

# PLUM CREEK PLANNED DEVELOPMENT 3RD AMENDMENT AND ZONING REGULATIONS

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4 OF SECTIONS 22 AND 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4, COUNTY OF DOUGLAS, STATE OF COLORADO.

### BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION 3035020 BEING A 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.035020" LOCATED ON THE WEST SIDE OF MOUNT ROYAL ROAD, 48 FEET NORTH OF THE INTERSECTION OF MOUNT ROYAL ROAD AND WEST PRESTWICK WAY, AND 10 FEET WEST OF THE CURB. ELEVATION = 6343.27 NAVD88

### BASIS OF BEARINGS

SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°51'16" E BETWEEN A 3.25" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING 2005 PLS 23524" AT THE WEST END AND A 2.5" BRASS CAP STAMPED "ARCHER & ASSOC 1999 LS 6935" AT THE EAST END.

### ZONING REGULATIONS

- SECTION I. DEFINITIONS
  - 1.1 BUILDING FOOTPRINT 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, CARPORTS, SURFACE, UNDERGROUND OR PARTIALLY UNDERGROUND PARKING AREAS (PROVIDED SUCH PARTIALLY UNDERGROUND PARKING AREAS SHALL NOT PROTRUDE MORE THAN SIX FEET FROM THE AVERAGE SURROUNDING GRADE), ROADWAYS, HIKER-BIKER OR PEDESTRIAN WAYS OR SUCH OTHER USES NOT MEETING THE ABOVE DEFINITION.
  - 1.2 BUILDING HEIGHT. THE VERTICAL DISTANCE FROM THE AVERAGE GRADE SURROUNDING A STRUCTURE TO THE UPPERMOST POINT OF THE ROOF STRUCTURE. CHIMNEYS, VENTILATORS, 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.
  - 1.3 OFF-STREET PARKING. PARKING LOCATED IN AREAS OTHER THAN ON PUBLIC STREETS OR PRIVATE STREETS WHICH ARE UTILIZED BY MORE THAN ONE DWELLING UNIT. SUCH OFF-STREET PARKING MAY BE EITHER ENCLOSED OR UNENCLOSED.
  - 1.4 PARKING SPACE. ONE PARKING SPACE AS DEFINED BY THE ZONING ORDINANCES OF THE TOWN OF CASTLE ROCK.

### SECTION II. SINGLE FAMILY LOW DENSITY (SF-LD)

- 2.1 PERMITTED USES.
  - (A) SINGLE FAMILY DETACHED DWELLING UNITS, GARAGES AND ACCESSORY STRUCTURES.
- 2.2 PERMITTED DENSITIES. AVERAGE DENSITY 2 DWELLING UNITS PER ACRE.
- 2.3 MAXIMUM BUILDING HEIGHTS. 35 FEET
- 2.4 MINIMUM OFF STREET PARKING. SUBJECT TO TOWN OF CASTLE ROCK MUNICIPAL CODE.
- 2.5 MINIMUM SETBACKS. SETBACKS TO BE DETERMINED WITH SDP.

### SECTION III. PRIVATE OPEN SPACE (OSP)

- 3.1 PERMITTED USES
  - (A) RESTROOM FACILITIES
  - (B) GOLF CART TRAIL
  - (C) TEE BOX
  - (D) PEDESTRIAN ACCESS
  - (E) EMERGENCY VEHICLE ACCESS
  - (F) UTILITY INFRASTRUCTURE
- 3.2 MAXIMUM BUILDING HEIGHTS. 20 FEET.
- 3.3 MINIMUM OFF STREET PARKING. SUBJECT TO TOWN OF CASTLE ROCK MUNICIPAL CODE.
- 3.4 MINIMUM SETBACKS. SETBACKS TO BE DETERMINES WITH SDP.

### SECTION IV. TRANSITIONAL USE

4.1 AFTER APPROVAL OF THE PD PLAN INCORPORATED HEREIN, ANY PORTION OR PORTIONS OF THE OPEN SPACE PROPERTY DESCRIBED ABOVE, WHICH HAS NOT BE SUBJECTED TO A FINAL SITE PLAN, MAY BE USED FOR RESTROOM FACILITY, GOLF COURSE TRAIL, TEE BOX, PEDESTRIAN ACCESS, EMERGENCY VEHICLE AND UTILITY INFRASTRUCTURE.

### SECTION V. 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.

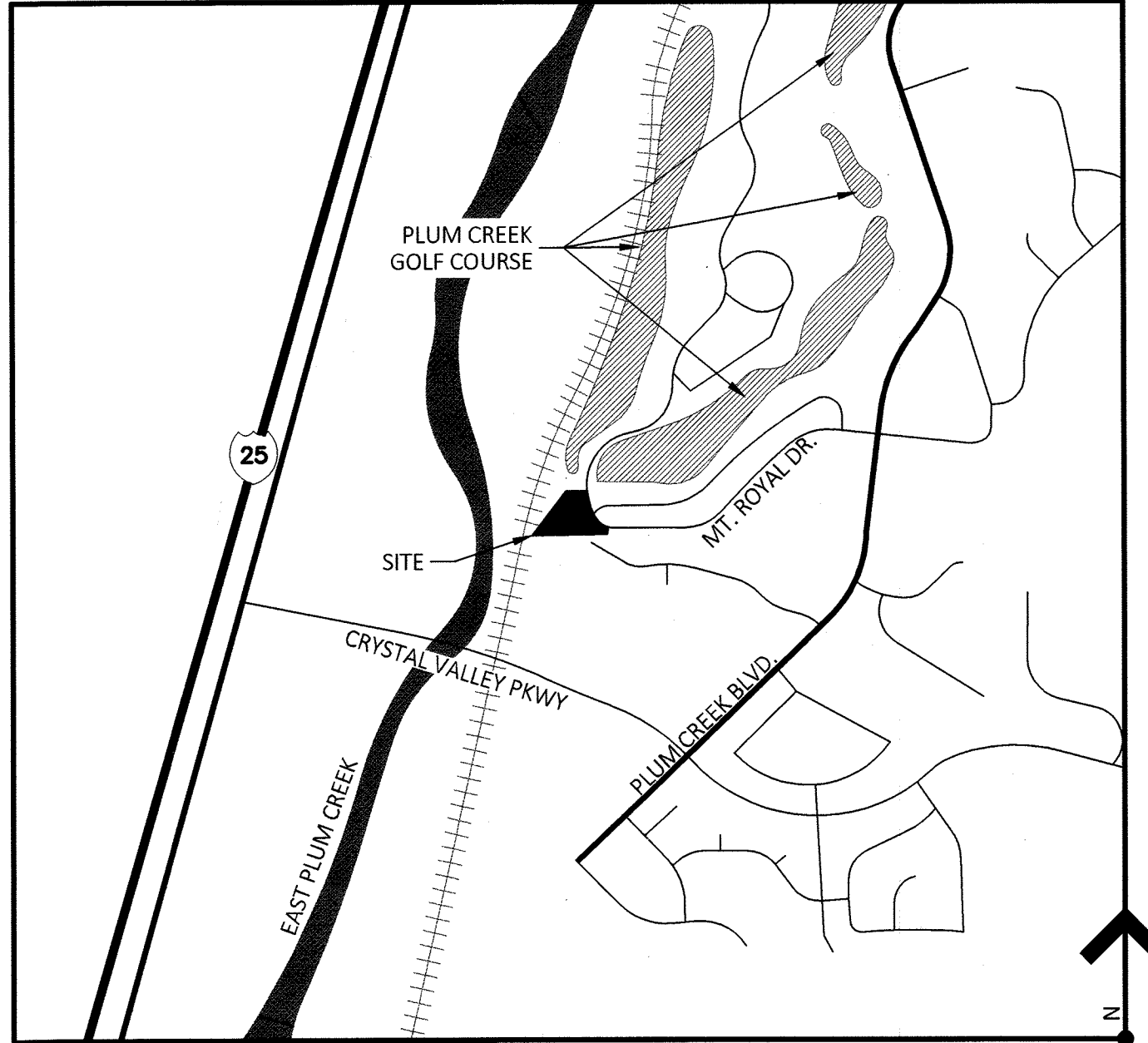
### PROJECT TEAM

OWNER  
DOUGLAS GROUP, INC  
413 WILCOX STREET, SUITE 204  
CASTLE ROCK, CO 80104  
CONTACT: PETER RINEHART  
PHONE: 303.886.9118

CIVIL ENGINEER  
POINT CONSULTING, LLC  
8460 W KEN CARYL AVE, SUITE 101  
LITTLETON, CO 80128  
CONTACT: MITCHELL SHEARER, P.E.  
PHONE: 720.258.6836

LANDSCAPE ARCHITECT  
POINT CONSULTING, LLC  
8460 W KEN CARYL AVE, SUITE 101  
LITTLETON, CO 80128  
CONTACT: JIM SHIPTON, RLA  
PHONE: 720.258.6836

LAND SURVEYOR  
POINT CONSULTING, LLC  
8460 W KEN CARYL AVE, SUITE 101  
LITTLETON, CO 80128  
PHONE: 720.258.6836  
CONTACT: CAMERON M WATSON, PLS



VICINITY MAP  
SCALE: 1" = 1000'

### SHEET INDEX

SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 SITE PLAN

LAND USE SUMMARY TABLE	
ZONING	PLANNED DEVELOPMENT (PD)
PLANNED DEVELOPMENT	PLUM CREEK PLANNED UNIT DEVELOPMENT

ZONING COMPARISON TABLE			
THE ESTATES ABOVE PLUM CREEK, FILING 4, TRACT B, BLOCK 2			
	EXISTING PD	PROPOSED AMD	
PERMITTED USES	GOLF COURSE/COUNTRY CLUB/OPEN SPACE/ROADS	SINGLE FAMILY RESIDENTIAL - LOW DENSITY	PRIVATE OPEN SPACE
TOTAL AREA	1.5 ACRES	1.225 ACRES	0.275 ACRES
PUBLIC OPEN SPACE	0	0	0
RIGHT-OF-WAY (ROW)	0	0	0
TYPE OF DWELLING UNITS	---	SINGLE-FAMILY DETACHED (SF-D)	NONE
NUMBER OF RESIDENTIAL LOTS	0	3	0
MAXIMUM NUMBER OF UNITS	0	3	0
DENSITY (DU/AC)	---	2.45 DU/AC	0
MAXIMUM HEIGHT	---	35'	20'
MAXIMUM LOT SIZE	---	0.6 AC	0
MINIMUM LOT SIZE	---	0.3 AC	0
NUMBER OF PARCELS	1	3	3

SITE UTILIZATION TABLE			
USE AREA	ACRES	ALLOWED USES	% OF TOTAL
SINGLE FAMILY-LOW DENSITY (SF-LD)	1.225 ACRES	SF-LD	82%
TOTAL LOT COVERAGE	1.225 ACRES		82%
PRIVATE OPEN SPACE 1 (OSP-1)	0.178 ACRES	PRIVATE OPEN SPACE	12%
PRIVATE OPEN SPACE 2 (OSP-2)	0.076 ACRES	PRIVATE OPEN SPACE	5%
PRIVATE OPEN SPACE 3 (OSP-3)	0.021 ACRES	PRIVATE OPEN SPACE/EVA	1%
TOTAL OPEN SPACE	0.275 ACRES		18%
RIGHT-OF-WAY (ROW)	0		0%
TOTAL AREA	1.5 ACRES		100%

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

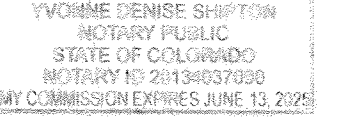
*Peter Rinehart, Jr*  
DOUGLAS GROUP, INC  
SIGNED THIS 27 DAY OF March, 2023

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF March, 2023 BY Peter Rinehart, Jr Vice President of Douglas Group Inc.

### WITNESS MY HAND AND OFFICIAL SEAL

*Wynne Denise Shipton*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: June 13, 2024

### TITLE CERTIFICATION

I, Brenda Rae Ker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees, 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.

*Brenda Rae Ker*  
AUTHORIZED REPRESENTATIVE  
Land Title Guarantees Company  
TITLE COMPANY

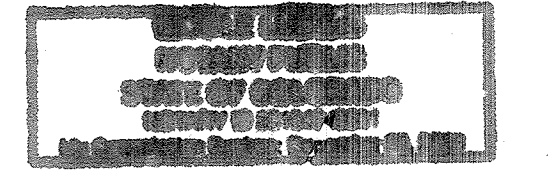
SIGNED THIS 27th DAY OF March, 2023

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF March, 2023 BY Brenda Rae Ker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Company

### WITNESS MY HAND AND OFFICIAL SEAL

*Theda Felling*  
NOTARY PUBLIC

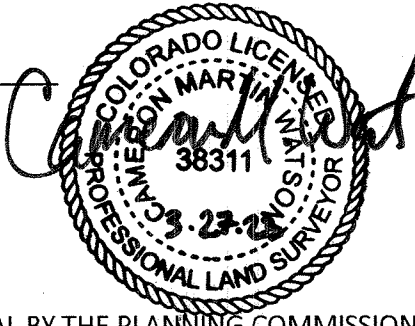


MY COMMISSION EXPIRES: 12/31/24

### SURVEYOR'S CERTIFICATE

I, Cameron M. Watson, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

*Cameron M. Watson*  
REGISTERED LAND SURVEYOR  
DATE 3-27-23



### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF February, 2023.

CHAIR *[Signature]* DATE April 17, 2023

ATTEST: *[Signature]* 4/17/2023  
DIRECTOR OF DEVELOPMENT SERVICES DATE

### TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21st DAY OF March, 2023.

MAYOR *[Signature]* DATE 5/2/2023

TOWNSHIP CLERK *[Signature]* DATE 5/2/2023



### DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:00 am ON THE 3rd DAY OF May, 2023 AT RECEPTION NO. 2023018554

DOUGLAS COUNTY CLERK AND RECORDER  
BY: *[Signature]*  
DEPUTY



**POINT CONSULTING**  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING

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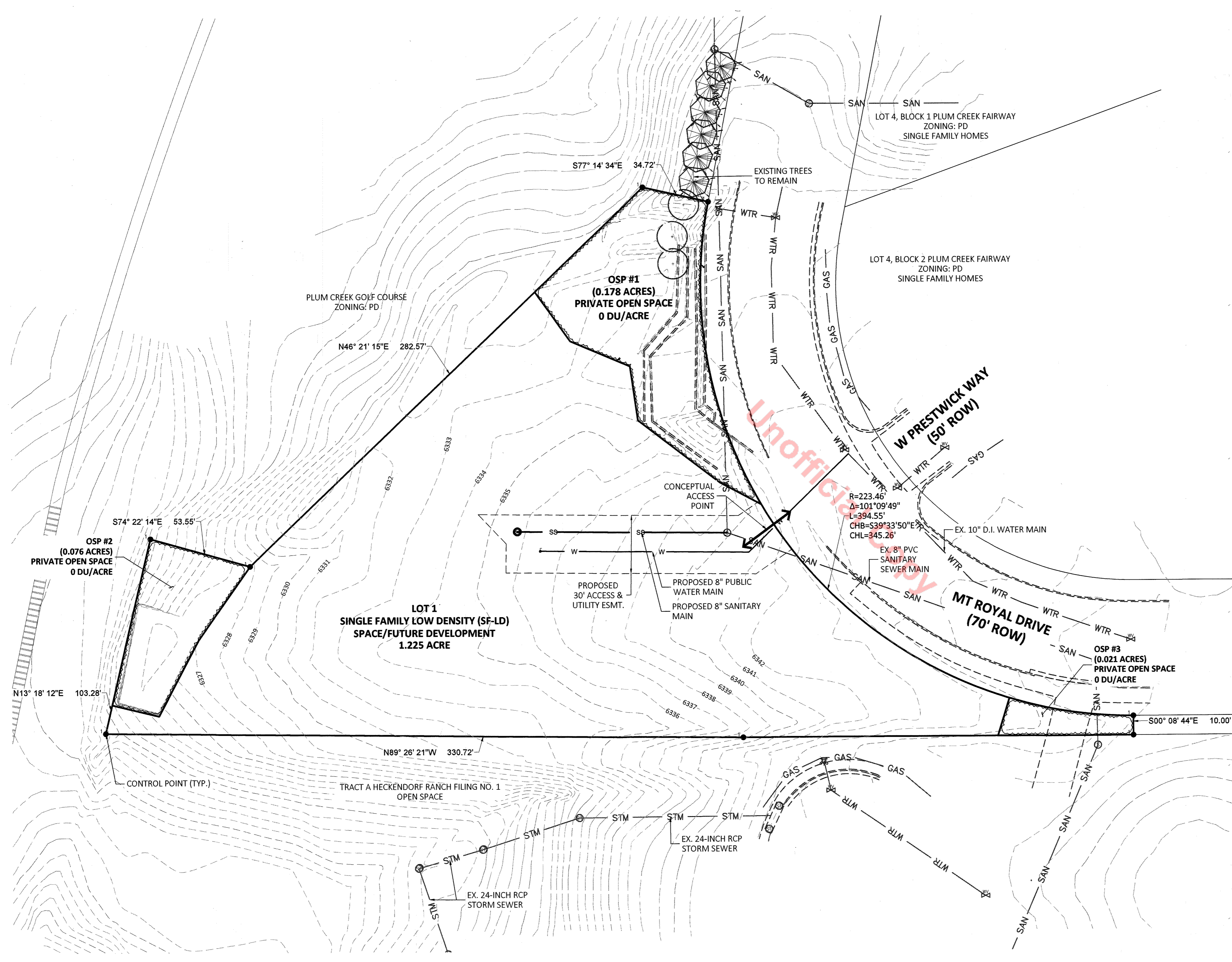
PLANNED DEVELOPMENT PLAN  
**PLUM CREEK PLANNED DEVELOPMENT PLAN 3RD AMENDMENT**  
CASTLE ROCK, COLORADO  
JOB NO. 21.038  
COVER SHEET

DATE	DESCRIPTION
2022.06.25	1ST TOWN SUBMITTAL
2022.10.13	2ND TOWN SUBMITTAL
2022.11.30	3RD TOWN SUBMITTAL
2023.01.03	FINAL TOWN SUBMITTAL
2024.03.24	MYLAR SUBMITTAL
...	...



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TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4 OF SECTIONS 22 AND 23,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- EASEMENT BOUNDARY
- EXISTING FIRE HYDRANT

### GENERAL NOTES

1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.

### PDP STANDARD NOTES

1. THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE A VACANT LOT CLASSIFIED AS PRIVATE OPEN SPACE INTO THREE SINGLE FAMILY LOTS.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035CO303G DATED 3/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
5. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.
6. ALL DEVELOPMENT ASSOCIATED WITH THIS PLANNED DEVELOPMENT PLAN SHALL COMPLY WITH ALL FEDERAL, STATE, AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
7. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
8. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
9. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
10. A URBAN/WILDLIFE INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

### DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT (DA) DATED 07-27-82 RECORDED AS REC #289595, TO THE 1ST AMENDMENT TO THE DA DATED 06-22-95 RECORDED AS REC #9538927, TO THE 2ND AMENDMENT TO THE DA DATED 05-23-96 RECORDED AS REC #9629173 AND TO THE 3RD AMENDMENT TO THE DA DATED 02-12-98 RECORDED AS REC #99018160

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PLANNED DEVELOPMENT PLAN  
**PLUM CREEK PLANNED DEVELOPMENT  
PLAN 3RD AMENDMENT**  
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2022.05.25	1ST TOWN SUBMITTAL
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