

# PLAT IDENTIFICATION SHEET



2003093719 3 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$31.00  
3 PGS

# 2003093719  
06/24/2003 02:58 PM

## GRANTOR:

(owner/signer)

Castle Park Inc.

## GRANTEE:

(subdivision name or name of plat)

Castle Park South  
Preliminary PD Site plan

## LEGAL:

(section-township-range)

11-8-67

# CASTLE PARK SOUTH PRELIMINARY PD SITE PLAN

## A PORTION OF OUTLOT B, CASTLE PARK MOBILE HOMES AND AN UNPLATTED TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

**PROPERTY DESCRIPTION:**

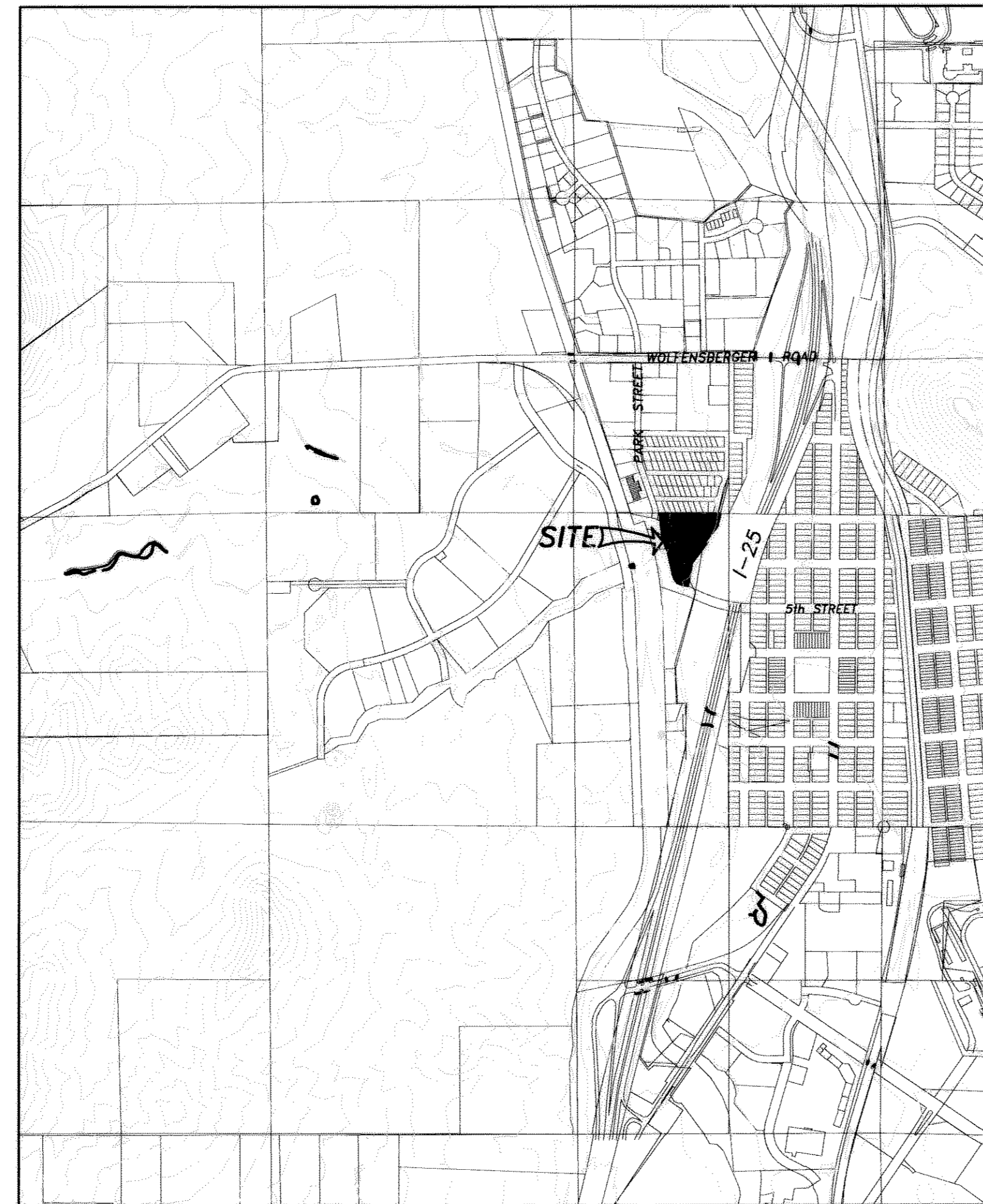
A TRACT OF LAND BEING A PORTION OF OUTLOT B, CASTLE PARK MOBILE HOMES AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11 AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11 TO BEAR S00°25'20"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 88°17'07"E A DISTANCE OF 731.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARK STREET THAT IS 20.00 FEET SOUTH OF THE SOUTH LINE OF LOTS 86 THRU 95 INCLUSIVE, CASTLE PARK MOBILE HOMES, RECEPTION NUMBER 172890 AND TO THE TRUE POINT OF BEGINNING;

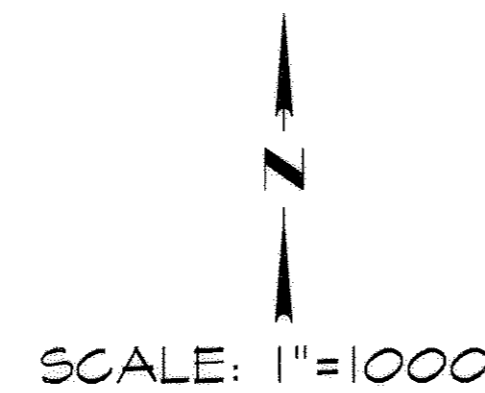
THENCE ALONG THE RIGHT OF WAY LINE OF PARK STREET FOR THE NEXT SEVEN (7) COURSES:

1. THENCE S 01°03'05"E A DISTANCE OF 32.82 FEET;
2. THENCE S 07°07'08"E A DISTANCE OF 144.00 FEET;
3. THENCE S 18°04'00"E A DISTANCE OF 101.93 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 59.23 FEET, SAID CURVE HAS A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 10°56'52" TO A POINT OF TANGENT;
5. THENCE S 07°07'08"E ALONG SAID TANGENT A DISTANCE OF 172.93 FEET TO A POINT OF CURVE;
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 132.86 FEET, SAID CURVE HAS A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 69°12'04" TO A POINT OF TANGENT;
7. THENCE S 76°19'12"E ALONG SAID TANGENT A DISTANCE OF 78.15 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25;
- THENCE N 08°50'53"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 4.92 FEET;
- THENCE N 09°44'43"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 198.57 FEET;
- THENCE N 57°06'28"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 221.24 FEET;
- THENCE N 89°30'30"W A DISTANCE OF 32.87 FEET TO THE SOUTHEASTERLY CORNER OF OUTLOT B, CASTLE PARK MOBILE HOMES;
- THENCE N 39°11'45"E ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 175.50 FEET;
- THENCE N 1°57'45"E ALONG SAID EAST LINE A DISTANCE OF 100.67 FEET TO A POINT THAT IS 20.00 FEET SOUTH OF SAID LOTS 86 THRU 95 INCLUSIVE;
- THENCE N 89°42'10"W PARALLEL TO AND 20.00 FEET SOUTH OF THE SOUTH LINE OF SAID LOTS 86 THRU 95 INCLUSIVE A DISTANCE OF 513.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.30 ACRES, MORE OR LESS.  
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.



VICINITY MAP



EXISTING ZONING = MH & R-1  
PROPOSED ZONING = PD  
PROPOSED USE = OFFICE/ WAREHOUSE

**SUMMARY TABLE**

|                           | AREA                    | % OF TOTAL AREA     |
|---------------------------|-------------------------|---------------------|
| TOTAL AREA OF PROJECT =   | 4.30 ACRES              | 100%                |
| LAND USE =                | COMMERCIAL = 3.99 ACRES | 93%                 |
|                           | ROW = 0.31 ACRES        | 7%                  |
| MAXIMUM FLOOR AREA RATIO: | 60,832 SQUARE FEET      | 35% Commercial Area |

**OWNER/DEVELOPER**  
CASTLE PARK, INC.  
2 DARREN  
CASTLE ROCK, CO. 80104  
(303) 688-4798

**MORTGAGEES/LEIHHOLDERS**  
NONE

**ENGINEER/ LAND SURVEYOR/PLAN PREPARER/LAND PLANNER**  
DAVID E. ARCHER & ASSOCIATES  
105 WILCOX STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-4642  
(303) 688-4615 (FAX)

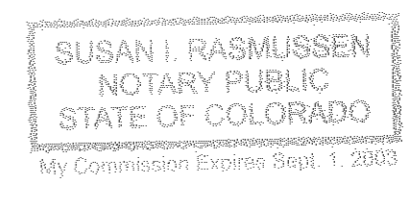
**TITLE CERTIFICATION:**

I, ERIC STEADIS, 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 DEDICATION AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16<sup>th</sup> DAY OF June, 2003.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY  
NOTARY CERTIFICATES  
STATE OF COLORADO )  
) SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF June, 2003, BY Eric Steadis AND Eric Steadis AS THE OFFICER OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF June, 2003.

MY COMMISSION EXPIRES 9-1-03  
Susan I. Rasmussen  
NOTARY PUBLIC

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOW HEREIN AS CASTLE PARK SOUTH PRELIMINARY PD IN THE TOWN OF CASTLE ROCK.

CASTLE PARK, INC.  
2 DARREN  
CASTLE ROCK CO. 80104

Gerald S. Hall  
GERALD S. HALL, PRESIDENT

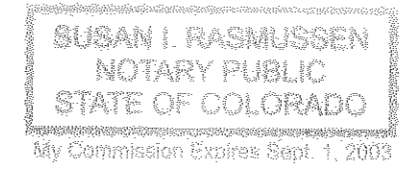
Vivian Hall  
VIVIAN HALL, SECRETARY

NOTARY CERTIFICATES  
STATE OF COLORADO )  
COUNTY OF DOUGLAS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF June, 2003, BY Gerald S. Hall AND Vivian Hall OF Castle Park Inc (CORPORATION).

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF June, 2003.

MY COMMISSION EXPIRES 9-1-03  
Susan I. Rasmussen  
NOTARY PUBLIC



NOTE:  
IN LIEU OF THE DEDICATION OF OPEN SPACE TO THE TOWN, CASTLE PARK, INC. WILL PROVIDE CERTAIN LANDSCAPE IMPROVEMENTS ALONG PARK STREET AND INTERSTATE 25 RIGHT-OF WAY WITH THE FIRST FINAL PD SITE PLAN.

**TOWN CERTIFICATION**

**A. PLANNING COMMISSION RECOMMENDATION**

THE PRELIMINARY SITE PLAN AND ZONING REGULATIONS FOR THE CASTLE PARK SOUTH, PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21<sup>st</sup> DAY OF December, 2002.

Sandy Weaver 6/18/03  
CHAIRMAN DATE

ATTEST:  
Kathleen A. Selman 6-17-03  
PLANNING DIRECTOR DATE

**B. TOWN COUNCIL APPROVAL**

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE CASTLE PARK SOUTH, PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11<sup>th</sup> DAY OF November, 2002.

John Stead June 23, 2003  
MAYOR DATE

Dolga A. Mue 6-23-03  
TOWN CLERK DATE



**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 442 PAGE 1W MAP 1W ON THE 21<sup>st</sup> DAY OF June, 2003, BOOK 11, PAGE 11, RECEPTION NO. 2003093719

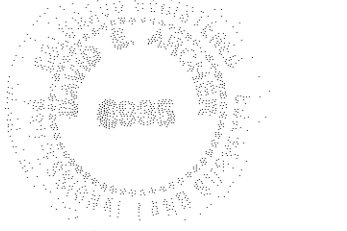
DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis  
DEPUTY

**SURVEYOR'S CERTIFICATE**

I, DAVID E. ARCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY CASTLE PARK SOUTH, PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

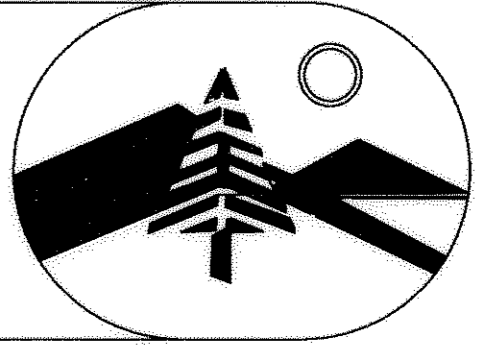
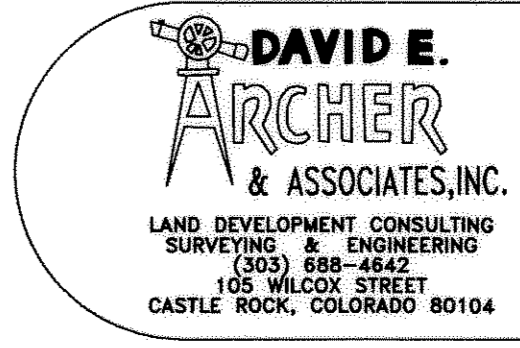
David E. Archer  
REGISTERED LAND SURVEYOR



CASTLE PARK SOUTH  
PRELIMINARY PD SITE PLAN

**SHEET INDEX**

| SHEET NUMBER | DESCRIPTION              |
|--------------|--------------------------|
| 1            | Cover Sheet              |
| 2            | Preliminary PD Site Plan |
| 3            | Preliminary Utility Plan |
| 3            | Total                    |



SHEET 1 OF 3  
JOB NUMBER 96-0467

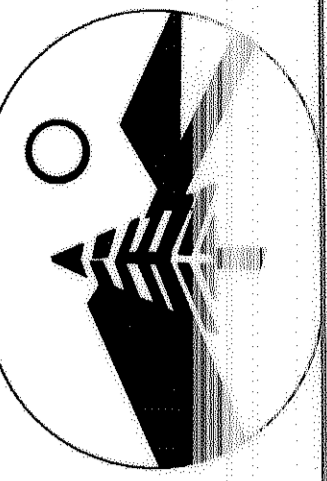
REVISIONS

|         |                       |
|---------|-----------------------|
| 1-18-02 | OPEN SPACE            |
| 3-12-03 | ADDRESS TOWN COMMENTS |

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Men Jun 16 02:11:11 2003

# CASTLE PARK SOUTH PRELIMINARY PD SITE PLAN

A PORTION OF OUTLOT B, CASTLE PARK MOBILE  
HOMES AND AN UNPLATTED TRACT OF LAND  
LOCATED IN THE NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.



DAVID E.  
ARCHER  
& ASSOCIATES, INC.

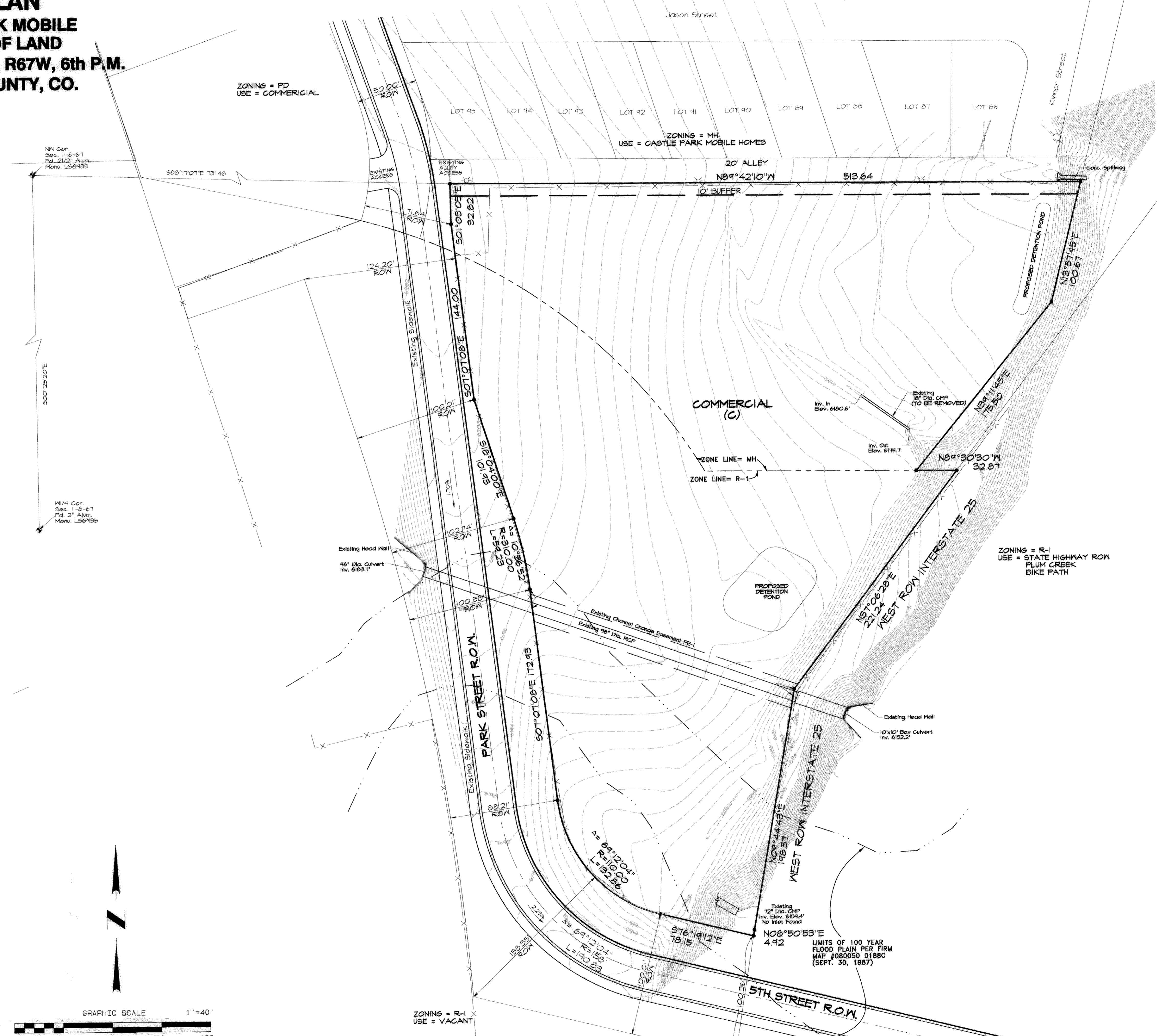
105 WILSON STREET, CASTLE ROCK, COLORADO 80104  
PHONE 303-688-4525  
FAX 303-688-4525

| REVISIONS | DATE                  | DESCRIPTION |
|-----------|-----------------------|-------------|
| 9-18-02   | OPEN SPACE            |             |
| 9-12-03   | ADDRESS TOWN COMMENTS |             |

CASTLE PARK SOUTH  
PRELIMINARY PD SITE PLAN

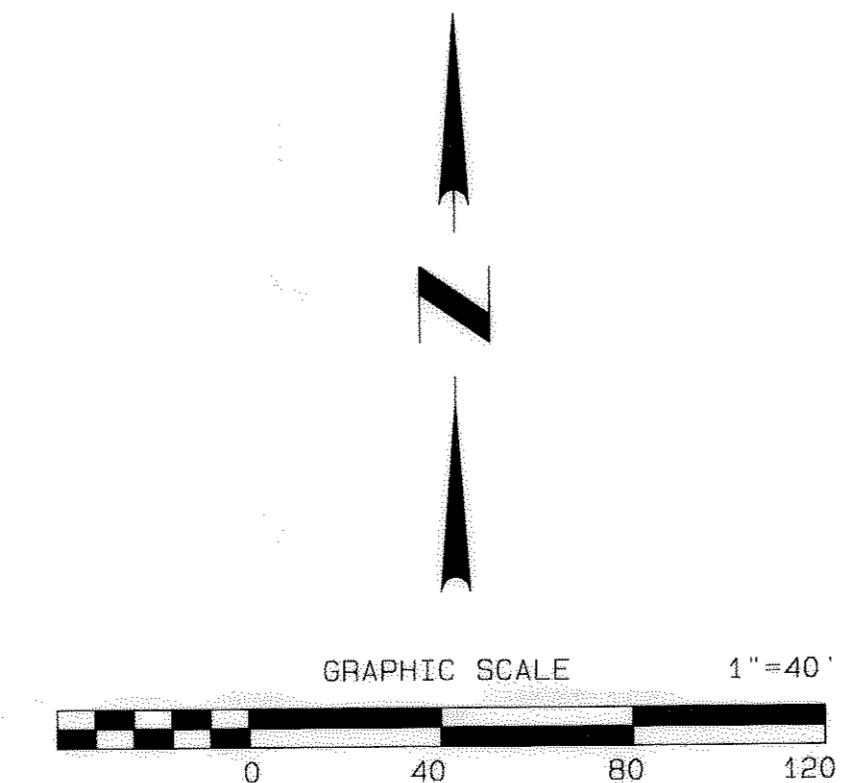
2 DARRIN CASTLE ROCK, CO. 80104  
(303) 688-4745

|            |          |
|------------|----------|
| SCALE      | 1" = 40' |
| DATE       | 12-2-02  |
| Drawn By   | EA       |
| Checked By | EA       |
| Job Number | 96-0467  |
| SHEET      | 2 of 3   |



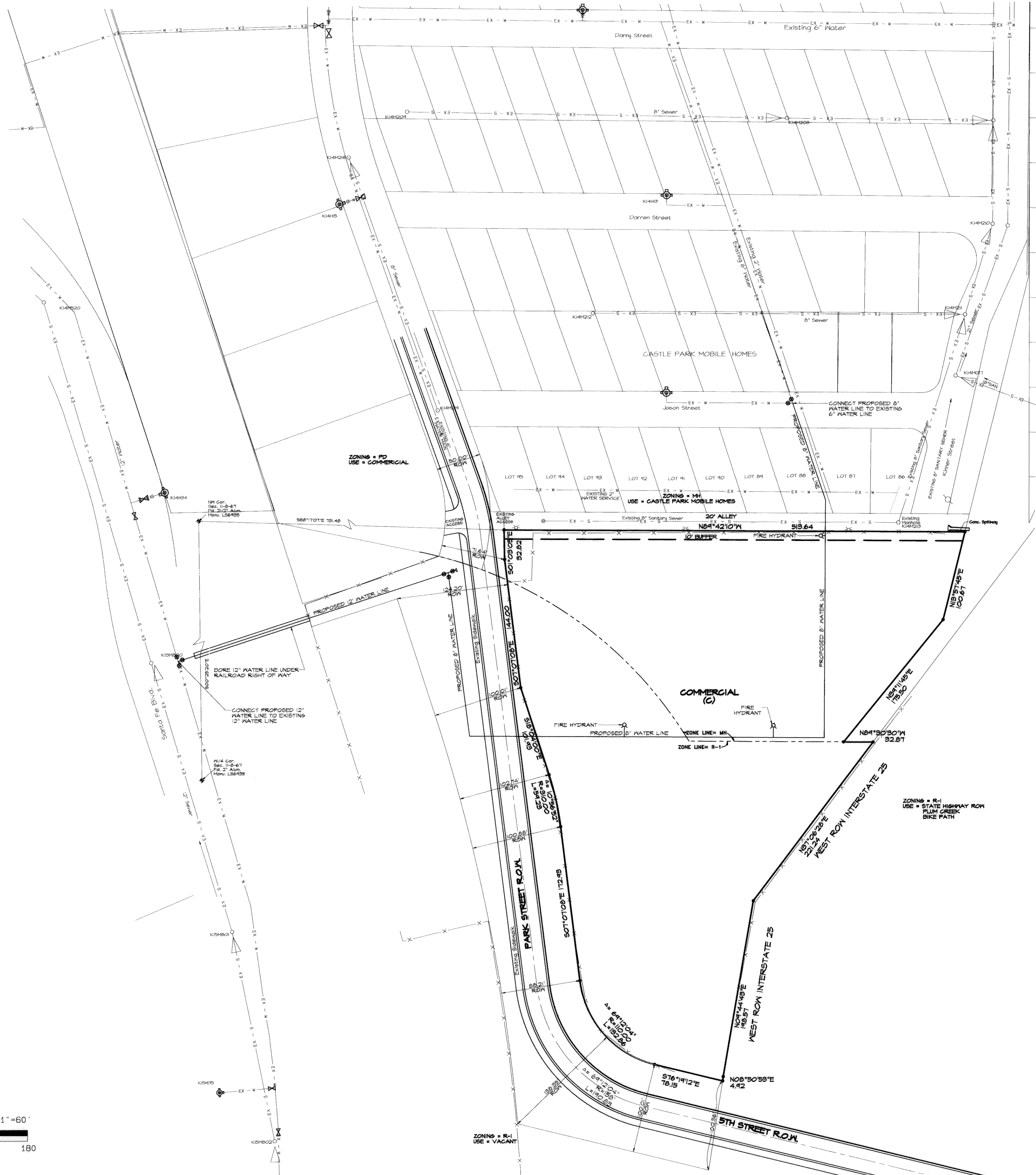
### LEGEND

- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- = PROPERTY LINE
- = EASEMENT
- EX - W — = EXISTING WATER LINE
- = PROPOSED WATER LINE
- EX - S — = EXISTING SEWER LINE W/ MANHOLE
- EX - S — = EXISTING SEWER LINE
- = PROPOSED SEWER LINE
- ⊗ = EXISTING GATE VALVE
- ⊗ = EXISTING FIRE HYDRANT
- ⊗ = PROPOSED GATE VALVE



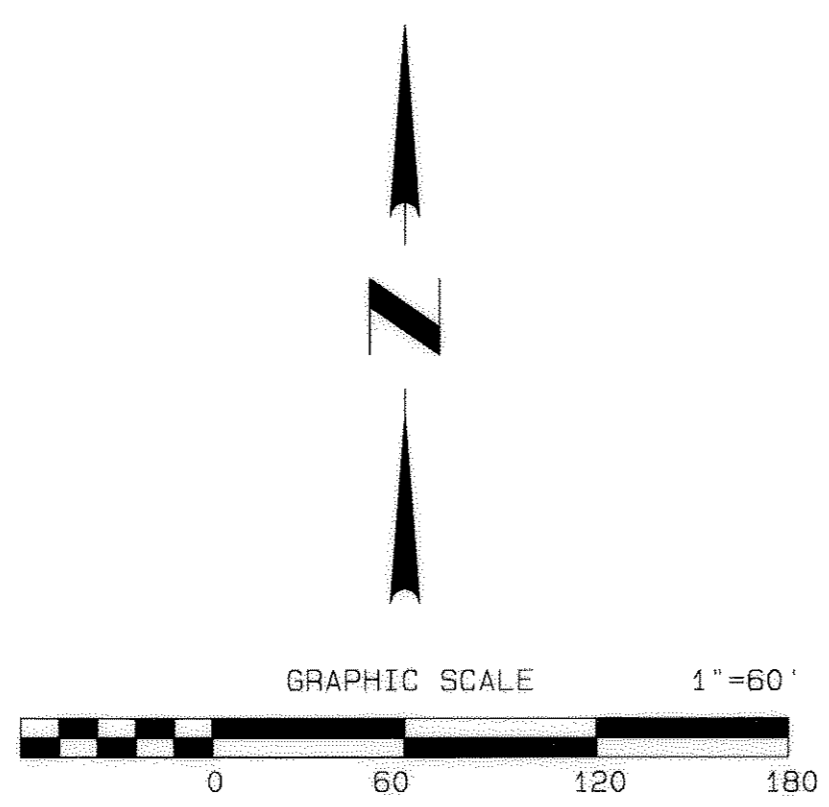
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Mon Jun 16 09:21:04 2003

**CASTLE PARK SOUTH  
PRELIMINARY PD SITE PLAN**  
A PORTION OF OUTLOT B, CASTLE PARK MOBILE  
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LOCATED IN THE NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

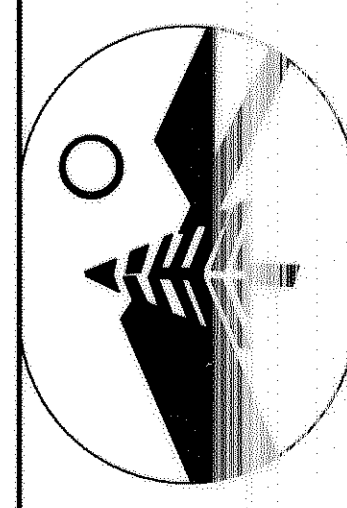


**LEGEND**

- EX - W — = EXISTING WATER LINE
- — — = PROPOSED WATER LINE
- EX - S ○ = EXISTING SEWER LINE W/ MANHOLE
- EX - S — = EXISTING SEWER LINE
- - - = PROPOSED SEWER LINE
- ⊗ = EXISTING GATE VALVE
- ⊗ = EXISTING FIRE HYDRANT
- ⊗ = PROPOSED GATE VALVE



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Mon Jun 16 09:21:20 2003



**DAVID E. ARCHER & ASSOCIATES, INC.**  
SURVEYING & ENGINEERING  
PHONE (303) 566-4400 FAX (303) 566-6000  
105 WILSON STREET, CASTLE ROCK, COLORADO 80104

| REVISIONS                     |
|-------------------------------|
| 4-18-02 OPEN SPACE            |
| 8-12-08 ADDRESS TOWN COMMENTS |

CASTLE PARK SOUTH  
**PRELIMINARY UTILITY PLAN**

CASTLE PARK, INC.  
2 DARNEN CASTLE ROCK, CO. 80104  
(303) 566-4400

|            |          |
|------------|----------|
| SCALE      | 1" = 60' |
| DATE       | 12-2-02  |
| Drawn By   | CM       |
| Checked By | KEA      |
| Job Number | 96-0461  |
| SHEET      | 3 of 3   |

**COPY**

**ORDINANCE NO. 2002-48**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CASTLE PARK SOUTH PRELIMINARY P.D. SITE PLAN AND ZONING REGULATIONS.**

**WHEREAS**, Castle Park Incorporated ("Owner") has requested PD Planned Development zoning of the parcel described in **Exhibit 1** (the "Property"); and

**WHEREAS**, Owner has requested approval of the Castle Park South PD Zoning Regulations as described in the attached **Exhibit 2** as the same affect the Property (the "Zoning Regulations"); and

**WHEREAS**, Owner has requested approval of "Castle Park South Preliminary P.D. Site Plan" (the "Site Plan"); and

**WHEREAS**, public hearings on the Zoning Regulations and Site Plan 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 AS FOLLOWS:**

**Section 1. Approval.** The Zoning Regulations and Site Plan are approved for the Property.

**Section 2. Conditions.** The Zoning Regulations and Site Plan are approved with the following conditions:

- 1) The language regarding the 30-foot buffer be removed from the preliminary P.D. Site Plan, and
- 2) The required PD Open Space will be accommodated with additional perimeter landscaping at the owners expense, which will be shown on the first Final PD Site Plan and approved by staff.

**Section 3. 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.

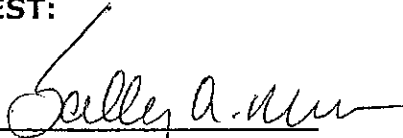
**Section 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

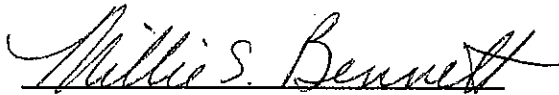
**SUBMITTED** for first reading this 28th day of October, 2002 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

**PASSED, APPROVED AND ADOPTED** on second reading this 4<sup>th</sup> day of November, 2002, by a vote of the Town Council of the Town of Castle Rock, Colorado of 6 for and 0 against.


**ATTEST:**

**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Sally A. Misare, Town Clerk

  
\_\_\_\_\_  
Millie S. Bennet, Mayor

**Approved as to form:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

# Exhibit 1

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11 AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11 TO BEAR SOUTH 00 DEGREES 25 MINUTES 70 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88 DEGREES 17 MINUTES 07 SECONDS EAST A DISTANCE OF 731.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARK STREET THAT IS 20.00 FEET SOUTH OF THE SOUTH LINE OF LOTS 86 THROUGH 96 INCLUSIVE, CASTLE PARK MOBIL HOMES, RECEPTION NUMBER 172890 AN THE TRUE POINT OF BEGINNING;

THENCE ALONG THE RIGHT OF WAY LINE OF PARK STREET FOR THE NEXT SEVEN (7) COURSES:

1. THENCE SOUTH 01 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 32.82 FEET;
2. THENCE SOUTH 07 DEGREES 07 MINUTES 08 SECONDS EAST A DISTANCE OF 144.00 FEET;
3. THENCE SOUTH 18 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 101.93 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 59.53 FEET, SAID CURVE HAS A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 56 MINUTES 52 SECONDS TO A POINT OF TANGENT;
5. THENCE SOUTH 07 DEGREES 07 MINUTES 08 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 172.93 FEET TO A POINT OF CURVE;
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 132.86 FEET, SAID CURVE HAS A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 69 DEGREES 12 MINUTES 04 SECONDS TO A POINT OF TANGENT;
7. THENCE SOUTH 76 DEGREES 19 MINUTES 12 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 78.15 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25;

THENCE NORTH 08 DEGREES 50 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 4.92 FEET;

THENCE NORTH 09 DEGREES 44 MINUTES 43 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 198.57 FEET;

THENCE NORTH 37 DEGREES 06 MINUTES 28 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 221.24 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST A DISTANCE OF 32.87 FEET TO THE SOUTHEASTERLY CORNER OF OUTLOT B, CASTLE PARK MOBILE HOMES;

THENCE NORTH 39 DEGREES 11 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 175.60 FEET;

THENCE NORTH 13 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE A DISTANCE OF 100.67 FEET TO A POINT THAT IS 20.00 FEET SOUTH OF SAID LOTS 86 THROUGH 96 INCLUSIVE;

THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS WEST PARALLEL TO AND 20.00 FEET SOUTH OF THE SOUTH LINE OF SAID LOTS 86 THROUGH 96 INCLUSIVE A DISTANCE OF 513.64 FEET TO THE POINT OF BEGINNING.

# Exhibit 2

# Castle Park South Planned Development Zoning Regulations

## SECTION I GENERAL PROVISIONS

- 1.1 These Zoning Regulations constitute an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock, and establish permitted densities, uses and development standards for the Land.
- 1.2 When these regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, shall apply. Relevant sections include, but are not limited to, PD Planned Development District, Definitions, Landscaping Requirements, Off-street Parking, and General Site Development and Use Standards.
- 1.3 The Land has been divided into Use Areas on the Castle Park Preliminary PD Site Plan, approved contemporaneously herewith, incorporated by reference into these Zoning Regulations.  
  
The aggregate number of acres within each Use Area shall be as indicated under each type designation on the Plan.
- 1.4 Adoption/authorization. The Castle Rock Town Council has adopted the Castle Park Preliminary PD Site Plan and zoning regulations pursuant to Chapter 17.60 of this Code after appropriate public notice and hearing.
- 1.5 Applicability. The Castle Park Preliminary PD Site Plan and zoning regulations as approved by the Town Council shall run with and bind all landowners of record, their successors, heirs or assigns of the land.
- 1.6 Development Agreement. In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.
- 1.7 Overall Project Standards. The standard zoning requirements of the Town zoning ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified herein.

## SECTION II USE AREAS

### 2.1 General Use Areas

- A. The land shall be divided into general use areas as indicated on the Preliminary PD Site Plan. Said general use areas shall consist of Commercial (C)). The aggregate number of acres within each type of use area is indicated on the Preliminary PD Site Plan. Development Standards for each of the use areas are established by this Ordinance. Allowed uses in each of the areas are set forth in this Section.

### 2.2 Commercial (C) Use Area

A. Intent:

This District is established for the purpose of allowing commercial uses of the property, specifically the following uses.

B. Uses Permitted by Right:

1. Automobile parking lots.
2. Clinics.
3. Repair, rental and servicing. The repair, rental and servicing of any commodity. All of these operations must be screened from view from adjacent properties by an approved treatment which may include landscaping, decorative walls and/or fencing.
4. Government and public facilities.
5. Indoor recreational facilities.
6. Laboratories except those which involve any hazardous process or emit noxious noise, dust, and odor.
7. Manufacturing, processing, and fabrication provided that no outdoor manufacturing shall be permitted. All outdoor storage must be screened from view from adjacent properties by an approved treatment which may include landscaping, decorative walls and/or fencing.
8. Newspaper publishing, printing and distribution, general and job printing and distribution.

9. Office/show room.
10. Offices.
11. Retail mailing and packaging services.
12. Retail sales establishments.
13. Warehousing.
14. Wholesale sales.
15. Accessory uses permitted by right pursuant to this ordinance.
16. Boat and recreational vehicle storage in conjunction with the adjacent mobile home park, together with maintenance vehicle storage in conjunction with the adjacent mobile home park (use limited to the north -easterly 30,000 square feet of the Land) provided that the use must be screened from view from adjacent properties by an approved treatment which may include landscaping, decorative walls and/or fencing.
17. Day Care Centers
18. Small Animal Clinics provided that animals shall only be permitted to be kept outside from 7:00 A.M to 9:00 P.M.

C. Uses by Special Review: None

### SECTION III DEVELOPMENT STANDARDS

#### 3.1 Development Standards for designated Use Areas

The development standards for each of the use areas indicated on the Preliminary PD Site Plan are set forth below:

1. General Design Guidelines:
  - A. Facades shall be predominately finished with non-metallic materials.
  - B. All outdoor storage, trash collection and loading areas should be located on the site where it is least visible to public view, and area to be screened. All mechanical equipment should be screened, whether it is on the roof,

on the side of the building or on the ground.

- C. Parking lots should be oriented to provide safe and convenient access for pedestrians.
- D. The loading bays for any development within this PD should be oriented to face away from adjacent neighborhood businesses.

2. Maximum Floor Area Ratio:

Commercial Use Area: .35 FAR

3. Building Setbacks will be determined at the time of Final PD Site Plan; however, there is a minimum thirty-foot buffer required adjacent to any residential development. The buffer zone must be kept free of buildings or structures, and must be landscaped, screened or protected by natural features, so that adverse effects on surrounding areas are minimized;

4. Maximum Building Height: 50 feet

3.2 Lighting Standards

The following lighting standards are required with this development until such a time that the Town's new lighting standards are enacted.

- A. All lighting should be fully shielded (IESNA full cut-off type). House side shields for all pole mounted equipment shall be available.
- B. Parking lot lighting should be a maximum of 3 foot candles initial with a uniformity of 10:1 maximum to minimum.
- C. Entry lighting should be a maximum of 5 foot candles initial.
- D. Building facade lighting for the purpose of architectural lighting will be allowed, yet turned off by one hour after close of business.
- E. Maximum pole height should be 25' for parking lot poles, and 12' on building.
- F. Parking lot lighting except for the pole closest to the entries shall be turned off or dimmed by one hour after close of business.

**SECTION IV  
TEMPORARY USES**

4.1 Temporary Uses

1. Construction offices and material storage shall be permitted in all use areas during, and for a period of 30 days after cessation of, actual construction in those areas being served by such construction office or material storage area.

**SECTION V  
ACCESSORY USES PERMITTED BY RIGHT IN ALL USE AREAS**

5.1 Accessory Uses Permitted by Right

The following Accessory Uses are permitted by Right in all Use Areas:

1. Above and underground utility and communications distribution lines, to specifically include cable television distribution lines.
2. Roadways, bike paths, pedestrian and equestrian trails.
3. Storm water drainage facilities and drainage detention areas.
4. Fences, walls, retaining walls.
5. Water and sewer facilities.
6. Landscape improvements.

**SECTION VI  
SUBMISSION OF FINAL PLANNED DEVELOPMENT SITE PLANS  
AND/OR PLATS AND ADDITIONAL INFORMATION**

- 6.1 Following the approval of this Ordinance and Preliminary P.D. Site Plan and the Preliminary Plat, the owners of the above-described site shall present a Final PD Site Plan and Final Plat for all or any portion or portions of the general use area as are then ready for development.

No structural building permit will be issued until a Final PD Site Plan and Final Plat for such area have been approved by the Town Council and filed for the public record.

In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a Final Plat by the Town Council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Final PD Site Plan if the deed or other document evidencing the sale or transfer contains the following language:

No building permit will be issued for the erection of any structural improvement in any area described herein for which a Final PD Site Plan has not been approved by the Town Council of the Town of Castle Rock.

**SECTION VIII  
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.