

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99023455

DATE:

3-16-99

TIME:

11:14

FEE: \$

10⁵⁰

(1

Pages)

GRANTOR:

(OWNER/SIGNER)

Crowfoot Castle Rock LTD
N - One LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone Office Campus

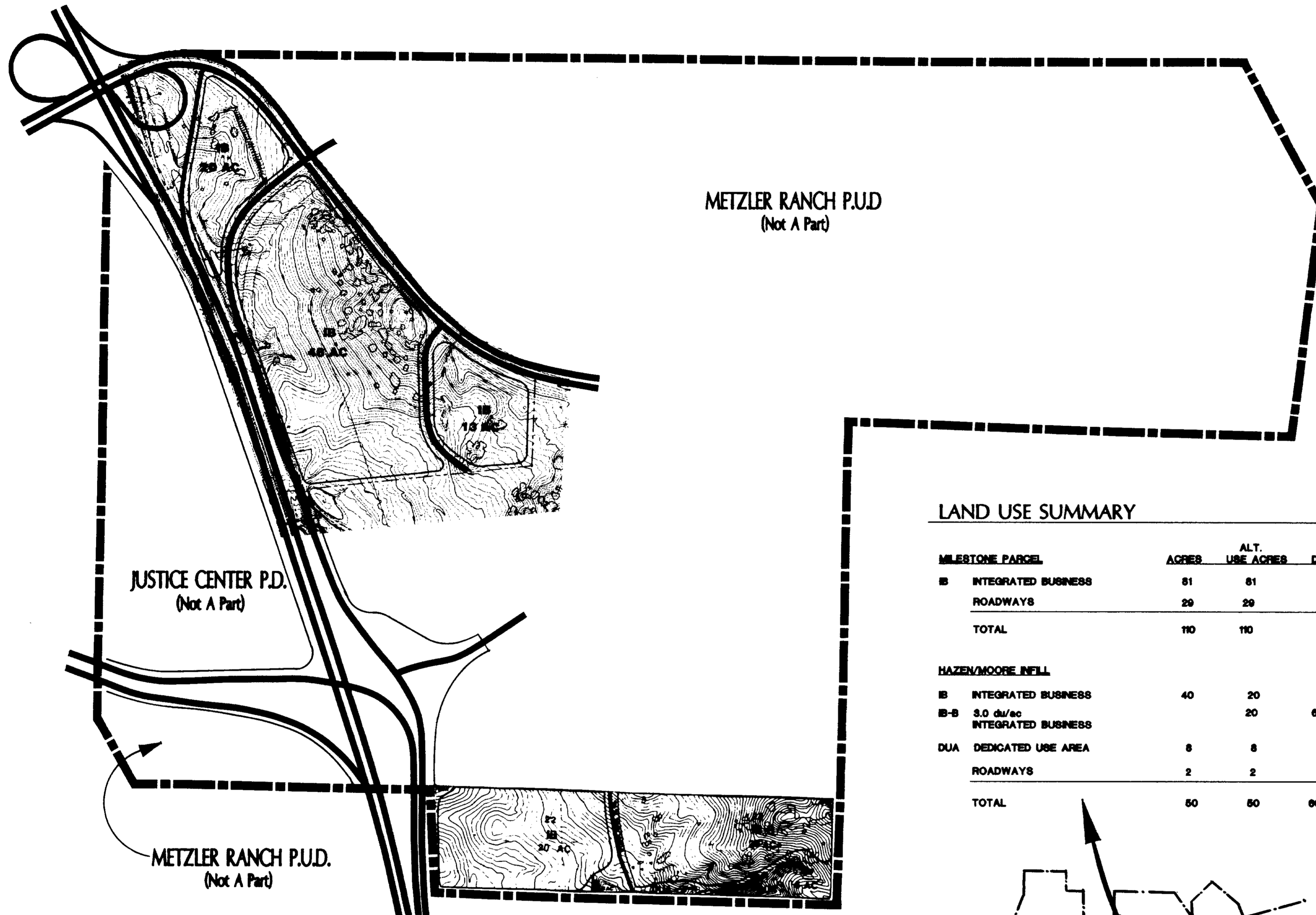
LEGAL:

(SECTION-TOWNSHIP-RANGE)

N/A

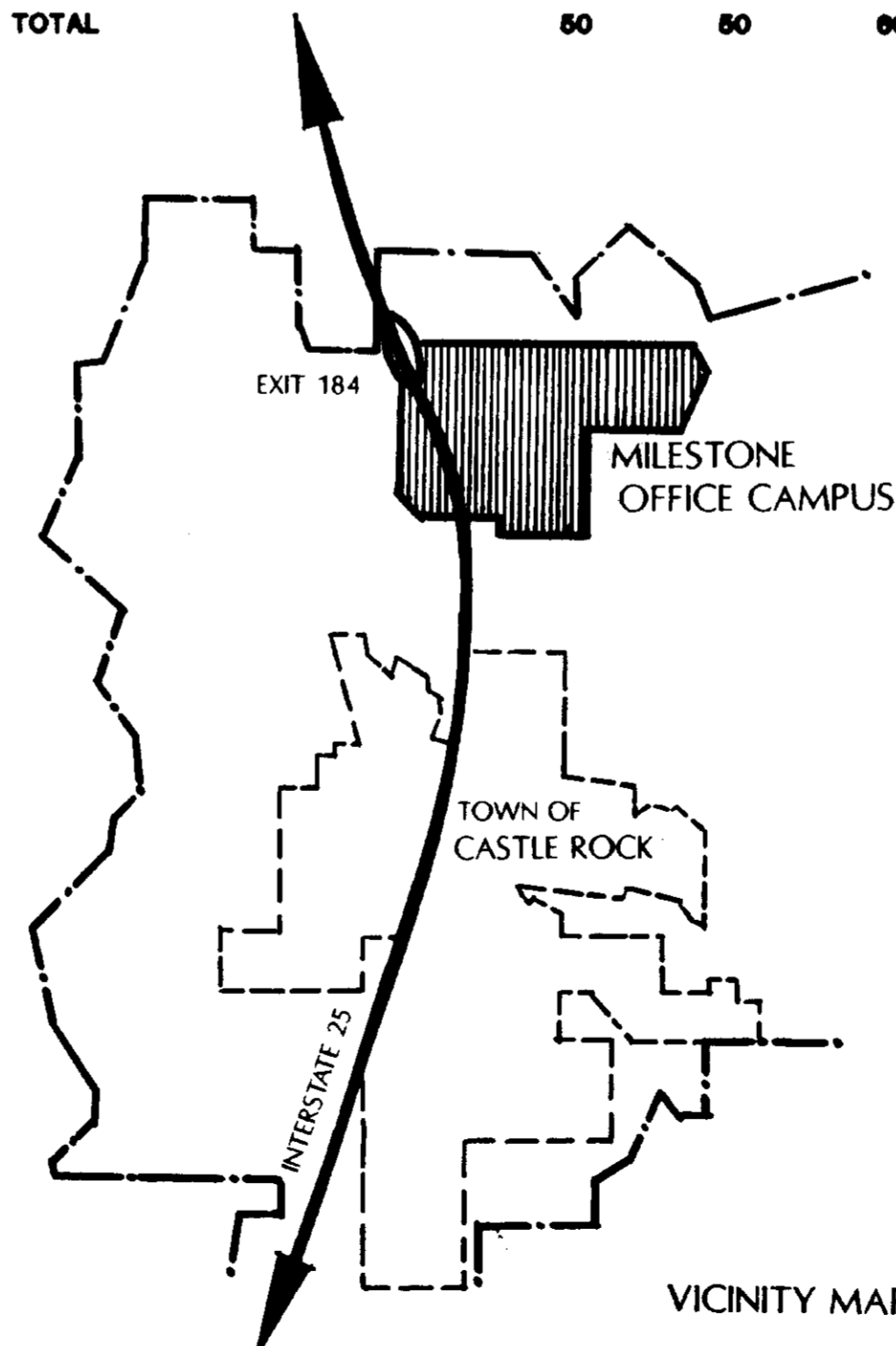
MILESTONE OFFICE CAMPUS

1998 AMENDED PRELIMINARY P.D. SITE PLAN



LAND USE SUMMARY

MILESTONE PARCEL	ACRES	ALT. USE ACRES	D.U.'S
IB INTEGRATED BUSINESS	81	81	
ROADWAYS	29	29	
TOTAL	110	110	
HAZEN/MOORE INFILL			
IB INTEGRATED BUSINESS	40	20	
IB-B 3.0 du/ac INTEGRATED BUSINESS		20	60
DUA DEDICATED USE AREA	8	8	
ROADWAYS	2	2	
TOTAL	50	50	60



LEGAL DESCRIPTION

MILESTONE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.
MILESTONE FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.
MILESTONE FILING NO. 3, 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.
MILESTONE FILING NO. 4, COUNTY OF DOUGLAS, STATE OF COLORADO.
AND
INTERSTATE 25 RIGHT-OF-WAY THROUGH THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
AND
A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 35, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, SOUTH 89°09'20" EAST, A DISTANCE OF 2647.74 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 01°16'13" EAST, A DISTANCE OF 744.12 FEET; THENCE NORTH 89°09'22" WEST, A DISTANCE OF 2915.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED AT RECEPTION NO. 102116 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°16'54" WEST, A DISTANCE OF 745.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35; THENCE, ALONG SAID NORTH LINE, SOUTH 89°09'19" EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT

I, Warren L. Ruby, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE BOUNDARY DEPICTED ON THIS AMENDED PRELIMINARY PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION.

PLANNING COMMISSION APPROVAL

THIS AMENDED PRELIMINARY PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11TH DAY DECEMBER, A.D., 1998.

CHAIRMAN: [Signature] DATE: 12/11/98
PLANNING DIRECTOR: [Signature] DATE: 12/13/98

TOWN COUNCIL APPROVAL

THIS AMENDED PRELIMINARY PD SITE PLAN WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14TH DAY JANUARY, A.D., 1999.

MAYOR: [Signature] DATE: 1/14/99
TOWN CLERK: [Signature] DATE: 1/14/99

RECORDER'S CERTIFICATE



OF DOUGLAS COUNTY AT 11:14 A.M. ON THE 16 DAY OF March, 1999
IN BOOK 1 PAGE, 1 MAP 1 RECEPTION NO. 99023455

DOUGLAS COUNTY CLERK AND RECORDER
THIS AMENDED PRELIMINARY PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER BY: [Signature] DEPUTY

TITLE CERTIFICATION

I, Diane Evans, BEING AN AUTHORIZED REPRESENTATIVE OF CLC 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 OWNER'S, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 23rd DAY OF February, 1999.
BY: [Signature]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February, 1999

WITNESS MY HAND AND SEAL 8-9-99 [Signature]
MY COMMISSION EXPIRES: 8-9-99 NOTARY PUBLIC

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE LOT 1, FILING NO. 4, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

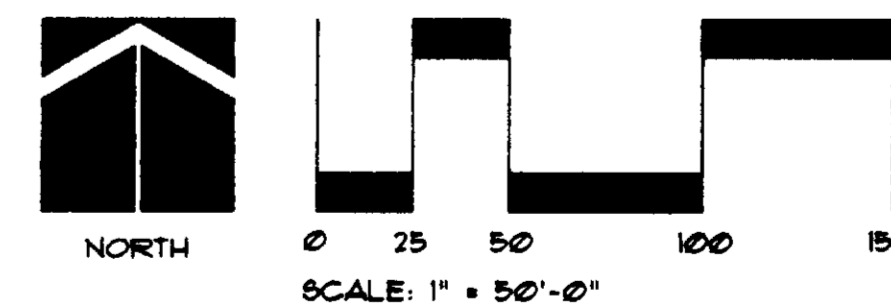
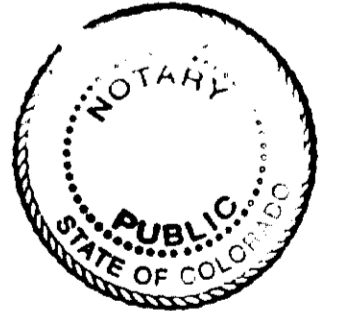
PROPERTY OWNER:
CROWFOOT CASTLE ROCK, LTD.
7600 E. ARAPAHOE RD., STE. 211
ENGLEWOOD, CO 80112
[Signature]

N-ONE LTD.
7600 E. ARAPAHOE RD. SUITE 211
ENGLEWOOD, CO 80112
[Signature]

SIGNED THIS February 22 DAY OF, 1999. SIGNED THIS February 22 DAY OF, 1999.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS February 22, 1999

WITNESS MY HAND AND SEAL 2/22/2000 [Signature]
MY COMMISSION EXPIRES: 2/22/2000 NOTARY PUBLIC



SHEET 1 OF 1

PROPERTY OWNERS

CROWFOOT CASTLE ROCK, LTD.
7600 E. ARAPAHOE RD., STE. 211
ENGLEWOOD, CO 80112

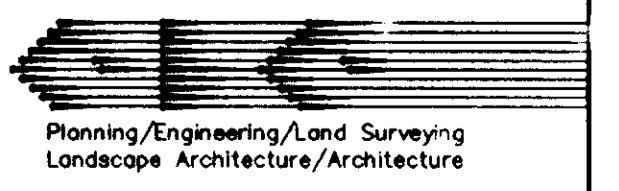
N-ONE LTD.
7600 E. ARAPAHOE RD. SUITE 211
ENGLEWOOD, CO 80112

MILESTONE OFFICE CAMPUS

1998 AMENDED PRELIMINARY P.D. SITE PLAN

DATE OF PREPARATION: NOVEMBER 20, 1998

CLC Associates, Inc.
8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-5600
FAX (303) 770-2349



Planning/Engineering/Land Surveying
Landscape Architecture/Architecture

\$26.00
DEC 26 12 29 PM '84

ORDINANCE NO. 84-26

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

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

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 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 lands, consisting of 811 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning Classification A-1 (Agriculture One District) to Zoning Classification PUD (Planned Unit Development District).

SECTION I.

DEFINITIONS

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

Building ground coverage shall not include patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall 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 above definition.

1.2 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, 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.

1.3 Campus Living Units. Attached or detached dwelling units to be used in conjunction with public and private schools and institutes, research laboratories, convention centers, hotel conference centers, hospitals, business centers and similar facilities for the purpose of providing living accommodations for employees, trustees, students, attendees and participants in the activities of such facilities.

1.4 Single Family Units. Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided

ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "The Metzler Ranch P.U.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of four (4) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreege</u>
Integrated Business A	204
Integrated Business B	416
Dedicated Open Space	91 - 14.870
Roads (Right-of-Way)	59
TOTAL ACREAGE	770

SECTION III.

INTEGRATED BUSINESS B USE AREAS

3.1 Permitted Uses.

- (a) Automotive sales, repair and service facilities.
- (b) Community centers.
- (c) Financial institutions.
- (d) Heliports.
- (e) Hospitals, nursing and convalescent homes, other extended care facilities and clinics.

*Changed to Section II
IB by Ord. 87-36*

- (f) Laundaries.
- (g) Light manufacturing uses.
- (h) Mortuaries.
- (i) Offices, professional and commercial.
- (j) Parking lots, structures and garages.
- (k) Personal service establishments.
- (l) Places of public assembly, entertainment and recreation.
- (m) Professional research laboratories.
- (n) Public and private community services.
- (o) Public and private schools, colleges and institutes, both academic and technical.
- (p) Public lodging facilities, hotel/convention centers.
- (q) Public or private membership clubs and health clubs.
- (r) Religious institutions.
- (s) Restaurants, lounges and fast food establishments.
- (t) Retail stores, sales and display rooms and shops.
- (u) Sales and information offices.
- (v) Service related businesses.
- (w) Transit terminals.
- (x) Veterinary hospitals and boarding kennels.
- (y) Warehousing and office/warehouse units.

3.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

3.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the

site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. 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.

3.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII. hereunder.

SECTION IV.

INTEGRATED BUSINESS A USE AREAS

4.1 Permitted Uses.

- (a) Any use permitted in the integrated business B use areas.
- (b) Single family units, not to exceed six (6) in number, to be located only in parcel 13 (as identified upon the approved preliminary site plan) garages and accessory structures.
- (c) Campus living units.

4.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

4.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets

and properties; and (vi) traffic impact. 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.

4.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII. hereunder.

SECTION V.

PUBLIC DEDICATION USE AREAS

5.1 Permitted Uses.

- (a) Community centers.
- (b) Community recreational facilities.
- (c) Facilities for the acquisition, treatment and storage of water.
- (d) Facilities for the collection, treatment and disposal of sewage.
- (e) Facilities for the collection, treatment and storage of reuse water.
- (f) Parks, playgrounds and picnic areas.
- (g) Public buildings, including but not limited to fire and police stations.
- (h) Public schools, school grounds and playing fields.
- (i) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.

5.2 Maximum Building Heights 50 feet

5.3 Minimum Off Street Parking. To be determined/as per final site plan.

5.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VIII. hereunder.

SECTION VI.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

6.1 Uses Permitted in Private Open Space Areas:

- (a) Community centers.
- (b) Gardens.
- (c) Landscaping.
- (d) Passive and/or active recreation and facilities.
- (e) Water and reuse water storage reservoirs and tanks.

SECTION VII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

7.1 Uses Permitted in All Use Areas.

- (a) Fences.
- (b) Mobile sales and information units in any integrated business use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first business structure within such area without the express approval of the Board of Trustees.
- (c) Open spaces and lakes, to include reuse water reservoirs.

- (d) Parking areas.
 - (e) Roadways, bike paths, pedestrian and equestrian trails.
 - (f) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
- 7.2 Uses Permitted by Special Review in All Use Areas.
- (a) Electric substations and gas regulator stations.

SECTION VIII.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

SECTION IX.

SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS

9.1 That following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

9.2 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

9.3 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 within the Planned Unit

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 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

10.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, shall be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, 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.

10.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section shall have no application within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses

to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

10.3 Such 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 other maintenance work, and designees of the master developer and/or Town.

SECTION XI.

SEVERABILITY OF PROVISIONS

11.1 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.

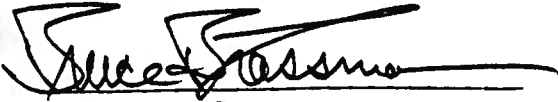
Passed and adopted on first reading this 6th day of ~~November~~ September, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

Passed and adopted on second reading this 15th day of November, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 6 for and 0 against.

George Kennedy
George Kennedy, Mayor
Town of Castle Rock
8:45 PM

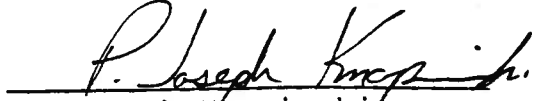
ATTEST:
Richard R. Wilson
Richard R. Wilson,
Acting Town Clerk

APPROVED AS TO FORM:



Bruce B. Lassman,
Town Attorney

APPROVED FOR BOARD ACTION:



P. Joseph Khopinski,
Town Administrator

NE $\frac{1}{4}$ of section 35; S $\frac{1}{2}$ of section 26; SW $\frac{1}{4}$ of section 25; also a portion of the NE $\frac{1}{4}$ of section 25, Township 7 South, Range 67 West of the Sixth Principal Meridian, described as follows: Beginning at the center of section 25, township 7 South, range 67 West of the Sixth Principal Meridian, thence East 295 feet, thence South 29° 30' East 1150 feet, thence South 8° 30' West 720 feet, thence South 6° West 902 feet, thence West 660 feet; thence North 2640 feet to point of beginning, except that certain tract of land described in book 94 page 41 of the records in the office of the Clerk and Recorder of the County of Douglas, all in township 7 South, Range 67 West of the Sixth Principal Meridian, according to the U.S. Government Survey thereof; County of Douglas, State of Colorado