

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9561701

**DATE:** 12/28/95

**TIME:** 10:41

**FEE:** \$ 30.00 ( 3 Pages)

**GRANTOR:**

(OWNER/SIGNER)

Castle Rock Estates LLC

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Rock Estates II

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

23-7-67

**Notes**

- Every reasonable effort will be made to preserve significant natural features including large trees and tree stands. With each Preliminary Plat and Final PD Site Plan all significant natural features, including large trees and tree stands shall be located and identified. These documents shall indicate what measures will be taken to protect the significant natural features during construction.
- The area specified on this PD Site Plan as lying within the View Shed shall be subject to the standards of the PD Ordinance addressing the mitigation of visual impacts. In addition, building envelopes for these lots shall be designated at the time of Preliminary Plat and Final PD Site Plan.
- The application for approval of a septic system must be approved by Tri-County Health Department before a building permit will be issued. (This note must be on all Preliminary Plats and Final PD Site Plans.)
- Every reasonable effort shall be made to reach an agreement with the Town of Castle Rock Fire Department prior to Preliminary Plat approval regarding the need for fire safety sprinklers within the homes.
- The lots shown on Sheet 2 of 3 of this Preliminary PD Site Plan are for illustrative and analytical purposes only, and approval of this Preliminary PD Site Plan does not constitute approval of a specific layout of lots on the site.

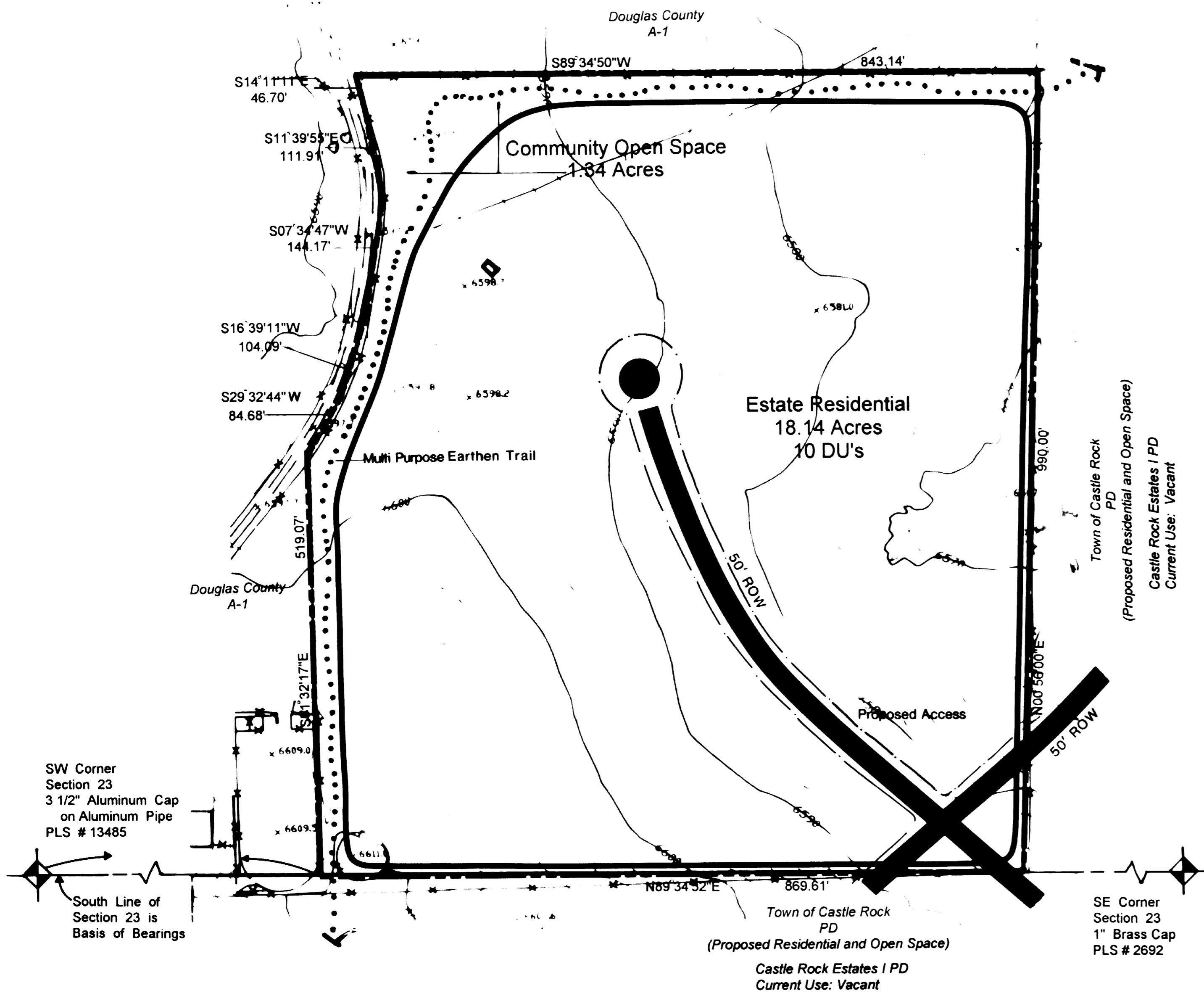
**Sheet Index**

Sheet 1	Preliminary PD Site Plan
Sheet 2	Utility Plan with Phasing
Sheet 3	Site Inventory and Analysis

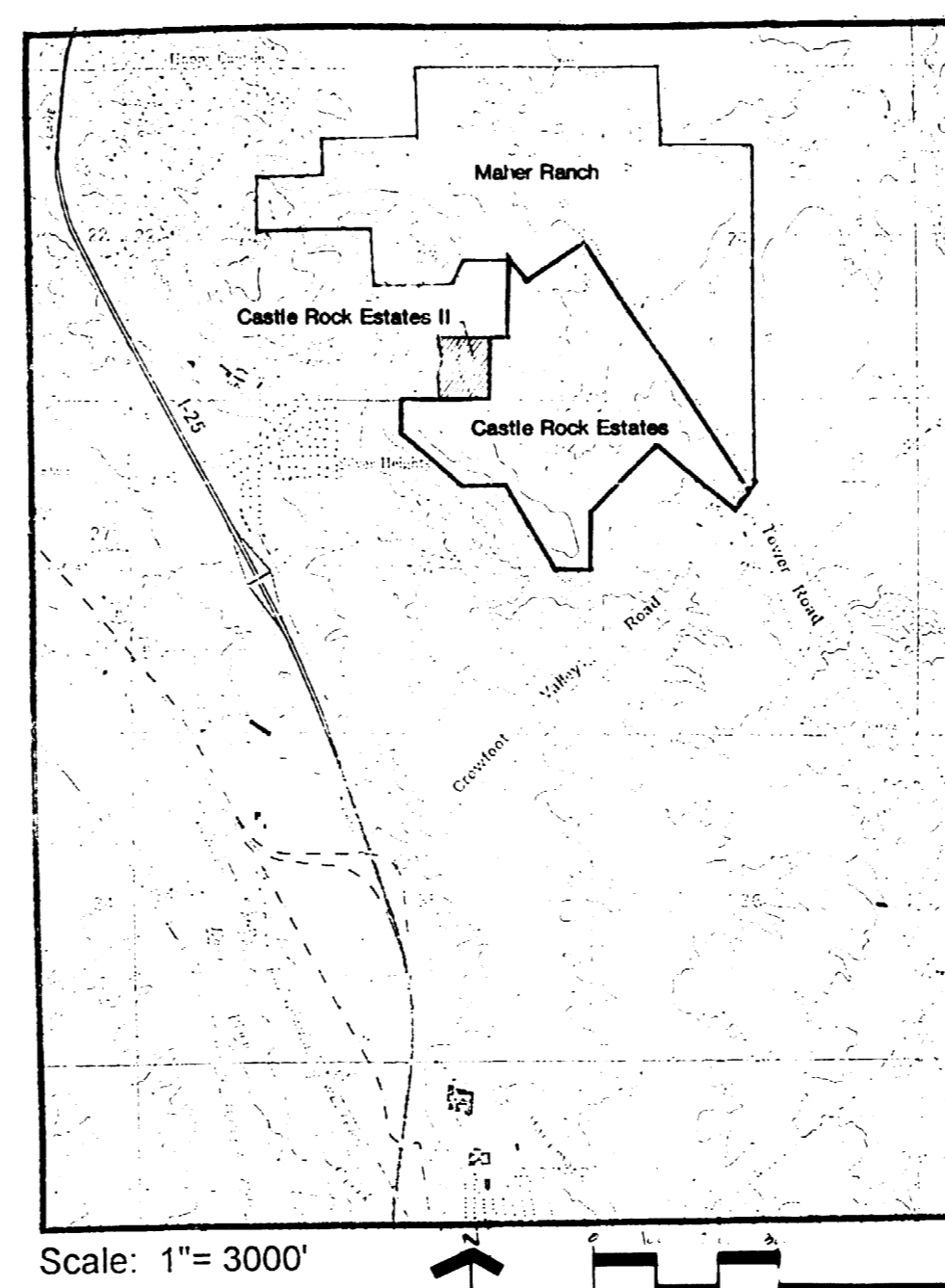
# Castle Rock Estates II

A Portion of Section 23, Township 7 South, Range 67 West,  
of the 6th P.M., Castle Rock, Colorado

## Preliminary PD Site Plan



**Vicinity Map**



**Legal Description**

Part of the South half of Section 23, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
Commencing at the Southwest corner of said Section 23;  
Thence Easterly along the South line of said Section 23 a distance of 2842.56 feet to the true point of beginning;  
Thence continuing Easterly along said South line a distance of 869.61 feet;  
Thence on a deflection angle to the left of 88°38'50" a distance of 990.00 feet;  
Thence on a deflection angle to the left of 91°21'10" a distance of 843.14 feet;  
Thence on a deflection angle to the left of 103°46'01" a distance of 46.70 feet;  
Thence on a deflection angle to the right of 2°31'16" a distance of 111.91 feet;  
Thence on a deflection angle to the right of 19°14'42" a distance of 144.17 feet;  
Thence on a deflection angle to the right of 9°04'24" a distance of 104.09 feet;  
Thence on a deflection angle to the right of 12°53'33" a distance of 84.68 feet;  
Thence on a deflection angle to the left of 31°05'01" a distance of 519.07 feet to the point of beginning, containing 19.48 acres, more or less.

**Certifications:**

**Ownership Certification:**

The undersigned is the owner of certain lands known herein as the Castle Rock Estates II PD in the Town of Castle Rock.

CASTLE ROCK ESTATES LLC  
*Jenna M. Hoffmann, Manager*  
Land Owner

State of Colorado )  
County of *Douglas* ) ss Notarized by: *Chris N. Reed*  
My Commission expires: *6-1-97*

**Surveyor's Certificate:**

I, Michael C. Cregger, being a Registered Professional Land Surveyor in the State of Colorado do hereby attest that the graphic boundary depicted on the Castle Rock Estates II Preliminary PD Site Plan is a true and accurate representation of the officially recorded legal description.

*Michael C. Cregger*  
Michael C. Cregger  
TST of Denver, Inc.  
102 Inverness Terrace East, Suite 105  
Englewood, CO 80112



**Town Certification:**

**Planning Commission Recommendation:**

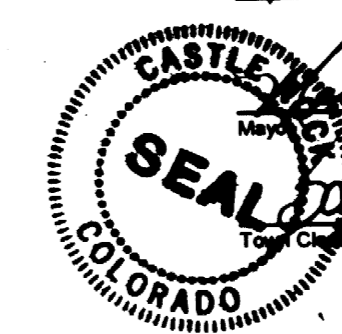
The Preliminary PD Site Plan and Zoning Regulations for the Castle Rock Estates II PD were recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 22nd day of May, 1995.

*David J. ...* 12/24/95  
Chairman Date  
*John ...* 12-15-95  
Planning Director Date

**Town Council Approval:**

The Preliminary PD Site Plan and Zoning Regulations for the Castle Rock Estates II PD were approved by the Town Council of the Town of Castle Rock, Colorado on the 13th day of July, 1995.

*William ...* 12/22/95  
*Jilly A. ...* 12/22/95  
Date Date



DOUGLAS CO. CLERK + RECORDER'S  
CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 28th DAY OF December, 1995, AT 11:00 O'CLOCK A.M. AND WAS RECORDED UNDER REC. No. #9561701

*William ...*  
DOUGLAS CO. CLERK + RECORDER

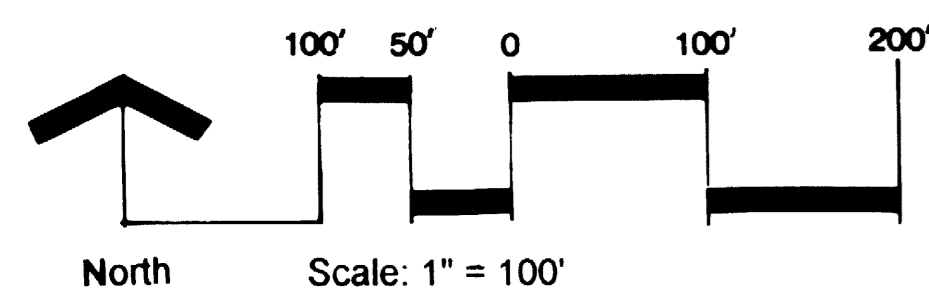
PRELIMINARY PD SITE PLAN  
CASTLE ROCK ESTATES II  
SHEET 1 of 3

**Notes**

- Existing Zoning: Agricultural - 1, Douglas County
- Proposed Zoning: PD - Planned Development, Town of Castle Rock
- Gross Density: .51 du/ac
- Minimum lot size: 1.1 acres
- Proposed Building Setbacks: Front/Side/Rear - 25 feet
- Existing land use: Agricultural Grazing
- There is no published floodplain delineation within the property
- Phasing shall be indicated on the Preliminary Plat

**Land Use Summary**

Land Use	Acres	DU's	% of Acreage
Estate Residential	16.84	10	86.4%
Public Roads	1.30		6.7%
Community Open Space	1.34		6.9%
<b>Total</b>	<b>19.48</b>	<b>10</b>	<b>100%</b>



Revised April 25, 1995  
Revised May 16, 1995  
Revised June 18, 1995

# PRELIMINARY PD SITE PLAN CASTLE ROCK ESTATES II

## UTILITY PLAN

### POTABLE WATER

Several meetings with the Town have established that Castle Rock Estates (CRE) be serviced with a central water system that will be immediately tied into the Town's network. Since CRE is the first development in the area to require service, off-site improvements must be made to get water to the site. Phasing for the water system improvements are as follows:

Notwithstanding the approved system plan for Maher Ranch, which limits the pressurized system to the portion of the project normally served by a Green pressure zone tank, the entire system serving Castle Rock Estates shall be a closed pressurized system. However, it is the Town's desire and intent to modify the water system in the future to conform to the original approved plan and limit the closed pressurized system to the portion of the property normally served by a Green zone tank (this is necessary since no site of sufficient elevation is available for the Green zone). It is intended that the pressure system installed for Castle Rock Estates not serve any properties beyond Castle Rock Estates and that the Red zone areas of Maher Ranch be served by an open, gravity system. Construction of water system improvements shall be sequential according to the land use and platting approvals and phased as follows:

### Phase I

A Purple zone tank, 500,000 gallons in capacity, shall be constructed at a site outside of the project boundary as necessary to conform to the Town's water system plan and planning and design criteria. The proposed site generally lies near the center of the SE 1/4 of Section 25, T7S, R67W in the easterly portion of the Milestone PD.

Off-site water lines (including fire hydrants and valves) shall be extended from the line in Front St., scheduled to be in place by January 1, 1996, from the I-25 crossing at Front St., along Front St. to Founders Parkway, along Founders Parkway to Crowfoot Valley Road and along Crowfoot Valley Road to the entry road to the project. A water line shall also be constructed from the proposed storage tank to the project's entry road. The line size from Front Street to the future intersection with Woodlands Blvd. and Founders Pkwy. shall be 16-inch and the remainder of these lines shall be 20-inch.

On-site water lines shall be installed into and through the first phase along the entry road (Diamond Ridge Parkway) into the loop road (Diamond Ridge Circle) to the westerly line of Lot 28, Block 1. The line in the entry road to Lot 11, Block 1 shall be 12-inch and the remainder of the lines for this phase shall be 12-inch in the loop road and 8- and 6-inch in the cul-de-sacs. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

A booster station shall be installed at the intersections of Front St. and Founders Pkwy. to lift water from the Yellow zone and to refill operational storage in the proposed Purple zone tank during maximum day conditions. Power and backup capabilities necessary to ensure the continuous operation of the station shall also be installed. The station shall be designed to fully utilize the capacity of the proposed tank and to efficiently accommodate future expansion to serve the areas to be served by the proposed Purple zone tank.

All facilities shall be equipped for and be fully integrated in the Town's control and data acquisition system.

A booster station at, or near, the intersection of Crowfoot Valley Rd. and the project's entry road will pump water from the proposed Purple zone tank into the project creating a pressurized system. This station shall be able to efficiently meet all system demand conditions (including fire demands, maximum day demands, peak hour demands and minimum day demands) and shall provide disinfection capabilities, anticipating low turnover rates. Automated controls shall also be installed to provide for line flushing at intervals and durations designated by the Town. Power and backup capability necessary to ensure the continuous operation of the station will also be installed. The station shall be designed to fully utilize and to efficiently accommodate future expansion to serve the areas to be served by the future Red zone tank.

### Phase II

The on-site water line, fire hydrants and valves constructed in Phase I shall be extended through Phase II, extending the pressure system to Lot 58, Block 1. Modifications to the booster stations shall be made considering increases in demand and operational changes. The automated controls for flushing and refreshing the lines shall be relocated and modified to continue to provide an adequate flushing capability. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

### Phase III

The on-site water line shall be looped between the end of the line at Lot 6, Block 4 to the end of the entry road at Lot 11, Block 1. This line shall be 18-inch from Lot 6, Block 4 to the first branch to the remainder of Maher Ranch and 16-inch thereafter unless the first branch to Maher Ranch is located outside of boundary of the project in which case the entire line shall be 16-inch. Modifications to the booster stations shall be made considering increases in demand and operational changes. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

It is intended and agreed that the portion of the pressure system that would normally be served by gravity from a Red zone tank will be removed from the pressurized system and converted to a gravity fed system whenever the Town deems it to be necessary, but at no cost to the developer of this project.

**SUPPLY** - The water supply for CRE will originate from the Town's proposed water main at the King Soopers parcel at the corner of High School Road and Founders Parkway. It is noted that if this parcel is not developed, it will be necessary to tie into the Town's system at the crossing point of I-25. The source, the Meadows Treatment Plant, is in the Town's Yellow Zone. Booster stations are needed to lift the supply through three zones (purple, red, and green). The location of the purple zone tank is consistent with the Town's Master Plan for this area.

CRE is located in two of the Town's pressure zones. By the lot configuration, approximately 87 are in the green zone (above el 6580) and the remaining 39 are in the red zone. The lots themselves range in elevation from 6630 at the high end to 6440 at the low end.

**STORAGE** - Storage for CRE will be in the purple zone tank. Per the master plan, the elevation for a purple zone tank is 6582. A site south of CRE that is in the Town's limits has been chosen for this tank.

The total storage, to be constructed in Phase I as mutually agreed, is 500,000 gallons. In the event that the concrete storage tank site is not obtained in a timetable suitable for Phase I, a temporary steel tank (200,000 gallons) will be placed on Lot 1, Block 1 until the concrete tank can be completed.

**DISTRIBUTION** - The total change in elevation of all the lots within the green zone creates a 65 psi static differential between the high and low lots. Using a HGL of 6768 maintains a minimum of 60 psi service pressure and all houses under the elevation of 6537 will require in-house pressure reduction to maintain a maximum of 100 psi. All of the green zone pressure for CRE will have to be in the form of a booster station. All of the proposed boosters will have chlorine injection capabilities to decrease water quality problems. It will be designed to supply the normal flow demands with a duplex set of pumps and a fire pump to handle fire flow. A portable standby generator will be required if a looped feed is not available from the power company. Distribution will be with 12-inch lines in the main streets and 8 and 6-inch lines in the cul-de-sacs. Hydrants will be placed every 500 feet along the two major roads and every 400 feet along cul-de-sacs that are longer than 400 feet. Individual lot valves will be stubbed out as shown on the exhibit. The services will be in pairs, five feet on either side of the common lot line where practical. Bury for the lines is a minimum of 4 1/2 feet and it is assumed that rock will be encountered per the soils report.

### SANITARY SEWER

The size of the lots allows for individual septic systems. There will be no central sewer system. Each individual system shall be analyzed and approved by the Colorado Department of Health prior to issuance of a building permit.

### STORM SEWER

The storm sewer system will consist of roadside ditches, culverts, and a central detention facility. The grading of the roads will minimize the impact on existing drainage basins. Erosion will be controlled with the use of riprap and rock drops in the ditches. The detention facility will be a dry pond with adequate storage and water quality features. Phasing of these facilities will coincide with the phase boundaries. The detention pond will be built, in its entirety, during Phase 1.

### ROADS

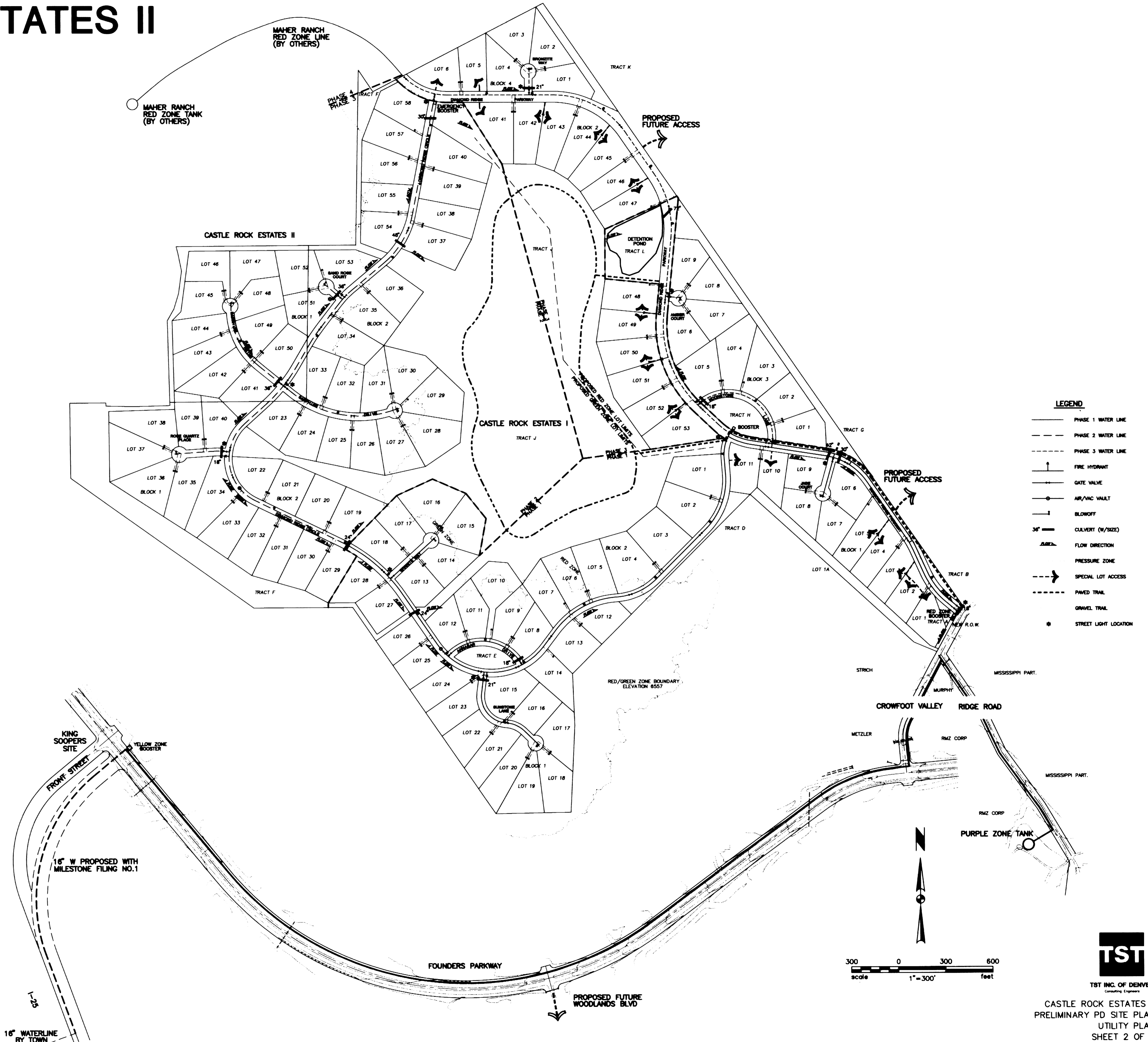
The road service for CRE will be as follows: A collector road with a 70-foot right-of-way. Two 16-foot lanes with 4 to 6-foot shoulders and a 16-foot median for the entry portion and 28-foot pavement with 4 to 6-foot shoulders to the Maher parcel; and a local road with a 30-foot section in a 50-foot right-of-way (22-foot pavement with 4-foot shoulders) for the rest of the roads in CRE. The grading of the road will be as close to the existing topography as possible. There are no sidewalks, curb, or gutter on any of these roads. The improvements to Crowfoot Valley Road shall be to Douglas County standards subject to Town of Castle Rock approval. The approved section is that of a Rural Local Collector. Phasing of the roads will coincide with the phase boundaries. The arrows on the exhibit show locations of shared or special drives to limit the number of access points along the Collector Street (Diamond Ridge Parkway). The shared drives for Lots 41-53, Block 2 and shared drives and corresponding median cuts for Lots 1-5, Block 1 will be centered on the common property line. Specific locations of these access points are indicated on the exhibit.

### PHASES

Phase 1 : Lots 1-28, Block 1 and Lots 1-18, Block 2 (46 total)  
Phase 2 : Lots 29-58, Block 1 and Lots 19-40, Block 2 (52 total)  
Phase 3 : Lots 41-53, Block 2, Lots 1-9, Block 3 and Lots 1-6, Block 4 (28 total).

### OPEN SPACE AND TRAILS

Phasing of the open space and trail improvements will coincide with the phase boundaries. The intent is to maintain the open space in its natural state with the exception of the trails/walks designated on the plan. Trail segments will be constructed within each phase as indicated on the map.



### LEGEND

- PHASE 1 WATER LINE
- - - PHASE 2 WATER LINE
- · · PHASE 3 WATER LINE
- ↑ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊙ AIR/VAC VAULT
- ⊖ BLOWOFF
- /— CULVERT (W/SIDE)
- FLOW DIRECTION
- PRESSURE ZONE
- SPECIAL FUTURE ACCESS
- - - GRAVEL TRAIL
- ⊙ STREET LIGHT LOCATION



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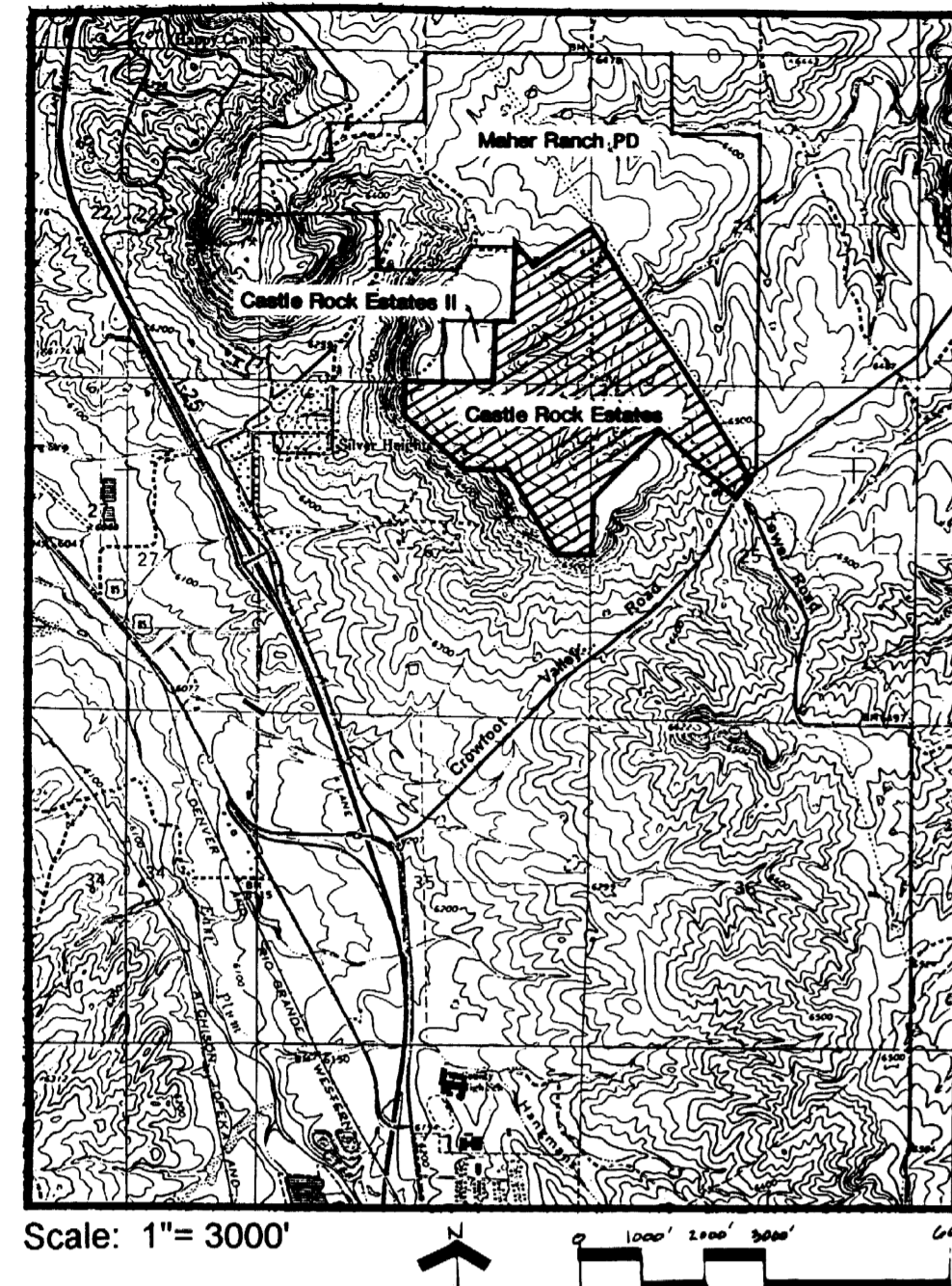
# Castle Rock Estates I & II

A Portion of Section 23, Section 24, Section 25, and Section 26, Township 7 South, Range 67 West, of the 6th P.M.,  
Castle Rock, Colorado

## Site Inventory/Analysis



Vicinity Map



Douglas County A-1

Proposed Single Family Residential

Town of Castle Rock  
Maher Ranch PD

Open Space

LP 6419

Proposed Single Family Residential

260' Public Service Company R.O.W.

Potential Elementary School and Park

HP 6630

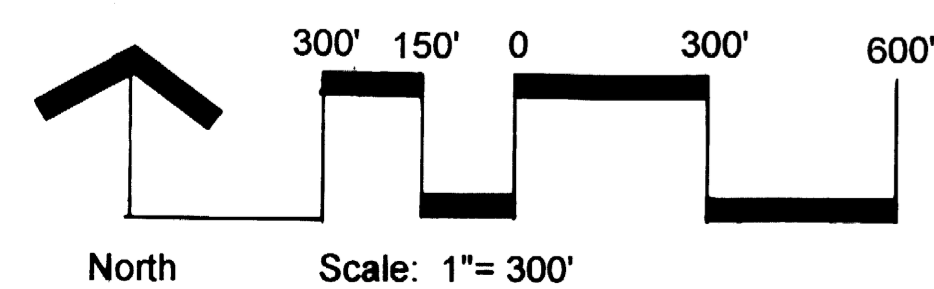
Douglas County A-1

Douglas County A-1

Views from the I-25 Corridor into the site are largely protected by the ridge along the southwestern boundary.

### Legend

- Drainages
- Top of Butte
- Slopes > 20%
- Slopes > 10%
- Views
- Existing Scrub Oak and Ponderosa Pine



Revised June 18, 1995

Owner/Developer:  
Castle Rock Estates, LLC  
5600 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111  
773-9636

Land Planner:  
**Staller & Henry**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING & DESIGN  
1360 LAWRENCE ST., SUITE 100  
DENVER, COLORADO 80204  
PHONE: (303) 446-2388

DC8728945

28  
\$84 cc

ORDINANCE NO. 87-18

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(THE MAHER RANCH P.D.)

8728945 - 10/08/87 13:07 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 1/ 28  
B0752 - P0316 - \$84.00

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8728945 - 10/08/87 13:07 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0752 - P0317 - \$84.00 2/ 28

ORDINANCE NO 87-18

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(THE MAHER RANCH P.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock finds that:

- (a) A petition relating to the Maher Ranch P.D. Plan has been filed with the Town Clerk requesting an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) Said petition has been forwarded to the Board of Trustees, and;
- (c) Public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) The amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Development Ordinance 17.60 as set forth in subsection 17.60.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF  
THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of  
817 acres, described in Exhibit "A", attached hereto and  
made a part hereof, (hereinafter the "Land") is changed from  
Zoning Classification A-1 (Agricultural) and A-2  
(Agricultural) to Zoning Classification PD (Planned  
Development District).

8728945 - 10/08/87 13:07 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
P 52 - P0319 - 4/ 28  
\$84.00

SECTION I

GENERAL PROVISIONS

- 1.0 This ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock, and establishes permitted densities, uses and development standards for each tract within the Land.

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B0752 - P0320 - \$84.00

SECTION II

DEFINITIONS

2.1 Apartment Units.

Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

2.2 Attached Dwelling Units.

Dwelling units which are physically connected to other dwelling units. As used herein, the term attached dwelling units shall include, but not be limited to, apartment units, condominium units and townhome units.

2.3 Community Recreational Facilities.

Indoor or outdoor structures or areas for community recreation to include, but not to be limited to, swimming pools, tennis courts, facilities for other indoor or outdoor recreational activities together with incidental restaurants, lounges, shops and personal service establishments.

2.4 Building Ground Coverage.

That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, underground or partially underground parking areas (provided such partially underground parking areas shall not protrude more than six (6) feet above the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.5 Building Height.

The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas, architectural projections and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

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30752 - P0321 - \$84

2.6 Building Setback.

The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

2.7 Condominium Units.

Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners will not individually own land underneath such units. All common elements or facilities, including the land, are owned in undivided interest, in common, by individual unit owners.

2.8 Detached Dwelling Units.

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to, single family units and patio homes.

2.9 Developer.

Castle Pines Land Company or its successors or assigns as Developer.

2.10 Patio Home Units.

Single family units clustered in close proximity to each other commonly, but not necessarily, utilizing zero lot lines. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

2.11 Private Open Space.

Space, suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is to remain in private ownership.

8728945 - 10/08/87 13:07 - RFTA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0752 - P0322 - \$84.00 7/ 28

2.12 Public Land Dedication.

That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the Town of Castle Rock.

2.13 Single Family Units.

Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

2.14 Townhome Units.

Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.

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70752 - P0323 - \$84.00

SECTION III

OVERALL PROJECT STANDARDS

3.1 Parking.

Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of re-zoning approval of the Preliminary Site Plan unless Developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final platting and site plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

3.2 Temporary Uses.

Temporary uses are permitted as follows:

- (a) Single family, townhouse and condominium units to be utilized 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, that any such use shall be discontinued when all comparable dwelling units within the Planned Development have been sold or leased.
- (b) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 60 days after a certificate of occupancy has been issued for the first residential or commercial structure within the area being served by such unit without the express approval of the Board of Trustees.
- (c) 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.

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B0752 - P0324 - \$84.00

3.3 Signage.

Signage is allowed for all land uses. Except as otherwise specifically provided herein or in subsequent design regulations for this project that may be developed and approved by the Town of Castle Rock, signage is to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of the Final Site Plan.

3.4 Residential Density Transfer.

To provide flexibility (in that this project must be responsive to changing conditions over a long planning and development period), an upper limit on density of 20 percent over the permitted density in each planning area may be permitted by the Board of Trustees at the time of and as a part of the final plat and final site plan review process; provided, however, that the total permitted residential density upon the Land shall not exceed 2,442 dwelling units.

8728945 - 10/08/87 13:07 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
52 - P0325 - \$84.00  
10/ 28

SECTION IV  
GENERAL USE AREAS

4.1 The land shall be divided into general use areas as the same are located on "The Maher Ranch Preliminary P.D. Plan," approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of six types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling units to be constructed in residential areas shall be as follows:

<u>LAND USE</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>	<u>PERCENTAGE OF SITE</u>
Residential	531	2,442	64.8%
Commercial	6	-0-	0.8%
Commercial/Recreation	11	-0-	1.3%
Dedicated Open Space	225	-0-	27.6%
Right-of-Way	44	-0-	5.5%
<b>Total</b>	<b>817</b>	<b>2,442</b>	<b>100.0%</b>

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SECTION V

RESIDENTIAL USE AREAS

5.1 Permitted Uses.

- (a) Detached single-family dwellings using the Conventional Development Standards contained in Subsection 5.3.
- (b) Attached or detached single-family dwellings using the alternative development standards contained in Subsection 5.4.
- (c) Open space.
- (d) Recreation facilities.
- (e) Sewage and water facilities.
- (f) Accessory buildings and uses as provided in Section X.
- (g) Temporary contractor storage yards.
- (h) Off-street parking.
- (i) Temporary offices and Model Homes.
- (j) Open space easements, hiking trails and biking trails.
- (k) Community information centers.
- (l) Special community events.
- (m) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein. Approval subject to review by the Castle Rock Planning Director.

5.2 Uses by Special Review.

- (a) Home occupations.
- (b) Religious facilities.
- (c) Public or private schools.
- (d) Child care centers.
- (e) Temporary concrete, asphalt and mortar batching

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plants for the purposes of construction on the site or off-site project-related construction.

- (f) Wind generators.
- (g) Gas and electric substations.
- (h) Satellite dishes and any other antennae.

5.3 Conventional Development Standards.

Residential development constructed as single-family detached residential or two-family residential shall be constructed in accordance with the following development standards:

- (a) Minimum Lot Area:
  - Single-Family: 6,000 sq. ft.
  - Two-Family: 7,000 sq. ft.
- (b) Minimum Setback from Property Lines:
  - Front: 20 feet
  - Side: 5 feet
  - Rear: 15 feet

\* No primary structures shall be located closer than 15 feet from another primary structure.

- (c) Maximum Building Height:
  - Flat Roof: 35 feet
  - Sloping Roof: 38 feet

5.4 Alternative Development Standards:

In order to provide the Maher Ranch P.D. with a more varied and interesting neighborhood residential pattern and flexibility in residential development and to encourage the assemblage of open space for more scenic, passive and active residential uses, alternative development standards have been formulated and are set forth below and are permitted in this zone subject to compliance with the criteria set forth below and final site plan review by the Town of Castle Rock.

5.4.1 The objectives of these alternative development standards are to:

- (a) Encourage variety in the physical development pattern of the Maher Ranch P.D.
- (b) Provide a variety in residential neighborhoods greater than would be possible through the

application throughout the entire residential community of the standards set forth in 5.3.

- (c) Encourage the use of a more creative approach to the development of land.
- (d) Encourage a more efficient, aesthetic and desirable use of open space.

5.4.2 The principles of these alternative development standards are to:

- (a) Provide that the density and building intensity of any residential lot or project proposed pursuant to these alternative development standards will conform to the provisions of this P.D. Ordinance.
- (b) Provide a variety of dwelling and building designs.
- (c) Provide standards of development and provide amenities appropriate to the densities involved in the project.
- (d) Improve the environment by requiring adequate open space areas.
- (e) Provide for variety of housing within the neighborhood pattern of the Maher Ranch P.D.
- (f) Provide for a desirable living environment which meets the needs of a variety of lifestyles.

5.5 Alternative Development Standards Criteria.

The following criteria shall be required for all projects utilizing the Alternative Development Standards.

- (a) The minimum project area shall not be less than two acres;
- (b) A minimum of 25% of the project area shall be devoted to Common areas and elements which may include, but not be limited to, landscaped areas, walkways, bikeways, swimming pools, tennis courts, play areas and other common areas but shall exclude therefrom driveways, roadways and all off-street parking facilities;
- (c) A 25' setback shall be provided adjacent to any collector road right-of-way or project area boundary;

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- (d) A 15' setback shall be provided adjacent to any local street;
- (e) A buffer zone shall be provided in any single-family attached project that is adjacent to a lower density residential use. The buffer zone must be kept free of buildings or structures and must be landscaped, screened and/or protected by natural features so that adverse effects on the surrounding use areas are eliminated. The buffer zone shall be at least 25' in width.

5.6 Standards.

- (a) Minimum project area: 2 acres
- (b) Minimum setback of residential structures from property lines; 0 feet; except streets and project area boundary (see 5.5 d & e).
- (c) Maximum building height:
  - Flat Roof: 35 feet
  - Sloping Roof: 38 feet

5.7 Alternative Development Types.

Alternative development types which may be constructed in accordance with Subsection E include Townhouses, Cluster Development, Zero Lot Line, Patio Homes and Condominiums. The following definitions and illustrations are provided below to help clarify these development types:

(a) Dwelling, Townhouse

A single-family attached dwelling in a grouping of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

(b) Cluster

A development design technique that concentrates buildings in specific areas on the site and allowing for a reduction in lot size below minimum requirements allowing the remaining land to be used for recreation and common open space.

(c) Zero Lot Line: A situation in which either:

- i. Two adjoining structures or adjacent but separate properties share a common wall, or

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ii. A structure is built up to its property line with no easement or setback requirement.

(d) Dwelling, Patio House

A single-family dwelling on a separate lot with open space setbacks on three sides.

(e) Dwelling, Single-Family Attached

A dwelling containing more than one dwelling unit wherein each dwelling unit is structurally independent from all others as is arranged, designed and intended for occupancy by not more than one family; has no more than one kitchen and no less than one bedroom; and each unit is separated by one or more common fire resistant walls.

5.8 Special Restrictions Pertaining to the Development of Planning Area R-4

(a) Due to this area's visual prominence, this area is designated as subject to review at the time of final site plan. This review shall be concerned with the visual impact of architectural and landscape elements on the existing ridge line. In addition, prior to final site plan approval for the development of any permitted uses within such areas, additional development standards shall be set forth on the face of such final site plans based upon the following criteria:

- (i) As seen from the Silver Heights subdivision, ridge lines should remain the dominant features, with structures, grading, clearings, plantings, exterior lighting or other man-made features being subordinate to the ridge's visual prominence.
- (ii) All buildings shall be constructed of materials, colors and textures that are compatible with the natural surroundings.
- (iii) All proposed structures, the silhouettes of which would create an intrusion of the natural horizon, shall be subject to review at the time of application for final site plan review. If permitted, intrusions of the horizon shall be of such character as will be subordinate to and compliment natural site features.

(b) To provide maximum flexibility for innovative design, the development of any additional criteria for minimum building setbacks and

maximum buildings heights will be reserved until the time of final site plan review, provided that no final site plan will be presented for consideration or approved in such areas that does not contain the minimum setbacks and maximum building heights provided herein.

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SECTION VI

COMMERCIAL USE AREAS

6.1 Permitted Uses.

Permitted uses shall include, but shall not be limited to:

- (a) Community centers.
- (b) Places of public assembly, entertainment and recreation.
- (c) Public or private membership clubs and health clubs.
- (d) Service related businesses.
- (e) Professional offices.
- (f) Religious facilities.
- (g) Private<sup>n</sup> schools.
- (h) Parks and playgrounds.
- (i) Convenience stores.
- (j) Utility services.
- (k) Open space.
- (l) Accessory buildings and uses as provided for in Section X.
- (m) Temporary contractor storage yards.
- (n) Any uses consistent with the uses set forth herein. Approval subject to review by the Town of Castle Rock Planning Director.

6.2 Uses by Special Review.

- (a) Temporary concrete, asphalt and mortar batching plants for the purposes of construction on the site or off-site project-related construction.
- (b) Child care centers.
- (c) Public or private schools.
- (d) Wind generators.

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(e) Gas and electric substations.

(f) Day care centers.

(g) Satellite dishes and any other antennae.

6.3 Maximum Building Height.

Flat Roof: 35 feet

Sloping Roof: 38 feet

6.4 Site Coverage.

Maximum permitted building ground coverage is forty percent (40%) of net acreage of building site exclusive of dedicated roadways.

6.5 Minimum Setbacks.

All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include required landscaping, and shall not contain parking, accessory buildings or driveways, excepting direct access driveways.

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SECTION VII

COMMERCIAL/RECREATIONAL USE AREAS

7.1 Permitted Uses.

Permitted uses shall include, but shall not be limited to:

- (a) Open space.
- (b) Recreational facilities.
- (c) Public or private health clubs.
- (d) Restaurants and lounges.
- (e) Utility services and water storage facilities.
- (f) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein. Approval subject to review by the Town of Castle Rock Planning Director.

7.2 Uses by Special Review.

- (a) Above ground utilities.
- (b) Wind generators.
- (c) Gas and electric substations.

7.3 Development Standards.

Due to this area's visual prominence, this area is designated as subject to review at the time of final site plan. This review shall be concerned with the visual impact of architectural and landscape elements on the existing ridge line. Prior to final site plan approval for the development of buildings within such designated areas, development standards shall be set forth on the face of such final site plans based upon the following criteria:

- (a) As seen from below, ridge lines should remain the dominant feature, with structures, grading, clearings, plantings, exterior lighting or other man-made features being subordinate to the ridge's visual prominence.
- (b) All buildings shall be constructed of materials, colors and textures that are compatible with the natural surroundings.

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Development Standards (continued)

- (c) All proposed structures, the silhouettes of which would create an intrusion of the natural horizon, shall be subject to review at the time of application for final site plan review. If permitted, intrusions of the horizon shall be of such character as will be subordinate to and compliment natural site features.

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum building heights will be reserved until the time of final site plan review, provided that no final site plan will be presented for consideration or approved in such designated areas that does not contain specific criteria for the establishment of minimum setbacks and maximum building heights.

7.4 Site Coverage

The maximum amount of the total site area (11 acres) that shall be devoted to development shall be 4 acres. The remaining 7 acres shall be utilized as open space or park areas.

7.5 Access/Timing of Development

Parcel CR-1 as depicted on the Master Plan for the Maher Ranch P.D. shall not be developed until such time as access has been approved by the Town of Castle Rock.

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SECTION VIII

COMMUNITY OPEN SPACE USE AREA

8.1 Permitted Uses.

- (a) Open space.
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (c) Public or private membership clubs and health clubs including incidental shops, personal service establishments, restaurants and lounges.
- (d) Community centers.
- (e) Community recreational facilities.
- (f) Irrigation water storage facilities.
- (g) Bike trails and hiking trails.
- (h) Utility services.
- (i) Maintenance facilities.

8.2 Development Standards.

- (a) Allowable Building Height: 35 feet
- (b) Building Setback: as permitted in the most permissive abutting area.

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SECTION IX  
PUBLIC LAND DEDICATION USE AREAS

9.1 Permitted Uses.

- (a) Open space.
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (c) Public schools, school grounds and playing fields.
- (d) Community centers.
- (e) Community recreational facilities.
- (f) Public buildings including, but not limited to, libraries, fire and police stations.
- (g) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (h) Irrigation water storage facilities.
- (i) Bike trails and hiking trails.
- (j) Utility services.
- (k) Maintenance facilities.

9.2 Development Standards.

- (a) Building Height: Maximum height as permitted in most permissive abutting area, with the exception of school gymnasiums which may reach 42 feet.

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SECTION X

ACCESSORY USES PERMITTED IN ALL USE AREAS

- 10.1 Uses Permitted in All Use Areas.
- (a) Underground utility and communications distribution lines, to specifically include cable television distribution trunks and 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) Fences.
  - (f) Wells and well houses, treatment facilities, water pumping stations and sewage lift stations.
- 10.2 Uses Permitted by Special Review in All Use Areas.
- (a) Electric substations and gas regulator stations.
  - (b) Wind generators.
  - (c) Satellite dishes or any other antennae.

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SECTION XI

SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT  
PLANS AND/OR PLATS AND ADDITIONAL INFORMATION

- 11.1 Following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.
- 11.2 No structural building permit will issue until a final site plan and final plat for such area has been approved by the Board of Trustees and filed for the public record.
- 11.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan if the deed or other document evidencing the sale or transfer contains the following language:

No building permit will issue for the erection of any structural improvement in any area described herein for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.

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SECTION XII

TRANSITIONAL USE

- 12.1 After approval of the Preliminary P.U.D. Plan incorporated herein by reference, any portion or portions of the land which has not been included in a final site plan may be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, buildings and out-building pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 12.2 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 Site Plan for such area or areas has been approved; provided however, the Board of Trustees reserves the right to prohibit or enjoin such agricultural use in areas for which no final site plan has been submitted if the Board 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 areas.
- 12.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

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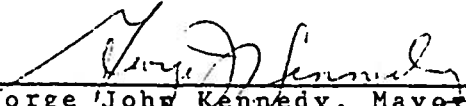
SECTION XIII

SEVERABILITY OF PROVISIONS

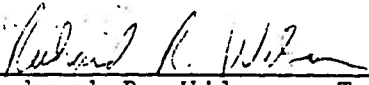
13.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

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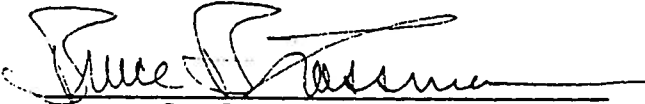
Passed and adopted this 29th day of January,  
1987, by a vote of the Board of Trustees of the Town of  
Castle Rock, Colorado of 6 for and 0 against.

  
George John Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Publication Date: February 14, 1987

~~Approved for Board Action:~~

~~Don Cooper,  
Town Administrator~~

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ORDINANCE NO. 95-20

DC9561700

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO

CASTLE ROCK ESTATES II P.D.  
(a.k.a. Diamond Ridge Estates)

Whereas, the Town Council of the Town of Castle Rock finds that:

- (a) A petition relating to the Castle Rock Estates II P.D. Plan has been filed with the Town Clerk requesting an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) Said petition has been forwarded to the Town Council, and;
- (c) Public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Town Council of the Town of Castle Rock, and;
- (d) The amendment sought to the said Zoning District map complies with the stated purposed of the Planned Development Ordinance 17.60 as set forth in subsection 17.60.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, that the Zoning Classification of the lands, consisting of 19.48 acres, described in Exhibit 'A', attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classification A-1 (Agricultural) to Zoning Classification PD (Planned Development District).

SECTION I  
GENERAL PROVISIONS

1.0 This ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock, and establishes permitted densities, uses and development standards for the Land.

**SECTION II  
DEFINITIONS**

2.1 Community Recreational Facilities.

Indoor or outdoor structures or areas for community recreation to include, but not be limited to, swimming pools, tennis courts, and facilities for other indoor or outdoor recreational activities together with incidental uses.

2.2 Building Ground Coverage.

That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, or partially underground parking areas, (provided such underground parking areas shall not protrude more than six (6) feet above the average surrounding grade), roadways, bike paths, or pedestrian ways or such other uses not meeting the above definition.

2.3 Building Height.

The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas, architectural projections and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

2.4 Building Setback.

The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer may be subtracted from the required setback to either reduce or eliminate such setback.

2.5 Detached Dwelling Units.

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to, single family units.

2.6 Developer.

Castle Rock Estates LLC or its successors or assigns as Developer.

2.7 Private Open Space.

Space suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, trails, and/or other appropriate uses, which is to remain in private ownership.

2.8 Public Land Dedication.

That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the Town of Castle Rock.

2.9 Single Family Units.

Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership or elements or facilities which are located in areas other than the lots surrounding such units is permitted.

**SECTION III  
OVERALL PROJECT STANDARDS**

3.1 Parking.

Off-street parking is required for all land uses. The number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of re-zoning approval of the Preliminary PD Site Plan.

3.2 Temporary Uses.

Temporary uses are permitted as follows:

- (a) Units to be utilized as models and/or sales and information offices. Further provided, that any such use shall be discontinued when all comparable dwelling units within the Planned Development have been sold or leased.

- (b) Mobile sales and information units in any residential use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Town Council for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 60 days after a certificate of occupancy has been issued for the first residential structure with the area being served by such unit without the express approval of the Town Council.
- (c) 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.

3.3 Signage.

Signage is allowed for all land uses, Except as otherwise specifically provided herein or in subsequent design regulations for this project that may be developed and approved by the Town of Castle Rock, signage is to be in conformance with applicable Town of Castle Rock Zoning Regulations at the time of approval of the Final Site Plan.

**SECTION IV  
GENERAL USE AREAS**

4.1 The land shall be divided into general use areas as the same are located on "Castle Rock Estates II Preliminary P.D. Plan," approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of two types as designated below. The aggregate number of acres within each type of use area and the maximum number of dwelling units to be constructed in residential areas shall be as follows:

<u>Land Use</u>	<u>Acreage</u>	<u>Dwelling Units</u>	<u>% of Site</u>
Estate Residential	16.84	10	86.4%
Open Space	1.34		6.9%
Public Roads	1.30		6.7%
=====			
Total	19.48	10	100%

**SECTION V  
RESIDENTIAL USE AREAS**

5.1 Permitted Uses.

- (a) Detached single family dwellings
- (b) Open space
- (c) Recreational facilities
- (d) Sewage and water facilities
- (e) Accessory buildings and uses as provided in Section X
- (f) Temporary contractor and storage yards associated only with the development of Castle Rock Estates
- (g) Off-street parking
- (h) Temporary offices and model homes are permitted after Final Plat approval of Phase I. Both are permitted through the completion of the development and construction of all dwellings
- (i) Open space easements, hiking trails and biking trails
- (j) Community information centers
- (k) Special community events
- (l) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein. Approval subject to review by the Castle Rock Planning Director.

5.2 Uses by Special Review.

- (a) Home occupations.
- (b) Religious facilities.
- (c) Public or private schools.
- (d) Child care centers.

5.3 Estate Residential - Large Lot Development

(a) Intent

The intent of the Estate Residential areas is to accommodate broader housing/life-style choices within the Town's boundaries; to allow for the preservation of open space and natural environmental features; maintenance and preservation of steep topography; preservation of unique view corridors and privacy; preservation of areas heavily vegetated by either scrub oak or ponderosa pines; preservation of wildlife habitat/corridors; and to create a transition from urban development to large lot residential or agricultural areas. The intent for this parcel is to be developed concurrently with Castle Rock Estates I. The site plans, building architecture, open space system, trails, access drives, utility systems, and overall development concept shall be coordinated between the two developments.

Development of this parcel shall not occur without the development of Castle Rock Estates I. Any proposed development which is independent of Castle Rock Estates I shall require a Major Amendment to the Preliminary PD Site Plan.

(b) Minimum Lot Area

The calculation of minimum lot area is exclusive of open space, dedicated public lands and rights-of-way. The minimum lot size shall be 51,000 square feet . Only one dwelling is permitted per lot. No attached dwellings are permitted. One nanny or mother-in-law apartment is permitted per lot. A mother-in-law or nanny unit os 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.

A mother-in-law or nanny unit is 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. The nanny unit must be indicated on the application for a septic system to Tri-County Health Department. Two additional parking spaces 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.

(c) Maximum Gross Density

The maximum gross density of Castle Rock Estates II shall not exceed 1 dwelling per 1.2 acres.

(d) Water and Sanitation

All uses must be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations.

(e) Utilities

All public utility distribution lines must be placed underground.

(f) Parking Standards

A minimum of 4 offstreet parking spaces shall be provided for each lot. Two spaces minimum must be provided in an attached or detached garage.

(g) **Minimum Building Setbacks**

Abutting a street: 25 feet

Front/Side/Rear: 25 feet

Setback from top of bluff face: 50 feet minimum. Shall be further specified through building envelopes at the time of Preliminary Plat and Final PD Site Plan.

(h) **Maximum Building Height**

35 feet

(i) **Fencing**

1. Fences, walls or hedges shall not be erected in the public right-of-way, but shall be allowed within the building setbacks, on private land. A building permit is required for any retaining wall greater than four feet in height.

2. Solid privacy fences are permitted only within 10 feet of the residence for the purposes of screening only. No other privacy fences are permitted. All fencing must open in character and conform with the design guidelines established for Castle Rock Estates II.

3. Barbed, above ground electrically charged, concertina, or razor wire is prohibited.

4. All swimming pools must be fenced in accordance with building code. The fencing must be open in character and surround the pool and deck area only.

5. Livestock fencing shall be permitted on the project perimeter subject to approval by the Design Review Board for Castle Rock Estates (Diamond Ridge Estates).

(j) **Siting Restrictions**

The visual prominence of the western edge of Castle Rock Estates II, dictates that any proposed development adjacent to the edge of the bluff, identified on the Preliminary PD Site Plan as the area within the view shed, be reviewed at the time of Preliminary Plat and Final PD Site Plan. The intent, as per the Town of Castle Rock 2010 Master Plan, is to preserve the visual character of the bluff and minimize the visual impact by preserving the natural view of the ridge. In addition the intent is to ensure the mitigation of any potential visual and environmental impacts. The Preliminary Plat and Final PD Site Plan for this area shall indicate building envelopes for homes located within the potential view shed.

The following guidelines shall apply to the final design of any proposed homes located within the potential view shed from I-25.

1. As seen from below, ridgelines shall remain the dominant landscape feature. Structures, grading, clearings, plantings, exterior lighting or other man-made features being subordinate to the ridge's visual prominence.
2. All buildings shall be constructed of materials, colors and textures that are compatible with the natural surroundings.
3. All proposed structures, the silhouettes of which would create an intrusion of the natural horizon, shall be subject to review at the time of application for Preliminary Plat and Final PD Site Plan review. Intrusions of the horizon shall be subordinate to and complement natural site features.
4. All structural improvements shall be located substantially within the building envelopes specified on the Preliminary Plat and Final PD Site Plan.
5. Building setbacks adjacent to the edge of the bluff shall vary depending on site conditions. These required setbacks are illustrated by the location of the specified building envelope.
6. Building materials may be either masonry, stucco, wood or other non-reflective material. Colors of the selected building materials shall be limited to those which naturally blend with the existing environment.
7. Roof pitches shall reinforce a human scale (generally 6:12 pitch for a two story home) with well defined eave detailing, and strong shadow lines. Roofing material color and texture should reflect other materials on the home and the adjacent properties.
8. Uninterrupted building facades shall not exceed 20 feet.
9. Building foundations shall step with the changes in grade.
10. Existing vegetation shall be preserved, to the extent practical, to further screen proposed structures.
11. All proposed landscaping shall be planned to enhance the existing environment. The use of native plant materials is encouraged. Landscaping shall be planned to provide screening and a transition between proposed improvements and the existing landscaping along the bluff.

12. Decking shall not be placed on poles above the first floor elevation.

13. Exposed foundations shall be treated with the same building material as the rest of the structure. Exposed concrete foundations are not permitted.

(k) Farm Animal Restrictions

No horses or other farm animals shall be permitted on any private lot or within the common open space areas within Castle Rock Estates II. Household pets are permitted in accordance with Town of Castle Rock ordinances.

(l) Preservation of Natural Features

Every reasonable effort shall be made to preserve significant natural features including large trees and tree stands. The Preliminary Plat and Final PD Site Plan shall specifically locate and identify the significant natural features, including large trees and tree stands, and the Final PD Site Plan and Preliminary Plat shall specify what measures will be taken to protect the significant natural features during construction.

(m) Wildlife Considerations

As recommended by the Division of Wildlife the following items must be considered:

1. No trash containers may be stored outside the structure
2. All pets must be contained on the individual lot
3. Open space areas designated on the Preliminary PD Site Plan and Preliminary Plat must be maintained free and clear of obstructions to enable wildlife travel routes.
4. Transplanting or replacement of gambel oak removed during the development process is recommended.
5. Information from the Colorado Division of Wildlife on how to coexist with wildlife and how to limit the potential dangers of wildlife shall be made available to the homeowner.

(n) Fire Safety

Every reasonable effort shall be made to reach an agreement with the Town of Castle Rock Fire Department prior to Preliminary Plat approval regarding the need for fire safety sprinklers within the homes.

**SECTION VI  
COMMUNITY OPEN SPACE USE AREA**

6.1 Permitted Uses.

- (a) Open space
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking
- (c) Public or private membership clubs related to recreational activities
- (d) Community centers
- (e) Community recreational facilities
- (f) Hiking, biking and equestrian trails
- (g) Irrigation water storage facilities
- (h) Utility services
- (i) Maintenance facilities
- (j) Caretakers residence
- (k) Septic systems
- (l) Water storage tanks and wells

6.2 Development Standards

- (a) Maximum building height: All uses 35 feet
- (b) Building setbacks: Front: 25 feet  
Rear: 25 feet  
Side: 25 feet

**SECTION VII  
ACCESSORY USES PERMITTED IN ALL USE AREAS**

7.1 Uses Permitted in all use areas.

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution 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) Fences.
- (f) Wells and well houses, treatment facilities, water pumping stations and sewage lift stations.

**SECTION VIII  
SUBMISSION OF FINAL PLANNED DEVELOPMENT SITE PLANS  
AND/OR PLATS AND ADDITIONAL INFORMATION**

- 8.1 Following the approval of this Ordinance, the owners of tracts within above-described tract shall present Final PD Site Plan and Final Plat for all or any portion or portions of the general use area as are then ready for development.
- 8.2 No structural building permit will be issued until a Final Site Plan and Final Plat for such area has been approved by the Town Council and filed for the public record.
- 8.3 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, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan if the deed or other document evidencing the sale or transfer contains the following language:

No building permit will be issued for the erection of any structural improvement in any area described herein for which a Final Site Plan has not been approved by the Town Council of the Town of Castle Rock.

**SECTION IX  
TRANSITIONAL USE**

- 9.1 After approval of the Preliminary PD Site Plan incorporated herein by reference, any portion or portions of the land which has not been included in a Final Site Plan may be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, buildings and out-buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 9.2 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 Site Plan for such area or areas has been approved; provided however, the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final 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 areas.
- 9.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor vehicles, except agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

**SECTION X  
SEVERABILITY OF PROVISIONS**

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

**SECTION XI  
ROAD STANDARDS**

11.1 Intent.

The Castle Rock Estates II property is located on hilly terrain which may pose moderately difficult site limitations which are not characteristic of the Castle Rock area. Therefore, a street system was developed for Castle Rock Estates II based on a hierarchy of roadway types and the street system planned within Castle Rock Estates I. This approach can eliminate excessive pavement widths, minimize cut/fill slopes and vegetative clearings and reduce excess stormwater runoff volume and velocity. An overall street plan will enable Castle Rock Estates II to develop an efficient and environmentally sensitive street pattern with an emphasis on vehicular safety and maintenance while meeting the needs of emergency vehicle access and response times.

- 11.2 LOOP ROAD - This road will serve abutting properties with direct access and form a continuous roadway system connecting the cul-de-sacs to the entrance road and collector road. The looped configuration provides emergency vehicles an alternative routing if needed.

- A) Posted Speed Limit - 25 MPH.
- B) Traffic Volumes - Less than 1,000 vehicles per day.
- C) Continuity - Continuous for more than one mile.
- D) Safety - Designed to handle traffic volumes loading from and into direct access and connecting cul-de-sacs to the Entrance Road.
- E) Traffic Control - Regulation of traffic accomplished through the use of stop signs and right of way rules for uncontrolled intersections. Parking is restricted.
- F) Function - Designed to distribute traffic to and from direct access and connecting cul-de-sacs to the collector road.

- G) Right-of-Way - 50 feet
- H) Number of Moving Lanes - Two
- I) Access Conditions - Designed to provide direct access to abutting property and cul-de-sacs.
- J) Planning Characteristics - Designed to serve Castle Rock Estates I and II only. Parking is prohibited.
- K) Type of Curb and Gutter - No curb and gutter.
- L) Sidewalk Width - No sidewalks.
- M) Street Widths - 22 feet of pavement plus 4 foot non-paved shoulders.
- N) Minimum Radius of Horizontal Curve - 225 feet
- O) Minimum Length of Vertical Curve - K- Value Ranges: Crest 25-30, Sag 25-30; Min. V.C.L., Crest 50, Sag 50.
- P) Minimum Length of Tangents Between All Curves - 50 feet
- Q) Street Grades - Minimum grade, 1.0%. Maximum grade, 7.0%.
- R) Curb Return Radii - 25 feet

11.3 CUL-DE-SACS - These roads will serve abutting properties with direct access and a connection to the loop road.

- A) Posted Speed Limit - 25 MPH.
- B) Traffic Volumes - Less than 200 vehicles per day.
- C) Continuity - Not Continuous.
- D) Safety - Designed to handle traffic volumes loading from and into direct access and connecting cul-de-sacs to the loop road.
- E) Traffic Control - Regulation of traffic accomplished through the use of right of way rules for uncontrolled intersections.

- F) Function - Designed to distribute traffic to and from direct access to the loop road.
- G) Right-of-Way - 50 feet
- H) Number of Moving Lanes - Two
- I) Access Conditions - Designed to provide direct access to abutting properties to the loop road.
- J) Planning Characteristics - Designed to serve Castle Rock Estates II only. Parking is prohibited.
- K) Type of Curb and Gutter - No curb and gutter.
- L) Sidewalk Width - No sidewalks.
- M) Street Widths - 22 feet of pavement plus 4 foot non-paved shoulders.
- N) Minimum Radius of Horizontal Curve - 175 feet
- O) Minimum Length of Vertical Curve - K- Value Ranges: Crest 25-30, Sag 25-30; Min. V.C.L., Crest 50, Sag 50.
- P) Minimum Length of Tangents Between All Curves - 50 feet
- Q) Street Grades - Minimum grade, 1.0%. Maximum grade, 7.0%.
- R) Curb Return Radii - 25 feet
- S) Bulb right-of-way radii - 50 feet
- T) Bulb pavement radii - 45 feet

**SECTION XII  
DESIGN STANDARDS AND PROCEDURES**

12.1 Intent.

Design Standards and Procedures for Castle Rock Estates II (a.k.a. Diamond Ridge Estates) are the criteria for judgement and form the basis of control for the Architectural Review Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the quality of Castle Rock Estates and the preservation of the environment.

12.2 Design Standards.

The Design Standards and Procedures shall guide the development and provide standards not addressed by this P.D. Ordinance. The following items are further addressed by the Design Standards and Procedures:

- A. Compatibility with wildlife
- B. Protection of the site's natural features including views, bluffs, topography, and vegetation
- C. Fire protection measures

**SECTION 13. 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.

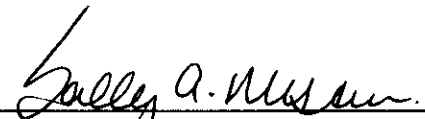
**SECTION 14. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

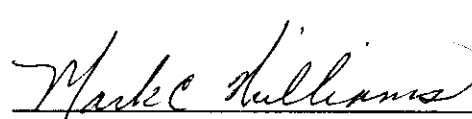
**SUBMITTED** this 22<sup>nd</sup> day of June, 1995 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 0 against.

**PASSED, APPROVED AND ADOPTED** this 13<sup>th</sup> day of July, 1995, by the Town Council of the Town of Castle Rock by a vote of 4 for and 2 against.

**ATTEST:**

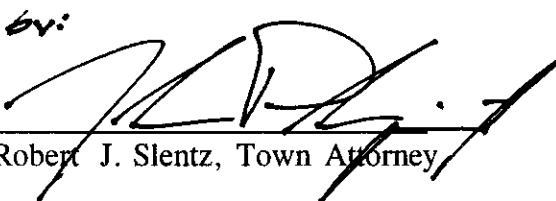
**TOWN OF CASTLE ROCK**

  
Sally Misate, Town Clerk

  
Mark C. Williams, Mayor

(ORD.95-20 CONT'D)

**APPROVED AS TO FORM:**

*by:*  
  
Robert J. Slentz, Town Attorney

(ORDZON.CR2)