

PLAT IDENTIFICATION SHEET

366645

11/6/85

GRANTOR:

(owner/signer)

Castle Rock town of

GRANTEE:

(subdivision name or name of plat)

Heritage Farm Pvd

LEGAL:

(section-township-range)

HERITAGE FARM

CASTLE ROCK, COLORADO

PRELIMINARY P.U.D.
SITE PLAN

PROPERTY DESCRIPTION

The S 1/2 of the NW 1/4 and the SW 1/4 of Section 29; the E 1/2 of Section 32; the N 1/2 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 66 West of the 6th P.M.; and Lot 1, Block 8, Castle Oaks Filing No. 1, County of Douglas, State of Colorado being more particularly described as follows:

Beginning at the Southeast corner of said Section 32; Thence S 89° 32' 37" W along and with the South line of said Section 32 with all bearings contained herein relative thereto a distance of 2655.14 feet to the South 1/4 corner of said Section 32; Thence N 00° 19' 01" W along and with the North-South center line of said Section 32 a distance of 5282.83 feet to the North 1/4 of said Section 32; Thence N 89° 22' 36" E along and with the North line of the Northeast 1/4 of said Section 32 a distance of 2652.87 feet to the Northeast corner of said Section 32; Thence N 00° 22' 02" W along and with the West line of said Section 28 a distance of 3999.92 feet; Thence N 89° 21' 57" E a distance of 2631.69 feet to the North-South center line of said Section 29; Thence S 00° 25' 38" E along and with said North-South centerline a distance of 3986.85 feet to the South 1/4 corner of said Section 28; Thence S 00° 19' 35" E along and with the North-South centerline of said Section 33 a distance of 1325.11 feet; Thence S 89° 07' 07" W a distance of 1317.79 feet; Thence S 00° 20' 03" E a distance of 2647.76 feet; Thence S 89° 13' 35" W a distance of 1317.41 feet to the West line of said Section 33; Thence S 00° 20' 31" E along and with said West line a distance of 1322.64 feet to the Point of Beginning.

ALONG WITH: Lot 1, Block 8, Castle Oaks Filing No 1, County of Douglas, State of Colorado.

Containing 739.62 acres more or less.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9th DAY OF October

1984 BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK.

ATTEST: *Phillip L. Brown, dep. Mayor Reagan, Vice Chairman*
RICHARD R. WILSON PHILLIP MELODY
TOWN CLERK CHAIRMAN

CERTIFICATE OF APPROVAL OF THE BOARD OF TRUSTEES

APPROVED THIS 1st DAY OF November

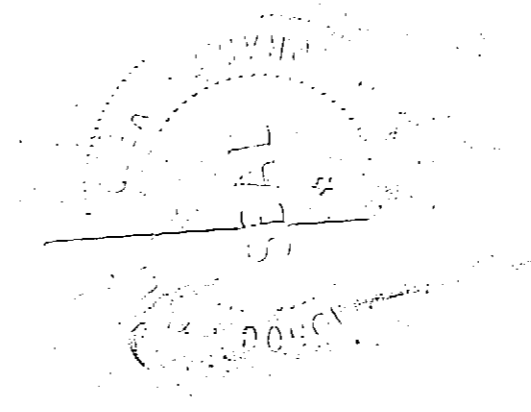
1984 BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.

ATTEST: *Phillip L. Brown, dep. Mayor Kennedy*
RICHARD R. WILSON GEORGE J. KENNEDY
TOWN CLERK MAYOR

CLERK & RECORDERS CERTIFICATE

I HEREBY CERTIFY, THAT THIS PRELIMINARY PUD SITE PLAN WAS FILED IN MY OFFICE ON THIS 6th DAY OF November, 1984, AT 10:11 AM O'CLOCK AM/PM, AND WAS RECORDED PER RECEPTION NUMBER 36645.

Reta A. Cain
COUNTY CLERK & RECORDER



HERITAGE FARM

CASTLE ROCK, COLORADO

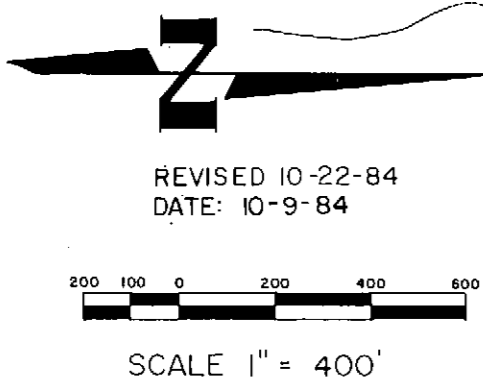
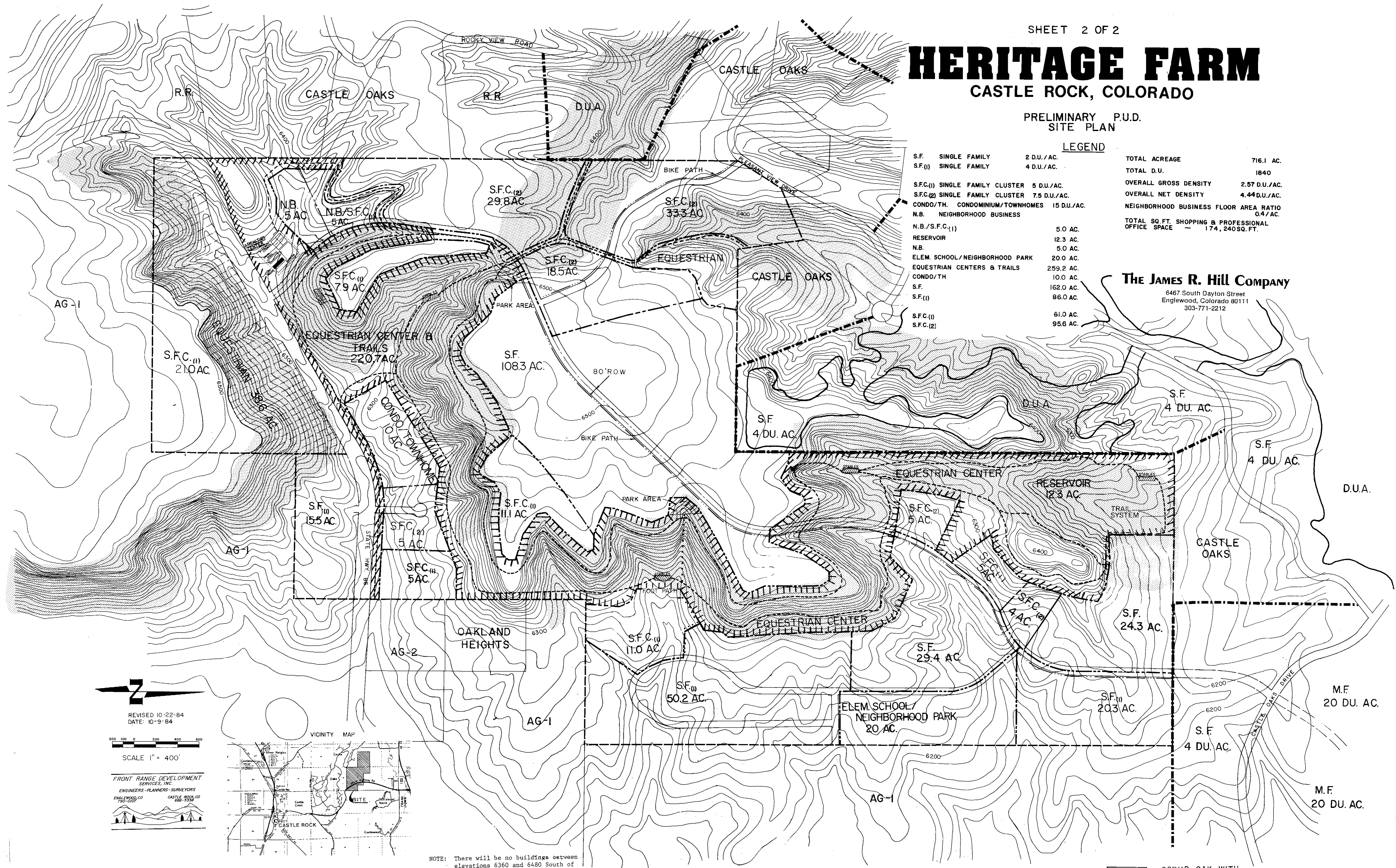
PRELIMINARY P.U.D.
SITE PLAN

LEGEND

S.F.	SINGLE FAMILY	2 D.U./AC.	TOTAL ACREAGE	716.1 AC.
S.F.(1)	SINGLE FAMILY	4 D.U./AC.	TOTAL D.U.	1840
S.F.C.(1)	SINGLE FAMILY CLUSTER	5 D.U./AC.	OVERALL GROSS DENSITY	2.57 D.U./AC.
S.F.C.(2)	SINGLE FAMILY CLUSTER	7.5 D.U./AC.	OVERALL NET DENSITY	4.44 D.U./AC.
CONDO/TH.	CONDOMINIUM/TOWNHOMES	15 D.U./AC.	NEIGHBORHOOD BUSINESS FLOOR AREA RATIO	0.4/AC.
N.B.	NEIGHBORHOOD BUSINESS		TOTAL SQ. FT. SHOPPING & PROFESSIONAL OFFICE SPACE	174,240 SQ. FT.
N.B./S.F.C.(1)		5.0 AC.		
RESERVOIR		12.3 AC.		
N.B.		5.0 AC.		
ELEM. SCHOOL/NEIGHBORHOOD PARK		20.0 AC.		
EQUESTRIAN CENTERS & TRAILS		259.2 AC.		
CONDO/TH		10.0 AC.		
S.F.		162.0 AC.		
S.F.(1)		86.0 AC.		
S.F.C.(1)		61.0 AC.		
S.F.C.(2)		95.6 AC.		

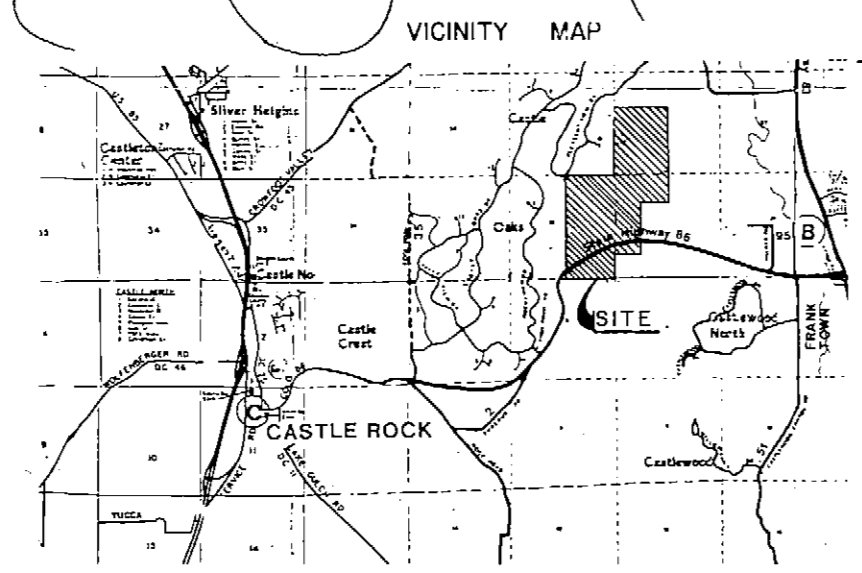
The James R. Hill Company

6467 South Dayton Street
Englewood, Colorado 80111
303-771-2212



REVISED 10-22-84
DATE: 10-9-84

FRONT RANGE DEVELOPMENT SERVICES, INC.
ENGINEERS-PLANNERS-SURVEYORS
ENGLWOOD CO 790-0107
CASTLE ROCK CO 686-5306



NOTE: There will be no buildings between elevations 6360 and 6480 South of State Highway # 86.

Feasibility of footpath to be determined at final engineering and platting.

SCRUB OAK WITH SCATTERED PINE

J B B 4 U

NOV 6 1985

RETA A. GRAIN
DOUGLAS COUNTY

57.00

Nov 6 10 02 AM '85

ORDINANCE NO. 84-32

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(HERITAGE FARM P.U.D.)

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AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(HERITAGE FARM 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 an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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

That the Zoning Classification of the lands, consisting of 716.1 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from Zoning Classifications A-1 (Agricultural One District), and RR (Rural

Residential District) to Zoning Classification PUD (Planned Unit Development District).

SECTION I.

GENERAL PROVISIONS

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

SECTION II.

DEFINITIONS

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

2.2 Cluster Dwelling Units. Dwelling units which are physically connected to other dwelling units. As used herein, the term cluster dwelling units shall include, but not be limited to, single family cluster units, apartment units, condominium units and townhome units.

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

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

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

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

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

2.8 Patio Home Units. Single family units clustered in close proximity to each other commonly, but not necessarily, utilizing zero lot lines.

2.9 Public Land Dedication. That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the Subdivision Ordinance Chapter 16.20.

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

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

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

SECTION III.

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses developed in the Rancho Monte Vista PUD. The number and size of all required parking spaces are to be in conformance with the

applicable Town of Castle Rock Zoning Regulations at the time of approval of Final Site Plan and Plat, unless developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final platting and site plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

3.2 Temporary Uses. Temporary uses are permitted as follows:

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

(c) Construction offices and material storage shall be permitted in all use areas during and for a period of 30 days after cessation of actual construction in those areas being served by such construction office or material storage area.

3.3 Setback and Lot Area. To provide flexibility for innovative design, the development of criteria for minimum lot area and minimum building setbacks and separations within and adjacent to development tracts will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved which does not establish these criteria.

SECTION IV.

GENERAL USE AREAS

4.1 The Land shall be divided into general use areas as the same are located on "Heritage Farm Preliminary P.U.D. Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of nine (9) types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling units to be constructed in Residential areas shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Density</u>	<u>Acreage</u>	<u>Dwelling Units</u>
Single Family (SF)	2 du/ac	165.0	330
Single Family (1) (SF-1)	4 du/ac	86.0	344
Single Family Cluster (SFC)	3 du/ac	21.0	63
Single Family Cluster (1) (SFC - 1)	5 du/ac	53.2	266
Single Family Cluster (2) (SFC - 2)	7.5 du/ac	91.6	687
Condominium/Townhouse (CT)	15 du/ac	10.0	150
Neighborhood Business/ Single Family Cluster (1) (NB/SFC -1)	-	10.0	—
Equestrian Centers (EC) and Trails (Private)	-	259.3	-
Public Land Dedication (PLD)		20.0	-
TOTALS		716.1	1840

4.2 Residential Areas shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas. Any such private open space which is owned in common shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by non-profit corporate entities which shall bear the responsibility of maintaining and controlling such private common open space.

SECTION V.

PERMITTED RESIDENTIAL DENSITIES

5.1 It is the intent of this Ordinance to permit the development of a total of 1840 residential dwelling units upon the Land.

SECTION VI.

SINGLE FAMILY USE AREAS (SF AREAS)

6.1 Permitted Uses.

- (a) Detached dwelling units, garages and accessory structures.

6.2 Uses by Special Review.

- (a) Home occupations;
- (b) Recreational facilities;
- (c) Religious facilities;

6.3 Permitted Densities. Average density of 2 dwelling units per acre within each individual use area.

6.4 Maximum Building Heights. 35 feet

SECTION VII.

SINGLE FAMILY (1) USE AREAS (SF-1 AREAS)

7.1 Permitted Uses.

- (a) Detached dwelling units, garages and accessory structures.

7.2 Uses by Special Review.

- (a) Any use permitted by special review in Single Family (SF) Use Areas.

7.3 Permitted Densities. Average density of 4 dwelling units per acre within each individual use area.

7.4 Maximum Building Heights. 35 feet.

SECTION VIII.

SINGLE FAMILY CLUSTER USE AREAS (SFC AREAS)

8.1 Permitted Uses.

- (a) Any use permitted in the Single Family (SF) Use Areas.
- (b) Patio home units.
- (c) Cluster dwelling units.

8.2 Uses by Special Review.

- (a) Any use permitted by special review in the Single Family (SF) Use Areas.

8.3 Permitted Densities. Average density of 3 dwelling units per acre within each individual use area.

8.4 Maximum Building Heights. 35 feet.

SECTION IX.

SINGLE FAMILY CLUSTER (1) USE AREAS (SFC - 1 AREAS)

9.1 Permitted Uses.

- (a) Any use permitted in the Single Family (SF) Use Areas.
- (b) Patio home units.
- (c) Cluster dwelling units.

9.2 Uses by Special Review.

- (a) Any use permitted by special review in the Single Family (SF) Use Areas.

9.3 Permitted Densities. Average density of 5 dwelling units per acre within each individual use area.

9.4 Maximum Building Heights. 35 feet.

SECTION X.

SINGLE FAMILY CLUSTER (2) USE AREAS (SFC - 2 AREAS)

10.1 Permitted Uses.

- (a) Any use permitted in the Single Family (SF) Use Areas.
- (b) Patio home units.
- (c) Cluster dwelling units.

10.2 Uses by Special Review.

- (a) Any use permitted by special review in the Single Family (SF) Use Areas.

10.3 Permitted Densities. Average density of 7.5 dwelling units per acre within each individual use area.

10.4 Maximum Building Heights. 35 feet.

SECTION XI.

CONDOMINIUM TOWNHOUSE (CT AREA)

11.1 Permitted Uses.

- (a) Patio homes.
- (b) Attached dwelling units.

11.2 Uses by Special Review.

- (a) Any use permitted by special review in the Single Family (SF) Use Areas.
- (b) Day Care Centers.

11.3 Permitted Densities. Average density of 12 dwelling units per acre within each individual use area.

11.4 Maximum Building Heights. 42 feet.

SECTION XII.

NEIGHBORHOOD BUSINESS/SINGLE FAMILY CLUSTER (1) USE AREA (NB/SFC - 1 AREA)

12.1 Permitted Uses shall include but shall not be limited to:

- (a) Automotive repair and service facilities.
- (b) Laundries and dry cleaning establishments.
- (c) Liquor stores.
- (d) Offices, professional and commercial.
- (e) Personal service establishments.
- (f) Public or private membership clubs and health clubs.
- (g) Restaurants and lounges.
- (h) Retail stores.
- (i) Any use permitted in the Single Family Cluster (1) (SFC -1) Use Areas as limited pursuant to Paragraph 12.5 below.

12.2 Uses by Special Review:

- (a) Day care centers.

12.3 Maximum permitted floor area ratio 40% (Total square feet permtted 304,920).

12.4 Maximum Building Heights. 42 feet.

12.5 The areas (comprised of five (5) acres) indicated upon the Preliminary Site Plan as permitting an alternate SFC - 1 Use may be utilized for SFC - 1 Uses at any time but may not be utilized for NB Uses until such time as the five acre area not subject to such alternative use has been completed to the maximum permitted floor area ratio for such five acres (152,460 feet).

SECTION XIII.

EQUESTRIAN CENTERS AND TRAILS USE AREAS (EC AEAS)

13.1 Permitted Uses.

- (a) Barns, stables, laundry rooms, cleaning and grooming areas, blacksmith shop, paddocks, arenas, tack rooms (to include retail sales of equestrian related items) related restaurants, lounges and clubs, recreational facilities.
- (b) Veterinary hospitals and clinics.
- (c) Corrals and pastures.
- (d) Equestrian trails and riding areas.

13.2 Maximum Building Heights. 42 feet.

13.3 Maximum Building Coverage. 5% net acreage of use area exclusive of dedicated roadways.

13.4 Equestrian center and trails use areas shall remain in private ownership.

SECTION XIV.

PUBLIC LAND DEDICATION USE AREAS (PLD AREAS)

14.1 Permitted Uses.

- (a) Open space.
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (c) Public schools, school grounds and playing fields.
- (d) Community centers.
- (e) Community recreational facilities.

- (f) Public buildings, including but not limited to libraries, fire and police stations.
- (g) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (h) Storm water detention and drainage areas as approved by the Town.

14.2 Development Standards.

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

SECTION XV.

ACCESSORY USES PERMITTED IN ALL USE AREAS

15.1 Uses Permitted in All Use Areas.

- (a) Underground utility and communications distribution lines, to specifically include cable television distribution trunks and lines.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces, lakes, Town approved irrigation water storage reservoirs and storm water drainage detention areas.
- (e) Fences.

15.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.
- (b) Above ground utility transmission lines.

SECTION XVI.

BUFFER AREAS

16.1 In each instance where non-residential use areas within the Land abut residential uses outside of the Land a 30 foot private open space easement shall be provided.

SECTION XVII.

SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS

17.1 Following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

17.2 No structural building permit will issue until a final site plan and final plat for such area has been approved by the Board of Trustees, and filed for the public record.

17.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan, provided a final plat has been approved which must contain the following language:

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

SECTION XVIII.

TRANSITIONAL USE

18.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural purposes not otherwise permitted pursuant to this Ordinance until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

18.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit or enjoin such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

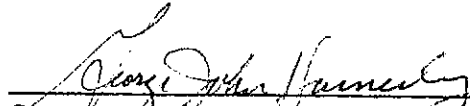
18.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the developer and/or Town.

SECTION XIX.

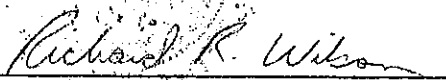
SEVERABILITY OF PROVISIONS

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

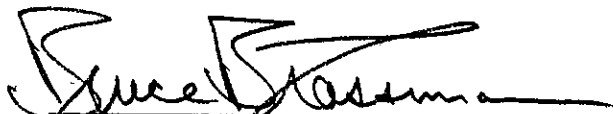
Passed and adopted on first reading this 1st day of November, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 1 against. on second reading ~~Passed and adopted~~ this 15th day of November, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 1 against.


George John Kennedy, Mayor
Town of Castle Rock


ATTEST:


Richard R. Wilson, Town Clerk

Approved as to form:


Bruce B. Lassman,
Town Attorney

Approved for Board action:


P. Joseph Knopinski,
Town Administrator

Publication date: 11-9-85