

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00038729

DATE: 6/6/2000

TIME 14:32

FEE: \$ 70.00 (7 P)

GRANTOR: Genabrook Woodlands LLC
(OWNER/SIGNER)

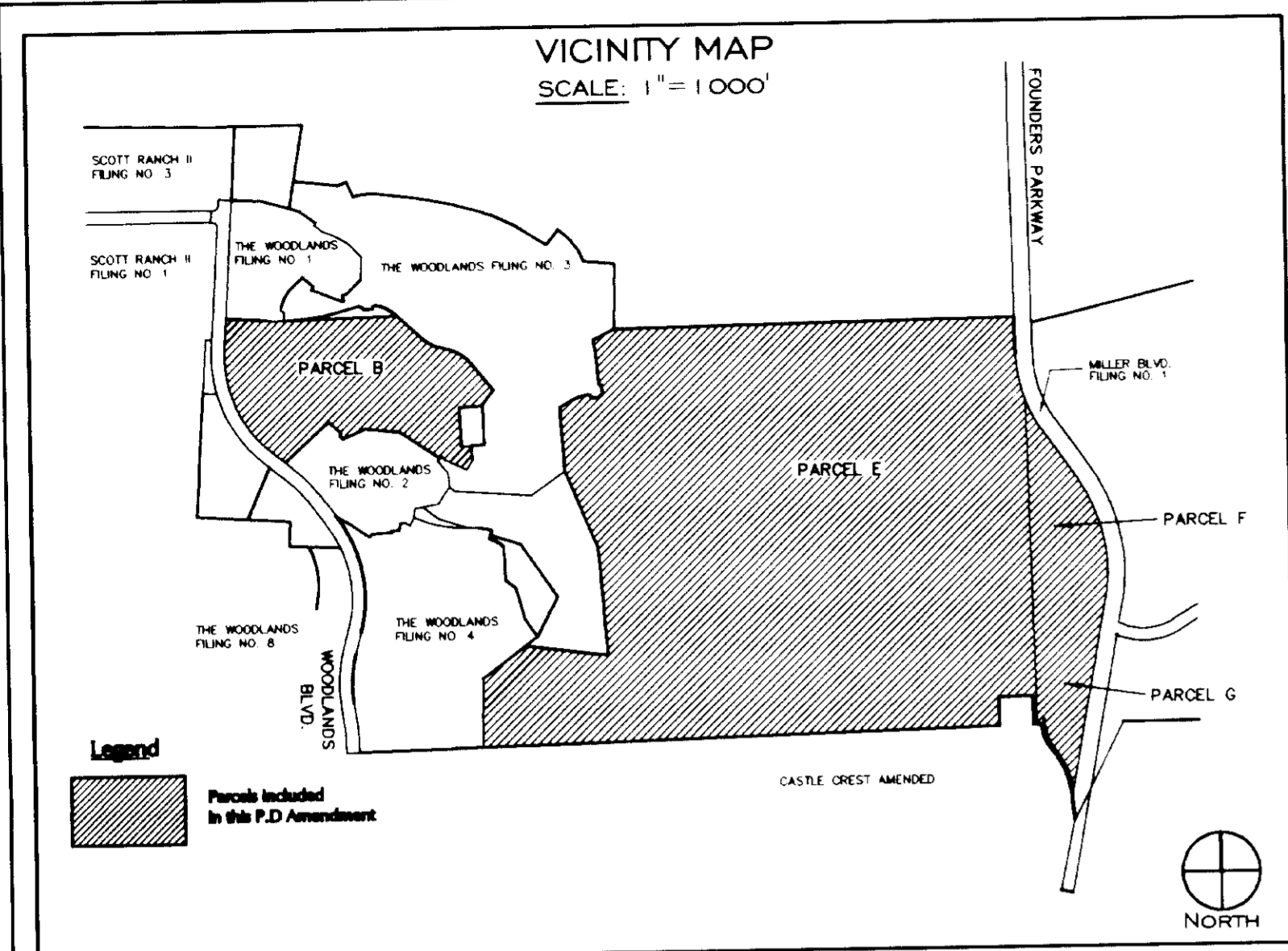
GRANTEE: The Woodlands Second
(SUBDIVISION NAME OR NAME OF PLAT) Amendment
Upper Woodlands & "Bowl" Portions

LEGAL: N/A
(SECTION-TOWNSHIP-RANGE)

THE WOODLANDS SECOND AMENDMENT (Upper Woodlands and "Bowl" Portions) CASTLE ROCK, COLORADO

Preliminary P.D. Legal Description/ Site Data

A major modification to a Portion of Scott Ranch Preliminary P.U.D. Site Plan and a Portion of the Village Mall and Office Portion - The Villages at Castle Rock - Infill as amended by the Woodlands Preliminary P.U.D. Site Plan.



PARCEL "B" LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 03°14'48" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON, THENCE SOUTH 02°18'27" EAST 1280.86 FEET TO THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 352889 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO BEING ALSO ON THE EASTERLY RIGHT-OF-WAY OF WOODLANDS BOULEVARD AS SHOWN ON THE PLAT OF SCOTT RANCH FILING NO. 1 FILED UNDER RECEPTION NO. 361818 OF SAID DOUGLAS COUNTY RECORDS, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SECTION 1 HAVING A RADIUS OF 20.00 FEET, A RADIAL BEARING OF SOUTH 88°27'41" EAST AND THE TRUE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WOODLANDS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 89°59'58";
2. TANGENT TO SAID CURVE SOUTH 86°28'12" EAST 242.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1280.00 FEET;
3. EASTERLY ALONG SAID CURVE 115.28 FEET THROUGH A CENTRAL ANGLE OF 02°07'12";

THENCE DEPARTING SAID SOUTHERLY BOUNDARY ALONG THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED IN BOOK 548, PAGE 384 OF SAID DOUGLAS COUNTY RECORDS NORTH 88°24'38" EAST 733.52 FEET TO THE WESTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3 AS FILED UNDER RECEPTION NO. 366636 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 47°07'56" EAST 199.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 303.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 140.04 FEET THROUGH A CENTRAL ANGLE OF 28°28'52";
3. SOUTH 73°36'48" EAST 83.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 243.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE 144.54 FEET THROUGH A CENTRAL ANGLE OF 34°04'52";
5. TANGENT TO SAID CURVE SOUTH 38°31'56" EAST 232.52 FEET;
6. SOUTH 36°16'48" WEST 119.04 FEET;
7. SOUTH 02°13'12" EAST 7.49 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 1001, PAGE 384 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 85°56'21" WEST 150.07 FEET;
2. SOUTH 02°13'12" EAST 248.88 FEET;
3. NORTH 87°48'48" EAST 85.00 FEET TO SAID WESTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3;

THENCE DEPARTING SAID BOOK 1101, PAGE 594 AND ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 02°13'12" EAST 95.00 FEET;
2. SOUTH 33°31'48" WEST 70.00 FEET;
3. NORTH 85°31'09" WEST 151.11 FEET;
4. NORTH 35°48'25" WEST 33.09 FEET;
5. SOUTH 47°32'48" WEST 20.01 FEET TO THE NORTHERLY BOUNDARY OF THE WOODLANDS FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 352971 OF SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 56°03'47" WEST 305.17 FEET;
2. NORTH 84°04'48" WEST 224.94 FEET;
3. SOUTH 87°25'14" WEST 158.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 592.64 FEET AND A RADIAL BEARING OF SOUTH 47°01'12" WEST;
4. NORTHWESTERLY ALONG SAID CURVE 20.19 FEET THROUGH A CENTRAL ANGLE OF 01°57'09" TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 20.00 FEET;
5. NORTH ALONG SAID CURVE 14.30 FEET THROUGH A CENTRAL ANGLE OF 86°21'12";
6. NON-TANGENT TO SAID CURVE NORTH 48°34'48" WEST 103.81 FEET;
7. SOUTH 47°58'09" WEST 383.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID WOODLANDS BOULEVARD;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 51°03'57" WEST 121.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 782.50 FEET;
2. NORTHWESTERLY ALONG SAID CURVE 745.83 FEET THROUGH A CENTRAL ANGLE OF 54°35'47";
3. TANGENT TO SAID CURVE NORTH 03°31'50" EAST 182.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27.093 ACRES (1,180,180 SQ. FT.), MORE OR LESS

PARCEL "E" LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1, WHENCE THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER BEARS SOUTH 88°24'25" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER S 88°24'25" W 30.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL, RECORDED UNDER RECEPTION NO. 365741 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 01°21'31" WEST 184.75 FEET;
2. SOUTH 89°06'23" WEST 216.24 FEET;
3. SOUTH 01°21'31" EAST 187.39 FEET TO SAID SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°24'25" WEST 2307.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SOUTH 88°40'55" WEST 633.88 FEET TO THE SOUTHWEST CORNER OF THE WOODLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 366637 IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID WOODLANDS FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°39'30" EAST 444.46 FEET;
2. NORTH 53°14'12" EAST 348.14 FEET TO THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED IN BOOK 1042, PAGE 195 OF SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 82°53'18" EAST 540.02 FEET;
2. NORTH 04°48'47" WEST 700.00 FEET;
3. NORTH 22°09'37" WEST 535.85 FEET TO THE EASTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3 RECORDED UNDER RECEPTION NO. 366636 IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 03°43'44" WEST 412.15 FEET;
2. NORTH 59°50'20" EAST 94.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 243.00 FEET;
3. EASTERLY ALONG SAID CURVE 107.84 FEET THROUGH A CENTRAL ANGLE OF 25°25'38" TO THE BEGINNING OF A TANGENT COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE 31.15 FEET THROUGH A CENTRAL ANGLE OF 89°14'10";
5. NON-TANGENT TO SAID CURVE SOUTH 88°30'09" EAST 50.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 84°30'07" EAST;
6. NORTHEASTERLY ALONG SAID CURVE 33.34 FEET THROUGH A CENTRAL ANGLE OF 95°30'42";
7. NON-TANGENT TO SAID CURVE NORTH 04°23'41" WEST 60.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 00°00'49" EAST;
8. NORTHWESTERLY ALONG SAID CURVE 29.49 FEET THROUGH A CENTRAL ANGLE OF 84°29'19";
9. TANGENT TO SAID CURVE NORTH 05°29'52" WEST 211.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 480.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE 62.84 FEET THROUGH A CENTRAL ANGLE OF 07°30'05";
11. NON-TANGENT TO SAID CURVE NORTH 62°54'07" EAST 134.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF MILLER BOULEVARD FILING NO. 1 RECORDED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS;

- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. SOUTH 01°12'22" EAST 246.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 855.00 FEET;
 2. SOUTHEASTERLY ALONG SAID CURVE 308.52 FEET THROUGH A CENTRAL ANGLE OF 20°42'30" TO THE EASTERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE ALONG SAID EASTERLY LINE AND NON-TANGENT TO SAID CURVE SOUTH 01°13'47" EAST 775.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 SOUTH 01°21'31" EAST 1310.59 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 181.847 ACRES (7,921,253 SQ. FT.), MORE OR LESS

PARCEL "F" LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE LOT 1, BLOCK 2 AND OUTLOT "C" OF CASTLE OAKS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO, LYING IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6 BEARS NORTH 01°13'47" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE ALONG THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6 NORTH 01°13'47" WEST 775.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AS SHOWN ON THE PLAT OF MILLER BOULEVARD FILING NO. 1 RECORDED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 855.00 FEET AND A RADIAL BEARING OF NORTH 88°07'09" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE 200.03 FEET THROUGH A CENTRAL ANGLE OF 13°24'18";
2. TANGENT TO SAID CURVE SOUTH 38°17'07" EAST 402.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1022.10 FEET;
3. SOUTHERLY ALONG SAID CURVE 815.01 FEET THROUGH A CENTRAL ANGLE OF 45°41'14";
4. TANGENT TO SAID CURVE SOUTH 10°24'06" WEST 109.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CASTLE OAKS DRIVE AS SHOWN ON SAID PLAT OF CASTLE OAKS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF CASTLE OAKS DRIVE THE FOLLOWING THREE (3) COURSES:

1. NORTH 86°44'28" WEST 48.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 440.00 FEET;
2. WESTERLY ALONG SAID CURVE 188.31 FEET THROUGH A CENTRAL ANGLE OF 24°31'18";
3. TANGENT TO SAID CURVE SOUTH 88°44'17" WEST 223.18 FEET TO SAID WESTERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE ALONG SAID WESTERLY LINE NORTH 01°21'31" WEST 862.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.360 GROSS ACRES (452,141 GROSS SQ. FT.), MORE OR LESS

EXCEPT THEREFROM THAT PORTION OF THE WOODLANDS FILING NO. 6 RECORDED UNDER RECEPTION NO. 8603390 IN SAID DOUGLAS COUNTY RECORDS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BEARS SOUTH 01°13'11" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON, THENCE ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 01°13'11" EAST 94.93 FEET; THENCE NORTH 88°38'29" EAST 30.83 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83°20'58" EAST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 70.84 FEET THROUGH A CENTRAL ANGLE OF 08°07'05" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 86.86 FEET THROUGH A CENTRAL ANGLE OF 33°10'35" TO THE BEGINNING OF A TANGENT COMPOUND REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 92.08 FEET THROUGH A CENTRAL ANGLE OF 52°45'58";

THENCE TANGENT TO SAID CURVE NORTH 88°57'58" EAST 158.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AS SHOWN ON SAID PLAT OF MILLER BOULEVARD BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1022.10 FEET AND A RADIAL BEARING OF SOUTH 88°09'44" WEST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SOUTHERLY ALONG SAID CURVE 100.04 FEET THROUGH A CENTRAL ANGLE OF 05°38'28";

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY SOUTH 88°57'58" WEST 158.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH-EAST HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 221.48 FEET THROUGH A CENTRAL ANGLE OF 45°08'48" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 125.04 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 81.74 FEET THROUGH A CENTRAL ANGLE OF 37°27'22";

THENCE TANGENT TO SAID CURVE NORTH 83°19'38" WEST 100.00 FEET;

THENCE NORTH 28°40'24" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.034 GROSS ACRES (45,051 GROSS SQ. FT.), MORE OR LESS

CONTAINING 9.346 NET ACRES (407,090 NET SQ. FT.), MORE OR LESS

PARCEL "G" LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF OUTLOT "A" OF CASTLE OAKS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO, LYING IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 01°13'47" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 01°21'50" WEST 634.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CASTLE OAKS DRIVE AS SHOWN ON SAID PLAT OF CASTLE OAKS;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 88°44'17" EAST 183.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 380.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 154.07 FEET THROUGH A CENTRAL ANGLE OF 24°31'18";
3. SOUTH 86°44'28" EAST 64.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AS SHOWN ON THE PLAT OF MILLER BOULEVARD FILING NO. 1 RECORDED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 10°24'06" WEST 1085.22 FEET TO SAID EASTERLY RIGHT-OF-WAY OF RIDGE ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:

1. NORTH 06°24'16" WEST 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 440.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE 231.01 FEET THROUGH A CENTRAL ANGLE OF 24°31'18";
3. TANGENT TO SAID CURVE NORTH 36°29'13" WEST 39.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 380.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE 221.33 FEET THROUGH A CENTRAL ANGLE OF 35°13'32" TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.309 ACRES (274,841 SQ. FT.), MORE OR LESS

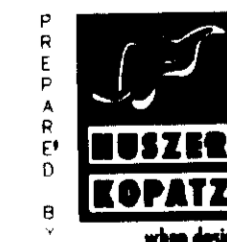
LAND USE	DENSITY FACTOR DU/AC	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED PERCENT OF TOTAL ACREAGE	PROPOSED HEIGHT LIMIT
R-SF-2 Single Family 2DU/AC	2	97.57	195	43	35 FT.
R-SF-3.5 Single Family 3.5 DU/AC	3.5	57.32	203	25	35 FT.
PLD Public Land Dedication	N/A	16.02	N/A	7	N/A
OSD Open Space Dedication	N/A	56.85	N/A	25	N/A
TOTALS	N/A	227.76	*398	100	N/A
UD *(See Note 4)	N/A	6.21	N/A	N/A	N/A

GENERAL NOTES

1. There is no known FEMA delineation flood plan within this Preliminary P.D. Site Plan.
2. The area boundaries and related acreages shown are approximate and are subject to change during the platting process.
3. All R-SF and OSD acreages are calculated to the centerlines of roads (Saddleback Drive, Ridgetrail Drive).
4. The approximate acreage of the UD (Utilities Dedication), for stormwater detention and well sites only, is 6.21 acres and is included within the R-SF, OSD, and PLD parcels.
5. The aggregate total number of dwelling units may not exceed 374.

Surveyor: C. Rey Tenney
Aztec Consultants Inc.
7200 E. Dry Creek Rd., Suite C-102
Englewood 80112
(303) 713-1898
(303) 713-1897 (Fax)

Ownership: Terrabrook Woodlands, L.L.C.
a Delaware limited liability company
by: Westerra Management, L.L.C.
a Delaware limited liability company



109 CHEROKEE STREET
DENVER, COLORADO 80202
303.634.3826
303.634.3884 (FAX)

DATE: FEBRUARY 23, 1999
REV PER CITY COMMENTS: JUL 8, 1999
REV: OCTOBER 8, 1999
NOVEMBER 8, 1999
JANUARY 5, 2000
MAY 6, 2000

THE WOODLANDS SECOND AMENDMENT (Upper Woodlands and "Bowl" Portions) CASTLE ROCK, COLORADO

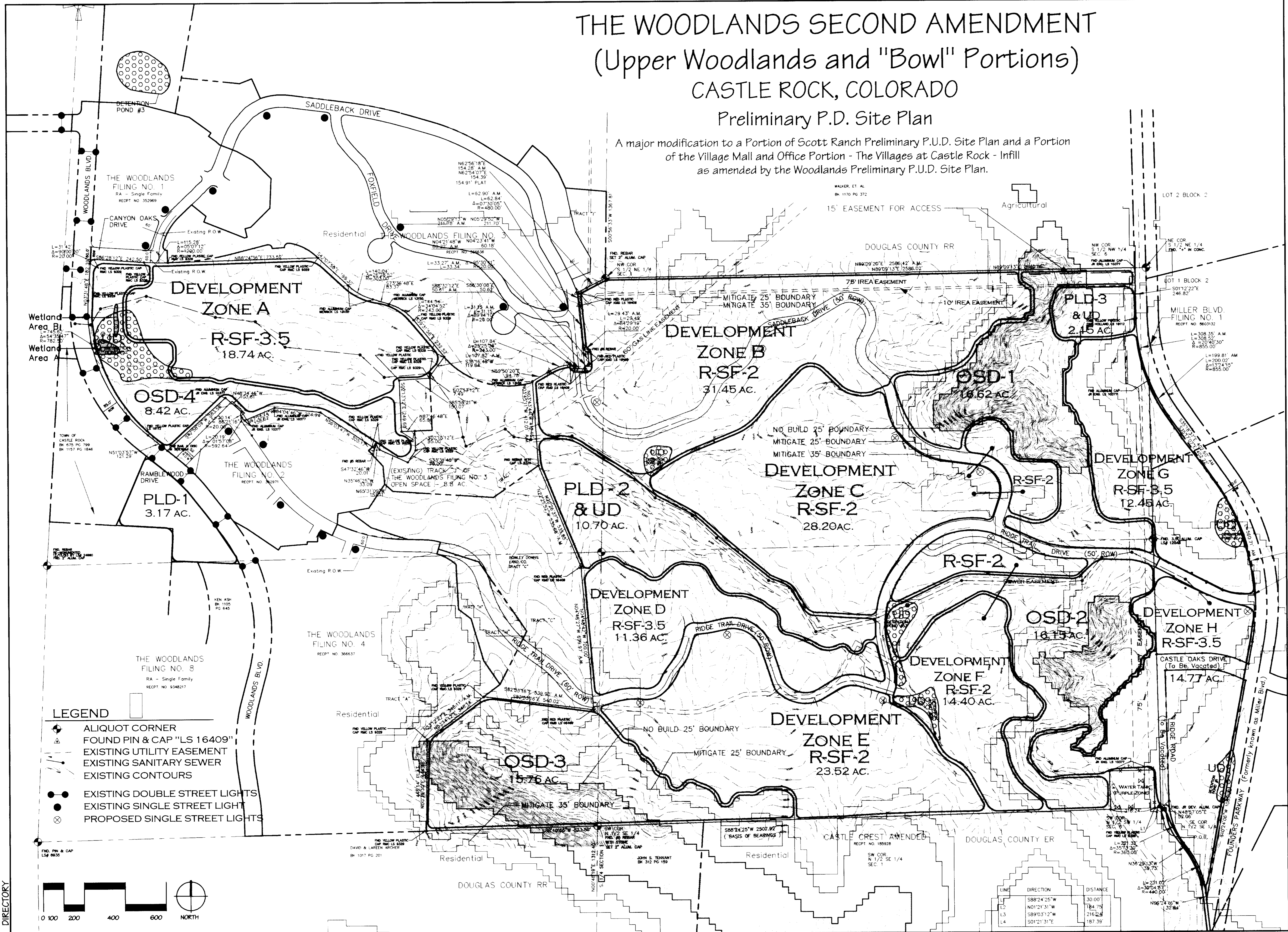
Preliminary P.D. Site Plan

A major modification to a Portion of Scott Ranch Preliminary P.U.D. Site Plan and a Portion of the Village Mall and Office Portion - The Villages at Castle Rock - Infill as amended by the Woodlands Preliminary P.U.D. Site Plan.

**NUSZER
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Terrabrook
304 Inverness Way South
Englewood, CO 80112
303.648.1711
303.648.1665 (FAX)

The Woodlands Planned Development
Terrabrook Woodlands, L.L.C.
Castle Rock, Colorado



PROJECT:	971007
DRAWN BY:	FAB/DC
CHECK BY:	ED/MAN/CK
ISSUE DATE:	2/23/98
REVISIONS:	3/11/98
	9/21/98
	10/13/98
	10/13/99
	03/11/99
	06/29/99
PER CITY COMMENTS:	07/09/99
	10/15/99
	11/08/99
	01/05/00
	05/01/00

Preliminary
P.D. Site
Plan

THE WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN CASTLE ROCK, COLORADO TRAILS AND OPEN SPACE SHEET 4 OF 7

REQUIRED PHASE IMPROVEMENTS

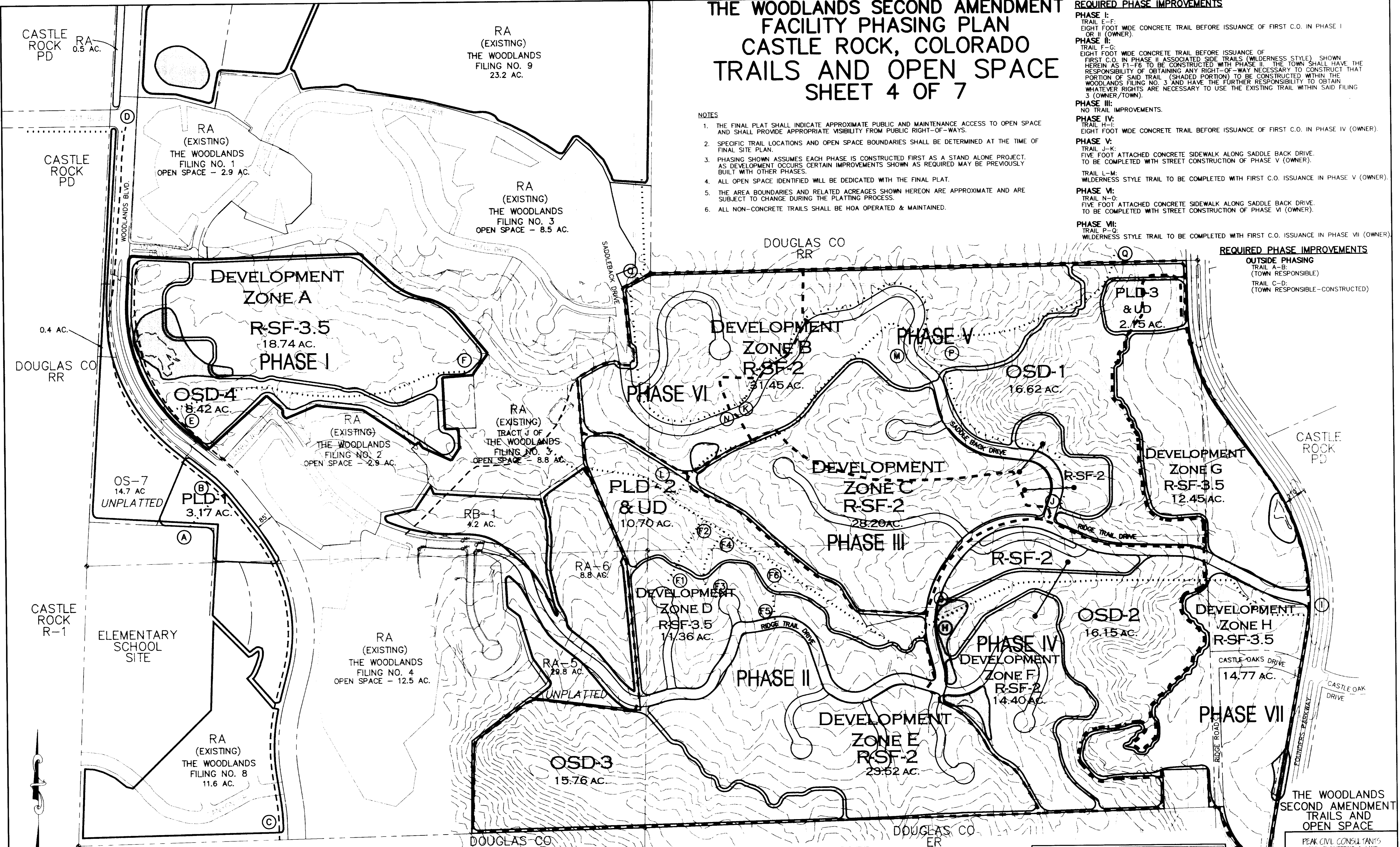
- PHASE I:**
TRAIL E-F:
EIGHT FOOT WIDE CONCRETE TRAIL BEFORE ISSUANCE OF FIRST C.O. IN PHASE I (OWNER).
- PHASE II:**
TRAIL F-G:
EIGHT FOOT WIDE CONCRETE TRAIL BEFORE ISSUANCE OF FIRST C.O. IN PHASE II ASSOCIATED SIDE TRAILS (WILDERNESS STYLE) SHOWN HEREIN AS F1-F6 TO BE CONSTRUCTED WITH PHASE II. THE TOWN SHALL HAVE THE RESPONSIBILITY OF OBTAINING ANY RIGHT-OF-WAY NECESSARY TO CONSTRUCT THAT PORTION OF SAID TRAIL (SHADED PORTION) TO BE CONSTRUCTED WITHIN THE WOODLANDS FILING NO. 3 AND HAVE THE FURTHER RESPONSIBILITY TO OBTAIN WHATEVER RIGHTS ARE NECESSARY TO USE THE EXISTING TRAIL WITHIN SAID FILING 3 (OWNER/TOWN).
- PHASE III:**
NO TRAIL IMPROVEMENTS.
- PHASE IV:**
TRAIL H-I:
EIGHT FOOT WIDE CONCRETE TRAIL BEFORE ISSUANCE OF FIRST C.O. IN PHASE IV (OWNER).
- PHASE V:**
TRAIL J-K:
FIVE FOOT ATTACHED CONCRETE SIDEWALK ALONG SADDLE BACK DRIVE. TO BE COMPLETED WITH STREET CONSTRUCTION OF PHASE V (OWNER).
- TRAIL L-M:
WILDERNESS STYLE TRAIL TO BE COMPLETED WITH FIRST C.O. ISSUANCE IN PHASE V (OWNER).
- PHASE VI:**
TRAIL N-O:
FIVE FOOT ATTACHED CONCRETE SIDEWALK ALONG SADDLE BACK DRIVE. TO BE COMPLETED WITH STREET CONSTRUCTION OF PHASE VI (OWNER).
- PHASE VII:**
TRAIL P-Q:
WILDERNESS STYLE TRAIL TO BE COMPLETED WITH FIRST C.O. ISSUANCE IN PHASE VII (OWNER).

REQUIRED PHASE IMPROVEMENTS

- OUTSIDE PHASING**
TRAIL A-B:
(TOWN RESPONSIBLE)
TRAIL C-D:
(TOWN RESPONSIBLE-CONSTRUCTED)

NOTES

1. THE FINAL PLAT SHALL INDICATE APPROXIMATE PUBLIC AND MAINTENANCE ACCESS TO OPEN SPACE AND SHALL PROVIDE APPROPRIATE VISIBILITY FROM PUBLIC RIGHT-OF-WAYS.
2. SPECIFIC TRAIL LOCATIONS AND OPEN SPACE BOUNDARIES SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
3. PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS, CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.
4. ALL OPEN SPACE IDENTIFIED WILL BE DEDICATED WITH THE FINAL PLAT.
5. THE AREA BOUNDARIES AND RELATED ACRES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE PLATTING PROCESS.
6. ALL NON-CONCRETE TRAILS SHALL BE HOA OPERATED & MAINTAINED.



THIS WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN (4 SHEETS) WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK ON _____ DAY OF _____ IN CONJUNCTION WITH THEIR APPROVAL OF THE WOODLANDS SECOND AMENDMENT PRELIMINARY P.D. SITE PLAN.

MAYOR _____ DATE _____
 ATTEST: _____
 TOWN CLERK _____ DATE _____

THE WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN (4 SHEETS) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ M. ON THE _____ DAY OF _____ 19____ IN BOOK _____ PAGE _____

MAP _____ RECEPTION # _____

COUNTY CLERK AND RECORDER
 BY _____ (DEPUTY)

THE WOODLANDS SECOND AMENDMENT PUBLIC LAND/OPEN SPACE DEDICATION SCHEDULE			
DEVELOPMENT ZONE	PROPOSED DEDICATION	DEVELOPMENT ZONE	PROPOSED DEDICATION
A	OSD-4 (8.42 AC.)	F	OSD-2 (16.15 AC.)
B	OSD-1 (16.62 AC.)		PLD-2 & UD (10.7 AC.)
C	OSD-1 (16.62 AC.)	G	OSD-1 (16.62 AC.)
D	PLD-2 & UD (10.7 AC.)	H	OSD-2 (16.15 AC.)
E	OSD-3 (15.76 AC.)		PLD-1 (3.17 AC.)
	PLD-2 & UD (10.70 AC.)	ANY PARCEL	PLD-3 & UD (2.15 AC.)

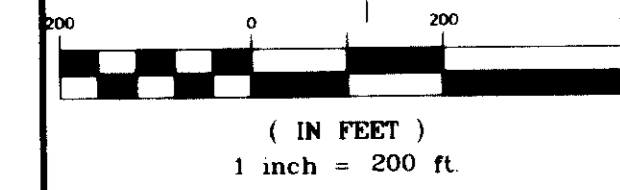
LEGEND

- PHASE BOUNDARY
- PROPOSED DEVELOPMENT PARCEL
- EXISTING DEVELOPMENT PARCEL
- PROPOSED RIGHT-OF-WAY
- PROPOSED TRAIL
- EXISTING TRAIL
- EXIST. 10' CONTOUR

THE WOODLANDS SECOND AMENDMENT TRAILS AND OPEN SPACE

PEAK CIVIL CONSULTANTS
 CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

2441 BROADWAY, SUITE 214
 DENVER, COLORADO 80205
 (303) 308-9470 (303) 308-1335 fax
 Email: peakcivil@earthlink.net



THE WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN CASTLE ROCK, COLORADO STREETS SHEET 5 OF 7

REQUIRED PHASE IMPROVEMENTS CONTINUED

PHASE VI:
PAVE SADDLE BACK FROM PHASE V LINE WEST TO EXIST SADDLE BACK DR.

PHASE VII:
RIDGE TRAIL DRIVE WITHIN PHASE TO FOUNDERS PARKWAY.

STREET DESIGN DETAILS*

*THESE STREET DESIGN STANDARDS WILL CONTROL OVER ANY CONFLICTING STANDARD IN THE TOWN'S PUBLIC WORKS REGULATIONS.

DESCRIPTION	ALL STREETS EXCEPT SADDLE BACK DRIVE AND RIDGE TRAIL DRIVE	SADDLEBACK DRIVE AND RIDGE TRAIL DRIVE
VOLUME (ADT)	LESS THAN 500 ADT	LESS THAN 1,000 ADT
FUNCTION	ACCESS TO PROPERTY	ACCESS TO PROPERTY AND WOODLANDS OR FOUNDERS
STREET WIDTH	24 FEET ASPHALT WITH 3 FOOT MOUNTABLE CURBS EACH SIDE	28 FEET ASPHALT WITH 3 FOOT MOUNTABLE CURBS ON BOTH SIDES AND A 5 FOOT ATTACHED WALK ON ONE SIDE
WALKS	NONE	DETACHED ON ONE SIDE
ON-STREET PARKING	NOT PERMITTED	PERMITTED ON ONE SIDE
R.O.W.	40 FEET	50 FEET
DESIGN SPEED	20 MPH	20 MPH WITH 100 FOOT RADIUS 25 MPH WITH 175 FOOT RADIUS
MINIMUM RADIUS	75 FEET	100 FEET IN RESTRICTED AREAS 175 FEET GENERALLY
MAXIMUM GRADE	10 PERCENT	8 PERCENT WITH SHORT SECTIONS OF 10 PERCENT PERMITTED

REQUIRED PHASE IMPROVEMENTS

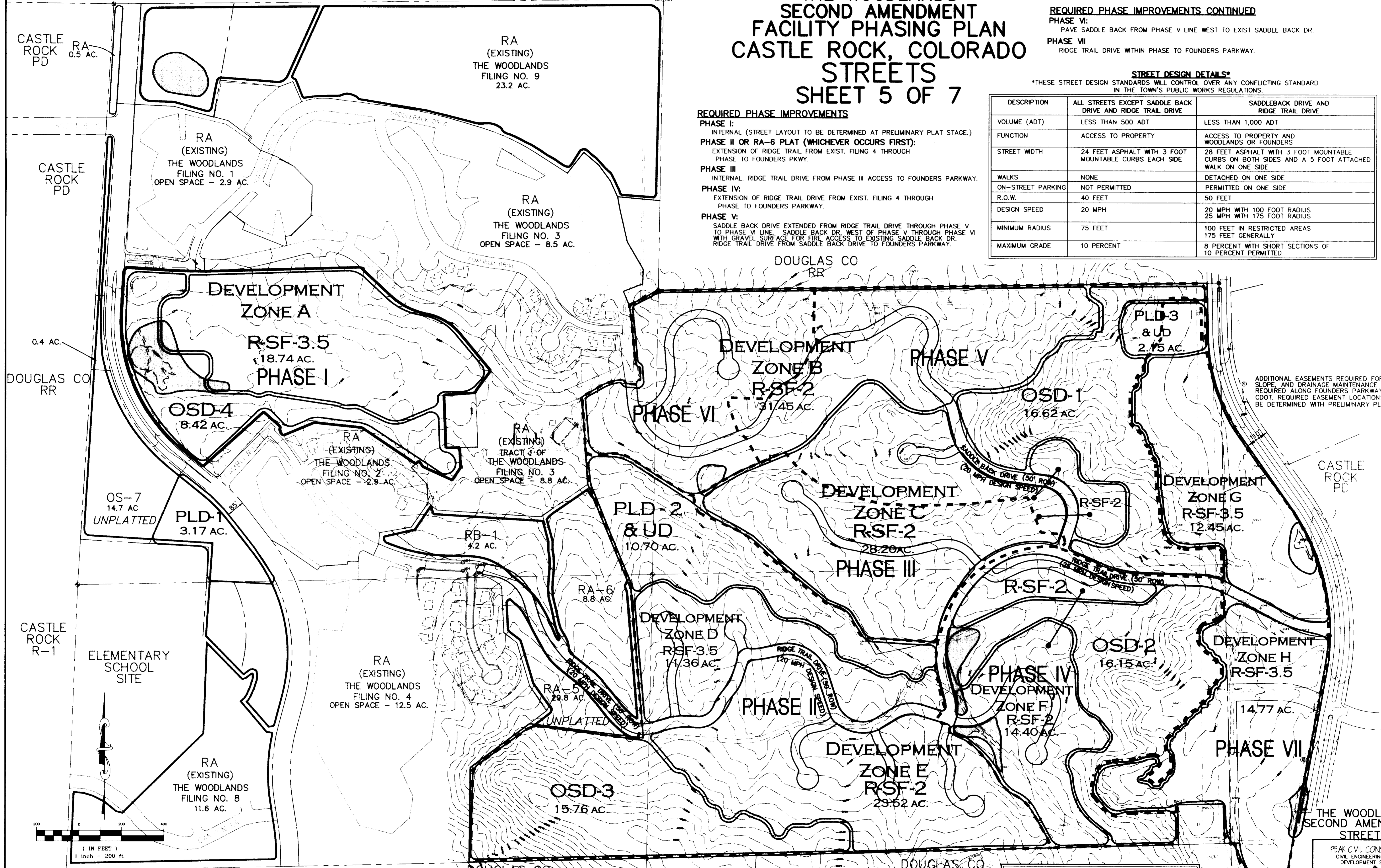
PHASE I:
INTERNAL (STREET LAYOUT TO BE DETERMINED AT PRELIMINARY PLAT STAGE.)

PHASE II OR RA-6 PLAT (WHICHEVER OCCURS FIRST):
EXTENSION OF RIDGE TRAIL FROM EXIST. FILING 4 THROUGH PHASE TO FOUNDERS PKWY.

PHASE III:
INTERNAL. RIDGE TRAIL DRIVE FROM PHASE III ACCESS TO FOUNDERS PARKWAY.

PHASE IV:
EXTENSION OF RIDGE TRAIL DRIVE FROM EXIST. FILING 4 THROUGH PHASE TO FOUNDERS PARKWAY.

PHASE V:
SADDLE BACK DRIVE EXTENDED FROM RIDGE TRAIL DRIVE THROUGH PHASE V TO PHASE VI LINE. SADDLE BACK DR. WEST OF PHASE V THROUGH PHASE V WITH GRAVEL SURFACE FOR FIRE ACCESS TO EXISTING SADDLE BACK DR. RIDGE TRAIL DRIVE FROM SADDLE BACK DRIVE TO FOUNDERS PARKWAY.



ADDITIONAL EASEMENTS REQUIRED FOR DITCH, SLOPE, AND DRAINAGE MAINTENANCE MAY BE REQUIRED ALONG FOUNDERS PARKWAY BY CDOT. REQUIRED EASEMENT LOCATIONS WILL BE DETERMINED WITH PRELIMINARY PLAT.


- NOTES:**
- PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.
 - THE AREA BOUNDARIES AND RELATED ACREAGES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE PLATTING PROCESS.
 - CASTLE OAKS DRIVE AND RIDGE ROAD TO BE VACATED WITH FINAL PLAT.

LEGEND

- PHASE BOUNDARY
- PROPOSED DEVELOPMENT PARCEL
- EXISTING DEVELOPMENT PARCEL
- PROPOSED RIGHT-OF-WAY
- 10' CONTOUR

**THE WOODLANDS
SECOND AMENDMENT
STREETS**

PEAK CIVIL CONSULTANTS
CIVIL ENGINEERING & LAND
DEVELOPMENT SERVICES



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(IN FEET)
1 inch = 200 ft

THE WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN CASTLE ROCK, COLORADO UTILITIES WATER & SAN SEWER SHEET 6 OF 7

REQUIRED IMPROVEMENTS

PHASE I
WATER
INTERNAL LOOPING
SANITARY
CONNECTION TO EXIST. 24" MAIN (INTERNAL).

PHASE II
WATER
REMOVAL OF EXIST. PRV AND CONVERT RED ZONE TO PURPLE ZONE AS WELL AS W/L ALIGNMENT AS NEEDED.
GREEN ZONE W/L FROM EXISTING LINE NEAR TANK THROUGH PHASE TO SERVE SOUTHERN PORTION OF PHASE II.
SANITARY
INTERNAL AND CONNECTION TO EXIST. 24" MAIN.

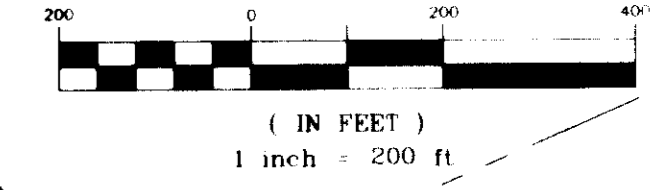
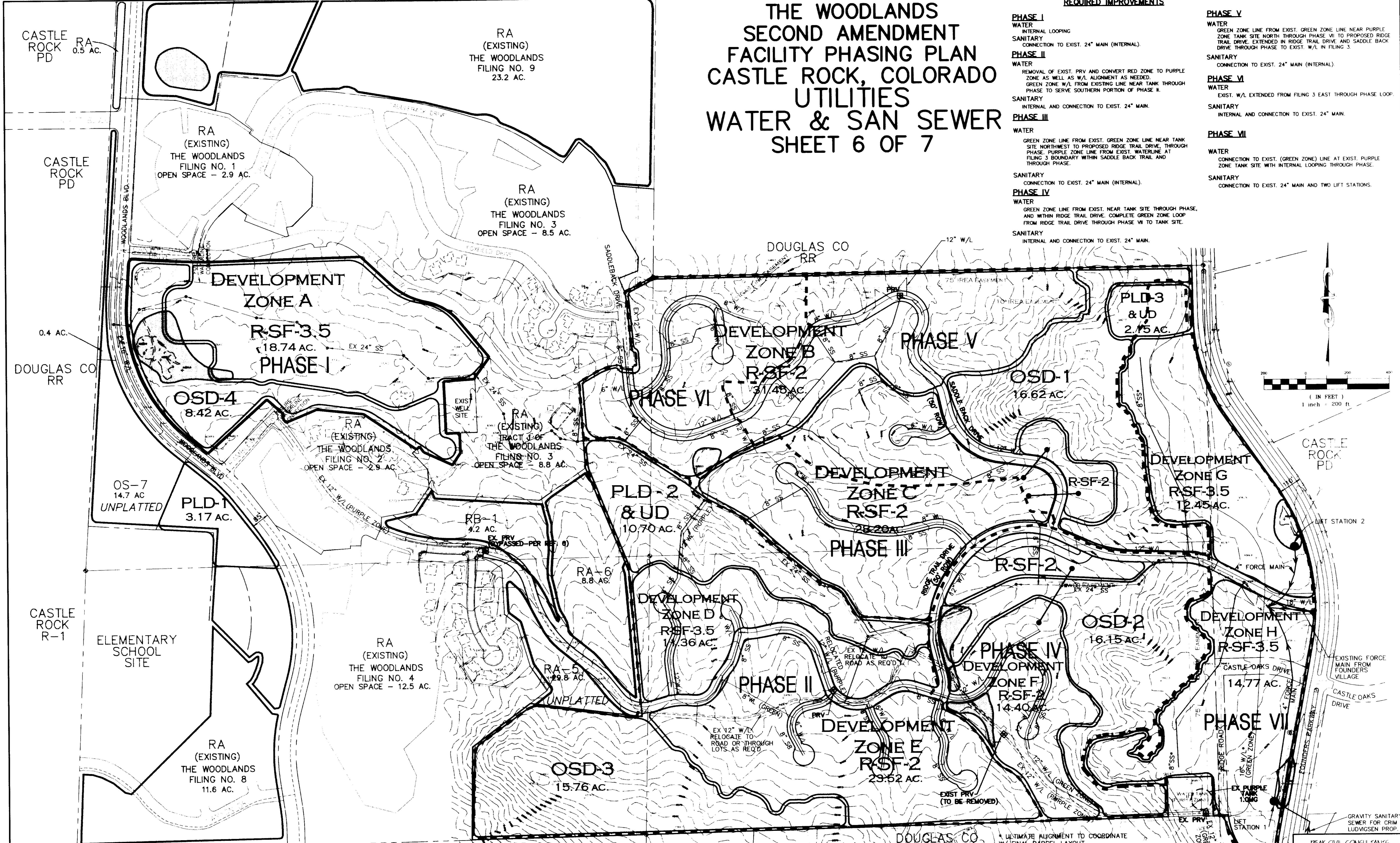
PHASE III
WATER
GREEN ZONE LINE FROM EXIST. GREEN ZONE LINE NEAR TANK SITE NORTHWEST TO PROPOSED RIDGE TRAIL DRIVE, THROUGH PHASE. PURPLE ZONE LINE FROM EXIST. WATERLINE AT FILING 3 BOUNDARY WITHIN SADDLE BACK TRAIL AND THROUGH PHASE.
SANITARY
CONNECTION TO EXIST. 24" MAIN (INTERNAL).

PHASE IV
WATER
GREEN ZONE LINE FROM EXIST. NEAR TANK SITE THROUGH PHASE, AND WITHIN RIDGE TRAIL DRIVE, COMPLETE GREEN ZONE LOOP FROM RIDGE TRAIL DRIVE THROUGH PHASE VI TO TANK SITE.
SANITARY
INTERNAL AND CONNECTION TO EXIST. 24" MAIN.

PHASE V
WATER
GREEN ZONE LINE FROM EXIST. GREEN ZONE LINE NEAR PURPLE ZONE TANK SITE NORTH THROUGH PHASE VI TO PROPOSED RIDGE TRAIL DRIVE, EXTENDED IN RIDGE TRAIL DRIVE AND SADDLE BACK DRIVE THROUGH PHASE TO EXIST. W/L IN FILING 3.
SANITARY
CONNECTION TO EXIST. 24" MAIN (INTERNAL).

PHASE VI
WATER
EXIST. W/L EXTENDED FROM FILING 3 EAST THROUGH PHASE LOOP.
SANITARY
INTERNAL AND CONNECTION TO EXIST. 24" MAIN.

PHASE VII
WATER
CONNECTION TO EXIST. (GREEN ZONE) LINE AT EXIST. PURPLE ZONE TANK SITE WITH INTERNAL LOOPING THROUGH PHASE.
SANITARY
CONNECTION TO EXIST. 24" MAIN AND TWO LIFT STATIONS.



- NOTES**
- PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.
 - PIPE SIZES SHOWN ARE PRELIMINARY AND MAY NEED TO BE VERIFIED BASED ON ACTUAL DEVELOPMENT DENSITIES AND TOWN REQUIREMENTS.
 - THE AREA BOUNDARIES AND RELATED ACREAGES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE PLATTING PROCESS.

LEGEND

PHASE BOUNDARY	---
PROPOSED DEVELOPMENT PARCEL	---
EXISTING DEVELOPMENT PARCEL	---
PROPOSED RIGHT-OF-WAY	---
EXIST. 10' CONTOUR	---
PROPOSED WATER	---
EXISTING WATER	---
PROPOSED SANITARY SEWER	---
EXISTING SANITARY SEWER	---

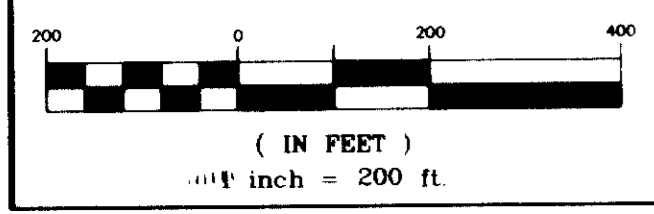
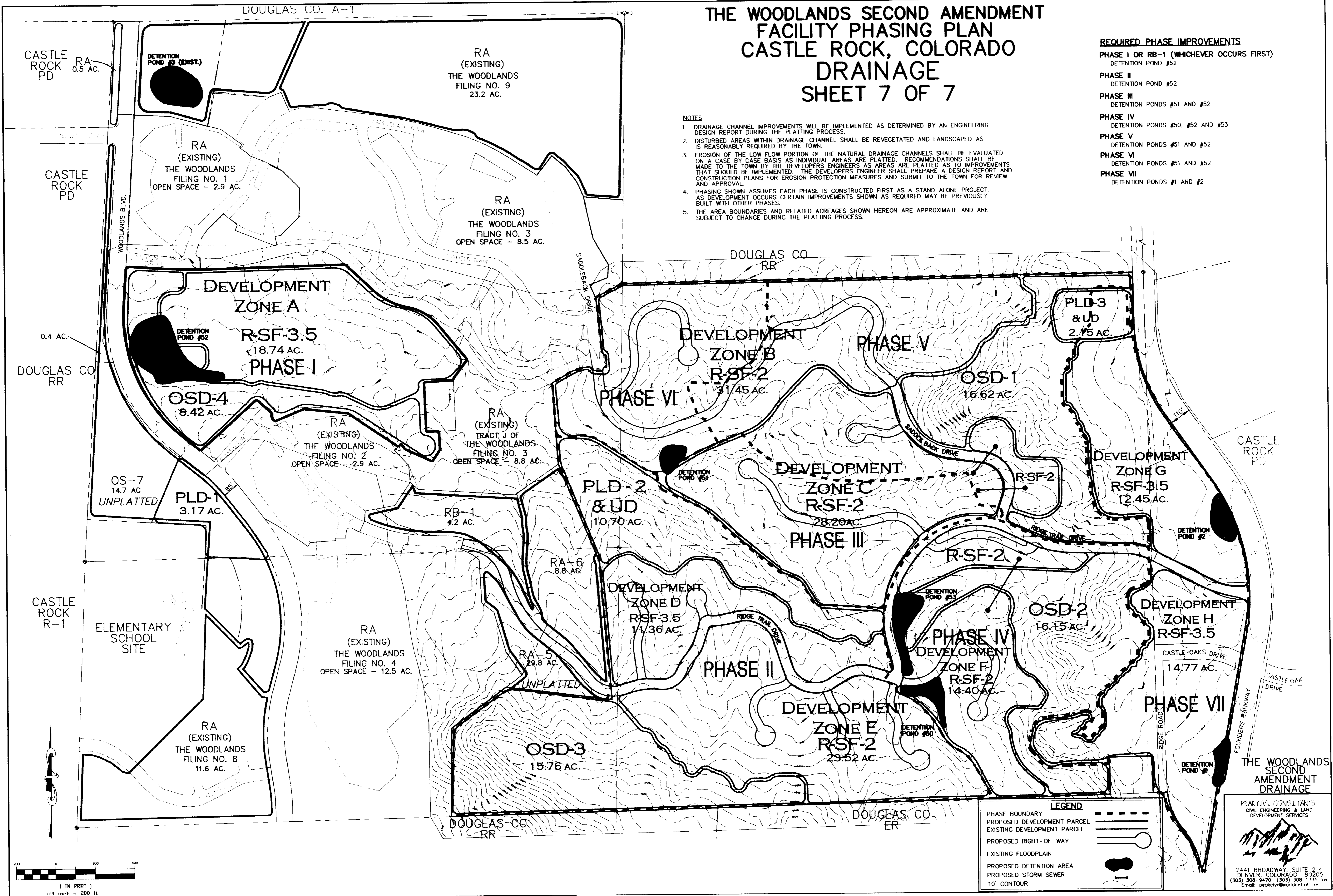
**THE WOODLANDS
SECOND AMENDMENT
UTILITIES-WATER & SANITARY SEWER**

PEAK CIVIL CONSULTANTS
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 2441 BROADWAY, SUITE 214
 DENVER, COLORADO 80205
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 Email: peakcivil@worldnet.att.net

THE WOODLANDS SECOND AMENDMENT FACILITY PHASING PLAN CASTLE ROCK, COLORADO DRAINAGE SHEET 7 OF 7

- REQUIRED PHASE IMPROVEMENTS**
- PHASE I OR RB-1 (WHICHEVER OCCURS FIRST)
DETENTION POND #52
 - PHASE II
DETENTION POND #52
 - PHASE III
DETENTION PONDS #51 AND #52
 - PHASE IV
DETENTION PONDS #50, #52 AND #53
 - PHASE V
DETENTION PONDS #51 AND #52
 - PHASE VI
DETENTION PONDS #51 AND #52
 - PHASE VII
DETENTION PONDS #1 AND #2

- NOTES**
1. DRAINAGE CHANNEL IMPROVEMENTS WILL BE IMPLEMENTED AS DETERMINED BY AN ENGINEERING DESIGN REPORT DURING THE PLATTING PROCESS.
 2. DISTURBED AREAS WITHIN DRAINAGE CHANNEL SHALL BE REVEGETATED AND LANDSCAPED AS IS REASONABLY REQUIRED BY THE TOWN.
 3. EROSION OF THE LOW FLOW PORTION OF THE NATURAL DRAINAGE CHANNELS SHALL BE EVALUATED ON A CASE BY CASE BASIS AS INDIVIDUAL AREAS ARE PLATTED. RECOMMENDATIONS SHALL BE MADE TO THE TOWN BY THE DEVELOPER'S ENGINEERS AS AREAS ARE PLATTED AS TO IMPROVEMENTS THAT SHOULD BE IMPLEMENTED. THE DEVELOPER'S ENGINEER SHALL PREPARE A DESIGN REPORT AND CONSTRUCTION PLANS FOR EROSION PROTECTION MEASURES AND SUBMIT TO THE TOWN FOR REVIEW AND APPROVAL.
 4. PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.
 5. THE AREA BOUNDARIES AND RELATED ACREAGES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE PLATTING PROCESS.



LEGEND

PHASE BOUNDARY	---
PROPOSED DEVELOPMENT PARCEL	---
EXISTING DEVELOPMENT PARCEL	---
PROPOSED RIGHT-OF-WAY	---
EXISTING FLOODPLAIN	---
PROPOSED DETENTION AREA	---
PROPOSED STORM SEWER	---
10' CONTOUR	---

PEAK CIVIL CONSULTANTS
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DEVELOPMENT SERVICES

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Email: peakcivil@worldnet.att.net

100-6

24

Douglas County, CO
\$ 120.00
B 1853 P 1955
CAROLE K. MURRAY Clerk & Recorder
00038731
06/06/00 14:35

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE WOODLANDS SECOND AMENDMENT (UPPER WOODLANDS AND "BOWL" PORTIONS) PRELIMINARY P.D. SITE PLAN; AMENDING THE WOODLANDS PD ZONING REGULATIONS; APPROVING THE FIRST AMENDMENT TO WOODLANDS PD DEVELOPMENT AGREEMENT; AND VESTING A SITE SPECIFIC DEVELOPMENT PLAN

WHEREAS, Terrabrook Woodlands, LLC ("Terrabrook") has requested an amendment to the existing PD planned development zoning of the parcel described in *Exhibit 1* (the "Property"); and

WHEREAS, Terrabrook has requested approval of the amended Woodlands PD Zoning Regulations as described in the attached *Exhibit 2* as the same affect the Property (the "Amended Zoning Regulations"); and

WHEREAS, Terrabrook has requested approval of "The Woodlands Second Amendment (Upper Woodlands and "Bowl" Portions) Preliminary P.D. Site Plan" (the "Amended Site Plan"); and

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

WHEREAS, Terrabrook and Town have agreed to the terms of the First Amendment to Woodlands PD Development Agreement; and

WHEREAS, the Town Council finds that the Amended Site Plan shall be vested as a site specific development plan for a period of five years under Chapter 15.24 of the Castle Rock Municipal Code and 24-68-101, et seq., C.R.S.

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

Section 1. Approval. The Amended Zoning Regulations and Amended Site Plan are approved for the Property.

Section 2. Development Agreement Amendment and Vesting. The First Amendment to Woodlands PD Development Agreement recorded 6-2-00 at Reception No. 00038730 of the Douglas County Records is hereby approved, which vests the PD Site Plan as a site specific development plan for a period of five (5) years from the effective date of this ordinance. The notice of vesting of the Amended Site Plan required under 15.24.100 of the Castle Rock Municipal Code shall be given within 14 days of the date of approval of this ordinance.

Section 3. 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.

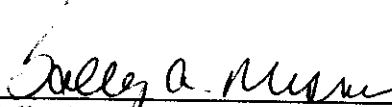
Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 24th day of February, 2000 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 0 against.

PASSED, APPROVED AND ADOPTED this 23rd day of March, 2000 by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK




Sally A. Msare, Town Clerk



Al Parker, Mayor

Approved as to form:



Robert J. Slentz, Town Attorney

T00323woodord

"Exhibit 1"
Legal Description
Woodlands PD

PARCEL B:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 03 DEGREES 31 MINUTES 48 SECONDS WEST A DISTANCE OF 2736.03 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 02 DEGREES 16 MINUTES 27 SECONDS EAST, A DISTANCE OF 1260.69 FEET TO THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 1 A PLAT RECORDED IN SAID DOUGLAS COUNTY AT RECEPTION NO. 352969 AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODLANDS BOULEVARD AS SHOWN ON THE PLAT OF SCOTT RANCH FILING NO. 1 RECORDED IN SAID DOUGLAS COUNTY AT RECEPTION NO. 361816, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID THE WOODLANDS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

- 1) ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 31.42 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 31 MINUTES 48 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT OF TANGENT;
- 2) THENCE SOUTH 86 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF 242.50 FEET ALONG SAID TANGENT TO A POINT OF CURVE;
- 3) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05 DEGREES 07 MINUTES 12 SECONDS AN ARC DISTANCE OF 115.28 FEET, HAVING A RADIUS OF 1290.00 FEET AND A CHORD BEARING OF SOUTH 89 DEGREES 01 MINUTES 43 SECONDS EAST A DISTANCE OF 115.24 FEET TO A POINT OF TANGENT; THENCE NORTH 88 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 733.52 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 548 AT PAGE 394 TO A POINT ON THE WESTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3 A PLAT RECORDED AT RECEPTION NO. 366636 IN SAID DOUGLAS COUNTY; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:
 - 1) SOUTH 47 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 199.30 FEET TO A POINT OF CURVE;
 - 2) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 52 SECONDS AN ARC DISTANCE OF 140.04 FEET, HAVING A RADIUS OF 303.00 FEET AND A CHORD BEARING OF SOUTH 60 DEGREES 22 MINUTES 22 SECONDS EAST A DISTANCE OF 138.80 FEET TO A POINT OF TANGENT;
 - 3) THENCE SOUTH 73 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 83.37 FEET TO A POINT OF CURVE;
 - 4) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34 DEGREES 04 MINUTES 52 SECONDS AN ARC DISTANCE OF 144.54 FEET, HAVING A RADIUS OF 243.00 FEET AND A CHORD BEARING OF SOUTH 56 DEGREES 34 MINUTES 22 SECONDS EAST, A DISTANCE OF 142.42 FEET;
 - 5) THENCE SOUTH 39 DEGREES 31 MINUTES 56 SECONDS EAST, A DISTANCE OF 232.52 FEET;
 - 6) THENCE SOUTH 36 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 119.04 FEET;

7) THENCE SOUTH 02 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 7.49 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1011 AT PAGE 594; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 85 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 150.07 FEET;
- 2) THENCE SOUTH 02 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 249.68 FEET;
- 3) THENCE NORTH 87 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:
 - 1) SOUTH 02 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 95.00 FEET;
 - 2) THENCE SOUTH 33 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 70.00 FEET;
 - 3) THENCE NORTH 65 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE OF 151.11 FEET;
 - 4) THENCE NORTH 35 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 33.09 FEET;
 - 5) THENCE SOUTH 47 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.01 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE WOODLANDS FILING NO. 2 A PLAT RECORDED AT RECEPTION NO. 352971 IN SAID DOUGLAS COUNTY; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:
 - 1) NORTH 56 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 305.17 FEET;
 - 2) THENCE NORTH 84 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 224.94 FEET;
 - 3) THENCE SOUTH 67 DEGREES 25 MINUTES 14 SECONDS WEST, A DISTANCE OF 158.62 FEET TO A POINT OF CURVE;
 - 4) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 08 SECONDS AN ARC DISTANCE OF 20.19 FEET, A RADIUS OF 592.64 FEET AND A CHORD BEARING OF NORTH 43 DEGREES 57 MINUTES 22 SECONDS WEST, A DISTANCE OF 20.19 FEET TO A POINT OF REVERSE CURVE;
 - 5) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86 DEGREES 21 MINUTES 16 SECONDS AN ARC DISTANCE OF 30.14 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 27.37 FEET;
 - 6) THENCE NORTH 48 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF 103.81 FEET;
 - 7) THENCE SOUTH 47 DEGREES 58 MINUTES 09 SECONDS WEST, A DISTANCE OF 383.58 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF WOODLANDS BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
 - 1) NORTH 51 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 121.29 FEET TO A POINT OF CURVE;
 - 2) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54 DEGREES 35 MINUTES 47 SECONDS AN ARC DISTANCE OF 745.62 FEET, A RADIUS OF 782.50 FEET AND A CHORD BEARING OF NORTH 23 DEGREES 46 MINUTES 04 SECONDS WEST A DISTANCE OF 717.74 FEET TO A POINT OF TANGENT;
 - 3) THENCE NORTH 03 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 182.39 FEET ALONG SAID TANGENT TO THE TRUE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF LAND BEING A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1, WHENCE THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 BEARS SOUTH 88 DEGREES 24 MINUTES 25 SECONDS WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 24 MINUTES 25 SECONDS WEST, A DISTANCE OF 30.00 FEET ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 9457241 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING TREE (3) COURSES:

- 1) NORTH 01 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 184.75 FEET;**
- 2) THENCE SOUTH 89 DEGREES 06 MINUTES 23 SECONDS WEST, A DISTANCE OF 216.24 FEET;**
- 3) THENCE SOUTH 01 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 187.39 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES 25 SECONDS WEST, A DISTANCE OF 2507.92 FEET ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST QUARTER TO SAID SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE SOUTH 88 DEGREES 40 MINUTES 55 SECONDS WEST, A DISTANCE OF 833.88 FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WOODLANDS FILING NO. 4, A PLAT RECORDED AT RECEPTION NO. 366637 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID THE WOODLANDS FILING NO. 4 THE FOLLOWING TWO (2) COURSES:**
 - 1) NORTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 444.46 FEET;**
 - 2) THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 346.14 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1042 AT PAGE 195 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:**
 - 1) SOUTH 82 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 540.02 FEET;**
 - 2) THENCE NORTH 04 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 700.00 FEET;**
 - 3) THENCE NORTH 22 DEGREES 26 MINUTES 37 SECONDS WEST, A DISTANCE OF 535.85 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE WOODLANDS FILING NO. 3, A PLAT RECORDED AT RECEPTION NO. 366636 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:**
 - 1) NORTH 03 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 412.15 FEET;**
 - 2) THENCE NORTH 59 DEGREES 50 MINUTES 20 DEGREES EAST, A DISTANCE OF 94.78 FEET TO A POINT OF CURVE;**
 - 3) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25 DEGREES 25 MINUTES 38 SECONDS AN ARC DISTANCE OF 107.84 FEET, A RADIUS OF 243.00 FEET AND A CHORD BEARING OF NORTH 72 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 106.96 FEET TO A POINT OF COMPOUND CURVE;**
 - 4) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 14 MINUTES 10 SECONDS AN ARC DISTANCE OF 31.15 FEET A RADIUS OF 20.00 FEET AND A CHORD BEARING OF SOUTH 50 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 28.10 FEET;**

5) THENCE SOUTH 86 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.62 FEET TO A POINT OF CURVE;

6) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95 DEGREES 30 MINUTES 41 SECONDS AN ARC DISTANCE OF 33.34 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 42 DEGREES 15 MINUTES 28 SECONDS EAST A DISTANCE OF 29.61 FEET;

7) THENCE NORTH 04 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.18 FEET TO A POINT OF CURVE;

8) THENCE ALONG CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84 DEGREES 29 MINUTES 19 SECONDS AN ARC DISTANCE OF 29.49 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 31 SECONDS WEST A DISTANCE OF 26.89 FEET TO A POINT OF TANGENT;

9) THENCE NORTH 05 DEGREES 29 MINUTES 52 SECONDS WEST, A DISTANCE OF 211.70 FEET TO A POINT OF CURVE;

10) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07 DEGREES 30 MINUTES 05 SECONDS AN ARC DISTANCE OF 62.84 FEET A RADIUS OF 480.00 FEET AND A CHORD BEARING OF NORTH 09 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 62.80 FEET;

11) THENCE NORTH 62 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 154.39 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 09 MINUTES 13 SECONDS EAST, A DISTANCE OF 2586.02 FEET ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 1 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILLER BOULEVARD AS SHOWN OF THE PLAT OF MILLER BOULEVARD FILING NO. 1, A PLAT RECORDED AT RECEPTION NO. 8603132 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 01 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 246.82 FEET TO A POINT OF CURVE;

2) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20 DEGREES 40 MINUTES 30 SECONDS AN ARC DISTANCE OF 308.52 FEET, A RADIUS OF 855.00 FEET AND A CHORD BEARING OF SOUTH 11 DEGREES 32 MINUTES 37 SECONDS EAST A DISTANCE OF 306.85 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 1 AND A POINT ON THE WESTERLY BOUNDARY OF CASTLE OAKS, A PLAT RECORDED AT RECEPTION NO. 150556 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG THE EAST LINE OF SAID SECTION 1 AND SAID WESTERLY BOUNDARY OF CASTLE OAKS THE FOLLOWING TWO (2) COURSES:

1) SOUTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 775.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

2) THENCE SOUTH 01 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 1310.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCEL THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED NOVEMBER 4, 1994 IN BOOK 1229 AT PAGE 162.

PARCEL F

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 2, AND OUTLOT C, CASTLE OAKS, A PLAT RECORDED AT RECEPTION NO. 150556 OF THE RECORDS OF DOUGLAS COUNTY ALL IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6 BEARS NORTH 01 DEGREES 13 MINUTES 47 SECONDS WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 775.41 FEET ALONG THE WEST LINE OF SAID SOUTH ONE-HALF OF THE NORTHWEST QUARTER, SAID LINE ALSO BEING THE WESTERLY BOUNDARY OF SAID CASTLE OAKS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILLER BOULEVARD AS SHOWN ON PLAT OF MILLER BOULEVARD FILING NO. 1, RECORDED AT RECEPTION NO. 8603132 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 24 MINUTES 15 SECONDS AN ARC DISTANCE OF 200.02 FEET, A RADIUS OF 855.00 FEET AND A CHORD BEARING OF SOUTH 28 DEGREES 34 MINUTES 59 SECONDS EAST, ALONG DISTANCE OF 199.57 FEET TO A POINT OF TANGENT;**
- 2) THENCE SOUTH 35 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 402.22 FEET TO A POINT OF CURVE;**
- 3) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45 DEGREES 41 MINUTES 13 SECONDS AN ARC DISTANCE OF 815.01 FEET, A RADIUS OF 1022.10 FEET AND A CHORD BEARING OF SOUTH 12 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 793.59 FEET TO A POINT OF TANGENT;**
- 4) THENCE SOUTH 10 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 109.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASTLE OAKS DRIVE AS SHOWN ON SAID PLAT OF CASTLE OAKS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:**
 - 1) NORTH 66 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 46.20 FEET TO A POINT OF CURVE;**
 - 2) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24 DEGREES 31 MINUTES 17 SECONDS AN ARC DISTANCE OF 188.31 FEET, A RADIUS OF 440.00 FEET AND A CHORD BEARING OF NORTH 79 DEGREES 00 MINUTES 04 SECONDS WEST, A DISTANCE OF 186.88 FEET TO A POINT OF TANGENT;**
 - 3) THENCE SOUTH 88 DEGREES 44 MINUTES 17 SECONDS WEST, A DISTANCE OF 223.18 FEET TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 01 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 562.39 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.**

EXCEPT THAT PORTION LYING WITHIN THE WOODLANDS FILING NO. 6, A PLAT RECORDED AT RECEPTION NO. 8803380 OF THE RECORDS OF SAID DOUGLAS COUNTY.

PARCEL G:

A PARCEL OF LAND BEING A PART OF OUTLOT A OF CASTLE OAKS, A PLAT RECORDED AT RECEPTION NO. 150556 OF THE RECORDS OF DOUGLAS COUNTY ALL IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 01 DEGREES 21 MINUTES 31 SECONDS WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 48 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 52.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS SHOWN ON SAID PLAT OF CASTLE OAKS, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 01 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 634.88 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CASTLE OAKS DRIVE AS SHOWN ON SAID PLAT OF CASTLE OAKS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1) NORTH 88 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 183.04 FEET TO A POINT OF CURVE;

2) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 31 MINUTES 17 SECONDS, AN ARC DISTANCE OF 154.07 FEET, A RADIUS OF 360.00 FEET AND A CHORD BEARING OF SOUTH 79 DEGREES 00 MINUTES 05 SECONDS EAST, A DISTANCE OF 152.90 FEET TO A POINT OF TANGENT;

3) THENCE SOUTH 66 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 64.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILLER BOULEVARD AS SHOWN ON THE PLAT OF MILLER BOULEVARD FILING NO. 1 RECORDED AT RECEPTION NO. 8603132 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE SOUTH 10 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 1085.22 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 06 DEGREES 24 MINUTES 16 SECONDS WEST, A DISTANCE OF 32.84 FEET TO A POINT OF CURVE;

2) THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 57 SECONDS, AN ARC DISTANCE OF 231.02 FEET, A RADIUS OF 440.00 FEET AND A CHORD BEARING OF NORTH 21 DEGREES 26 MINUTES 45 SECONDS WEST A DISTANCE OF 228.37 FEET TO A POINT OF TANGENT;

3) THENCE NORTH 36 DEGREES 29 MINUTES 13 SECONDS WEST A DISTANCE OF 39.73 FEET TO A POINT OF CURVE;

4) THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35 DEGREES 13 MINUTES 30 SECONDS, AN ARC DISTANCE OF 221.32 FEET, A RADIUS OF 360.00 FEET AND A CHORD BEARING OF NORTH 18 DEGREES 52 MINUTES 28 SECONDS WEST A DISTANCE OF 217.86 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT 2

**ZONING REGULATIONS & PROJECT
STANDARDS
FOR
THE WOODLANDS**

**AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO**

February 29, 2000

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SECTION I:

GENERAL PROVISIONS

- 1.1 **Adoption / Authorization.** The Town Council has adopted the Woodlands Preliminary PD Site Plan and Zoning Ordinance pursuant to Section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate notice and hearing.
- 1.2 **Applicability.** The Woodlands Preliminary PD Site Plan and Zoning Ordinance shall run with and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.
- 1.3 **Maximum Level of Development.** The total number of dwelling units is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Final Plat and Final PD Site Plan stage of review. However, the aggregate total number of dwelling units may not exceed 374.
- 1.4 **Phasing.** The phasing order indicated on the Preliminary PD Site Plan is advisory in nature and is not to be construed as obligatory upon the Developer.
- 1.5 **Relationship to the Town of Castle Rock Regulations.** The provisions of this Preliminary PD Site Plan and Zoning Ordinance shall prevail and govern the development of the Woodlands PD, provided, however, that where the provisions of the Preliminary PD Site Plan and Zoning Ordinance do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, or any other applicable provisions of the Town Municipal Code shall be applicable.
- 1.6 **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.
- 1.7 **Development Agreement.** In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and PD property owners. This agreement, entitled the Woodlands PD Development Agreement, was adopted by the town on the 30th day of July, 1994 by resolution No. 94-__ and amended by Town on __ day of _____, 2000 by Resolution No. 94-__.
- 1.8 **Relationship to Previous Zoning Regulations.** These zoning regulations supercede any other previously adopted regulations for those portions of the Woodlands included in the Preliminary PD Site plan.

SECTION II:
DEFINITIONS

- 2.1 **Building Ground Coverage.** That portion of the ground on any building site which is covered by structures having a floor, walls, and enclosed roof. Building ground coverage shall not include patios, decks, or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.
- 2.2 **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.
- 2.3 **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.
- 2.4 **Parking Space.** One parking space as defined by the zoning ordinance of the Town of Castle Rock.
- 2.5 **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 permitted.
- 2.6 **Mother-In-Law or Nanny Unit:** A dwelling associated with the main dwellings that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or the detached garage. Separate addressing of utility taps are not permitted. One additional parking space shall be provided on the lot for the nanny unit. The design of the structure shall accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.
- 2.7 **Temporary Sales Office/Model Units and Construction Trailers.** Temporary sales offices and/or construction trailers will be manufactured or portable structures placed on a development site for the duration of the construction and/or sales period of a phase or phases of a project that will be removed from the site after construction and sales are complete. Model units are permanent housing units used for product display during the sales and construction process, which are ultimately for sale units.

SECTION III:

CONTROL PROVISIONS

- 3.1 **Use Area Boundaries.** There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Preliminary PD Site Plan due to the scale of the drawings and the diagrammatic depiction of the Land Use Areas. However, actual changes or adjustments to boundaries may only be made through the PD Amendment procedure as provided in the Town of Castle Rock Code.
- 3.2 **Road Alignments.** The Preliminary PD Site Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Preliminary PD Site Plan itself. Major road realignments, as determined by the Town of Castle Rock Planning Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.
- 3.3 **Use Area Location Amendments.** The Town Council, 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 the Woodlands will not thereby be increased; and (ii) that the height criteria set forth elsewhere in this Ordinance will not thereby be violated.

Such amendments, if permitted by the Town Council, shall constitute amendments to the Preliminary PD Site Plan for the Woodlands and will not require separate approval.

SECTION IV:
OVERALL PROJECT STANDARDS

The standard zoning requirements of the town of Castle Rock Zoning ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:

4.1 Building Envelopes.

The following standards shall apply to Development Zones B and C, Planning Areas.

4.1.1 Development on lots within the areas designated above shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions to be illustrated on the Final PD Site Plan.

4.2 Sensitive Building Siting.

4.2.1 In relation to site planning, consideration shall be given to the relationship of roads and building existing vegetation slope grades and drainageways. All structures and roadways shall harmonize with the natural landscape and consider the following guidelines:

- Significant natural drainageways shall not be disturbed or re-routed except where such disturbance benefits the Planned Development, subject to review and approval by the Town of Castle Rock.
- Unique site features, such as significant topographic features, shall receive special consideration. Such features shall be left undisturbed wherever practical in relation to site planning and development.
- Structures located in areas of steep topographic conditions shall be designed to conform to the slope by means of "stepped foundations" or similar methods that will assure minimal grading and site preparation. In principle, structures shall accommodate slope in design rather than cause the slope to accommodate structures.
- Grading shall be shaped to complement the natural land form.
- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize site disturbance. Clearing of vegetation within the right-of-way shall be designated to create more natural appearing edges and to accommodate snow storage.

4.3 Street Standards.

4.3.1 *Ridge Trail and Saddleback Drive*

- 28 feet asphalt with three foot concrete mountable curb both sides and a five foot class 6 gravel shoulder on each side and five foot attached walk on one side.
- no fence within 10' of R.O.W.
- permit on-street parking on one side only
- 50' ROW
- 25 Mph Design speed
- 100 foot minimum radius
- maximum Grade, 8% with short sections of 10% permitted
- K factors, Crest: 20, Sag: 30

4.3.2 *All other streets in the PD Amendment area*

- 24 feet asphalt with three foot mountable gutter on each side. No sidewalks.
- On street parking is prohibited
- no fence within 10' of R.O.W.
- 40' ROW
- 20 Mph design speed
- 100' minimum radius
- 10% maximum grade
- K factors, Crest: 10, Sag: 20

4.4 **Mitigation of Ecological Resources**

The following describes various mitigation efforts that will be taken for the preservation of the ecological resources of the site during the design and development process.

4.4.1 *Bowl Run (Parcel OSD 4 and adjacent R-SF3.5 Development Zone A on plan)*

The Bowl contains a drainageway that carries surface runoff offsite toward the west. This area supports a minor amount of wetland vegetation such as coyote willows and cattails.

Construction of a stormwater detention pond per Town of Castle Rock Public Works regulations will probably require removal of some or all of the existing wetland vegetation in order to ensure adequate storage capacity and unrestrained drainage during high flow events. However, it is expected that the overall effect of the project on the Bowl and Upper Woodland will be to increase the amount of surface runoff available because of increased impervious surfaces (roofs, driveways, roads) and irrigation of lawns and other landscaping. Where feasible, the detention pond and new drainageway will be used to create new areas of wetland vegetation within the site.

4.4.2 Pine Oak Forest (Parcels OSD-1, OSD-2)

Within the proposed development, one of the most important habitats in terms of wildlife density and diversity is the mature pine-oak forest and the associated rock ledges in the Woodlands (Parcels OSD-1, OSD-2). The pine-oak forest not only supports a variety of species that require tree or rock cover, it also serves as the major movement corridor for wildlife that may be dispersing toward or away from similar habitats to the north and northwest.

Three major design features would mitigate loss of this habitat type:

- The highest-quality forest along and below the bluffs in the OSD-1 and OSD-2 (as well as the wooded area on the southern edge of the parcels) will be preserved as open space.
- Most other areas of high-quality forest in the Woodlands are planned for low-density lots, which will be constructed in a manner to minimize loss of mature trees.
- Landscaping of dwellings and common areas should consist primarily of native trees and shrub species that currently occur onsite. A set of design guidelines specifying native landscape parameters will be developed for inclusion in the property covenants for the Woodlands.

4.4.3 Valley Floor Grasslands and Drainageway

In parcels OSD-4 and adjacent R-SF-3.5 Development Zone A and Parcels PLD-2 and adjacent R-SF-2 parcels, the west-draining valley floor supports a predominantly grassy community. As described previously, the grassy floor is heavily grazed east of the fence in the Upper Woodlands but ungrazed west of the fence and in the Bowl. This grassland provides some forage for deer, supports small rodents that attract small predators such as coyotes and foxes, and serves as an east-west movement corridor for wildlife.

Specific measures to reduce habitat loss of the valley floor grassland include the following:

- No development (except for detention ponds and drainage improvements) is proposed on the valley floor.
- Lots along the adjacent side slopes will be accessed from roadways away from the valley floor. In most locations, the existing sideslopes would be retained as unmown landscaping, thus preserving native plants in the back portion of lots.

4.4.4 *Mountain Brush-Grass Mosaic*

Most of the proposed development will occur within the shrub-grass mosaic that forms the transition from dense pine-oak forest to valley floor grassland. Fortunately, many of the species that are most closely associated with the shrub-grass mosaic readily adapt to human presence and will occur within portions of the development where substantial brush is either retained or replaced.

Specific design features related to the mountain brush-grass mosaic include the following:

- The largest area of shrub-grass mosaic is in Parcel OSD-3, in an area that will be preserved as open space.
- In lower-density Development Zones B and C, building envelopes will be sited to minimize loss of mature shrub clumps and scattered trees.
- In all areas, landscaping would emphasize replacement of native shrubs.

4.4.5 *Preservation of Existing Movement Corridors*

Where practicable, the project will be design to preserve the major east-west and north-south movement corridors within the proposed development.

- Within the Parcel OSD-4, the current movement corridor along the valley floor and adjacent slopes to the south will be preserved as undeveloped open space.
- Within the Parcel PLD-2, the upgradient extension of the same drainageway would be preserved as a movement corridor, as will east-west corridors along the southern boundary and to the north of the valley floor because of perimeter as open space.
- Within the Parcels OSD-1 and OSD-2, the primary north-south movement corridor along the bluffs will be preserved as open space.

4.4.6 *Restriction on Fences*

Fences can interfere with wildlife movement and contribute to habitat loss by making areas of suitable landscaping unavailable to wildlife.

- Within the Woodlands, lots adjacent to open space will be required by design guidelines to be "low-fence" lots. For these lots, perimeter fences would be limited to a maximum height of 4 feet and would consist of a "friendly" design such as split rail or wooden pickets.
- "Privacy fences" would be limited by design guidelines to areas around patios or areas of improved lawns and will not be permitted to extend beyond building envelopes as established on the Final PD Site Plan.

4.4.5 Exterior Lighting & Utilities

No exterior lighting of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right of way or adjacent property or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the property.

4.4.6 Utilities

All utility distribution lines must be placed underground.

4.4.7 Additional Design Standards

Additional standards regulating material and color standards and architectural control covenants will be included with the Final PD plan submission.

4.4.8 Compliance with Skyline/Ridgeline Protection Regulations

All development within the Woodlands PD will be in compliance with Chapter 17.14 of the Castle Rock Municipal Code and Skyline/Ridgeline areas as indicated on the Preliminary PD Site Plan.

SECTION V:
LAND USE AREAS

5.0 Land Use Areas

The land use shall be divided into general Land Use Areas. The Land Use Areas shall be of five types, as defined below. The aggregate number of acres within each type of use area shall be as indicated opposite each type of designation.

R-SF-2 SINGLE FAMILY 2 DU/AC	2	97.57	195	43
R-SF-3.5 SINGLE FAMILY 3.5 DU/AC	3.5	57.34	203	25
OSD OPEN SPACE DEDICATION	N/A	56.85	N/A	25
PLD PUBLIC LAND DEDICATION	N/A	16.02	N/A	7
TOTALS	N/A	227.76	398*	100

***Per Section I: General Provisions, 1.3 Maximum Level of Development, the aggregate total number of units may not exceed 374.**

5.1 R-S F-2 Single Family Use Areas

5.1.1 Development Regulations

- | | |
|--|----------|
| A. Gross Acreage | 97.57 ac |
| B. Gross Residential density | 2 DU/ac |
| C. Percent of total acreage | 43 |
| D. Maximum number of units | 195 |
| E. Maximum height of structure | 35 ft. |
| F. Setbacks: (to be determined at Final PD Site Plan) | |
| G. Maximum building coverage: (to be determined at Final PD Site Plan) | |
| H. Minimum lot area: (to be determined at Final PD Site Plan) | |

5.1.2 Permitted uses:

- A. Home Occupations.
- B. Mother-In-Law or Nanny Unit
- C. Parks, playgrounds, and picnic areas.
- D. Public buildings, including but not limited to fire and police stations.
- E. Schools, public
- F. Single Family Dwellings.
- G. Swimming pools and spas.
- H. Tennis court, private
- I. Trails, bicycle, pedestrian, and equestrian.

5.1.3 Uses by Special Review

- A. Churches, synagogues, and other religious institutions.
- B. Clubhouses and private community centers with indoor or outdoor recreation facilities.
- C. Day care centers.
- D. Private/public utility facilities, including, but not limited to the following:
 - Overhead high voltage transition lines (provided that no public offices and repair or storage facilities are maintained on the site).
 - Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site).
 - Facilities for the acquisition, treatment, and storage of water.
 - Facilities for the collection, treatment, and disposal of sewage.
 - Facilities for the collection, treatment, and disposal of reuse water.
- E. Schools, private.

5.1.4 Accessory Uses

- A. Satellite dish (22" or smaller)
- B. Fences and walls (where permitted per design guidelines).

- C. Garage.
- D. Patio/gazebo.

5.1.5 *Temporary Uses*

- A. Temporary sales office/model units and construction trailers.

5.2 **R-SF-3.5 Single Family Use Areas**

5.2.1 *Development Regulations*

- A. Gross Acreage 51.21 ac
- B. Gross Residential Density 3.5 DU/ac
- C. Percent of total acreage 23
- D. Maximum number of units 179
- E. Maximum height of structure 35 ft.
- F. Setbacks: (to be determined at Final PD Site Plan)
- G. Maximum building coverage (to be determined at Final PD Site Plan)
- H. Minimum lot area (to be determined at Final PD Site Plan)

5.2.2 *Permitted Uses:*

- A. Home Occupations.
- B. Mother-In-Law or Nanny Unit.
- C. Parks, playgrounds, and picnic areas.
- D. Public buildings, including but not limited to fire and police stations.
- E. Schools, public.
- F. Single Family Dwellings
- G. Swimming pools and spas.
- H. Tennis court, private.
- I. Trails, bicycle, pedestrian.

5.2.3 *Uses by Special Review*

- A. Churches, synagogues, and other religious institutions.
- B. Clubhouses and private community centers with indoor or outdoor recreation facilities.
- C. Day care centers.
- D. Private/public utility facilities, including but not limited to the following:
 - Overhead high voltage transition lines (provided that no public offices and repair or storage facilities are maintained on the site).
 - Underground utility distribution lines (provided that no public offices and repair or storage facilities are maintained on the site).
 - Facilities for the acquisition, treatment, and storage of water.
 - Facilities for the collection, treatment, and disposal of sewage.
 - Facilities for the collection, treatment, and disposal of reuse water.
- E. Schools, private.

5.4 Transitional Use

- A. 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 in question. Agricultural uses, for purpose 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.
- B. Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section 5.4 shall have no application within the area described above until a Final Site Plan for such an area or areas has been approved, provided however, the Town Council, reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Council 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.
- C. 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 VI:

**SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS
AND/OR PLATS**

- 6.1 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 they are ready for development.
- 6.2 No structural building permit will issued until a final site plan and final plat for such area has been presented to and approved by the Town Council.
- 6.3 In those cases where the Subdivision Regulations of the Town of Castle Rock requires approval of a final plat by the Town Council prior to sale of transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Town Council 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 the 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.)