

Plotted by: David T. Teron Date: 4/17/2026 2:47 PM

File Name: st_francis_church\cadd\sheet\stfrancis\Planned Development Plan\COVER AND NOTES.dwg

LEGAL DESCRIPTION:

PARCEL 1:

A PORITON OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.89 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION NO. 0219567;
NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION NO. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;
THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,086 SQUARE FEET OR 2.022 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION NO. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 2004120181;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION NO. 0219567, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION NO. 2019008528;
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 7, 1996 AT RECEPTION NO. 9606393;

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-58 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION NO. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 2004120181;

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,355 SQUARE FEET OR 14.402 ACRES OF LAND, MORE OR LESS.

PARCEL 3:

ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION NO. 2025008210, BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.89 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 95 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.

PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION NO. 2025008210, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION NO. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 2004120181;

THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59";
THENCE ALONG THE NORTH LINE OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

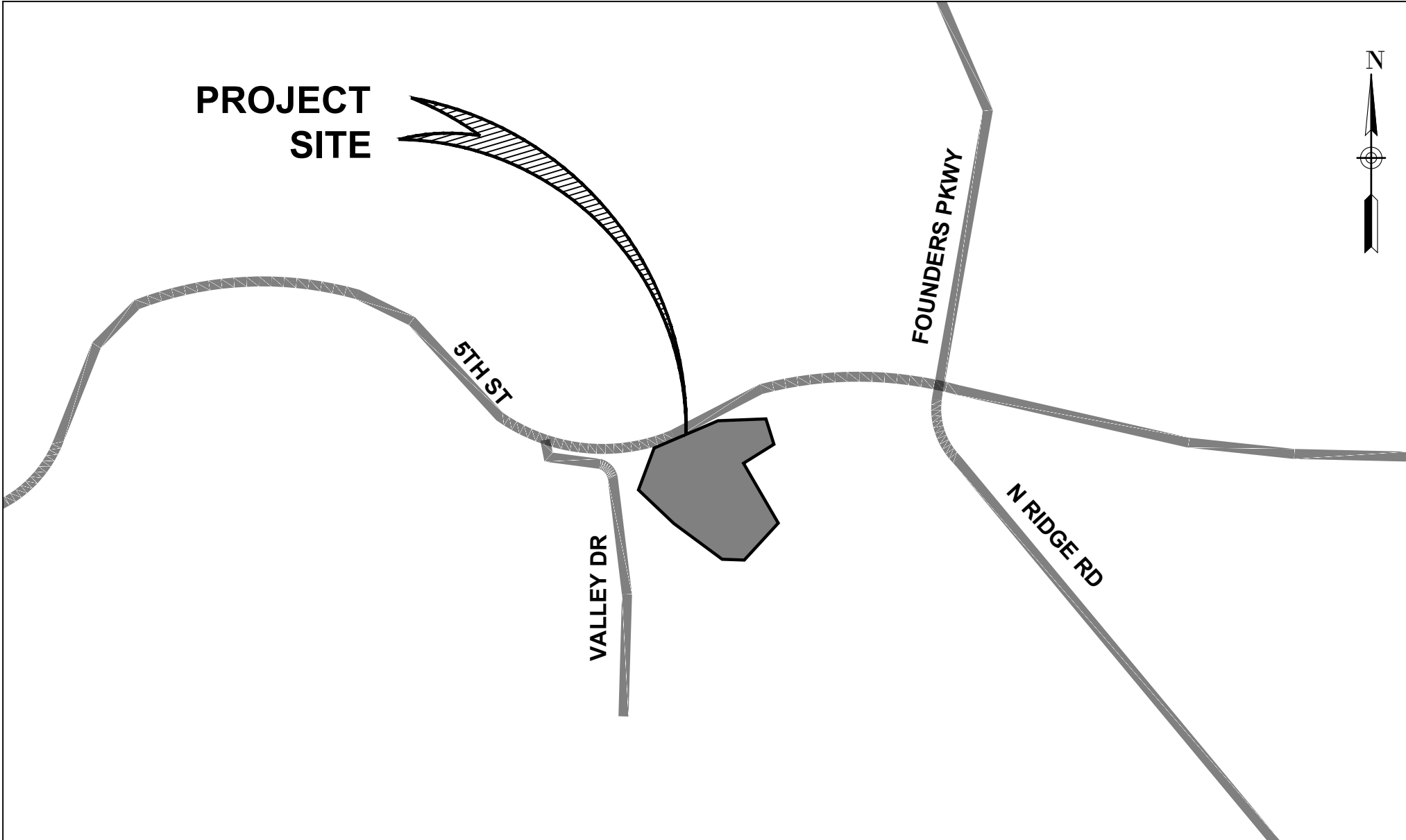
THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT; SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT; SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT; NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY; SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION NO. 110577, ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT; NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY; NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12", FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY; NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,284 SQUARE FEET OR 0.167 ACRES OF LAND, MORE OR LESS.

ST. FRANCIS CHURCH PLANNED DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
ADDRESS: 2746 FIFTH ST. CASTLE ROCK, CO 80104



VICINITY MAP
SCALE 1" = 1000'

SHEET INDEX:

- | | |
|---|--------------------------------|
| 1 | COVER |
| 2 | ZONING SUMMARY |
| 3 | PDP SITE PLAN |
| 4 | SKYLINE AND RIDGELINES OVERLAY |
| 5 | GRADING & DRAINAGE PLAN |

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| 6 | UTILITY PLAN |
| 7 - 10 | PD ZONING REGULATIONS |

PDP STANDARD NOTES:

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT [HAVE/HAVE NOT] BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0189G AND 08035C0302G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
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 DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK 5TH ST ZONE RED WATER PRESSURE ZONE.
6. 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.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
8. A URBAN/WILDLAND INTERFACE AREA MANAGEMENT PLAN TO BE EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD). IF A MANAGEMENT PLAN HAS BEEN DEVELOPED FOR THIS PD THE DETAILS OF THAT PLAN ARE TO BE OUTLINED ON THE PDP COVER SHEET.

BENCHMARK:

N.G.S. STATION #U 336. A 3-1/4" DIAMETER SET IN A BOULDER IN ROCK OUTCROPPING, MARKED "U 336 1952" SET IN CONCRETE, LOCATED ON THE NORTH SIDE OF FIFTH STREET, APPROX. 500 FEET WEST OF CASTLE CREST DRIVE. NAVD88 ELEVATION = 6571.41 FEET

CONTACTS:

APPLICANT:



ST. FRANCIS OF ASSISI CATHOLIC CHURCH
2746 FIFTH STREET
CASTLE ROCK, CO 80104
720.215.4548
LBAUER@STFRANCISCR.ORG
CONTACT: LARRY BAUER

OWNER:



DIOCESE OF COLORADO SPRINGS
228 N. CASCADE AVE.
COLORADO SPRINGS, CO 80903
719-636-2345
EMAIL: DFLINN@DIOCS.ORG
CONTACT: DOUGLAS M. FLINN

CIVIL ENGINEERING:



ROTH LANG ENGINEERING GROUP, LLC
6855 S HAVANA ST, SUITE 600
CENTENNIAL, CO 80112
303.841.9365
KROTH@ROTHLANG.COM
CONTACT: KEVIN ROTH

ARCHITECT:



INTEGRATION DESIGN GROUP
730 17TH ST, SUITE 104
DENVER, CO 80202
303.227.9453
EMAIL: DALE.SANDERS@
INTEGRATIONDESIGNGROUP.COM
CONTACT: DALE SANDERS

SURVEYOR:



POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
303.702.1617
FRANKZ@POWERSURVEYING.COM
CONTACT: FRANK ZWOLINSKI

OWNERSHIP CERTIFICATION

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

DIOCESE OF COLORADO SPRINGS

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ OF
20____ BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

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

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ OF
20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

LICENSED LAND SURVEYOR _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS (NAME OF DOCUMENT) WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S 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 _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ DATE _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

ST. FRANCIS CHURCH
PLANNED DEVELOPMENT PLAN

COVER

DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

PREPARED FOR:

ISSUE DATE: 04/10/26

DATE	REVISIONS	BY					

DESIGNED BY: DRT

DRAWN BY: DRT

JOB NUMBER: 240702

SHEET NUMBER:

1

Plotted by: David Teron Date: 4/17/2026 2:47 PM

File Name: s:_projects\240702 - st. francis church\CADD\sheet\sets\Planned Development Plan\COVER AND NOTES.dwg

LAND USE SUMMARY TABLE

PLANNING AREAS	LAND USE	ACRES	% TOTAL	PERMITTED USES
	RIGHT OF WAY (DEDICATED DURING ANNEXATION)	0.167	1.01%	RIGHT-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK (REC #: 2025008210)
PA-1	CH (CHURCH) AND CHAPEL COMMERCIAL	13.106	78.99%	CHURCH (INCLUDING BELL TOWER), CHURCH RELATED EDUCATIONAL FACILITIES, PRE-SCHOOL, PARSONAGES, MINISTRY AND ADMINISTRATIVE OFFICES, TEMPORARY MODULAR EXPANSION, SINGLE-FAMILY RESIDENTIAL, CONGREGATE LIVING, OPEN SPACE, LANDSCAPE AREAS, BUFFERS, SETBACKS, AND PONDS (INCLUDING DRAINAGE AND STORM DETENTION), INDOOR AND OUTDOOR RECREATIONAL FACILITIES SUCH AS: -PLAYGROUND -UTILITIES -PARKING SPACES -DRIVE AISLES, -PARKING LOT ISLANDS, -SIDEWALKS, -STREETS, -FENCES, -WALLS, -TRASH ENCLOSURES, -RETAINING WALLS -TEMPORARY CONSTRUCTION TRAILERS
PA-2	OSP (OPEN SPACE PRIVATE)	3.32	20%	OPEN SPACE, FLOODPLAIN, DRAINAGE AND DETENTION FACILITIES, OUTDOOR CHURCH RELATED RECREATIONAL FACILITIES SUCH AS PARKS, PLAYGROUNDS, TRAILS, PICNIC AREAS, UTILITIES, STREETS AND DRIVES
TOTAL		16.593	100%	

ST. FRANCIS OF ASSISI CHURCH PD - ZONING AND DEVELOPMENT STANDARDS SUMMARY

THE ST. FRANCIS OF ASSISI PD PLAN AND ZONING REGULATIONS SHALL RUN WITH THE LAND AND BIND OWNERS OF RECORD AND SUCCESSORS IN INTEREST TO THE PROPERTY.		
EXISTING ZONING:	DOUGLAS COUNTY - RURAL RESIDENTIAL (RR)	
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)	
	PLANNING AREAS	
	PA-1 CHURCH / CHAPEL	PA-2 OSP
LAND USE TYPE:	CHURCH (CH) (COMMERCIAL) AND CHAPEL	OSP (OPEN SPACE PRIVATE)
MINIMUM LOT SIZE:	NONE	NONE
MAXIMUM LOT COVERAGE:	40,000 SF (CHURCH) 2,500 SF (CHAPEL)	3 AC
MAX BUILDING HEIGHT	CHURCH: 40 FEET FOR BUILDING 60 FEET FOR CUPOLAS, BELL TOWERS & SPIRES	20 FEET
	CHAPEL: 30 FEET FOR BUILDING	
MAX HEIGHT OF SPIRE/DOME/BELL TOWER:	20-FT ABOVE BUILDING	N/A
MAXIMUM FLOOR AREA RATIO (FAR):	2:25	N/A
PARKING SPACES REQUIRED (MAIN ASSEMBLY)*:	SEATS PROVIDED = 825 PARKING SPACES REQUIRED = 275	N/A
PARKING SPACES REQUIRED (ADDITIONAL ASSEMBLY)**:	SQUARE FOOTAGE = 4,900 SF PARKING SPACES REQUIRED = 25	N/A
ACCESSIBLE PARKING SPACES REQUIRED***:	REQUIRED = 8 SPACES PROVIDED = 20 SPACES	N/A
TOTAL PARKING SPACES REQUIRED:	TOTAL REQUIRED = 300 TOTAL PROVIDED = 362	N/A
SINGLE-FAMILY RESIDENCE (RECTORY)	1 PER 11 ACRES	N/A
CONGREGATE LIVING (RECTORY)	5 DWELLING UNITS MAX	N/A
NOTES: * 1 SPACE FOR EACH 3 FIXED SEATS IN THE MAIN ASSEMBLY AREA ** PLUS 5 SPACES PER 1,000 SQ. FT. OR FLOOR AREA FOR OTHER ROOMS USED FOR ASSEMBLY PLUS REQUIRED SPACES FOR EACH ADDITIONAL USE *** WHEN TOTAL PARKING SPACES IN LOT ARE BETWEEN 301 AND 400, A MINIMUM OF 8 ACCESSIBLE PARKING SPACES ARE REQUIRED		

SETBACK REQUIREMENTS

PLANNING AREAS		
	PA-1 CHURCH / CHAPEL	PA-2 OSP
1) PRIMARY STRUCTURE		
RIGHT-OF-WAY (ROW) / FRONT (5TH STREET)	25 FEET FOR BUILDINGS 10 FEET FOR PARKING LOTS	N/A
REAR	10 FEET	N/A
SIDE	10 FEET	N/A
SIDE ADJACENT TO ROW	10 FEET	N/A
2) ACCESSORY STRUCTURE		
RIGHT-OF-WAY (ROW)	25 FEET FOR BUILDINGS 10 FEET FOR PARKING LOTS	N/A
REAR	10 FEET	N/A
SIDE	10 FEET	N/A
SIDE ADJACENT TO ROW	10 FEET	N/A
NOTE: ENCROACHMENT OF SIGNS INTO FRONT SETBACK - NO RESTRICTIONS EXCEPT TO COMPLY WITH TRAFFIC SIGHT DISTANCE REQUIREMENTS		



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

ST. FRANCIS CHURCH
PLANNED DEVELOPMENT PLAN
ZONING SUMMARY

DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

PREPARED FOR:

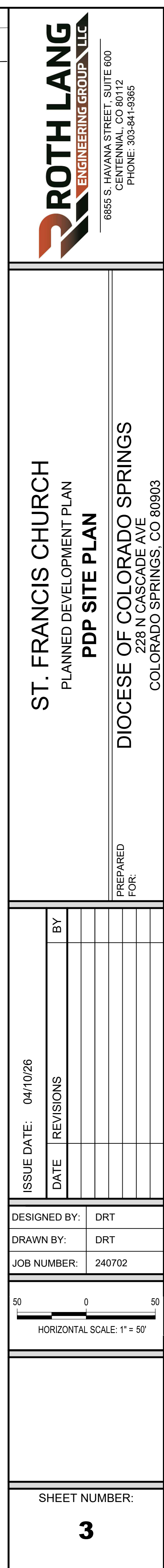
ISSUE DATE: 04/10/26

DATE	BY						
	REVISIONS						

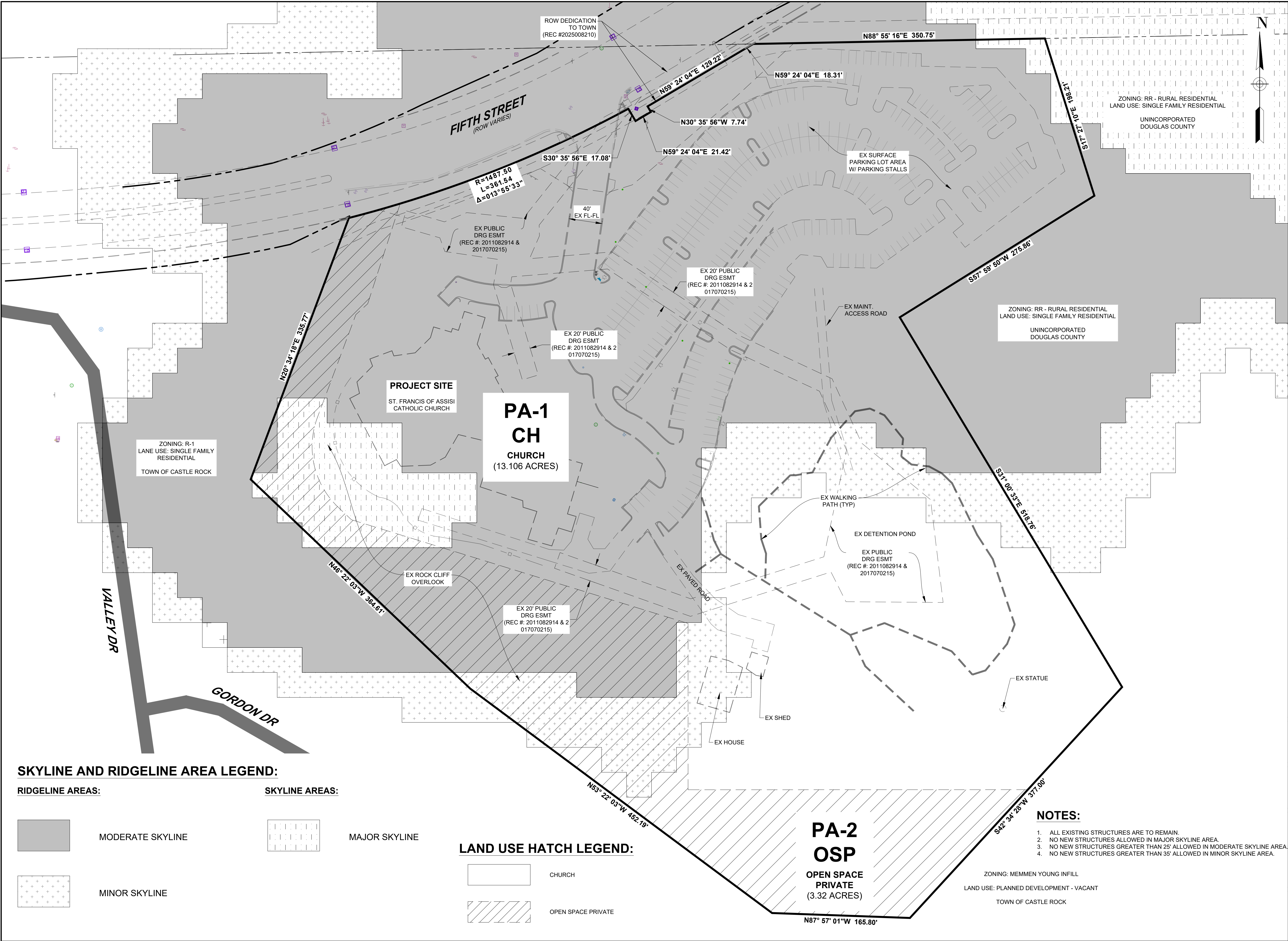
DESIGNED BY: DRT
DRAWN BY: DRT
JOB NUMBER: 240702

SHEET NUMBER:

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File Name: st_projects\240702 - st_francis_church\CADD\sheet sets\Planned Development Plan\Skyline and Rideline Overlay.dwg
Plotted by: David Terron Date: 4/15/2028 1:51 PM



PROTH LANG

ENGINEERING GROUP, LLC

6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

ST. FRANCIS CHURCH
PLANNED DEVELOPMENT PLAN
SKYLINE AND RIDGELINES OVERLAY

PREPARED FOR:
DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

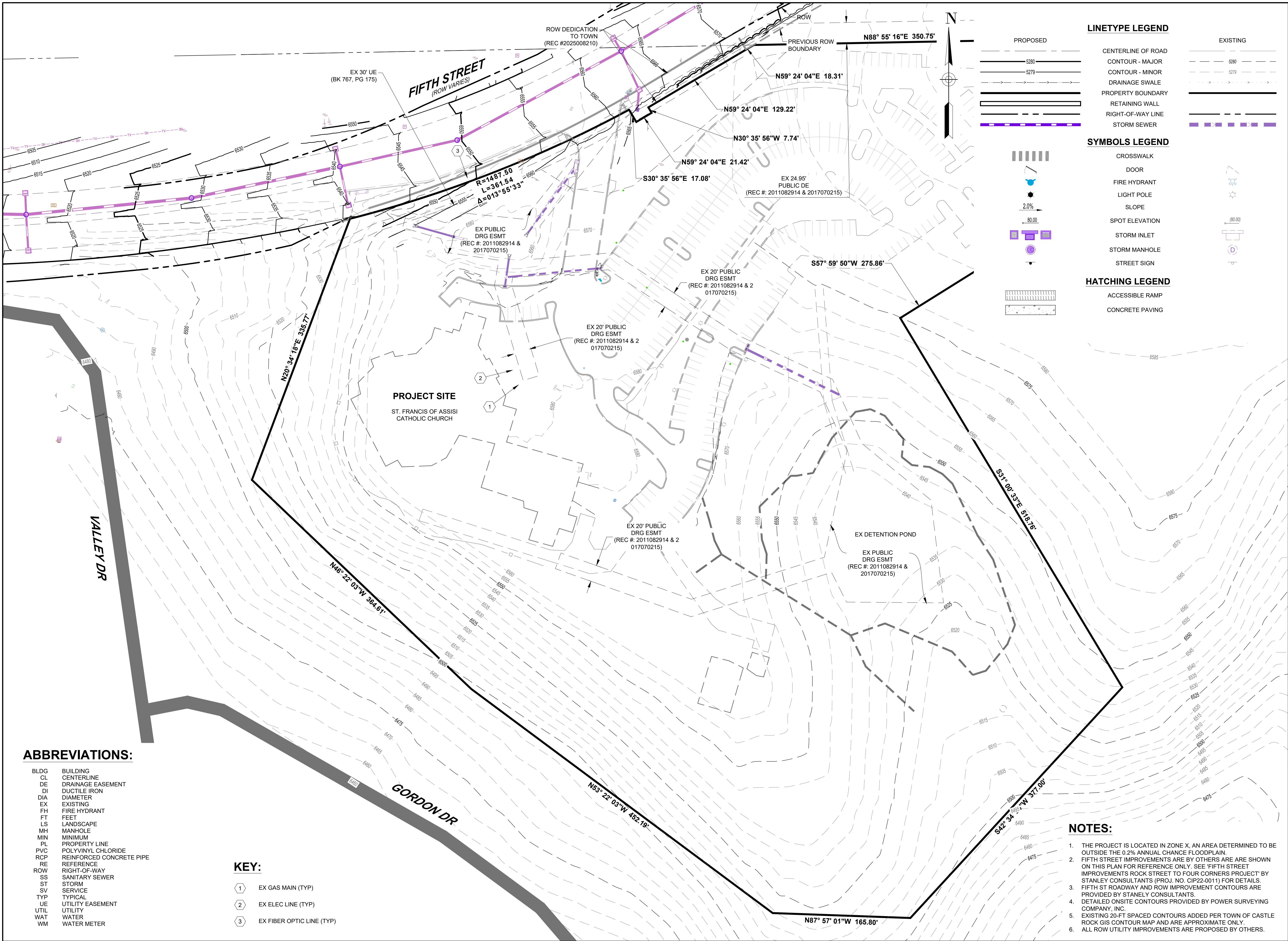
ISSUE DATE: 04/10/26

DATE	REVISIONS	BY

DESIGNED BY: DRT
DRAWN BY: DRT
JOB NUMBER: 240702

50 0 50
HORIZONTAL SCALE: 1" = 50'

SHEET NUMBER:
4



ROTH LANG

ENGINEERING GROUP, LLC

6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

ST. FRANCIS CHURCH
PLANNED DEVELOPMENT PLAN
GRADING & DRAINAGE PLAN

PREPARED FOR:
DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

ISSUE DATE: 04/10/26

DATE	REVISIONS	BY

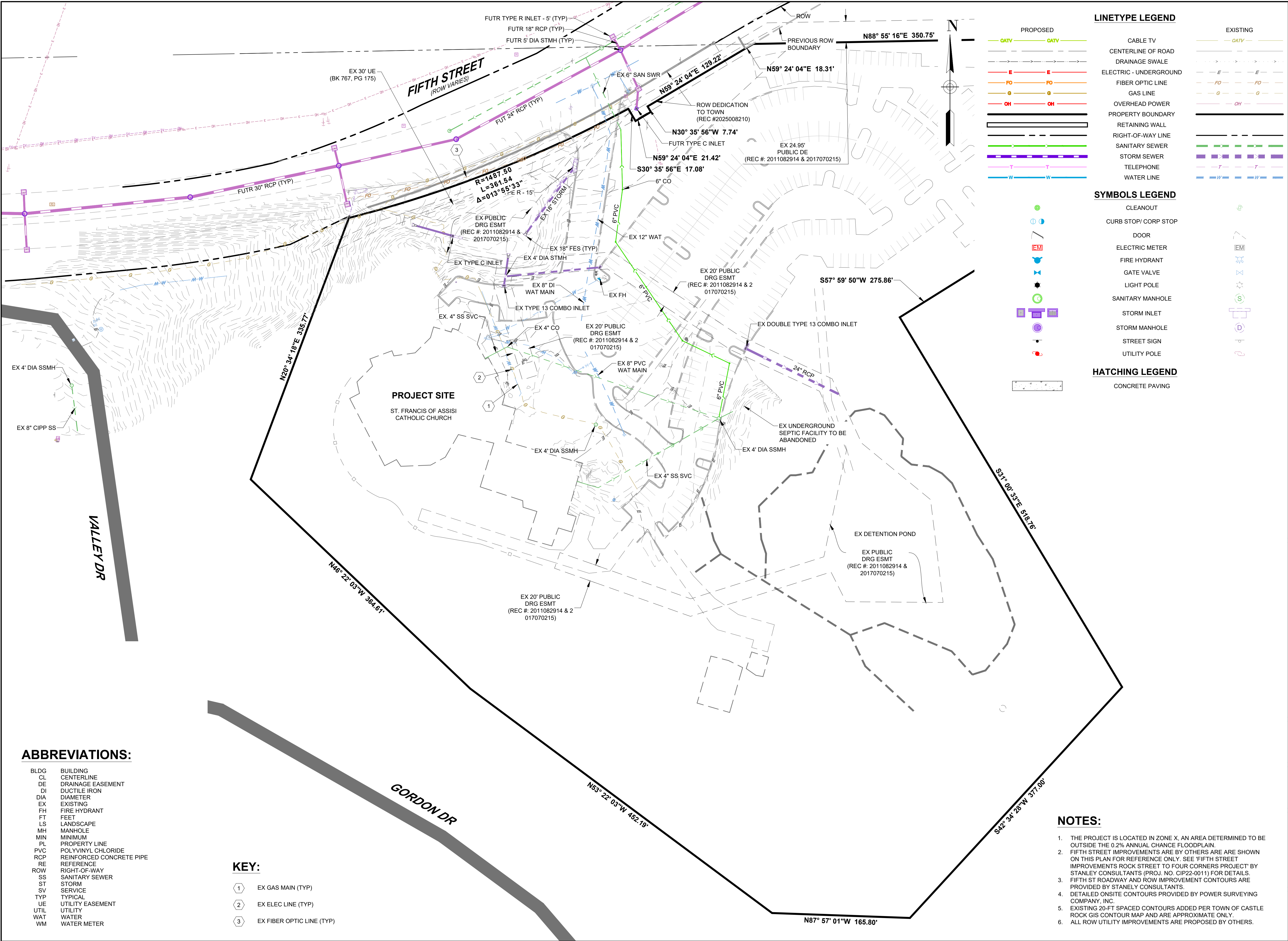
DESIGNED BY: DRT

DRAWN BY: DRT

JOB NUMBER: 240702

500 0 500
HORIZONTAL SCALE: 1" = 50'

SHEET NUMBER:
5



PROTH LANG

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ST. FRANCIS CHURCH
PLANNED DEVELOPMENT PLAN
UTILITY PLAN

DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

ISSUE DATE: 04/10/26

DATE	REVISIONS	BY

DESIGNED BY: DRT

DRAWN BY: DRT

JOB NUMBER: 240702

500 0 500

HORIZONTAL SCALE: 1" = 50'

SHEET NUMBER:

6