

# PLAT IDENTIFICATION SHEET

310814

8130183

## GRANTOR:

(owner/signer)

Scott Ranch PUD

## GRANTEE:

(subdivision name or name of plat)

Scott Ranch PUD

## LEGAL:

(section-township-range)

**SCOTT RANCH**  
 Castle Rock Co.  
**P.U.D.**  
**PRELIMINARY SITE PLAN**

**PROPERTY DESCRIPTION:**

A parcel of land located in Section 1, Township 3 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
 Beginning at the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 1 and considering the South line of said North 1/2 of the Southeast 1/4 to bear S 88°45'04"W with all bearings contained hereon relative thereto:  
 Thence S 89°45'04"W along said South line a distance of 2754.46 feet to the Southwest corner of said North 1/2 of the Southeast 1/4;  
 Thence S 89°02'41"W a distance of 1365.76 feet to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 1;  
 Thence S 89°02'41"W along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 1 a distance of 380.76 feet to a point that is 1005.00 feet Easterly from the Southwest corner of said Northwest 1/4 of the Southwest 1/4;  
 Thence N 0°57'19"W a distance of 75.00 feet;  
 Thence S 89°02'41"W parallel with the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 960.40 feet to a line 40.00 feet East of and parallel with the West line of said Northwest 1/4 of the Southwest 1/4;  
 Thence S 2°33'27"W along said parallel line a distance of 75.14 feet to the South line of said Northwest 1/4 of the Southwest 1/4;  
 Thence S 89°02'41"W along said South line a distance of 40.00 feet to the Southwest corner of said Northwest 1/4 of the Southwest 1/4;  
 Thence N 2°33'27"E along the West line of said Northwest 1/4 of the Southwest 1/4 a distance of 410.09 feet;  
 Thence S 88°33'36"E a distance of 27.62 feet to a point of curve;  
 Thence Southeasterly along the arc of a curve to the right a distance of 249.02 feet, said curve has a radius of 270.00 feet and a central angle of 50°56'00" to a point of reverse curve;  
 Thence Southeasterly along the arc of a curve to the left a distance of 14.57 feet, said curve has a radius of 430.00 feet and a central angle of 1°56'29";  
 Thence N 46°16'27"E a distance of 514.52 feet;  
 Thence N 2°43'46"E a distance of 872.67 feet;  
 Thence N 86°08'33"W a distance of 603.50 feet to a point in the West line of the South 1/2 of the Northwest 1/4 of said Section 1;  
 Thence N 3°51'27"E along the West line of Section 1 a distance of 2522.39 feet to the Northwest corner of said Section 1;  
 Thence N 89°58'06"E a distance of 2588.39 feet to the Northeast corner of the North 1/2 of the Northwest 1/4 of said Section 1;  
 Thence S 1°23'21"W a distance of 1358.90 feet to the Northwest corner of the South 1/2 of the Northeast 1/4 of said Section 1;  
 Thence N 89°14'25"E a distance of 2642.37 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 1;  
 Thence S 0°55'16"E along the East line of said Section 1 a distance of 2643.90 feet to the point of beginning;  
 This parcel of land contains 396.322 acres, more or less.

Planning Commission

Approved this 21st day of April 1983, by the Planning Commission of the Town of Castle Rock.

*Gerald Wrightsman*  
 by Gerald Wrightsman

Board of Trustees

Approved this 21st day of June 1983, by the Board of Trustees of the Town of Castle Rock.

*Timothy L. White*  
 by Timothy L. White, Mayor

Clerk and Records' Certificate

State of Colorado } ss:  
 County of Douglas }

I hereby certify that this plan was filed in my office on this 30<sup>th</sup> day of August 1983 A.D. at 4:29 O'clock and was recorded for Reception No. 310814.

*Reta A. Crain*  
 by Reta A. Crain, Deputy  
 Clerk and Recorder



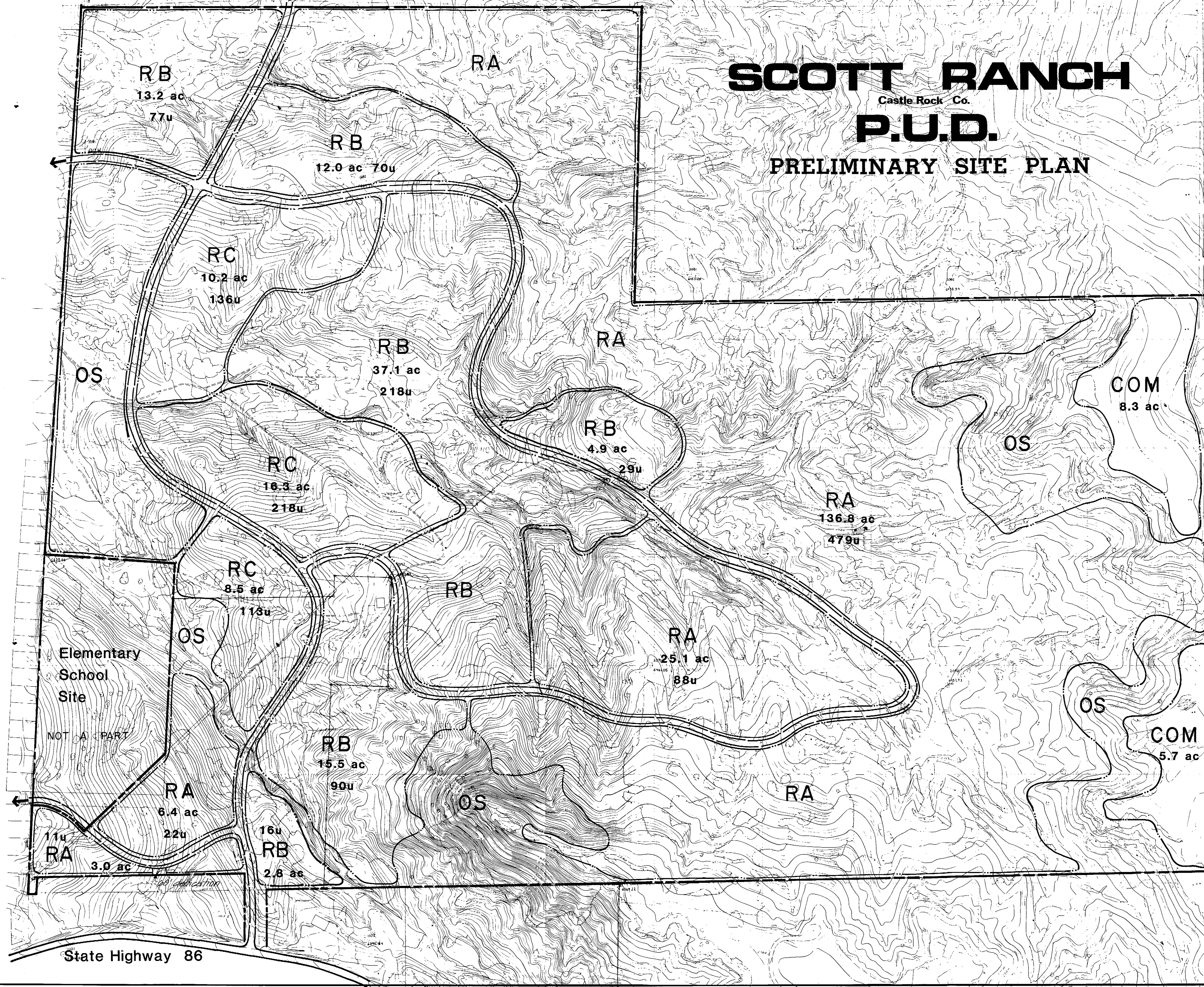
REVISIONS			TITLE	Scott Ranch Preliminary Site Plan
			SCALE	1"=200'
			DATE	8-29-83
			DRN.	Jerry
			APVD.	
			CLIENT	Park Funding
			JOB NUMBER	80-210
			SHEET	1 of 2

# SCOTT RANCH

Castle Rock Co.

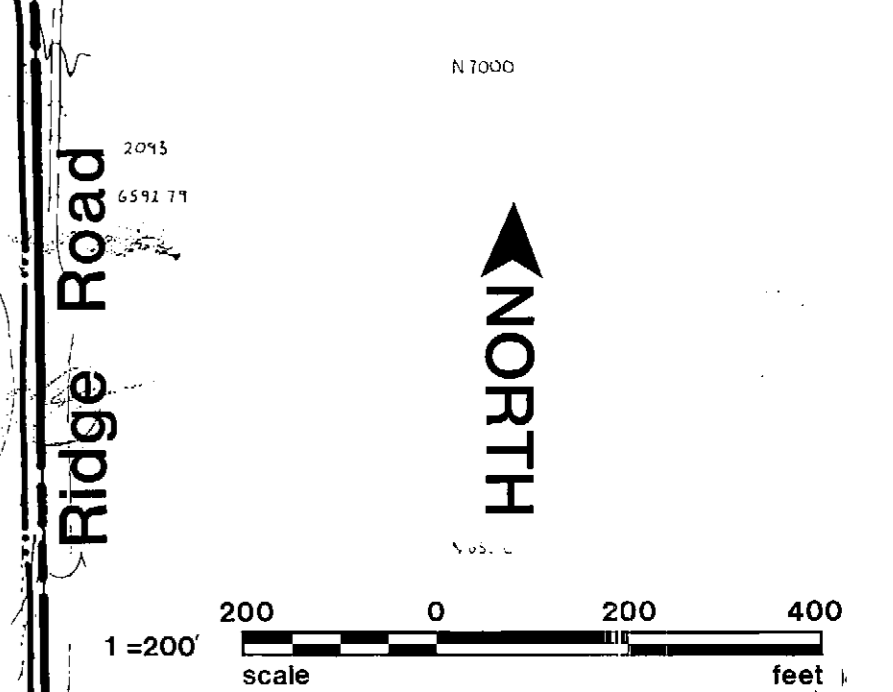
## P.U.D.

### PRELIMINARY SITE PLAN



### LEGEND

Land Use	Units/acre	Units	Acres
RA single family	0-6	600	171.3
RB townhome	6-14	500	85.5
RC multi-family	17-24	467	35
COM commercial			14.0
			max.bldg.sq.ft.213,444
OS dedicated open space			55.5
roads			35.0
<b>TOTAL AC.</b>			<b>396.3</b>
<b>Total Max. Dwelling Units</b>			<b>1567</b>
			<b>3.9 du/acre</b>



developer:  
Park Funding Corp.  
4-20-83

RETA GRAIN  
REMEMBER  
\$48.00 pd  
AUG 30 4 27 PM '83

ORDINANCE NO. 83-16

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(SCOTT RANCH 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 396.3 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PUD (Planned Unit Development District).

## SECTION I.

## DEFINITIONS

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

1.2 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.

1.3 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.

1.4 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.

1.5 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.

1.6 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

1.7 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.

1.8 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 II.

### GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "The Scott Ranch P.U.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of six (6) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreege</u>
Residential A (RA)	171.3
Residential B (RB)	85.5
Residential C (RC)	35.0
Commercial	14.0
Dedicated Open Space	55.5
Roads	35.0
TOTAL ACREAGE	396.3

2.2 Residential Areas, (Residential A, Residential B and Residential C) shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space 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 III.

#### PERMITTED DENSITIES

It is the intent of this Ordinance to permit the development of 1,567 dwelling units within the residential areas upon the land. Densities permitted in residential areas (Residential A, Residential B and Residential C) are expressed in terms of anticipated ranges of density (ie: 0 - 6 D.U./Acre). In no event shall the total number of residential dwelling units in all said residential use areas exceed 1,567 dwelling units.

## SECTION IV.

## RESIDENTIAL A USE AREAS (RA AREAS)

## 4.1 Permitted Uses.

- (a) Single Family units, garages and accessory structures.
- (b) Townhome units, garages and accessory structures, provided however, that all areas designated for such townhome units shall be identified upon the final site plan.
- (c) Private community centers and private indoor or outdoor recreational facilities.

## 4.2 Uses by Special Review.

- (a) Offices and office parks including design, research and development facilities.
- (b) Religious institutions, day care centers.

4.3 Permitted Densities. Average density of from 0 to 6 dwelling units per acre within each individual use area.

4.4 Maximum Building Heights. 35 feet

4.5 Minimum Off Street Parking. Two parking spaces per dwelling unit.

4.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

## SECTION V.

## RESIDENTIAL B USE AREAS (RB AREAS)

## 5.1 Permitted Uses.

- (a) Any use permitted in Residential A use areas.

(b) Condominium units.

(c) Apartment units.

5.2 Uses by Special Review.

(a) Offices and office parks including design, research and development facilities.

(b) Religious institutions, day care centers.

5.3 Permitted Densities. Average density of from 6 to 14 dwelling units per acre within each individual use area.

5.4 Maximum Building Heights. 35 feet.

5.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

5.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

SECTION VI.

RESIDENTIAL C USE AREAS (RC AREAS)

6.1 Permitted Uses.

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

6.2 Uses by Special Review.

(a) Offices and office parks including design, research and development facilities.

(b) Religious institutions, day care centers.

6.3 Permitted Densities. Average Density of 17 to 24 dwelling units per acre within each individual use area.

6.4 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 72 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

6.5 Minimum Off Street Parking. One and one-half parking spaces per one bedroom unit, two parking spaces per unit containing two bedrooms or more.

6.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

#### SECTION VII.

##### COMMERCIAL USE AREAS

###### 7.1 Permitted Uses.

- (a) Personal service establishments.
- (b) Restaurants and lounges.
- (c) Indoor places of public assembly, entertainment and recreation.
- (d) Religious institutions.
- (e) Community centers.
- (f) Transit terminals.
- (g) Public lodging facilities.
- (h) Sales and information offices.

7.2 Limited Permitted Uses. Provided the same are ancillary to and integrated with those permitted uses set forth in subparagraph 7.1 above.

- (a) Retail stores and shops.
- (b) Offices.
- (c) Automotive service stations.
- (d) Parking lots and parking structures.

7.3 Sale and/or storage of live animals, commercial explosives, or above ground bulk storage of flammable liquids or gases is prohibited within the Commercial use area.

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

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

7.6 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

7.7 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

SECTION VIII.

PUBLIC DEDICATION USE AREAS

8.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Public schools, school grounds and playing fields.
- (c) Community centers.
- (d) Community recreational facilities.
- (e) Public buildings, including but not limited to fire and police stations.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (g) Facilities for the acquisition, treatment and storage of water.
- (h) Facilities for the collection, treatment and disposal of sewage.
- (i) Facilities for the collection, treatment and storage of reuse water.
- (j) Golf courses.

8.2 Maximum Building Heights 50 feet

8.3 Minimum Off Street Parking. To be determined/as per final site plan.

8.4 Minimum Setbacks, Maximum Buildable Slopes. See Section XI. hereunder.

## SECTION IX.

## USES PERMITTED IN PRIVATE OPEN SPACE AREAS

- 9.1 Uses Permitted in Private Open Space Areas:
- (a) Landscaping.
  - (b) Passive and/or active recreation and facilities.
  - (c) Gardens.
  - (d) Community centers.
  - (e) Golf courses.
  - (f) Water and reuse water storage reservoirs and tanks.

## SECTION X.

## ACCESSORY USES PERMITTED IN ALL USE AREAS

- 10.1 Uses Permitted in All Use Areas.
- (a) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
  - (b) Roadways, bike paths, pedestrian and equestrian trails.
  - (c) Parking areas.
  - (d) Golf courses and driving ranges
  - (e) Country clubs including indoor and outdoor recreational facilities including but not limited to swimming pools, tennis courts, activity related shops, health clubs, restaurants, cocktail lounges, (provided necessary licenses are obtained from local and state licensing authorities), meeting rooms and indoor and outdoor common areas.
  - (f) Open spaces and lakes, to include reuse water reservoirs.

- (g) Fences.
- (h) Single family, townhouse 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. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.
- (i) 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 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

#### 10.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

#### SECTION XI.

##### MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum

buildable slopes.

SECTION XII.

SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS

12.1 That 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.

12.2 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

12.3 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 within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-16, 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 XIII.

## USE AREA LOCATION AMENDMENTS

The Board of Trustees, at the time of final site plan review, may permit relocation of all or part of any Residential Use Area to any other location designated on the preliminary site plan for Residential Use, provided; (i) the overall permitted number of dwelling units for Scott Ranch will not thereby be increased; or (ii) that the height criteria set forth in Section VI. of this Ordinance will not thereby be violated.

Such amendments, if permitted by the Board of Trustees, shall constitute amendments to the preliminary planned unit development site plan for Scott Ranch.

## SECTION XIV.

## PUBLIC LAND DEDICATION

In the event a public or quasi-public golf course is established upon the land, the public land dedication requirement shall be 5% of the total acreage of the land. In the event such course is not so established the public land dedication requirement shall be 10% of the total acreage of the land. "Public" for purposes of this Section shall mean owned or otherwise controlled on a long term basis and operated by a public entity. "Quasi-public" for purposes of this Section shall mean that said facility is open for play to residents of the Town of Castle Rock except during designated and limited periods of time, upon payment of nominal membership fees and such user fees as may be established from time to time by the operating entity. In any event, at least 10 acres of such dedicated land shall be located in areas other than flood plains or geologic hazard areas.

## SECTION XV.

## TRANSITIONAL USE

15.1 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.

15.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section XV shall have no application 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 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.


15.3 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 master developer and/or Town.

SECTION XVI.

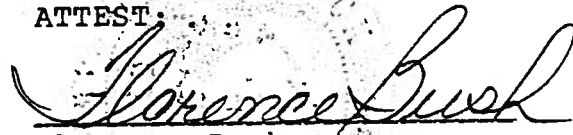
SEVERABILITY OF PROVISIONS

16.1 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.

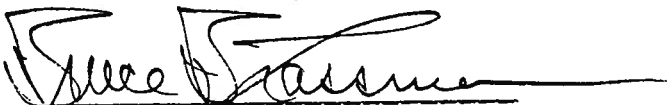
Passed and adopted this 21st day of June, 1983, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 6 for and 0 against.

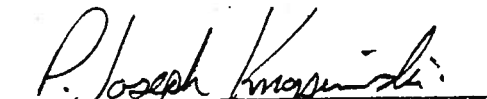
  
\_\_\_\_\_  
Timothy L. White, Mayor  
Town of Castle Rock

ATTEST.

  
\_\_\_\_\_  
Florence Bush,  
Town Clerk

Approved as to form:

  
\_\_\_\_\_  
Bruce B. Lassman,  
Town Attorney

  
\_\_\_\_\_  
P. Joseph Knopinski,  
Town Administrator