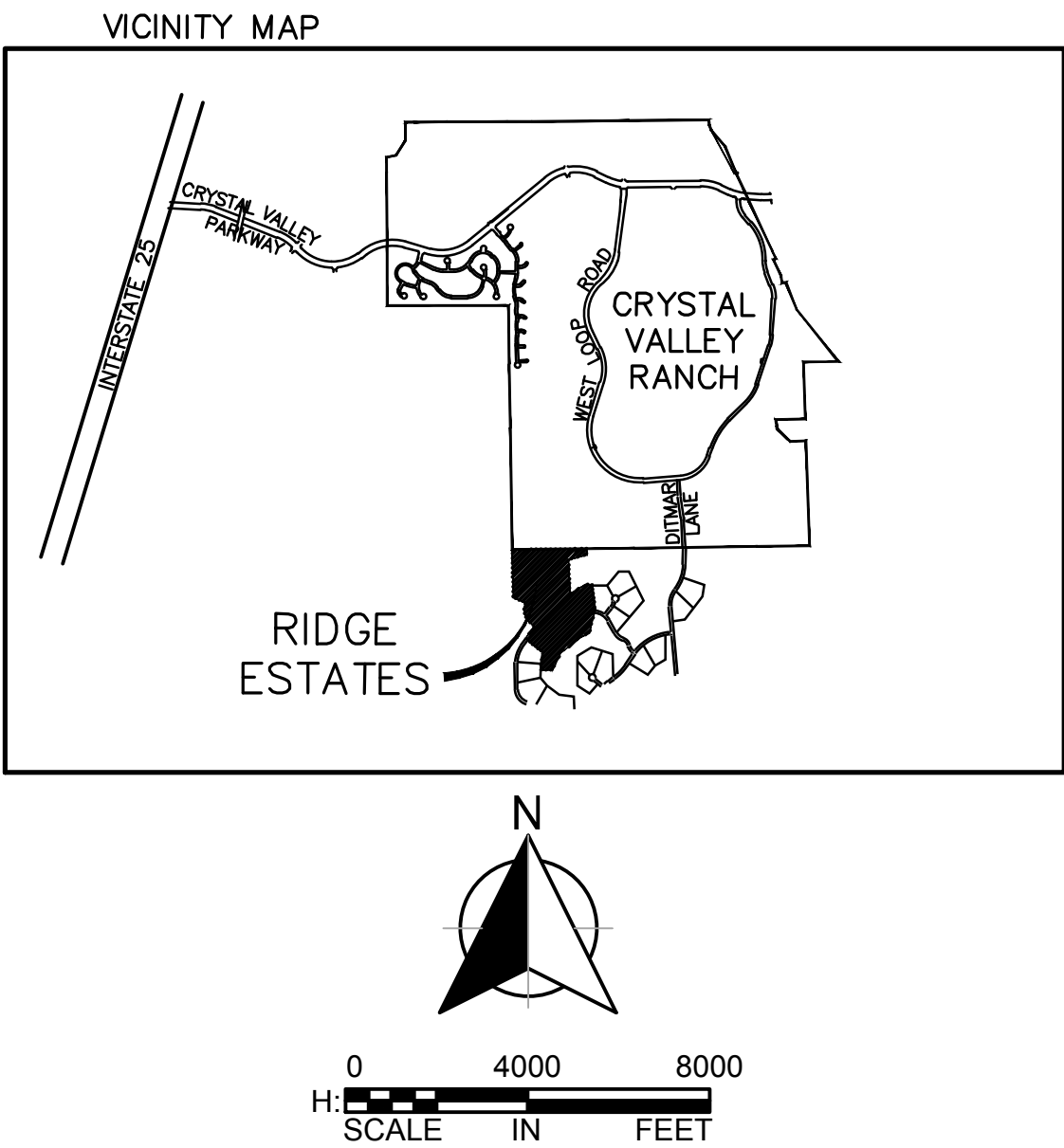


RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
3. S02°04'38"E, 673.40 FEET;
4. N57°54'07"E, 372.84 FEET;
5. S89°49'44"E, 153.99 FEET;
6. S06°20'17"E, 554.82 FEET;
7. S11°09'46"W, 60.00 FEET;
8. S14°44'51"W, 462.71 FEET;
9. S62°47'50"W, 183.08 FEET;
10. S52°17'19"W, 568.15 FEET;
11. S36°17'48"W, 313.93 FEET;
12. N86°18'09"W, 247.70 FEET;
13. N08°31'26"E, 249.70 FEET;
14. N50°35'33"W, 424.70 FEET;
15. N55°30'11"W, 60.00 FEET;
16. N34°29'49"E, 339.94 FEET;
17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

MAPLE GROVE LAND LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP.

BY JAMES DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, GENERAL PARTNER

JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2018
JAMES L. OSTENSON AS PRESIDENT OF JAMES DEVELOPMENT COMPANY
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

RICHARD PUTNAM

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2018
BY RICHARD PUTNAM

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

BY W. E. BROWN, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY

GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2018
BY GREGORY W. BROWN AS CHIEF MANAGER OF W. E. BROWN, L.L.C.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

BY ROCK CLIFF II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

CRAIG C. AVERY, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2018
BY CRAIG C. AVERY, MANAGER OF ROCK CLIFF II, L.L.C.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

LAND USE SUMMARY TABLE						
Use Area	Acres	% of Total	Max. Units*	DU/AC*	Unit Type	Min. Lot Size
Planning Area 1 (P.A. 1)	7.8	11.14%	11	1.4	SF	12,000sf
Planning Area 2	7	10.00%	12	1.7	SF	10,400sf
Planning Area 3	7.8	11.14%	12	1.5	SF	10,400sf
Planning Area 4	11	15.71%	10	0.9	SF	10,400sf
Planning Area 5	18.2	26.00%	7	0.4	SF	12,000sf
Planning Area Total	51.8	73.99%	52	1.0		
Open Space Private (OSP)	14.9	21.30%				
Open Space Public (OSD)	0	0.00%				
Open Space Total	14.9	21.30%				
Public Land Dedication (PLD)	3.3	4.71%				
Total	70.0	100.00%				
ROW Dedication	(5.7)	(8.14%)				

*The intent of this PD is to permit maximum units per planning area. The DU/AC are anticipated densities.

OWNER INFORMATION

CRYSTAL VALLEY RANCH DEVELOPMENT CO LLC
ATTENTION: GREGORY BROWN
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, CO 80104
303-814-6862 (WORK)
303-814-6873 (WORK FAX)

ENGINEERS

WSB & ASSOCIATES, INC.
ATTENTION: JAMES MILL
8310 S VALLEY HWY #300
ENGLEWOOD, CO 80112
720-200-4577 (WORK)
Email: J.MILL@WSBENG.COM

LAND PLANNER

HENRY DESIGN GROUP
ATTENTION: KAREN HENRY
1501 WAZEE ST, STE 1-C,
DENVER DENVER, CO 80202
303-446-2368

SURVEYOR

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, CO 80112-2019
303-694-1520

PROJECT BENCHMARKS (NAVD 88):

BM "A" (TBM 950): CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD
● CL STATION 374+75 (APPROX.)
EL = 6569.94 FEET

BM "B" (TBM 951): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD
● CL STATION 91+12 (APPROX.)
EL = 6533.10 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN – ASSUMED TO BEAR S00°54'16"E.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE,
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2018, BY ____ AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS SITE DOES NOT LIE WITHIN A MAPPED FEMA FLOOD ZONE PER MAP 08035C0304G
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK IAN WATER PRESSURE ZONE.
5. 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.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
7. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.

SURVEYOR'S CERTIFICATE:

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

STEPHEN H. HARDING
COLORADO P.L.S. NO. 29040
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF ____, 2018.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____, 2018.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ____ ON THE ____ DAY OF 2018 AT RECEPTION NO. ____.

DOUGLAS COUNTY CLERK AND RECORDER

DEPUTY

Sheet Index
Sheet 1 of 5: Title Sheet
Sheet 2 of 5: Site Plan
Sheet 3 of 5: Utility Plan
Sheet 4 of 5: Zoning Info
Sheet 5 of 5: Zoning Info

Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

Ridge Estates
Planned Development Plan and Zoning Regulations
Project # PDP 18-0002

Title Sheet

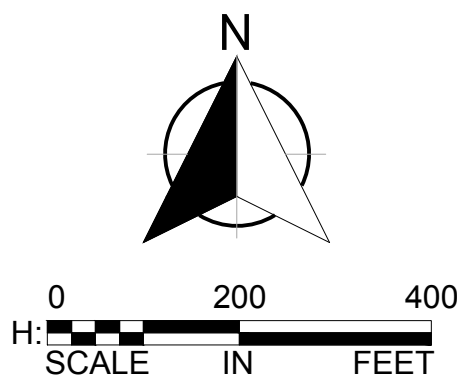
Date: October 27, 2006
Revised: July 3, 2007
Revised: March 25, 2008
Revised: August 28, 2008
Revised: May 06, 2016
Revised: January 12, 2018

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION
36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



NOTES:

All Roads in this PD shall be Residential Local classification.

Lot layout is schematic only. Tracts will be shown as necessary at time of SDP.

Existing fence is located along perimeter of entirety of Ridge Estates boundary.

LEGEND:



Access Points / Connections
Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification at SDP)



Well/Pump Location



Proposed Detention Pond Site



Minor Skyline Designated Areas



Moderate Skyline Designated Areas



Boundary Setback Line



Regional Trail connection to CVR
Regional Trail (gravel) - 8' wide



Existing Cattle Fence (To Remain)



Parcel Area 1



Parcel Area 2



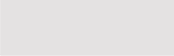
Parcel Area 3



Parcel Area 4



Parcel Area 5



OSP Designated Area



PLD

Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7038 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

Ridge Estates
Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

Site Plan

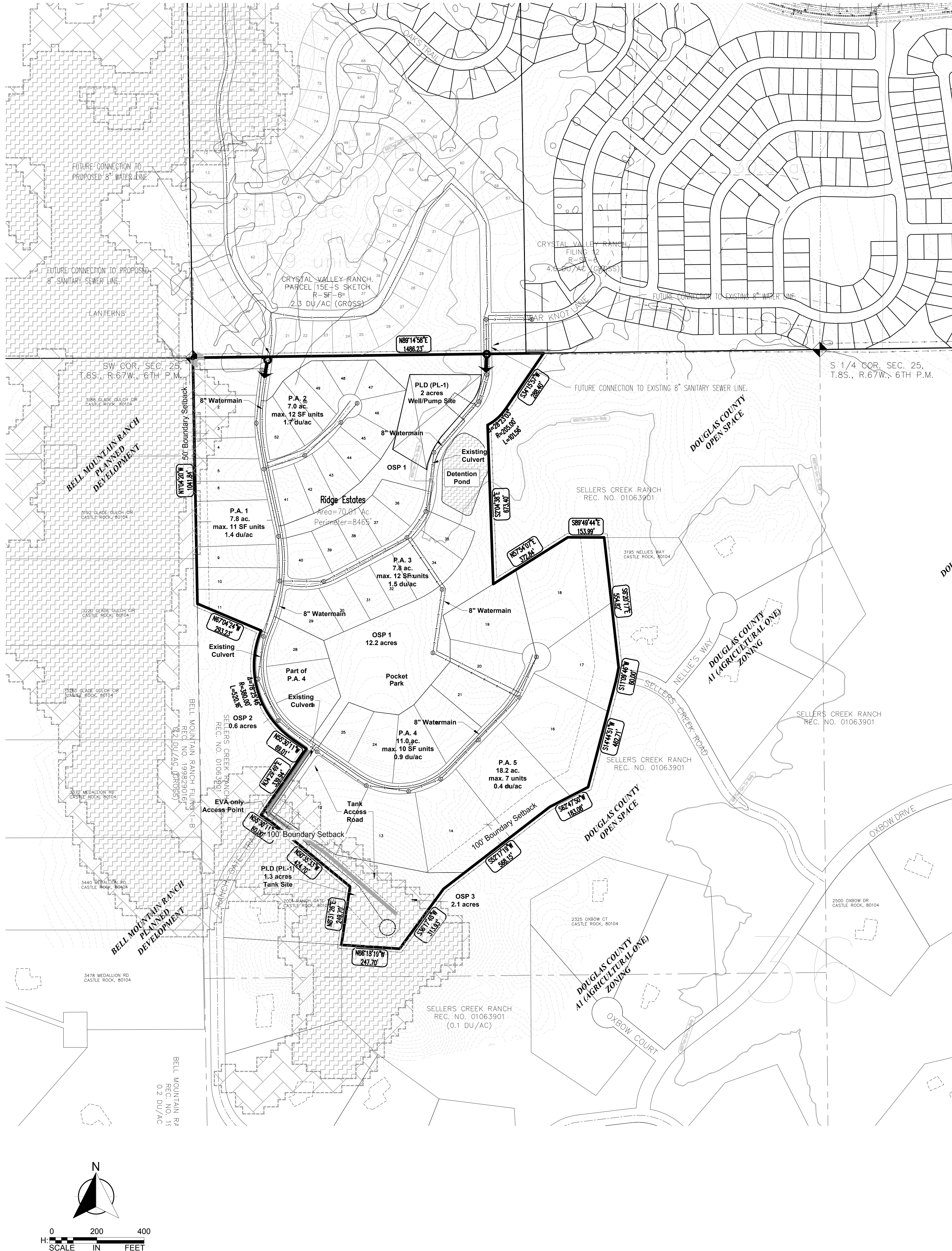
Date: October 27, 2006
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RIDGE ESTATES

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A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION
36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
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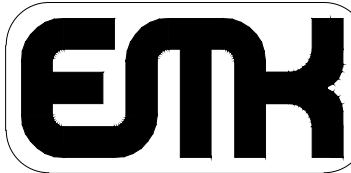
Planner

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



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CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

Ridge Estates
Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

Utility Plan

Date: October 27, 2006
Revised: July 3, 2007
Revised: March 25, 2008
Revised: August 28, 2008
Revised: May 06, 2016
Revised: January 12, 2018

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres

COMMENCEMENT OF DEVELOPMENT

This Planned Development Plan and Zoning Regulations are subject to Section 2.06 Commencement of Development of the Development Agreement approved on the _____ day of _____, 20____.

SECTION 1 GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning regulations) is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained within the Ridge Estates PD as shown on the PD Plan and these Zoning Regulations. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

1.2 AUTHORITY

A. Authority

The authority of these Zoning Regulations is Chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code, as amended.

B. Adoption

The Town Council has adopted the Ridge Estates PD Plan and Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

C.Relationship of Town of Castle Rock Regulations

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

D. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area is the maximum allowed for platting and development. The actual number of dwelling approved will be determined at the Site Development /Plot stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.

1.3. CONTROL PROVISIONS

A.Incorporation of the Planned Development Plan

The PD Plan for Ridge Estates includes the type, location and boundaries of land use area as shown on the Ridge Estates PD Plan, which is attached as Exhibit A and is hereby incorporated by reference into this PD Zoning Regulations.

B. Use Area Boundaries

The boundaries and acreage of all Use Areas within Ridge Estates are shown on the Ridge Estates PD Plan. Where a Planning area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan.

C.Administrative Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Use Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Use Areas. Except for the Use Area that includes the Perimeter Area Lots (PA-1 and PA-5), a maximum twenty percent (20%) change or adjustment to the Use Area Boundaries (higher or lower with no change in maximum units) is permitted as an Administrative Amendment at the time of Site Development Plan.

D. Road Alignments

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

1.4 GENERAL PROVISIONS

A.Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Ridge Estates Planned Development.

B. Phasing

The phasing order indicated on the Ridge Estates Planned Development Plan is advisory in nature and is obligatory upon the Developer per the items of the Annexation and Development Agreement.

C.Severability of Provisions

In the event any provision herein 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.

D. Development Agreement

In addition to these regulations, certain provisions of the development of the Ridge Estates Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. The Development Agreement is subject to the Planned Development as approved by the Town on the _____ day of _____, 20____ by Resolution No. ____.

SECTION 2 DEFINITIONS

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

2.1 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 unenclosed patios, decks, or patio decks, tennis courts, swimming pools, surface parking areas, roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.2 Detached Dwelling Units

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to single family detached dwelling units.

2.3 Developer

Crystal Valley Ranch LLC, or its successors or assigns as Developer.

2.4 Open Space - Private

Space which is suitable for landscaping, passive and/or active recreation, gardens, view protections and enhancement, buffers and/or other appropriate uses, which is to remain in private ownership.

2.5 Solar/wind energy collection devices

A device that is accessory to, and situated on, a private single family detached

lot or home for the purpose of providing an alternative energy source for the home. Not intended as a communal feature.

SECTIONS 3

DEVELOPMENT STANDARDS (PA-2, PA-3 and PA-4)

3.1. Intent

The single family detached neighborhood will include residential lots and accessory uses, open space, streets, landscape tracts and trail corridors which will connect the residences to the site's amenities and trail networks.

3.2 Uses Permitted by Right

- A.Detached single family dwellings with attached or detached private garages
- B. Public buildings, including but not limited to fire and police stations
- C.Public and private open space, parks, and recreational uses, trails and facilities
- D.Public and Private Utilities and appurtenant facilities
- E. Drainage and detention facilities

3.3 Accessory Uses

- A.Temporary Uses pursuant to Section.3.5
- B. Community information kiosks
- C.Accessory structures including detached garages
- D.Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/ covenants
- E. Private swimming pools and spas
- F. Private tennis courts

3.4 Uses by Special Review

- A.Schools
- B. Places of Worship

3.5 Temporary Uses

- A.Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

3.6. Development Standards

- A.Minimum standard lot area: 10,400 square feet
- B. Maximum Building height:35 feet for primary structures
- C.Minimum lot width:
 - At the street: 55 feet
 - At building setback: 60 feet
 - At a cul-de-sac, knuckle or similarly curved frontage at the street: 25 feet
 - Flag lot width at street: 25 feet
- D.Primary structure minimum front setback (from local street right-of- way):
 - 20 feet to face of garage for front loaded attached garage
 - 15 feet to side of a side loaded attached garage
 - 20 feet to face of home
 - 15 feet to unenclosed covered porch without living space above the porch
- E. Primary structure minimum rear setback: 25 feet
- F. Primary structure minimum side setback: 10 feet
- G.Primary structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to face of garage for a side loaded garage
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure minimum front setback (from local street right- of-way):
 - 20 feet to the face of garage for front loaded detached garage
 - 15 feet to side of a side loaded detached garage
 - Accessory structures other than detached garages are not permitted forward of the front façade of the primary structure including the attached garage
- J. Accessory structure minimum rear setback: 25 feet
- K. Accessory structure minimum side setback: 10 feet
- L. Accessory structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to the face of a side loaded detached garage
- M. Encroachments
 - 1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into any setback a maximum of 36 inches.
 - 2. Uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.
 - 3. Uncovered decks and patios greater than 30 inches in height above grade may encroach the rear or side setback provided they are no closer than 5 feet to a side lot line and 15 feet to the rear lot line

SECTION 4

DEVELOPMENT STANDARDS (P.A.1 and P.A.5)

4.1. Intent

The single family detached neighborhood will include residential lots on the perimeter of the neighborhood and accessory uses, open space, streets, landscape tracts and trail corridors which will connect the residences to the site's amenities and trail networks. The Lots in PA-1 and PA-5 are intended to provide a larger lot size to aid in providing a transition in lots to the adjacent rural estate neighborhoods with Douglas County

4.2 Uses Permitted by Right

- A.Detached single family dwellings with attached or detached private garages
- B. Public buildings, including but not limited to fire and police stations
- C.Public and private open space, parks, and recreational uses, trails and facilities
- D.Utilities and appurtenant facilities
- E. Drainage and detention facilities

4.3 Accessory Uses

- A.Temporary Uses pursuant to Section.4.5
- B. Community information kiosks
- C.Accessory structures
- D.Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/ covenants
- E. Private swimming pools and spas

- F. Private tennis courts

4.4 Uses by Special Review

- A.Schools

- B. Places of Worship

4.5 Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

4.6. Development Standards

- A.Minimum standard lot area: 12,000 square feet
- B. Maximum Building height:35 feet for primary structures
- C.Minimum lot width:
 - At the street: 75 feet
 - At building setback: 80 feet
 - At a cul-de-sac, knuckle or similarly curved frontage at the street: 35 feet
 - Flag lot width at street: 25 feet
- D.Primary structure minimum front setback (from local street right-of-way):
 - 25 feet to face of front loaded attached garage
 - 15 feet to side of a side loaded garage
 - 20 feet to face of home
 - 15 feet to unenclosed porch without living space above the porch
- E. Primary structure minimum rear setback:
 - Perimeter lot PA-1: 50 feet
 - Perimeter lot PA-5: 100 feet
- F. Primary structure minimum side setback: 10 feet
- G.Primary structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to face of garage for a side loaded garage
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure minimum front setback (from local street right- of-way):
 - 25 feet to the face of garage for front loaded detached garage
 - 15 feet to side of a side loaded detached garage
 - Accessory structures other than detached garages are not permitted forward of the front façade of the primary structure including the attached garage
- J. Accessory structure minimum rear setback: 50 feet (PA-1) 100 feet (PA-5)
- K. Accessory structure minimum side setback: 10 feet
- L. Accessory structure minimum corner lot side setback adjacent to a local street: 15 feet; 20 feet to the face of a side loaded detached garage
- M. Encroachments:
 - 1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 36 inches.
 - 2. Uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the side property line and 20 feet to a rear lot line in PA-1 and 40 feet to a rear lot line in PA-5.
 - 3. Uncovered decks greater than 30 inches above grade may encroach the rear or side setback provided they are no closer than five (5) feet to a side lot line and 30 feet to a rear lot line in PA-1 and 80 feet to a rear lot line in PA-5.

SECTION 5
DEVELOPMENT STANDARDS (OSP)

5.1 Intent

The single family detached neighborhood will include residential lots on the perimeter of the neighborhood and accessory use, open space, streets, landscape tracts and trail corridors which will connect the residences to the site's amenities and trail networks. The open space is intended to provide areas for recreation available to the residences within the neighborhood.

5.2 Uses Permitted by Right

- A.Natural/unpaved or paved pedestrian and bicycle trails including interpretive signs
- B. Picnic areas including shelters
- C.Seating nodes and lookout including shelters
- D.Grading and drainage improvements
- E. Public utilities and associated structures
- F. Neighborhood parks and playgrounds
- G.Irrigation, water storage, distribution and well facilities

5.3 Development Regulations

- A.Maximum building height - 20 feet;
- B. Building setbacks - 20 feet from right of way
- C.Adequate buffering and screening of any public utility improvements shall be provided.
- D. Maximum fence height - 12 feet for security and screening of public facilities.

Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



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Ridge Estates
Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

Zoning Info
Date: April 16, 2019

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION
36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres

SECTION 6

DEVELOPMENT STANDARDS (PL-1)

6.1 Description and purpose

The PL-1 District is intended primarily for municipally owned property and public uses.

6.2 PL-1 District

A. Permitted Uses. Uses permitted by right in the PL-1 District are:

- Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
- Facilities for cultural/art uses, community events and other civic uses;
- All municipal and/or quasi-municipal facilities or utilities; and
- Educational facilities.

B. Development Standards. Development standards for the PL-1 District are as follows:

- Maximum Height: Fifty (50) feet;
- Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line

C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17-38-030 of the Town of Castle Rock Municipal Code, provided Section 17.38.050 shall have no application. Uses permitted by special review in the PL-1 District are as follows:

- Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
- Special district buildings and structures (C.R.S. Title 32); and
- Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

SECTION 7

OVERALL PROJECT STANDARDS

These PD regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

7.1 General Project Descriptions

The Ridge Estates PD consists of approximately 70 acres with a maximum of 52 single family detached homes. The overall gross residential density for the property is .742 units per acre. The size of the lots and associated densities provide for a logical transition from the large lot properties to the west, south and east in Douglas County's jurisdiction and to the smaller lot properties to the north in the Town's jurisdiction. The general character of the development includes larger lots on the perimeter of the neighborhood. The roads are designed to generally minimize impacts to existing topography and maintain native vegetation.

7.2 Architectural Design Standards

A. Colors

All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.

B. Building Siding

All building siding to cover exposed foundations to grade level, except as required by Applicable Building Code (usually 18 inches off grade).

C. Architectural Design Approval

All architecture of the homes must be submitted to the Ridge Estates HOA for approval prior to submittal for a building permit. Plans not approved shall be modified in accordance with the requirements of the HOA and resubmitted for approval. A building permit may not be obtained if the HOA has not approved the architectural plans.

7.3. Lighting

A. Floodlighting

Floodlights shall not be used to light all or any portion of any primary or accessory structure façade.

B. Exterior Lighting

- All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways or other outdoor areas shall use full cutoff light fixtures. For purposes of this Section, a *full cutoff light fixture* is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the Ridge Estates property boundaries.
- No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein direct light is visible beyond the perimeter of the Ridge Estates property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the Ridge Estates property. All lighting shall be full cutoff fixtures as defined above.

7.4 Fencing

All existing perimeter fencing is permitted to remain as is and shall be maintained by the developer or HOA. If the existing fence is intentionally removed, the new fencing requirements shall apply. The existing fence type may be replaced if the fence is damaged.

The following requirements apply to any new fencing.

- For Lots adjacent to open space perimeter fences are limited to a maximum height of four (4) feet and would consist of a minimum level of transparency, such as split rail or open rail.
- Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
- Solid wood privacy fences are not permitted. A 2" x 4" wire mesh grid is permitted on the lot side of the open rail fence for pet enclosure.
- Barbed wire and chain link is not allowed fencing.
- A typical agricultural wire fence is permitted to define the Ridge Estates neighborhood boundary from Bell Mountain Ranch and Sellers Creek Ranch. No trespassing signs are permitted to be posted along the fence.
- Additional fencing guidelines will be provided in future design guidelines/ covenants established by the HOA contracts and/or easements as established with the adjacent neighbors and HOA.

7.5 Landscaping

A. Landscape design regulations will be provided in in future design guidelines/covenants established by the HOA, contracts and/or easements as established with the adjacent neighbors and HOA.

B. All landscaping shall be conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications.

7.6 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the written approval of Ridge Estates and its Engineer(s). Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

7.7 Retaining Walls

All retaining walls adjacent to Public Street Right-of-Way are to be constructed of grey granite (or equal). All materials shall be approved by the Developer prior to construction.

7.8 Compliance with Skyline/Ridgeline Protection District

All areas within Ridge Estates that area identified as within the Skyline/Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code.

7.9 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the Site Development Plan.

7.10 Planning and Design

A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.

B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.

C. Grading shall be shaped to compliment the natural land forms.

D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 8

SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

8.1 Following approval of the Ridge Estates Planned Development, the Property Owners shall submit a Site Development Plan for all or any portion or portions of the general Use Areas as are then ready for development.

8.2 No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

8.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a Plat by the Town Council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a Plat has been approved, which must contain the following language:

"Pursuant to the Town of Castle Rock Municipal Code, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan and Plat has not been approved by the Town of Castle Rock."

SECTION 9 TRANSITIONAL USE

9.1 After approval of the Ridge Estates Planned Development incorporated herein by reference, any portion or portions of the property described as the Ridge Estates Planned Development, which has not been subjected to a Site Development Plan, may be used for agricultural purposed until approval of a Site Development Plan for the area or areas in question. Agricultural uses, for the purposes of this section shall mean farming, ranching, pre-existing residential uses, gardening, building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards. Commercial poultry or pig farms, fur farms or kennels.

9.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Site Development Plan for such area or areas has been approved.

9.3 Areas or agricultural activities shall be closed to vehicular traffic and off- road recreation motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer or the Town.

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