

PLAT IDENTIFICATION SHEET

RECEPTION#: 01097409

DATE: 10-17-01

TIME: 10:54

FEE: \$ 10⁻ (1 P)

GRANTOR: *Sir Thomas LLC*
(owner/signer)

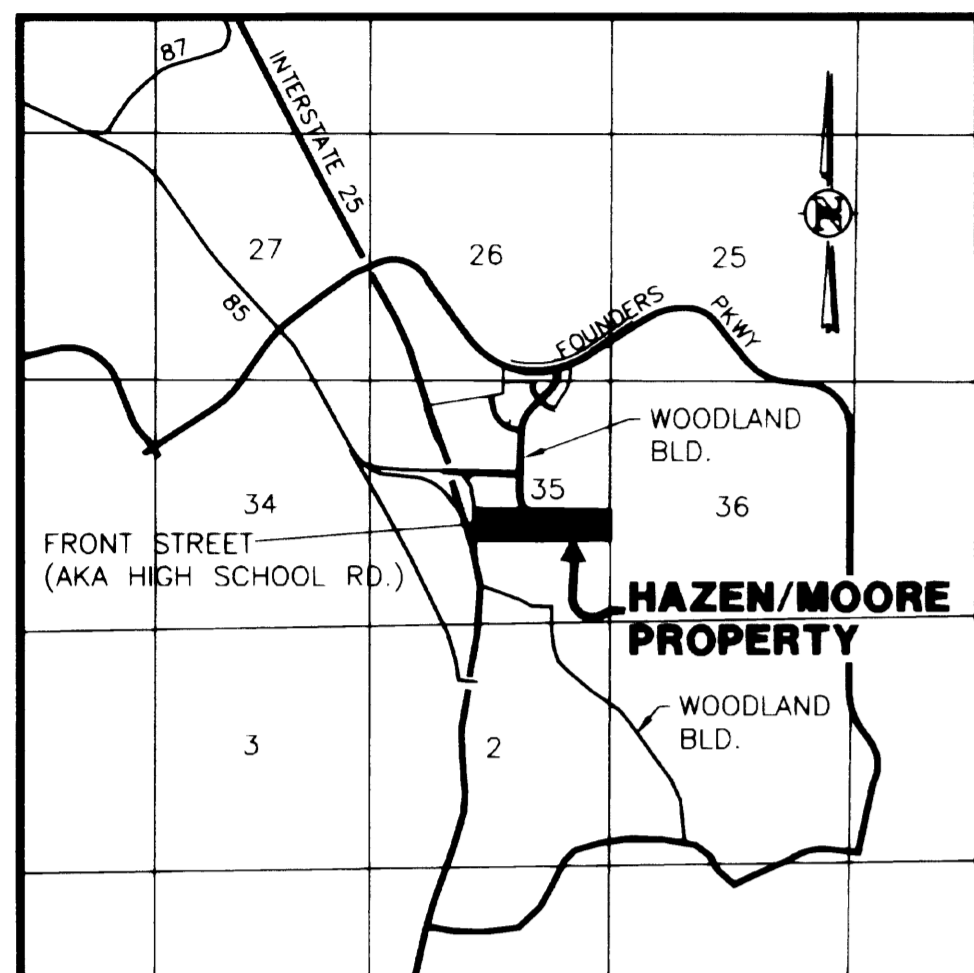
GRANTEE: *Hayen/Moore*
(subdivision name or name of plat) *Prelim PD Site Plan*

LEGAL: *35-7-67*
(section-township-range)

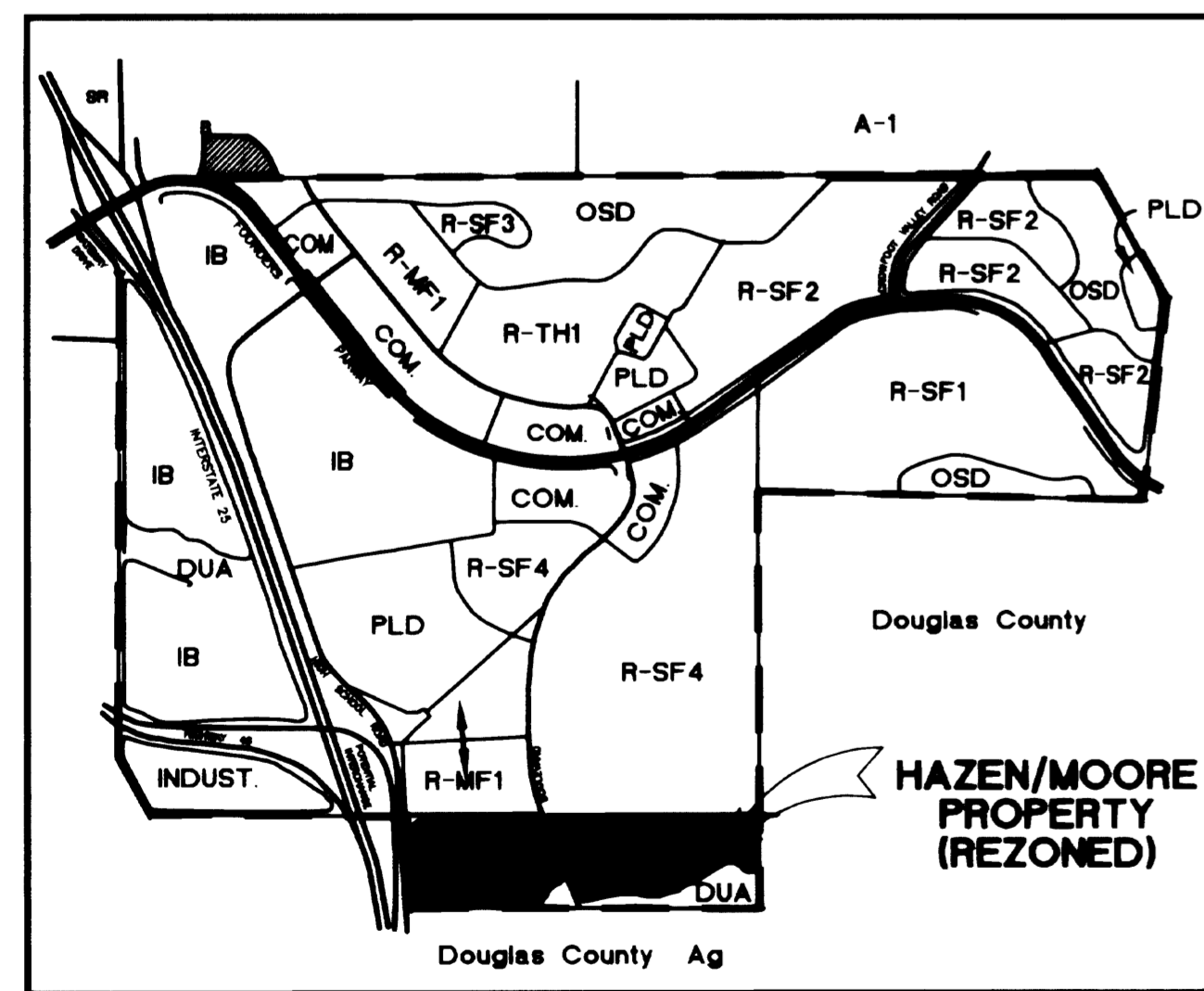
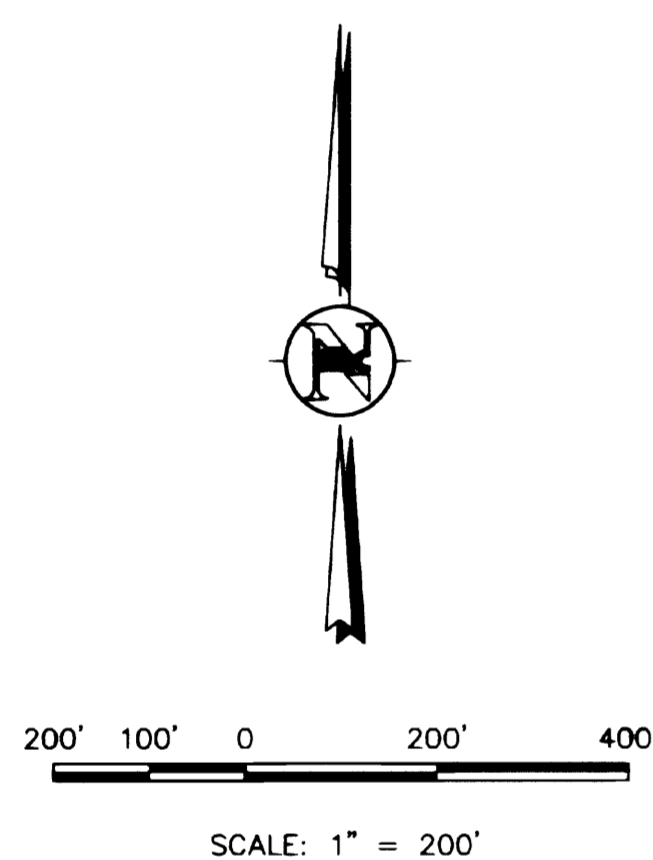
NEW SUBDIVISION ABBREV: _____

HAZEN/MOORE PRELIMINARY P.D. SITE PLAN

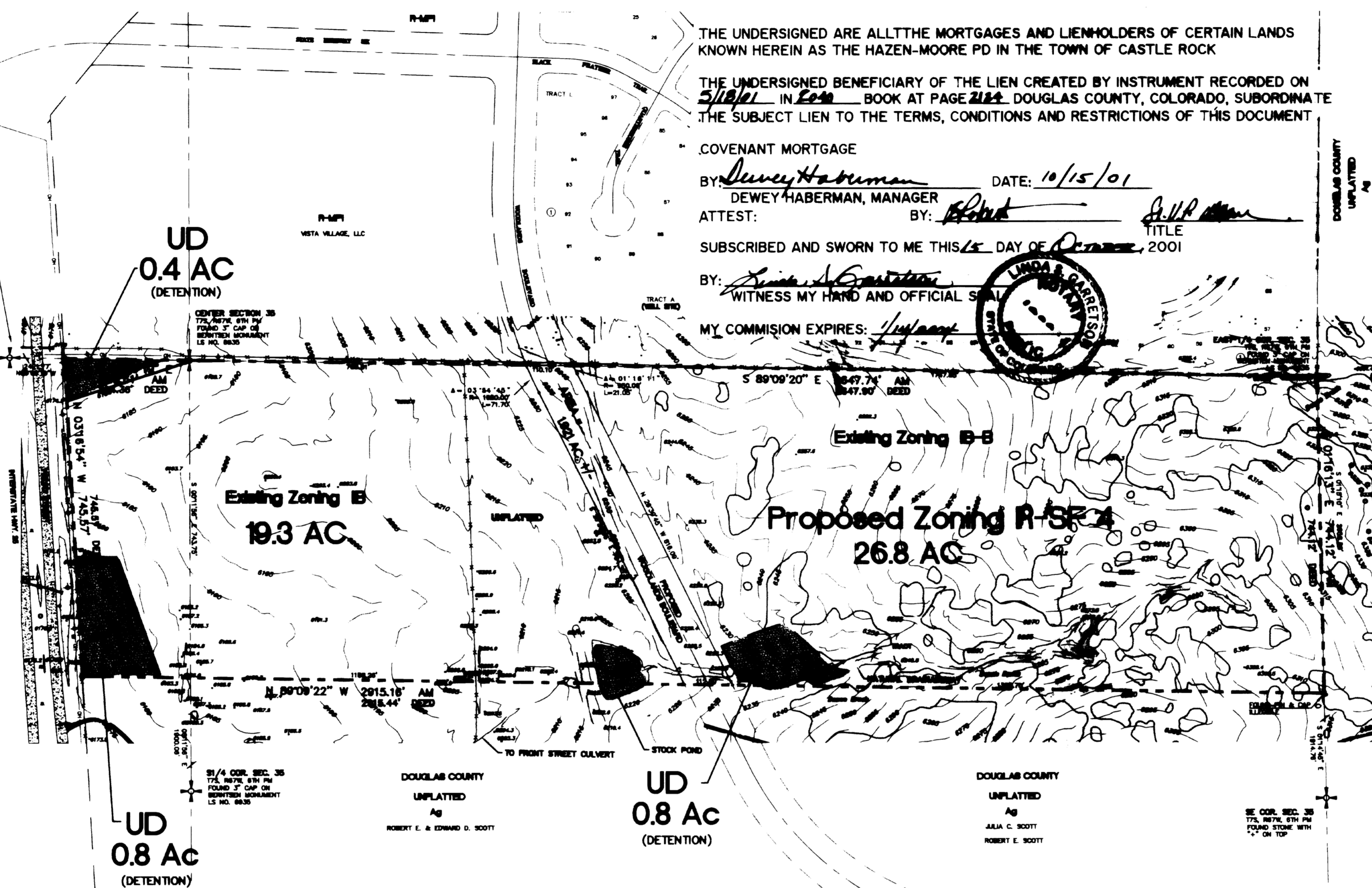
A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
A SECOND AMENDMENT TO THE METZLER RANCH PLANNED UNIT DEVELOPMENT
SHEET 1 OF 1



VICINITY MAP
SCALE 1" = 4000'



SURROUNDING ZONING MAP
SCALE: 1"=1500'



LAND USE SUMMARY

| LAND USE | ACRES | DU | MAXIMUM DENSITY | PERCENT |
|----------------|-------|-----|-----------------|---------|
| R-SF4 | 26.8 | 95 | 3.54 | 53.6% |
| IB | 19.3 | N/A | N/A | 38.6% |
| ROADWAYS | 1.9 | N/A | N/A | 3.8% |
| UD - DETENTION | 2.0 | N/A | N/A | 4.0% |
| TOTAL AREA | 50.0 | | | 100% |

OPEN SPACE
OPEN SPACE WITHIN THE RESIDENTIAL AREAS WILL BE DELINEATED AS PRIVATE LANDSCAPE TRACTS ON THE FIRST FINAL PLAT AND BE DEDICATED TO A PRIVATE HOME OWNERS ASSOCIATION. ADDITIONALLY, A CASH-IN-LIEU OF 5.8 ACRES WILL BE PROVIDED TO THE TOWN. COMMERCIAL AREAS WILL PROVIDE OPEN SPACE WITHIN THE FINAL PD SITE PLANS AS PRIVATE LANDSCAPING. ALL FINAL PD SITE PLANS SHALL MEET THE MINIMUM LANDSCAPING REQUIREMENTS AS IDENTIFIED IN THE TOWN'S ZONING REGULATIONS.

PUBLIC LAND DEDICATION
LAND DEDICATION REQUIREMENTS FOR SCHOOLS, PARKS, WATER FACILITIES, FIRE STATIONS, POLICE STATIONS AND TOWN ADMINISTRATIVE FACILITIES SHALL BE PROVIDED BY CASH-IN-LIEU AT THE TIME OF THE FIRST FINAL PLAT. CALCULATIONS SHALL BE BASED ON THE REQUIREMENTS AS STIPULATED WITHIN CHAPTER 16.20 OF THE SUBDIVISION REGULATIONS.

PROPERTY OWNERS/APPLICANT:

SIR THOMAS, LLC
C/O PARK LAND COMPANY
7800 E ARAPAHOE ROAD,
SUITE 211, ENGLEWOOD, CO 80112
TELEPHONE (303) 771-3344

CONTACT: GLEN SMITH

CASTLE ONE, LLC
6000 GREENWOOD PLAZA BLVD. #200
ENGLEWOOD, CO 80111
TELEPHONE (303) 779-6100

CONTACT: VARNELL ROBERTS

CIVIL ENGINEER/PLANNER

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE (303) 741-6000

CONTACT: LEONARD R. WILSON

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: 01-21-00 Job No. 0965,044.00

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE HAZEN-MOORE PD IN THE TOWN OF CASTLE ROCK

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 5/18/01 IN BOOK 1024 IN DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

COVENANT MORTGAGE

BY: Dewey Haberman DATE: 10/15/01
DEWEY HABERMAN, MANAGER
ATTEST: BY: [Signature] TITLE: [Title]

SUBSCRIBED AND SWORN TO ME THIS 15 DAY OF October, 2001

BY: [Signature] DATE: 10/15/01
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 1/1/02

NOTARY PUBLIC
DOUGLAS COUNTY, COLORADO
MY COMMISSION EXPIRES: 1/1/02

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35, THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, SOUTH 89°09'20" EAST, A DISTANCE OF 2647.74 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 01°16'13" EAST, A DISTANCE OF 744.12 FEET; THENCE NORTH 89°09'22" WEST, A DISTANCE OF 2915.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 AS DESCRIBED RECEPTION NO. 102116 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°16'54" WEST, A DISTANCE OF 745.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35; THENCE, ALONG SAID NORTH LINE, SOUTH 89°09'19" EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2,177,511 SQUARE FEET OR 49.989 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Duwayne M. Phillips, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION RECORDED HEREIN FOR THE HAZEN-MOORE PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
DUWAYNE M. PHILLIPS, P.L.S. 1979

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 17th DAY OF October, 2001, AT 11:51 O'CLOCK P.M. AND WAS RECORDED RECEPTION NUMBER 01097409

| DESIGNED BY: | VS | REVISIONS | | | |
|--------------|-----|-----------|---------------------|---------|----|
| CHECKED BY: | MTN | NO. | DESCRIPTION | DATE | BY |
| DRAWN BY: | GMR | 1. | PER TOWN COMMENTS | 5/3/99 | LW |
| | | 2. | PER TOWN COMMENTS | 1/19/00 | WN |
| | | 3. | NEW SIGNATURE BLOCK | 8/28/00 | WN |

DRAWING NAME: J:\NICKLESS\0965_044\HAZPDSP\PARCEL.DWG

Floodplain Note

THERE ARE NO DESIGNATED FEMA FLOOD PLAINS ON THE SUBJECT PROPERTY.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HAZEN/MOORE PD IN THE TOWN OF CASTLE ROCK.

SIR THOMAS, LLC
BY: [Signature] DATE: 10/13/00
GLEN SMITH, ONE OF ITS MANAGERS
ATTEST: BY: [Signature] TITLE: Member

CASTLE ONE, LLC
BY: [Signature] DATE: 10/13/00
ATTEST: BY: [Signature] TITLE: [Title]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF October, 2000

BY: [Signature]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/17/2004

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE HAZEN-MOORE PD IN THE TOWN OF CASTLE ROCK

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 8/11/00 IN BOOK AT PAGE 100 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

FIRST AMERICAN STATE BANK
BY: [Signature] DATE: 9-19-00
RICHARD JORGENSEN, PRESIDENT

ATTEST: BY: [Signature] TITLE: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF September, 2000

BY: [Signature]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 18, 2002

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 5-4-00 IN BOOK AT PAGE 100 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

WELLINGTON MORTGAGE FUND, LLC
BY: [Signature] DATE: 9-29-00

ATTEST: BY: [Signature] TITLE: Principal

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF SEPT, 2000

BY: [Signature]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-15-2004

TITLE CERTIFICATION

I, Diane Evans, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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.

SIGNED THIS 5th DAY OF October, 2000
BY: [Signature] TITLE: Authorized Representative

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF October, 2000

BY: [Signature] TITLE: Vice President of Land Title Insurance Company

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-4-2002

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE HAZEN/MOORE PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF March, 2000

BY: [Signature] DATE: 2/16/2001
CHAIRMAN

ATTEST: [Signature] DATE: 10-20-00
PLANNING DIRECTOR

B. TOWN COUNCIL APPROVAL:
THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE HAZEN/MOORE PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF March, 2000

BY: [Signature] DATE: 2/16/2001
MAYOR

ATTEST: [Signature] DATE: 2/21/01
TOWN CLERK

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE HAZEN/MOORE PRELIMINARY P.D. SITE PLAN, AMENDING THE PD ZONING REGULATIONS AND APPROVING THE HAZEN/MOORE DEVELOPMENT AGREEMENT

WHEREAS, Sir Thomas, L.L.C. and Castle One, L.L.C. ("Owner") have requested an amendment to the existing PD planned development zoning of the parcel described in **Exhibit 1** (the "Property"); and

17p

WHEREAS, Owner has requested approval of the Hazen/Moore PD Zoning Regulations as described in the attached **Exhibit 2** as the same affect the Property (the "Zoning Regulations"); and

WHEREAS, Owner has requested approval of "Hazen/Moore Preliminary P.D. Site Plan" (the "Site Plan"); and

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

WHEREAS, Owner and Town have agreed to the terms of the Hazen/Moore Development Agreement.

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

Section 1. Approval. The Zoning Regulations and Site Plan are approved for the Property.

Section 2. Development Agreement. The Hazen/Moore Development Agreement recorded simultaneously herewith is hereby approved.

Section 3. 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.

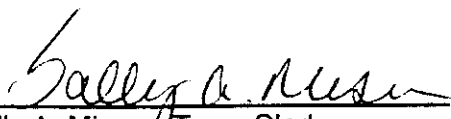
Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 13th day of April, 2000 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 22nd day of June, 2000 by the Town Council of the Town of Castle Rock by a vote of 5 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK


Sally A. Misare, Town Clerk


Al Parker, Mayor

Approved as to form:

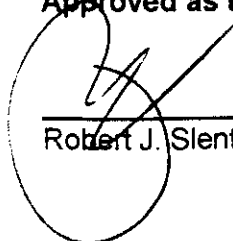

Robert J. Slentz, Town Attorney

EXHIBIT 1
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 35;
THENCE NORTH 89 DEGREES 09 MINUTES 06 SECONDS WEST A DISTANCE OF 294.36 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 25;
THENCE SOUTH 3 DEGREES 16 MINUTES 40 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 745.57 FEET;
THENCE SOUTH 89 DEGREES 09 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 35 A DISTANCE OF 2915.44 FEET TO THE EAST LINE OF SAID SOUTH 1/2;
THENCE NORTH 1 DEGREES 13 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 744.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2;
THENCE NORTH 89 DEGREES 09 MINUTES 06 SECONDS WEST A DISTANCE OF 2647.90 FEET TO THE POINT OF BEGINNING.

**ZONING REGULATIONS
FOR
HAZEN-MOORE PLANNED DEVELOPMENT**

TABLE OF CONTENTS:

| | |
|-------------------|---|
| Section 1 | General Provisions |
| Section 2 | Definitions |
| Section 3 | Land Use |
| Section 4 | Accessory Uses |
| Section 5 | Temporary Uses |
| Section 6 | Development Standards |
| Section 7 | Control Provisions |
| Section 8 | Final Planned Development Site Plans |
| Section 9 | Transitional Uses |
| Section 10 | Severability of Provisions |

SECTION 1: GENERAL PROVISIONS

1.1 Adoption/Authorization The Town Council has adopted the Hazen-Moore Preliminary PD Site Plan and Zoning Regulations pursuant to Section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 Applicability The Hazen-Moore Preliminary PD Site Plan and Zoning Regulations shall run with 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 dwellings will be determined at the Final Plat and Final PD Site Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 Relationship to Town Regulations The provisions of this Preliminary PD Site Plan and Zoning Regulations shall prevail and govern the development of the Hazen-Moore PD; provided, however, that where the provisions of this Preliminary PD Site Plan 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.

SECTION 2: DEFINITIONS

2.1 Definitions. No special definitions are adopted.

SECTION 3: LAND USE

3.1 Residential Use Areas

A. Description: R-SF4: Single family detached residential.

B. Principal Permitted Uses:

1. Residence-principal - single family detached dwellings (including garage).
2. Open Space/Trails.
3. Park/Playground.
4. Recreation Facility, Site Plan Required.
5. School - Public Or Private, Site Plan Required.
6. Transportation R.O.W.
7. Home occupations.
8. Mother-in-law or nanny unit: 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 detached garage. Separate addressing or utility taps are not permitted. One additional parking space 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. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.

C. Uses By Special Review:

1. Churches, synagogues and other religious institutions
2. Day Care Centers
3. Public and quasi-public facilities
4. Public utilities and related facilities
5. Boarding House
6. Group/Commercial Home
7. Club/Private Recreational Use (Country Club)
8. Golf Course
9. Cultural Facility
10. Higher Education Facility
11. Hospital
12. Fire Station

3.2 Integrated Business IB Use Areas

A. Permitted Uses.

1. Automotive sales, repair and service facilities.

2. Community centers.
3. Financial institutions.
4. Heliports.
5. Hospitals, nursing and convalescent homes, other extended care facilities and clinics.
6. Laundries.
7. Light manufacturing uses.
8. Mortuaries.
9. Offices, professional and commercial.
10. Parking lots, structures and garages.
11. Personal service establishments.
12. Places of public assembly, entertainment and recreation.
13. Professional research laboratories.
14. Public and private community services.
15. Public and private schools, colleges and institutes, both academic and technical.
16. Public lodging facilities, hotel/convention centers.
17. Public or private membership clubs and health clubs.
18. Religious institutions.
19. Restaurants, lounges and fast food establishments.
20. Retail stores, sales and display rooms and shops.
21. Sales and information offices.
22. Service related businesses.
23. Transit terminals.
24. Veterinary hospitals and boarding kennels.
25. Warehousing and office/warehouse units.

B. Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

C. **Maximum Building Heights.** The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

3.3 Open Space Use Areas, OSD, OSP, and PLD.

- A. OSD: Land proposed to meet portions of the PD open space requirement of 20% for the entire parcel. OSD is maintained by the Town of Castle Rock.
OSP: Land proposed to meet portions of the PD open space requirement of 20% for

the parcel. OSP may be maintained by private Homeowner's Associations, or other private ownership.

PLD: Land proposed to meet the land dedication or cash-in-lieu requirements as stipulated in Chapter 16.20 of the Town of Castle Rock Subdivision Regulations.

B. Permitted Uses:

1. **PLD:** Parks, schools and other public uses, active and passive recreation activities, golf course, preservation of land for public purposes, railroad rights of way, roadway rights of way and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.
2. **OSD:** Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.
3. **OSP:** Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

- C.** The boundaries and/or location of open space use areas depicted on the plan may be changed or adjusted, and shall be considered a minor amendment to the PD Plan, as long as the total combined OSD and PLD acreage is not reduced and vital open space corridors and linkages are not eliminated.

3.4 Utilities Dedication Use Area - UD

A. Permitted Uses

1. All Town owned and operated utilities and drainage areas.
2. Other Public and/or Private utilities as authorized on a Final PD Site Plan.
3. All uses permitted in the PLD Use Areas.

SECTION 4: ACCESSORY USES PERMITTED IN ALL USE AREAS

1. **Underground utility and communications distribution lines.**
2. **Roadways, bike paths, pedestrian and equestrian trails.**
3. **Parking areas.**
4. **Open space and lakes, to include storm water drainage detention areas.**
5. **Well sites.**

SECTION 5: TEMPORARY USES

1. **Home/Builder sales and information offices/facilities provided that:**
 - (a) Such temporary structure is located within a final platted subdivision.
 - (b) Sales are limited to those units within the Hazen-Moore 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.

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, and use by special review and variance processes shall apply to this PD, except as modified by the following:

Table 6.1A
HAZEN-MOORE PD - DEVELOPMENT STANDARDS

| <u>STANDARD</u> | <u>USE AREAS</u> | |
|-----------------------------------|-------------------------------|----------------------------|
| | <u>R-SF4</u> | <u>IB</u> |
| Minimum Lot Area (square feet) | See Note ⁽¹⁾ below | None ⁽³⁾ |
| Minimum Setbacks: | | |
| Front to Garage | 18' | |
| Front (residence) | 20' | |
| Rear | 20' ⁽²⁾ | |
| Side Interior Lot | 5' | |
| Side to Street | 15' | |
| Max. Building Height | 35' | 50' ⁽⁴⁾ |
| Max. Bldg. Lot Coverage | N/A | 35% net dedicated roadways |

Notes:

- (1) 15% of the total R-SF4 acreage shall be allowed to have a minimum lot size ranging from 5,000 to 5,500 square feet; no less than an additional 15% of the total R-SF4 acreage shall have a minimum lot size ranging from 8,000 to 10,000 square feet.
- (2) Raised decks will be allowed a 15' rear set back when lot backs onto public or private open space with a depth of at least 20 feet.
- (3) To provide maximum flexibility for innovative design in the IB category, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.
- (4) The Board of Trustees may permit maximum buildable heights not to exceed 72 feet at the time of final site plan review following consideration of the following criteria: (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect of light upon adjacent streets and properties; and (vi) traffic impact.

Table 6.1B
HAZEN-MOORE PD - LAND USE SUMMARY

| <u>LAND USE</u> | <u>ACRES</u> | <u>DU</u> | <u>MAXIMUM DENSITY</u> | <u>PERCENT</u> |
|-------------------|--------------|-----------|------------------------|----------------|
| R-SF4 | 26.8 | 95 | 3.54 | 53.6% |
| IB | 19.3 | N/A | N/A | 38.6% |
| Roadways | 1.9 | N/A | N/A | 3.8% |
| UD - Detention | <u>2.0</u> | N/A | N/A | <u>4.0%</u> |
| TOTAL AREA | 50.0 | | | 100.0% |

6.2 Exterior Lighting. No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right-of-way or adjacent property or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting, including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off property.

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

SECTION 7: CONTROL PROVISIONS

- A. 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 Code, which states: "Use Area Boundaries may be administratively adjusted when no more than 10% of the acreage of any one planning area is affected, where density is not increased, where open space is not reduced, and where such does not involve an inclusion or exclusion of land from the overall Preliminary or Final PD."
- B. Road Alignments. The Amended Preliminary PD Plan is intended to depict general locations of roadways, and access points. Recognizing that final road alignments are subject to engineering studies, minor arterial and collector 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: FINAL PD SITE PLANS

8.1 Submission of Final PD Site Plans and Plats and additional information. Following approval of the Amended Preliminary PD Site Plan, the property owners shall submit a Final PD Site Plan 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 Final PD Site Plan and Final Subdivision Plat have been approved for the property or a portion of the property by the Town Council and duly recorded.

SECTION 9: TRANSITIONAL USE

After approval of the Preliminary Site Plan incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, any portion of the Hazen-Moore PD which does not have an approved final site plan may be used for agricultural purposes. These uses may continue until a final site 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 including farming, ranching, gardening, and buildings accessory to these uses. In no event commercial feed yards, poultry or hog farms be permitted.

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 maintenance work, and designers of the developer and/or Town.

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 PD Site 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 Final PD 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 residence of such developed area(s).

SECTION 10: 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 _____ day of _____, _____ by a vote of the Board of Trustees of the Town of Castle Rock, Colorado,
_____ For and _____ Against.

ATTEST:

_____ TOWN CLERK

_____ MAYOR, TOWN OF CASTLE ROCK