

DEVELOPMENT RESTRICTIONS

statement of intent

This preliminary development plan submitted under the M.U. Zone category is primarily a residential development comprised of several housing types integrated into a single community by an open space circulation system and collector streets. The most unique aspect of the plan is the substantial recreational complex sponsored by the St. Thomas More Center from which the open space circulation radiates.

The plan includes single family detached units, single family attached units, and low density apartment/condominiums located so as to take advantage of the area's mountain views, views of downtown Denver, and internal views. Care was taken to orient as many units as possible along the open space to encourage the use of the pedestrian/bicycle circulation which connects homes, parks, schools and convenience facilities. In the process of orienting the units to the open space, most of the ridge tops were planned as open space, church, school, or park sites in order to accentuate the land form and avoid roof masses. Small commercial and office parcels are included to provide employment and convenience facilities and are also connected to the non-vehicular circulation system.

The proposed development retains 32% of the area for schools, churches, recreation, and open space. In addition, open areas will be included within the attached single family, detached single family, and apartment/condominium areas which further increases the overall open space in the plan. The distribution of the open space contributes to the positive environmental and recreational qualities which this project brings to the area.

general restrictions

This preliminary development plan illustrates proposed land uses, collector arterial street patterns, building masses, common areas, and sets minimum and maximum restrictions for the development of each parcel.

The parcels are schematic in configuration and building mass, and are intended to allow minor changes. Finalization and review of each parcel is required, and is implemented through submittal to the Arapahoe County Planning Department of a Final Development Plan and/or preliminary and final plats.

public and quasi-public areas

ST. THOMAS MORE:
The Saint Thomas More Parish intends to construct and operate a church and a non-sectarian community recreation complex. Of the 21.7 acres schematically allowed, approximately 4 to 4.7 acres will consist of structural and parking ground coverage. Approximately 17 acres of ball fields and park will remain open on the site. The structured recreation facilities, i.e., swimming, handball, exercise, etc., will be available to area residents on a non-sectarian membership basis, thus reducing the burden imposed on the local recreation district.

OPEN SPACE AND DRAINAGE WAYS:
The Preliminary Development Plan illustrates only the public open space and drainage ways. These areas will be dedicated to and developed and maintained by the appropriate public agency.

Inherent in the residential parcels illustrated is private open space. These areas will be improved by the developer and maintained by a homeowners or condominium association.

Upon completion of the Little Dry Creek Master Plan by consultants of the Urban Drainage and Flood Control District, the "100 Year Flood Plain" of Willow Creek will be established and left completely open. This plan illustrated the "100 Year Flood Plain" as calculated by consulting engineers Meurer-Serafini-Meurer, and has been left completely open.

Determination as to which type of open space, i.e., public, private, or flood plain, is appropriate for each parcel will be made during the Final Development Plan or Final Plat stage.

SCHOOL:
A 9.2 acre elementary school site has been reserved as illustrated. The site will be dedicated to the school district when that district demonstrates need and intent to build. This site will be reserved for public or private recreational development if a school is not constructed within 5 years.

FIRE STATION:
A 1.6 acre fire station site has been reserved as illustrated. The site will be deeded to the Castlewood Fire District immediately after approval of this Preliminary Development Plan by the Arapahoe County Commissioners.

DEDICATED STREETS:

Dry Creek Road	120' R.O.W.
South Quebec Street	80' R.O.W.
County Line Road	90' R.O.W.
Interior Collectors	60' R.O.W.
Local and long cul-de-sac	50' R.O.W.
Short cul-de-sac	40' R.O.W.
Cul-de-sac diameter	90' R.O.W.

Dedicated streets will be improved by the developer as required by Arapahoe County, and will be maintained by Arapahoe County. Private streets will be reviewed by Arapahoe County Planning and Engineering Departments during the platting process.

residential restrictions

GENERAL:
Design integration of all residential structures will be implemented through the use of compatible architectural styles and continuity of exterior materials. Non-compatible styles which interrupt community integrity will be prohibited in all parcels.

DETACHED SINGLE FAMILY:
Detached single family as illustrated includes all detached housing types, i.e., standard single family, patio homes, zero lot line, cluster homes with tandem garages, etc. Maximum density over the 91.5 acre area will not exceed 3.5 units per acre, or 320 units. As the housing types vary within the area, however, individual parcel densities could range from large lot single family at 2.7 units/acre to zero lot line at 4.3 units/acre.

minimum lot area	2,400 sq. ft.
minimum lot width	40 ft.
minimum front setback - cul-de-sacs	20 ft. to flow line
minimum front setback - local and loop roads	15 ft. to R.O.W.
minimum side setback	0 ft.
minimum rear setback	0 ft.
minimum rear setback along South Quebec Street	40 ft.
minimum lot depth along South Quebec Street	140 ft.
minimum distance between dwelling structures	10 ft.
minimum distance between garages	0 ft.
maximum building height	35 ft.
minimum off-street parking spaces per unit	2 ft.

ATTACHED SINGLE FAMILY:
Attached single family as illustrated includes all attached housing types, i.e., duplexes, quadplexes, rowhouses, attached clusters, townhouses, etc. Maximum density over the 53.9 acre area will not exceed 5.8 units per acre, or 314 units. As the housing types vary within the area, however, individual parcel densities could range from duplexes at 5 units/acre to townhouses at 7 units/acre.

minimum lot area/unit	4,000 sq. ft.
minimum distance between structures	6'
minimum distance structure to property line	10'
minimum distance structure to public right-of-way	15'
minimum structural setback along County Line Rd. R.O.W.	30'
maximum building height	35'
maximum ground coverage of dwelling structures	25%
minimum unobstructed open space	35%
minimum off-street parking spaces per unit	2

APARTMENT/CONDOMINIUM:
Apartment/condominium as illustrated includes all multiple and/or "air space" housing types that do not necessarily place a structural "footprint" on the ground, i.e., garden apartments, mid-rise apartments, mid-rise condominiums, etc. Maximum density over the 31.9 acre area will not exceed 13.7 units per acre, or 436 units. As the housing types vary within the area, however, individual parcel densities could range from garden apartments at 12 units/acre to condominiums at a maximum of 19 units/acre.

minimum lot area/unit	2,000 sq. ft.
minimum distance between structures	10'
minimum distance structure to property line	10'
minimum distance structure to public right-of-way	15'
minimum structural setback along Dry Creek Road R.O.W.	20'
maximum building height	35'
maximum ground coverage of dwelling structures	30%
minimum unobstructed open space	30%
minimum off-street parking spaces per unit	2

commercial restrictions

GENERAL:
Design integration of all commercial structures will be implemented through the use of compatible architectural styles and continuity of exterior materials. Non-compatible styles which interrupt community integrity will be prohibited in both parcels.

ADMINISTRATIVE AND PROFESSIONAL OFFICE:
Administrative and professional office as illustrated is intended to comply with all items of the B-1 zoning category of the Arapahoe County Zoning Ordinance except:

maximum building height	35'
minimum distance structure to property line	15'
minimum distance structure to public right-of-way	20'
minimum structural setback along Dry Creek Road and S. Quebec Street R.O.W.	40'
minimum unobstructed open space	20%

COMMUNITY BUSINESS AND/OR CHURCH:
Community business as illustrated is intended to comply with all items of the B-3 zoning category of the Arapahoe County Zoning Ordinance, except:

auto sales not permitted	
auto laundering not permitted	
bus depot not permitted	
outdoor theater not permitted	
outdoor storage not permitted	
maximum building height	25'
minimum distance structure to property line	20'
minimum distance structure to public right-of-way	20'
minimum structural setback along County Line Rd. R.O.W.	40'
minimum unobstructed open space	15%

Access to this parcel not allowed from County Line Road church will be permitted

STATEMENT OF ZONING CHANGE

On the _____ day of _____, 19____, the Board of County Commissioners of Arapahoe County, Colorado, zoned the following described property to _____ by Commissioners' Resolution No. _____. The development of the following described property shall be in accordance with the Preliminary Development Plan on file in the Arapahoe County Planning Department.

The above referred to property is located in Arapahoe County, Colorado, and is described as follows:

The West one-half of the Southeast one-quarter, the Northeast one-quarter of the Southeast one-quarter, and a part of the Northeast one-quarter of Section 32, Township 5 South, Range 67 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Bearings Are Assumed
Commence at the Northeast corner of said Section 32; thence S. 00°00'00"E. along the East line of the Northeast one-quarter of said Section 32, 80.00 feet to a point of beginning; thence continuing along the aforesaid line 3679.67 feet to the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of said Section 32; thence S. 89°50'00"W. and along the south line of said Northeast one-quarter of the Southeast one-quarter, 1322.12 feet to the Southwest corner of said Northeast one-quarter of the Southeast one-quarter; thence S. 00°18'13"E. along the East line of the West one-half of the Southeast one-quarter of said Section 32, 1320.01 feet to the Southeast corner of the West one-half of the Southeast one-quarter of said Section 32; thence S. 89°50'23"W., and along the South line of the West one-half of the Southeast one-quarter of said Section 32, 1315.12 feet to the Southwest corner of the West one-half of the Southeast one-quarter of said Section 32; thence N. 00°38'26"W., and along the West line of the East one-half of said Section 32, 5278.84 feet to the Northwest corner of the Northeast one-quarter of said Section 32; thence N. 89°49'06"E., and along the North line of the Northeast one-quarter of said Section 32, 1508.2 feet; thence S. 00°10'55"E., 80.00 feet; thence N. 89°49'05"E., and along a line that is 80.00 feet South of and parallel with the North line of the Northeast one-quarter of said Section 32, 1177.73 feet to the point of beginning, containing 280.035 acres, more or less.

ATTEST:

County Clerk _____ Chairman, Board of County Commissioners _____

The foregoing instrument was acknowledged before me this _____ day of _____

19____, by _____

My Commission expires _____

Notary Public _____

ADMINISTRATIVE AMENDMENT 8/24/82

ATTEST:

County Clerk _____ Chairman, Board of County Commissioners _____

The foregoing instrument was acknowledged before me this 24th day of August,

1982, by _____

My commission expires _____

Notary Public _____

FOX RIDGE
ADM AMEND
A82-27

ST. THOMAS MORE PARISH
8636 EAST EASTER AVE.
ENGLEWOOD, COLORADO
303-770-1155

A PRELIMINARY DEVELOPMENT PLAN FOR
FOX RIDGE
ARAPAHOE COUNTY, COLORADO

CROW WESTERN CORPORATION
1660 S. ALBION ST. SUITE 222
DENVER, COLORADO 80222
303-758-3112

PLAN WEST, INC.
2186 S. HOLLY ST. SUITE 103
DENVER, COLORADO 80222
303-758-1411

DATE NOV. 18, 1973 JOB NO: 7-73
REV: 8-24-82 SHEET: 1/4

plan west

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