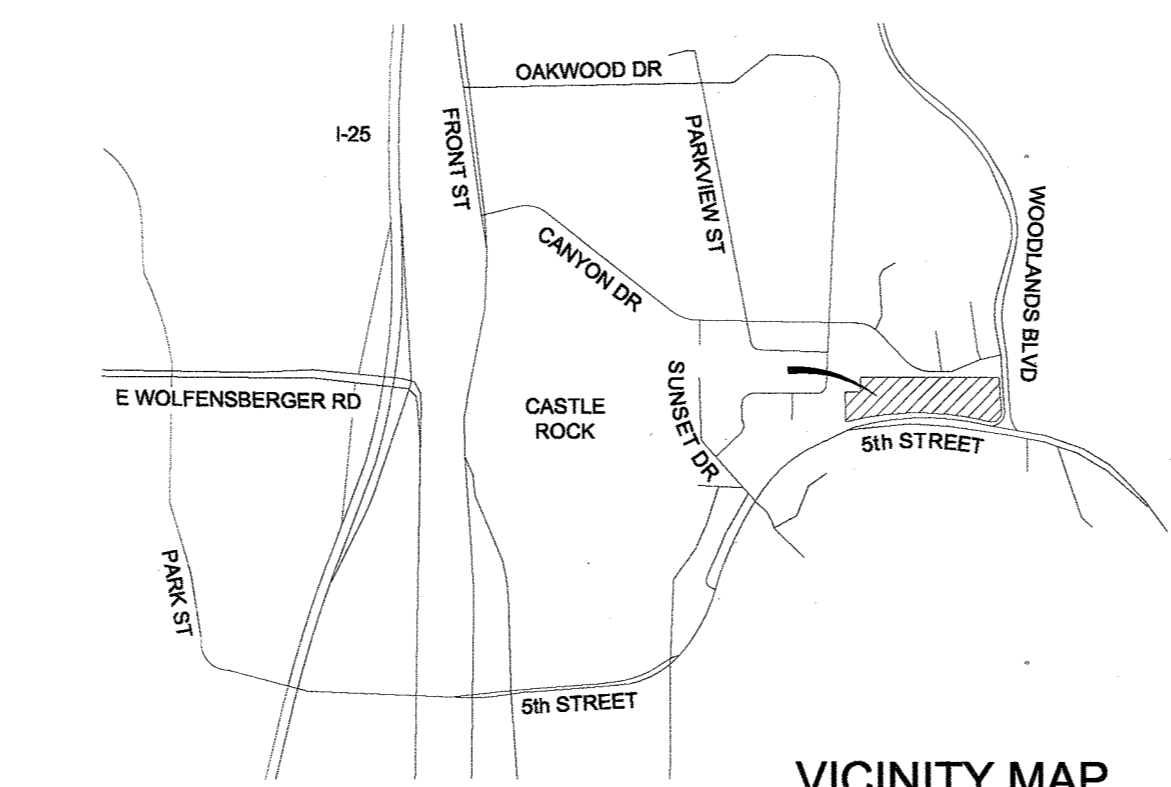


CALVARY CHAPEL PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016090992 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°46'20"E A DISTANCE OF 40.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°46'20"E A DISTANCE OF 960.36 FEET;
4. S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°13'40"E A DISTANCE OF 160.26 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS S88°21'48"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 09°57'10" AND AN ARC LENGTH OF 78.24 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N81°41'33"W A DISTANCE OF 331.83 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°15'45"W, HAVING A RADIUS OF 1333.30 FEET, A CENTRAL ANGLE OF 09°57'34" AND AN ARC LENGTH OF 231.76 FEET, TO A POINT OF NON-TANGENT;
3. S81°21'22"W A DISTANCE OF 156.86 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°34'20"E, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'29" AND AN ARC LENGTH OF 249.98 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'54"W A DISTANCE OF 207.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 236,722 SQUARE FEET OR 5.4344 ACRES.

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 24960" AT THE NORTH AND A 2-1/2" ALUMINUM CAP STAMPED "LS 38376" AT THE SOUTH, BEING ASSUMED TO BEAR N02d18'30"E.

BENCHMARK

#5 REBAR W/O CAP @ SE CORNER OF LOT 1, BLOCK 3, WOODLANDS FILING NO. 8.
 ELEVATION=6388.90 NAVD83

PD PLAN STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH A PORTION OF THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08035C0188G', REVISED MARCH 16, 2016.
3. 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.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE 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.

LAND USE SUMMARY TABLE

TYPE OF USE	PERMITTED USE	ACRES PROVIDED	% OF PROPERTY
CH	CHURCH; CHURCH RELATED FACILITIES TO INCLUDE SANCTUARY, OFFICES, CLASSROOM, MEETING ROOMS, ETC; PLAYGROUND; SIDEWALKS; PARKING; DRIVE ISLES	3.09 ACRES (134,792 SF)	57%
OSP	LANDSCAPE AREA; BUFFERS/ SETBACKS; DETENTION FACILITIES;	2.34 ACRES (101,930 SF)	43%
TOTAL:		5.43 ACRES	100%

PD ZONING REGULATIONS- LAND USE 'CH'

*REFER TO THE CALVARY CHAPEL PD ZONING REGULATIONS FOR ENTIRE REGULATIONS.

EXISTING ZONING: PROPOSED ZONING:	DOUGLAS COUNTY ZONED (RR) PLANNED DEVELOPMENT (PD) PLAN
MAX. GROSS FLOOR AREA:	35% OF TOTAL SITE AREA
MAX. HEIGHT OF BUILDING:	35 FEET
MAX. HEIGHT OF SPIRE:	15 FEET ABOVE BUILDING
BUILDING SETBACKS / SEPARATIONS:	TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN
STREET/ PROPERTY SETBACKS:	TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN. HOWEVER, NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 25 FEET FROM WOODLANDS BLVD., 25 FEET FROM FIFTH ST., AND 30 FEET FROM EITHER THE NORTHERN OR WESTERN PLANNED DEVELOPMENT BOUNDARIES.
MAXIMUM BLDG. FOOTPRINT COVERAGE:	82,788 SQUARE FEET PERMITTED
MAXIMUM FLOOR AREA RATIO (FAR):	0.35 FAR PERMITTED
PARKING SPACES REQUIRED:	1 Parking Stall per Every 3 Fixed Seats w/ in Main Sanctuary
ACCESSIBLE PARKING REQUIRED:	Shall comply with Town of Castle Rock Accessible Code Requirements

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.

R. D. J. Dr.
 CALVARY CHAPEL, CASTLE ROCK
 A COLORADO NON-PROFIT CORPORATION

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF September, 2017

BY ROBERT LOVE AS PASTOR / PRES
 OF CALVARY CHAPEL, CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

Alyson Mazza
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20184007019
 MY COMMISSION EXPIRES FEBRUARY 22, 2020

MY COMMISSION EXPIRES: 02/22/2020

TITLE CERTIFICATION

I, Brenda Becker, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

ON THE 30th DAY OF November, 2017.

Brenda Becker
 AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
 TITLE COMPANY

SIGNED THIS 30th DAY OF November, 2017.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF November, 2017

BY Brenda Becker AS AUTHORIZED REPRESENTATIVE
 OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

Joni L. Stimits
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20030403517
 My Commission Expires October 11, 2019

MY COMMISSION EXPIRES: 10-11-2019

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 17, 2016 AT RECEPTION NO. 2016090993.

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Colorado East Bank & Trust
 COLORADO EAST BANK & TRUST

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 10th DAY OF August, 2017

BY Nancy Schrimm AS Branch President
 OF COLORADO EAST BANK & TRUST

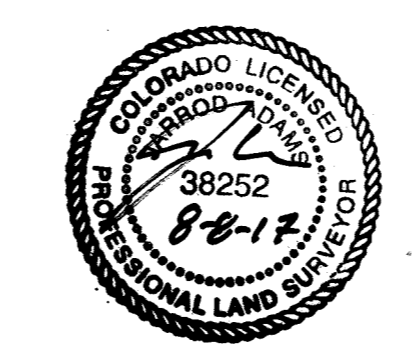
WITNESS MY HAND AND OFFICIAL SEAL.

Laura T. Delella
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2/2/2021

SURVEYOR'S CERTIFICATE

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

Jarrold Adams
 REGISTERED LAND SURVEYOR 11 DATE



AGENCIES

OWNER/DEVELOPER:	CALVARY CHAPEL ATTN: DAVID LOVE 1100 CAPRICE DR CASTLE ROCK, CO. 80109 P-719.491.1220
LAND PLANNER / PLAN PREPARER:	THOMAS AND THOMAS 702 N. TEJON ST COLORADO SPRINGS, CO 80903 P-719.578.8777
ENGINEER/SURVEYOR:	JR ENGINEERING 3730 SINTON ROAD, SUITE 219 COLORADO SPRINGS, CO 80907 P-719.593.2583
MORTGAGEES/LIENHOLDER:	COLORADO EAST BANK & TRUST 104 S. CASCADE AVE COLORADO SPRINGS, CO 80903 P-719.577.4500
TOWN OF CASTLE ROCK PLANNING:	KATHY MARX, SENIOR PLANNER DEVELOPMENT SERVICES DEPARTMENT 100 WILCOX ST. CASTLE ROCK, CO 80104 P-720-733-2205
PUBLIC WORKS:	KEN CHALFOUR PUBLIC WORKS DEPT. 4175 CASTLETON CT. CASTLE ROCK, CO 80109 P-720-733-2482
UTILITIES:	MARK MANTUA UTILITY DEPARTMENT 175 KELLOGG CT. CASTLE ROCK, CO 80109 P-720-733-6000

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE 21st DAY OF April, 2017.

Max Brooks 18 Dec 2017
 CHAIR DATE

Mark Mantua 12/10/17
 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 20th DAY OF June, 2017.

Ann Johnson 12-19-17
 MAYOR DATE

Brook Anderson 12-19-17
 TOWN CLERK DATE



CLERK AND RECORDER CERTIFICATE

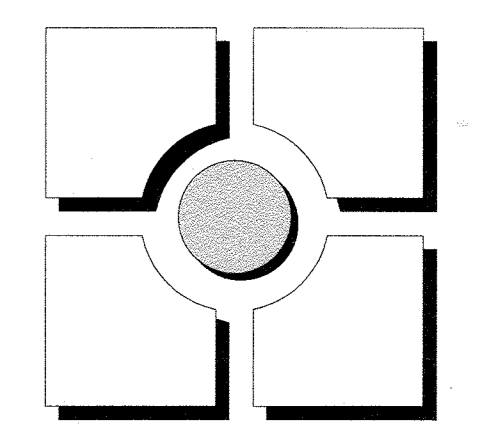
STATE OF COLORADO) SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN MY OFFICE AT 2:15 O'CLOCK P.M.,

THIS 20th DAY OF December, 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER

2017085623 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BY Sandra C. Stacey Deputy
 DOUGLAS COUNTY CLERK AND RECORDER

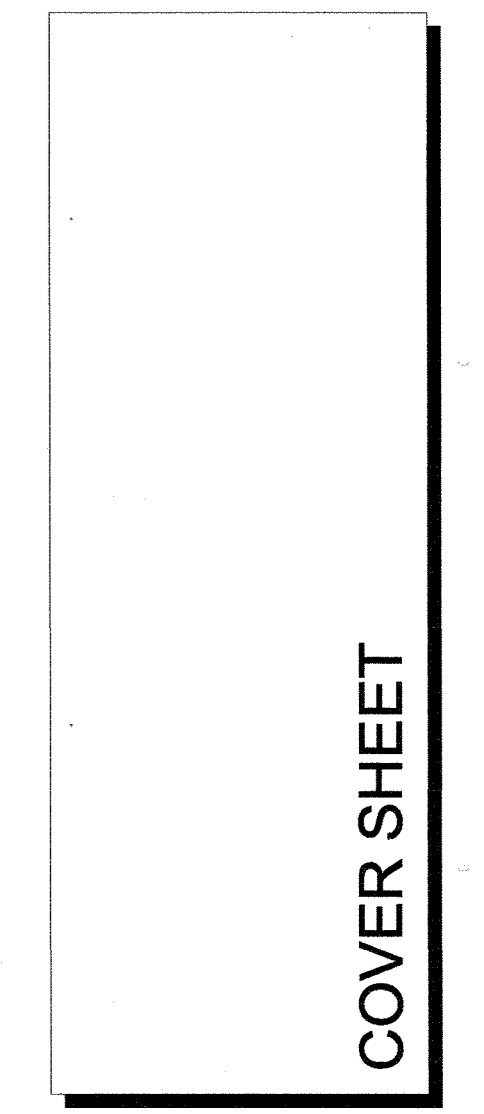


THOMAS THOMAS
 Planning & Landscape Architecture
 702 N. Tejon St., Suite 219
 Colorado Springs, Colorado 80903
 (719) 578-8777

REV #	DATE	DRAWN	CHECKED	APPROVED
1	8/09/17			
2				
3				
4				
5				
6				

DESIGNED	JUL	10-24-16
DRAWN	JUL	10-24-16
CHECKED	JRA	10-24-16
PROJECT NUMBER:		3539.00

SCALE: AS NOTED



COVER SHEET

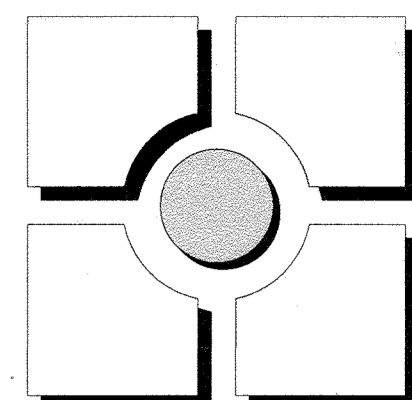
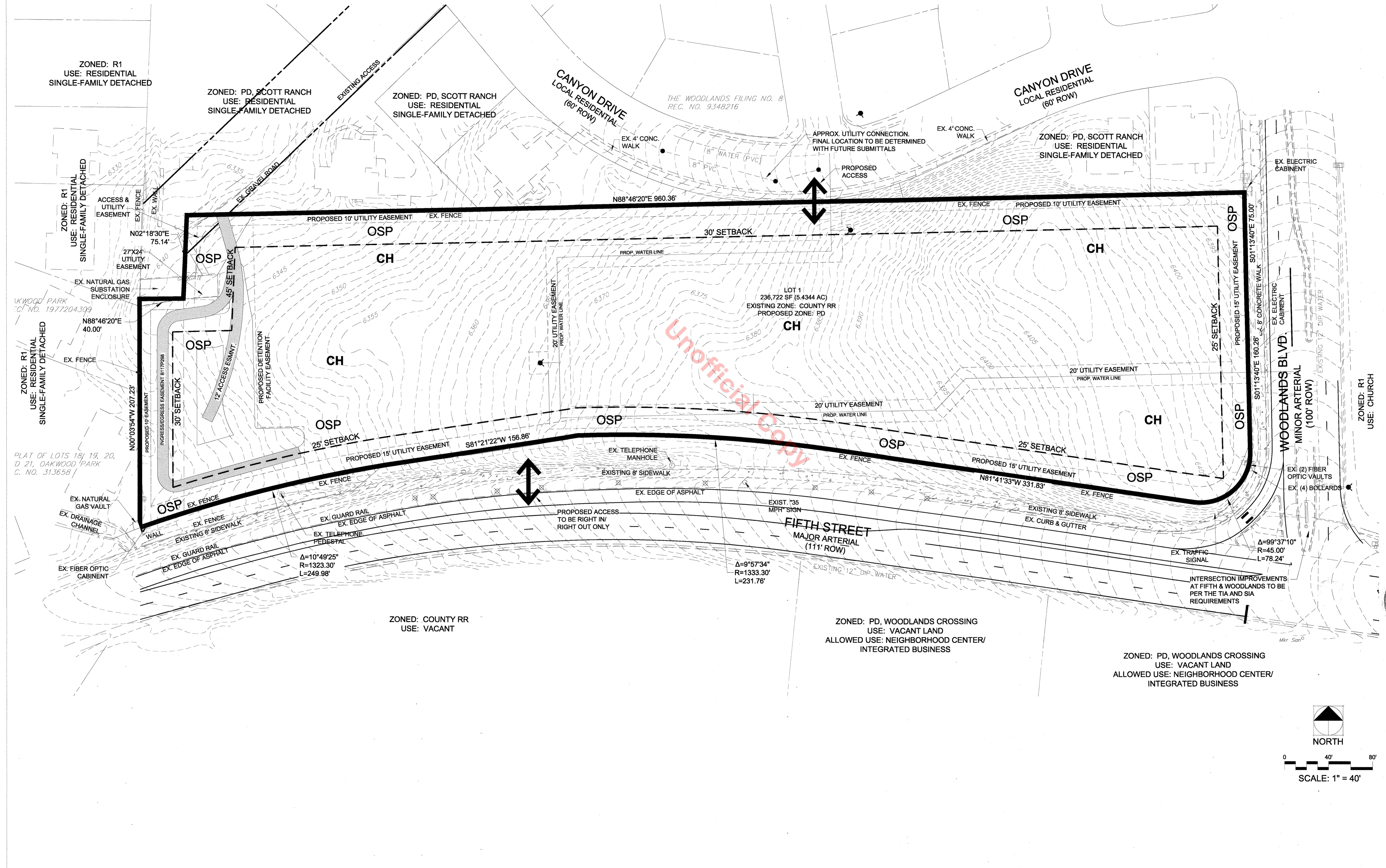
PD1 1 of 2

SHEET INDEX

- 1 COVER SHEET
 - 2 PLANNED DEVELOPMENT PLAN
- CALVARY CHAPEL PLANNED DEVELOPMENT PLAN
 PROJECT NO. PDP16-0004

CALVARY CHAPEL PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	PD DEV PLAN RECORDATION DWGS	8/03/17			
2					
3					
4					
5					
6					

DESIGNED	JLK	10.24.16
DRAWN	JLK	10.24.16
CHECKED	JRA	10.24.16
PROJECT NUMBER:		3539.00
SCALE:		AS NOTED

PLANNED DEVELOPMENT PLAN

ORDINANCE NO. 2017-018

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT PLAN AND THE CALVARY CHAPEL PLANNED DEVELOPMENT PLAN ZONING REGULATIONS

WHEREAS, proper application has been made by Calvary Chapel Castle Rock, LLC ("Applicant") for Planned Development (PD) zoning of the property described in *Exhibit 1* ("Property");

WHEREAS, Applicant has requested approval of the Calvary Chapel Planned Development Plan ("PD Plan"),

WHEREAS, Applicant has requested approval of the Calvary Chapel Planned Development Plan Zoning Regulations "Zoning Regulations", as the same affect the Property;

WHEREAS, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and,

WHEREAS, public hearings on the PD Plan and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Zoning District Map Amendment The Town's Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Calvary Chapel Planned Development Plan.

Section 2. Planned Development Plan Approval The Calvary Chapel Planned Development Plan in the form attached as *Exhibit 2* is hereby approved.

Section 3. Zoning Regulation Approval The Calvary Chapel Planned Development Plan Zoning Regulations in the form attached as *Exhibit 3* are hereby approved.

Section 4. Effective Date With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 5. Severability If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

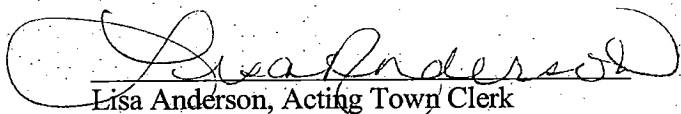
Section 6. Safety Clause The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

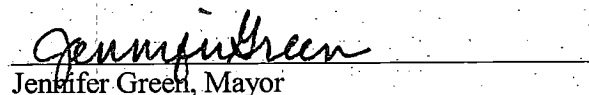
APPROVED ON FIRST READING this 6th day of June, 2017 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 20th day of June, 2017, by the Town Council of the Town of Castle Rock by a vote of 6 and 0 against.

ATTEST:

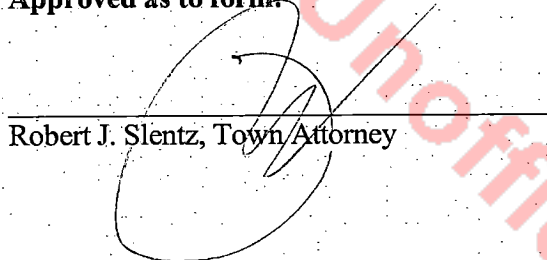
TOWN OF CASTLE ROCK


Lisa Anderson, Acting Town Clerk


Jennifer Green, Mayor

Approved as to form:

Approved as to content:


Robert J. Slentz, Town Attorney


Bill Detweiler, Director, Development Services

Unofficial Copy

PARCEL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR $N02^{\circ}18'30''E$

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. $N88^{\circ}46'20''E$ A DISTANCE OF 40.00 FEET;
2. $N02^{\circ}18'30''E$ A DISTANCE OF 75.14 FEET;
3. $N88^{\circ}46'20''E$ A DISTANCE OF 960.36 FEET;
4. $S01^{\circ}13'40''E$ A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. $S01^{\circ}13'40''E$ A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF $99^{\circ}29'00''$ AND AN ARC LENGTH OF 78.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. $N81^{\circ}44'54''W$ A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF $09^{\circ}58'00''$ AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
3. $S81^{\circ}15'35''W$ A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF $10^{\circ}49'39''$ AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING $S76^{\circ}07'24''W$ AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, $N00^{\circ}03'57''W$ A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

SUMMARY TABLE

CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.4346 ACRES.

Official Copy

EXHIBIT 2

**CAVALRY CHAPEL
PLANNED DEVELOPMENT PLAN**
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEIPTION NO. 20160002 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS; BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS PLANNED DEVELOPMENT UNDER RECEIPTION NO. 20162118 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS PLANNED DEVELOPMENT, THE FOLLOWING FOUR (4) COURSES:

1. N49°42'56" E A DISTANCE OF 43.00 FEET;
2. N49°18'00" E A DISTANCE OF 75.14 FEET;
3. N49°42'56" E A DISTANCE OF 162.30 FEET;
4. S01°17'26" E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEIPTION NO. 21101006.

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

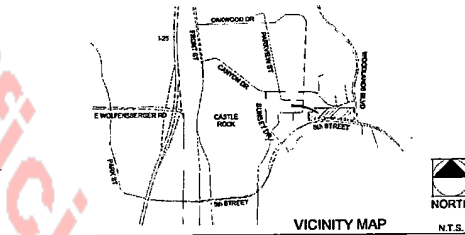
1. S01°17'26" E A DISTANCE OF 140.00 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS S82°15'49"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°07'34" AND AN ARC LENGTH OF 78.84 FEET, TO A POINT OF NON-TANGENT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEIPTION NO. 20060778.

THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N41°14'37"W A DISTANCE OF 331.83 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S09°15'49"W, HAVING A RADIUS OF 1333.30 FEET, A CENTRAL ANGLE OF 89°07'34" AND AN ARC LENGTH OF 211.99 FEET, TO A POINT OF NON-TANGENT;
3. S83°07'34"W A DISTANCE OF 168.88 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S09°15'49"W, HAVING A RADIUS OF 1333.30 FEET, A CENTRAL ANGLE OF 10°07'26" AND AN ARC LENGTH OF 269.88 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A RIGHT-OF-WAY CORNER OF OAKWOOD PARK RECORDED UNDER RECEIPTION NO. 20070400.

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEIPTION NO. 20070400, N02°07'34"W A DISTANCE OF 307.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.43 ACRES.



AGENCIES

OWNERS/DEVELOPER: CALVARY CHAPEL
ATTHE DAVID LOVE
1100 GARFICE DR
CASTLE ROCK, CO 80109
P-718-578-1270

LAND PLANNER/
PLAN PREPARER: THOMAS AND THOMAS
ATTN: SARAH HEGE
702 N. TEJON ST
COLORADO SPRINGS, CO 80903
P-718-578-8777

ENGINEERS/SURVEYOR: JH ENGINEERING
ATTN: SARAH HEGE
3702 SYMON ROAD, SUITE 219
COLORADO SPRINGS, CO 80907
P-718-585-2382
JHENGINEERING@GMAIL.COM

MORTGAGE/LENDER: COLORADO EAST BANK & TRUST
306 S. CALSARIE AVE.
COLORADO SPRINGS, CO 80903
P-718-577-5500

TOWN OF CASTLE ROCK
PLANNING: KATHY MAJICK, SENIOR PLANNER
DEVELOPMENT SERVICES DEPARTMENT
100 W. COX ST.
CASTLE ROCK, CO 80104
P-718-578-3200

PUBLIC WORKS: KEN CHAUFOUR
PUBLIC WORKS DEPT.
4755 CASTLETON ST.
CASTLE ROCK, CO 80109
P-718-578-2462

UTILITIES: MARK MANTHA
UTILITY DEPARTMENT
116 S. HIGGINS CT.
CASTLE ROCK, CO 80109
P-718-578-6000

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 3" X 3" ALUMINUM CAP STAMPED "13 28667" AT THE NORTH END AND A 3" X 3" ALUMINUM CAP STAMPED "13 28667" AT THE SOUTH, BEING ASSIGNED TO BEA H091°37'0".

BENCHMARK

AS BEARING CAP # 14 CORNER OF LOT 1, BLOCK 2, WOODLANDS PLANNED DEVELOPMENT UNDER RECEIPTION NO. 20160002.

PD PLAN STANDARD NOTES

1. THE SPECIAL RIGHTS ASSOCIATED WITH A PORTION OF THIS DEVELOPMENT HAVE NOT BEEN REVERED. NOTIFICATION OF DEVELOPMENT REQUIRES BEFORE PLANNING AND TOWN COUNCIL MAKE BE REVERED TO OWNERS OF MINERAL ESTATES.
2. THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 1700301402, REVISED MARCH 18, 2014.
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL AND COMMERCIAL INTERFERENCE REGULATIONS. INTERFERENCE AREAS MUST ADHERE TO CHAPTER 11.05 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE WATER PRESSURE ZONE.
5. ALL WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPLIANCE (FLOOD) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
6. RIGHT-OF-WAY FOR ACCESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

LAND USE SUMMARY TABLE

TYPE OF USE	PERMITTED USE	ACRES PROVIDED	% OF PROPERTY
CH	CHURCH, CHURCH RELATED FACILITIES TO INCLUDE SANCTUARY, OFFICES, CLASSROOM, MEETING ROOMS, ETC.; PLAYGROUNDS, SIDEWALKS; PARKING; DRIVE ISLES	3.09 ACRES (134,734 SF)	67%
OSP	LANDSCAPE AREA; BUFFER/SITE BACKBAC; DETENTION FACILITIES;	2.34 ACRES (101,888 SF)	43%
TOTAL:		5.43 ACRES	100%

PD ZONING REGULATIONS- LAND USE 'CH'

REFERS TO THE CALVARY CHAPEL PD ZONING REGULATIONS FOR ENTIRE REGULATIONS.

EXISTING ZONING	PROPOSED ZONING	DOUGLAS COUNTY ZONED (DC)	PLANNED DEVELOPMENT (PD) PLAN
		30% OF TOTAL SITE AREA	
		35 FEET	
		15 FEET ABOVE BUILDING	
		TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN	
		TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN HOWEVER, NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 15 FEET FROM WOODLANDS PLANNED DEVELOPMENT FROM FIFTH ST. AND 33 FEET FROM EITHER THE NORTHERN OR WESTERN PLANNED DEVELOPMENT BOUNDARIES.	
		62,798 SQUARE FEET PERMITTED	
		0.33 FAR PERMITTED	
		1 Parking Stall per Every 3 Floor Seats w/16 Main Deckway	
		Shall comply with Town of Castle Rock Accession Code Requirements	

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.

CALVARY CHAPEL, CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION

NOTARY PUBLIC
SUSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__

BY _____ AS _____ OF CALVARY CHAPEL, CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 11, 2016, AT RECEIPTION NO. 20160002.

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO EAST BANK & TRUST

NOTARY PUBLIC
SUSCRIBED AND SWORN TO BEFORE ME

THIS ___ DAY OF ___ 20__

BY _____ AS _____ OF COLORADO EAST BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR _____ DATE _____

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 PUBLIC
SUSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__

BY _____ AS AUTHORIZED REPRESENTATIVE _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CLERK AND RECORDER CERTIFICATE

(STATE OF COLORADO) _____

COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, ___ M.,

THIS ___ DAY OF _____, 2016, A.D., AND IS DULY RECORDED UNDER RECEIPTION NUMBER _____

OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BY: DOUGLAS COUNTY RECORDER _____

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 _____ 20__

CHAIR _____ DATE _____

ATTN: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

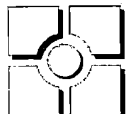
THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE ___ DAY OF _____ 20__

MAYOR _____ DATE _____

ATTN: _____

TOWN CLERK _____ DATE _____



THOMAS AND THOMAS
ATTN: SARAH HEGE
702 N. TEJON ST
COLORADO SPRINGS, CO 80903
P-718-578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/29/17			
2	TOWN COMMENTS REV 2	2/13/17			
3					
4					
5					
6					

DESIGNED	DATE	10/24/16
DRAWN	DATE	10/24/16
CHECKED	DATE	11/13/16
PROJECT NUMBER		233000

SCALE: AS NOTED

COVER SHEET

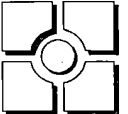
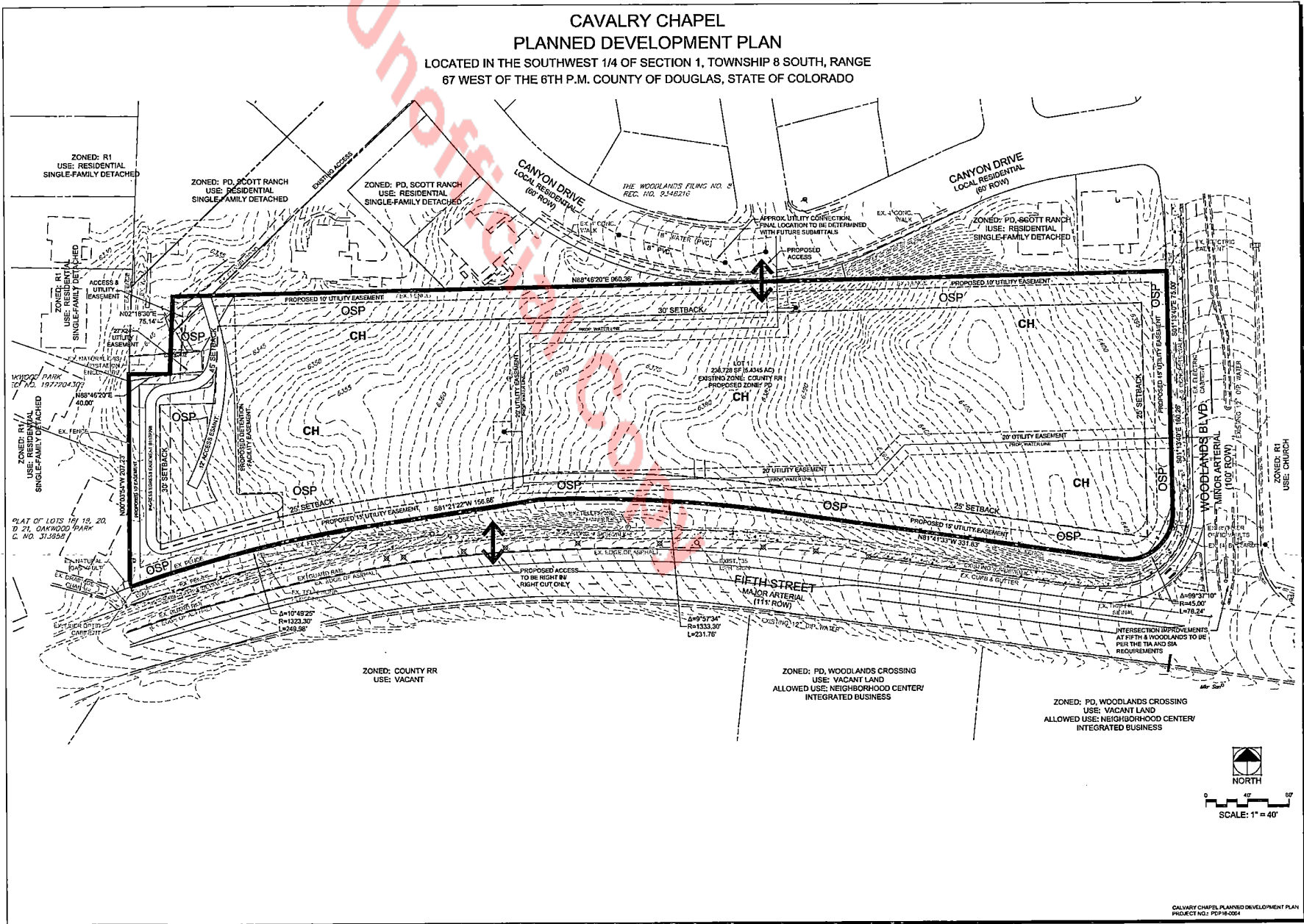
SHEET INDEX

1 COVER SHEET
2 PLANNED DEVELOPMENT PLAN
CALVARY CHAPEL PLANNED DEVELOPMENT PLAN
PROJECT NO. PDP 16-0004

PD1 1 of 2

CAVALRY CHAPEL PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



THOMAS & THOMAS
PLANNING & ENGINEERING
1100 S. WOODLANDS BLVD., SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.THOMASANDTHOMAS.COM

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/10/17			
2	TOWN COMMENTS REV 2	2/10/17			
3					
4					
5					
6					

DESIGNED	DATE	SCALE
DK	10/24/16	AS NOTED
CHKD	JRM	
PROJECT NUMBER	333100	

PLANNED DEVELOPMENT PLAN

*Partnering to Create...*THOMAS
THOMAS

ZONING REGULATIONS
CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT

EXHIBIT 3**A. GENERAL PROVISIONS**

1. **Adoption/Authorization.** The Town Council of the Town of Castle Rock ("Town") has established a PD Planned Development District for the Calvary Chapel PD Plan and the Calvary Chapel property ("Calvary Chapel" or "Property") by approval of the Calvary Chapel Planned Development Plan ("PDP"), the Calvary Chapel Planned Development Plan Zoning Regulations ("Zoning Regulations") and the Calvary Chapel Annexation and Development Agreement ("DA") (collectively, the "Governing Documents") pursuant to Chapters 17.32 of Title 17 of the Town's Municipal Code ("Code") after appropriate public notice and hearing on Ordinance No. 2017-__, adopted _____, 2017.
2. **Applicability.** The Governing Documents shall run with the Property and bind the Developer and all landowners of record, including their successors and assigns, to the extent of their interest in the Property pursuant to the terms of such documents.
3. **Maximum Level of Development.** The total floor area approved for platting and development within the established Use Areas is the maximum allowed for development, 35% maximum building coverage. This includes all facilities within the designated use area included the church sanctuary, church related facilities and site related elements.
4. **Relationship to Town Regulations.** All Town ordinances and regulations of general applicability within the Town, as the same may be amended from time to time, will apply to and be enforceable within the Property and such Town ordinances and regulations will govern and control over any conflicting provision in these Zoning Regulations..
5. **Severability of Provisions.** In the event that any provisions hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

B. Development Agreement

In addition to these Zoning Regulations, certain provisions which govern the development of the Property under the PDP are controlled by a development agreement between the Town of Castle Rock and the owners of the Property. This development agreement has been approved by the Town on the ____ day of _____, 2017, by Resolution No. 2017-__.

C. DEFINITIONS

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

1. **Building Height:** The vertical distance from the average finished grade (not including berming of grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof of the structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above the roof level are not to be considered in determining building height.
2. **Building Setbacks:** The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections or eaves, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond the lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate the setback.
3. **Site:** Shall refer to Calvary Castle Planned Development (PD) as described by the PD Plan and its associated documents that have been approved by the Town of Castle Rock of the County of Douglas.
4. **Temporary Construction Trailers:** Temporary Construction Trailers may be manufactured or portable structures placed on a development site for the duration of the construction period of a phase or phases of a project and will be removed from the site after construction is complete.
5. **Church related educational facilities:** Church educational facilities to accommodate functions that are associated with the church to include children and youth, adult classes, and other church related functions. This explicitly does not include a Christian Day School for pre-school, K-8 or High School.

D. Overall Project Standards

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply to this PD, except as modified by the following:

1. **Church and Related Uses Development Standards.**
 - a. **Maximum Building Height** 35 Feet
 - b. **Maximum Spire Height** 15 Feet above Building
 - c. **Parking shall be provided at a rate of one space per 3 seats in the main sanctuary. Occasional overnight parking for church related activities and tour buses shall be permitted.**
2. **Temporary Uses**
 - a. **Construction offices and material storage shall be permitted during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All materials must be removed within 120 days of the cessation of the outdoor storage.**

E. General Use Areas

<u>Land Use Area</u>	<u>Acreage</u>	<u>%of Total Acres</u>
CH (Church and Church Related Uses)	3.09	57%
OSP (Landscape Area; Buffers/ Setbacks; Detention Facilities)	2.34	43%
Total	5.43	100.0%

F. Use Area Regulations**1. Church and Related Uses-CH****a. Development Regulations**

- 1) Maximum Building Height: 35 Feet
- 2) Maximum Spire Height: 15 Feet above Building
- 3) Maximum Gross Floor Area: 35% of Total Site Area
- 4) Maximum Building Footprint Coverage: 82,786 Square Feet
- 5) Maximum Floor Area Ratio (FAR): 0.35 Permitted
- 6) Parking shall be provided at a rate of one space per 3 seats in the sanctuary while providing occasional overnight parking for church related uses.
- 7) Setbacks: Building and landscape setbacks to be established with the Site Development Plan. No proposed building shall be constructed closer than 25 Feet from Woodlands Blvd.; 25 Feet from Fifth Street; and 30 Feet from either the northern or western Planned Development boundaries.

b. Permitted Uses

- 1) Church
- 2) Church related educational facilities
- 3) Ministry related administrative offices.
- 4) Open space, landscape areas, buffers and setbacks
- 5) Drainage and Detention Facilities
- 6) Indoor and outdoor church related recreational facilities such as a playground.
- 7) Utilities and appurtenant facilities including by not limited to water and sewer, electric service, gas service, telephone and cable service.
- 8) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 9) Public and private streets and drives.
- 10) Fences, walls, trash enclosures, and/or retaining walls.
- 11) Temporary construction trailers.

2. Open Space Private-OSP**a. Permitted Uses**

- 1) Open space, landscape areas, setbacks, buffers.
- 2) Drainage and Detention Facilities.

- 3) Outdoor church related recreational facilities such as a playground and picnic areas.
- 4) Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone and cable service.
- 5) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 6) Public and private streets and drives.
- 7) Fences, walls, trash enclosures, and/or retaining walls.
- 8) Temporary construction trailers.

G. Design Standards/Criteria

Architectural design elements shall comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock." In addition to the Town's guidelines, the PD Site Plan shall comply with standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, use by special review, and variance process shall apply to this PD except as modified by the following subsections.

1. Buildings shall be designed with the goal of 360 degree architecture. All exterior facades shall be designed with vertical and horizontal articulation and with architectural features so that they are visually attractive.
2. All outdoor storage, trash collection and loading areas shall be located on the site and shall be screened. All mechanical equipment shall be screened, whether it is on the roof, on the side of the building or on the ground.
3. Parking lots shall be oriented to provide safe and convenient access for pedestrians, and shall be disturbed around the building.

H. Lighting Standards

All Exterior lighting shall comply with the Town of Castle Rock outdoor illumination code.