

**PLAT IDENTIFICATION SHEET**

**RECEPTION#:** 299754

**DATE:** 03/01/83

**TIME:**

**FEE: \$**

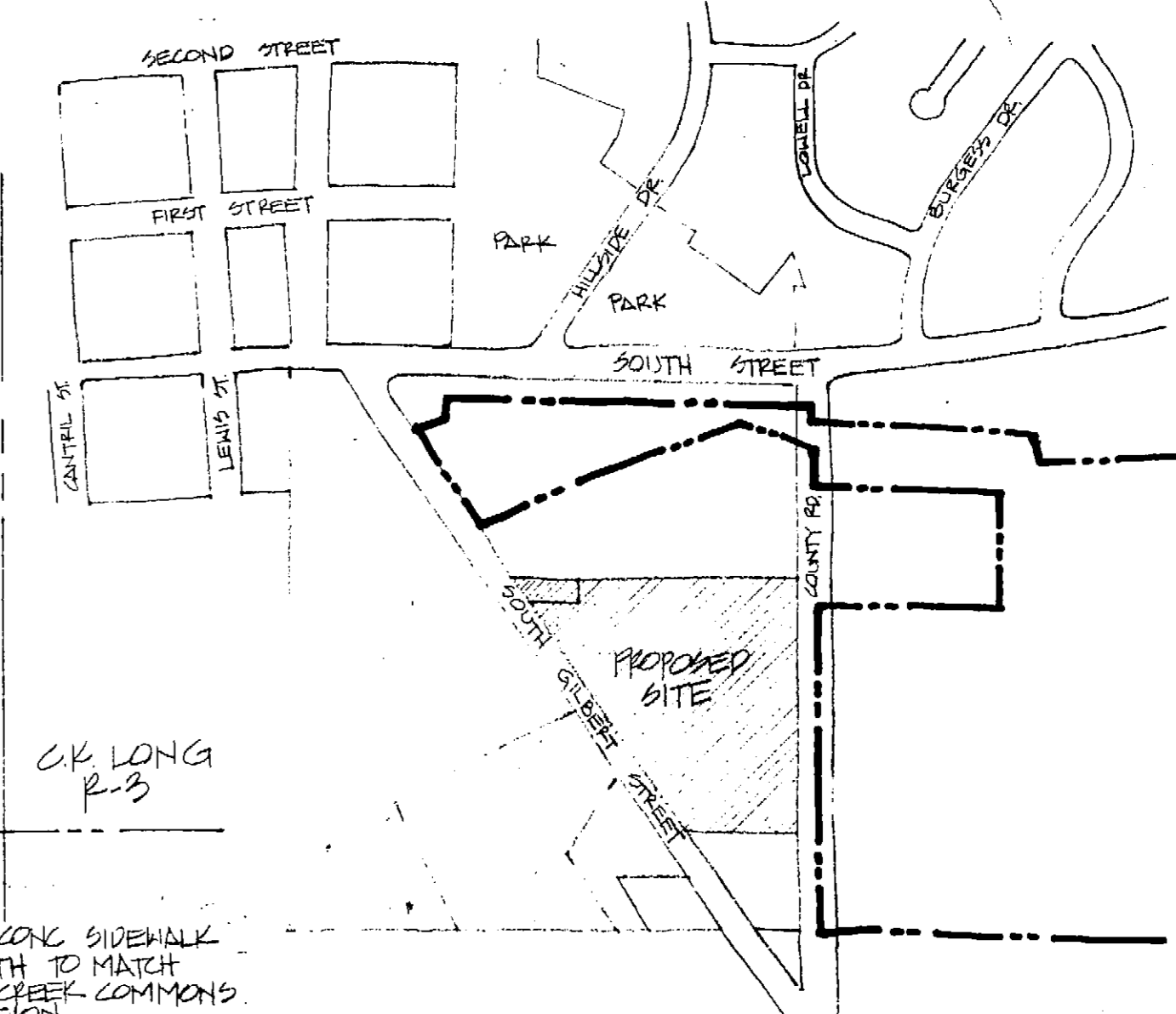
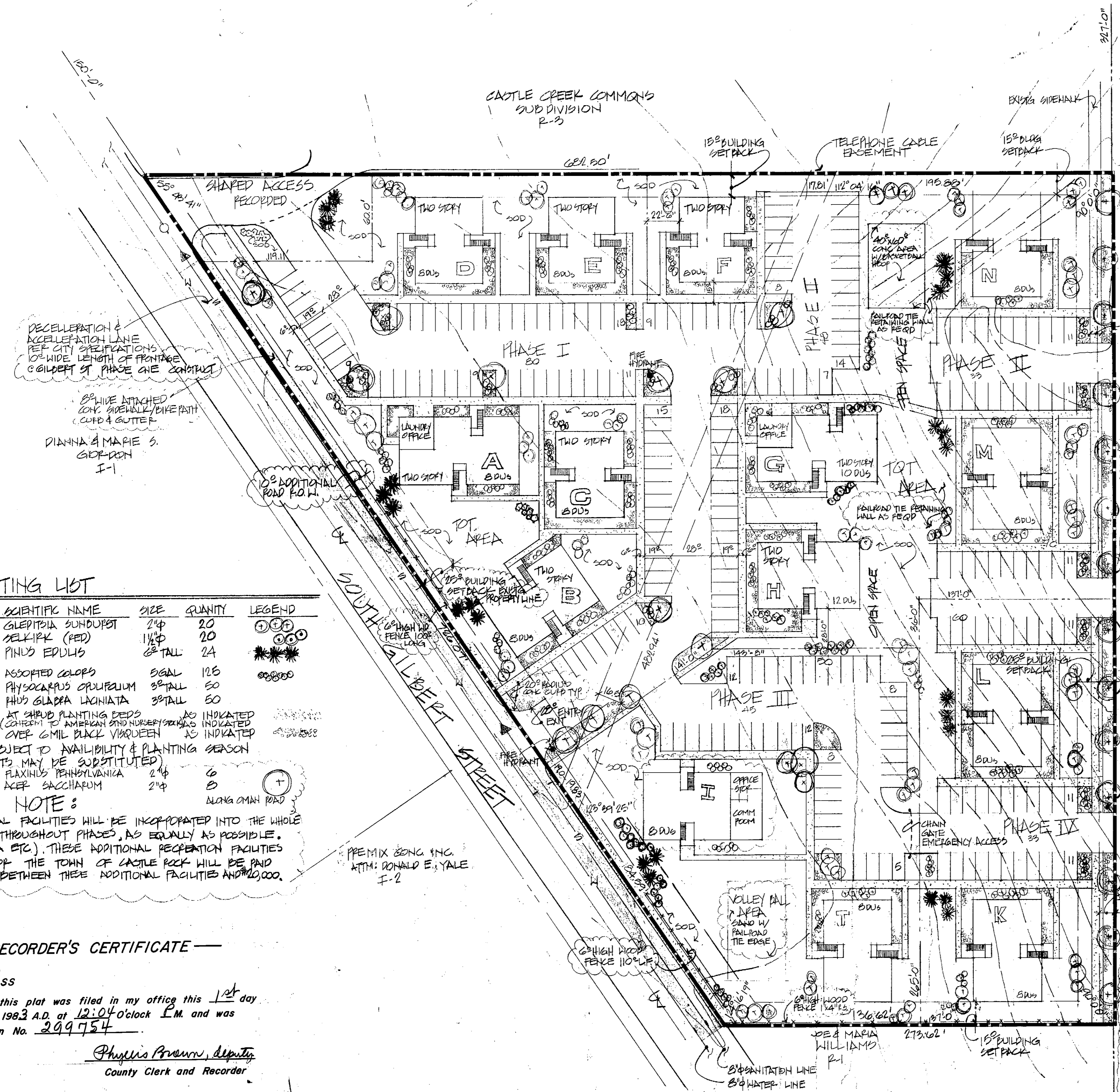
**GRANTOR:**  
(owner/signer)

**GRANTEE:**  
(subdivision name or name of plat)

B.W. Squared

**LEGAL:**  
(section-township-range)

**NEW SUBDIVISION ABBREV:** \_\_\_\_\_



**LANDSCAPE PLANTING LIST**

NAME	SCIENTIFIC NAME	SIZE	QUANTITY	LEGEND
SUNBUPST HONEY LOCUST	GLEPITISIA SUNBUPST	2 1/2"	20	(Symbol)
FLOWERING HOPA CRAB	VELKIRK (RED)	1 1/2"	20	(Symbol)
PINON PINE	PINUS EDULIS	6 1/2" TALL	24	(Symbol)
PATZER & HANMARK JUNIPERS	ASSOCIATED COLORS	5 GAL	125	(Symbol)
GOLDEN NINEBARK	PHYSCARRUS OPULENUM	3 1/2" TALL	50	(Symbol)
SMOOTH SUMAC	RHUS GLABRA LACINIATA	3 1/2" TALL	50	(Symbol)
WOOD CHIPS & MULCH	AT SHRUB PLANTING BEDS	AS	INDICATED	(Symbol)
300 KENTUCKY BLUE GRASS	CONFORM TO AMERICAN STD NURSERY TRADES	AS	INDICATED	(Symbol)
1 1/2" PINK ROCK	OVER 6 MIL BLACK VIRSQUEEN	AS	INDICATED	(Symbol)
NOTE: ALL PLANTS SUBJECT TO AVAILABILITY & PLANTING SEASON (SIMILAR PLANTS MAY BE SUBSTITUTED)				
GREEN ASH	FRAXINUS PENNSYLVANICA	2 1/2"	6	(Symbol)
HARD SUGAR MAPLE	ACER SACCHARUM	2 1/2"	6	(Symbol)

**RECREATIONAL NOTE:**  
 ADDITIONAL RECREATIONAL FACILITIES WILL BE INCORPORATED INTO THE WHOLE PROJECT & DISTRIBUTED THROUGHOUT PHASES, AS EQUALLY AS POSSIBLE. (HARD COURT PLAYING AREA ETC.). THESE ADDITIONAL RECREATION FACILITIES WILL TOTAL \$20,000 OF THE TOWN OF CASTLE ROCK WILL BE PAID THE CASH DIFFERENCE BETWEEN THESE ADDITIONAL FACILITIES AND \$20,000.

**CLERK and RECORDER'S CERTIFICATE**

STATE OF COLORADO)  
 COUNTY OF DOUGLAS) SS  
 I hereby certify that this plat was filed in my office this 1st day of March, 1983 A.D. at 12:04 o'clock P.M. and was recorded per Reception No. 299754

Phyllis Aronson, deputy  
 County Clerk and Recorder



**SITE DEVELOPMENT SKETCH**

SCALE 1"=40'-0"

**DESIGN DATA**

EXISTING ZONING R-1 RESIDENTIAL  
 PROPOSED ZONING PUD PLANNED UNIT DEVELOPMENT  
 NO PART OF PROPERTY LIES IN 100 YEAR FLOOD PLAIN OF DRAINAGE CHANNEL  
 SEWER & WATER - TOWN OF CASTLE ROCK CENTRAL SYSTEM  
 ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOC.  
 GAS - NONE REQUIRED AT THIS TIME

**SITE DATA**  
 G.S.B.A. TOTAL ACRES 226,799 SQ. FT.  
 (118) MULTI-FAMILY 180 DUs PER ACRE 118 ALLOWABLE  
 SHOWN  
 TWO PARKING SPACES PER UNIT (13% REQ'D) (239 PROVIDED)  
 BUILDING GROUND COVERAGE 81,504 SQ. FT. 28%  
 PARKING & DRIVE COVERAGE 88,690 SQ. FT. 31%  
 OPEN SPACE PROVIDED 116,605 SQ. FT. 41%  
 ALL BUILDING SETBACKS AS NOTED ON PLAN  
 MAXIMUM BUILDING HEIGHT 20'-0"  
 \* MAIL BOXES TO BE LOCATED IN LAUNDRY RM BLDG "A"

**LEGAL DATA**

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**PLANNING & ZONING COMMISSION APPROVAL**

Chairman: Colleen Payne 3-1-83  
 DATE

**TOWN OF CASTLE ROCK APPROVAL**

Mayor: Robert Taylor 2-22-83  
 DATE

**the reinhardt partnership**  
 architectural design / land planning  
 color. spgs., colorado  
 303 633-1868

**B. W. SQUARED SUBDIVISION**  
 SOUTH GILBERT STREET  
 COLORADO  
 CASTLE ROCK  
 PROPOSED BY: B. W. SQUARED INVESTMENT  
 4030 N. NEVADA  
 2010 spgs. colorado

**date:**  
 OCT 10, 1982

**designed:** CDP  
**drawn:** CDP  
**checked:**  
**approved:**  
**revised:**  
 OCT 28, 1982  
 NOV 3, 1982  
 DEC. 9, 1982

**project no.**  
 8205

**PRELIMINARY SITE DEVELOPMENT PLAN**

**sheet**  
 of

ORDINANCE NO. 83-5

NOT ORIGINAL

AN ORDINANCE RELATIVE TO THE AMENDMENT  
OF THE ZONING DISTRICT MAP OF THE  
TOWN OF CASTLE ROCK, COLORADO  
(B.W. SQUARED PUD)

WHEREAS, on the \_\_\_\_\_ day of \_\_\_\_\_, 1983,  
a Petition was filed with the Town Clerk praying for an amend-  
ment to the Zoning District Map of the Town of Castle Rock,  
Colorado, as hereinafter described; and

WHEREAS, the said Petition was forwarded by the Town  
Clerk to the Board of Trustees and the Town Planning Commission;  
and

WHEREAS, the Board of Trustees and Town Planning  
Commission have held public hearings following notice duly made  
and published, into the matters contained in said Petition; and

WHEREAS, at said public hearings, the Petitioner pre-  
sented and received approval for preliminary and final plans for  
the property requested to be rezoned; and

WHEREAS, it has been determined by the Town Planning  
Commission and Town Board of Trustees that the approved plans  
for development of the property are compatible and harmonious  
with the Ordinances of the Town of Castle Rock, The Town Master  
Plan and the surrounding neighborhood and that the rezoning  
requested will result in one of the highest and best uses of  
the land;

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

1. ZONING DISTRICT

That in order to promote beneficial and economical

use of land in the physical and economic development of the Town the zoning classification of the lands more particularly described in Exhibit A attached hereto, is hereby changed from Residential 1 (R-1) to P.U.D. (Planned Unit Development District) subject to the following terms and conditions, in accordance with the regulations contained herein.

2. PERMITTED USES

Permitted uses on the property shall be residential apartments or condominiums, private recreation areas, green areas and open space, parking areas, driveways and walkways, and public bike paths.

3. BUILDING HEIGHT

The maximum building height for any building shall be thirty (30) feet.

4. PARKING

The property shall contain paved parking spaces at a ratio of two spaces per residential unit. (2 parking spaces: 1 residential unit). Up to one-third (1/3) of the total number of parking spaces may be reduced in size to provide parking for compact automobiles.

5. SETBACKS

a. Public Roads. No building shall be located closer than as indicated on site development plan to a public road.

b. Side Yard. No building shall be located closer than fifteen (15) feet to the side lot line.

c. Building. No building shall be constructed or located closer than twenty (20) feet from any other building.

6. DENSITY

The project may have a maximum density of eighteen (18) residential units per acre.

7. SITE PLAN

Construction may only be accomplished in accordance with lawfully presented and approved site plans, architectural renderings, exterior lighting plans, landscaping plans and such other detailed plans and specifications as may be required by the Board of Trustees of the Town of Castle Rock. Any such plans, renderings, or specifications upon approval of the Board of Trustees, become a part of the final site plan and no development or construction on the property shall be accomplished except in accordance thereto. The development may take place in various phases and possibly by different owners and/or developers. Notwithstanding such fact, the general architectural design and plans that are involved shall be similar so that the architecture in the various phases shall be coordinated and compatible.

8. DEVELOPMENT STANDARDS

If the property is developed as, or converted to condominium units, it shall be protected through the use of condominium articles and restrictive covenants, not in conflict with ordinances of the Town of Castle Rock.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the

\_\_\_\_\_ day of \_\_\_\_\_, 1983, and passed by a vote  
of \_\_\_\_\_ for and \_\_\_\_\_ against.

\_\_\_\_\_  
TIMOTHY L. WHITE,  
Mayor of the Town of Castle Rock

ATTEST:

\_\_\_\_\_  
Florence E. Bush  
Town Clerk  
Town of Castle Rock

Introduced and recommended for approval by the  
Planning Commission of the Town of Castle Rock at a regular  
meeting thereof at the Town Hall, Castle Rock, Colorado, on  
the 6th day of January, 1983, by a vote of \_\_\_\_\_ for and \_\_\_\_\_  
against.

\_\_\_\_\_  
Planning Commission Chairman