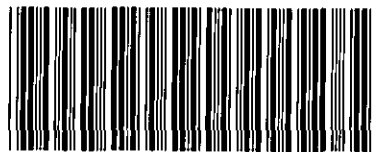


2
1

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2008051993
07/24/2008 10:59 AM

2008051993 3 PGS

PLAT IDENTIFICATION SHEET

Craig R. Stapleton	Walker R. Stapleton
Wendy Reyes	Benjamin F. Stapleton, III
Benjamin F. Stapleton, IV	Sarah Stapleton
Dorothy W. Stapleton	Katharine H. Stapleton
Charles T. Schulze	Peter B. Schulze
Trust for Gabriel Schulze Dtd 5/8/00	
Trust for Elias Schulze Dtd 6/5/03	
Trust for Isaiah Schulze Dtd 6/29/90	

Grantor (owner)

Grantor (owner)

Castle Meadows Preliminary PD Site Plan, 1st Amendment

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Castle Meadows

Condo Info: Phase _____ Bldg _____ Unit _____

11	8	67
_____	_____	_____
Section	Township	Range

Cross Reference numbers: (reception #s or book and page)

503/48	2005117087	2006007177
_____	_____	_____

2006050820	2006050821	
_____	_____	_____

CASTLE MEADOWS

1st Minor Amendment to the Preliminary PD Site Plan

A PARCEL OF LAND LOCATED WITHIN SOUTH HALF OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING NORTH AND WEST OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY: THE SE 1/4 OF THE SW1/4 AND THE SE1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DEED RECORDED DECEMBER 30, 1983 IN BOOK 503 AT PAGE 48.

AND FURTHER EXCEPTING THEREFROM ANY PORTION OF SUBJECT PROPERTY AS QUITCLAIMED BY INSTRUMENTS RECORDED DECEMBER 5, 2005 AT RECEPTION NO. 2005117087, RECORDED JANUARY 25, 2006 AT RECEPTION NO. 2006007177 RECORDED MARCH 6, 2006 AT RECEPTION NO. 2006018603 AND RECORDED JUNE 15, 2006 AT RECEPTION NOS 2006050820 AND 2006050821.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HERIN AS THE CASTLE MEADOWS PD IN THE TOWN OF CASTLE ROCK.

Craig R. Stapleton
LANDOWNER
BY: [Signature]
Craig R. Stapleton by his attorney-in-fact
Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Walker R. Stapleton
LANDOWNER
BY: [Signature]
Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Wendy Reyes
LANDOWNER
BY: [Signature]
Wendy Reyes by her attorney-in-fact
Walker R. Stapleton
SIGNED THIS 11th DAY OF July, 2008.

Benjamin F. Stapleton, III
LANDOWNER
BY: [Signature]
Benjamin F. Stapleton, III by his
attorney-in-fact Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Benjamin F. Stapleton, IV
LANDOWNER
BY: [Signature]
Benjamin F. Stapleton, IV by his
attorney-in-fact Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Sarah Stapleton
LANDOWNER
BY: [Signature]
Sarah Stapleton by her attorney-in-fact
Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Dorothy W. Stapleton
LANDOWNER
BY: [Signature]
Dorothy W. Stapleton by her
attorney-in-fact Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Katharine H. Stapleton
LANDOWNER
BY: [Signature]
Katharine H. Stapleton by
her attorney-in-fact Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Charles T. Schulze
LANDOWNER
BY: [Signature]
Charles T. Schulze by his attorney-in-fact
Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Peter B. Schulze
LANDOWNER
BY: [Signature]
Peter B. Schulze by his attorney-in-fact
Walker R. Stapleton
SIGNED THIS 17th DAY OF July, 2008.

Trust for Gabriel Schulze Dtd 5/8/00
LANDOWNER
BY: [Signature]
Walker R. Stapleton,
Authorized Agent
SIGNED THIS 17th DAY OF July, 2008.

Trust for Elias Schulze Dtd 6/5/03
LANDOWNER
BY: [Signature]
Walker R. Stapleton,
Authorized Agent
SIGNED THIS 17th DAY OF July, 2008.

Trust for Isahar Schulze Dtd 6/29/90
LANDOWNER
BY: [Signature]
Walker R. Stapleton,
Authorized Agent
SIGNED THIS 17th DAY OF July, 2008.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY
OF July, 20 2008 BY: [Signature]
Walker R. Stapleton
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/26/2009

TITLE CERTIFICATION
I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF
First American Heritage Title 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.
SIGNED THIS 17th DAY OF July, 20 08.

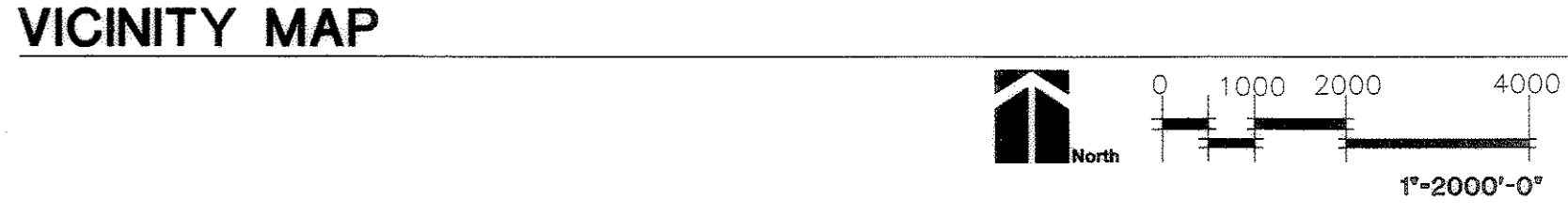
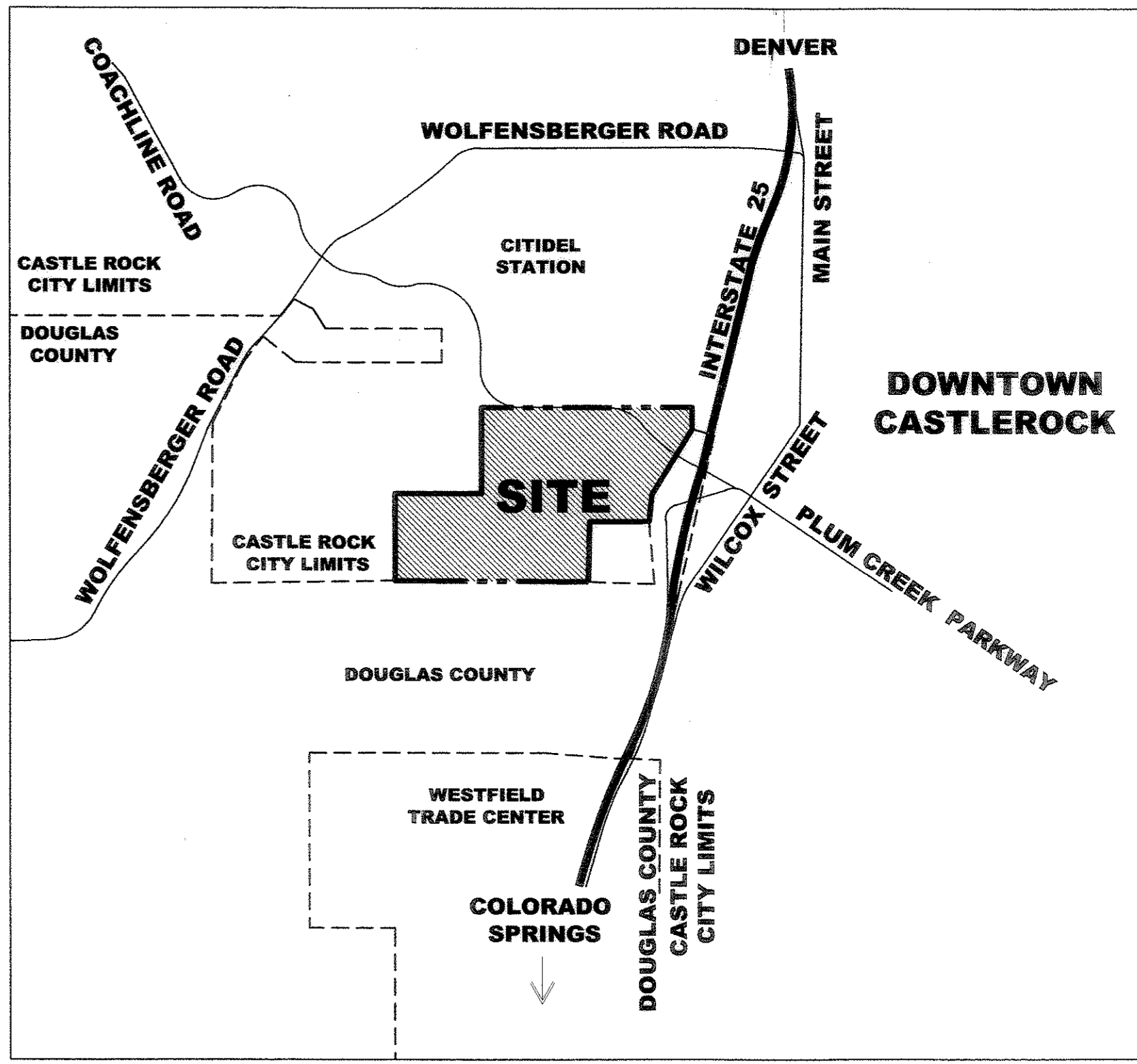
AUTHORIZED REPRESENTATIVE
First American Heritage Title Company
TITLE INSURANCE COMPANY
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY
OF July, 20 08
BY: Eric Stearns

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-8-11
My commission expires 05/08/2011

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS PRELIMINARY PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN
THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY
AT (TIME) 10:59 AM ON THE 24th DAY July
OF 2008 AT RECEPTION NO. 2008051993

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

TOWN CERTIFICATION
THE CASTLE MEADOWS 1ST MINOR AMENDMENT TO THE PRELIMINARY PD
SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK ON THE
22nd DAY OF July, 2008
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 7/22/08



NOTE:
THIS AMENDMENT SHOWS THE REVISED ALIGNMENT OF COACHLINE ROAD AND
THE PROPOSED ALIGNMENT OF PRAIRIE HAWK DRIVE AND ADJUSTS PLANNING
AREAS ONLY AS NECESSARY TO ACCOMMODATE THE ROAD ALIGNMENT
CHANGES

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - PLAN SHEET

Castle Meadows Preliminary PD Site Plan - Amended

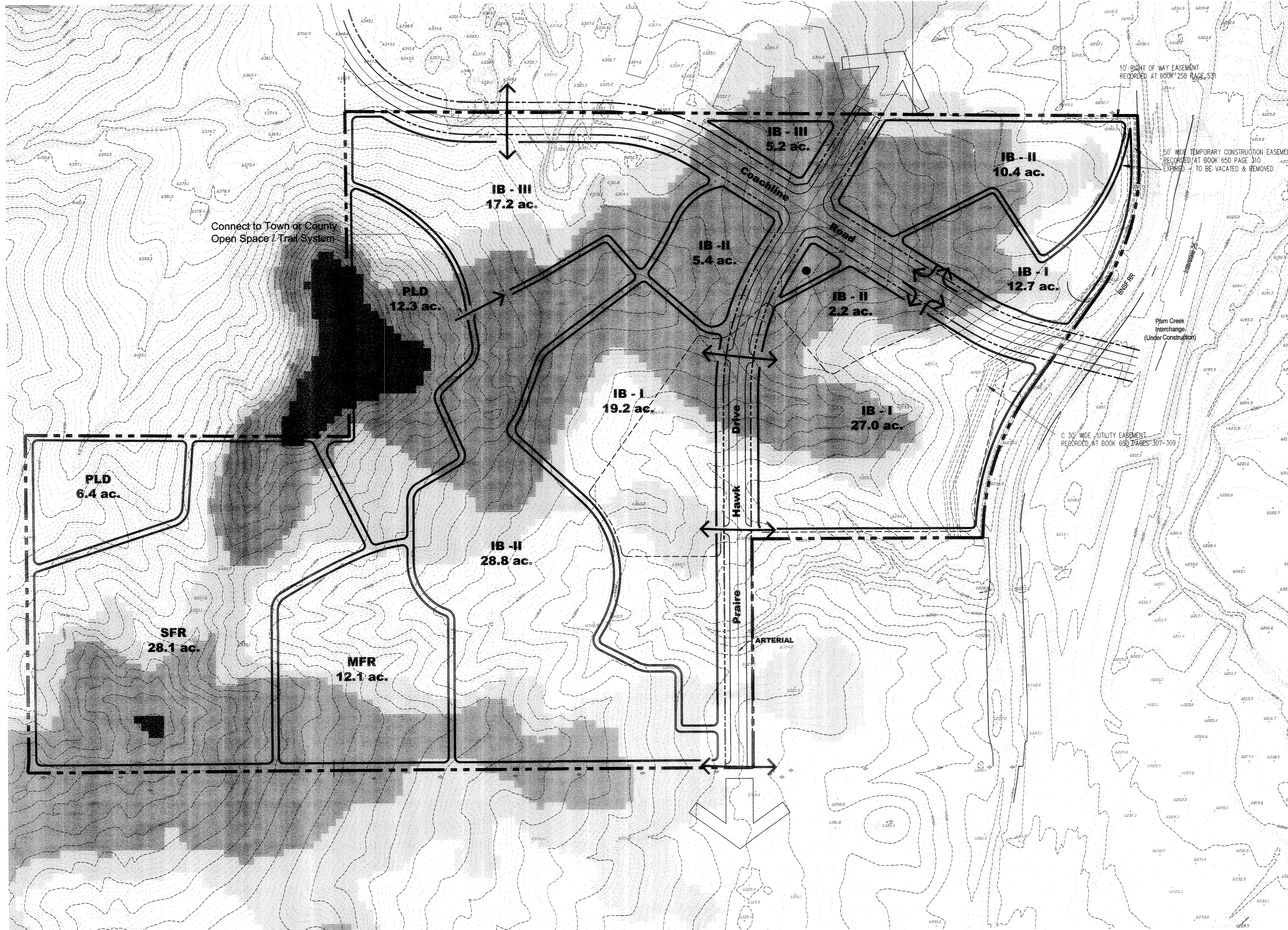
OWNER Castle Meadows Company c/o Castle Keep Developments 7951 East Maplewood Avenue Suite 200-B Greenwood Village, CO 80111 Tel: (303)-741-5403 Fax: (303)-741-6830	PLANNER Plan West Inc. 6130 Greenwood Plaza Blvd., Ste. 110 Centennial, Colorado 80112 Tel: (303)-741-1411 Fax: (303)-741-1442	Castle Rock, Colorado job no. 56/02 date 06-19-08 revisions 08-27-08
--	--	--

ENGINEER/SURVEYOR
Naite Associates
2000 South Chester Street, Suite 200
Englewood, Colorado 80112
Tel: (303)-220-1001
Fax: (303)-220-9001

CASTLE MEADOWS

1st Minor Amendment to the Preliminary PD Site Plan

A PARCEL OF LAND LOCATED WITHIN SOUTH HALF OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LANDUSE CHART

IB-I - Integrated Business I 2,000,000 SF. GFA. MAX.	58.9 AC.
IB-II - Integrated Business II 1,160,000 SF. GFA. MAX.	46.8 AC.
IB-III - Integrated Business III 290,000 SF. GFA. MAX.	22.4 AC.
MFR - Multi-Family Residential 218 DWELLINGS UNITS MAX.	12.1 AC.
SFR - Single Family Residential 10 DWELLING UNITS MAX.	28.1 AC.
PLD - Open Space	18.7 AC.
TOTAL	187.0 AC.

----- Limits of building area for structures exceeding the 75' height max.

SKYLINE/RIDGELINE CHART

Minor Skyline

Skyline Areas where 25-foot structures would not be visible, but 35-foot structures would be visible from several points along the Viewing Platform.

Moderate Skyline

Skyline Areas where 25-foot structures would be visible from several points along the Viewing Platform.

Major Skyline

Skyline Areas where 25-foot structures would be highly visible along the viewing platforms.

Notes

1) This preliminary PD is subject to all skyline / ridgeline regulations enumerated in Chapter 17.14 of the Municiple Code, including the building height limitations required by 17.14.060.A and 17.14.060.B

2) Access points shown on the plan are conceptual; Final access locations, design and type of turning movements will be determined at the time of platting and will be supported by a traffic impact study accepted by the Public Works Department.

3.) Zoning Area calculations were measured to the centerline of adjacent street rights-of-way

Castle Meadows Preliminary PD Site Plan - Amended

OWNER
Castle Meadows Company
c/o Castle Keep Developments
7451 East Maplewood Avenue
Suite 200-B
Greenwood Village, CO 80111
Tel: (303)-774-5403
Fax: (303)-770-6850

PLANNER
Plan West Inc.
6130 Greenwood Plaza Blvd., Ste. 110
Centennial, Colorado 80112
Tel (303)-741-1411
Fax (303)-741-1442

Castle Rock,
Colorado

job no. 56/02
date 06-19-08
revisions 06-27-08

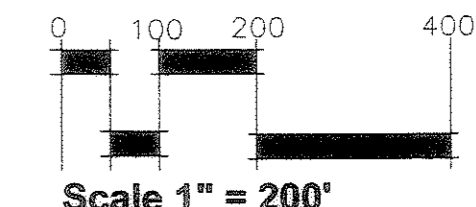
ENGINEER/SURVEYOR
Noite Associates
8000 South Chester Street, Suite 200
Englewood, Colorado 80112
Tel (303)-220-1001
Fax (303)-220-9001

sheet 2 of 2

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND CLARIFICATION ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.



North



Scale 1" = 200'



PLAN WEST INC

6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
Tel: (303) 741-1411
Fax: (303) 741-1442

ORDINANCE NO. 89-17

DC9000963

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(CASTLE MEADOWS P.D.)

Whereas, the Board of Trustees of the Town of Castle Rock finds that:

- (a) A petition was filed with the Town Clerk praying for an amendment to the zoning district map of the Town of Castle Rock; and
- (b) Said petition has been forwarded to the Board of Trustees; and
- (c) That public hearings have been held, following notice duly made and published, concerning the matters contained in said petition; and
- (d) That the zoning complies with the stated purposes of the Castle Rock Municipal Code, Section (17.60.010).

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, AS FOLLOWS:

That the zoning classification of the lands consisting of 187.0 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "Land") is changed from zoning classification I-1 (Light Industrial District) to zoning classification PD (Planned Development District).

SECTION I
DEFINITIONS

Attached Dwelling Unit- Any residential living unit which is attached to one or more residential units by a common wall. These include patio homes, duplex, triplex, townhomes, condominiums & apartments, but are not limited to such.

Building Height- Vertical distance from the average finished grade surrounding a building to the uppermost point of the roof, including mechanical appurtenances.

Building Setback- Average horizontal distance between a building and a property line or an adjacent right-of-way. Eaves, chimneys, decks, patios and similar appurtenances may overhang 2' into required setback. No projection shall extend beyond any lot line of the lot on which it is located.

Detached Dwelling Unit- Single family residential units which are not structurally connected to another residential unit or incorporated as part of another structure.

Floor Area Ratio (F.A.R.)- The relationship of the Gross Floor Area allowed on a property to the Gross Acreage of the same property.

Gross Acreage- Acreage encompassing entire property including public roadways and open space.

Gross Floor Area (G.F.A.)- is defined as the total floor area of a habitable building contained within the outside surface of perimeter walls not including: Basement storage, mechanical and/or vertical penetrations, and atrium or lobbies for common use.

Net Acreage- Acreage including entire property excepting private or public open space and public rights-of-way.

Open Space- Space, suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses. Open space may further include open and uncovered decks or patiodecks, tennis courts; bike paths; pedestrian plazas, courts, or ways; or the upper deck of a parking structure landscaped or designed for recreational purposes.

Outdoor Storage- The storage of any material outside of the principal permitted structure on any parcel, which material is either wholly or partially visible, and shall be appurtenant to the primary use of the principal structure.

Public Land Dedication- Land to be deeded to the Town to satisfy public land dedication requirements as outlined in section 16.20 of the Town of Castle Rock Subdivision Regulations.

SECTION II

GENERAL PROVISIONS

PARKING

All parking shall be offstreet. Parking requirements shall be shown on individual final site plans. Compact car parking shall be permitted up to a maximum percentage to be determined by the use(s) illustrated on individual final site plans. Parking requirements shall be determined at the time of preliminary plat and shall comply with the Town of Castle Rock Parking Regulations.

SETBACKS

Minimum setbacks shall be determined on the individual final site plans.

DENSITY TRANSFER

Density transfers within use areas of the same designation, but not among use areas of different designations, shall be permitted. Maximum allowable Gross Floor areas are set on the available density throughout areas of the same use designation and cannot be exceeded without rezoning.

HAZARDOUS USES

Hazardous processes that emit noxious gases, noise, glare, dust or odor shall not be permitted. Hazardous uses must meet all requirements of the Castle Rock Building Code.

TEMPORARY USES

Temporary Uses are permitted within the Castle Meadows Planned Development as follows:

a). Single Family and Multi-Family residential units may be used for the purposes of sales/leasing, unit models or providing information related to development of the community. Such activities shall be discontinued when all comparable units within the Planned Development have been sold or leased. Such units must

obtain a building permit from the Town and will be subject to a one (1) year certificate of occupancy issuance. The c.o. can be extended after this time. The one year review period is to allow the Town to judge the continued need for such use and to ensure that the site is being kept neat, orderly and in good repair.

All sales and information offices (including those housed in temporary structures or units as permitted in (b) below) shall be required to provide adequate off-street parking areas, as determined by the Town Planning Director at the time of building permit application, for the duration of the use. The Town's minimum on-site landscaping requirements must also be met.

b). Temporary Structures or mobile units may be erected for sales, information and construction offices. Such units must obtain a building permit from the Town and will be subject to a one (1) year certificate of occupancy issuance. The c.o. can be extended after this time. The one year review period is to allow the Town to judge the continued need for such use and to ensure that the site is being kept neat, orderly and in good repair.

Construction offices shall be removed from the area they are serving within 60 days after construction has been completed. The site shall be completely cleared of all structures and construction debris and the ground brought back to its natural condition.

SECTION III

GENERAL USE AREAS

General Land Use Areas are delineated on the Castle Meadows P.D. and defined herein. Use areas have been designated to permit a higher intensity of development to the east of the project and graduating down with lower intensities to the south and west. Land Use areas and maximum development restrictions are as follows:

Integrated Business I	58.9 Acres	Maximum 2,000,000 S.F. Gross Floor Area
Integrated Business II	46.8 Acres	Maximum 1,160,000 S.F. Gross Floor Area
Integrated Business III	22.4 Acres	Maximum 290,000 S.F. Gross Floor Area
Multi-Family Residential	12.1 Acres	Maximum 218 dwelling units
Single Family Residential	28.1 Acres	Maximum 70 dwelling units
Public Land Dedication	18.7 Acres	
TOTAL	187.0 Acres	3,450,000 S.F. G.F.A. 288 Residential units

GENERAL NOTES

1. Density Transfers shall be permitted as defined in Section II. Land Use Boundaries as defined on the PD plan are general. Individual boundaries shall be defined at the time of final plat/final site plan for specific lots.
2. Total Gross Floor Area for Integrated Business I, II, & III uses within Castle Meadows must not exceed 3,450,000 square feet, overall F.A.R. = .65 : 1.
3. Land Uses not listed in individual use areas may be permitted if the Planning Director determines that these uses are consistent with the intent of the individual land use area. Determination of land use conformance will be based on the uses permitted by this PD Ordinance for the individual use area.

SECTION IV
INTEGRATED BUSINESS

INTEGRATED BUSINESS I

Integrated Business I (IB-I) emphasizes businesses which can best take advantage of the access and exposure an interstate interchange provides. This location will provide for the highest intensity of employment and business uses within the Castle Meadows Planned Development.

PERMITTED USES:

Office, Commercial & Professional

Office Warehouse or Showroom Warehouse

Basic & Applied Research & Development

- Experimental and testing, except those involved in any hazardous processes that emit noxious gases, noise, glare, dust or odor.

Wholesale Business, To Include;

- Manufacturer, fabrication, processing or assembly of products;

- Wholesale sale, mail order sale, or storage of any commodity;

- Retail sale, rental, repair and servicing of any commodity which the manufacture, fabrication, processing, or warehousing of is permitted

Shops For Custom and/or Repair Work to include (but not limit to) electrical, plumbing, air conditioning, cabinetry, printing and similar shops

Wholesale business and custom shops shall comply with the following:

1. No live animals, hazardous uses, explosives, or above ground storage of flammable liquids or gases will be allowed.
2. No effect from noise, smoke, glare, vibration, fumes, or other environmental factors will be measurable at the property line.

Hotel/Convention Center

Medical/Dental Offices

Financial Institution

Day-Care Facility

Health Club

Hospital/Clinic

Public and Private Schools, Colleges and Institutes

Commercial/Retail, both Service and Commodity

Restaurant/Lounge

Commercial Theatre/Entertainment Facility

Automobile Sales, Service & Repair, not including Body Shop

Public Transportation Terminal

Parking Structure

Maximum Floor Area Ratio Individual Site = 1.5:1

Maximum Gross Floor Area in Integrated Business I = 2,000,000 S.F.

Maximum Building Height * : 75' Use by Right

76' or above Use by Special
Review for Height

Building height may exceed 75' only in the area of IB-1 designated on the planned development site plan. It is limited to a maximum of three separate building envelopes, and must be justified at the time of Final Site Plan by also processing concurrently a Use by Special Review for Height Only (Chapter 17.72, or as amended) that includes two additional criteria: (1) effect of shadows on adjacent streets and property, and (2) a visual analysis that may include area cross-sections, site lines, photograph superimposition, and/or a model.

Minimum Open Space: .0 - .8: 1 F.A.R. = 25%
.8 - 1.5: 1 F.A.R. = 30%

Setbacks: Refer to Section II, General Provisions

INTEGRATED BUSINESS II

Integrated Business II (IB-II) shall provide a strong emphasis on employment uses, with Commercial/Retail uses limited to services and/or accessory to the primary employment uses within this land use category. Intensity of development in IB-II is intended to be less than that of IB-I.

PERMITTED USES: All Land Uses as outlined in Integrated Business I except

Hotel/Convention Center

Commercial/Retail - shall be limited to service only, such as restaurant, auto service station, etc.

Maximum Floor Area Ratio Individual Site: .8 : 1

Maximum Gross Floor Area in Integrated Business II: 1,160,000 S.F.

Maximum Building Height : 75'

Minimum Open Space : 25%

Setbacks: Refer to Section II, General Provisions. Minimum Setback: where adjacent to existing Single Family Detached there shall be;

- 25' landscape only buffer
- 80' building setback
- 40' height maximum within 200' of property line
- 75' height maximum outside 200' of property line

where adjacent to our multi-family there shall be;

- 15' landscape only buffer
- 60' building setback
- 40' height maximum within 100' of property line
- 75' height maximum outside of 100' of property line

INTEGRATED BUSINESS III

Integrated Business III (IB-III) is intended to provide employment uses with emphasis on light industrial and/or distribution development which relates well to the industrial uses adjacent to the north.

PERMITTED USES:

Office, Professional/Commercial

Office Warehouse or Showroom Warehouse

Basic and Applied Research and Development

- Experimental and testing except those involved in any hazardous processes or that emit noxious gases, noise, glare, dust, or odor.

Wholesale Business, to include;

- Manufacturer, fabrication, processing or assembly of products;
- Wholesale sale, mail order sale, or storage of any commodity;
- Retail sale, rental, repair and servicing of any commodity which the manufacture, fabrication, processing, or warehousing of is permitted

Shops for Custom and/or Repair Work to include (but not limit to) electrical, plumbing, air conditioning, cabinetry, printing and similar shops

Wholesale business and custom shops shall comply with the following:

1. No live animals, hazardous uses, explosives, or above ground storage of flammable liquids or gases will be allowed.
2. No effect from noise, smoke, glare, vibration, fumes, or other environmental factors will be measurable at the property line.

Mini-Storage

Outdoor Storage shall be permitted as an accessory use.

Maximum Floor Area Ratio Individual Site: .6 : 1

Maximum Gross Floor Area in Integrated Business III: 290,000 S.F.

Maximum Building Height : 48'

Minimum Open Space : 25%

Setbacks: Refer to Section II, General Provisions

Clay Mining Area: An area of approximately 5.8 acres within the 12.9 acre IB-III use area was once used for clay mining activities. Specific delineation of the area and the appropriate mitigation of any associated hazardous conditions will be provided at the time of first platting or other development application within this specific IB-III use area.

SECTION V

MULTI-FAMILY RESIDENTIAL

Multi-Family residential is intended to provide housing in close proximity to the employment center, and to provide a transition and buffer to Single Family properties from the business uses. Multi-family Residential also provides greater flexibility in working with topographical constraints which become more pronounced on the western portion of the property.

PERMITTED USES:

Attached Dwelling Units, including but not limited to, duplex, triplex, townhome units, apartments, or condominiums.

Recreational Facilities

Leasing/Property Manager's Office

Accessory buildings - carports, garages

Maximum Density : 18.0 Dwelling Units/Acre

Maximum Building Height: 48', maximum three (3) habitable stories allowed

Minimum Open Space : 30%

Setbacks: Refer to Section II, General Provisions:

Where adjacent to Douglas County Single Family Detached;

- 20' landscape only buffer
- 65' building setback
- 39' height maximum within 100' of property line
- 48' height maximum outside 100' of property line
- 6' solid screen fence or wall

Where adjacent to Castle Meadows Single Family Detached;

- 15' landscape only buffer
- 65' building setback
- 39' height maximum within 100' of property line
- 48' height maximum outside 100' of property line

SECTION VI

SINGLE FAMILY RESIDENTIAL

Single Family Residential (SFR) is intended to provide a low density housing alternative in close proximity to an employment center. The opportunity exists to provide quality housing in a location that has excellent views and is adjacent to unobstructed open space. SFR in this location is a buffer between the employment uses proposed in Castle Meadows and the existing large lot Single Family adjacent to the southwest and the Meadows South open space abutting the property on the west.

PERMITTED USES:

Single Family Dwelling Units

Recreational Facilities

Accessory Buildings

Maximum Density : 2.5 Dwelling Units/Acre

Maximum Building Height: 38'

Setbacks: Refer to Section II, General Provisions

where adjacent to Douglas County Single Family Residential:

- 100' building setback
- 38' height maximum
- a fence shall be constructed to limit access unless access is specifically provided for in an open space tract or easement

SECTION VII

PUBLIC LAND DEDICATION

Public Land Dedication is intended to provide areas for active or passive recreation and for preservation of land features of visual significance. Areas provided for open space shall be accessible by public roadway and by pedestrian walkways.

SECTION VIII

DEVELOPMENT STANDARDS

ARCHITECTURAL DEVELOPMENT

Architectural design throughout the project shall be integrated and controlled to present a unified architectural theme. This design unity shall be implemented with regard to scale, materials, color, shape and design motif. Pitched or architecturally creative roof lines are permitted, and are encouraged, in the IB-1 and IB-2 zone districts.

SIGNAGE

Signage shall be for the purpose of identification, location, safety, and circulation control. Signs shall be integrated into the design of the primary structures through the use of similar materials, colors, and proportions. Signs shall be illuminated from within or by external lights with minimal contribution of light levels nearby. Flashing or animated signs shall not be permitted. There shall be no advertisement on any building roof. All signage shall conform to the Castle Rock sign code.

SCREENS AND WALLS

Screens and walls may be used to enclose small outdoor spaces and to mask service and utility areas. Long, unbroken lengths of screens and walls such as may sometimes be found along project boundaries shall be discouraged. Screens and walls shall function as design features carefully integrated into the architecture and landscape. Screens and retaining walls will be of materials and colors to complement architectural forms, colors, and materials of the primary structures of the development.

SERVICE AREAS AND MECHANICAL EQUIPMENT

Exterior areas for pick-up and delivery of materials, equipment, inventory items, and merchandise will be architecturally co-ordinated to insure the design integrity of the development. These areas will be screened from general view by walls, other buildings, fencing, or landscaping as required.

Ground mounted mechanical equipment shall be screened with walls, other buildings, fences or landscaping as required.

TRASH DISPOSAL

Enclosures shall be provided to attractively conceal trash dumpsters, or other containers. These enclosures shall be constructed by using materials and colors reflecting the primary structures. The enclosures shall be constructed in such a manner as to resist damage from dumpster unloading. Trash enclosure locations will be shown on final site plans. Service Areas and trash disposal must meet the requirements of the Castle Rock Zoning Ordinance.

SECTION IX

SUBMISSION OF FINAL PLANNED DEVELOPMENT SITE PLANS AND/OR PLATS

All lands located within the Castle Meadows Planned Development shall comply with the Town of Castle Rock requirements for final site plan and final plat approvals prior to issuance of a building permit. All final site plan submittals shall include an accounting of any previously approved building square footages and the remaining balance available by use category.

In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows: "Pursuant to the Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock."

SECTION X

TRANSITIONAL USE

After approval of the Preliminary Site Plan incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, and upon full and complete payment of the In-Lieu Fee, as hereinafter defined in this Section, to the Town by the owner of the Land, any portion of the Castle Meadows property which does not have an approved final site plan may be used for agricultural purposes. These uses may continue until a final site plan for such property is approved or until such a time that the Board of Trustees determines that the proximity of these uses to developed areas provides a negative impact to the health, safety, or welfare of residents/owners of such developed areas, or until a date which is 10 days following Notice of Suspension of this section by the Town, as hereinafter provided.

Permitted Agricultural Uses include farming, ranching, gardening, and buildings accessory to these uses. In no event shall commercial feed yards, poultry or pig farms be permitted.

Transitional Use Areas shall be closed to vehicular traffic and off-road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and maintenance work, and designees of the developer and/or Town.

For purposes of this ordinance, the In-Lieu Fees, as described above, shall be defined to be an amount which is equal to the Town's portion of the real property taxes of the Land for the respective tax year, which would be distributable to the Town if the assessment and levy of the Land, or applicable portion thereof, was based on the permitted land uses (not including Transitional Uses) as set forth in this ordinance, less the amount of real estate tax revenue which is actually to be distributed to the Town. Said In-Lieu Fees for the Land, or any applicable portion thereof, shall be paid by the owner of the Land to the Town on or before May 1 of the year next following the respective tax year. Should the owner fail or refuse to pay said In-Lieu Fee, as required herein, to the Town by May 1, then, upon 10 days prior written notice to the owner of the Land, by the Town, this Section X, relating to a permissive transitional use by the owner, shall be deemed to have been automatically suspended until such time as owner pays said In-Lieu Fee(s) to the Town, together with interest thereon at the rate of 8% per annum until paid in full. Copies of the tax notices from the Douglas County Treasurer's Office relating to the Land for each respective tax year shall be submitted by the owner to the Town on or before April 1 of each year. The Town shall be permitted to notify the Douglas County Assessor that the Transitional Use right has been suspended by the Town.

SECTION XI

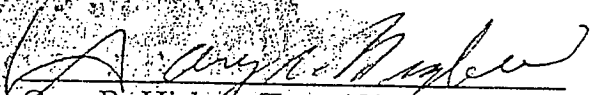
SEVERABILITY OF PROVISIONS

In the event that any provision 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.

SUBMITTED this 28 day of September, 1989, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 4 for and 2 against.

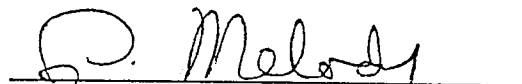
PASSED, APPROVED AND ADOPTED this 16 day of November, 1989, by a vote of the Town Council of the Town of Castle Rock of 5 for and 1 against.

ATTEST:



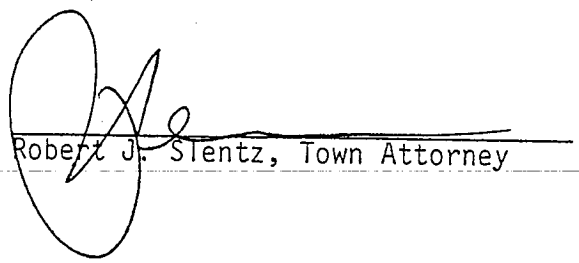
Gary R. Higbee, Town Clerk

TOWN OF CASTLE ROCK



Phillip S. Melody, Mayor

APPROVED AS TO FORM:



Robert J. Stentz, Town Attorney