

PLAT IDENTIFICATION SHEET

368690

11/25/85

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

(subdivision name or name of plat)

Plum Creek South

LEGAL:

(section-township-range)

SITE PLAN

OWNER
Environmental Developers, Inc.
2675 S. Abilene St.
Aurora, CO 80014
(303) 755-3377

DESIGN TEAM
LAND PLANNING
Denton Harper Marshall, Inc.
1750 Blake St.
Denver, CO 80202
(303) 892-5666

SURVEYED BY
David E. Archer Associates, Inc.
105 Wilcox St.
Castle Rock, CO 80714
(303) 888-4642

ENGINEERING
KKBNA
4251 Kipling
Wheat Ridge, CO 80033
(303) 431-6100

TRAFFIC
Leigh Scott Cleary
1889 York St.
Denver CO, 80206
(303) 359-1105

- NOTES**
- Two options (a Golf Course Plan and an Open Space Corridor Plan) are represented on this drawing. These plans are mutually exclusive at the time the desired plan is selected, the other plan shall be disregarded.
 - When land uses are shown on the plan and in the Development Program, the Golf Course Plan is listed first, followed by the land use for the Open Space Corridors Plan (e.g., RA/PLD).
 - This illustrative plan depicts general locations and areas for the designated uses on this property. At the time of final platting, refinements in road alignment and lot boundaries may occur based on site specific topographic, vegetation, and other natural or man-made conditions.
 - The developed density of each parcel shall not exceed the upper limit of the range indicated and may be less. In addition, density transfers in accordance with current Castle Rock standards shall be allowed. However, the total number of residential units allowed shall not exceed 975.
 - Except as expressly provided elsewhere, development of this property shall conform to Castle Rock Zoning and Subdivision regulations in effect at the time of Final Plat and Building Permit applications.
 - Topographic information is provided by Reids Aerial Mapping, 1984.

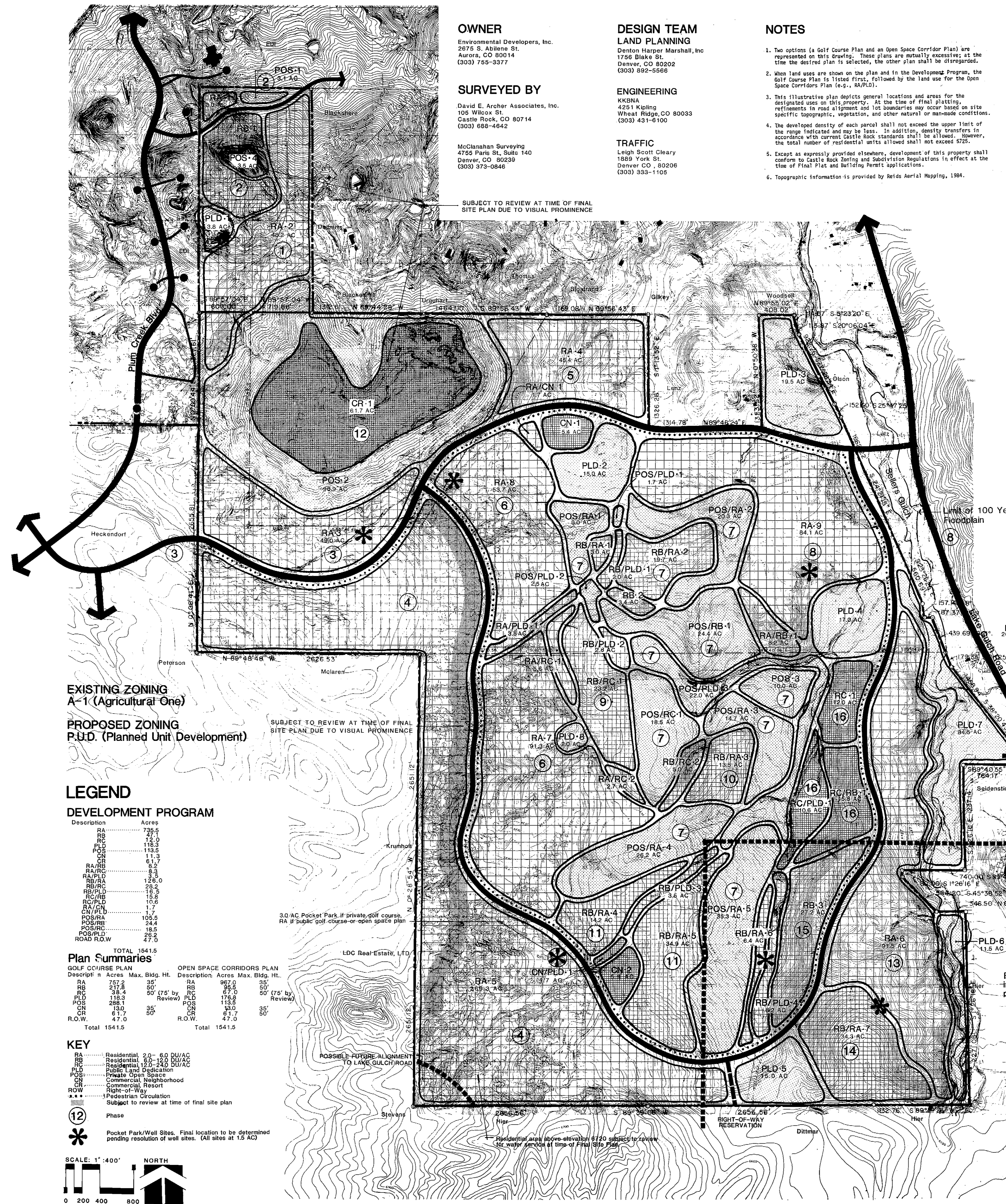
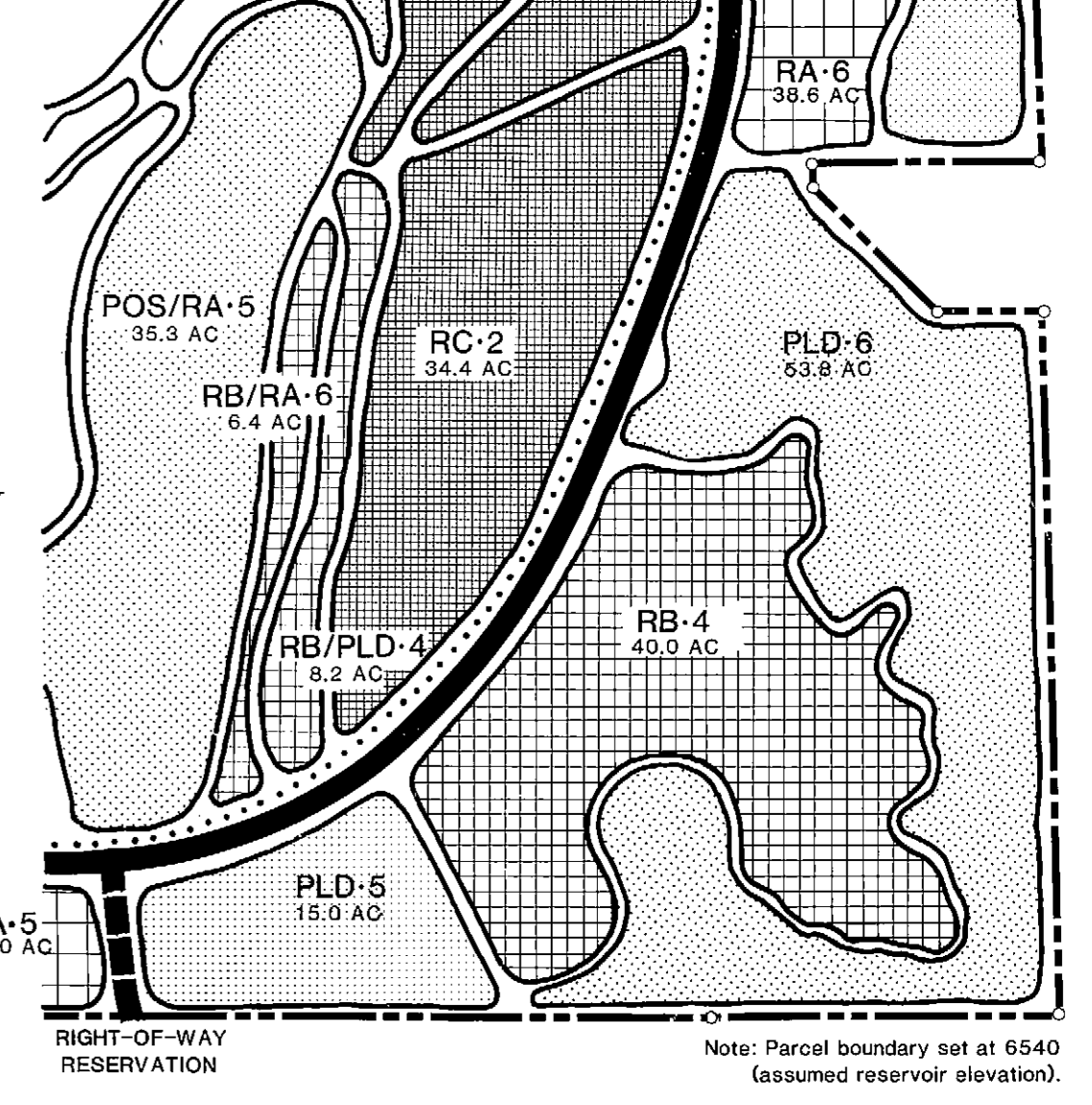
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 14, 23, 24, AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23 AND THE TRUE POINT OF BEGINNING; THENCE N 00°00'41" E, 2655.32 FEET TO THE CENTER OF SECTION 23; THENCE N 00°09'44" E, 2655.22 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N 00°32'13" W, 1323.46 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 89°31'18" E, 1305.32 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 89°55'02" E, 1321.85 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 00°09'50" E, 1319.79 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 89°44'28" E, 1312.61 FEET TO THE NORTHWEST CORNER, SOUTH 1/2, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°46'42" E, 2633.08 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°46'24" E, 1314.78 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 00°00'38" W, 1323.52 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°55'02" E, 408.02 FEET; THENCE S 00°09'50" E, 114.57 FEET; THENCE S 20°06'04" E, 113.87 FEET; THENCE S 27°26'35" E, 922.26 FEET; THENCE S 25°47'25" E, 152.60 FEET; THENCE S 24°21'15" E, 1682.22 FEET; THENCE S 23°26'25" E, 960.89 FEET; THENCE S 89°00'30" E, 157.14 FEET; THENCE N 89°58'30" E, 87.37 FEET; THENCE S 21°25'54" E, 439.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE S 21°25'54" E, 179.32 FEET; THENCE S 38°20'45" E, 1458.94 FEET; THENCE S 89°40'55" W, 764.17 FEET; THENCE S 01°26'16" E, 1237.14 FEET; THENCE S 89°41'12" W, 746.00 FEET; THENCE S 01°26'16" E, 80.00 FEET; THENCE S 48°09'52" E, 544.20 FEET; THENCE N 89°47'12" E, 346.50 FEET; THENCE S 01°26'16" E, 221.00 FEET TO THE SOUTHWEST CORNER, WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 30; THENCE S 89°31'26" W, 1132.75 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S 89°39'00" W, 553.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N 00°28'54" W, 536.22 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N 89°40'48" W, 2626.53 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1541.17 ACRES, MORE OR LESS.

Should this reservoir alternative be selected, the following acreage summaries shall be in effect. (All others remain unchanged)

INDIVID. AREAS	GOLF COURSE PLAN	OPEN SPACE CORRIDORS PLAN
Description	Description	Description
RA	680.3	RA
RB	59.9	RB
RC	48.3	RC
PLD	160.6	PLD
RB/RA	91.7	



EXISTING ZONING
A-1 (Agricultural One)

PROPOSED ZONING
P.U.D. (Planned Unit Development)

LEGEND

DEVELOPMENT PROGRAM

Description	Acres
RA	729.5
RB	12.0
PLD	113.3
POS	113.3
CN	11.3
RA/RB	61.7
RA/RC	8.3
RA/PLD	9.3
RB/RA	126.0
RC/RB	16.5
RB/PLD	16.5
RC/PLD	10.6
RA/CN	1.7
CN/PLD	1.7
POS/RA	105.5
POS/RB	24.4
POS/RC	18.5
POS/PLD	26.2
ROAD R.O.W.	47.0
TOTAL	1541.5

Plan Summaries

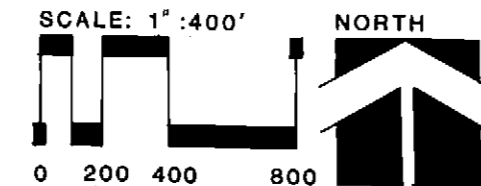
GOLF COURSE PLAN		OPEN SPACE CORRIDORS PLAN	
Description	Acres	Description	Acres
RA	729.5	RA	680.3
RB	217.8	RB	59.9
RC	34.8	RC	48.3
PLD	113.3	PLD	160.6
POS	288.1	POS	113.3
CN	13.0	CN	11.3
RA/RB	61.7	RA/RB	61.7
RA/RC	8.3	RA/RC	8.3
RA/PLD	9.3	RA/PLD	9.3
RB/RA	126.0	RB/RA	126.0
RC/RB	16.5	RC/RB	16.5
RB/PLD	16.5	RB/PLD	16.5
RC/PLD	10.6	RC/PLD	10.6
RA/CN	1.7	RA/CN	1.7
CN/PLD	1.7	CN/PLD	1.7
POS/RA	105.5	POS/RA	105.5
POS/RB	24.4	POS/RB	24.4
POS/RC	18.5	POS/RC	18.5
POS/PLD	26.2	POS/PLD	26.2
ROAD R.O.W.	47.0	ROAD R.O.W.	47.0
Total	1541.5	Total	1541.5

KEY

- RA Residential 20-60 DU/AC
- RB Residential 120-240 DU/AC
- RC Residential 120-240 DU/AC
- PLD Public Land Dedication
- POS Private Open Space
- CR Commercial Neighborhood
- CN Commercial Resort
- ROW Right-of-Way
- *** Pedestrian Circulation
- Subject to review at time of final site plan

12 Phase

* Pocket Park/Well Sites. Final location to be determined pending resolution of well sites. (All sites at 1.5 AC)



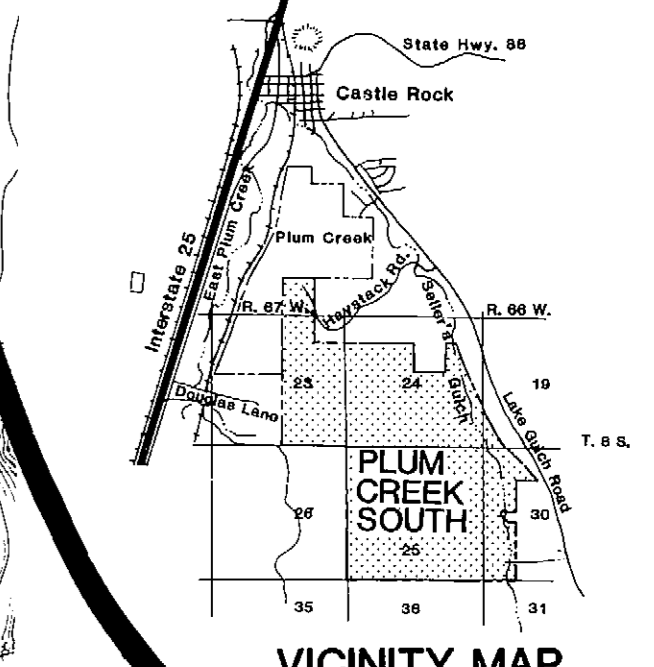
APPROVALS

Approved this 18th day of June 1985 by the Planning and Zoning Commission, Town of Castle Rock, Colorado.

By: *Don Reagan*
acting Chairman

Approved this 12th day of September 1985 by the Board of Trustees, Town of Castle Rock, Colorado.

ATTEST:
Charles J. Green
Deputy Town Clerk



Reception # 368690
Date: 11.25.85
Time: 10:47 AM

Robt J. Green
Clerk & Recorder

3 6 8 6 3

BOOK 510 PAGE 138

RETA GRAIN
DOUGLAS COUNTY

8/100
Nov 25 10 39 AM '85

ORDINANCE NO. 85-35

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(PLUM CREEK SOUTH P.U.D.)

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ORDINANCE NO. 85-35

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(PLUM CREEK SOUTH 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 1,541.5 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

Residence) 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 Attached Dwelling Units. Dwelling units which are physically connected to other dwelling units. As used herein, the term attached dwelling units shall include, but not be limited to, apartment units, condominium units and townhome units.

2.3 Community Recreational Facilities. Indoor or outdoor structures or areas for community recreation to include, but not to be limited to swimming pools, tennis courts, facilities for other indoor or outdoor recreational activities together with incidental restaurants, lounges, shops and personal service establishments.

2.4 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 unenclosed 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

above the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.5 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.

2.6 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 or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.

2.7 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.

2.8 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.

2.9 Developer. Environmental Developers, Inc. a Delaware corporation or its successors or assigns as Developer.

2.10 Patio Home Units. Single family units clustered in close proximity to each other commonly, but not necessarily, utilizing zero lot lines. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

2.11 Private 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.

2.12 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 Town of Castle Rock.

2.13 Residential Density Transfer. To provide flexibility, (in that this project must be responsive to changing conditions over a long planning and development period) an upper limit on density of 20 percent over the permitted density in each planning area may be permitted by the Board of Trustees at the time of and as a part of the final plat and final site plan review process; provided, however, that the total permitted residential density upon the Land shall not exceed 5,725 dwelling units.

2.14 Single Family 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.

2.15 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.

SECTION III.

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses. Except as otherwise specifically provided herein, 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, mobile 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

PERMITTED ALTERNATIVE PLANS
MANDATORY ELECTION

4.1 In order to permit Developer to be responsive to community and market needs, Developer shall have the right, subject to the limitations set forth in this Section, to elect one of two alternate plans for the Land as said plans are designated upon the "Plum Creek South Preliminary P.U.D. Site Plan" approved on the date of this Ordinance, which is incorporated by reference into this Ordinance. (The alternate plans provided for in this Section, at Developer's option, are separate and distinct from the Alternative Plan for the reservoir site, at Town's election which is provided for in Section VIII of this Ordinance.)

4.2 Said two alternate plans shall be, one, the "Golf Course Plan" and two, the "Open Space Corridors Plan".

4.3 Only those use areas designated upon the Preliminary P.U.D. Site Plan as having alternate uses, i.e. POS/PLD shall be subject to the provisions of this Section.

4.4 In each use area designated as having alternate uses the use permitted pursuant to the Golf Course Plan is set forth first and the use permitted pursuant to the Open Space Corridors Plan is set forth second. For example, in the POS/PLD use area, private open space (POS) would be the permitted use under the Golf Course Plan while Public Land Dedication (PLD) would be the permitted use under the Open Space Corridors Plan.

4.5 Developer shall give written notice to the Board of Trustees of Developer's election to develop the Land pursuant to either the Golf Course Plan or the Open Space Corridors Plan prior

to the date of final plat approval of the first final plat for any area located within any use area designated as having alternate uses.

4.6 Once such election is made by Developer it shall be irrevocable without written consent of the Board of Trustees. Thereafter, unless said Board upon request of Developer gives its consent to the contrary, the Land shall be developed pursuant to the plan elected.

4.7 Notices required pursuant to this Section shall be given pursuant to the provisions of the Annexation and Development Contract between the Town of Castle Rock and Environmental Developers, Inc. (Plum Creek South Annexation) dated November 22, 1985.

SECTION V.

GENERAL USE AREAS
GOLF COURSE PLAN

5.1 Pursuant to the Golf Course Plan the Land shall be divided into general use areas as the same are designated as set forth in Subsection 4.4 on "Plum Creek South Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) 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.

GOLF COURSE PLAN

<u>Type Use Area</u>	<u>Density</u>	<u>Acreage</u>
Residential A (RA)	2.0 - 6.0 du/ac	757.2
Residential B (RB)	6.0 - 12.0 du/ac	217.8
Residential C (RC)	12.0 - 24.0 du/ac	38.4
Commercial, Neighborhood (CN)		13.0
Commercial, Resort (CR)		61.7
Private Open Space (POS)		288.1
Public Land Dedication (PLD)		118.3
Right of Way (R.O.W.)		47.0
TOTALS		1541.5

5.2 It is the intent of this Section to permit the development of a total of 5725 residential dwelling units upon the Land. In no event shall the total number of dwelling units in all said residential areas exceed 5725 dwelling units.

SECTION VI.

GENERAL USE AREAS
OPEN SPACE CORRIDORS PLAN

6.1 Pursuant to the Open Space Corridors Plan the Land shall be divided into general use areas as the same are designated as set forth in Subsection 4.4 on "Plum Creek South Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) 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.

OPEN SPACE CORRIDORS PLAN

<u>Type Use Area</u>	<u>Density</u>	<u>Acreage</u>
Residential A (RA)	2.0 - 6.0 du/ac	967.0
Residential B (RB)	6.0 - 12.0 du/ac	95.5
Residential C (RC)	12.0 - 24.0 du/ac	67.0
Commercial, Neighborhood (CN)		13.0
Commercial, Resort (CR)		61.7
Private Open Space (POS)		113.5
Public Land Dedication (PLD)		176.8
Right of Way (R.O.W.)		47.0
TOTALS		1541.5

6.2 It is the intent of this Section to permit the development of a total of 5725 residential dwelling units upon the Land. In no event shall the total number of dwelling units in all said residential areas exceed 5725 dwelling units.

SECTION VII

PRIVATE OPEN SPACE RESIDENTIAL AREAS

7.1 Residential Areas, (Residential A through Residential C, inclusive) 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, if 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 VIII.
 ALTERNATIVE PLAN
 RESERVOIR SITE
 TOWN'S ELECTION

8.1 Town may construct a reservoir which may be located upon the Land in the location indicated on the inset on the "Plum Creek South Preliminary Site Plan". ("the Inset") Such reservoir shall be for storage of water suitable for recreational uses and meeting the standards of the Colorado State Department of Health for full human body contact as such standards are set as of the date of this Ordinance.

8.2 It is presently contemplated that the maximum water level to be maintained in such reservoir ("Maximum Level") shall be at 6540 feet above mean sea level. In the event such reservoir is designed to maintain a Maximum Level of less than 6540 feet areas which are not therefore subject to flooding shall be designated administratively (as a minor amendment to the planned unit development plan) for the same use as adjacent use areas as shown on the Inset, provided however, in no event shall the total number of dwelling units on the Land exceed 5725 dwelling units. In the event such reservoir is designed to maintain a Maximum Level of more than 6540 feet areas subject to flooding as a result of such increased Maximum Level shall not, of course, be subject to development. Provided, however, that nothing contained herein shall be construed to require donation or dedication of such areas to the Town, and any acquisition of such areas by Town shall be fully compensated for by agreement or exercise of the power of eminent domain.

8.3 Town must elect to implement the provisions of this section, if at all, by notifying the Developer of its intention to construct such reservoir prior to January 1, 1989, and by commencement of construction of such reservoir prior to January 1, 1995.

8.4 In the event the Golf Course Plan as set forth in Section V hereof has been elected by Developer, and in the further event the Town commences construction of the reservoir prior to January 1, 1995, the Land shall be divided into general use areas as the same are designated as set forth in Subsection 4.4 and on the Inset to the "Plum Creek South Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) 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.

GOLF COURSE PLAN WITH RESERVOIR

<u>Type Use Area</u>	<u>Density</u>	<u>Acreage</u>
Residential A (RA)	2.0 - 6.0 du/ac	702.0
Residential B (RB)	6.0 - 12.0 du/ac	196.3
Residential C (RC)	12.0 - 24.0 du/ac	72.8
Commercial, Neighborhood (CN)		13.0
Commercial, Resort (CR)		61.7
Private Open Space (POS)		288.1
Public Land Dedication (PLD)		160.6
Right of Way (R.O.W.)		47.0
TOTALS		1541.5

8.5 In the event the Open Space Corridors Plan as set forth in Section VI hereof has been elected by Developer and in the further event the Town commences construction of the reservoir prior to January 1, 1995, the Land shall be divided into general use areas as the same are designated as set forth in Subsection 4.4 and on the Inset to the "Plum Creek South Preliminary P.U.D. Site Plan", approved on the date hereof, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) 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.

OPEN SPACE CORRIDOR PLAN WITH RESERVOIR

<u>Type Use Area</u>	<u>Density</u>	<u>Acreage</u>
Residential A (RA)	2.0 - 6.0 du/ac	877.5
Residential B (RB)	6.0 - 12.0 du/ac	108.3
Residential C (RC)	12.0 - 24.0 du/ac	101.4
Commercial, Neighborhood (CN)		13.0
Commercial, Resort (CR)		61.7
Private Open Space (POS)		113.5
Public Land Dedication (PLD)		219.1
Right of Way (R.O.W.)		47.0
TOTALS		1541.5

SECTION IX.

RESIDENTIAL A USE AREAS (RA AREAS)

9.1 Permitted Uses.

- (a) Attached or detached dwelling units, garages and accessory structures;
- (b) Indoor or outdoor community recreational facilities.

9.2 Uses by Special Review.

- (a) Home occupations;
- (b) Religious facilities;
- (c) Public or private schools;
- (d) Day care centers.

9.3 Permitted Densities. A maximum average density of six (6) dwelling units per acre within each such use area.

9.4 Maximum Building Heights. 35 feet

SECTION X.

RESIDENTIAL B USE AREAS (RB AREAS)

10.1 Permitted Uses.

- (a) Any use permitted by right in the Residential A Use Area.
- (b) Multi-family dwelling units to include, but not to be limited to, apartments, condominiums, patio homes and townhomes.

10.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential A Use Area.

10.3 Permitted Densities. A maximum average density of twelve (12) dwelling units per acre within each such use area.

10.4 Maximum Building Heights. 50 feet.

SECTION XI.

RESIDENTIAL C USE AREAS (RC AREAS)

11.1 Permitted Uses.

- (a) Any use permitted by right in the Residential B Use Areas.

11.2 Uses by Special Review.

- (a) Any use permitted by special review in the Residential B Use Areas.

11.3 Permitted Densities. A maximum average density of twenty-four (24) dwelling units per acre within each such use area.

11.4 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 75 feet at the time of final site plan review following consideration of at least 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.

SECTION XII.

COMMERCIAL, NEIGHBORHOOD USE AREAS (CN AREAS)

12.1 Permitted Uses:

- (a) Automotive, repair and service facilities.
- (b) Community centers.
- (c) Convenience stores.
- (d) Financial institutions.
- (e) Laundries and dry cleaning establishments.
- (f) Liquor stores.
- (g) Offices, professional, medical and commercial.
- (h) Parking lots.
- (i) Personal service establishments.
- (j) Places of public assembly, entertainment and recreation.
- (k) Public and private community services.
- (l) Public or private membership clubs and health clubs.
- (m) Restaurants, lounges and fast food establishments.

- (n) Retail stores, sales and display rooms and shops.
- (o) Service related businesses.

12.2 Uses by Special Review:

- (a) Day care centers.

12.3 Maximum permitted building ground coverage of 35% of acreage of building site

12.4 Maximum Building Heights. 35 feet.

SECTION XIII.

COMMERCIAL, RESORT USE AREA (CR AREA)

13.1 Permitted Uses:

- (a) Parking lots, structures and garages.
- (b) Places of public assembly, entertainment and recreation.
- (c) Public lodging facilities, hotel/convention centers including automotive service facilities, convenience shopping facilities, personal service facilities, liquor stores and restaurant and lounge facilities incidental thereto.
- (d) Public or private membership clubs and health clubs.
- (e) Stone quarry as use by right until May 25, 1992, thereafter stone quarry may continue as a use by special review for such period of time as permitted by Town.

13.2 Uses by Special Review:

- (a) Day care centers.

13.3 Maximum permitted building ground coverage of 35% of acreage of building site

13.4 Maximum Building Heights. 50 feet.

SECTION XIV.

PRIVATE OPEN SPACE USE AREA (POS AREA)

14.1 Permitted Uses.

- (a) Open space.
- (b) Golf courses.
- (c) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (d) Public or private membership clubs and health clubs including incidental shops, personal service establishments, restaurants and lounges.
- (e) Community centers.
- (f) Community recreational facilities.
- (g) Irrigation water storage facilities.

14.2 Building Height. 50 feet.

SECTION XV.

PUBLIC LAND DEDICATION USE AREAS (PLD AREAS)

15.1 Permitted Uses.

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

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

15.2 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 XVI.

ACCESSORY USES PERMITTED IN ALL USE AREAS

16.1 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, and lakes, to include storm water drainage detention areas.
- (e) Fences.
- (f) Wells and well houses, treatment facilities, water pumping stations and sewage lift stations.

16.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION XVII.

BUFFER AREAS

17.1 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. Such open space easements must be kept free of buildings or structures, and must be landscaped, screened or protected by natural features, so that the adverse effects on abutting areas are minimized.

SECTION XVIII.

SPECIAL REVIEW AREAS

18.1 Special Review Areas. Due to their visual prominence, three areas are designated on the Approved Preliminary Site Plan as subject to review at time of final site plan. This review shall be concerned with the visual impact of architectural and landscape elements on the existing ridge lines. Prior to final site plan approval for development within such designated areas, development standards shall be set forth on the face of such final site plans based upon the following criteria:

- (a) Ridgelines should remain dominant with structures, grading, clearings, plantings, exterior lighting or man-made features being subordinate to the ridge's visual prominence.
- (b) All development should use materials, colors and textures that are compatible with the natural surroundings.

- (c) All proposed structures, the silhouettes of which would create an intrusion of the natural horizon, shall be subject to review at the time of application for final site plan review. If permitted, intrusions of the horizon shall be of such character as will be subordinate to and compliment natural site features.

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum building heights will be reserved until the time of final site plan review, provided that no final site plan will be presented for consideration or approved in such designated areas that does not contain specific criteria for the establishment of minimum setbacks and maximum building heights.

SECTION XIX.

SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS

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

19.2 No structural building permit will be issued 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.

19.3 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 XX.

TRANSITIONAL USE

20.1 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 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.

20.2 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.

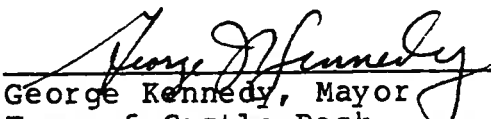
20.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer and/or Town.

SECTION XXI.

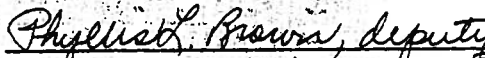
SEVERABILITY OF PROVISIONS

21.1 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.

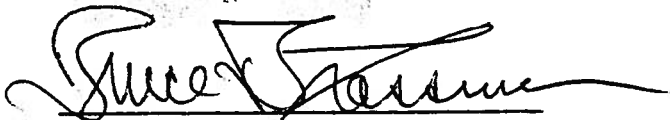
~~Passed and adopted on first reading this _____ day of _____, 1985, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, _____ for and _____ against.~~ On 7-18-85 it was Passed and adopted by vote of the Board of Trustees of the Town of Castle Rock, CO, 4 for 2 against, on first reading. final Passed and adopted on second reading this 12th day of September, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.


George Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard R. Wilson, Town Clerk

Approved as to form:


Bruce B. Lassman,
Town Attorney

December 2, 1985 - Publication Date

Approved for Board action:

P. Joseph Knopinski

P. Joseph Knopinski,
Town Administrator

PLUM CREEK SOUTH PUD

A TRACT OF LAND SITUATED IN SECTIONS 14, 23, 24, AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23 AND THE TRUE POINT OF BEGINNING; THENCE N 00°08'41" E, 2655.81 FEET TO THE CENTER OF SAID SECTION 23; THENCE N 00°09'44" E, 2655.22 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N 00°32'13" W, 1323.46 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, SOUTHEAST 1/4 OF SAID SECTION 14; THENCE S 89°31'18" E, 1305.32 FEET TO THE NORTHEAST CORNER, SOUTHWEST 1/4 SOUTHEAST 1/4 OF SAID SECTION 14; THENCE S 00°50'29" E, 1321.61 FEET TO THE SOUTHEAST CORNER, SOUTHWEST 1/4, SOUTHEAST 1/4 OF SAID SECTION 14; THENCE S 00°09'58" E, 1319.79 FEET TO THE NORTHWEST CORNER, SOUTHEAST 1/4, NORTHEAST 1/4 OF SAID SECTION 23; THENCE S 89°44'28" E, 1312.61 FEET TO THE NORTHWEST CORNER, SOUTH 1/2, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°56'43" E, 2633.08 FEET TO THE NORTHWEST CORNER SOUTHWEST 1/4, NORTHEAST 1/4 OF SAID SECTION 24; THENCE S 01°13'52" E 1326.26 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHEAST 1/4 OF SAID SECTION 24; THENCE N 89°46'24" E, 1314.78 FEET TO THE SOUTHEAST CORNER, SOUTHWEST 1/4, NORTHEAST 1/4 OF SAID SECTION 24; THENCE N 00°50'38" W, 1323.52 FEET TO THE NORTHEAST CORNER, SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 24; THENCE N 89°55'02" E, 408.02 FEET; THENCE S 05°23'20" E, 114.57 FEET; THENCE S 20°06'04" E, 113.87 FEET; THENCE S 27°26'34" E, 922.26 FEET; THENCE S 25°47'25" E, 152.60 FEET; THENCE S 24°21'15" E, 1862.22 FEET; THENCE S 23°26'25" E, 560.69 FEET; THENCE S 08°08'32" E, 157.14 FEET; THENCE N 89°58'39" E, 87.37 FEET; THENCE S 21°25'54" E, 439.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE S 21°25'54" E, 179.33 FEET; THENCE S 38°20'45" E, 1458.94 FEET; THENCE S 89°40'55" W, 764.17 FEET; THENCE S 01°26'16" E, 1237.14 FEET; THENCE S 89°47'12" W, 740.00 FEET; THENCE S 01°26'16" E, 80.00 FEET; THENCE S 45°38'52" E, 564.20 FEET; THENCE N 89°47'12" E, 346.50 FEET; THENCE S 01°26'16" E, 2271.08 FEET TO THE SOUTHEAST CORNER, WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 30; THENCE S 89°31'26" W, 1132.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S 89°39'06" W, 5313.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N 00°28'54" W, 5302.24 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N 89°48'48" W, 2626.53 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1541.47 ACRES, MORE OR LESS.