

# PLAT IDENTIFICATION SHEET

361805

9-11-85

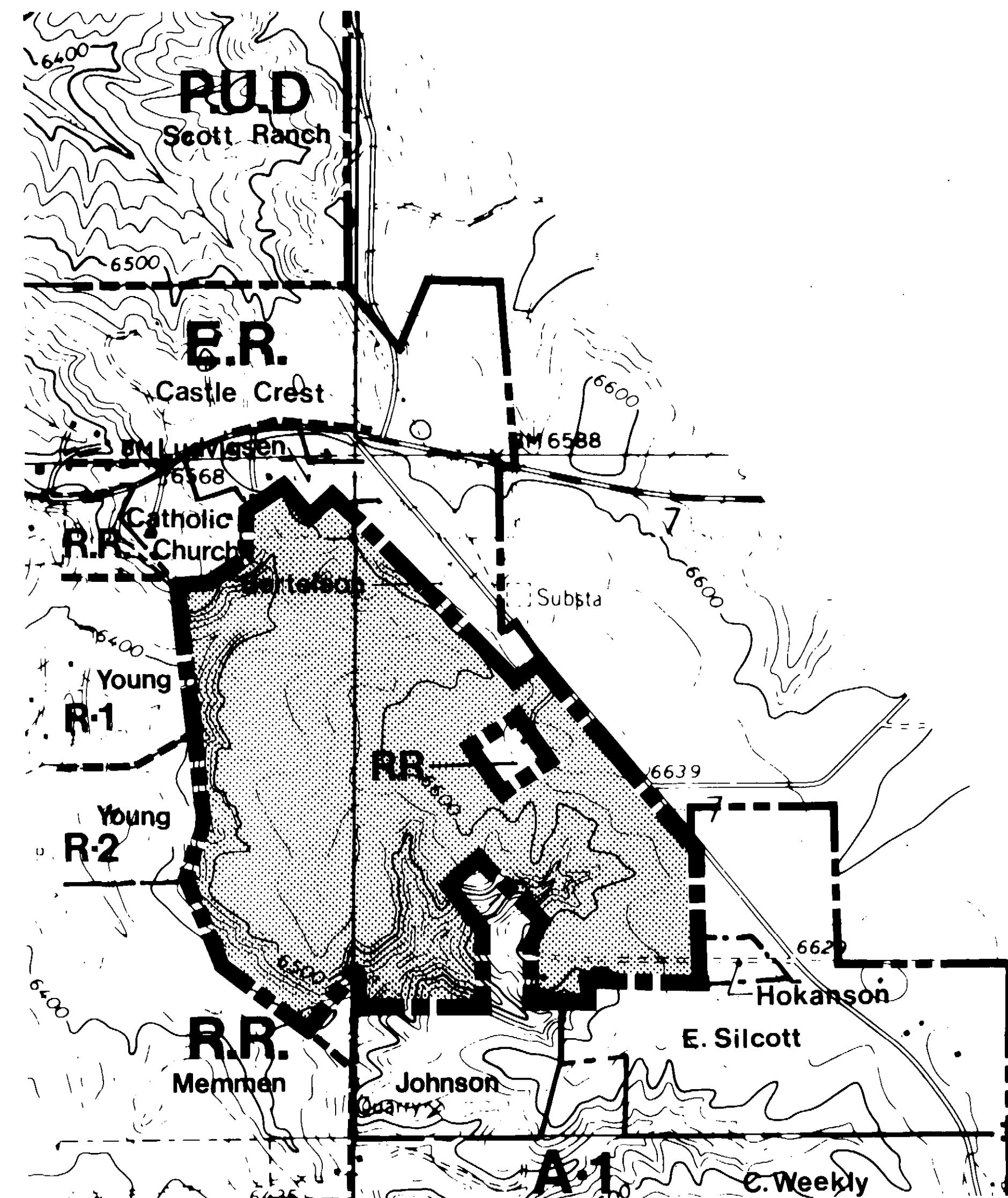
**GRANTOR:**  
(owner/signer)

Castle Rock Town of

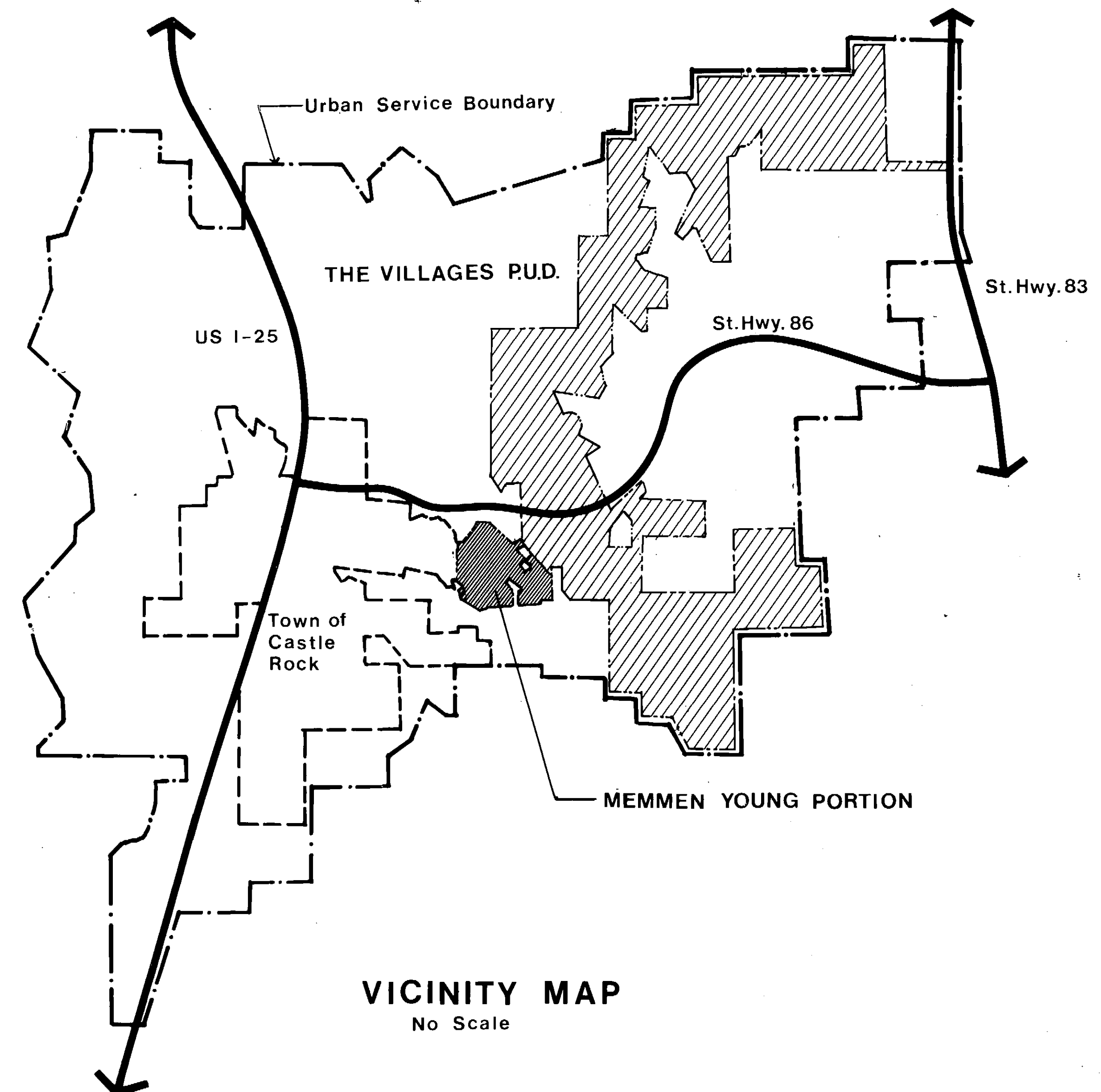
**GRANTEE:**  
(subdivision name or name of plat)

Memmen Young Portion  
Infill

**LEGAL:**  
(section-township-range)



**ADJACENT OWNERSHIP AND ZONING**  
Scale: 1" = 800'



**VICINITY MAP**  
No Scale

## INDEX of DRAWINGS

SHEET	TITLE
1 of 2	Vicinity Map - Adjacent Ownership and Zoning
2 of 2	Memmen Young Plan

# Memmen Young Portion

## THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development  
Preliminary Site Plan

**Developer**  
Park Funding Corp.  
8301 East Prentice  
Englewood, Colorado 80111  
303/850-7655

**Planning**  
Design Workshop, Inc.  
1422 Delgany St.  
Denver, Colorado 80202  
303/623-5186

Date: Mar 22, 1985  
0 250 500 1000





PROPERTY DESCRIPTION:

A tract of land situated in Section 12, Township 8 South, Range 67 West and in Section 7, Township 8 South, Range 86 West of the 6th Principal Meridian, Douglas County, Colorado, being more particularly described as follows:  
Beginning at the Southwest corner of the North ½ of the Southwest ¼ of said Section 7 and considering the West line of said Section 7 to bear N 1°58'20"E with all bearings contained herein relative thereto;

Thence N 1°58'20"E along the West line of said North ½ of the Southwest ¼ a distance of 109.20 feet;  
Thence S 54°15'16"W a distance of 455.22 feet;  
Thence N 65°10'04"W a distance of 295.00 feet;  
Thence N 49°50'37"W a distance of 365.55 feet;  
Thence N 42°12'53"W a distance of 654.95 feet;  
Thence N 0°00'00"E a distance of 239.02 feet to the East boundary of Michael's 2nd Addition to Castle Rock;  
Thence N 28°47'10"E along said East boundary a distance of 181.44 feet;

Thence S 69°53'04"E a distance of 145.50 feet;  
Thence N 13°10'21"E a distance of 193.08 feet;  
Thence N 43°07'10"W a distance of 236.87 feet to the East boundary of Michael's 2nd Addition to Castle Rock;  
Thence Northerly along the East boundary of Michael's 2nd Addition to Castle Rock, along the East boundary of Memmen's 2nd Addition to Castle Rock, and along the East boundary of Memmen's 3rd Addition to Castle Rock for the next 7 courses;

1. Thence N 39°59'30"E a distance of 179.73 feet;  
2. Thence N 4°10'30"E a distance of 325.50 feet;  
3. Thence N 6°14'05"W a distance of 332.37 feet;  
4. Thence N 13°00'12"E a distance of 155.11 feet;  
5. Thence N 39°27'44"W a distance of 152.07 feet;  
6. Thence N 3°38'14"W a distance of 134.17 feet;  
7. Thence N 36°14'05"W a distance of 288.75 feet to the Westerly extension of the South boundary of that tract of land as described in Book 178 at Page 494 of the Douglas County Records;

Thence N 89°39'30"E a distance of 196.96 feet to a Southeasterly corner of said described tract;  
Thence N 39°59'30"E a distance of 355.00 feet to a Southeasterly corner of said described tract, being also the Southwest corner of the Taylor property as described in Book 193 at Page 84 of the Douglas County Records;  
Thence N 56°50'26"E a distance of 151.87 feet to the Southeasterly corner of said Taylor property, being the most Southerly corner of the Pettitclerc property as described in Book 136 at Page 142 of the Douglas County Records;

Thence N 10°00'30"E along the Easterly line of said Pettitclerc property a distance of 199.90 feet to the South line of the Ludvigsen property as described in Book 465 at Pages 1093 and 1094 of the Douglas County Records;  
Thence N 83°56'12"E a distance of 363.00 feet to the Southeast corner of said property, being the Southwest corner of the Ludvigsen property as described in Book 146 at Page 261 of the Douglas County Records;

Thence N 89°39'30"E along the South line of said Ludvigsen property a distance of 398.28 feet to a point on the North line of the Bertelsen property as described in Book 172 at Page 389 of the Douglas County Records;  
Thence S 86°59'44"W a distance of 237.11 feet to the Northwest corner of said Bertelsen property;  
Thence S 61°44'42"E a distance of 1472.90 feet to the Southwest corner of said Bertelsen property;  
Thence N 49°59'30"E a distance of 244.14 feet to the West Right of Way line of Ridge Road;

Thence S 39°40'06"E along said Westerly Right of Way line a distance of 681.34 feet;  
Thence S 39°19'46"E along said Westerly Right of Way line a distance of 1380.57 feet to the East line of the Southwest ¼ of aforesaid Section 7;

Thence S 1°33'59"W along said East line a distance 1076.86 feet to the North line of the Silcott property as described in Book 224 at Page 337 of the Douglas County Records;  
Thence N 89°36'01"W a distance of 775.12 feet to the Northwest corner of said Silcott property;  
Thence S 1°26'57"W along the West line of said Silcott property a distance of 76.08 feet to the south line of the North ½ of the Southwest ¼ of said Section 7;

Thence S 89°26'10"W along said South line a distance of 12.85 feet to the East line of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;  
Thence N 1°07'00"E a distance of 50.68 feet to the Northeast corner of said Smith property;  
Thence S 89°45'00"W along the North line of said Smith property a distance of 375.87 feet to a point on the Easterly boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;

Thence N 11°42'00"E a distance of 8.19 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N 89°46'00"E a distance of 118.10 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N 0°05'00"W a distance of 268.00 feet to an Easterly corner of said Parcel No. 1;  
Thence N 16°04'00"E a distance of 148.60 feet to an Easterly corner of said Parcel No. 1;  
Thence N 27°30'00"W a distance of 198.80 feet to the Northeasterly corner of said Parcel No. 1;

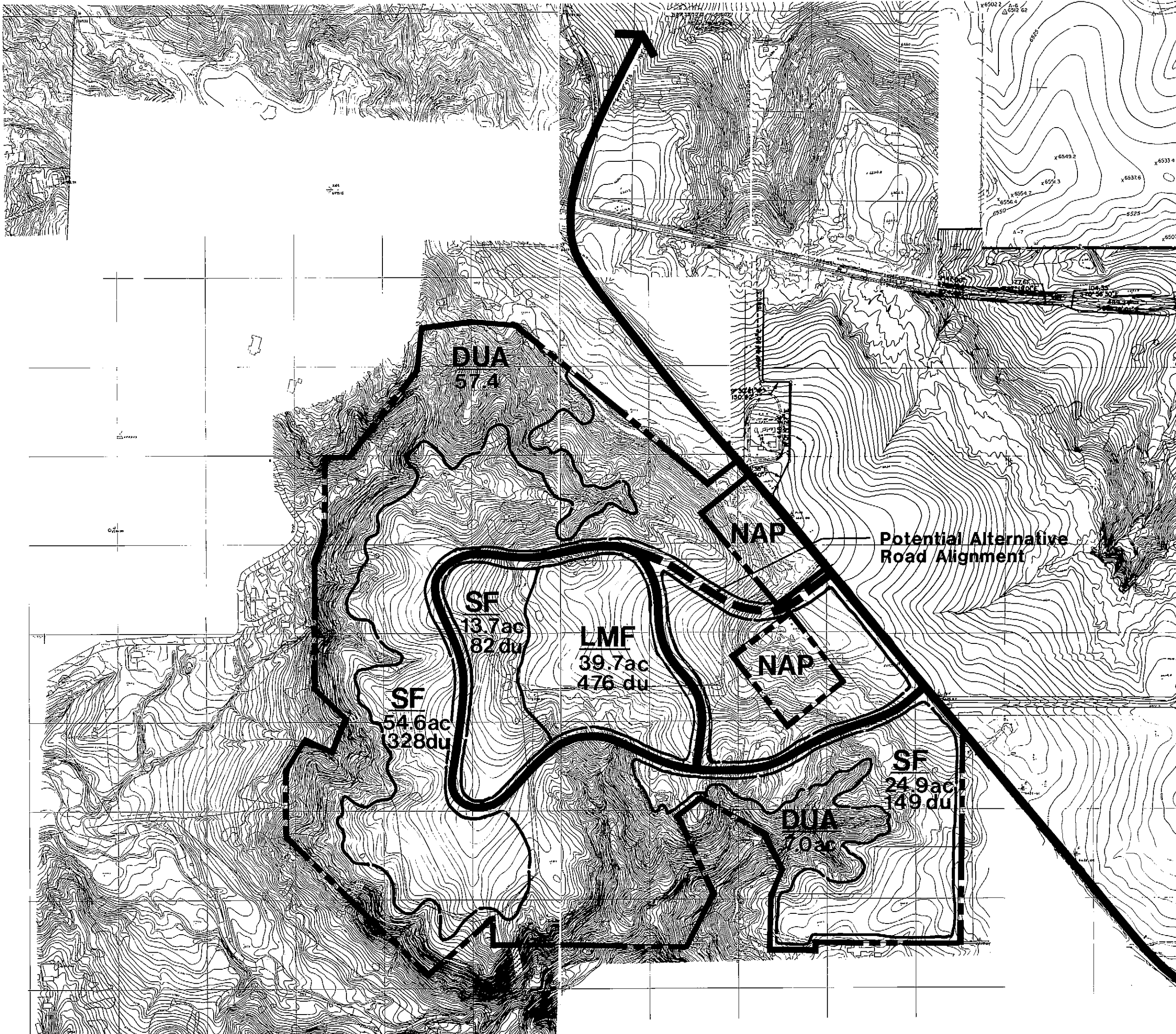
Thence S 77°07'00"W along the North line of said Parcel No. 1 a distance of 4.74 feet to a point on the Northeasterly line of Parcel No. 2, of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence N 58°34'00"W a distance of 440.46 feet to the most Northerly corner of said Parcel No. 2;  
Thence S 50°56'00"W a distance of 187.40 feet to the most Westerly corner of said Parcel No. 2;  
Thence S 25°57'33"E a distance of 458.16 feet to the most Southerly corner of said Parcel No. 2;  
Thence N 0°48'00"E a distance of 226.90 feet to an Easterly corner of said Parcel No. 2;

Thence N 77°07'00"E along a Southerly line of said Parcel No. 2 a distance of 3.73 feet to the West boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence S 0°53'21"W a distance of 562.61 feet to the Southwest corner of said Parcel No. 1, being the Southeast corner of the Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;

Thence N 0°48'00"E a distance of 336.64 feet to the most Northerly corner of said Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;  
Thence S 21°39'30"W a distance of 363.60 feet to the Southwest corner of said Sieburth property;  
Thence N 89°25'00"E a distance of 129.50 feet to the Southeast corner of said Sieburth property being the Southwest corner of the above mentioned Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;

Thence N 89°25'00"E along the South line of said Parcel No. 1 a distance of 214.92 feet to the Westerly boundary of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;  
Thence S 11°42'00"W a distance of 7.95 feet to a Northwesterly corner of said Smith property;  
Thence S 89°25'00"W a distance of 67.30 feet to the Northwesterly corner of said Smith property;  
Thence S 1°07'10"W along the West line of said Smith property a distance of 7.83 feet to the South line of the North ½ of the Southwest ¼ of said Section 7;

Thence S 89°25'50"W along said South line a distance of 1127.13 feet to the point of beginning;  
EXCEPTING THEREFROM the Jones parcel as described in Book 193 at Page 185; The Dillman parcel as described in Book 123 at Page 452 of the Douglas County Records;  
The above described property contains a total of 206.35 acres, more or less.



## Memmen Young Portion

# THE VILLAGES at CASTLE ROCK-Infill

### Planned Unit Development Preliminary Site Plan

Developer

Park Funding Corp.  
8301 East Prentice  
Englewood, Colorado 80111  
303/850-7655

Planning

Design Workshop, Inc.  
1422 Delgany St.  
Denver, Colorado 80202  
303/623-5186

Revised: Apr. 25/85  
Date: Mar. 22, 1985



### LEGEND

Land Use	Acreage	Dwelling Units	% of Site Acreage
<b>SF</b> Single-Family 6 du/ac	93.2	559	45.2
<b>LMF</b> Multi-Family 12 du/ac	39.7	476	19.2
<b>DUA</b> Dedicated Use Area	64.4	-	31.2
Roads	9.0	-	4.4
TOTAL			
	206.3	1035	100.0
<b>NAP</b> Not A Part			

GROSS DENSITY - 5.0 du/ac

NET DENSITY - 7.8 du/ac

### PARCEL LABEL KEY

Example:

**MF** - Land Use  
**12.0 ac** - Acreage  
**240 du** - Dwelling Units

### APPROVALS

Approved this 16 day of MAY, 1985, by the Board of Trustees of the Town of Castle Rock.

Attest:

Phillip L. Brown, Deputy  
Richard R. Wilson, Town Clerk

George John Kennedy, Mayor

Approved this 7 day of MAY, 1985, by the Planning Commission of the Town of Castle Rock.

Attest:

Phillip L. Brown, Deputy  
Richard R. Wilson, Town Clerk

Phillip Melody, Chairman

I HEREBY CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN  
WAS FILED ON SEPTEMBER 2, 1985 A.D. AT 2:40 O'CLOCK P.M. AND WAS RECORDED PER  
RECEPTION NO. 36305

Rita A. Crain  
COUNTY CLERK & RECORDER

## ORDINANCE NO. 85-25

RETA A. GRAIN  
DOUGLAS COUNTY

AN ORDINANCE AMENDING ORDINANCE NO. 85-19  
(AN ORDINANCE AMENDING THE ZONING DISTRICT  
MAP OF THE TOWN OF CASTLE ROCK, COLORADO  
(THE VILLAGES AT CASTLE ROCK P.U.D.  
MEMMEN YOUNG PORTION)

4800  
3 11 PM '85

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) a petition has been filed with the Town requesting amendment to the zoning district map of the Town of Castle Rock for certain lands previously annexed to the Town of Castle Rock and annexed to the Town of Castle Rock contemporaneously with the adoption of this Ordinance which lands are adjacent to those lands now included within the approved Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock P.U.D., approved August 4, 1981, as amended April 18th, 1985, pursuant to said Ordinance 85-19; and,
- (b) that public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, 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,
- (c) that said amendment complies with the stated purposes of Castle Rock Municipal Code, Section 17.48.010.

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 206.3 acres, described in Exhibit "A", consisting of 4 pages, attached hereto and made a part hereeof, is changed from Zoning

Classification R-R (Rural Residence District) and A-1 (Agriculture One) as said land was zoned by the County of Douglas prior to its annexation to the Town of Castle Rock, to zoning classification PUD (Planned Unit Development District).

#### SECTION I

That Section I of said Ordinance 85-19 shall be amended to read as follows:

- A. The tract described in Ordinance 3.71, Ordinance 85-19 and this Ordinance shall be divided into general use areas as the same are generally located on "The Villages at Castle Rock planned Unit Development Preliminary Site Plan" dated August 4th, 1981, as amended April 18<sup>th</sup>, 1985, pursuant to Ordinance 85-19 and as further amended May 16<sup>th</sup>, 1985, pursuant to this Ordinance which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>TYPE USE AREA</u>	<u>NUMBER OF ACRES</u>
Single Family (Lower Density) Use Areas	432.2 Acres
Single Family (Higher Density) Use Areas	1,604.4 Acres
Multi-Family Use Areas (MF)	546.0 Acres
Multi-Family Low Density Use Areas (LMF)	92.5 Acres
Neighborhood Business Use Areas	40.8 Acres
Integrated Business Use Areas	134.3 Acres
Dedicated Use Areas	1,438.1 Acres
Roadway Use Areas	214.9 Acres

- B. Residential Areas. (Single Family (Lower Density), Single Family (Higher Density), Multi-Family Areas, and Multi-Family Low Density Use Areas) 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 a non-profit corporate entity which shall bear the responsibility of improving, maintaining and controlling such private common open space.

#### SECTION II

That Section III of said Ordinance 85-19 be amended to read as follows:

- B. Single Family (Higher Density) Areas - Average density of six (6) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 9,620).

#### SECTION III

That Section IV of said Ordinance No. 85-19 be amended to read as follows:

- C. Multi-Family Areas - Multi-Family (MF) Areas - Average density of twenty (20) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 10,920).  
Multi-Family-Low Density Multi-Family (LMF) Areas - Average density of twelve (12) dwelling units per acre within each such general use area. Maximum permitted dwelling units - 1,110)

#### SECTION IV.

##### RESIDENTIAL BUILDING ENVELOPES

4.1 Development of lots within Use Areas within the area indicated as "Potential Rockfall and/or Potentially Unstable Slopes"

in Exhibit "B" shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions on the face of the final plat.

4.2 Building envelopes for single-family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connecting driveways of ingress-egress roads.

4.3 Building envelopes for patio homes and cluster homes shall include the entire principal structures, attached or detached garages, patio or other impervious surface areas and irrigated landscape areas. Entry driveways to the structure may extend from the building envelope to the principal access route.

#### SECTION V.

##### PLANNING AND DESIGN CONTROLS

5.1 The standards and requirements listed in this section shall apply within Use Areas within the area indicated in Exhibit "B" only.

5.2 Siting: In the site planning, development and construction of any lot or structure, consideration shall be given to the relationship of roads and buildings to existing slope grades, and drainageways. All structures and roadways shall achieve a "fit" with the landscape that is not intrusive and considers the following:

- (a) Significant natural drainageways shall not be disturbed or re-routed except where of general benefit to the Planned Unit Development and shall be subject to the review and approval of the Town of Castle Rock.



- (b) Unique site features, whether topographic or of a surficial nature shall receive special consideration in any site planning or development. Such features shall be left undisturbed wherever practical in lot development.
- (c) Structures in sloping areas shall be designed to conform to the slope by means of "stepped" foundations or similar methods that will keep grading and site preparation to a minimum. In principle, structures shall accomodate slope in design rather than cause slope to accomodate structures.
- (d) Grading shall be shaped to compliment the natural land forms.
- (e) Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Clearing of vegetation within the right-of-way shall be "feathered" to create more natural appearing edges and to accomodate snow stacking.

## SECTION VI.

### ENVIRONMENTAL PROTECTION

6.1 Intent: It is the intent of this section to provide guidelines and procedures to minimize terrain disturbances and ecological damage during site preparation and construction of roads and structures in the areas indicated in Exhibit "B" only, and to indicate the methods to be employed in the restoration of disturbed areas, and the prevention of erosion and sedimentation during and after construction.

#### 6.2 General Provisions During Construction:



- (a) Care shall be exercised during all operations to minimize damage to fragile areas of the landscape.
- (b) Construction equipment shall not be permitted to move off roads or established construction routes in order to minimize damage to vegetation or soil.
- (c) Ropes or cable shall not be fastened to trees except for support and stabilization.
- (d) The burning of trash, brush, trees and other combustible objects is prohibited. Such material shall be removed from the site, except for woody material which may be shredded and used for mulch. Warming or debris fires are prohibited.
- (e) All waste materials shall be promptly removed from the site. Dumping or temporary storage of waste materials in slopes or drainages is prohibited.

### 6.3 Drainage

- (a) Surface drainage shall utilize, wherever possible and practical, natural swales and retention/detention ponds.
- (b) Where conveyance swales are used for surface drainage, the sideslopes shall not be greater than 3:1. Sideslopes shall be grassed or otherwise stabilized but shall not be lined with concrete or asphalt.
- (c) Channel widths and bottoms of conveyance swales shall vary according to the stormwater flow for that watershed, based on the final drainage plan.
- (d) Bottoms of swales shall be grassed or lined with rock, stones, sand or coarse gravel, but shall not be concrete or asphalt lined.

- (e) Where drainage velocities in swales are expected to be greater than seven (7) feet per second, check-dams within the swale shall be permitted, provided they are rock or rip-rap. Concrete or asphalt check-dams shall not be permitted unless faced with rock.
- (f) Detention ponds shall be designed to detain and control increased storm water runoff from the 100 year storm occurrence and shall have side slopes no greater than 3:1 and shall be designed and constructed to provide for sediment storage and an average pool depth of 5 feet.
- (g) Perimeter boundaries of retention areas shall follow a configuration of natural land contours wherever possible to create a natural look to such areas.

6.4 Site Grading: A site grading plan will be provided as part of the Final PUD Site Plan to indicate preliminary adjustments of grade. Development will avoid all areas of 25% slope or greater as a means of retaining the natural setting of the project. Grading at the rear of units sited against slopes of 20% or greater will be kept within 20' of the rear wall. Wherever practical, existing vegetation will be left undisturbed.

6.5 Erosion Controls: The problem of wind and water-borne erosion with resulting sediment loads shall be addressed both during construction and at the time of final slope stabilization and revegetation.

6.6 Measures to be Undertaken During Construction:

- (a) All cut and fill slopes created during site preparation or construction shall receive interim stabilization treatment as

soon as practicable but in all cases within a period of six months.

- (b) Calculations for potential soil loss due to erosion during construction will be made by use of the Universal Soil Loss Equation, or a similar acceptable method. Estimates of soil loss thereby derived shall be used in determining the level of interim measures required to prevent sediment generation.
- (c) Topsoil (where it is in evidence) from all areas undergoing construction shall be stripped to an appropriate depth and stockpiled. The location of stockpiles shall be selected so as not to obstruct site operations and result in double handling. Topsoil mounds shall not exceed 8 feet in height and have sideslopes greater than 4:1. If topsoil mounds are to be left for more than six months they shall be seeded.
- (d) In areas where downslopes are stripped or graded exceeding 1/2 acre in size or where the length of such downslope exceeds 100 feet, a continuous line of straw bales or other similar material shall be staked along the contour. Where it is impractical to use straw bales, temporary diversion channels shall be used. Where diversion channels are employed, runoff will be directed to sediment basins, as designated on the final drainage plan.
- (e) Where drainage channels are encountered on the site, straw bale "filters" shall be used to control sediment flow. Bales will be staked as a barrier parallel to the slope contour in the channel to stop sediment and reduce velocities until final channel stabilization has been achieved.

- (f) Stripped or graded areas which are to remain in such condition for periods exceeding six months shall be treated with temporary mulch and/or seeding. Such areas sloping in excess of 3:1 shall be anchored with a mulch anchoring tool, asphalt or other binding agent.
- (g) Slopes greater than 2:1 but less than 1:1 shall be seeded and held in place with mesh or net stabilization materials.
- (h) Slopes of steep grade (1:1 or greater) cut and fill banks and unstable soil conditions that cannot be stabilized through seeding, mulching or netting techniques shall be treated with structural or biotechnical methods. These will include:
  - 1. Terracing to form "benches" for placing stabilizing plant materials.
  - 2. Timber or metal frame stabilization to form a lattice of stabilized planting boxes against steep slopes. Such frames shall be anchored to prevent slippage and buckling. Frames will be mulched, seeded and meshed to prevent washout, while vegetation is becoming established.
  - 3. Use of temporary timber, stone or concrete retaining walls.

#### 6.7 Final Slope Stabilization and Revegetation:

- (a) All disturbed areas shall receive final stabilization treatment to insure that erosion and sediment loads are at acceptable levels and all cut slopes and fill areas are secure from slope failure.
- (b) Desirable slope grades shall be a maximum of 3:1. When site conditions warrant, slope may reach a maximum of 2:1, provided that mesh and other intensive revegetation procedures are implemented. Specific details of revegetation techniques shall

be provided on the face of the final PUD Site Plan.

- (c) Seed mixtures used in revegetation shall be compatible with the indigenous plant material in terms of soilholding capabilities, moisture requirements and cover capabilities. Introduced plantings shall be chosen to closely conform visually to the natural site conditions prior to disturbance, provided the intent of soil and slope stabilization is met.
- (d) Cut and fill slopes, including roadways, shall be revegetated or faced with natural materials to restore visual compatibility with the surrounding landscape.
- (e) Permanent check dams will be installed in natural drainages as needed based on the Final Drainage Plan.

6.8 Continued Maintenance. The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this Ordinance shall continuously maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings, and ground cover installed or completed.

## SECTION VII.

### ENFORCEMENT

7.1 Responsibility for enforcement of the provisions of SECTION IV, RESIDENTIAL BUILDING ENVELOPES, SECTION V, PLANNING AND DESIGN CONTROLS and SECTION VI, ENVIRONMENTAL PROTECTION shall reside exclusively with the TOWN as such provisions relate to public improvements. Where such provisions relate to private improvements, the primary responsibility for enforcement shall reside in

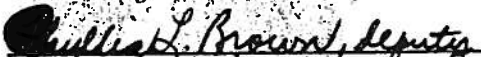
A MASTER Homeowners Association, which shall be duly organized as a Colorado non-profit corporation with perpetual existence prior to the time of TOWN approval of the first final plat within the LAND. Provided, however, that the TOWN shall have concurrent jurisdiction to enforce such provisions if the Board of Trustees deem it to be in the best interests of the Town of Castle Rock. DEVELOPER shall cause the provisions of said SECTIONS IV, V, and VI, in so far as said provisions relate to private improvements, to be incorporated into the protective covenants to be imposed upon all Use Areas within the areas indicated in Exhibit "B", together with the grant of appropriate enforcement powers to said Homeowners Association.

Passed and adopted on first/<sup>and final</sup> reading this 16<sup>th</sup> day of May, 1985, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

~~Passed and adopted on second reading this ----- day of -----, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado ----- for and ----- against.~~

  
George John Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

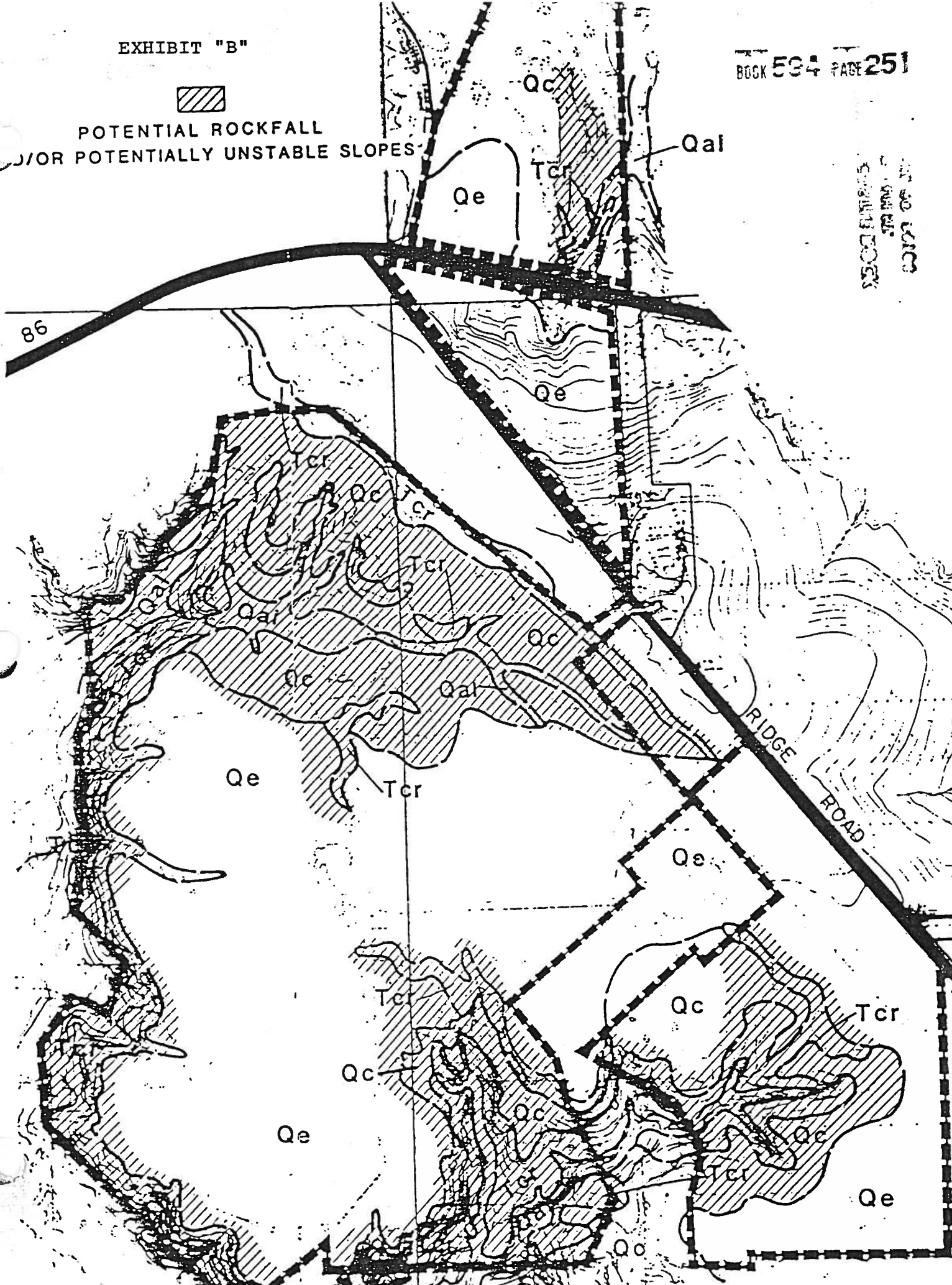
Publication Date: 9-14-85





POTENTIAL ROCKFALL  
OR POTENTIALLY UNSTABLE SLOPES

NOT TO SCALE  
NORTH  
COUNCIL ROCK



LEGAL DESCRIPTION  
VILLAGES AT CASTLE ROCK

EXHIBIT "A" Page 1 Of 4.

PROPERTY DESCRIPTION: (Memmen Young Portion, The Villages at  
Castle Rock-Infill)

A tract of land situated in Section 12, Township 8 South, Range 67 West and in Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of the North  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 7 and considering the West line of said Section 7 to bear N 1°58'20"E with all bearings contained herein relative thereto;

Thence N 1°58'20"E along the West line of said North  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  a distance of 109.20 feet;

Thence S 54°15'16"W a distance of 455.22 feet;

Thence N 65°10'04"W a distance of 295.00 feet;

Thence N 49°59'37"W a distance of 365.55 feet;

Thence N 42°12'53"W a distance of 654.85 feet;

Thence N 0°00'00"E a distance of 239.02 feet to the East boundary of Michael's 2nd Addition to Castle Rock;

Thence N 28°47'10"E along said East boundary a distance of 181.44 feet;

Thence S 69°53'04"E a distance of 145.50 feet;

Thence N 13°10'21"E a distance of 193.08 feet;

Thence N 43°07'10"W a distance of 236.87 feet to the East boundary of Michael's 2nd Addition to Castle Rock;

Thence Northerly along the East boundary of Michael's 2nd Addition to Castle Rock, along the East boundary of Memmen's 2nd Addition to Castle Rock, and along the East boundary of Memmen's

3rd Addition to Castle Rock for the next 7 courses;

1. Thence N 3°26'45"E a distance of 179.73 feet;

2. Thence N 4°10'30"E a distance of 325.50 feet;

3. Thence N 6°14'05"W a distance of 332.37 feet;

4. Thence N 19°00'12"E a distance of 155.11 feet;

5. Thence N 9°27'44"W a distance of 152.07 feet;

6. Thence N 31°38'42"W a distance of 134.17 feet;

7. Thence N 06°14'05"W a distance of 286.75 feet to the Westerly extension of the South boundary of that tract of land as described in Book 178 at Page 494 of the Douglas County

Records;

Thence N 89°39'30"E a distance of 196.96 feet to a Southeasterly corner of said described tract;

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
108 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

BOOK 594 PAGE 248

June 18, 1985  
Job No. 81-176  
Page 2 of 4 pages

Memmen Young Portion: con't

Thence N 39°39'30"E a distance of 355.00 feet to a Southeasterly corner of said described tract, being also the Southwesterly corner of the Taylor property as described in Book 193 at Page 84 of the Douglas County Records;  
Thence N 56°50'26"E a distance of 151.87 feet to the Southeasterly corner of said Taylor property, being the most Southerly corner of the Petitclerc property as described in Book 136 at Page 142 of the Douglas County Records;  
Thence N 10°09'30"E along the Easterly line of said Petitclerc property a distance of 199.90 feet to the South line of the Ludvigsen property as described in Book 465 at Pages 1093 and 1094 of the Douglas County Records;  
Thence N 83°56'12"E a distance of 363.00 feet to the Southeast corner of said property, being the Southwest corner of the Ludvigsen property as described in Book 146 at Page 261 of the Douglas County Records;  
Thence N 89°39'30"E along the South line of said Ludvigsen property a distance of 398.28 feet to a point on the North line of the Bertelsen property as described in Book 172 at Page 389 of the Douglas County Records;  
Thence S 86°59'44"W a distance of 237.11 feet to the Northwest corner of said Bertelsen property;  
Thence S 51°44'42"E a distance of 1472.90 feet to the Southwest corner of said Bertelsen property;  
Thence N 49°50'30"E a distance of 244.14 feet to the West Right of Way line of Ridge Road;  
Thence S 39°40'06"E along said Westerly Right of Way line a distance of 681.34 feet;  
Thence S 39°19'46"E along said Westerly Right of Way line a distance of 1380.57 feet to the East line of the Southwest ¼ of aforesaid Section 7;  
Thence S 1°33'59"W along said East line a distance 1076.86 feet to the North line of the Silcott property as described in Book 224 at Page 937 of the Douglas County Records;  
Thence N 89°35'01"W a distance of 775.12 feet to the Northwest corner of said Silcott property;  
Thence S 1°26'57"W along the West line of said Silcott property a distance of 75.08 feet to the south line of the North ¼ of the Southwest ¼ of said Section 7;  
Thence S 89°25'50"W along said South line a distance of 12.85 feet to the East line of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;  
Thence N 1°07'00"E a distance of 50.68 feet to the Northeast corner of said Smith property;  
Thence S 89°46'00"W along the North line of said Smith property a distance of 375.87 feet to a point on the Easterly boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

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Memmen Young Portion: con't

Thence N  $11^{\circ}42'00''$ E a distance of 8.19 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N  $89^{\circ}46'00''$ E a distance of 118.10 feet to a Southeasterly corner of said Parcel No. 1;  
Thence N  $0^{\circ}05'00''$ W a distance of 268.00 feet to an Easterly corner of said Parcel No. 1;  
Thence N  $15^{\circ}04'00''$ E a distance of 148.60 feet to an Easterly corner of said Parcel No. 1;  
Thence N  $27^{\circ}30'00''$ W a distance of 198.80 feet to the Northeasterly corner of said Parcel No. 1;  
Thence S  $77^{\circ}07'00''$ W along the North line of said Parcel No. 1 a distance of 4.74 feet to a point on the Southeasterly line of the Parcel No. 2, of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence N  $58^{\circ}34'00''$ W a distance of 440.46 feet to the most Northerly corner of said Parcel No. 2;  
Thence S  $50^{\circ}56'00''$ W a distance of 187.40 feet to the most Westerly corner of said Parcel No. 2;  
Thence S  $25^{\circ}57'33''$ E a distance of 458.16 feet to the most Southerly corner of said Parcel No. 2;  
Thence N  $0^{\circ}48'00''$ E a distance of 226.90 feet to an Easterly corner of said Parcel No. 2;  
Thence N  $77^{\circ}07'00''$ E along a Southerly line of said Parcel No. 2 a distance of 3.73 feet to the West boundary of Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence S  $0^{\circ}53'21''$ W a distance of 562.61 feet to the Southwest corner of said Parcel No. 1, being the Southeast corner of the Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;  
Thence N  $0^{\circ}48'00''$ E a distance of 336.64 feet to the most Northerly corner of said Sieburth property as described in Book 200 at Page 26 of the Douglas County Records;  
Thence S  $21^{\circ}39'30''$ W a distance of 363.60 feet to the Southwest corner of said Sieburth property;  
Thence N  $89^{\circ}25'00''$ E a distance of 129.50 feet to the Southeast corner of said Sieburth property being the Southwest corner of the above mentioned Parcel No. 1 of the Sieburth property as described in Book 196 at Page 84 of the Douglas County Records;  
Thence N  $89^{\circ}25'00''$ E along the South line of said Parcel No. 1 a distance of 214.92 feet to the Westerly boundary of the Smith property as described in Book 296 at Page 556 of the Douglas County Records;  
Thence S  $11^{\circ}42'00''$ W a distance of 7.95 feet to a Northwesterly corner of said Smith property;  
Thence S  $89^{\circ}25'00''$ W a distance of 67.30 feet to the Northwesterly corner of said Smith property;  
Thence S  $1^{\circ}07'10''$ W along the West line of said Smith property a distance of 7.83 feet to the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 7;

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Thence S 89°25'50"W along said South line a distance of 1127.13 feet to the point of beginning;  
EXCEPTING THEREFROM the Jones parcel as described in Book 193 at Page 185 and The Dillman parcel as described in Book 123 at Page 452 of the Douglas County Records.  
The above decribed property contains a total of 206.351 acres, more or less.

## ORDINANCE NO. 85-33

AN ORDINANCE AMENDING ORDINANCE NO. 3.71 — 3.71A  
AND ORDINANCE NO. 85-25 (AN ORDINANCE  
AMENDING THE ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO)  
(THE VILLAGES AT CASTLE ROCK P.U.D.  
VILLAGES MALL AND OFFICE CENTER PORTION)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) an application has been filed with the TOWN for a major modification requesting certain modifications to the Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock P.U.D., approved August 4, 1981, pursuant to Ordinance No. 3.71, as amended April 18, 1985, pursuant to Ordinance No. 85-19, as further amended May 16, 1985, pursuant to Ordinance No. 85-25; and,
- (b) a petition has been filed with the Town requesting amendment to the zoning district map of the Town of Castle Rock for certain lands annexed to the Town of Castle Rock contemporaneously with the adoption of this Ordinance which lands are adjacent to those lands now included within the approved Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock P.U.D.; and,
- (c) that public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, have been held before the Planning and Zoning Commission of the Town of Castle

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Rock, and the Board of Trustees of the Town of Castle Rock; and,

- (d) that said major modification and said amendment comply with the stated purposes of Castle Rock Municipal Code, Section 17.48.010.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the requested major modification to the approved Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock is hereby approved as more specifically set forth in this Ordinance and upon the amended Preliminary Planned Unit Development Site Plan for The Villages at Castle Rock.

That the Zoning Classification of the lands, consisting of 389.3 acres, described in Exhibit "A", consisting of 10 pages, attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) and A-1 (Agriculture One) as said land was zoned by the County of Douglas prior to its annexation to the Town of Castle Rock, to zoning classification PUD (Planned Unit Development District).

#### SECTION I

That Section I of said Ordinance No. 85-25 shall be amended to read as follows:

- A. The tract described above shall be divided into general use areas as the same are generally located on "The Villages at Castle Rock Planned Unit Development Preliminary Site Plan" dated August 4th, 1981, approved pursuant to Ordinance No. 3.71, as amended April 18, 1985, pursuant to Ordinance No.

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85-19, as further amended May 16, 1985, pursuant to Ordinance No. 85-25, as further amended pursuant to this Ordinance No. 85-33, which is incorporated by reference into this Ordinance. Said general use areas shall be of ten (10) 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>NUMBER OF-ACRES</u>
Single Family (Very Low Density) Use Areas	12.5 Acres
Single Family (Lower Density) Use Areas	456.7 Acres
Single Family (Higher Density) Use Areas	1,544.5 Acres
Multi-Family Use Areas (MF)	569.2 Acres
Multi-Family Low Density Use Areas (LMF)	92.5 Acres
Neighborhood Business Use Areas	40.8 Acres
Integrated Business Use Areas	249.4 Acres
Business Use Area	23.5 Acres
Dedicated Use Areas	1,572.7 Acres
Roadway Use Areas	221.3 Acres

B. Residential Areas. [Single Family (Very Low Density), Single Family (Lower Density), Single Family (Higher Density), Multi-Family Areas, and Multi-Family Low Density Use Areas] 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 a non-profit corporate entity which shall bear the responsibility of improving, maintaining and controlling such private common open space.

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## SECTION II

That Section II of said Ordinance No. 3.71 shall be amended to add Subsection I. and G. thereto, which shall read as follows:

### I. SINGLE FAMILY (VERY LOW DENSITY) AREAS

- (1) Single family detached dwelling units.

### G. Business Area.

- (1) Retail stores;
- (2) Personal service establishments;
- (3) Financial institutions;
- (4) Restaurants, bars;
- (5) Indoor places of public assembly, entertainment and recreation;
- (6) Offices and office parks including design, research and development facilities;
- (7) Parking lots and parkings structures;
- (8) Transit terminals;
- (9) Public lodging facilities;
- (10) Public buildings;
- (11) Religious institutions.

## SECTION III

That Section II of said Ordinance No. 85-25 be amended to read as follows:

- A. Single Family (Lower Density) Areas - Average density of four (4) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 1,828.)
- B. Single Family (Higher Density) Areas - Average density of six (6) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 9,260.)

C. Multi-Family Areas - Multi-Family (MF) Areas - Average density of twenty (20) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 11,384.)

Multi-Family-Low Density (LMF) Areas - Average density of twelve (12) dwelling units per acre within each such general use area. (Maximum permitted dwelling units - 1,110.)

#### SECTION IV

That Section III of said Ordinance No. 3.71 be amended to add Subsection F. thereto which shall read as follows:

F. Single Family (Very Low Density) Area - Average density of one-half (.5) dwelling unit per acre within each such general use area. (Maximum permitted dwelling units - 6.)

#### SECTION V

##### RESIDENTIAL BUILDING ENVELOPES

5.1 Development of lots which are within that 21.1 acre SF 4 du/ac use area located north of State Highway No. 86 and east of Rocky View Road and are also within the area indicated as "Potential Rockfall and/or Potentially Unstable Slopes" in Exhibit "B" (hereinafter "Potential Rockfall Area") shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions on the face of the final plat.

5.2 Building envelopes for single-family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connecting driveways of ingress-egress roads.

5.3 Building envelopes for patio homes and cluster homes shall include the entire principal structures, attached or detached garages, patio or other impervious surface areas and irrigated landscape areas. Entry driveways to the structure may extend from the building envelope to the principal access route.

## SECTION VI

### PLANNING AND DESIGN CONTROLS

6.1 The standards and requirements listed in this Section shall apply within the Potential Rockfall Area only.

6.2 Siting. In the site planning, development and construction of any lot or structure, consideration shall be given to the relationship of roads and buildings to existing slope grades, and drainageways. All structures and roadways shall achieve a "fit" with the landscape that is not intrusive and considers the following:

- (a) Significant natural drainageways shall not be disturbed or re-routed except where of general benefit to the Planned Unit Development and shall be subject to the review and approval of the Town of Castle Rock.
- (b) Unique site features, whether topographic or of a surficial nature shall receive special consideration in any site planning or development. Such features shall be left undisturbed wherever practical in lot development.
- (c) Structures in sloping areas shall be designed to conform to the slope by means of "stepped" foundations or similar methods that will keep grading and site preparation to a minimum. In principle, structures shall accommodate slope in design rather than cause slope to accommodate structures.

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- (d) Grading shall be shaped to compliment the natural land forms.
- (e) Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Clearing of vegetation within the right-of-way shall be "feathered" to create more natural appearing edges and to accommodate snow stacking.

## SECTION VII

### ENVIRONMENTAL PROTECTION

7.1 Intent. It is the intent of this section to provide guidelines and procedures to minimize terrain disturbances and ecological damage during site preparation and construction of roads and structures in the Potential Rockfall Area only, and to indicate the methods to be employed in the restoration of disturbed areas, and the prevention of erosion and sedimentation during and after construction.

#### 7.2 General Provisions During Construction.

- (a) Care shall be exercised during all operations to minimize damage to fragile areas of the landscape.
- (b) Construction equipment shall not be permitted to move off roads or established construction routes in order to minimize damage to vegetation or soil.
- (c) Ropes or cable shall not be fastened to trees except for support and stabilization.

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- (d) The burning of trash, brush, trees and other combustible objects is prohibited. Such material shall be removed from the site, except for woody material which may be shredded and used for mulch. Warming or debris fires are prohibited.
- (e) All waste materials shall be promptly removed from the site. Dumping or temporary storage of waste materials in slopes or drainages is prohibited.

### 7.3 Drainage.

- (a) Surface drainage shall utilize, wherever possible and practical, natural swales and retention/detention ponds.
- (b) Where conveyance swales are used for surface drainage, the sideslopes shall not be greater than 3:1. Sideslopes shall be grassed or otherwise stabilized but shall not be lined with concrete or asphalt.
- (c) Channel widths and bottoms of conveyance swales shall vary according to the stormwater flow for that watershed, based on the final drainage plan.
- (d) Bottoms of swales shall be grassed or lined with rock, stones, sand or coarse gravel, but shall not be concrete or asphalt lined.
- (e) Where drainage velocities in swales are expected to be greater than seven (7) feet per second, check-dams within the swale shall be permitted, provided they are rock or rip-rap. Concrete or asphalt check-dams shall not be permitted unless faced with rock.
- (f) Detention ponds shall be designed to detain and control increased storm water runoff from the 100 year storm occurrence

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and shall have side slopes no greater than 3:1 and shall be designed and constructed to provide for sediment storage and an average pool depth of 5 feet.

- (g) Perimeter boundaries of retention areas shall follow a configuration of natural land contours wherever possible to create a natural look to such areas.

7.4 Site Grading. A site grading plan will be provided as part of the Final PUD Site Plan to indicate preliminary adjustments of grade. Development will avoid all areas of 25% slope or greater as a means of retaining the natural setting of the project. Grading at the rear of units sited against slopes of 20% or greater will be kept within 20' of the rear wall. Wherever practical, existing vegetation will be left undisturbed.

7.5 Erosion Controls. The problem of wind and water-borne erosion with resulting sediment loads shall be addressed both during construction and at the time of final slope stabilization and revegetation.

7.6 Measures to be Undertaken During Construction.

- (a) All cut and fill slopes created during site preparation or construction shall receive interim stabilization treatment as soon as practicable but in all cases within a period of six months.
- (b) Calculations for potential soil loss due to erosion during construction will be made by use of the Universal Soil Loss Equation, or a similar acceptable method. Estimates of soil loss thereby derived shall be used in determining the level of interim measures required to prevent sediment generation.

- (c) Topsoil (where it is in evidence) from all areas undergoing construction shall be stripped to an appropriate depth and stockpiled. The location of stockpiles shall be selected so as not to obstruct site operations and result in double handling. Topsoil mounds shall not exceed 8 feet in height and have sideslopes greater than 4:1. If topsoil mounds are to be left for more than six months they shall be seeded.
- (d) In areas where downslopes are stripped or graded exceeding 1/2 acre in size or where the length of such downslope exceeds 100 feet, a continuous line of straw bales or other similar material shall be staked along the contour. Where it is impractical to use straw bales, temporary diversion channels shall be used. Where diversion channels are employed, runoff will be directed to sediment basins, as designated on the final drainage plan.
- (e) Where drainage channels are encountered on the site, straw bale "filters" shall be used to control sediment flow. Bales will be staked as a barrier parallel to the slope contour in the channel to stop sediment and reduce velocities until final channel stabilization has been achieved.
- (f) Stripped or graded areas which are to remain in such condition for periods exceeding six months shall be treated with temporary mulch and/or seeding. Such areas sloping in excess of 3:1 shall be anchored with a mulch anchoring tool, asphalt or other binding agent.
- (g) Slopes greater than 2:1 but less than 1:1 shall be seeded and held in place with mesh or net stabilization materials.

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(h) Slopes of steep grade (1:1 or greater) cut and fill banks and unstable soil conditions that cannot be stabilized through seeding, mulching or netting techniques shall be treated with structural or biotechnical methods. These will include:

1. Terracing to form "benches" for placing stabilizing plant materials.
2. Timber or metal frame stabilization to form a lattice of stabilized planting boxes against steep slopes. Such frames shall be anchored to prevent slippage and buckling. Frames will be mulched, seeded and meshed to prevent washout, while vegetation is becoming established.
3. Use of temporary timber, stone or concrete retaining walls.

#### 7.7 Final Slope Stabilization and Revegetation.

- (a) All disturbed areas shall receive final stabilization treatment to insure that erosion and sediment loads are at acceptable levels and all cut slopes and fill areas are secure from slope failure.
- (b) Desirable slope grades shall be a maximum of 3:1. When site conditions warrant, slope may reach a maximum of 2:1, provided that mesh and other intensive revegetation procedures are implemented. Specific details of revegetation techniques shall be provided on the face of the final PUD Site Plan.
- (c) Seed mixtures used in revegetation shall be compatible with the indigenous plant material in terms of soilholding capabilities, moisture requirements and cover capabilities. Introduced plantings shall be chosen to closely conform visually to the

natural site conditions prior to disturbance, provided the intent of soil and slope stabilization is met.

- (d) Cut and fill slopes, including roadways, shall be revegetated or faced with natural materials to restore visual compatibility with the surrounding landscape.
- (e) Permanent check dams will be installed in natural drainages as needed based on the Final Drainage Plan.

7.8 Continued Maintenance. The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this Ordinance shall continuously maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings, and ground cover installed or completed.

#### SECTION VIII

#### ENFORCEMENT


8.1 Responsibility for enforcement of the provisions of SECTION V, RESIDENTIAL BUILDING ENVELOPES, SECTION VI, PLANNING AND DESIGN CONTROLS and SECTION VII, ENVIRONMENTAL PROTECTION shall reside exclusively with the TOWN as such provisions relate to public improvements. Where such provisions relate to private improvements, the primary responsibility for enforcement shall reside in a homeowners association, which shall be duly organized as a Colorado non-profit corporation with perpetual existence prior to the time of TOWN approval of the first final plat within the LAND. Provided, however, that the TOWN shall have concurrent jurisdiction to enforce such provisions if the Board of Trustees deem it to be in the best

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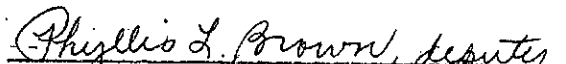
interests of the Town of Castle Rock. DEVELOPER shall cause the provisions of said SECTIONS V, VI, and VII, in so far as said provisions relate to private improvements, to be incorporated into the protective covenants to be imposed upon Potential Rockfall Area, together with the grant of appropriate enforcement powers to said Homeowners Association.

Passed and adopted on first reading this 18<sup>th</sup> day of July, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 1 against.

Passed and adopted on second reading this 25<sup>th</sup> day of July, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.

  
George John Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

Publication Date: April 1, 1986

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DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL B

A tract of land situated in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , said point of beginning being a point on the Southerly line of Outlot "A", Castle Oaks and bearing S 89°42'19"W a distance of 1310.86 feet from the Northwest corner of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 6, according to the Plat of Castle Oaks;

Thence S 00°27'10"E along the East line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  a distance of 1300.73 feet to the North Right of line of State Highway No. 86;

Thence N 77°54'57"W along said North Right of Way line a distance of 279.77 feet;

Thence N 66°36'21"W along said North Right of Way line a distance of 50.99 feet;

Thence N 77°54'57"W along said North Right of Way line a distance of 649.70 feet;

Thence N 12°04'13"E a distance of 452.29 feet;

Thence N 27°26'26"E a distance of 722.13 feet;

Thence N 89°42'19"E a distance of 518.07 feet to the point of beginning;

Containing 21.622 acres, more or less.

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DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81.176

PROPERTY DESCRIPTION: PARCEL A

A tract of land situated in the West  $\frac{1}{2}$  of Section 6, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:  
Beginning at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 6 and considering the West line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  to bear N 00°48'47"W with all bearings contained herein relative thereto;  
Thence N 00°48'47"W a distance of 1324.95 feet to the West  $\frac{1}{4}$  corner of said Section 6;  
Thence continuing N 00°48'47"W along the West line of the Northwest  $\frac{1}{4}$  of said Section 6 a distance of 815.60 feet;  
Thence S 34°49'55"E a distance of 922.95 feet;  
Thence S 16°40'57"E a distance of 238.40 feet;  
Thence S 10°51'18"W a distance of 1173.85 feet;  
Thence N 89°42'19"E a distance of 210.06 feet to a point on the Westerly boundary of Castle Oaks;  
Thence S 27°26'16"W a distance of 722.13 feet;  
Thence N 05°57'20"W along said Westerly boundary a distance of 217.28 feet to a point of curve;  
Thence Northwesterly along the arc of curve to the left and along said Western boundary a distance of 228.05 feet, said curve has a radius of 434.35 feet and a central angle of 30°04'57" to a point of tangent;  
Thence N 36°02'17"W along said tangent and along said Westerly boundary a distance of 83.40 feet to a point of curve;  
Thence Northwesterly along the arc of a curve to the right and along said Westerly boundary a distance of 142.07 feet, said curve has a radius of 229.75 feet and a central angle of 35°25'50" to a point of tangent;  
Thence N 00°36'27"W along said Westerly boundary and along said tangent a distance of 11.74 feet;  
Thence S 89°31'00"W along said Westerly boundary a distance of 25.00 feet to the point of beginning;  
Containing 23.18 acres, more or less.

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DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR

105 WILCOX ST.

CASTLE ROCK, COLO. 80104

PHONE 688-4642

July 2, 1985

Job No. 81-176

PROPERTY DESCRIPTION: PARCEL C

A tract of land situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 8 South, Range 67 West and in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6 and in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Section 7, Township 8 South, Range 66 West and considering the North line of the Northwest  $\frac{1}{4}$  of said Section 7 to bear N 89°33'26"E with all bearings contained herein relative thereto;

Thence N 89°33'26"E along said North line a distance of 57.36 feet to the Northeasterly Right of Way line of Ridge Road (County Road No. 35) and to the true point of beginning;

Thence S 39°04'36"E along said Right of Way line a distance of 1531.09 feet;

Thence N 0°06'58"E a distance of 1151.07 feet to the South Right of Way line of State Highway No. 86;

Thence N 77°38'26"W along said Right of Way line a distance of 157.58 feet;

Thence N 88°57'02"W along said Right of Way line a distance of 101.98 feet;

Thence N 77°38'26"W along said Right of Way line a distance of 200.00 feet;

Thence N 66°19'50"W along said Right of Way line a distance of 101.98 feet;

Thence N 77°38'26"W along said Right of Way line a distance of 496.27 feet;

Thence S 59°24'26"W a distance of 71.22 feet to the Northeasterly Right of Way line of Ridge Road;

Thence S 39°04'36"E along said Right of Way line 195.53 feet to the true point of beginning;

Containing 14.866 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 16/ 24  
R0631 - P0522 - \$72.00

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL D

A tract of land situated in the North  $\frac{1}{2}$  of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

Commencing at the center of said Section 7 and considering the South line of the Northwest  $\frac{1}{4}$  of said Section 7 to bear S 89°31'08"W with all bearings contained herein relative thereto; Thence S 89°31'08"W along said South line a distance of 92.41 feet;

Thence N 39°20'18"W a distance of 77.18 feet;

Thence N 38°27'47"W a distance of 75.87 feet;

Thence N 39°20'18"W a distance of 64.97 feet to the true point of beginning;

Thence N 51°05'29"E a distance of 238.94 feet to a point of curve; Thence Easterly along the arc of a curve to the right a distance of 819.00 feet, said curve has a radius of 1000.00 feet and a central angle of 46°55'30";

Thence N 25°01'01"E a distance of 272.81 feet;

Thence N 00°00'03"W a distance of 674.99 feet;

Thence N 57°18'47"W a distance of 712.90 feet;

Thence N 40°27'54"W a distance of 723.22 feet to a point on the South Right of Way line of State Highway No. 86;

Thence Westerly along said South Right of Way line and along the arc of a curve to the right a distance of 425.01 feet, said curve has a radius of 5766.98 feet and a central angle of 04°13'21" to a point of tangent;

Thence N 77°38'01"W along said South Right of Way line and along said tangent a distance of 544.47 feet;

Thence S 00°01'55"W a distance of 680.30 feet;

Thence S 89°30'21"E a distance of 150.62 feet;

Thence S 00°17'27"W a distance of 448.44 feet;

Thence S 25°11'35"W a distance of 212.50 feet to the Northeasterly Right of Way line of the existing County Road;

Thence S 39°20'18"E along said Northeasterly Right of Way line a distance of 1408.72 feet to the point of beginning;

Containing 69.94 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0631 - P0523 - 17/ 24 \$72.00

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176  
Page 1 of 3 pages

PROPERTY DESCRIPTION: PARCEL E

A tract of land situated in Sections 5 & 6, Township 8 South, Range 66 West and in Section 32, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 6 and considering the South line of the Southeast <sup>2</sup> of said Section 6 to bear S 89°13'26"W with all bearings contained herein relative thereto;

Thence S 89°13'26"W along said South line a distance of 174.65 feet to the Southeast corner of Outlot A, Castle Oaks;

Thence N 26°54'36"E a distance of 128.02 feet to the most Southerly corner of Lot 1, Block 1, Castle Oaks;

Thence N 26°13'08"W a distance of 1741.84 feet to the Northwest corner of said Lot 1;

Thence N 62°51'48"W a distance of 70.65 feet to the Southwest corner of Lot 1, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks;

Thence Easterly along the arc of a curve to the right along the North line of Valley View Drive a distance of 165.89 feet, said curve has a radius of 270.00 feet and a central angle of 35°12'05" to a point of tangent;

Thence S 89°59'59"E along said tangent and along said North line a distance of 143.00 feet to a point of curve;

Thence Easterly along the arc of a curve to the left and along said North line a distance of 117.93 feet, said curve has a radius of 210.00 feet and a central angle of 32°10'34" to a point of tangent;

Thence N 57°49'27"E along said tangent and along said North line a distance of 188.31 feet to a point of curve;

Thence Easterly along the arc of a curve to the right and along said North line a distance of 135.00 feet, said curve has a radius of 270.00 feet and a central angle of 28°38'52" to the Southwest corner of Lot 2, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks;

Thence N 12°47'06"W along the boundary of said Lot 2 a distance of 223.23 feet;

Thence N 60°09'02"E along said boundary a distance of 175.00 feet;

Thence N 12°47'06"W along said boundary a distance of 838.16 feet to the Northwest corner of said Lot 2;

Thence S 60°09'02"W along the Northwestern boundary of Lot 1, Vacation and Replat of Lots 1 & 2, Block 5, Castle Oaks a distance of 175.00 feet;

Thence S 12°47'06"E along said Northwestern boundary a distance of 49.75 feet;

Thence S 49°26'00"W along said Northwestern boundary a distance of 232.31 feet;

Thence N 40°34'00"W a distance of 201.20 feet to the most Southerly corner of Lot 2, Block 4, Castle Oaks;

8603124 - 03/27/86 12:02 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER  
R0631 - P0524 - \$72.00  
- 18/ 24

**DAVID E. ARCHER  
& ASSOCIATES, INC.**

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176  
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Thence N 05°51'16"W a distance of 861.33 feet to the Northeast corner of said Lot 2;  
Thence N 22°58'30"W along the East line of Lot 3, Block 4, Castle Oaks a distance of 197.59 feet;  
Thence N 10°26'09"E along said East line a distance of 457.01 feet;  
Thence N 25°12'24"W along said East line a distance of 187.88 feet to the Northeast corner of said Lot 3;  
Thence N 84°23'37"E a distance of 654.88 feet to the Southwest corner of Lot 5, Block 5, Castle Oaks;  
Thence N 05°39'49"E a distance of 754.98 feet to the Northwest corner of said Lot 5;  
Thence N 83°01'01"E along the North line of said Lot 5 and the Easterly extension thereof a distance of 1600.20 feet to the East line of Rocky View Road;  
Thence Southerly along the arc of a curve to the right and along said East line a distance of 127.09 feet, said curve has a radius of 430.00 feet and a central angle of 16°56'05" to a point of tangent;  
Thence S 14°17'40"W along said tangent and along said East line a distance of 198.65 feet to a point of curve;  
Thence Southerly along the arc of a curve to the right a distance of 120.64 feet, said curve has a radius of 152.04 feet and a central angle of 45°27'48" to a point of tangent;  
Thence S 59°45'28"W along said tangent and along said East line a distance of 234.42 feet to a point of curve;  
Thence Southerly along the arc of a curve to the left and along said East line a distance of 137.26 feet, said curve has a radius of 237.92 feet and a central angle of 33°03'21" to the most Westerly corner of Lot 4, Block 6, Castle Oaks;  
Thence S 57°20'47"E a distance of 1877.35 feet to the most Southerly corner of said Lot 4, Block 6 and to a point on the Easterly boundary of Castle Oaks;  
Thence S 89°45'44"W along said Easterly boundary a distance of 155.18 feet;  
Thence S 07°12'08"W along said Easterly boundary a distance of 1507.20 feet to a point on the West Right of Way line of State Highway No. 86;  
Thence Southerly along said West Right of Way line along the arc of a curve to the right a distance of 501.65 feet, said curve has a radius of 2815.18 feet and a central angle of 10°12'35";  
Thence S 39°37'57"W along said tangent and along said West Right of Way line a distance of 849.86 feet;  
Thence S 35°24'57"W along said West Right of Way line a distance of 136.01 feet;  
Thence S 39°37'57"W along said West Right of Way line a distance of 651.90 feet to a point of curve;  
Thence Southerly along the arc of a curve to the right and along said West Right of Way line a distance of 554.26 feet, said curve has a radius of 2825.00 feet and a central angle of 11°14'29";  
Thence S 57°37'57"W along said West Right of Way line a distance of 99.10 feet to a point on a curve;

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0631 - P0525 - \$72.00 19/ 24

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176  
Page 3 of 3 pages

Thence Southwesterly along the arc of a curve to the right and along said West Right of way line a distance of 451.51 feet, said curve has a radius of 2815.06 feet and a central angle of  $09^{\circ}11'23''$  to a point that bears  $N 00^{\circ}00'00''W$  a distance of 82.65 feet from the Southeast corner of aforesaid Section 6;  
Thence  $S 0^{\circ}00'00''E$  a distance of 82.65 feet to the point of beginning;  
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:  
That part of Castle Oaks, Douglas County, Colorado, described as follows:  
Beginning at the most Southerly corner of Lot 3, Block 5, Castle Oaks;  
Thence  $N 53^{\circ}48'12''W$  a distance of 1276.19 feet to the most Westerly corner of said Lot 3;  
Thence  $N 35^{\circ}45'01''E$  a distance of 385.00 feet to the Southwest corner of Lot 4, Block 5, Castle Oaks;  
Thence  $N 9^{\circ}24'59''W$  a distance of 450.00 feet to the Northwest corner of Lot 4;  
Thence  $N 79^{\circ}48'01''E$  a distance of 1077.39 feet to the Northeast corner of said Lot 4, being a point on the West Right of Way line of Rocky View Road;  
Thence  $S 29^{\circ}54'27''E$  along said West Right of Way line a distance of 58.59 feet to the Northwesterly extension of the Northeasterly line of Lot 3, Block 6, Castle Oaks;  
Thence  $S 64^{\circ}38'43''E$  a distance of 1378.75 feet to the most Easterly corner of said Lot 3;  
Thence  $S 35^{\circ}25'21''W$  a distance of 454.92 feet to the Southeast corner of said Lot 3;  
Thence  $N 81^{\circ}25'30''W$  along the South line of said Lot 3 and the Westerly extension thereof a distance of 559.80 feet to the East line of Lot 3, Block 5, Castle Oaks;  
Thence Southwesterly along the arc of a curve to the right and along said East line a distance of 150.13 feet, said curve has a radius of 210.00 feet and a central angle of  $40^{\circ}57'44''$  to a point of tangent;  
Thence  $S 57^{\circ}45'10''W$  along said East line and along said tangent a distance of 419.88 feet to a point of curve;  
Thence Southwesterly along the arc of a curve to the left a distance of 207.28 feet, said curve has a radius of 270.00 feet and a central angle of  $43^{\circ}59'12''$  to a point of tangent;  
Thence  $S 13^{\circ}45'58''W$  along said tangent and along said East line a distance of 209.23 feet to a point of curve;  
Thence Southerly along the arc of a curve to the right and along said East line a distance of 70.12 feet, said curve has a radius of 210.00 feet and a central angle of  $19^{\circ}08'24''$  to the point of beginning.  
The above described property contains 215.472 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 20/ 24  
R0631 - P0526 - \$72.00

DAVID E. ARCHER  
& ASSOCIATES, INC.  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 7

That part of Castle Oaks, Douglas County, Colorado, described as follows:

Beginning at the most Westerly corner of Lot 3, Block 4, Castle Oaks;

Thence Northwesterly along the East line of Castle Oaks Drive along the arc of a curve to the right a distance of 93.42 feet, said curve has a radius of 360.00 feet and a central angle of  $14^{\circ}52'05''$ ;

Thence S  $66^{\circ}09'19''$ W a distance of 86.32 feet to the Southeast corner of Lot 10, Block 3, Castle Oaks and to a point on the West line of Castle Oaks Drive;

Thence Northerly along the arc of a curve to the right and along said West line a distance of 526.02 feet, said curve has a radius of 440.00 feet and a central angle of  $68^{\circ}30'04''$  to a point of tangent;

Thence N  $24^{\circ}49'59''$ E along said West line a distance of 168.16 feet to the Northeast corner of said Lot 10;

Thence S  $62^{\circ}10'23''$ E a distance of 735.70 feet to a Northerly corner of Lot 3, Block 4, Castle Oaks;

Thence S  $1^{\circ}27'12''$ W along the Northwesterly line of said Lot 3 a distance of 197.06 feet;

Thence S  $76^{\circ}07'20''$ W along said Northwesterly line of said Lot 3 a distance of 493.72 feet to the point of beginning;

Containing 7.540 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER - 21/ 24  
B0631 - P0527 - \$72.00



DAVID E. ARCHER  
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105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 8

That part of Castle Oaks, Douglas County, Colorado, described as follows:

Beginning at the Southwest corner of Lot 7, Block 5, Castle Oaks;  
Thence N 39°26'00"E a distance of 1053.16 feet to the most North-  
erly corner of said Lot 7;

Thence S 69°40'48"E along the North line of said Lot 7 and the  
Easterly extension thereof a distance of 957.49 feet to the East  
line of Rocky View Road;

Thence S 15°15'19"W along said East line a distance of 286.07  
feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left and  
along said East line a distance of 148.15 feet, said curve has a  
radius of 210.00 feet and a central angle of 40°25'07" to a  
point of tangent;

Thence S 25°09'48"E along said tangent and along said East line a  
distance of 172.30 feet to the Easterly extension of the South  
line of Lot 7, Block 5, Castle Oaks;

Thence N 86°31'58"W a distance of 1580.27 feet to the point of  
beginning;

Containing 20.704 acres, more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 22/ 24  
B0631 - P0528 - \$72.00

DAVID E. ARCHER  
& ASSOCIATES, INC.

REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

July 2, 1985  
Job No. 81-176

PROPERTY DESCRIPTION: PARCEL 9

That part of Castle Oaks, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 8, Block 5, Castle Oaks;  
Thence N 44°49'14"W a distance of 135.04 feet to the Southwest corner of Lot 9, Block 5, Castle Oaks;

Thence S 78°20'59"E along the North line of Tract "A" Castle Oaks and the Easterly extension thereof a distance of 1268.96 feet to a point on the East Right of Way line of Rocky View Drive and to a point on a curve;

Thence Southerly along the arc of a curve to the left and along said East Right of Way line a distance of 90.09 feet, said curve has a radius of 188.19 feet and a central angle of 27°25'57" to the Northwesterly corner of Tract "B", Castle Oaks;

Thence S 60°09'48"E along the North line of said Tract "B" a distance of 1285.88 feet to the Southeast corner of Lot 7, Block 6, Castle Oaks;

Thence S 0°08'01"W a distance of 60.00 feet to the Northeast corner of Lot 6, Block 6, Castle Oaks;

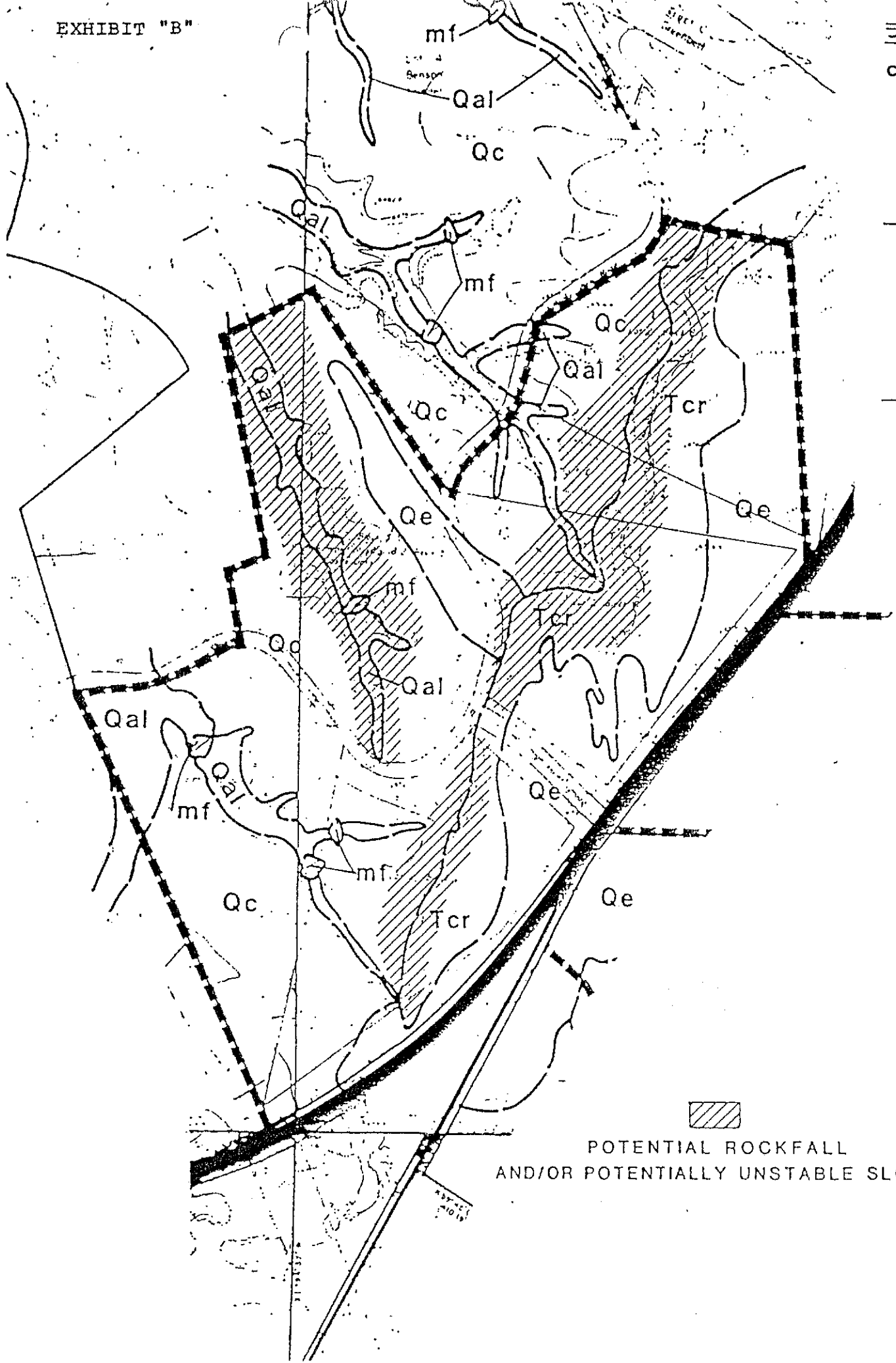
Thence N 80°00'07"W a distance of 974.70 feet to the most Northerly corner of said Lot 6 and to a point on the East Right of Way line of Rocky View Drive;

Thence Southwesterly along the arc of a curve to the right and along said said East Right of Way line a distance of 71.47 feet, said curve has a radius of 432.33 feet and a central angle of 9°28'19" to a point on the Easterly extension of the North line of Lot 8, Block 5, Castle Oaks;

Thence N 57°52'14"W along said North line a distance of 1518.13 feet to the point of beginning;

Containing 15.993 acres. more or less.

8603124 - 03/27/86 12:02 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 23/ 24  
B0631 - P0529 - \$72.00



POTENTIAL ROCKFALL  
AND/OR POTENTIALLY UNSTABLE SLOPES