Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 21st day of January, 2014 by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 18th day of February, 2014, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK


Sally A. Misare, Town Clerk


Paul Donahue, Mayor

Approved as to form:

Approved as to content:


Robert J. Slentz, Town Attorney


Bill Detweiler, Director of Development Services

UNOFFICIAL COPY

Exhibit 1

COVENANT AT CASTLE ROCK

PROPERTY DESCRIPTION

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8. N33°35'51"E A DISTANCE OF 144.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,947,732 SQUARE FEET OR 44.714 ACRES.

UNOFFICIAL COPY

EXHIBIT 2

COVENANT AT CASTLE ROCK

Planned Development Plan

November 11, 2013

ZONING REGULATIONS

A. Statement of Purpose

The purpose of this Planned Development (PD) Plan and Planned Development (PD) Zoning Regulations is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained within the Covenant at Castle Rock PD as shown on the PD Plan and these Zoning Regulations. These regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

Provisions of these regulations shall prevail and govern the use of the site; however, this guide only supersedes the specific zoning category, not the Town of Castle Rock's Municipal Code, as amended. The Land Development Code and regulations for the Town of Castle Rock shall apply where the provisions of these regulations do not address a specific subject or where there is a conflict in which case the Castle Rock Municipal Code prevails.

AUTHORITY

A. Authority

The authority of these Zoning Regulations is chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code, as amended.

B. Establishment

The Town Council has adopted the Covenant at Castle Rock PD Plan and Zoning Regulations pursuant to Section 17.32 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate notice and hearing.

C. Relationship of Town Regulations

The provisions of these PD Zoning Regulations shall prevail and govern development of the Covenant at Castle Rock PD to the extent provided by Chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code. All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a PD. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

D. Enforcement

The provisions of the PD Zoning Regulations relating to the use for land shall run in favor of the Town or Castle Rock and shall be enforceable, at law or in equity, by the Town of Castle Rock. All Provisions of these PD Zoning Regulations shall run in favor of the residents, occupants or owners of the land on which the Covenant at Castle Rock PD is located to the extent expressly provided in these PD Zoning Regulations, and as applicable with the Castle Rock Municipal Code, as amended, and State law.

E. Maximum level of Development

The PD Plan depicts the maximum allowable dwelling units within each Planning Area. The actual number of dwelling units in each Planning Area will be specified with the Site Development plan and may be fewer than the maximum as a result of meeting Site Development Plan review criteria.

UNOFFICIAL CONTROL PROVISIONS COPY

Incorporation of the Development Plan

The plan for development of Covenant at Castle Rock including the type, location and boundaries of land use area as shown on the Covenant at Castle Rock PD Plan, which is attached as Exhibit A and is hereby incorporated by reference into this PD Zoning Regulations.

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Covenant at Castle Rock PD.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within Covenant at Castle Rock PD are shown on the Covenant at Castle Rock PD Plan. Where a Planning area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be the centerline of the abutting boundaries as shown on the Development Plan.

C. Amendments to the PD Plan and PD Zoning Regulations

All proposed amendments to the PD Plan and PD Zoning Regulations shall be in accordance with Chapter 17.36 of the Castle Rock Municipal Code.

D. Utility Connections

Connection to the Town of Castle Rock utility systems shall be required for each principal building to be constructed under the terms of these PD Zoning Regulations within the Covenant at Castle Rock PD.

E. Agricultural Uses

1. Agricultural activities, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted within the Covenant at Castle Rock PD prior to, but not during, the phased development of the total project. The following agricultural uses are prohibited: Commercial poultry or pig farms, feed lot/confinement center, fur farms, and kennels.
2. Areas of agricultural activities shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer or the Town.

F. Severability of Provisions

UNOFFICIAL COPY

In the event that any provision herein 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.

G. Site Development Plans And Plats

Following approval of the Planned Development Plan, the property owners shall submit a Site Development Plan (SDP) 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 SDP has been approved for the property by the Town Council and the Plat approved by Town administrators, duly recorded, unless the property is a Town-owned property being developed for Town uses.

DEVELOPMENT STANDARDS

SECTION 1. SINGLE FAMILY DETACHED RESIDENTIAL - PLANNING AREA (PA)-I

Sec. 1-10. Intent

The single family detached neighborhood will include residential lots and accessory uses, parks, open space, streets, landscape tracts and trail corridors which will connect the residences to the site's amenities and trail networks.

Sec. 1-20. Uses Permitted by Right

1. Detached single family dwellings with front, side or alley loaded garages
2. Attached or detached private garages
3. Temporary sales trailers, model homes, show home complexes, temporary sales signage, and accessory uses in accordance with the Town of Castle Rock Municipal Code, as amended.
4. Community information centers and kiosks
5. Accessory structures and uses necessary and customarily incidental to a permitted use including detached garages
6. Temporary construction yards and structures
7. Public and private open space, parks, and recreational uses and facilities
8. Utilities and appurtenant facilities

- 9. Drainage and detention facilities
- 10. Home occupations in accordance with the Castle Rock Municipal Code, as amended.
- 11. Accessory dwelling unit or mother-in-law/nanny unit defined as an accessory unit which is
 - a.) a bonus room which may include living space and/or a one-bedroom dwelling unit that is located on the same lot as a single family dwelling unit and contains a kitchen and bathroom as part of such one bedroom unit that is separate and distinct from the kitchen and bathroom facilities intended to serve the principal dwelling to which the bonus room/one-bedroom unit is accessory, and b) the Accessory unit may not be offered for lease separate from the principal dwelling.

Sec. 1-30. Development Standards

- 1. Maximum Density: 58 Single family detached lots
- 2. Minimum standard lot area: 6,500 square feet
- 3. Maximum Building height: 35 feet for principal and accessory structures
- 4. Minimum lot width:
 - At the street: 55 feet
 - At a cul-de-sac, knuckle or similarly curved frontage of the street: 35 feet
 - Flag lot width at street: 25 feet
- 5. Primary structure front setback (from local street right-of-way):
 - 18 feet to face of garage
 - 15 feet to face of home
 - 10 feet to unenclosed covered porch without living space above the porch
- 6. Primary structure side setback: 5 feet
- 7. Accessory structure side setback: 5 feet
- 8. Primary structure rear setback:
 - 15 feet internal lot or lot adjacent to open space,
 - 20 feet for perimeter lots along Collector and Arterial Roads
- 9. Accessory structure rear setback: 10 feet
- 10. Detached garage rear and side setback: 5 feet
- 11. Corner lot side setback (From local and collector street right-of-way):
 - 10 feet to side of structure
 - 18 feet to face of garage if side entry
- 12. Encroachments: Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 24 inches.
- 13. Decks and Patios: Deck and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.

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SECTION 2. OPEN SPACE DEDICATION - PLANNING AREA (PA) - 2

Sec. 2-10. Intent

- 1. 21.934 Acres of Open space is proposed for dedication to the Town of Castle Rock

2. The Open Space will provide a connection of open lands between Phillip S. Miller Regional Park and Tract A of Castle Highlands (which is also Open Space owned by the Town of Castle Rock).
3. The intent is that all residences have easy access to the Open Space and Regional Park.
4. Open Space is to provide for areas intentionally left free from development that are regulated to manage and protect the natural environment. These areas generally left in their natural state provide passive recreational opportunities, provide environmental protection and educational, scientific or aesthetic benefits and may include trail corridors, natural/undeveloped parks. These Open Space Dedications will not require significant infrastructure such as roads or utility services.

Sec. 2-20. Uses Permitted by Right

1. Natural/unpaved trails;
2. Picnic areas;
3. limited trail head/parking; and
4. limited grading and drainage improvements.

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SECTION 3. RIGHT-OF-WAY DEDICATION - PLANNING AREAS (PA) 3 AND 4

Sec. 3-10. Intent

2.11 Acres of land has been or will be dedicated to the Town of Castle Rock for the improvements to Wolfensberger Road and Plum Creek Parkway. The dedication for Wolfensberger Road shall equal a total of 55 feet as measured from the centerline of the street.

SECTION 4. DESIGN INTENT AND GUIDELINES

Sec. 4-10. Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the Site Development Plan.

Sec. 4.20. Edge Treatment

- a. Adjacent to trail corridor: An easement and trail corridor is proposed along the southwest property line. The trail is intended to provide a pedestrian and cyclist connection between the natural trail system within The Meadows and the Phillip S. Miller Regional Park. To enhance the pedestrian experience, open rail fencing is required adjacent to the trail corridor and there shall be a transition between the manicured landscaping within the lot and the native landscaping.
- b. Adjacent to dedicated Open Space: To create an open feel at the interface between the neighborhood and dedicated Open Space, the edge of the neighborhood shall be designed in an undulating manner; fences adjacent to open space shall be open rail;

and there should be a transition between manicured landscaping within the lot and the native landscaping.

Sec. 4.30. Fencing

- a. Fencing adjacent to open space and trail corridors is limited to a three rail fence with a maximum height of 42 inches. A 2" x 4" wire mesh grid is permitted for pet enclosure. General fence locations are shown on the PD Plan.
- b. Internal side and rear lot line fencing is permitted to be either six foot high solid wood privacy fence or open rail. Interior fencing will be specified at the time of Site Development Plan.
- c. Fencing Wolfensberger Road and Plum Creek Parkway is permitted to be a six foot high solid perimeter fence and shall be located along the rear or side lot lines of the adjacent lots. The fence location will be further defined at the time of Site Development Plan.

Landscaping shall be provided on the street side of the fence to enhance the streetscape.

Sec. 4.40. Planning and Design

- a. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
- b. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- c. Grading shall be shaped to compliment the natural land forms.
- d. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.