

PLAT IDENTIFICATION SHEET

305953

06/15/1983

GRANTOR:

(owner/signer)

Bryan Mark

GRANTEE:

(subdivision name or name of plat)

Stonecreek Apartments PUD

LEGAL:

(section-township-range)

STONECREEK APARTMENTS P.U.D.

TOWN OF CASTLE ROCK COUNTY OF DOUGLAS. STATE OF COLORADO

SHEET 1 OF 2

PROJECT DATA

LAND AREA / 4.917 ACRES / 214,171 S.F.
 TOTAL UNITS / 75
 DENSITY / 15.25 UNITS PER ACRE
 LAND AREA PER UNIT / 2856 S.F.
 ZONING / PUD MULTI-FAMILY
 MAXIMUM BLDG. HT. / 2 STY / 30'
 PARKING PROVIDED / 157 SPACES / 2.18 PER UNIT

OWNER / APPLICANT

MARK BRYAN
 3201 S. TAMARAC DR.
 SUITE 200
 DENVER, CO 80231
ARCHITECT / PLANNER
 PAUL T. BERGNER, A.I.A.
 3201 S. TAMARAC DR.
 SUITE 201
 DENVER, CO. 80231
CIVIL ENGINEER
 THE ENGINEERING GROUP
 3201 S. TAMARAC DR.
 SUITE 100
 DENVER, CO. 80231

NOTE: FENCE ALONG THE EAST AND SOUTH PROPERTY LINES SHALL BE DETAILED TO MATCH THE FENCE ALONG THE EAST PROPERTY LINE OF OAKWOOD APARTMENTS

LEGAL DESCRIPTION

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 8 South, Range 67 West of the 6th P.M., more particularly described as follows:
 COMMENCING at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2, thence S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 737.76 feet to the Southerly R.O.W. of Mountain Drive in Castle North Filing No. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado, the TRUE POINT OF BEGINNING; thence continuing S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 45.65 feet to a point on the Easterly R.O.W. line of I-25 Frontage Road; thence continuing along said Easterly R.O.W. line, S7°55'30"E, a distance of 417.87 feet to the Westerly Corner of MOUNTAIN SHADOWS CONDOMINIUM FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said MOUNTAIN SHADOWS FILING NO. 1 and continuing along the Northerly boundary of said FILING NO. 1, S87°41'13"E, a distance of 426.91 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 4 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said CASTLE NORTH FILING NO. 4 and continuing along the Westerly boundary of said FILING NO. 4, N0°46'20"E, a distance of 165.14 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said CASTLE NORTH FILING NO. 1 and continuing along the Westerly boundary of said CASTLE NORTH FILING NO. 1, N0°46'20"E, a distance of 305.0 feet to a point on the Southerly R.O.W. line of Mountain Drive; thence N89°13'40"W, a distance of 492.42 feet to the POINT OF BEGINNING

I, Wilbur D. Stites, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Wilbur D. Stites 4-11-83
 Wilbur D. Stites
 Colorado P.E. & L.S. NO. 4769.

SECTION A-A
BEAM ALONG FRONT STREET
 SCALE: 1" = 10' HORIZ. & VERT.

RECOMMENDED FOR APPROVAL THIS 17TH DAY OF March 1983
 BY THE PLANNING AND ZONING COMMISSION, TOWN OF CASTLE ROCK, COLO.

BY: *Annalightman*
 CHAIRMAN

APPROVED: April 5, 1983
 BY THE BOARD OF TRUSTEES, TOWN OF CASTLE ROCK, COLO.

BY: *Timothy L. White*
 TIMOTHY L. WHITE, MAYOR

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 13th DAY OF June, A.D., 1983, AT 10:45 A.M. O'CLOCK AND WAS RECORDED IN REC. # 305953

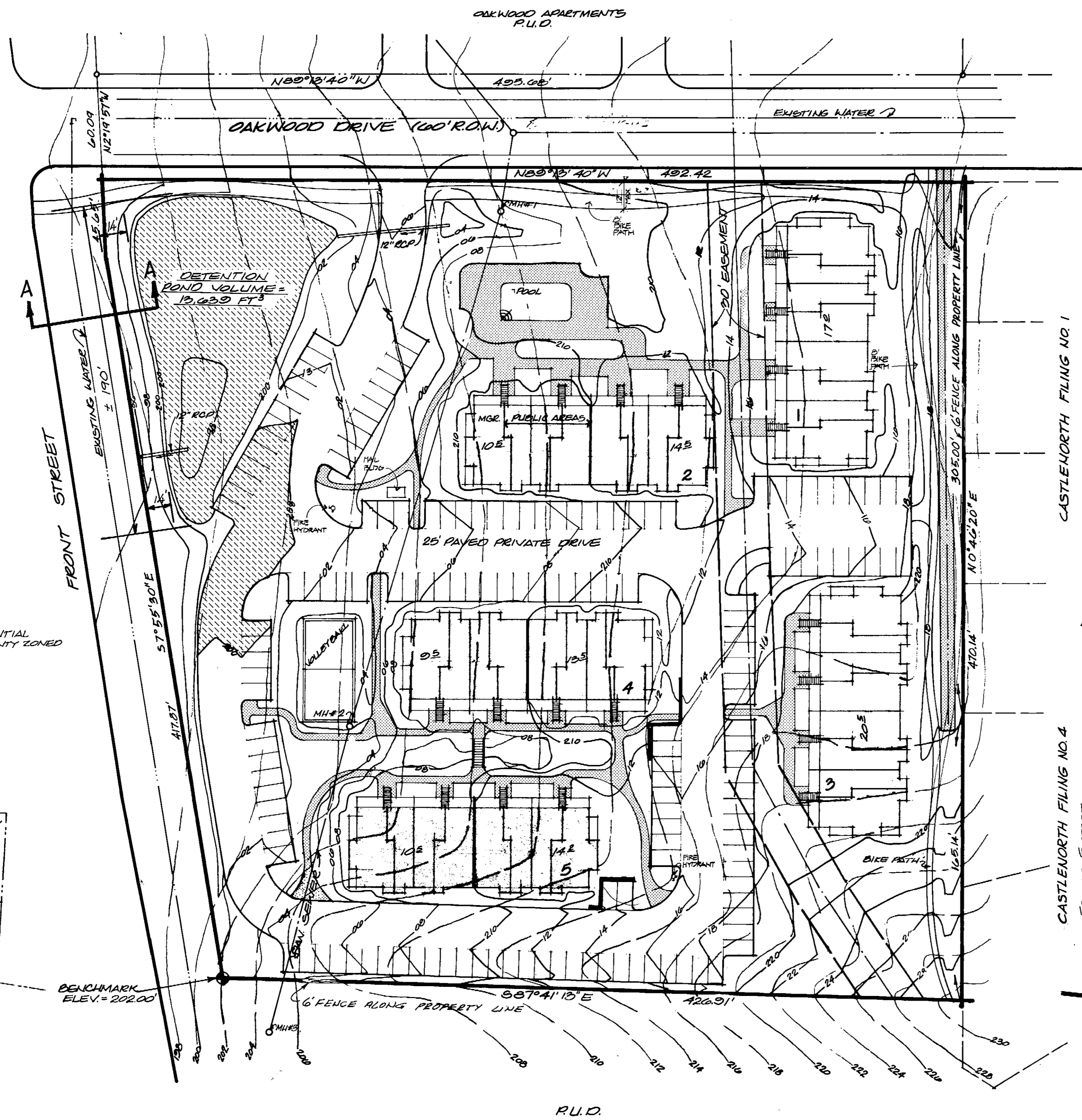
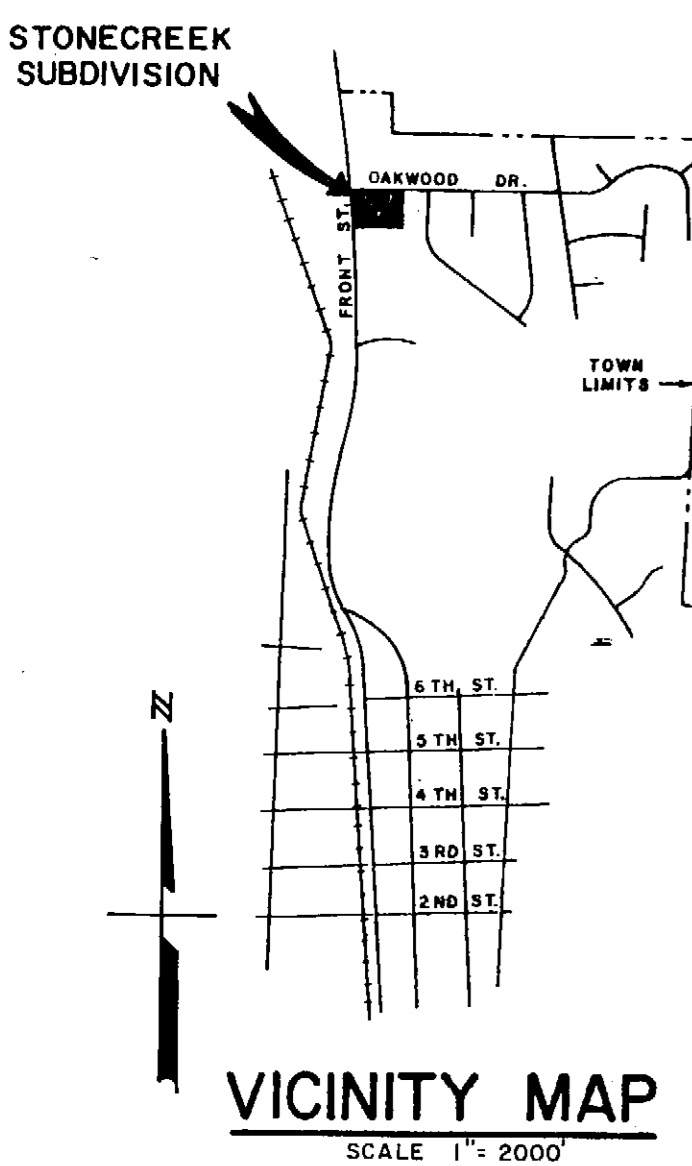
Reta A. Orain
 Reta A. Orain, Deputy
 COUNTY CLERK AND RECORDER

LEGEND

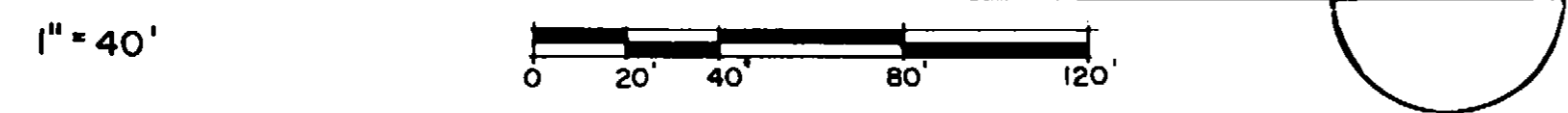
BUILDINGS [Symbol]
 CONCRETE [Symbol]
 DETENTION POND [Symbol]

EXISTING M.H. ELEV.

M.H.#	RIM	INVERT
1	5200.34	5199.39
2	5202.23	5199.28
3	5200.08	5200.40



SITE PLAN

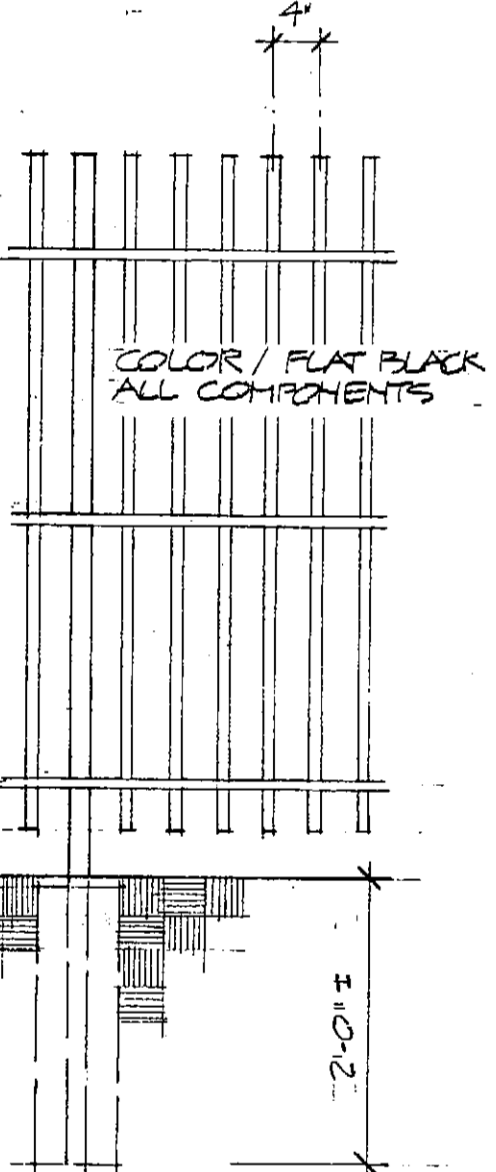


DATE OF PREPARATION / FEBRUARY 5 1983

HIGH PLAINS MIX

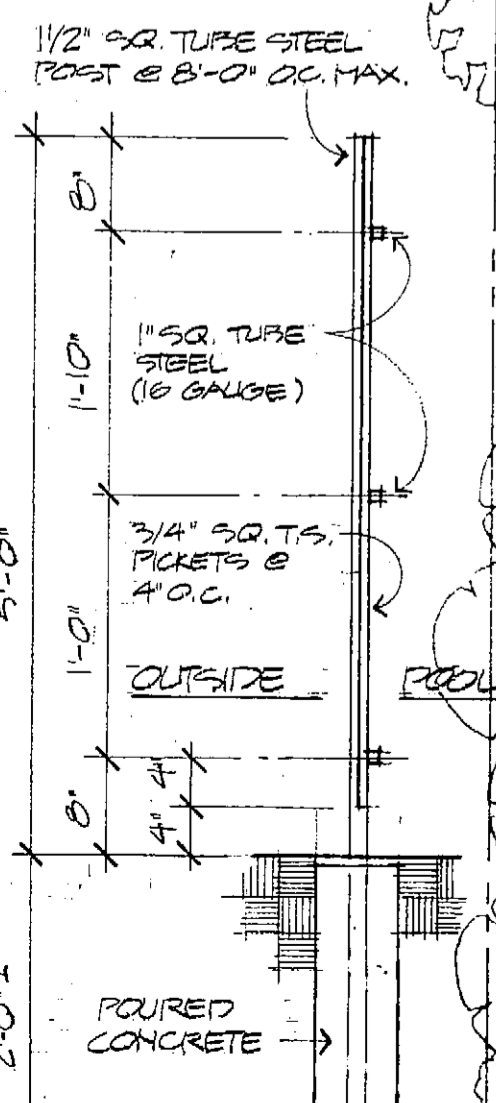
- FLOWERS
 PURPLE ASTOR
 BACHELOR BUTTONS
 PENSTEMAN
 POPPYS
 GOLDEN BANNER
- GRASS
 WESTERN WHEAT
 CRESTED WHEAT
- LANDSCAPE
 BLUE GRAMA
 SIDE GATES GRAMA
 GALLETIA

FENCE DETAIL / POOL ENCLOSURE



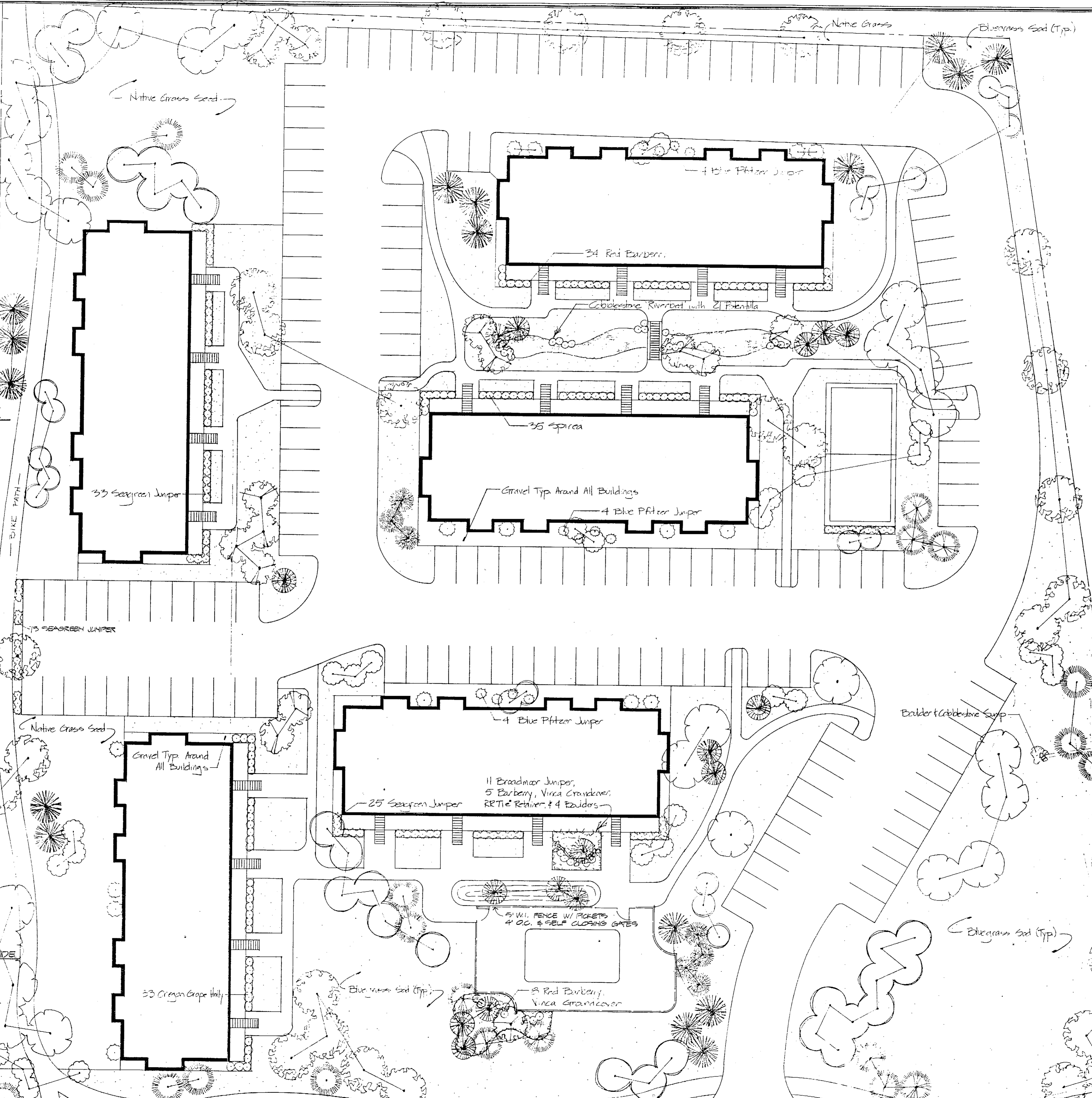
ELEVATION

3/4" = 1'-0"



SECTION

3/4" = 1'-0"



TREE LEGEND

	Muscadine Scabious Ash, 2 1/2 Gal. (1 1/2')	= 21
	Thomas's Hollyhock, 2' Gal. (1 1/2')	= 25
	European White Birch, 24" Box	= 15
	Quaking Aspen, 20" Gal.	= 26
	Austrian Black Pine, 8-10' (6-8')	= 10
	Ponderosa Pine, 8-10' (6-8')	= 13
	Scotch Pine, 8-10'	= 9
	Pinon Pine, 4-6'	= 18
	Blue Spruce, 5-7'	= 7
	Golden Rain Tree, 1 1/2 Gal. (5 Gal.)	= 18
	Flowering Plum, 1 1/2 Gal. (5 Gal.)	= 27
	Blue Haven Juniper, 20 Gal.	= 13

Note: Sizes shown in parentheses are to be used in native seeded areas.

	TOTALS
OREGON GRAPE HOLLY	33
SEAGREEN JUNIPER	33 + 25 + 11 = 69
RED BARBERRY	34
BLUE PHLOX JUNIPER	4 + 4 + 4 = 12
POTENTILLA	21
SPIREA	32
BROADMOOR JUNIPER	11
BARBERRY / VINCA / GRANDCOVER	5 + 8 = 13

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ 1983 BY THE PLANNING AND ZONING COMMISSION, TOWN OF CASTLE ROCK, COLO.

BY: *Arnold Wightman*
 CHAIRMAN

APPROVED: BY THE BOARD OF TRUSTEES, TOWN OF CASTLE ROCK, COLO.

BY: *Timothy J. White*
 TIMOTHY J. WHITE, MAYOR

CLERK & RECORDERS CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF DOUGLAS }
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ A.D., 1983, AT _____ M. O'CLOCK AND WAS RECORDED IN REC. # _____

 COUNTY CLERK AND RECORDER

SHEET 2 OF 2

Los Patios Inc
 Landscape Architects and Contractors
 PO Box 1346, Corrales, NM 87048

Dennis Wilkinson
 Landscape Architect

scale:
 1" = 20'

Proposed Landscape Plan for the
 STONE CREEK APARTMENTS

date:
 3-7-83

3 0 5 9 5 4

BOOK 478 PAGE 832

RETA A. CRAIN
RECORDER

#18 *oopd*

JUN 15 10 45 AM '83

ORDINANCE NO. 83-9

AN ORDINANCE AMENDING THE PRIOR ORDINANCE
(NO. 3.73) OF THE TOWN OF CASTLE ROCK, COLORADO,
RELATING TO STONEWOOD VILLAGE P.U.D.

WHEREAS, the Board of Trustees of the Town of Castle

Rock find that:

A. A Petition has been filed with the Town Clerk
praying for certain amendments to the Stonewood Village
P.U.D. Preliminary Site Plan, which Preliminary Site
Plan was approved by the Board of Trustees in its
Ordinance No. 3.73; and

B. Said Petition has been forwarded to the said
Board of Trustees; and

C. Public hearings, following notice duly made
published pursuant to applicable Colorado State
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 amendments sought to said Stonewood
Village P.U.D. Preliminary Site Plan are reasonable and
in the public interest and comply with the purposes and
requirements of the applicable Ordinances of the Town
of Castle Rock.

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

JUL 25 1983

The real property to which this Amendment Ordinance applies consists of 4.917 acres, described on Exhibit A, attached hereto and incorporated herein. The remaining portion of Stonewood Village P.U.D. shall not be affected by this Amendment Ordinance.

The zoning classification shall remain P.U.D. (Planned Unit Development District) for all of Stonewood Village P.U.D.

UNLESS OTHERWISE STATED BELOW, THE FOLLOWING ITEMS SHALL APPLY TO THE 4.917 ACRES COMPRISING A PORTION OF STONEWOOD VILLAGE P.U.D., AND THE PRELIMINARY SITE PLAN THEREFORE, ONLY:

I. PERMITTED USES

- A. 75 Multi-Family dwelling units for a rental housing project, together with one attached recreation facility, a manager's office and a leasing office.
- B. Dedicated areas for bike paths.
- C. Private open space areas for:
 - (1) Landscaping.
 - (2) Passive and/or active recreation.
 - (3) Flower gardens.
 - (4) View protection and enhancement.
 - (5) Private recreational facilities.
- D. Indoor storage facilities for tenants' belongings, maintenance tools, and equipment.
- E. Accessory uses permitted in all types of use areas:
 - (1) Underground utility distribution lines.
 - (2) Roadway, bike, pedestrian trails, and parking areas.

II. PERMITTED RESIDENTIAL DENSITY

Density on the tract described in Exhibit A shall not exceed 15.3 units per net acre. Net acreage consists of the project area described on the P.U.D. Preliminary Site Plan.

III. MAXIMUM BUILDING HEIGHTS

The maximum building height shall be 30 feet.

IV. MINIMUM OFF-STREET PARKING

For the property described on Exhibit A hereof there shall be provided a minimum of off-street parking facilities for 2.18 vehicles per unit constructed, for as long as the facilities are used for rental housing.

V. MINIMUM BUILDING SET BACKS

Minimum set backs for all buildings from property lines on the property shall be 20 feet to the North boundary, 50 feet to the West boundary, 50 feet to the South boundary, and 30 feet to the East boundary. There shall be a minimum of 30 feet between buildings.

VI. ADDITIONAL REQUIREMENTS

A. All units constructed on the portion of Stonewood Village P.U.D. shown on Exhibit A shall be constructed upon and in accordance with the Final Site Plan attached hereto as Exhibit C, which was presented to, and approved by, the Board of Trustees of the Town of Castle Rock on April 5, 1983, and duly recorded with the Clerk and Recorder of Douglas County. The prior Preliminary Site Plan Approved by the Board of Trustees on August 18, 1981, is therefore

hereby canceled, as it relates to the portion of Stonewood Village P.U.D. described on Exhibit A, only.

The Town must approve the Final Site Plan prior to any building permits being issued for construction of units.

B. Final Site Plan Standards. The Final Site Plan submitted in accordance with paragraph A above shall meet the following standards prior to approval by the Board of Trustees:

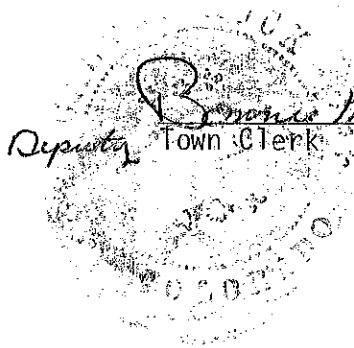
- (1) The maximum building heights shall be only as allowed elsewhere in this Ordinance, the appropriate number of off-street parking spaces for the units shall be shown and constructed as otherwise specified in this Ordinance, and the minimum set-backs of buildings from property lines and between buildings on the property shall be as otherwise set forth in this Ordinance.
- (2) The number and placing of the fire hydrants and the community mailboxes shall be shown on the Final Site Plan.
- (3) There shall be submitted a landscaping plan along with the Final Site Plan and the landscaping plan must be approved along with the Final Site Plan and applied to the landscaping of the property described in the Final Site Plan. No Certificate of Occupancy for the last unit within the last building constructed shall be issued until the landscaping plan has been executed, or the developer may elect to provide an irrevocable letter of credit in favor of the Town of Castle Rock, to guarantee completion of said improvements.

(4) Buildings shall be two (2) story, with brick and horizontal lap siding exteriors, cedar fascias, railings and trim, and composition shingle roofing.

C. Compliance with Ordinance No. 3.21.3. All provisions of Ordinance No. 3.21.3 in effect as of the date of this rezoning shall apply as standards and procedures for the conduct of the Board of Trustees for the Town of Castle Rock, the Planning Commission of the Town of Castle Rock and the developer with respect to development of this P.U.D. District except as may have been expressly modified by the terms of this Ordinance.

Passed and adopted this 4th day of April, 1983, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 3 for and 2 against.

ATTEST:

 Bernice M. Achermann
Deputy Town Clerk

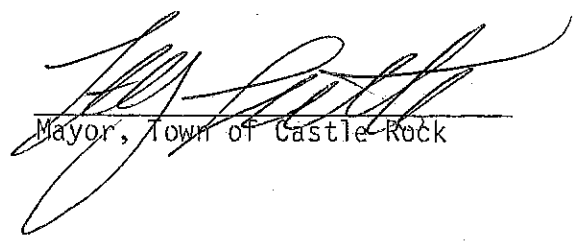

Mayor, Town of Castle Rock

EXHIBIT A

LEGAL DESCRIPTION STONE CREEK APARTMENTS

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 8 South, Range 67 West of the 6th P.M., more particularly described as follows:

COMMENCING at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2, thence S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 737.76 feet to the Southerly R.O.W. of Mountain Drive in Castle North Filing No. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado, the TRUE POINT OF BEGINNING; thence continuing S2°19'57"E, along the North-South Centerline of said Section 2, a distance of 45.65 feet to a point on the Easterly R.O.W. line of I-25 Frontage Road; thence continuing along said Easterly R.O.W. line, S7°55'30"E, a distance of 417.87 feet to the Northwesterly Corner of MOUNTAIN SHADOWS CONDOMINIUM FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said R.O.W. line and continuing along the Northerly boundary of said MOUNTAIN SHADOWS FILING NO. 1, S87°41'13"E, a distance of 426.91 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 4 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said MOUNTAIN SHADOWS FILING NO. 1 and continuing along the Westerly boundary of said Filing No. 4, N0°46'20"E, a distance of 165.14 feet to a point on the Westerly boundary of CASTLE NORTH FILING NO. 1 as filed in the Office of Clerk and Recorder of Douglas County, Colorado; thence leaving said CASTLE NORTH FILING NO. 4 and continuing along the Westerly boundary of said CASTLE NORTH FILING NO. 1, N0°46'20"E, a distance of 305.0 feet to a point on the Southerly R.O.W. line of Mountain Drive; thence N89°13'40"W, a distance of 492.42 feet to the POINT OF BEGINNING

COPY

ORDINANCE NO. 2003-09

AN ORDINANCE APPROVING A MAJOR TEXT AMENDMENT TO THE STONEWOOD VILLAGE PD ZONING REGULATIONS TO ALLOW FOR AN INCREASE IN PERMITTED DWELLING UNITS FROM 75 TO 76

WHEREAS, Stephen and Tamara Jorgensen ("Owner") has requested a Major Text Amendment to the Stonewood Village Planned Development Zoning Regulations of which is the parcel described Stone Creek Subdivision in the Town of Castle Rock, County of Douglas, State of Colorado (the "Property"); and

WHEREAS, public hearings on the Major Text Amendment (**Exhibit A**) 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. Approval. The revised Stonewood Village PD Zoning Regulations are approved for the Property.


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.


SUBMITTED this 27th day of January, 2003 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

PASSED, APPROVED AND ADOPTED this 24th day of February, 2003 by a vote of the Town Council of the Town of Castle Rock, Colorado of 5 for and 0 against.

ATTEST:


Sally A. Misage, Town Clerk

TOWN OF CASTLE ROCK


Millie S. Bennett, Mayor

Approved as to form:

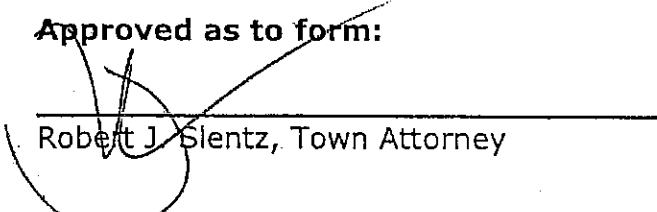

Robert J. Slentz, Town Attorney

Exhibit A

UNLESS OTHERWISE STATED BELOW, THE FOLLOWING ITEMS SHALL APPLY TO THE 4.917 ACRES COMPRISING A PORTION OF STONEWOOD VILLAGE P.U.D., AND THE PRELIMINARY SITE PLAN THEREFORE, ONLY:

I. PERMITTED USES

- A. 76 Multi-Family dwelling units for a multi-family housing project.
- B. Dedicated areas for bike paths.
- C. Private open space areas for:
 - (1) Landscaping
 - (2) Passive and/or active recreation.
 - (3) Flower gardens.
 - (4) View protection and enhancement.
 - (5) Private recreational facilities.
- D. Indoor storage facilities for belongings, maintenance tools, and equipment.
- E. Accessory uses permitted in all types of use areas:
 - (1) Underground utility distribution lines.
 - (2) Roadway, bike, pedestrian trails, and parking areas.

II. PERMITTED RESIDENTIAL DENSITY

Density on the tract described in Exhibit A shall not

exceed 15.45 units per net acre. Net acreage consists of the project area described on the P.U.D. Preliminary Site Plan.

III. MAXIMUM BUILDING HEIGHTS

The maximum building height shall be 30 feet.

IV. MINIMUM OFF-STREET PARKING

For the property described on Exhibit A hereof there shall be provided a minimum of off-street parking facilities for 2,000 vehicles per unit constructed, for as long as the facilities are used for multi-family housing.

V. MINIMUM BUILDING SET BACKS

Minimum set backs for all buildings from property lines on the property shall be 20 feet to the North boundary, 50 feet to the West boundary, 50 feet to the South boundary, and 30 feet to the East boundary. There shall be a minimum of 30 feet between buildings.

VI. ADDITIONAL REQUIREMENTS

A. All units constructed on the portion of Stonewood Village P.U.D. shown on Exhibit A shall be constructed upon and in accordance with the Final Site Plan attached hereto as Exhibit C, which was presented to, and approved by, the Board of Trustees of the Town of Castle Rock on April 5, 1983, and duly recorded with the Clerk and Recorder of Douglas County. The prior Preliminary Site Plan approved by the Board of Trustees on August 18, 1981, is therefore hereby canceled, as it relates to the portion of Stonewood Village P.U.D. described on Exhibit A, only.

The Town must approve the Final Site Plan prior to any building permits being issued for construction of units.

B. Final Site Plan Standards. The Final Site Plan submitted in accordance with paragraphs A above shall meet the following standards prior to approval by the Board of Trustees:

(1) The maximum building heights shall be only as allowed elsewhere in the Ordinance, the appropriate number of off-street parking spaces for the units shall be shown and constructed as otherwise specified in this Ordinance, and the minimum set-backs of buildings from property lines and between buildings on the property shall be as otherwise set forth in this Ordinance.

(2) The number and placing of the fire hydrants and the community mailboxes shall be shown on the Final Site Plan.

(3) There shall be submitted a landscaping plan along with the Final Site Plan and the landscaping plan must be approved along with the Final Site Plan and applied to the landscaping of the property described in the Final Site Plan. No Certificate of Occupancy for the last unit within the last building constructed shall be issued until the landscaping plan has been executed, or the developer may elect to provide an irrevocable letter of credit in favor of the Town of Castle Rock, to guarantee completion of said improvements.

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C. Compliance with Ordinance No. 3.21.3. All provisions of Ordinance No. 3.21.3 in effect as of the date of this rezoning shall apply as standards and procedures for the conduct of the Board of Trustees for the Town of Castle Rock, the Planning Commission of the Town of Castle Rock and the developer with respect to development of this P.U.D. District except as may have been expressly modified by the terms of this Ordinance.