

# PLUM CREEK PLANNED DEVELOPMENT 3RD AMENDMENT AND ZONING REGULATIONS

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

## LEGAL DESCRIPTION

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

## BENCHMARK

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

## BASIS OF BEARINGS

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

## ZONING REGULATIONS

### SECTION I. DEFINITIONS

- 1.1 BUILDING 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, CARPORTS, SURFACE, UNDERGROUND OR  
PARTIALLY UNDERGROUND PARKING AREAS (PROVIDED SUCH PARTIALLY UNDERGROUND PARKING AREAS  
SHALL NOT PROTRUDE MORE THAN SIX FEET FROM THE AVERAGE SURROUNDING GRADE), ROADWAYS,  
HIKER-BIKER OR PEDESTRIAN WAYS OR SUCH OTHER USES NOT MEETING THE ABOVE DEFINITION.
- 1.2 BUILDING HEIGHT. THE VERTICAL DISTANCE FROM THE AVERAGE GRADE SURROUNDING A STRUCTURE TO THE  
UPPERMOST POINT OF THE ROOF STRUCTURE. CHIMNEYS, VENTILATORS, SKYLIGHTS, SOLAR COLLECTORS, AIR  
CONDITIONING AND HEATING UNITS, ANTENNAS AND NECESSARY MECHANICAL APPURTENANCES USUALLY  
CONSTRUCTED ABOVE ROOF LEVEL ARE NOT TO BE CONSIDERED IN DETERMINING BUILDING HEIGHT.
- 1.3 OFF-STREET PARKING. PARKING LOCATED IN AREAS OTHER THAN ON PUBLIC STREETS OR PRIVATE STREETS  
WHICH ARE UTILIZED BY MORE THAN ONE DWELLING UNIT. SUCH OFF-STREET PARKING MAY BE EITHER  
ENCLOSED OR UNENCLOSED.
- 1.4 PARKING SPACE. ONE PARKING SPACE AS DEFINED BY THE ZONING ORDINANCES OF THE TOWN OF CASTLE  
ROCK.

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

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

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

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

### SECTION IV. TRANSITIONAL USE

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

### SECTION V. SEVERABILITY OF PROVISIONS

IN THE EVENT THAT ANY PROVISION HEREOF SHALL BE DETERMINED TO BE ILLEGAL OR VOID BY THE FINAL ORDER OF  
ANY COURT OF COMPETENT JURISDICTION, THE REMAINING PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

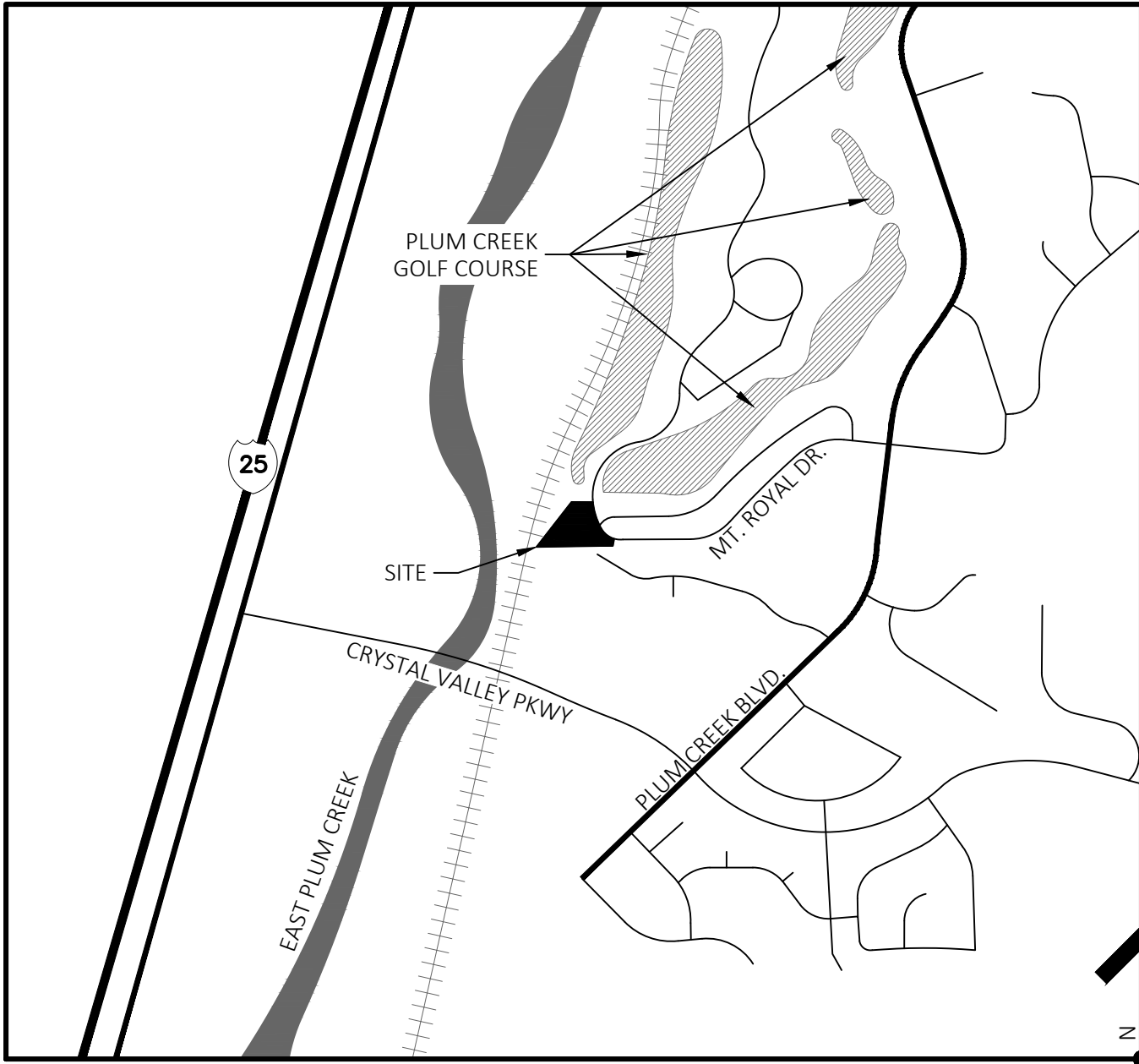
## PROJECT TEAM

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

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

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

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



VICINITY MAP  
SCALE: 1" = 1000'

## SHEET INDEX

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

## LAND USE SUMMARY TABLE

ZONING	PLANNED DEVELOPMENT (PD)
PLANNED DEVELOPMENT	PLUM CREEK PLANNED UNIT DEVELOPMENT

## ZONING COMPARISON TABLE

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

## SITE UTILIZATION TABLE

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

## OWNERSHIP CERTIFICATION

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

DOUGLAS GROUP, LLC  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

## TITLE CERTIFICATION

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, A TITLE  
INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE  
PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE  
CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE  
OF \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

## SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## PLANNING COMMISSION RECOMMENDATION

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

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

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

## TOWN COUNCIL APPROVAL

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

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

## DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

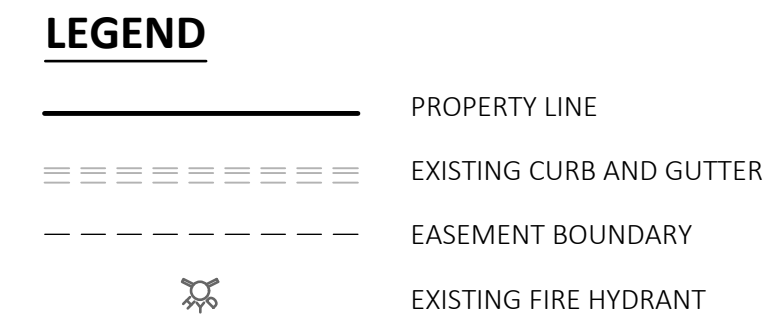
THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND  
RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION  
NO. \_\_\_\_\_.

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY



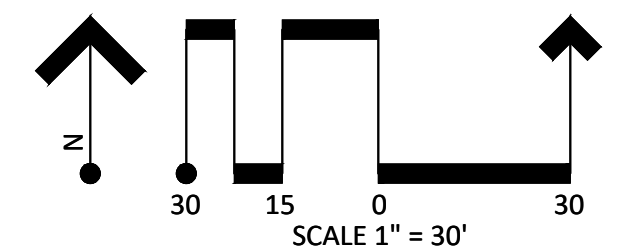
TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4 OF SECTIONS 22 AND 23,  
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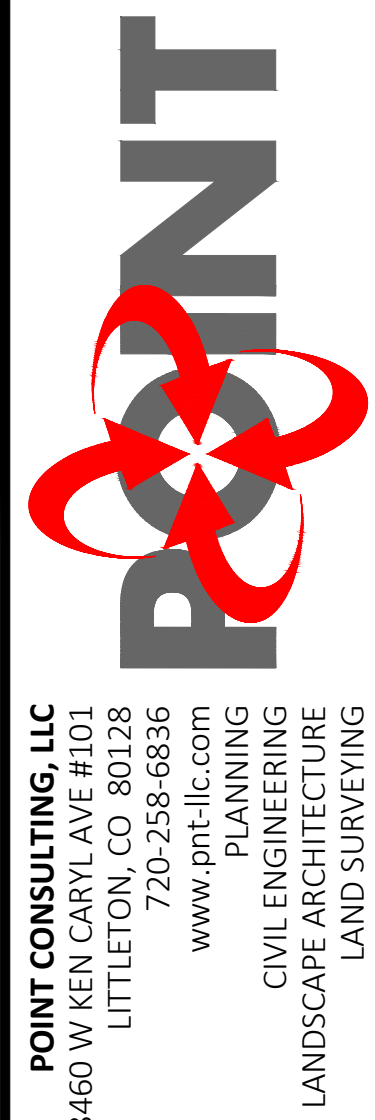
1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.

1. THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE A VACANT LOT CLASSIFIED AS PRIVATE OPEN SPACE INTO THREE SINGLE FAMILY LOTS.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL SHALL BE PROVIDED TO OWNERS OF MINERAL ESTATES.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0303G DATED 3/16/2016 . NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
5. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.
6. ALL DEVELOPMENT ASSOCIATED WITH THIS PLANNED DEVELOPMENT PLAN SHALL COMPLY WITH ALL FEDERAL, STATE, AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
7. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
8. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
9. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
10. A URBAN/WILDLIFE INTERFACE WILDLIFE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDLIFE MITIGATION TECHNIQUES AND STANDARDS. REFER TO THE TOWN OF CASTLE ROCK COMMUNITY WILDLIFE PROTECTION PLAN.

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



PLUM CREEK PLANNED DEVELOPMENT PLAN 3RD AMENDMENT  
TOWN OF CASTLE ROCK PROJECT NO. PDP22-0001



PLANNED DEVELOPMENT PLAN

**PLUM CREEK PLANNED DEVELOPMENT  
PLAN 3RD AMENDMENT**

CASTLE ROCK, COLORADO

JOB NO. 21.038

DATE	DESCRIPTION
2022.05.25	-
2022.06.15	-
2022.07.15	1ST TOWN SUBMITTAL
2022.08.15	2ND TOWN SUBMITTAL
2022.09.15	3RD TOWN SUBMITTAL
2023.01.03	FINAL TOWN SUBMITTAL
-	-
-	-
-	-
-	-
-	-
SHEET 2 OF 2	PD PLAN