

# WOLFENSBERGER PLANNED DEVELOPMENT PLAN

## THE 1ST AMENDMENT TO THE GRAHAM ANNEXATION PRELIMINARY PF SITE PLAN

### IN SECTION 3, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**NOTES:**

- 1) APPROXIMATELY 124 S.F. OF 100 YEAR FLOOD PLAIN ON SITE PER FIRM MAP NO. 08035C0169F DATED 9/30/2005. SHOWN ON SHEET 2.
- 2) PUBLIC IMPROVEMENTS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION.
- 3) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- 4) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- 5) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ALL PRIVATE ROADS AND DRIVES.
- 6) THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED HAWK BLUE WATER PRESSURE ZONE.
- 7) APPROVAL OF THIS PRELIMINARY DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 8) MITIGATION OF THE POTENTIAL DANGERS OF WILDLAND FIRES WILL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN.

**PURPOSE STATEMENT**

THE WOLFENSBERGER PD WILL REZONE PROPERTY FROM EXISTING COMMERCIAL ZONING TO MULTI-FAMILY ZONING.

**PROPERTY DESCRIPTION**

LOT 1, ANDERSON SUBDIVISION, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**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.

BETTER LAND, LLC  
SIGNED THIS 5 DAY OF Jan, 2015

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF Jan, 2015 BY Brian Bah

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/20/2016

TOWN OF CASTLE ROCK A MUNICIPAL CORPORATION

BY Paul Donahue  
MAYOR

ATTEST:

Sally Murr  
TOWN CLERK

SIGNED THIS 21<sup>st</sup> DAY OF April, 2015.

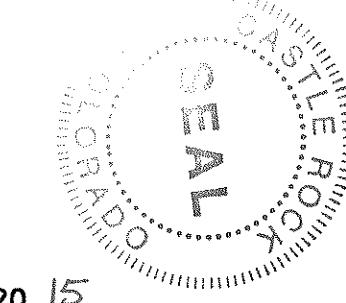
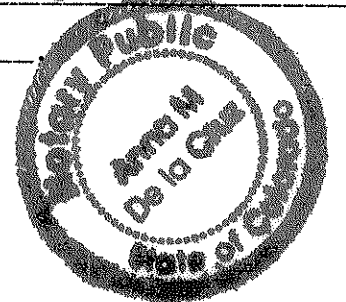
**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>st</sup> DAY OF April, 2015 BY Paul Donahue AS MAYOR AND BY Sally Misare AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-2015



**OWNER**

BETTER LAND LLC  
13530 NORTHGATE ESTATES DR.  
SUITE 200  
COLORADO SPRINGS, CO 80921  
PHONE NO. 719-598-5190

**SURVEYOR/ENGINEER**

DAVID E. ARCHER & ASSOCIATES  
105 WILCOX STREET,  
CASTLE ROCK, CO 80104  
CONTACT: KEVIN ARCHER  
PHONE NO. 303-688-4642

**PLANNER**

RIVERS DEVELOPMENT  
13530 NORTHGATE ESTATES DR.  
SUITE 200  
COLORADO SPRINGS, CO 80921  
PHONE NO. 719-598-5190

**TITLE CERTIFICATION**

I, Don Whitmore, 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.

AUTHORIZED REPRESENTATIVE

**LAND TITLE GUARANTEE COMPANY**

SIGNED THIS 1<sup>st</sup> DAY OF April, 2015

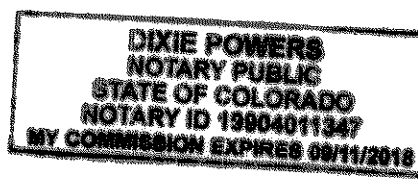
**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF April, 2015 BY Don Whitmore AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

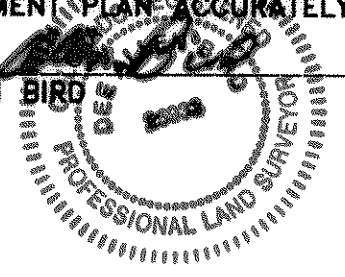
MY COMMISSION EXPIRES: 9-11-2018



**SURVEYOR'S CERTIFICATE**

I, DEE ALLEN BIRD, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DEE ALLEN BIRD DATE 11-10-14



**SHEET INDEX**

- SHEET 1 OF 2 COVER SHEET
- SHEET 2 OF 2 PLANNED DEVELOPMENT PLAN

**PLANNING COMMISSION RECOMMENDATION**

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25<sup>th</sup> DAY OF September, 2014.

CHAIR Michael J. Tronczyk DATE April 17, 2015

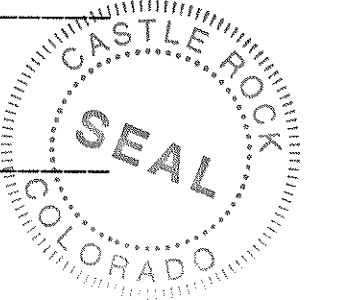
ATTEST: [Signature] DATE 4/17/15  
DIRECTOR OF DEVELOPMENT SERVICES

**TOWN COUNCIL APPROVAL**

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21<sup>st</sup> DAY OF OCTOBER, 2014.

MAYOR Paul Donahue DATE 4-21-15

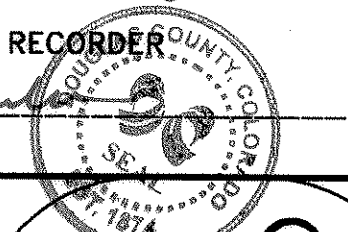
ATTEST: Sally Murr DATE 4-21-15  
TOWN CLERK



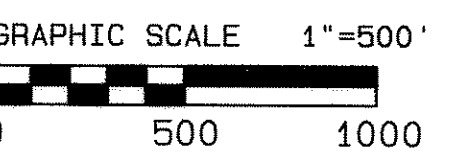
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:40 PM ON THE 15<sup>th</sup> DAY OF May, 2015 AT RECEPTION NO. 2015031161

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Andrew Mark DEPUTY



**VICINITY MAP**  
SCALE: 1"=500'



**PROPOSED TAP SIZES**

TAP	QUANTITY	TAP SIZE	SFE's
APARTMENT	5	1"	8.35
CLUB HOUSE	1	3/4"	1
IRRIGATION	1	3/4"	1
TOTAL			10.35

**LAND USE SUMMARY TABLE**

USE AREA	GROSS ACRES	% TOTAL	MAX. BLDG. COVERAGE PER LOT	MAX BLDG. HEIGHT	MINIMUM BLDG SEPARATION	DWELLING UNITS	DWELLING UNITS PER ACRE
MF	4.00	80	35%	40 FT.	10 FT	56	12.31
OSP	0.55	11	35%	40 FT.	10 FT	0	
ROW	0.45	9	-	-	-	-	
PLD	0	0	-	-	-	-	

(Credited OSP against ROW, per Town Council action)  
(Applicant proposed cash-in-lieu of PLD)

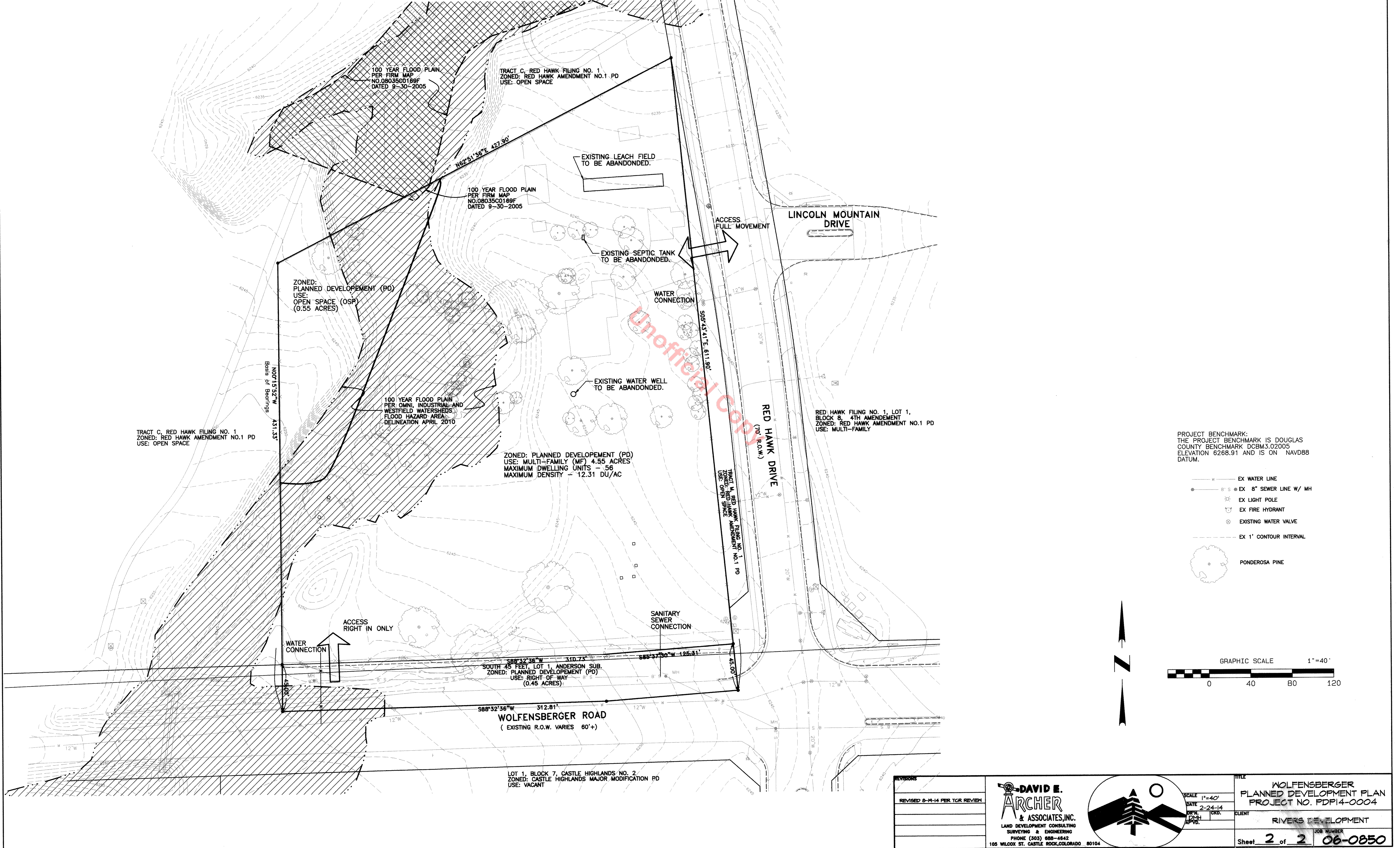
<p>REVISIONS</p> <p>REVISED 8-11-14 PER TCR REVIEW</p>	<p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>TITLE WOLFENSBERGER PLANNED DEVELOPMENT PLAN PROJECT NO. PDF14-004</p> <p>CLIENT RIVERS DEVELOPMENT</p> <p>JOB NUMBER 06-0850</p> <p>Scale Date Drawn Checked APVD.</p>
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G:\Drawings\2006\06-0850\PDF\FINAL.PDF PLAN BET.PDF Mon Nov 10 10:21:48 2014

# WOLFENSBERGER PLANNED DEVELOPMENT PLAN

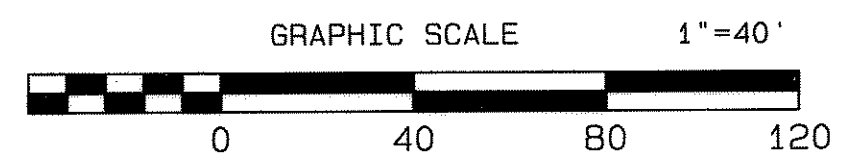
## THE FIRST AMENDMENT TO THE GRAHAM ANNEXATION PRELIMINARY PD SITE PLAN

### IN SECTION 3, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



PROJECT BENCHMARK:  
THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM3.02005 ELEVATION 6268.91 AND IS ON NAVD88 DATUM.

- W — EX WATER LINE
- 8" S — EX 8" SEWER LINE W/ MH
- L — EX LIGHT POLE
- F — EX FIRE HYDRANT
- V — EXISTING WATER VALVE
- - - EX 1' CONTOUR INTERVAL
- P — PONDEROSA PINE



<p>REVISIONS</p> <p>REVISED 8-11-14 PER TCR REVIEW</p>	<p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE 1"=40'</p> <p>DATE 2-24-14</p> <p>DRAWN BY [ ]</p> <p>CHKD. BY [ ]</p> <p>APVD. BY [ ]</p>	<p>TITLE</p> <p><b>WOLFENSBERGER PLANNED DEVELOPMENT PLAN</b> PROJECT NO. PDP14-004</p> <p>CLIENT</p> <p>RIVERS DEVELOPMENT</p> <p>JOB NUMBER</p> <p>06-0850</p>	<p>Sheet <b>2</b> of <b>2</b></p>
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**ORDINANCE NO. 2014-29**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE WOLFENSBERGER PLANNED DEVELOPMENT PLAN, THE FIRST AMENDMENT TO THE GRAHAM ANNEXATION PRELIMINARY PD SITE PLAN, AND PLANNED DEVELOPMENT ZONING REGULATIONS**

**WHEREAS**, Better Land, LLC (Owner) has requested an amendment to the Planned Development (PD) zoning of the property described in *Exhibit 1* (Property); and

**WHEREAS**, Owner has requested approval of the Wolfensberger PD Zoning Regulations (Zoning Regulations) attached as *Exhibit 2*, as the same affect the Property; and

**WHEREAS**, Owner has requested approval of Wolfensberger Planned Development Plan, the First Amendment to the Graham Annexation Preliminary PD Site Plan (PD Plan) attached as *Exhibit 3*;

**WHEREAS**, the Town's Comprehensive Master Plan designates the Property as suitable for residential development, which is represented by multi-family uses within the proposed development;

**WHEREAS**, the PD Plan and Zoning Regulations are consistent with the Town's Vision 2020 and the Comprehensive Master Plan; and

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

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

**Section 1. Zoning Approval.** The Wolfensberger Planned Development Plan, the First Amendment to the Graham Annexation Preliminary PD Site Plan, and Wolfensberger PD Zoning Regulations are hereby approved. The Town's Zoning District Map pertaining to the Property is amended accordingly.

**Section 2. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.


**Section 3. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.


**APPROVED ON FIRST READING** this 7th day of October, 2014 by the Town Council of the Town of Castle Rock, Colorado by a vote of six (6) for and zero (0) against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of October, 2014, by the Town Council of the Town of Castle Rock by a vote of 5 for and 0 against.

**ATTEST:**

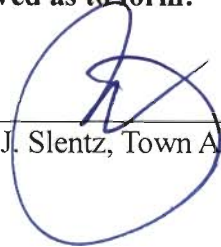
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Sally A. Misare, Town Clerk

  
\_\_\_\_\_  
Paul Donahue, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

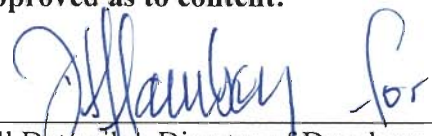
  
\_\_\_\_\_  
Bill Detweiler, Director of Development Services



Exhibit 1  
13530 Northgate Estates Dr., Suite 200  
Colorado Springs, CO 80921  
Phone: 719.598.5190  
Fax: 719.598.5194

## Exhibit A

**Lot 1 Anderson Annexation – Graham PD / Wolfensberger Apartments**  
**751 Wolfensberger Road**  
**Castle Rock CO 80109**

**Legal Description:**

Lot 1, Anderson Subdivision, Douglas County, CO. Also known as a tract of land situated in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 8 South, Range 67 West of the 6<sup>th</sup> principal Meridian, Douglas County, CO.

**Wolfensberger Planned Development  
Zoning Regulations  
(The First Amendment to the Graham Planned  
Development Zoning Regulations)**

**Approved: August 22, 1996  
Amended: October 21, 2014**

**Zoning Regulations  
For  
Wolfensberger Planned Development**

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Section VII: Transitional Use.....6

## SECTION I: GENERAL PROVISIONS.

### 1.1 Adoption/Authorization

The Town Council has adopted the Wolfensberger Planned Development Plan, The 1<sup>st</sup> Amendment to the Graham Annexation Preliminary PD Site Plan (PDP) and the Planned Development (PD) Zoning Regulations pursuant to Chapter 17.34 of the Castle Rock Municipal Code after appropriate public notice and hearing.

### 1.2 Applicability

The Wolfensberger Planned Development Plan, The 1<sup>st</sup> Amendment to the Graham Annexation Preliminary PD Site Plan (Wolfensberger PD) and Planned Development Zoning Regulations shall run with the land and bind all owners of record and successors in interest to the property.

### 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 approved will be determined at the Site Development Plan / Plat 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

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a PD. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

### 1.5 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.

### 1.6 Development Agreement

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners. This agreement, entitled The Wolfensberger Development Agreement An Amendment and Restatement of the Graham Development Agreement, was adopted by the Town on the 21<sup>st</sup> day of October, 2014, by Resolution No. 2014 - 87.

**SECTION II: DEFINITIONS.**

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this Planned Development:

- 2.1 Private Open Space (OSP): Land proposed to meet the Planned Development open space requirements and to be held in private ownership.
- 2.2 Community Gardens: Garden plots for private use by residents of the Wolfensberger PD. Garden plots to be approved with the Site Development Plan.

**SECTION III: CONTROL PROVISION.**

3.1 Use Area Boundaries

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction on the Land Use Areas. However a ten percent (10%) change or adjustment to Land Use Area Boundaries may be reviewed and approved administratively by Town staff or with approval of the Site Development Plan.

3.2 Road Alignments

The Planned Development Plan is intended to depict general location of roadways. Recognizing that final road alignment are subject to engineering studies, minor road realignment of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided by the Town of Castle Rock Code.

**SECTION IV: USE AREAS.**

4.1 Multi-Family Use Area – MF

A. Permitted Uses:

- 1) Multi-family dwellings to include apartments or condominiums.
- 2) Private clubhouse or private recreation facility
- 3) Temporary leasing office and construction trailers.

4.2 Private Open Space - OSP

A. Permitted Uses:

- 1) Active and passive private recreation facilities such as playgrounds, parks, etc.
- 2) Community gardens.
- 3) Drainage, stormwater and water quality facilities.

4.3 Accessory Uses

A. The following Accessory Uses are permitted in all use areas:

- 1) Home Occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
- 2) Public Utilities
- 3) Roadways, bike paths, pedestrian trails
- 4) Storm water drainage detention areas

4.4 Temporary Uses

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

**SECTION V: DEVELOPMENT STANDARDS.**

5.1 The table below outlines the Development Standards for the Wolfensberger PD. Setbacks will be defined during the Site Development Plan process for each use.

	MF	OSP
Maximum dwelling units	56	0
Minimum building separation	10 feet	10 feet
Maximum building coverage	35%	35%
Maximum building height	40 feet	40 feet

5.2 Parking Requirements

Off-street parking shall comply with the Town of Castle Rock Off-Street Parking standards.

5.3 Lighting

Lighting shall comply with the Town of Castle Rock Illumination Regulations.

5.4 Landscaping

Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

5.5 Signage

Signs must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

**SECTION VI: SITE DEVELOPMENT PLAN AND PLAT.**

- 6.1 Following approval of the Planned Development Plan, the property owners shall submit a Site Development Plan for all or any portion or portions of the use areas as are then ready for development. No building permit will be issued until a Site Development Plan and subdivision plat have been approved for the property and duly recorded, unless the property is a Town-owned property being developed for Town uses.

**SECTION VII: TRANSITIONAL USE.**

- 7.1 After approval of the Planned Development Plan incorporated herein by reference, any portion of the property described above, which has not been subject to a Site Development Plan, may be used for agricultural purposes. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, and existing buildings accessory to these uses. In no event shall commercial feed yards, kennels or similar uses be permitted.

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 Site Development Plan for such area or areas has been approved. Town Council reserves the right to prohibit such agricultural uses in areas for which no Site Development Plan has been submitted if the Council determines that due to the proximity of such uses to developed area a danger exists to the health, safety or welfare of the residents or such developed area(s).

# WOLFENSBERGER PLANNED DEVELOPMENT PLAN THE 1ST AMENDMENT TO THE GRAHAM ANNEXATION PRELIMINARY PF SITE PLAN IN SECTION 3, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**NOTES:**

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- 4) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
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- 8) MITIGATION OF THE POTENTIAL DANGERS OF WILDLAND FIRES WILL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN.

**PURPOSE STATEMENT**

THE WOLFENSBERGER PD WILL REZONE PROPERTY FROM EXISTING COMMERCIAL ZONING TO MULTI-FAMILY ZONING.

**PROPERTY DESCRIPTION**

LOT 1, ANDERSON SUBDIVISION, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**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.

BETTER LAND, LLC  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
TOWN OF CASTLE ROCK A MUNICIPAL CORPORATION  
BY \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_  
TOWN CLERK  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS MAYOR AND BY \_\_\_\_\_ AS TOWN CLERK.  
WITNESS MY HAND AND OFFICIAL SEAL.  
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MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER**

BETTER LAND LLC  
15550 NORTHGATE ESTATES DR.  
SUITE 200  
COLORADO SPRINGS, CO 80921  
PHONE NO. 719-598-5190

**SURVEYOR/ENGINEER**

DAVID E. ARCHER & ASSOCIATES  
105 WILCOX STREET,  
CASTLE ROCK, CO 80104  
CONTACT: KEVIN ARCHER  
PHONE NO. 303-688-4642

**PLANNER**

RIVERS DEVELOPMENT  
15550 NORTHGATE ESTATES DR.  
SUITE 200  
COLORADO SPRINGS, CO 80921  
PHONE NO. 719-598-5190

**TITLE CERTIFICATION**

I, \_\_\_\_\_, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

**AUTHORIZED REPRESENTATIVE**

LAND TITLE GUARANTEE COMPANY  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE  
OF \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DEE ALLEN BRID, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

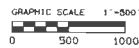
DEE ALLEN BRID \_\_\_\_\_ DATE \_\_\_\_\_

**SHEET INDEX**

SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 PLANNED DEVELOPMENT PLAN



VICINITY MAP  
SCALE: 1"=500'



**PROPOSED TAP SIZES**

TAP	QUANTITY	TAP SIZE	SFE's
APARTMENT	5	1"	8.35
CLUB HOUSE	1	3/4"	1
IRRIGATION	1	3/4"	1
TOTAL			10.35

**LAND USE SUMMARY TABLE**

USE AREA	GROSS ACRES	% TOTAL	MAX. BLDG. COVERAGE PER LOT	MAX BLDG. HEIGHT	MINIMUM BLDG SEPARATION	DWELLING UNITS	DWELLING UNITS PER ACRE
MF	4.00	80	35%	40 FT.	10 FT	56	12.31
OSP	0.55	11	35%	40 FT.	10 FT	0	
ROW	0.43	9					
PLD	0	0					

(Credited OSP against ROW, per Town Council action)  
(Applicant proposed cash-in-lieu of PLD)

**PLANNING COMMISSION RECOMMENDATION**

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN COUNCIL APPROVAL**

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER  
BY: \_\_\_\_\_ DEPUTY

<p>DAVID E. ARCHER &amp; ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS 188 WILSON ST. CASTLE ROCK, COLORADO 80104</p>	<p>PROJECT NO. 06-0850 DATE: 06-24-06 BY: [Signature] CHECKED: [Signature]</p>	<p>PROJECT: WOLFENSBERGER PLANNED DEVELOPMENT PLAN PROJECT NO. PD014-0004 CLIENT: RIVERS DEVELOPMENT SHEET: 1 of 2 JOB NUMBER: 06-0850</p>
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