

# Plum Creek Ridge

Part of NW 1/4 Section 13, T 8 S, R 67 W of the 6th P.M.  
 Town Of Castle Rock, Douglas County, Colorado

## Planned Development Plan Amendment No. 1 (Formerly Preliminary PD Site Plan)

Sheet 1 of 4

### LEGAL DESCRIPTION:

#### PROPERTY DESCRIPTION: PLUM CREEK RIDGE

A tract of land situated in the North 1/2 of the North 1/2 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 13 and considering the South line of said Northwest 1/4 of the Northwest 1/4 to bear N 89°48'56"E with all bearings contained herein relative thereto;

Thence N 89°48'56"E along said South line a distance of 216.88 feet to the Point of Beginning;

Thence N 89°48'56"E along said South line a distance of 1470.21 feet to the Southwest corner of Sellers Landing, Reception No. 295391;

Thence N 47°41'20"W a distance of 974.81 feet to the Northwest corner of Sellers Landing;

Thence N 64°33'11"E a distance of 311.70 feet to the Northeast corner of Sellers Landing and to the Westerly Right of Way line of Lake Gulch Road;

Thence N 38°47'04"W along said Westerly Right of Way line a distance of 480.00 feet;

Thence S 57°05'37"W a distance of 1141.05 feet to the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 13;

Thence S 01°08'39"E along said West line a distance of 350.34 feet to the Northerly Right of Way line of Plum Creek Parkway, Filing No. 1, Reception No. 8735434;

Thence along said Northerly Right of Way line for the next three (3) courses:

1. Thence N 64°33'52"E a distance of 20.97 feet;
2. Thence S 43°59'46"E a distance of 251.04 feet to a point of curve;
3. Thence along a curve to the left a distance of 38.77 feet, said curve has a radius of 858.95 feet and a central angle of 2°35'11" to the point of beginning;

Containing 25.77 acres, more or less.

This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

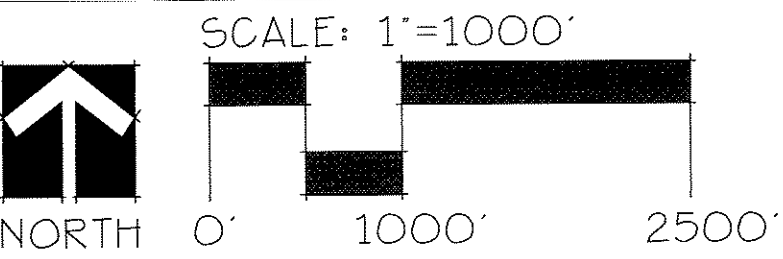
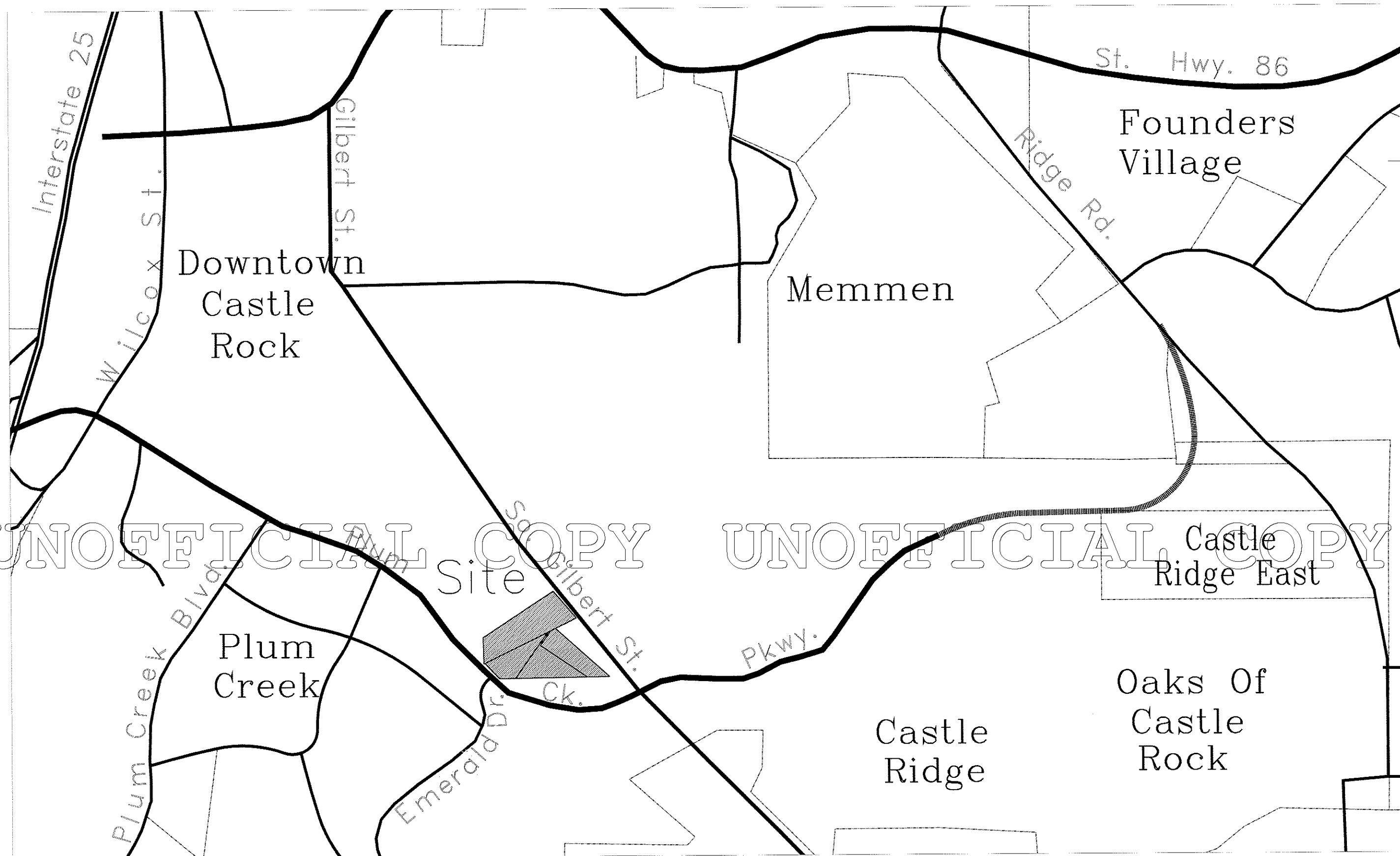
### GENERAL NOTES:

1. The existing topography shown on this Planned Development Plan was produced from aerial photography with contour intervals of two (2) feet.
2. Flood plain per current FIRM mapping (FEMA) is shown on the attached plan, as is FEMA's proposed Digital FIRM (DFIRM) flood plain boundary. The Applicant, in cooperation with the Town, intends to apply FEMA's officially revised DFIRM flood plain boundaries to this property when approved.
3. No structures shall be permitted in the approved 100-year flood plain.
4. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required fire hydrants shall be installed and serviceable prior to and during all construction.
5. Right-of-way for ingress and egress for emergency vehicles is granted over, across, and on all through and any and all private roads and drives.
6. Complete specifications and construction plans shall be submitted to the Town of Castle Rock Fire and Rescue Department for review and approval prior to any construction occurring.
7. The Seller's Creek Trail connection on the north side of the property will be included on the first plat and completed with the initial phase of infrastructure development or as otherwise agreed to by the Town of Castle Rock.
8. This development is impacted by the Town of Castle Rock Residential / Non-Residential Interface Regulations. Future site development plans must adhere to Chapter 17.50 of the Town of Castle Rock Municipal Code.
9. The Planned Development Plan is not within the Town of Castle Rock Skyline-Ridgeline Protection area.
10. The site is located within the Town of Castle Rock Blue-East water pressure zone.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term all-weather driving capabilities has been interpreted to mean concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
12. A LOMR will be submitted at the time of Site Development Plan if necessary.
13. It is the responsibility of the developer or the homeowner's association to maintain all emergency vehicle access routes, gates or other approved barriers, including snow removal.

### PURPOSE STATEMENT

The purpose of this amendment is to reduce maximum and minimum level of development and to reduce the minimum lot area for single family detached use.

### VICINITY MAP:



### CERTIFICATIONS:

#### TITLE CERTIFICATION:

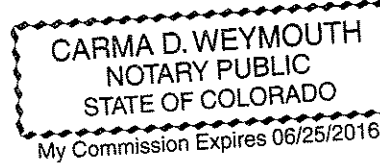
I, LAURA KIHIL, an authorized representative of STEWART TITLE, a title insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate, As shown on Title Commitment No. 70046-22-00000, dated July 19, 2014, excepted to plat 7, 2014  
 Authorized Representative  
LAURA KIHIL  
 Title Company  
STEWART TITLE

Signed this 10<sup>th</sup> day of July, 2014.

#### NOTARY BLOCK:

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2014 by Laura Kihil as Authorized Representative For Stewart Title

Witness my hand and official seal.  
Carma D. Weymouth  
 Notary Public

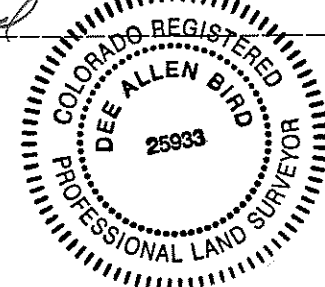


My commission expires: 1/1/1

#### SURVEYOR'S CERTIFICATE:

I, Lee Allen Bud, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Plum Creek Ridge Planned Development Plan Amendment was made under my supervision and the monuments shown thereon actually exist and this Planned Development Plan Amendment accurately represents that survey.

Lee Allen Bud  
 Registered Land Surveyor Date 7-11-2014

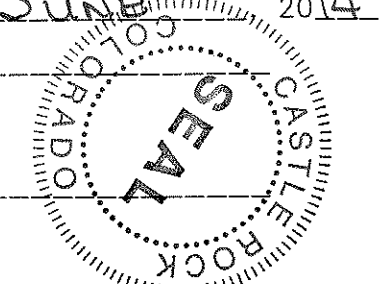


### CERTIFICATIONS:

#### TOWN CERTIFICATION:

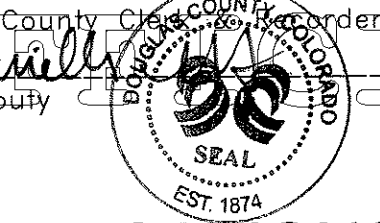
A. Planning Commission Recommendation:  
 This Plum Creek Ridge Planned Development Plan Amendment and Zoning Regulations were recommended for approval by the Planning Commission of The Town Of Castle Rock, Colorado, on the 03<sup>rd</sup> day of April, 2014  
 Chair Michael J. Franzek Date July 30, 2014  
 Attest: [Signature] Date 7/23, 2014  
 Director of Development Services

B. Town Council Approval:  
 This Planned Development Plan Amendment and Zoning Regulations were approved by the Town Council of The Town Of Castle Rock, Colorado, on the 17<sup>th</sup> day of June, 2014.  
 Mayor Paul Donadue Date 7/14/14  
 Attest: Ballyp Huv Date 8/14/14  
 Town Clerk



DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:  
 This Planned Development Plan Amendment was filed for record in the office of the county clerk and recorder of Douglas County at 9:42 am on the 4<sup>th</sup> day of September, 2014 at reception no. 2014050337

Douglas County Clerk & Recorder  
 By Doreen S. Smith  
 Deputy



### CERTIFICATIONS:

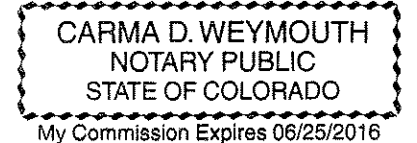
OWNERSHIP CERTIFICATION:  
 The undersigned are all the owners of Plum Creek Ridge in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Plum Creek Associates, LLC, A Colorado Limited Liability Company  
 Signed this 10<sup>th</sup> day of July, 2014  
Eric Helwig

#### NOTARY BLOCK:

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2014 by Eric Helwig as Manager of Plum Creek Ridge.

Witness my hand and official seal.  
Carma D. Weymouth  
 Notary Public



My commission expires: 1/1/1

### LAND USE SUMMARY:

	Planning Areas	Acreage	Units	Density	% Subtotal	% Total Acreage
M/R (Mixed Residential)	1,2	21.46 Ac.	100 to 162 DU	4.7 to 7.6 DU / Ac.		83.3
Single Family Residential <sup>4</sup>	1,2	9.0 to 16 Ac.	55-92 DU	3.4 to 10.2 DU / Ac.	37.8	
Townhomes	1,2	1.5 to 5.46 Ac.	45-70 DU	8.2 to 46.0 DU / Ac.	7.2	
Right of Ways	1,2	3.5 to 4.0 Ac.			14.7	
OSP (Private Open Space) <sup>2</sup>	1,2	0.85 to 5.19 Ac.			3.3 min.	
OSD (Dedicated Open Space)	3	4.31 Ac.				16.7
PLD (Public Land Dedication) <sup>3</sup>		0.00 Ac.				0.0
GRAND TOTAL	1,2,3	25.77 Ac.	100 to 162 DU	3.9 to 6.3 DU/Ac. <sup>1</sup>		100.0

#### NOTES:

- 1) Actual density will be determined at the time of Plat/Site Development Plan.
- 2) In addition to the (1) OSD area shown on the plan, the M/R parcels will provide the balance of the 20% PD open space requirement as Private Open Space (OSP). Final OSD Parcels to be determined at SDP.
- 3) Final PLD requirements to be determined at SDP and will be subject to the PLD requirements outlined in the Development Agreement for the property.
- 4) Minimum lot size to be 5500 square feet
- 5) Internal street alignments, grades and access points are conceptual only. The final locations, street alignments and street grades shall be approved with the Site Development Plan.

### SHEET INDEX:

SHEET 1	OF 4	COVER SHEET
SHEET 2	OF 4	PLANNED DEVELOPMENT PLAN
SHEET 3	OF 4	UTILITY PLAN
SHEET 4	OF 4	GRADING PLAN

Plum Creek Ridge  
 Planned Development Plan  
 Amendment No. 1  
 Project No. PDP13-0005

Cover Sheet

Previously Recorded: 2/13/06  
 Revisions: 10/29/13

01/20/14  
 02/18/14  
 03/06/14

Sheet 1 of 4

Prepared For:  
 FIRST WESTERN COMPANIES  
 10700 E Bethany Drive #200  
 Aurora, CO 80014  
 Tel: 303-750-0800

Prepared By:



CONSILIUM DESIGN  
 7353 South Alton Way, Suite 135  
 Centennial, CO 80112  
 Tel: 303.224.9520  
 Fax: 303.224.9524



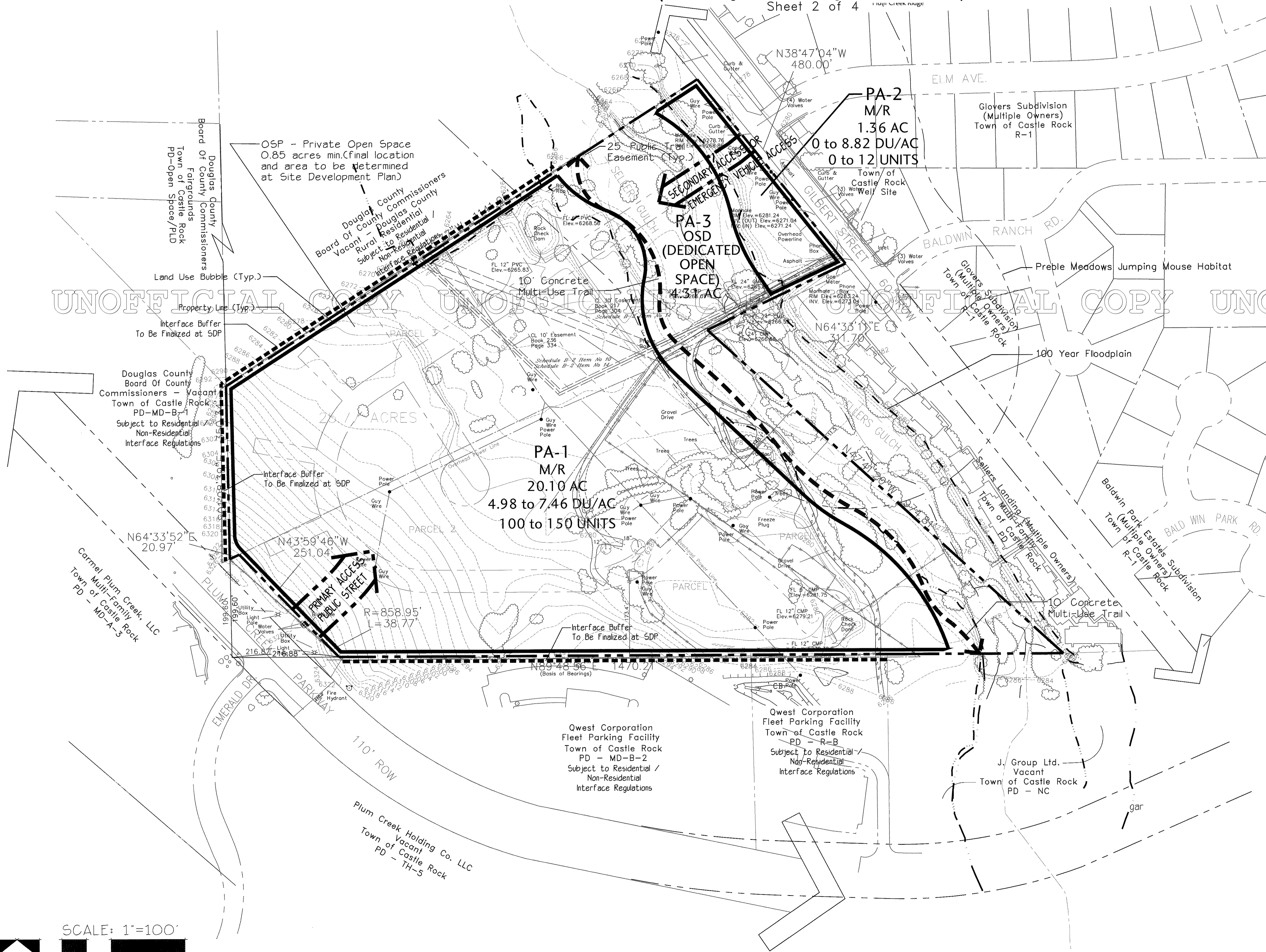
FABRE ENGINEERING  
 2063 Pinon Place  
 Erie, CO 80516  
 Tel: 720-536-5278  
 Fax: 720-210-5410

# Plum Creek Ridge

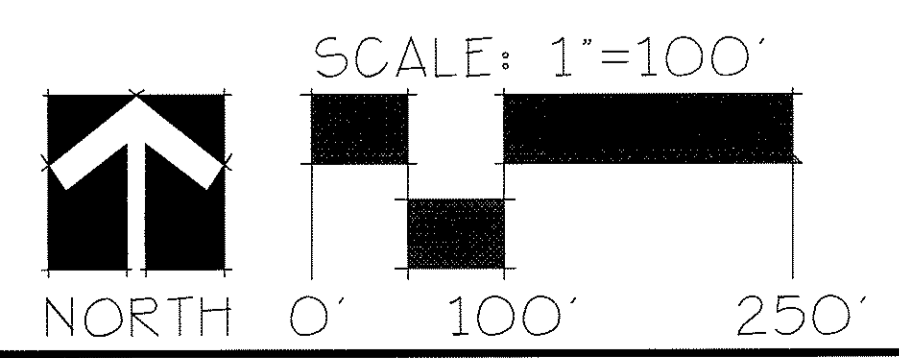
Part of NW 1/4 Section 13, T 8 S, R 67 W of the 6th P.M.  
Town Of Castle Rock, Douglas County, Colorado

## Planned Development Plan Amendment No. 1 (Formerly Preliminary PD Site Plan)

Sheet 2 of 4



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Plum Creek Ridge  
Planned Development Plan  
Amendment No. 1  
Project No. PDP13-0005

Planned Development Plan  
Previously Recorded: 2/13/06  
Revisions: 10/29/13  
01/20/14  
02/18/14  
03/06/14

Sheet 2 of 4



# Plum Creek Ridge

Part of NW 1/4 Section 13, T 8 S, R 67 W of the 6th P.M.  
Town Of Castle Rock, Douglas County, Colorado

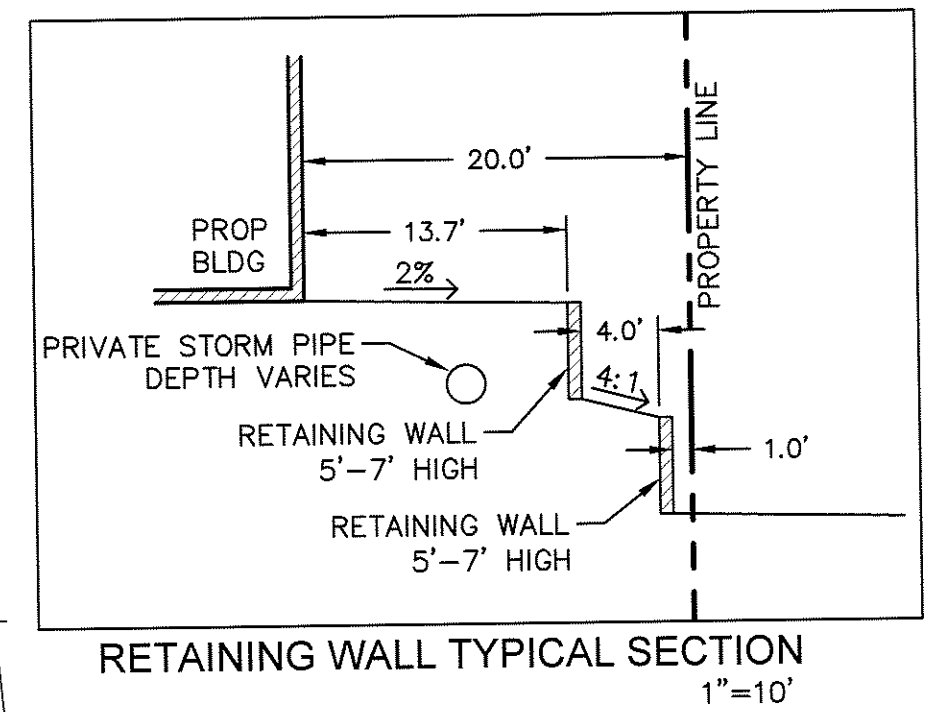
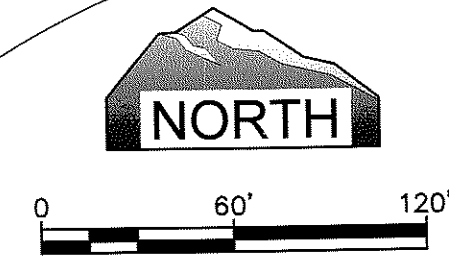
## Planned Development Plan Amendment No. 1 (Formerly Preliminary PD Site Plan)

Sheet 4 of 4

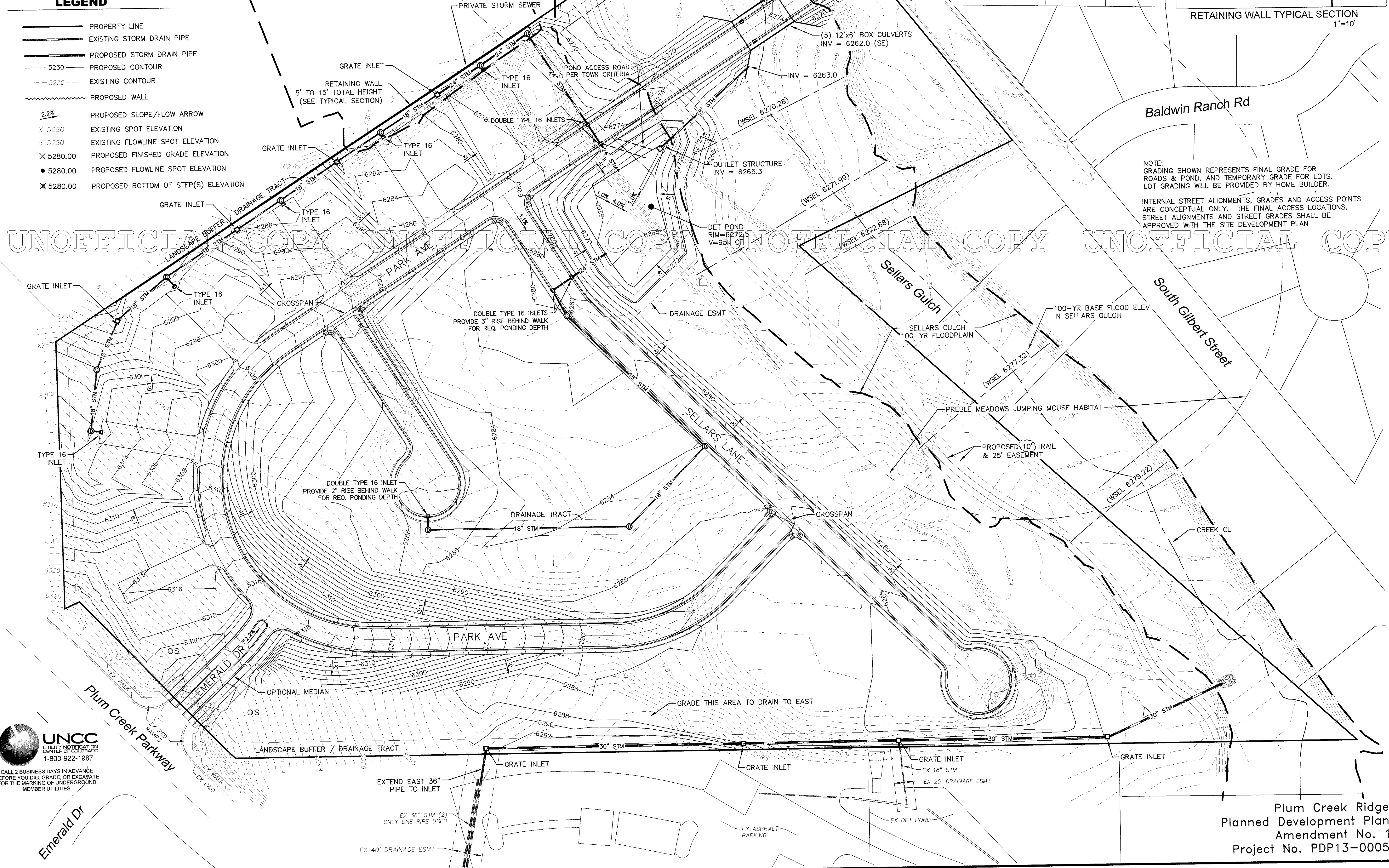
### LEGEND

- PROPERTY LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- 5230 — PROPOSED CONTOUR
- - - 5210 — EXISTING CONTOUR
- ~ ~ ~ PROPOSED WALL
- 2.2% PROPOSED SLOPE/FLOW ARROW
- x 5280 EXISTING SPOT ELEVATION
- o 5280 EXISTING FLOWLINE SPOT ELEVATION
- x 5280.00 PROPOSED FINISHED GRADE ELEVATION
- 5280.00 PROPOSED FLOWLINE SPOT ELEVATION
- ⊠ 5280.00 PROPOSED BOTTOM OF STEP(S) ELEVATION

Elm Avenue



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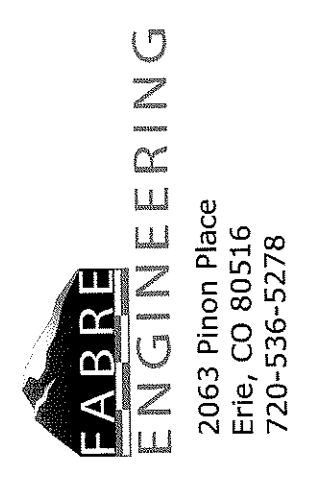
NOTE:  
GRADING SHOWN REPRESENTS FINAL GRADE FOR  
ROADS & POND, AND TEMPORARY GRADE FOR LOTS.  
LOT GRADING WILL BE PROVIDED BY HOME BUILDER.

INTERNAL STREET ALIGNMENTS, GRADES AND ACCESS POINTS  
ARE CONCEPTUAL ONLY. THE FINAL ACCESS LOCATIONS,  
STREET ALIGNMENTS AND STREET GRADES SHALL BE  
APPROVED WITH THE SITE DEVELOPMENT PLAN

PREPARED FOR  
FIRST WESTERN COMPANIES  
10700 E. Redhawk Drive #200  
Aurora, CO 80014  
Tel: 303-750-0800

No.	Revision	Date	By	Chk

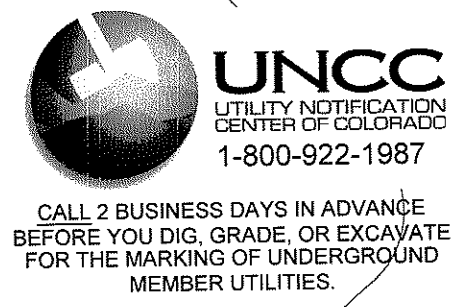
Designed By: CCF  
Checked By: CCF



**PLUM CREEK RIDGE**  
**GRADING PLAN**

Plum Creek Ridge  
Planned Development Plan  
Amendment No. 1  
Project No. PDP13-0005

Scale: 1"=60'  
Date: 2/18/14  
Job No. PC-01  
File No.  
Sheet 4 of 4



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**ORDINANCE NO. 2014-18**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING  
THE PLUM CREEK RIDGE PLANNED DEVELOPMENT PLAN AMENDMENT  
NO. 1 AND THE PLUM CREEK RIDGE PLANNED DEVELOPMENT ZONING  
REGULATIONS AMENDMENT NO. 1**

**WHEREAS**, Plum Creek Associates, LLC, (Owner) has requested an amendment to the PD Planned Development zoning of the property described in *Exhibit 1* (Property); and

**WHEREAS**, Owner has requested approval of the Plum Creek Ridge Planned Development Zoning Regulations Amendment No. 1 (Zoning Regulations) attached as *Exhibit 2*, as the same affect the Property; and

**WHEREAS**, Owner has requested approval of the Plum Creek Ridge Planned Development Plan Amendment No. 1 (PD Plan) attached as *Exhibit 3*;

**WHEREAS**, the PD Plan and Zoning Regulations are consistent with the Town's Vision 2020 and the Comprehensive Master Plan; and

**WHEREAS**, public hearings on the PD Plan and Zoning Regulations 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 Plum Creek Ridge Planned Development Plan Amendment No. 1 and PD Zoning Regulations Amendment No. 1 are hereby approved. The Town's Zoning District Map pertaining to the Property is amended accordingly.

**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 3rd day of June, 2014 by the Town Council of the Town of Castle Rock, Colorado by a vote of seven (7) for and zero (0) against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of June, 2014, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

**ATTEST:**

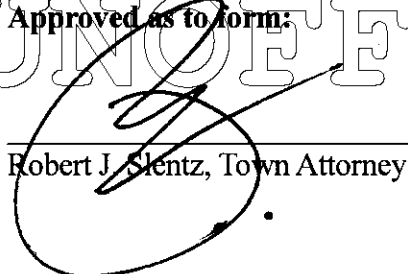
**TOWN OF CASTLE ROCK**

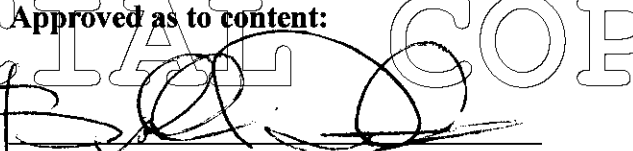
  
Sally A. Misare, Town Clerk *for*

  
Paul Donahue, Mayor

Approved as to form:

Approved as to content:

  
Robert J. Slentz, Town Attorney

  
Bill Detweiler, Director of Development Services

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**LEGAL DESCRIPTION**

**Portions of:**

**A TRACT OF LAND SITUATED IN THE NORTH ½ OF THE NORTH ½ OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: \_**

**COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 13 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ TO BEAR NORTH 89°48'56" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°48'56" EAST ALONG SAID SOUTH LINE A DISTANCE OF 216.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°48'56" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1470.21 FEET TO THE SOUTHWEST CORNER OF SELLERS LANDING, RECEPTION NO. 295391; THENCE NORTH 47°41'20" WEST A DISTANCE OF 974.81 FEET TO THE NORTHWEST CORNER OF SELLERS LANDING; THENCE NORTH 64°33'11" EAST A DISTANCE OF 311.70 FEET TO THE NORTHWEST CORNER OF SELLERS LANDING AND TO THE WESTERLY RIGHT OF WAY LINE OF LAKE GULCH ROAD; THENCE NORTH 38°47'04" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 480.00 FEET; THENCE SOUTH 57°05'37" WEST A DISTANCE OF 1141.05 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 13; THENCE SOUTH 01°08'39" EAST ALONG SAID WEST LINE A DISTANCE OF 350.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PLUM CREEK PARKWAY, FILING NO. 1, RECEPTION NO. 8735434; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE NEXT THREE (3) COURSES: 1. THENCE NORTH 64°33'52" EAST A DISTANCE OF 20.97 FEET; 2. THENCE SOUTH 43°59'46" EAST A DISTANCE OF 251.04 FEET TO A POINT OF CURVE; 3. THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 38.77 FEET, SAID CURVE HAS A RADIUS OF 858.95 FEET AND A CENTRAL ANGLE OF 02°35'11" TO THE POINT OF BEGINNING.**

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*Exhibit 2*

**PLUM CREEK RIDGE**  
**Planned Development Plan Amendment No. 1**  
**THE TOWN OF CASTLE ROCK, COLORADO**

**ZONING REGULATIONS**

**UNOFFICIAL COPY**

**Prepared For:**  
**First Western Companies**  
**10700 East Bethany Drive #200**  
**Aurora, CO 80014**  
**(303) 750-0800**

**Prepared By:**  
**Consilium Design, Inc.**  
**7353 South Alton Way, Suite 135**  
**Centennial, CO 80112**  
**(303) 224-9520**

**Approved**  
**June 17, 2014**

**ZONING REGULATIONS  
FOR  
PLUM CREEK RIDGE  
Planned Development Plan Amendment No. 1**

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**ZONING REGULATIONS  
FOR  
PLUM CREEK RIDGE  
Planned Development Plan Amendment No. 1**

**SECTION 1: GENERAL PROVISIONS**

1.1 Adoption/Authorization. The Town Council has adopted the Plum Creek Ridge Planned Development Plan #1 and Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 Applicability. The Plum Creek Ridge Planned Development Plan #1 and Zoning Regulations shall run with the and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.

1.3 Maximum Level of Development. The total number of dwelling units approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwelling units will be determined at the Plat and Site Development Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors. Any reduction in dwelling units of greater than 50 % shall require approval of Town Council.

1.4 Relationship to Town Regulations. The provisions of this Planned Development Plan #1 and Zoning Regulations shall prevail and govern the development of the Plum Creek Ridge PD, provided, however that where the provisions of this Planned Development Plan #1 and Zoning Regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, or any other applicable provisions of the Town Municipal Code shall be applicable.

1.5 Phasing. The phasing order shall be indicated on the Site Development Plan. However no construction shall occur until the sanitary sewer easements are in place and U.S. Fish & Wildlife has approved the sewer location.

1.6 Development Agreement. In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owners. This agreement, entitled Amended and Restated \* was adopted by the Town on the 17th day of June, 20014 by Ordinance No. 2014-47

**SECTION 2: DEFINITIONS**

Resolution  
\* Plum Creek Ridge Development Agreement

2.1 In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this Planned Development:

- A. 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 surface parking areas, roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.
- B. Building Height. The vertical distance from the grade to the uppermost point of the roof structure.

**SECTION 3: LAND USE**

3.1 Residential Use Areas. (PA-1, PA-2)

- A. Description: M/R – Mixed Residential
- B. Principal Permitted Uses:

1. Residence-principal - Multi-family dwelling units; single family attached dwelling units; and single family detached dwelling units
2. Trails
3. Park / Playground / Outdoor Recreation (i.e., pool, court facilities)
4. School - Public or Private
5. Transportation R.O.W.
6. Home Occupations (including small in-home day care) - per section 17.14 of the Town of Castle Rock Municipal Code
7. Churches, synagogues, and other religious institutions
8. Public utilities and related facilities
9. Public and quasi-public facilities

C. Uses by Special Review:

1. Higher Education Facility
2. Private Indoor Recreation Facility

3.2 Open Space Use Areas, OSD, and OSP.

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A. Description:

1. OSD (Dedicated Open Space) - Land proposed to meet portions of the PD open space requirement of 20% for the entire parcel. OSD is to be dedicated to the Town, and maintained by the Town, or other public entity.
2. OSP (Private Open Space) - Land proposed to meet the PD open space requirement of 20% for the entire parcel. OSP is owned and maintained by private Owner's Association, or other private ownership. In addition, play facilities (acceptable to the Town's Park & Recreation Department) shall be allowed within OSP.

B. Permitted Uses:

1. OSD: Passive recreation activities, preservation of land for public purposes, access roadways, landscaped areas, trails, and including such structures and other improvements not inconsistent with the Open Space land dedication and the Planned Development District ordinances.
2. OSP: Common areas located within Planning Areas 1 and 2, which may include, but not limited to, landscaped areas, swimming pools, cabanas, clubhouses, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

C. The boundaries and/or location of use areas depicted on the plan may be changed or adjusted when finally designated at the time of the Site Development Plan, and shall not be considered a minor amendment to the Planned Development Plan #1, as long as the vital open space corridor and linkages are not eliminated and there is no reduction in the amount of total OSD or OSP area.

D. Two OSD areas are indicated on the PD Plan. In addition to this OSD, the M/R use areas must provide the balance of the 20 percent of the gross site area as OSD or OSP at the time of Site Development Plan.

**SECTION 4: ACCESSORY USES**

4.1 Permitted In All Use Areas.

A. Uses:

1. Underground utility and communications distribution lines
2. Roadways, bike paths, pedestrian trails
3. Parking areas
4. Open spaces and storm water drainage detention areas
5. Well sites
6. All Town owned and operated utilities and drainage areas
7. Other public and/or private utilities as authorized on a Plat and Site Development Plan

**SECTION 5: TEMPORARY USES**

5.1 Permitted In All Use Areas.

A. Uses:

1. Home/Builder sales and information offices/facilities and/or trailer provided that:
  - a. Such temporary structure is located within a platted subdivision.
  - b. Sales are limited to those units within the Plum Creek Ridge PD area.
  - c. Adequate access, parking, sanitary facilities, and landscaping are provided.
2. Construction office and/or trailer.
3. Dwelling units to be used as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located.

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**SECTION 6: DEVELOPMENT STANDARDS**

6.1 Overall Project Standards. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, uses by special review and variance processes shall apply to this PD, except as modified by the following:

A. M/R Standards:

- 1. Maximum Level of Development - 162 Dwelling Units
- 2. Minimum Lot Area (for single family detached use) - 5000 S.F. Min.
- 3. Multi-Family Minimum Setbacks For Principal And Accessory Structures From:
  - a). Front Property Line - 10 feet
  - b). OSD and OSP - 15 feet
  - c). Internal access drives/parking areas - To be determined at Site Development Plan, based on architectural characteristics
- 4. Single Family Minimum Setbacks:
  - a). Front Setback to Garage - 20 feet
  - b). Front Setback to Side Load Garage: - 10 feet
  - c). Side Yard (interior lot line): - 5 feet
  - d). Side Yard (corner lot line): - 15 feet
  - e). Rear Yard: - 20 feet
- e). Accessory Structure: - 5 feet side & rear
- 5. Multi-Family Minimum Principal Building Separation
  - a). Front and Rear Building Separation: - 35 feet
  - b). Side to Rear Building Separation: - 25 feet
  - c). Side to Side Building Separation - 2 story bldg.: - 10 feet  
- 3 story bldg.: - 15 feet
- 6. Maximum Building Height
  - a). Two Story Building: - 35 feet
  - b). Three Story Building - Flat Roof: - 40 feet
  - c). Three Story Building - Pitched Roof: - 50 feet
- 7. No structures shall be constructed within the 100-year flood plain.

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6.2 Exterior Lighting. Exterior lighting shall conform with Town of Castle Rock outdoor illumination standards.

6.3 Utilities. All public utility distribution lines must be placed underground.

6.4 Trails. The trail system as shown on the Planned Development Plan Amendment No. 1 is conceptual, showing general trail locations only. The exact location of each trail and the construction materials shall be determined during the Site Development Plan submittal process.

6.5 Architecture. Building and site design shall comply with the Town of Castle Rock Design Guidelines and Residential / Non-Residential Interface Regulations.

**SECTION 7: CONTROL PROVISIONS**

7.1 Use Area Boundaries. There shall be some limited flexibility in determining the exact location of Use Area boundaries due to the scale of the drawing and the somewhat diagrammatic depiction of Use Areas (rounded corners, separation from other areas, etc.) However, changes or adjustments to boundaries may only be made through the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code Chapter 17.36.

7.2 Road Alignments. The Planned Development Plan Amendment No. 1 is intended to depict general locations of roadways, and access points. Recognizing that final road alignments are subject to engineering studies, access road realignments are expected, and can be accomplished by the developer through the platting process, without any amendment to this ordinance or to the Plan itself.

**SECTION 8: SITE DEVELOPMENT PLANS AND PLATS**

8.1 Submission of Site Development Plans and Plats and Additional Information. 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 and plat have been approved for the property by the Town and duly recorded.

**SECTION 9: TRANSITIONAL USE**

9.1 Transitional Use. After approval of the Planned Development Plan Amendment No. 1 incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, any portion of the Plum Creek Ridge PD which does not have an approved Site Development Plan may be used for agricultural purposes and all pre-existing residential uses. These uses may continue until a Site Development Plan for such property is approved, or until such a time that the Town Council determines that the proximity of these uses to developed areas provides a negative impact to the health, safety or welfare of residents / owners of such developed areas.

Permitted agricultural uses include farming, ranching, gardening, and the buildings accessory to these uses. In no event shall commercial feed yards, poultry or hog farms be permitted.

The two pre-existing residences located within the property and all pre-existing accessory buildings and uses shall be permitted transitional uses.

Transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles associated with the pre-existing uses, vehicles engaged in utility and maintenance work, and designees of the development and /or Town.

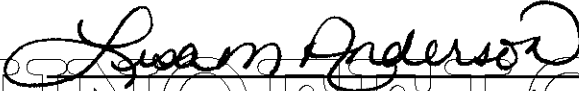
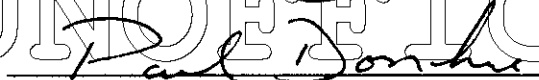
Any activity permitted by this section shall be considered to be valid pre-existing non-conforming use within the area described above until a Site Development Plan for such area or areas has been approved; Provided however, that the Town Council reserves the right to prohibit such agricultural uses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

**SECTION 10: SEVERABILITY OF PROVISIONS**

10.1 Severability Of Provisions. 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.

Passed and adopted this 17th day of June, 20 14, by a vote of the Town Council of Castle Rock, Colorado, 7 For, and 0 Against.

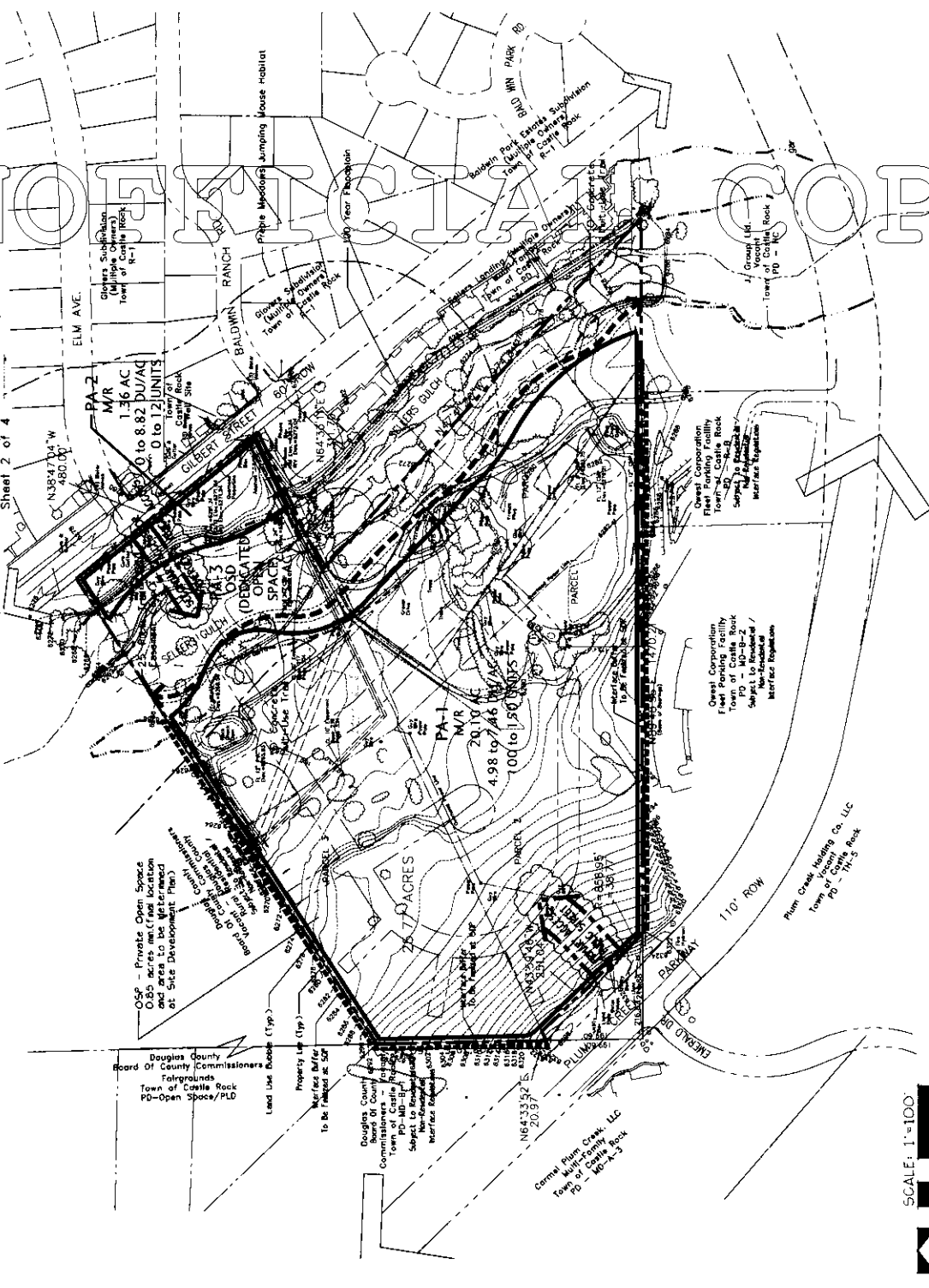
ATTEST:

 <sup>for</sup>  
TOWN CLERK  
  
MAYOR, TOWN OF CASTLE ROCK

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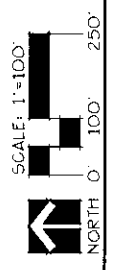


**Plum Creek Ridge**  
 Part of NW 1/4 Section 13, T 8 S, R 67 W of the 6th P.M.  
 Town of Castle Rock, Douglas County, Colorado  
**Planned Development Plan Amendment No. 4**  
 (Formerly Preliminary PD Site Plan)  
 Sheet 2 of 4



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Plum Creek Ridge  
 Planned Development Plan  
 Amendment No. 4  
 Project No. PDP13-0005  
 Planned Development Plan  
 Previously Recorded: 2/13/08  
 01/28/14  
 02/18/14  
 03/06/14  
 Sheet 2 of 4



OSP - Private Open Space  
 0.50 acres (final location  
 and area to be determined  
 at Site Development Plan)

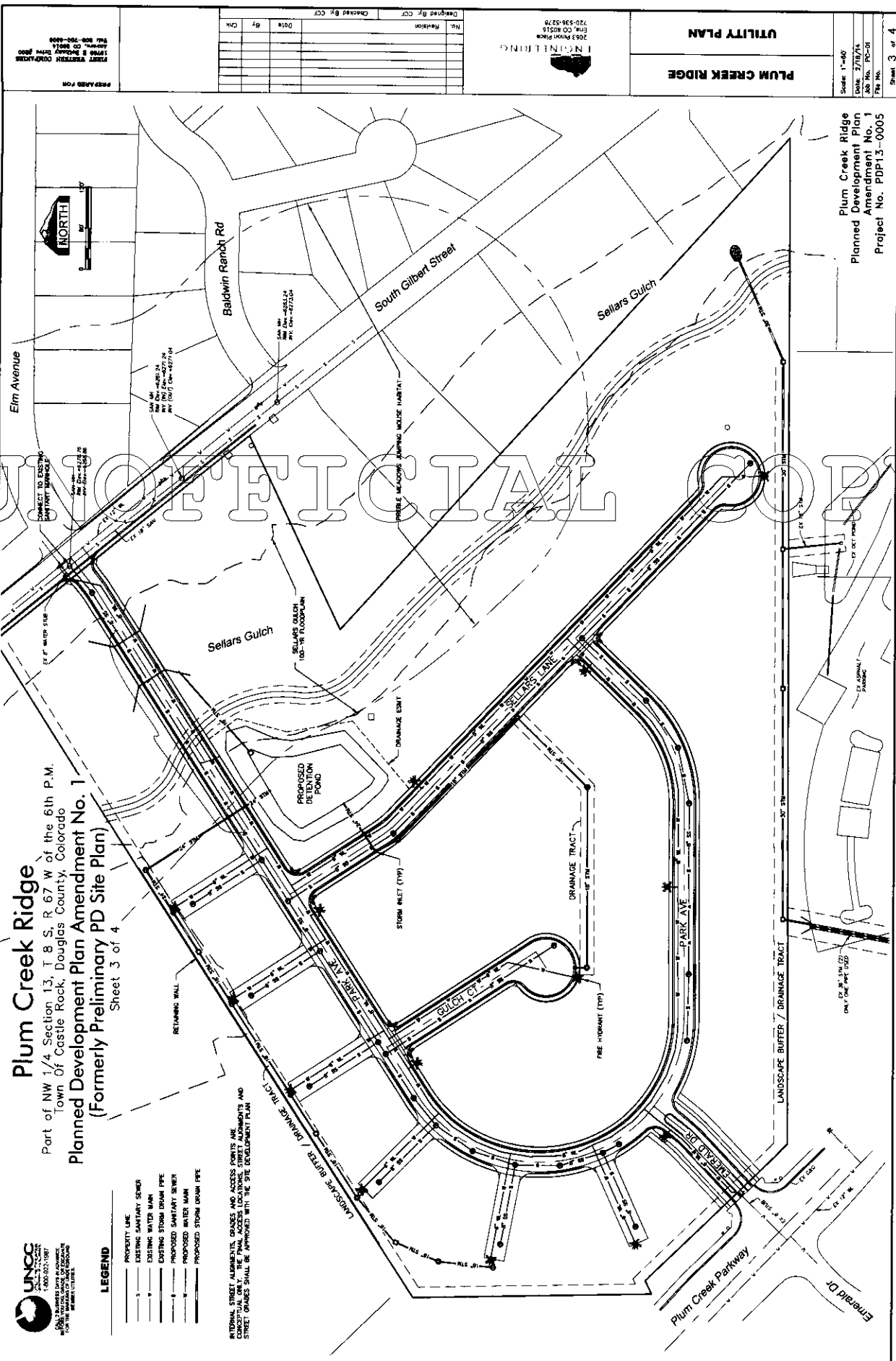
Douglas County  
 Board of County Commissioners  
 Fairgrounds  
 Town of Castle Rock  
 PD-Open Space/PLD

Douglas County  
 Board of County Commissioners  
 Town of Castle Rock  
 PD-MP-1  
 Sub-Parcel  
 Non-Farmstead  
 Interface Easement

Carmel Plum Creek, LLC  
 Town of Castle Rock  
 PD-MPA-3

West Corporation  
 Fleet Parking Facility  
 Town of Castle Rock  
 Subject to Final  
 Non-Farmstead  
 Interface Easement

West Corporation  
 Fleet Parking Facility  
 Town of Castle Rock  
 Subject to Final  
 Non-Farmstead  
 Interface Easement



**Plum Creek Ridge**  
 Part of NW 1/4, Section 13, T. 8 S., R. 67 W. of the 6th P.M.  
 Town Of Castle Rock, Douglas County, Colorado  
**Planned Development Plan Amendment No. 1**  
 (Formerly Preliminary PD Site Plan)  
 Sheet 3 of 4



- LEGEND**
- PROPERTY LINE
  - EXISTING SANITARY SEWER
  - EXISTING WATER MAIN
  - EXISTING STORM DRAIN PIPE
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER MAIN
  - PROPOSED STORM DRAIN PIPE

INTERNAL STREET ALIGNMENTS, GRADES AND ACCESS POINTS ARE CONCEPTUAL ONLY. THE FINAL ACCESS LOCATIONS, STREET ALIGNMENTS AND STREET GRADES SHALL BE APPROVED WITH THE SITE DEVELOPMENT PLAN.

**UTILITY PLAN**  
**PLUM CREEK RIDGE**

Scale: 1"=40'  
 Date: 2/10/14  
 Job No.: PDP-01  
 File No.:  
 Sheet 3 of 4

No.	Revision	Date	By	CHK

Checked By: CCF



PREPARED FOR:  
 TRISTAR DEVELOPMENT COMPANY  
 1500 S. W. 10th St., Suite 100  
 Castle Rock, CO 80109  
 TEL: 303-709-4000

