

PLAT IDENTIFICATION SHEET

Reception #: 8711344

Number of pages: 2

Date: 04/20/87

Name: MEADOWS PKWY

MISCELLANEOUS COMMENTS:

MEADOWS PARKWAY

Preliminary P.D. Site Plan

A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67,

WEST OF THE 6th PRINCIPAL MERIDIAN,

COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

Meadows Parkway Parcel A

A portion of Castleton Center Filing No. 1 and Castleton Center Filing No. 1, First Amendment, according to the recorded plat thereof and a parcel of land in the North 1/2 of the Southeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the East 1/4 Corner of Section 27 as monumented by an aluminum pipe with cap, LS 14166 and considering the east line of the Northeast 1/4 of said Section 27 to bear North 00°28'54" East to an iron pin at the Northeast corner thereof, with all bearings contained herein relative thereto; thence South 47°55'38" West, 1142.88 feet to a point on a curve, the POINT OF BEGINNING; thence along a non-tangent curve to left having a central angle of 05°39'59", a radius of 2900.00 feet, an arc length of 281.74 feet and a chord that bears South 53°09'04" West, 281.63 feet; thence South 41°00'54" East, 419.97 feet; thence South 65°00'54" East, 118.46 feet to a point on the south line of the North 1/2 of the Southeast 1/4 of Section 27, said point being also a point on the north right-of-way line of West Castleton Road as platted on said Castleton Center Filing No. 2; thence along said north right-of-way as platted on Castleton Center Filings No. 1, First Amendment and Filing No. 2, North 88°56'45" West, 698.07 feet; thence departing said south line of the North 1/2 of the Southeast 1/4 and continuing along said north right-of-way, South 49°05'56" West, 278.43 feet to the point of intersection with the said north right-of-way of West Castleton Road and west right-of-way of North Industrial Way as platted on said Castleton Center Filing No. 1, First Amendment; thence departing said north right-of-way and along said west right-of-way the following courses: South 40°54'04" East, 196.23 feet to a point of curvature; thence along a curve to the right having a central angle of 13°36'34", a radius of 8215.00 feet, and an arc length of 763.66 feet to a point of compound curvature; thence along a curve to the right having a central angle of 105°34'19", a radius of 90.00 feet, and an arc length of 165.83 feet, and a chord that bears South 25°29'40" West to a point on the north right-of-way of South Castleton Drive as platted on the above described plat; thence along said north right-of-way and along a line parallel with the south line of Castleton Center No. 1, First Amendment, South 78°16'49" West, 173.84 feet to a point of curvature; thence along a curve to the right having a central angle of 73°46'07", a radius of 25.00 feet and an arc length of 82.19 feet to a point on the east right-of-way of U.S. Highway 85; thence departing the said north right-of-way and along the east right-of-way of U.S. Highway 85 the following courses: North 57°04" West, 49.87 feet to a point of curvature; thence along a curve to the left having a central angle of 12°57'00", a radius of 2915.00 feet and an arc length of 658.85 feet; thence North 40°54'04" West, 714.23 feet to a point on the south line of the North 1/2 of the Southeast 1/4 of Section 27; thence along said south line North 88°56'45" West, 29.73 feet; thence departing said south line, North 40°55'41" West, 120.22 feet; thence departing said east right-of-way of U.S. Highway 85, North 48°55'01" East, 76.03 feet; thence South 42°14'33" East, 405.23 feet; thence South 42°05'36" East, 98.17 feet; thence South 51°14'42" East, 507.75 feet; thence South 53°43'17" East, 410.00 feet; thence South 67°38'26" East, 112.03 feet; thence North 61°05'41" East, 1054.92 feet to the POINT OF BEGINNING, containing 19.20 acres, more or less.

Meadows Parkway Parcel B

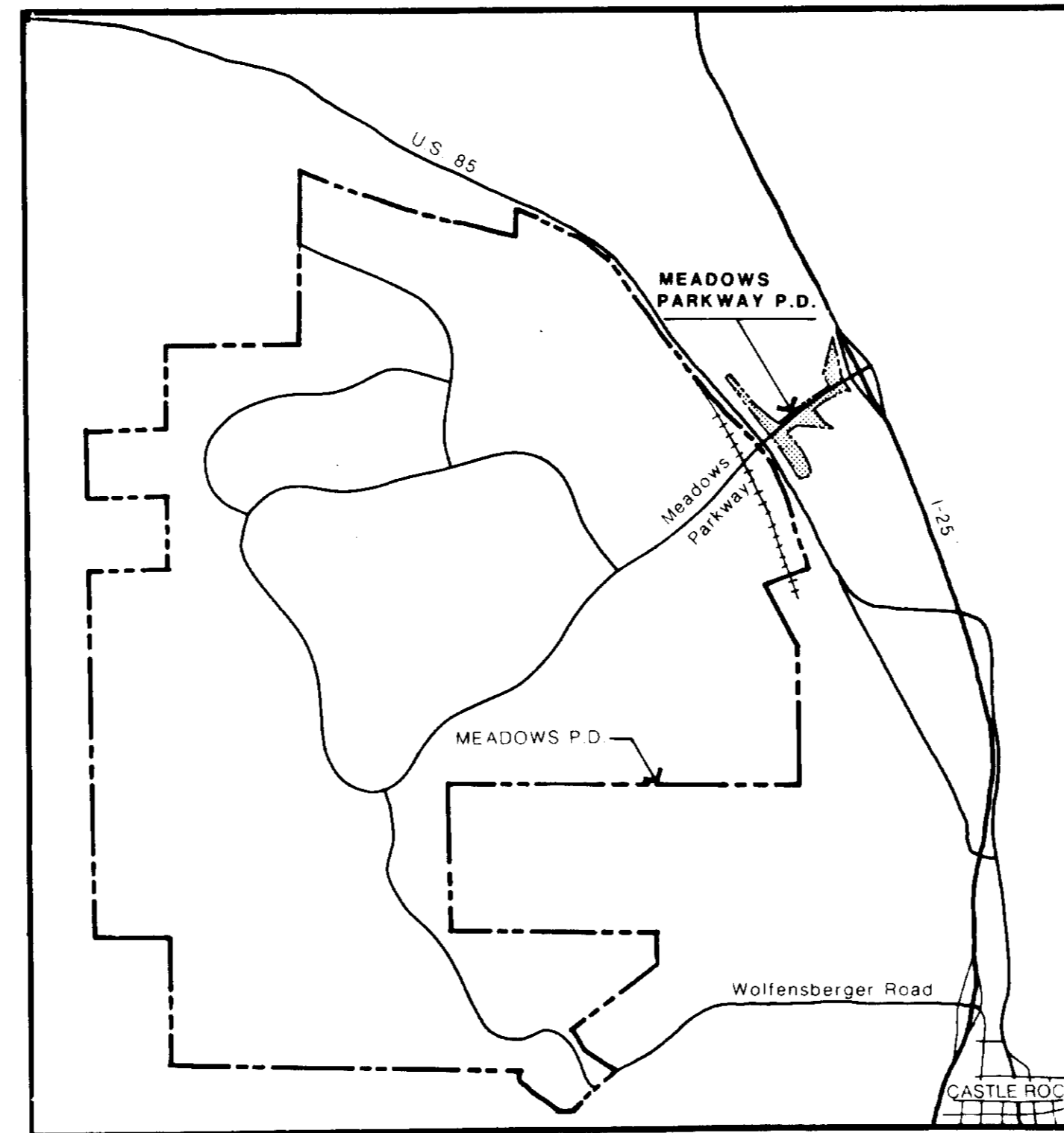
A parcel of land in Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the East 1/4 Corner of Section 27 as monumented by an aluminum pipe with cap, marked LS 14166 and considering the east line of the Northeast 1/4 of said Section 27 to bear North 00°28'54" East to an iron pin at the Northeast corner thereof, with bearings contained herein relative thereto; thence South 30°35'14" West, 598.18 feet to a point on the west right-of-way of the Interstate Highway 25, the POINT OF BEGINNING; thence departing said west right-of-way, North 88°33'51" West, 109.51 feet; thence South 60°50'13" West, 188.95 feet to a point of curvature; thence along the curve to the left having a central angle of 06°18'35", a radius of 2900.00 feet and an arc length of 319.36 feet; thence departing said curve on a non-tangent line, South 61°05'41" West, 1054.92 feet; thence North 48°59'06" East, 680.87 feet to a point of curvature; thence along a curve to the right having a central angle of 11°51'55", a radius of 3100.00 feet and an arc length of 641.98 feet; thence departing said curve on a non-radial line, North 25°40'18" West, 333.25 feet; thence North 09°02'18" East, 802.61 feet to a point on the west right-of-way of Interstate Highway 25; thence along said west right-of-way the following courses: South 17°54'05" East, 1051.50 feet; thence South 40°21'57" East, 192.89 feet to the POINT OF BEGINNING, containing 10.68 acres, more or less.

INDEX of DRAWINGS

SHEET	TITLE
1 of 2	Vicinity Map & Legal Description
2 of 2	Preliminary PD Site Plan & Land Use Tabulation

VICINITY MAP



SCALE: 1"=1500'

APPROVAL

Approved this 15th day of January, 1987 by Lincoln Savings and Loan Association, owner.

[Signature], Attorney in fact.

Approved this 15th day of January, 1987 by [Signature], land planner.

Land Planner:
For and on behalf of Design Workshop, Inc.

I, Michael C. Cregger, a professional land surveyor registered in the State of Colorado, do hereby certify that the survey represented by this Preliminary P.D. Site Plan was made under my supervision and that this Preliminary P.D. Site Plan accurately represents said survey.

Michael C. Cregger, January 19, 1987
Professional Land Surveyor
For and on behalf of Taranto, Stranton, & Tagge, consulting engineers.



Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 21st day of October, A.D., 1986.

Attest:

Phyllis L. Mason, Town Clerk
Lang R. Reagan, Chairman

Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 23rd day of October, A.D., 1986.

Attest:

Phyllis L. Mason, Town Clerk
Lang R. Reagan, Mayor


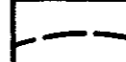
CLERK AND RECORDER'S CERTIFICATE:

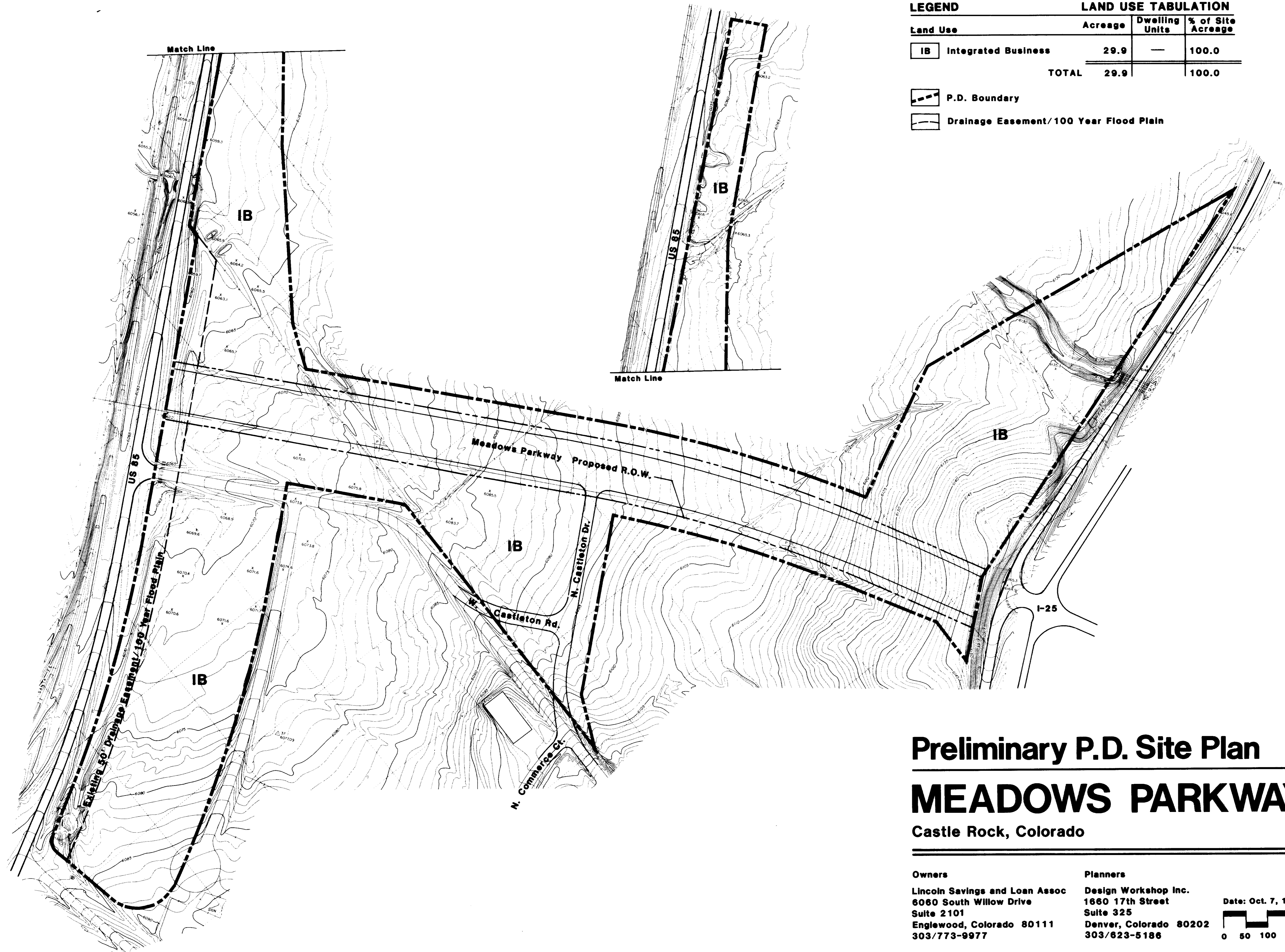
This Preliminary P.D. Site Plan was filed for record in the office of the Clerk and Recorder of Douglas County, Colorado at 10:40 a.m. o'clock on the 20th day of April, A.D., 1987, Book Page File Map , Reception No. 6711344.

Rita A. Casin, Clerk and Recorder
By: Lang R. Reagan, Deputy

LEGEND

		LAND USE TABULATION		
Land Use		Acree	Dwelling Units	% of Site Acree
IB	Integrated Business	29.9	—	100.0
TOTAL		29.9		100.0

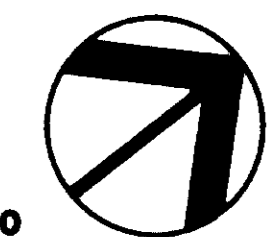
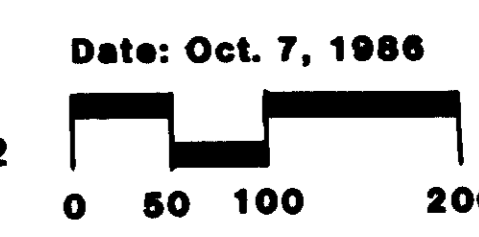
	P.D. Boundary
	Drainage Easement/100 Year Flood Plain



Preliminary P.D. Site Plan
MEADOWS PARKWAY
 Castle Rock, Colorado

Owners
 Lincoln Savings and Loan Assoc
 6060 South Willow Drive
 Suite 2101
 Englewood, Colorado 80111
 303/773-9977

Planners
 Design Workshop Inc.
 1660 17th Street
 Suite 325
 Denver, Colorado 80202
 303/623-5186



ORDINANCE NO. 86- 44

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(MEADOWS PARKWAY PLANNED DEVELOPMENT)

8703294 - 01/30/87 16:24 - RETA A. CHAIN DOUGLAS CO. COLO. CLERK & RECORDER
B0698 - P0344 - \$51.00
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B0698 -- P0345 -- \$51.00

ORDINANCE NO. 86- 44

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(MEADOWS PARKWAY PLANNED DEVELOPMENT)

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

(a) Certain lands, commonly known as the Meadows Parkway Annexation, have recently been annexed to the Town of Castle Rock; and

(b) A petition relating to the Meadows Parkway Preliminary PD Site Plan has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock; and

(c) Said petition has been forwarded to the Board of Trustees; and

(d) Public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock ordinances, have been held concerning the matters contained in said petition before the Planning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock; and

(e) The amendment sought to the Zoning District Map complies with the stated purposes of the Planned

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Development Ordinance, Chapter 17.60 of the Castle Rock Municipal Code as set forth in subsection 17.60.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the newly annexed lands, consisting of 29.88 acres, more or less, described in Exhibit "A," attached hereto and made a part hereof (hereinafter the "Land"), is changed from Douglas County Zoning Classifications A-1 (Agricultural), Commercial and General Industrial to Castle Rock Zoning Classification PD (Planned Development District).

SECTION I

GENERAL PROVISIONS

1.1 The Meadows Parkway Preliminary PD Site Plan, approved contemporaneously herewith, is hereby incorporated by reference into this Ordinance. This Ordinance and the Meadows Parkway Preliminary PD Site Plan constitute an amendment to the Town of Castle Rock Zoning District Map and establish permitted densities, uses and development standards for each tract within the Land in accordance with the Town of Castle Rock Municipal Code, specifically Chapter 17.60. The Meadows Parkway Preliminary PD Site Plan calls for the use of the Land for integrated business uses.

1.2 Purpose. The purpose of this PD is to:

- (a) promote the most appropriate use of the Land;
- (b) meet the guidelines and concepts contained within the Town's Land Use Master Plan;
- (c) promote development of the Land which will be in harmony with surrounding neighborhoods;
- (d) lessen the burden of traffic on streets and highways.

SECTION II

DEFINITIONS

2.1 Building Ground Coverage.

(a) That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

(b) Building ground coverage does not include open and uncovered decks or patio decks, tennis courts, surface, underground or partially underground parking areas if such partially underground parking areas do not protrude more than six (6) feet from the average surrounding grade, roadways, bike paths or pedestrian ways, or such other uses not meeting the definition of paragraph (a) above.

2.2 Building Height. The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding

a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

2.3 Building Setback. The horizontal distance between a platted lot line and a building or structure.

2.4 Buffer. Generally, a lineal area landscaped to create a visual separation between uses and/or properties. Improvements to create the separation may include berming, fencing, trees, shrubs, lawns and a variety of ground cover materials. A buffer may be within a required setback.

SECTION III

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses developed in the Meadows Parkway PD. The number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Regulations at the time of final site plan review, provided the developer may request fewer or smaller spaces in accordance with Section 17.60.100 of the Castle Rock Municipal Code.

3.2 Temporary Uses. Temporary uses are permitted as follows:

(a) Mobile sales and information units may be utilized provided no such mobile sales and information unit is erected until plans and specifications for such unit have first been submitted to the Board of Trustees for review and approval. No such unit may be maintained in any area described in a final PD site plan more than sixty (60) days after a certificate of occupancy has been issued for the first business structure within the area being served by such unit without the express approval of the Board of Trustees, but in no instance shall a mobile unit be allowed to remain longer than a period of one hundred eighty (180) days following Board approval.

(b) Construction offices and materials storage shall be permitted during and for a period of sixty (60) days after cessation of actual construction in those areas being served by such construction offices or materials storage areas.

3.3 Setback and Lot Area. To provide flexibility for innovative design and good planning principles, the development of criteria for minimum lot area and minimum building setbacks and separations within and adjacent to development tracts will be reserved, unless otherwise provided, until the presentation of final PD site plans, but no

such final PD site plan shall be presented for consideration or approved which does not establish such criteria.

SECTION IV

INTEGRATED BUSINESS USE AREA

4.1 As shown on the Meadows Parkway Preliminary PD Site Plan, approved contemporaneously herewith and incorporated herein by this reference, the Land shall be used for integrated business uses.

4.2 Permitted Uses.

- (a) Automotive sales, repair and service facilities.
- (b) Community centers.
- (c) Convenience stores.
- (d) Day care centers.
- (e) Drug stores.
- (f) Financial institutions.
- (g) Grocery stores.
- (h) Heliports.
- (i) Hospitals, nursing and convalescent homes, other extended care facilities and clinics.
- (j) Laundries and dry cleaning establishments.
- (i) Light manufacturing uses.
- (l) Liquor stores.

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- (m) Mortuaries.
- (n) Offices, professional and commercial, to include, but not be limited to, travel agencies, medical, dental and law offices.
- (o) Parking lots, structures and garages.
- (p) Personal service establishments.
- (q) Places of public assembly, entertainment and recreation.
- (r) Professional research laboratories.
- (s) Public and private community services.
- (t) Public and private schools, colleges and institutes, both academic and technical.
- (u) Public lodging facilities, hotel/convention centers.
- (v) Public or private clubs and health clubs.
- (w) Religious institutions.
- (x) Restaurants, lounges and fast food establishments.
- (y) Retail stores, sales and display rooms and shops.
- (z) Sales and information offices.
- (aa) Service related businesses.
- (bb) Transit terminals/park-and-ride facilities.
- (cc) Veterinary hospitals and boarding kennels.

(dd) Warehousing and office/warehouse units.

4.3 Uses by Special Review

(a) Wind generators.

(b) Any use deemed compatible with the permitted uses specified in section 4.2 and which furthers the overall purposes of the Planned Development.

4.4 Permitted Accessory Uses.

(a) Underground utility and communications distribution lines, specifically including, but not limited to, cable television distribution trunks and lines.

(b) Roadways, bike paths, and pedestrian and equestrian trails.

(c) Open space, reservoirs and lakes, and storm water drainage and detention areas.

(d) Fences.

(e) Wells and wellhouses, pump stations, recharge facilities and reinjection wells.

4.5 Accessory Uses Permitted by Special Review.

(a) Electric substations and gas regulator stations.

(b) Above ground utility transmission lines.

(c) Any accessory use deemed compatible with the permitted uses specified in section 4.2 and which furthers the overall purposes of the Planned Development.

SECTION V

SUBMISSION OF FINAL
PD SITE PLANS AND/OR PLATS,
TIMING AND ADDITIONAL INFORMATION

5.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present final PD site plans for all or any portion or portions of the general use areas as are then ready for development.

5.2 No structural building permit will issue until a final PD site plan and final plat for such area has been approved by the Board of Trustees and filed for the public record.

5.3 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, 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 issue 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 Board of Trustees of the Town of Castle Rock.

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4.6 Site Coverage. Maximum permitted building ground coverage is forty percent (40%) of net acreage of building site exclusive of dedicated roadways.

4.7 Maximum Building Heights. The maximum building height which may be constructed by right shall be fifty feet (50'), provided however, that at the time of final site plan review, the Board of Trustees may permit maximum building heights not to exceed seventy-five feet (75') following consideration of the following criteria:

(i) topography of the site and visual impact of the proposed structure; (ii) size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) effect upon light to adjacent streets and properties; and (vi) traffic impact. When making such a request, the developer shall submit a visual representation showing the proposed building or buildings in relation to the topography of the site. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

4.8 Minimum Setbacks. See Section 3.3 above.

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SECTION VI
TRANSITIONAL USE

6.1 After approval of the Preliminary PD Site Plan incorporated herein by reference, any portion or portions of the Land which have not been included in a final PD site plan and which were zoned agricultural prior to annexation may be used for agricultural purposes until approval of a final PD site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, and buildings and out-buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

6.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a final PD site plan for such area or areas has been approved; provided however, the Board of Trustees reserves the right to prohibit or enjoin such agricultural use in areas for which no final PD site plan has been submitted if the Board determines that, due to the proximity of such uses to developed areas, a danger exists to the health, safety or welfare of the residents of such developed areas.

6.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking, excepting agricultural vehicles and implements, emergency

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vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

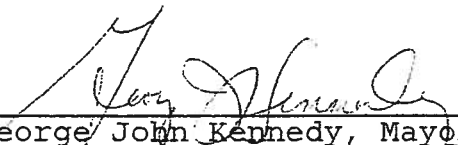
SECTION VII

SEVERABILITY OF PROVISIONS

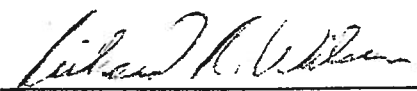
7.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Passed and adopted on first reading this 23rd day of October, 1986 by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 4 for and 1 against.

Passed, adopted, and ordered published this 20th day of November, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 6 for and 0 against.

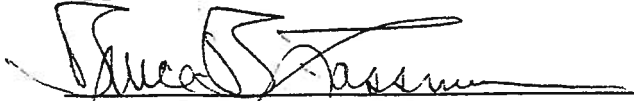

George John Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard R. Wilson, Town Clerk

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Approved as to form:


Bruce B. Lassman,
Town Attorney

Publication date: 12-4-86

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EXHIBIT "A"

Parcel A

A portion of Castleton Center Filing No. 1 and Castleton Center Filing No. 1, First Amendment, according to the recorded plats thereof and a parcel of land in the North 1/2 of the Southeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

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having a central angle of $12^{\circ}57'00''$, a radius of 2915.00 feet and an arc length of 658.85 feet; thence North $40^{\circ}54'04''$ West, 716.23 feet to a point on the south line of the North 1/2 of the Southeast 1/4 of Section 27; thence along said south line North $88^{\circ}56'45''$ West, 29.73 feet; thence departing said south line, North $40^{\circ}55'41''$ West, 1220.22 feet; thence departing said east right-of-way of U.S. Highway 85, North $48^{\circ}55'01''$ East, 76.03 feet; thence South $42^{\circ}14'33''$ East, 405.23 feet; thence South $42^{\circ}05'36''$ East, 95.17 feet; thence South $51^{\circ}14'42''$ East, 507.75 feet; thence South $53^{\circ}43'17''$ East, 410.00 feet; thence South $67^{\circ}38'26''$ East, 112.03 feet; thence North $61^{\circ}05'41''$ East, 1054.92 feet to the POINT OF BEGINNING, containing 19.20 acres, more or less.

Parcel B

A parcel of land in Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the East 1/4 Corner of Section 27 as monumented by an aluminum pipe with cap, marked LS 14166 and considering the east line of the Northeast 1/4 of said Section 27 to bear North $00^{\circ}28'54''$ East to an iron pin at the Northeast corner thereof, with bearings contained herein relative thereto; thence South $90^{\circ}35'14''$ West, 598.18 feet to a point on the west right-of-way of the Interstate Highway 25, the POINT OF BEGINNING; thence departing said west right-of-way, North $88^{\circ}33'51''$ West, 109.51 feet; thence South $60^{\circ}50'13''$ West, 183.95 feet to a point of curvature; thence along the curve to the left having a central angle of $06^{\circ}18'35''$, a radius of 2900.00 feet and an arc length of 319.36 feet; thence departing said curve on a non-tangent line, South $61^{\circ}05'41''$ West, 1054.92 feet; thence North $48^{\circ}59'06''$ East, 680.57 feet to a point of curvature; thence along a curve to the right having a central angle of $11^{\circ}51'55''$, a radius of 3100.00 feet and an arc length of 641.98 feet; thence departing said curve on a non-radial line, North $25^{\circ}40'18''$ West, 333.26 feet; thence North $09^{\circ}02'18''$ East, 802.61 feet to a point on the west right-of-way of Interstate Highway 25; thence along said west right-of-way the following courses: South $17^{\circ}54'09''$ East, 1051.50 feet; thence South $40^{\circ}21'57''$ East, 192.39 feet to the POINT OF BEGINNING, containing 10.68 acres, more or less.

8703294 - 01/30/87 16:24 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 17/ 17
 R0698 - P0360 \$51.00