



DEVELOPMENT GUIDE

Prepared For:

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THE CASTLE PINES NORTH

DEVELOPMENT GUIDE

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PLANNED UNIT DEVELOPMENT GUIDE

FOR CASTLE PINES NORTH

DOUGLAS COUNTY, COLORADO

PREAMBLE

This Development Guide sets forth land uses and development standards for Castle Pines North, a planned community in the unincorporated area of the County of Douglas, State of Colorado; regulates the use of land, the bulk, maximum height, minimum lot area, minimum lot width, and minimum yard space of buildings; provides regulations for uses permitted therein and accessory buildings and uses; provides additional supplementary regulations; and defines certain terms used therein. This Development Guide is authorized under the power and authority of Section XIII, Planned Development, Douglas County Zoning Regulations, adopted November 15, 1982.

Castle Pines North is a large parcel of land under single development control and is suitable for the creation of a new community. This large parcel of land is, for several reasons, particularly well suited for long-range comprehensive planning which will aid in the protection of the environment and at the same time, facilitate the development of an aesthetically pleasing community.

The first of these factors is the geographical containment of the Castle Pines North site. The site is bounded by Highway 85 on the West and South, Highlands Ranch to the North and Interstate 25 to the East. Substantial open space; Highlands Ranch to the North, Daniels Park to the Northwest and Cherokee Ranch to the Southwest also serve to define the extent of development. Therefore, with the exception of a few adjacent small parcels, the site is entirely contained within a geographic area bounded by the existing transportation network and open space.

Secondly, the Castle Pines North site is located primarily within a self-contained topographic "bowl". This topographical character serves to visually contain the community. The site is barely visible from Interstate 25 and Highway 85 and any views from Daniels Park Road are buffered by heavy vegetation and topographic breaks. Thirdly, the ability to master plan the site provides the opportunity to realize both aesthetic and economic benefits by providing for the clustering of the

dwelling units throughout the site rather than arranging them in a conventional lot-by-lot pattern. The clustering of development results in a flexible and varied neighborhood pattern with the structures arranged in closely related groups. Rather than spreading the houses uniformly over the entire tract, a cluster development is built with higher densities in certain areas and preserves open space in others. The result of cluster development is both visual enhancement and increased efficiency in the provision of services.

In compliance with the general purpose of the Douglas County Master Plan, the Castle Pines North Planned Development provides the County with a coordinated and harmonious development which will best promote the health, safety, order, convenience, prosperity and general welfare of the inhabitants of the County and will reduce the waste of physical, financial and human resources which often result from poorly planned development. Castle Pines North responds to the goals and policies set forth in the Douglas County Master Plan and is planned to ensure high quality development compatible with the surrounding land uses and natural environment.

The Planned Unit Development Act of 1972 and the Board of Douglas County Commissioners permit adoption of a development guide within the context of the planned unit development zoning regulations applicable to such land in order to establish and implement such a long-range comprehensive plan. A long-range comprehensive plan has been formulated for Castle Pines North, encompassing such beneficial features as a balance of residential, commercial, educational and recreational uses; enhancement of public safety; creation of an aesthetically pleasing living environment; and promotion of high standards of development quality by site planning, landscaping controls and architectural design guidelines all for the benefit of the existing and future citizens of Douglas County.

In order to implement the Development Plan, Castle Pines North has offered certain assurances and commitments. Those agreements are summarized in the pages *which follow*.

Monarch Boulevard Extension Construction

Castle Pines Land Company and/or Castle Pines North Metropolitan District agree to extend Monarch Boulevard as reasonably required at the time of subdivision approval for parcel R-21A, R-22, or R-23. A further commitment is that Monarch will be paved to Daniel's Park Road prior to exceeding 80% build out of Parcels R-21, R-21A, R-22, RO23 unless the remaining portion of the Romar Parcel has been approved for zoning and this commitment is registered at the time of rezoning. Douglas County will cooperate with Castle Pines Land Company and/or Castle Pines North Metropolitan District in acquiring a 60-foot wide right-of-way for the extension of Monarch Boulevard through Daniel's Park to Daniel's Park Road at no cost to the county (see Exhibit "B"). Site-specific constraints and location of Monarch Boulevard not shown on the Castle Pines North Development Plan will be dealt with at the time of subdivision within the Romar Parcel.

Daniel's Park Road/Quebec Extension

Castle Pines Land Company and/or castle Pines North Metropolitan district has provided certain roadway improvements determined to be appropriate to mitigate the impact of the previously approved 2088 dwelling units within castle Pines North (see Exhibit "C"). Castle Pines North agrees to pay it's pro-rata share of the cost of improving Daniel's Park Road/Quebec Extension at such time in the future as it is determined by the County that said road must be upgraded and in accordance with future County wide off-site improvement regulations which may be adapted. Credit shall be granted for oversizing and any previous improvement/agreements made by Castle Pines Land Company as referenced for example in Exhibit "C".

Castle Pines Parkway Extension

Castle Pines agrees to submit to Douglas County Engineering for their review and approval, realignment plans for Daniel's Park Road in the area of the Castle Pines Parkway intersection and RH-10 within ninety (90) days of the date of recording of this development guide. Douglas County will cooperate with Castle Pines Land Company and/or Castle Pines North Metropolitan district in acquiring a 100-foot wide right-of-way for the extension of Castle Pines Parkway through Daniels Park to Daniel's Park Road at no cost to the County.

Mass Transit Program

Castle Pines agrees to contribute it's pro-rata share of the Northern Douglas County Transit Feasibility Study Phase II, no later than recordation of this development guide and agrees to participate in future Phases.

Parks and Open Space

See exhibit "A" letter agreement. To allow for the flexibility in the location of the 4.5-acre park in COS-18, the exact location will be further discussed and agreed upon when more site-specific information is made available.

Castle Pines North Road Standards

Maps in the standards will be updated prior to the recording of this development guide.

Ridgeline Along Monarch

Special study will be undertaken at the time of platting to respond to the sensitivity of the ridgeline in planning areas R-21, R-21A, 22, 23, which may include but not be limited to setbacks from Monarch Boulevard.

Schools

School land dedications for Castle Pines North and Castle Pines Village combined will be met by the dedication of 62.7 acres of Hockaday Parcel located in the vicinity of Daniel's Park Road and Highway 85 Intersection.

Parcel R-21A

No density increase or transfer of dwelling units into Parcel 21-A shall be permitted.

Parcel R-7

Castle Pines Village road standards will apply to the R-7 Planning Area with relative concerns appropriately dealt with at the time of platting. The intent is to minimize disruption of vegetation while providing adequate transportation, infrastructure, and access. It is Castle Pines Land Company's intent to return Planning Area R-7 to the Castle Pines North Metropolitan District.

Castle Pines Parkway/I-25 Interchange

Based upon an impartial and independent study of the ultimate universe of users, the Castle Pines Land Company commits to participate in an ongoing or future study of impacts to the I-25/Castle Pines Parkway Interchange, and if those impacts exceed those that were allowed for in the initial contribution (Exhibit "B" of Exhibit "C") equaling 17%, Castle Pines Land Company agrees to pay for additional impacts associated with Castle Pines North relative to upgrading the interchange.

EXHIBIT "A"

February 26, 1988

Mr. Glenn Moore
Superintendent Douglas County Parks and Open Space
3030 N. Industrial Way
Castle Rock, CO 80104

Re: Castle Pines Major Amendments - MA-87-30,
MA-87-2/Park Dedication

Dear Glenn:

The following is a summary of Castle Pines commitment for meeting the park dedication requirements for the above-referenced amendments. For reference, a copy of your November 13, 1987 referral letter is attached.

Parks Dedication Commitment

Regional Parkland -

A. Regional Required:

1. 9 acres - Castle Pines North Second Amendment
2. 18.82 acres - Outstanding balance from previous amendments (22 acres less 3.18 acres recently conveyed = 18.82 acres)

27.82 Acres Total

B. Regional Committed:

1. 30.8 Acres - Douglas County Equestrian Trail and Regional Park connection to Daniels Park. Cos-20, 21 and a portion of Cos-18 that bisects R-2I.
2. 1 acre – equivalent previously spent in cash-in-lieu for well development master planning = \$15,000.
3. 1.3 acres - equivalent previously spent in grading and fill - 80,000 cubic yards x \$.25/cy = \$20,000 (true cost of work = \$1.00/cy)

33.1 Acres Total

TOTAL PARK LAND

A. Local Required -

4.5 acres/Active Park

B. Local Committed -

4.5 acre ball park in Cos-18. Design concept of park to be similar to existing ball park in Cos-2. Park will not conflict with detention facility as proposed facility will be relocated. Park to begin construction in the Spring following the issuance of the first C.O. for any units in R-21, 22 or 23; with completion no later than the following Fall.

The above commitments exceed the acreage requirements and meet your goals of:

1. Providing additional land to "Plum Creek Regional Park"
2. The dedication of land adjacent to Daniels Park
3. Providing a reduced level of development at "Plum Creek Regional Park"

Please acknowledge your acceptance of these commitments by signing below and providing a copy to Mike Diehl, Douglas County Planning, and to me for my files.

Thank you for your consideration of this matter.

Sincerely,

CASTLE PINES LAND COMPANY

Thomas A. Jones
Vice President
Land Development

TAJ/ 11
Enclosure

ACCEPTED:

Glenn Moore

Date

EXHIBIT "B"

CASTLE PINES NORTH COUNTY ROAD IMPACTS AND IMPROVEMENT COSTS

I. County Impacts

A. Castle Oaks Road (4 lane from Beverly Hills to Daniel's Park Road)
 $\$2,571,720 \times 60\% =$

\$1,543,032

B. Beverly Hills I-25 Interchange Improvements $\$2,500,000 \times 17\%$

\$ 425.000

C. Daniel's Park Road (U.S. 85 to Castle Oaks Road) $\$1,093,530 \times 10\%$

\$ 109,350

\$2,077,382 Total County Impacts

II. Estimated cost of Castle Oaks Road

A. Castle Oaks Road (4 lane from Beverly Hills to Daniel's Park Road)

\$2,571,720

III. Comparison of Costs vs. Estimated County Impact

$\$2,571,720$ Costs

$\$2,077,382$ Impacts

\$ 494,338 (124%)

May 3, 1984

Mr. Gordon Weatherly
Douglas County Department of Highways
301 S. Lewis Castle Rock, CD 80104

Dear Gordon:

It is our understanding that you are going to be negotiating with the City and County of Denver to expand the 60 foot right-of-way across Daniels Park to a 100 foot. Castle Pines North's Service Plan calls for Castle Pines North Metropolitan District to fund and build a road system to Daniels Park Road. We are more than willing to accompany you in meeting with their staff to provide any support which we can. If you agree with this understanding, please sign below.

Sincerely,

CASTLE PINES LAND-COMPANY

J. Patrick Maher
Vice President of Development

JPM:kjs

Gordon Weatherly

SECTION I

PURPOSE, OBJECTIVES AND INTENT

A. **Purpose.** The purpose of this CASTLE PINES NORTH DEVELOPMENT GUIDE is to assure Douglas County and the residents of the community that Castle Pines North is developed as a comprehensively planned community with adequate provisions for the orderly development and improvement of the property. The property to which this Development Guide is applicable is described in Section X. All Section references, unless otherwise stated, are to Sections in this Development Guide.

B. **Objectives.** Castle Pines North is intended to accommodate a mix of residential, commercial, resort/hotel, educational, recreational and amenity and open space uses. This Development Guide allows opportunities for innovative community design, sensitive site design and a high level of environmental quality and variety, while at the same time being responsive to changing community needs. Castle Pines North is planned and designed to provide for a wide variety and range of housing types.

C. **Legislative Intent.** It is also the intent of this Development Guide to be consistent with, and to assist in, implementation of the legislative declarations contained in the Planned Unit Development Act of 1972 of the State of Colorado, to:

1. Provide for necessary commercial, recreational and educational facilities conveniently located adjacent to residential areas;
2. Ensure that the provisions of the zoning laws that direct the uniform treatment of dwelling type, bulk, density and open space within each zoning district will not be applied to the improvement of land in a manner which would distort the objectives of the zoning laws;
3. Encourage an efficient use of land and public services or private services in lieu thereof, and to reflect changes in the technology of land development so the resulting economies may benefit those who need homes;
4. Encourage innovations in residential, commercial and recreational development and renewal so that the growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings;
5. Lessen the burden of traffic on streets and highways, and to provide for coordination of design and development of public streets and public sidewalks;

6. Encourage the building of new communities incorporating the best features of modern design;
7. Conserve and enhance the value of the land;
8. Provide a procedure which can relate the type, design and layout of residential, commercial and recreational development to the particular site, thereby encouraging preservation of the site's natural characteristics;
9. Provide a design review procedure that will encourage a harmonious relationship between structures and the natural environment; and
10. Encourage integrated planning in order to achieve the above purposes.

SECTION II

AUTHORITY

A. **Authority.** The authority for this Development Guide is Section XIV (P.D. Planned Development) of the Douglas County Zoning Resolution, November 15, 1982. The authority for Section XIII of the Douglas County Zoning Resolution is the Planned Unit Development Act of 1972.

B. **Adoption.** Upon adoption of the guidelines, standards and review procedures set forth in this Development Guide by the Douglas County Board of County Commissioners, this Development Guide shall become the governing document for review, approval and modification of all issues and activities within Castle Pines North.

C. **Enforcement.** All provisions of this Development Guide shall run in favor of the residents, occupants and owners of land within Castle Pines North to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, and shall be enforceable, at law or in equity, by Douglas County without any limitation on any power or authority otherwise granted by law.

D. **Process for Amending Development Plan.** The Castle Pines North Development Plan (The Master Plan) is the map which depicts location of land uses and proposed densities. As Castle Pines North develops, changes will need to be made in planning area boundaries, land uses and densities. These changes need to be shown on Amended Development Plans which are recorded at Douglas County. Therefore, the process for amending the Development Plan shall be the following:

1. The Castle Pines Land Company may amend, alter or modify the Castle Pines North Development Plan by making application to the Douglas County Planning Director. The Douglas County Planning Director shall make the determination after submittal if the requested amendment is a "Minor Adjustment" or a "Major Adjustment." The basic criteria that the Planning Director shall use for his determination is as follows:

The requested Amendment to the Development Plan may be Minor in nature if the applicant can document in writing to the Planning Director that:

- a. Such Amendment to the Development Plan does not involve land use or Planning Area boundary changes to more than ten percent (10%) of the overall Development Plan.

- b. Such Amendment to the Development Plan does not involve changes to the number of dwelling units, or development types or standards to Planning Areas

R-1, R-2, R-14 or R-17. Any request to change these elements shall be considered a Major Adjustment.

c. Such Amendment to the Development Plan does not involve Density Transfers from one Planning Area to another which is in excess of that allowed by the Development Guide. Any request to increase the density within a Planning area beyond the maximum allowed shall be considered a major Adjustment.

d. Such Amendment to the Development Plan does not substantially alter the overall Traffic Circulation Plan. Re-adjustment of roadways and changes in collector roads may be considered Minor Adjustments.

e. Such Amendment to the Development Plan does not involve changes to open space, school sites or the Major Drainage Corridors.

The Planning Director shall not have the authority to approve inclusion or exclusion of lands to the Development Plan.

Any adjustment request, Minor or Major, shall be subject to the current Douglas County review fees at the time of submittal.

2. Minor Adjustment Procedure If the Planning Director has determined that the requested Amendment is a Minor Adjustment to the Development Plan, he may refer this Submittal with the proposed Adjustment to any referral agency which he feels necessary for their review and comment. However, the entire period for review of a Minor Adjustment shall not exceed 30 days.

When the Minor Adjustment to the Development Plan is approved by the Planning Director, a new Development Plan shall be prepared and recorded. The Plan shall be noted as an Amended Plan and dated. The Plan will also bear the Planning Director's signature.

3. Major Adjustment Procedure If the Planning Director has determined that the requested Amendment does not meet the above criteria, it shall be deemed Major and the applicant shall be required to process the Amendment through the Planning Department, Planning Commission and the Board of County Commissioners. The procedure for an approval of a Major Adjustment shall be the same as the procedure being required for the adoption of a new Development Plan.

When the Major Adjustment has been approved by County Resolution, a new Development Plan shall be prepared and recorded. The Plan shall be noted as an Amended Plan and dated. The Plan will also bear the County Commissioner's signature.

E. Process for Amending Development Guide: This Development Guide establishes standards, variations and requirements for Castle Pines North Planned Development. These standards may or may not be the same as the standards and practices outlined by the Douglas County Zoning Resolution. The process for amending this Development Guide shall be the following:

1. The Castle Pines Land Company may amend, alter, modify, delete or add to this Development Guide by making application to the Douglas County Planning Director. The Douglas County Planning Director shall make the determination after submittal if the requested amendment is a "Minor Adjustment" or a "Major Adjustment," The basic criteria that the Planning Director shall use for his determination is as follows:

The Requested Amendment to this Development Guide shall be Minor in nature if the applicant can document in writing to the Planning Director that such adjustment shall not impact more than ten percent (10%) of the following elements:

- a. Location, setbacks, lot sizes or overall coverage of structures.
 - b. Overall Traffic Circulation Plan.
 - c. The major drainage system and Erosion Control Plans.
 - d. The established Castle Pines North Sign Standards (Section IX)
 - e. The established Castle Pines North Roadway and Parking Standards (Section XI)
 - f. The approved overall Landscape Plan for Castle Pines North .
- items "C" and "E" should also be reviewed by the Engineering Department.

However, the Planning Director shall not have the authority to approve by Minor Adjustment total Project density increases or changes to County dedicated open space nor shall he approve inclusion of additional lands to the P.D. or affect any conditions imposed on the Plan by the Board of County Commissioners. Density transfers from one planning area to another can be handled by a Minor Adjustment provided they are allowed by this Development Guide.

Any adjustment request, Minor or Major, shall be subject to the current Douglas County review fees at the time of Submittal.

2. Minor Adjustment Procedure If the Planning Director has determined that the requested Amendment is a Minor Adjustment to this Development Guide, he may refer the Submittal with the proposed adjustments to any referral agency which

he feels necessary for their review and comment. However, the entire period for review of a Minor Adjustment shall not take more than 30 days.

When the Minor Adjustment to this Development Guide is approved by the Planning Director, the Approval Document shall be recorded as an Amendment to the previously recorded Development Guide.

3. Major Adjustment Procedure If the Planning Director has determined that the requested Amendment does not meet the above criteria, they shall be deemed Major and the applicant shall be required to process the Amendment through the Planning Department, Planning Commission and the Board of County Commissioners. The procedure of an approval of a Major Adjustment shall be the same as the procedure being required for the adoption of a new Development Guide.

F. Addition of Land Rezoning: The Castle Pines Land Company may make application to extend the provisions of this Development Guide to additional parcels of land which shall be contiguous to Castle Pines North and under the control of the Castle Pines Land Company. Such application shall be made in conjunction with an application to rezone the property and include it within Castle Pines North. Such addition of land shall cause the legal description (Section X) to change. A copy of the revised legal description shall be made available to the Douglas County Planning office at the time of the addition of new land.

SECTION III

CONTROL PROVISIONS

A. Control Over Use: After the effective date of approval of this Development Guide and subject to the provisions of Section V (Non-Conforming Uses and Non-Conforming Buildings) of the 1982 Douglas County Zoning Resolution or amendment thereto.

1. Any new building or other structure, and any parcel of land, may be used; and
2. The use of any existing building, other structure of parcel of land may be changed or extended; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated;

for any purpose permitted or required by the provisions of this Development Guide applicable to the area in which such building, other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk: After the effective date of this Development Guide and subject to the provisions of Section V (Non-Conforming Uses and Non-Conforming Buildings) of the 1982 Douglas County Zoning Resolution and amendment thereto, the location and bulk of all buildings and other structures, existing and future, shall be in conformity with:

1. All standards and requirements set forth or referred to in the standards and requirements for the area in which such buildings and other structures are located; and
2. Any other applicable standards and requirements of this Development Guide.

C. Incorporation of Development Plan: The plan of development for Castle Pines North including the location and the boundaries of Planning Areas, the uses, the circulation elements, and the densities established by this Development Guide, is shown upon the "CASTLE PINES NORTH DEVELOPMENT PLAN" (hereinafter sometimes referred to as "Development Plan" or "Master Plan"), which is hereby incorporated by reference into this Development Guide as Section XIII, together with everything shown thereon and all amendments thereto.

D. Approvals of Flats: In order to insure that Castle Pines North is developed under one single development responsibility, in accordance with Section 13.1.a of the Douglas County Zoning Resolution, all preliminary plats, final plats and amended plats shall be reviewed and approved by Castle Pines Land Company.

E. Issuance of Building Permits: No building permits for any construction, improvements or alterations at Castle Pines North shall be issued until the plans, specifications and details have been reviewed and approved by the Design Review Board as defined herein and a certificate of approval executed by an officer of the Design Review Board shall be affixed to the plans and specifications and made a part of each building permit application. All applicable projects shall be subject to site plan review by Douglas County in accordance with Section VII of the Douglas County Zoning Resolution.

F. Issuance of Certificate of Occupancy: No certificate of occupancy for any building at Castle Pines North shall be issued by Douglas County until a letter recommending such issuance is completed and forwarded to the County by the Design Review Board.

SECTION IV

DEFINITIONS

A. **Purpose and Intent:** The purpose of this Section is to make certain the meanings of certain words, terms and phrases used in this Development Guide. Any words, terms and phrases contained in this Development Guide shall be defined and interpreted in accordance with the definitions contained in this Section, unless the context clearly indicates a different meaning was intended. If the context is not clear, Castle Pines Land Company shall provide its understanding of the meaning to the Douglas County Planning Department and if uncertainty still remains, the matter will be referred to the Douglas County Board of Commissioners for final determination.

B. **Rules of Construction:** The following rules of construction shall govern the interpretation of the provisions of this Development Guide.

1. All words, terms and phrases not defined herein but defined in other resolutions or codes of the County relative to land development or construction shall be construed as defined in such resolutions or codes, unless the context indicates a different meaning was intended.
2. All words, terms and phrases neither defined herein nor in other such resolutions or codes shall be given their usual and customary meanings, unless the context clearly indicates a different meaning was intended.
3. The text of this Development Guide shall be precedence over captions, titles and maps.
4. The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory.
5. Words used in the singular include the plural and words used in the plural include the singular, unless the context indicates the contrary.
6. Words used in the present tense include the future tense and words used in the future tense include the present tense.
7. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
8. The particular or specific controls over the general.

C. **Definitions:** The following words, terms and phrase shall be defined as set forth hereinafter.

1. **Abutting Land:** Parcel of land, which has a common property line with another parcel of land.

2. **Accessory Building:** A subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

3. **Accessory Use:** A use naturally and normally incidental and subordinate to, and devoted exclusively to, the main use of the premises.

4. **Area per Dwelling Unit:** The amount of land in square feet within the boundaries of a lot or project divided by the total number of dwelling units in such lots or projects.

5. **Basement:** That part of a building partially or totally underground.

6. **Board or Board of County Commissioners:** Board of County Commissioners of Douglas County; the governing body of the County.

7. **Borrow Site:** Any area used for the extraction of earthen material such as sand, gravel or dirt, which is outside the area of immediate development.

8. **Building:** Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings, animals, chattels or property of any kind, but excluding therefrom advertising signboards and fences.

9. **Building Coverage:** Ratio of ground area that a building covers in a lot to the total lot area, expressed as a percentage.

10. **Building Principal or Main:** A building, or buildings, in which is conducted one or more of the principal permitted uses of the lot or project in which it is situated.

11. **Building Line:** Imaginary lines on a lot delineating the closest points from lot lines, public streets, Planning Area of project area boundaries or other applicable perimeter lines, where any main building may be constructed.

12. **Building Height:** The vertical distance from the average finished grade to the highest point of the roof surface. A weighted average on the perimeter of the building may be utilized.

13. **Business or Commerce:** Activities involving the provision of services, purchases, sales or other transactions relating to the handling or disposition of any articles, substances, commodities or intangibles for profit or livelihood; the ownership or management of real estate; and the maintenance and use of offices by professions and trades rendering services.

14. **Caretaker Apartment:** A dwelling unit accessory to any building arranged, designed and intended for occupancy by a person or persons owning, employed in or dealing with, and responsible for security and maintenance of such building or the uses permitted therein.

15. **Carport:** A roofed structure, or a portion of a building, open on two or more sides, designed primarily for the parking of automobiles.

16. **Child Care Center:** A service commercial facility in which care is provided for children for periods of less than 24 hours at a time and is operated under the provisions of Colorado child care Act.

17. **Church:** A building arranged, designed and intended to be used as place or worship and instruction.

18. **Clinic, Medical:** A facility licensed and used for the provision of medical, surgical or mental health care of the sick or injured, but excluding either from in-patient and overnight accommodations.

19. **Cluster:** A development design technique that concentrates buildings in specific areas on the site and allowing for a reduction in lot size below minimum requirements allowing the remaining land to be used for recreation and common open space.



20. **Common Area or Common Element:** The total area and structures within a project, which are designed, designated and maintained for common use and enjoyment by the homeowners and their invitees, such as recreation areas and facilities, landscaped areas, open space areas and natural areas.

21. **Community Information Center:** A temporary or permanent structure or facility, including associated parking areas, which is used principally for dissemination of community news and events and information concerning the development of Castle Pines North.

22. **Conditional Uses:** A use permitted in a particular Planning Area only upon showing that such use in a specified location will comply with all conditions and standards for the location or operation of such use as specified within this Development Guide and authorized by the Design Review Board.

23. **Condominium:** An individual air space dwelling unit together with the interest in the common element appurtenant to such unit.

24. **Condominium Project:** A project divided into condominiums, including all structures and common areas and elements situated therein.

25. **Construction:** The actual placement and fastening of construction materials in a fixed position. If a basement is being excavated, such excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition, removal, or moving of a structure shall be deemed to be actual construction. The term construction shall apply to building, roadways, utilities, other structures and landscaping.

26. **Convenience Commercial:** A retail or service commercial use, which serves the area immediately surrounding the use by providing groceries, sundries and miscellaneous services which do not typically offer comparison shopping opportunities.

27. **County:** Douglas County, Colorado.

28. **Covered Parking:** Parking facilities which are protected by a roof or enclosed with a structure.

29. **Density:** The number of dwelling units per gross residential acre in a specific portion of land.

30. **Design Review Board:** A board appointed in accordance with the covenants, conditions and restrictions applicable to Castle Pines North and charged with responsibility for reviewing and approving land use, plans and specifications for all construction, modification or alteration of improvements, the placement and maintenance of landscaping, the location of structures, any removals of vegetation and other matters with the power of approval or disapproval thereof.

31. **Design Review Guide:** Restrictions, rules and regulations to be developed and enforced by the Design Review Board as criteria for the development of architectural style, site development and review of plans, specifications and details.

32. **Development Guide:** Sets forth land uses and development standards for Castle Pines North, a planned community in the unincorporated County of Douglas, State of Colorado; regulates the use of land and the use, bulk, maximum height, minimum lot area, minimum lot width, and minimum yard spaces of buildings; provides regulations for uses permitted therein and accessory buildings and uses; provides additional supplementary regulations; and defines certain terms used therein. A requirement of Section 13, planned Development District, of the Douglas County Zoning Resolution.

33. **Developer:** The developer is Castle Pines Land Company.

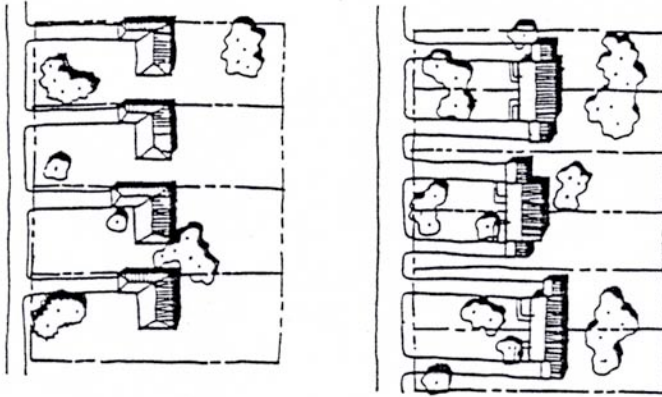
34. **Douglas County Zoning Resolution:** The Zoning Resolution regulating uses of land applicable in Douglas County.

35. **Driveway:** A private vehicular passageway for the exclusive use of the owners and occupants of one or more lot or project and their invitees. A driveway shall not be considered to be a street.

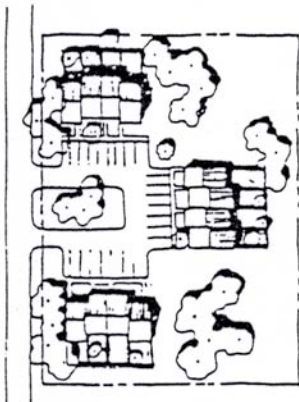
36. **Dwelling:** A structure or portion thereof which is used exclusively for human habitation.

37. **Dwelling, Multiple Family:** A building or portion thereof, designed for or occupied by three or more families living independently of each other, but not including hotels or motels.

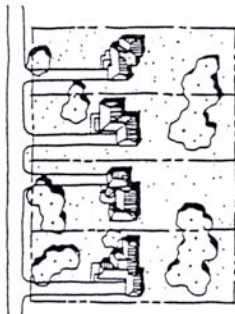
38. Dwelling, Patio House: A single-family dwelling on a separate lot with open space setbacks on three sides.



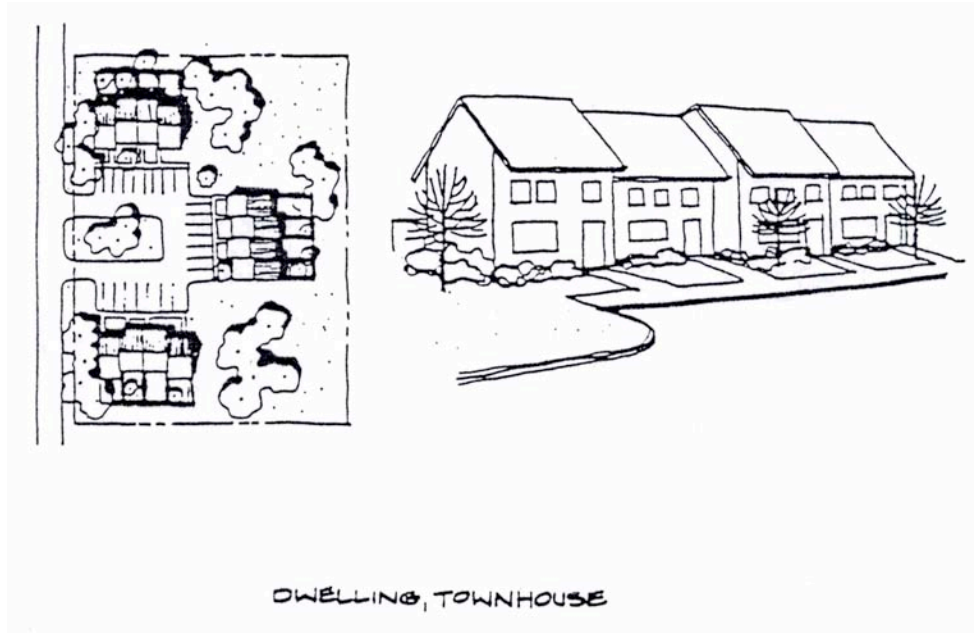
39. Dwelling, Single-Family Attached: A dwelling containing more than one dwelling unit wherein each dwelling unit is structurally independent from all others and is arranged, designed and intended for occupancy by not more than one family; has no more than one kitchen and no less than one bedroom; and each unit is separated by one or more common fire resistant walls.



40. Dwelling, Single-Family Detached: A dwelling which is not attached to any other dwelling by any means.



41. **Dwelling Townhouse:** A single-family attached dwelling in a grouping of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.



42. **Dwelling, Two Family:** A dwelling situated on one lot and arranged, designed and intended for occupancy by two (2) families living independently of each other, wherein each dwelling unit has its own kitchen, living area and bathrooms.

43. **Dwelling Unit:** One or more rooms and a primary kitchen arranged, designed and intended as a unit for occupancy by one family living independently of others, situated in a one-family, two-family or multi-family dwelling.

44. **Easement:** An acquired right of use, interest or privilege in land owned by another.

45. **Family:** An individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants) living together as a single housekeeping unit in a dwelling unit.

46. **Floodplain:** The area adjoining any river, stream, watercourse, lake or other body of standing water which is subject to inundation by a 100-year flood.

47. **Floor Area Gross:** The total horizontal floor area measured in square feet, of all floors of a building, excluding them from walls, stairwells, elevator shafts, covered malls, covered walkways, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms and storage rooms.

48. **Floor Area Ratio (F.A.R):** The numerical value obtained by dividing the gross floor area of all buildings located upon a lot or parcel of land by the total area of such lot or parcel. F.A.R. equals Total Building Floor Area divided by Total Lot Area.

49. **Garage Private:** A building, or portion thereof, used primarily for the parking of automobiles belonging to the occupants of the land upon which it is situated and their invitees.

50. **Garage Public:** A building, or portion thereof, other than a private garage, used for the parking of automobiles.

51. **Grade:** The average of the finished ground level at the center of all walls of a building.

52. **Hotel:** A facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms and recreational facilities.

53. **Household Pets:** Small animals in such numbers as not to constitute a nuisance customarily permitted to be kept in dwellings for company or pleasure, including but not limited to dogs, cats, rabbits and common house birds, provided that such animals are not kept to supplement food supplies or for any commercial purpose other than the offering for sale of one litter, brood or offspring of a household pet domiciled on the premises, at any one time, that is less than four months old.

54. **Joint Use of Parking:** The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.

55. **Kennel:** Any building, structure or open space, or portion thereof, used for the breeding, raising, boarding or selling of five or more dogs that are more than four months old or more than one litter.

56. **Landscaping:** Improvement of an area of land by the installation, removal, or transplanting of vegetation or the installation of other materials or elements for the purposes of enhancement.

57. **Lot:** A parcel of land designated as a lot on a recorded plat, or, in the absence thereof, on a plat on file in the office of the Douglas County Tax Assessor.

58. **Lot Area:** The total horizontal area within the lot lines of a lot.

59. **Lot Line, Front:** The property line dividing a lot from the street providing access thereto, provided that with respect to a corner lot, the front lot line shall be determined by the orientation of the building.

60. **Lot Line, Rear:** The property line opposite the front lot line.

61. **Lot Line Side:** Any lot lines other than the front lot line and rear lot line.

62. **Lot Width:** The distance of an imaginary line on a lot parallel to the front lot line and measured between the side lot lines at the building line nearest the street providing access thereto.

63. **Maintenance Facility:** Any building or structure used for housing maintenance equipment and operations.

64. **Mobile Office:** A vehicle, with or without self motive power, designed and equipped for human occupancy for industrial, commercial or professional purposes, including but not limited to, temporary offices for the sale of homes and temporary construction management and supervisor trailers.

65. **Open Space:** Public or private land and aquatic areas which are acquired, regulated or managed to protect the natural environment and significant cultural resources; provide recreational opportunities; shape the pattern of development; or any combination thereof.

66. **Open Space Easement:** Continuous areas of land varying in dimensions (encompassing public or private land and aquatic areas for the purpose of open space use(s)).

67. **Parking Off-Street:** A portion of land, other than a street, used for the parking of motor vehicles and available for general public use either free or for remuneration.

68. **Parking Space:** A portion of land, other than a street, used for the parking of automobiles and available for general public use, either free or for remuneration (see Section VII).

69. Planning Area: An area of land on the Development Plan, the boundaries of which are arterial streets, non-urban areas and other lines set forth on the Development Plan. The specific uses in and the corresponding development standards and requirements applicable to any area of land are determined by the Planning Area within which such area is placed and the provisions of this Development Guide.

70. Planning Commission or Commission: The Douglas County Planning Commission.

71. Planning Office: The Douglas County Planning Office.

72. Principal Use: The primary or predominant use of any lot.

73. Professional Office: A place of business for any of the following: accountants; architects; attorneys; bookkeeping services; brokers (of stocks, bonds, real estate); building designers, persons licensed by the State to practice any of the healing arts; corporate offices; drafting services; financial institutions, including banks, savings and loan associations, insurance companies, credit unions, and credit reporting agencies; development companies, engineers; surveyors and planners; insurance agencies and brokers; interior decorators and designers (no retail sales allowed on premises); laboratories, medical and dental; landscape architects; pharmacies; notaries public; public stenographers, typing and secretarial services; and other similar businesses and professions.

74. Project: One or more lots planned, designed and developed as a unified entity such as a condominium development, cluster development, townhouse development, commercial development, recreational development, etc.

75. Public Sewage and Public Water Facilities: Facilities of the Castle Pines North metropolitan district which are constructed, operated and maintained to provide water and sewerage services to Castle Pines North.

76. Public Utilities: Facilities of a public utility.

77. Public Utility: Every firm, partnership, association, cooperative, company, corporation and governmental agency, and the directors, trustees or receivers thereof, whether elected or appointed, which is engaged in providing bus, electric, rural electric, telephone communications, gas, gas pipeline carrier, water, sewerage, pipelines, road maintenance, fire protection, and emergency medical facilities and services.

78. **Recreational Facility:** A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

79. **Recreation Facility, Commercial:** A recreation facility operated as a business and open to the public for a fee.

80. **Recreation Facility, Personal:** A recreation facility provided as an accessory use on the same lot as the principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

81. **Recreation Facility, Private:** A recreation facility operated by a non-profit organization and open only to bona fide members and guests of such non-profit organization.

82. **Recreation Facility, Public:** A recreation facility operated by a governmental agency and open to the general public.

83. **Recreation Vehicle:** A motor home, travel or camping trailer, boat, van or truck camper, with or without self-motive power.

84. **Retail Commercial:** A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.

85. **Riding Trails Hiking Trails and Biking Trails:** A trail or passageway arranged, designed and intended for use by equestrians, pedestrians and cyclists using non-motorized bicycles.

86. **Right-of-Way or Passageway:** An area or strip of land, either publicly or privately owned, over which a right of passage has been recorded for the use by vehicles, or pedestrians, or both.

87. **Service Commercial:** A commercial use characterized by selling of services and intangibles directly to the consumer.

88. **Setback:** The length of any required yard measured perpendicular to the lot line.

89. **Sign:** "Sign" means a surface or space, whether continuous or not, which attracts the attention, identifies a business or building, conveys a message to any person by means of letters, numbers, figures, symbols, projected images or other devices or representations.

90. **Site Development Plan:** The plans and supplemental materials drawn and submitted in accordance with the requirements of the adopted Douglas County Regulations and the Castle Pines North Design Guidelines to evaluate a project prior to the issuance of design approval or a building permit.

91. **Special Community Event:** A temporary event, sponsored by an association, property owners association, other community organization or the owner of major portion of the land within Castle Pines North such as golf tournaments, fireworks, parades, swim meets, community picnics, athletic event, non-motorized vehicle races, rodeos, Christmas and holiday pageants and other outdoor programs.

92. **Site Coverage** That portion of the lot that is covered by buildings and structures.

93. **Story:** That portion of a building included between an upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the top most floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under floor space is more than 6 feet, above grade as defined herein for more than 50% of the total perimeter or is more than 12 feet, above grade as defined herein at any point, such basement or unused under floor space shall be considered as a story.

94. **Street:** A public or private right-of-way for motor vehicles other than an alley or driveway.

95. **Structure:** Anything constructed or erected in, under over, or upon the land; or attached to something, under, over, or upon the land but excluding therefrom off-street parking areas, fences and walls used as fences 6 feet in height or less and public utilities.

96. **Structure, Temporary:** A structure which is not a permanent structure or one which is constructed for a special purpose in contemplation of removal upon accomplishment of such purpose. The allowable life of the structure shall be based on the appropriate county permits.

97. **Subdivision:** A parcel of land divided into blocks, lots or plots for immediate or future use or sale, or for building developments; or the act of so dividing the land in a manner which meets state and local subdivision standards.

98. **Temporary Contractor Storage Yard:** A place for temporary storage of materials used for the construction of structures, roadways, public utilities or landscaping.

99. **Temporary Use:** A use established for a fixed period of time with the intent to discontinue such use upon expiration of the time period. Temporary uses shall be allowed for a two-year period. Temporary uses established for longer than a two-year period shall be granted extensions in two-year increments by the County Commissioners.

100. **Use:** The purpose for which land, or portions thereof, of buildings are arranged, designed and intended, or the purpose for which either land or building, or portions thereof, are or may be occupied or maintained. 101. **Water Bodies** A channel, natural depression, stream, creek, pond, ditch, reservoir, lake or any place where water in channeled or collected and stands and/or flows either as the result of man-made or natural impoundments.

102. **Yard:** The area on a lot unoccupied and unobstructed from the ground upward, except for certain items as otherwise provided in this Development Guide, such as landscaping, walkways or patios.

103. **Yard, Front:** A yard extending across a lot between the principal building nearest the public street providing access thereto and the edge of the curb nearest such building or, in absence thereof, the edge of the paved road surface.

104. **Yard, Rear:** A yard extending across the full width of a lot between the principal building on the lot nearest to the rear lot line, and the rear lot line.

105. **Yard, Side:** A yard extending from the front yard to the rear yard between the principal building nearest to a side lot line, and such side lot line.

106. **Zero Lot Line:** A situation in which either:

- a. two adjoining structures or adjacent but separate properties share a common wall, or
- b. a structure is built up to its property line with no easement or setback requirement.



SECTION V

GENERAL PROVISIONS

A. **Purpose:** The purpose of this Section is to provide general provisions and clarifications of standards and requirements for development, which occurs in Castle Pines North.

B. **Effects of Douglas County Zoning Resolution:** The provisions of Section III (Board of Adjustment); Section IV (Amendments to the Zoning Resolution); Section V (Non-Conforming Uses and Buildings); Section VIII (Enforcement); and Section XVIII (Uses not Itemized) of the Douglas County Zoning Resolution and the successors thereof, as now in effect and as hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not inconsistent with the provisions of this Development Guide.

C. **Conflict:** The provisions of the Development Guide shall prevail and govern the development of Castle Pines North provided, however, where the provisions of the Development Guide do not clearly address a specific subject, the provisions of the 1982 Douglas County Zoning Resolution or amendment thereto, or any other ordinances, resolutions or regulations of Douglas County shall prevail.

D. **Design Review Guidelines:** A Design Review Guide has been established and is intended to supplement and complement this Development Guide. All development within Castle Pines North is subject to Design Review as set forth within the Design Guidelines and where any conflict may occur, the Development Guide shall govern.

E. **Development Phasing:** Any project may be constructed in phases, provided that there is compliance with the development standards and requirements applicable to each such phase and any phases previously completed.

F. **Density Standards:** The dwelling unit density permitted in any Planning Area shall apply to the entire Planning Area and shall not be specifically applicable to any portion thereof. Density of any Residential Planning Area shall be computed by dividing the total number of dwelling units in the Planning Area by the gross residential acres in the Planning Area.

G. **Density Variations:** Any individual Residential Planning Area may contain up to 1.2 times the total number of allowable dwelling units set forth in the Development Plan for such Planning Area, as determined by the Castle Pines Land Company. The increase in the number of allowable dwelling units within any such Planning Area will be accomplished through a transfer of allowable dwelling units from any other Residential Planning Area without any amendment of this Development Guide. The intent of this provision is to allow flexibility in

planning to take into account varying conditions of terrain and other site characteristics. In no such case shall the ultimate number of dwelling units in the Planned Unit Development exceed that established on the approved Development Plan. A yearly inventory of the number of dwelling units transferred will be submitted to the Douglas County Planning Director and the Board of County Commissioners.

H. Planning Area Boundaries: Wherever a Planning Area abuts a street as shown in the Development Plan, the Planning Area boundary is the abutting right-of-way line of such arterial. Wherever a Planning Area does not so abut an arterial street, the Planning Area boundary shall be as shown in the Development Plan. Minor adjustments to any Planning Area boundary due to site characteristics may be made after final determination by the developer during the subdivision process with the approval of the Planning Director and without any amendment to this Development Guide. Modification in location of streets may be made after final determination by the developer during the subdivision process with the approval of the Planning Director and without any amendment to this Development Guide.

I. Construction Standards: Construction shall comply with applicable provisions of the Uniform Building and Mechanical Code, the National Electrical Code, the Colorado Plumbing Code and other such Codes and the successors thereof, setting forth construction standards as promulgated by the International Conference of Building officials or other standard-establishing bodies and adopted by Douglas County.

J. Utility Connections: Connection to public water and public sewerage facilities shall be required for each principal building constructed in the future within Castle Pines North or as otherwise provided in the Douglas County Zoning Resolution.

K. Floodplain: Any development within any floodplain in Castle Pines North shall conform to the floodplain regulations set forth in the Douglas County Zoning Resolution and regulations adopted by the Urban Drainage and Flood Control District.

L. Yard Encroachments:

1. Architectural Projections: Architectural projections including eaves, roof overhangs, awnings, louvers, and similar shading features sills, belt courses, cornices, and similar features, and flues and chimneys may project not more than four feet into a required setback area or into a required distance between buildings.

2. Porches Steps and Decks: Porches, steps, decks or terraces, or similar features located at ground level or within five feet of ground level, may project no

more than ten feet nor more than one-half the minimum required dimension into a required setback area or required distance between buildings.

3. Balconies decks and stairways above ground: Balconies decks, terraces and other similar unroofed features projecting from a structure at a height of more than five feet above ground level may project not more than five feet nor more than one-half the minimum required dimension into a required setback area or required distance between buildings.

M. Underground Utility Requirements: All electrical and communications distribution lines shall be placed underground unless determined to be unfeasible by the Planning Director.

N. Borrow Sites: Any area within Castle Pines North may be used as a borrow site for construction materials provided however, that prior approval has been given by the Design Review Board. Such area shall be topsoiled and reseeded with appropriate plant materials and contoured to a natural appearance be the persons receiving approval for the borrow site subsequent to borrow operations.

0. Safety Security Environmental Protection:

1. Contractors shall be required to provide flagmen and/or erect or maintain all necessary barricades and shall take all necessary precautions for the security of the project, the protection of the work and the safety of the public.

2. Roads, streets, driveways or excavations closed to traffic or in a stage of construction that could cause injury to the public, shall be protected by effective barricades and the obstruction shall be illuminated at night and all lights for this purpose shall be kept burning from sunset to sunrise.

3. Extreme care and understanding will be exercised by all equipment operators to prevent damage to the fragile landscape.

4. Off-road vehicles or other construction equipment will not be permitted to move off established roads or haul routes in order to prevent damage to vegetation, soils and appearance.

5. During clearing operations, trees and debris should not be allowed to fall outside the clearing limits where such a fall would damage or injure trees and shrubs, which are scheduled to remain.

6. Ropes or cables or fences will not be fastened to trees except to provide support and stabilization.

7. Burning of trash, brush, trees or other combustibles will not be allowed. Such materials will be buried in a solid waste fill area. Employees of contractors are not allowed to build warm-up fires.

8. Work plans and schedules will be planned to minimize the need to have construction equipment frequently ford a watercourse. Equipment should not be used within live streams except for repairs of structures, making of ponds or for similar operations.

9. Construction operations usually involve a heavy use of water for various tasks. Such uses include concrete mixing, wash water, cooling water, irrigation and dust control. Because the quantities of water used often creates runoff problems, sediments, erosion and turbidity in water collection areas, control of such excess drainage will be affected.

10. Ponds (to be constructed) and/or drainages will receive special detailed care to prevent their becoming silted-in. This will entail rip-rap along water courses, extensive drainage basin protection measures (check dams), aquatic plant establishment (artificially) and the creation of community awareness of the need for environmental quality maintenance.

11. Fugitive dust will be controlled by biodegradable, nontoxic wetables (dust palliatives) on roads and disturbed areas. Placing a layer of wood chips on an area to receive vehicular or heavy equipment traffic can help protect the fragile top one-inch of soil and ground cover.

12. It will necessary to maintain constant vigilance of all equipment that has gaseous exhausts to assure excessive pollution emissions do not occur.

13. Items creating objectionable odors and fumes (engines, fuels, volatiles, chemicals, paints and other items found at construction sites) will be controlled to reduce safety and health hazards.

14. Construction offices, supply yards, shops, trailers, workers' cars, etc. will be maintained in a way so as to minimize visual impact.

15. Waste materials will be promptly removed from the construction site. Under no circumstance should waste materials or any kind be dumped or temporarily stored on slopes or in water courses.

16. Measures will be taken by every member of the construction force as needed to eliminate or minimize any interference with or disturbance of wildlife.

17. Because landscape defacement is most often a permanent alteration to the-environment, maximum efforts will be made by construction personnel to avoid such defacement. When a tree is removed without cause, when rock

formations are defaced by tractor cleats, or when a new path is cut through without careful prior planning, it takes many years for nature to restore the damage and it may never be completely repaired. Therefore, such actions will be avoided and care taken that equipment is not operated outside the work area. Clearing operations will be sensitive to aesthetic values. To accomplish this, work areas will be carefully located and marked to reduce possible damage to a minimum. Protection measures using physical safeguards such as wire fences and steel posts will be used to protect environmental features adjacent to work areas. These protective measures will be installed at the time the work area is first established.

18. Tree, brush and grass areas will be fertilized as necessary to insure best care and growth.

19. Borrow pits in rectilinear forms are not compatible with much of the existing natural terrain or with present natural drainage patterns. Therefore, borrow areas will not be permitted unless approved by the Design Review Board. Such designated borrow areas will be designed not for ease of use or measurement but to fit the natural form of the land. During excavation, sediment-laden water will not be permitted to flow from the pit into the watershed. Seeding and fertilizing of native grasses, trees or shrubs will be carried out on all disturbed and excavated surfaces as soon after excavation completion as is compatible with desirable growing conditions.

20. Slopes of borrow areas will be graded and dressed to blend with the adjacent terrain by the person or persons receiving approval to operate the borrow site.

21. Whenever suitable topsoil exists at a borrow site, it will be removed, stockpiled and used later for reclamation of disturbed areas.

22. Wherever possible, low pressure, rubber-tired construction equipment will be used.

23. During field surveys, reconnaissance or excavation, distinctive archaeological or historical items may be discovered. All personnel will be instructed to immediately report any findings or extreme care should be taken promptly to avoid unnecessary destruction of artifacts and features.

24. After the job is finished in each work unit, the operations, administrative, storage and repair areas will be cleaned up and restored to their original, native vegetative condition as possible.

25. All construction personnel will be instructed in fire protection and fire fighting techniques.

26. Concentrations of carbon monoxide and ozone can be detrimental to the Castle Pines North environment. Where practical, recommendations and guidelines prepared by the Denver Regional Council of Governments, the Colorado Health Department, the Tri-County Health Department or Douglas County will be implemented.

27. All construction debris found upon any public right-of-way shall be removed by the responsible person or persons.

SECTION VII

OFF-STREET PARKING

A. **Purpose and Intent:** The purpose of this Section is to establish development standards to satisfy the motor vehicle off-street parking needs generated by land uses in Castle Pines North.

B. **General Standards and Requirements:** Off-street parking facilities are permitted and required in accordance with the following standards:

1. All required off-street parking facilities shall be designed, constructed and maintained so as to be usable and accessible at all times and shall be conveniently located to the use or uses they serve in order not to discourage their utilization.

2. All off-street that backing facilities shall be designed so that backing maneuvers to or from a public street will not be required and that such maneuvers are prohibited, excluding there from such facilities serving single-family dwellings.

3. Common or joint uses of parking facilities may be permitted with a recorded agreement if traffic congestion or less than adequate parking for the uses involved is avoided thereby.

4. Except for required off-street parking facilities for single-family dwellings, such facilities do not have to be located on the same lot as the use or uses, which generate the requirement, provided the total parking requirement for each use is satisfied and that no such parking area shall be, located more than 300 feet from the use to be served. Parking structures may be utilized to satisfy the parking requirements for any permitted use in the Resort/Hotel Planning Area.

5. All parking spaces, driveways and maneuvering areas shall be paved with all-weather surfacing and shall be maintained by the property owner.

6. All parking areas shall be designed as to allow for easy snow removal and to allow space for snow dump.

7. All lighting for illumination of parking areas and driveways shall be designed and located in accordance with the Design Review Guide and local guidelines. All lighting shall be designed to conserve energy.

3. Wherever two or more different uses exist on the same lot or project, the total parking requirement therefore shall be the sum of the parking requirements for each such use.

9. Fractions resulting from calculations required by the provisions of this Section shall be rounded off as follows:

a. Fractions of $\frac{1}{2}$ or more shall be rounded to the next higher whole number, and

b. Fractions of less than $\frac{1}{2}$ shall be rounded to the next lower whole number.

10. Wherever the use of any lot or project is changed, enlarged, expanded or intensified from that for which the existing parking facilities were provided, additional parking facilities to meet the requirements of this Section and any other applicable County regulations shall be provided for the changed, enlarged, expanded or intensified use.

11. Parking facilities shall not be used for the sale, repair, dismantling or service of any vehicle, equipment, materials or supplies, nor for the storage of such equipment, materials or supplies.

12. Any of the standards and requirements set forth in this Section may be varied in particular areas where necessary or desirable to accommodate special siting requirements or desirable planning goals upon approval of the Design Review Board and in accordance with the Design Review Guide and subject to review and approval by Douglas County Planning Staff.

13. Requests to reduce or modify minimum parking space requirements must be accompanied by detailed written analysis of the reasons for the request and justification for the reduction or modification and reviewed and approved by the Douglas County Planning Director.

14. Parking lot pavement standards will require minimum of two inches of pavement and six inches of base course with final construction standards based on a site-specific soil investigation report submitted to Douglas County for their approval.

C. Residential Standards and Requirements: Off-street parking facilities shall be provided for all residential uses in accordance with the following standards:

1. Each required standard size off-street parking space shall have a minimum unobstructed area of nine feet in width, nineteen feet in length. An exception to the size of the space shall be allowed for compact spaces in lots of more than fifteen spaces. In this case, up to 30% of the spaces may be seven feet, six inches by fifteen and the compact spaces shall be clearly marked as such.

2. Standard off-street parking spaces located parallel to and abutting an aisle may be reduced to eight feet in width.

3. The minimum number of off-street parking spaces required for each category of residential use shall be calculated in accordance with the following standards:

a. Single-family attached and detached dwellings: two enclosed spaces and two guest spaces for each dwelling unit; guest spaces may be on driveway apron;

b. Multiple-family dwellings: two off-street parking spaces per dwelling unit, plus one guest space parking space per four dwelling units. Enclosed spaces may be in individual garages and in a group garage. Open guest spaces shall be grouped to a minimum of four spaces and shall be sunken, bermed or otherwise screened from the street or abutting residential dwellings.

D. Non-Residential Standards and Requirements: Off-street parking facilities shall be provided for non-residential uses, including those situated in Residential Planning Areas, in accordance with the diagrams included in this Section and the following standards:

1. Each required off-street parking space shall have a minimum unobstructed area of nine feet in width, nineteen feet in length. An exception to the size of space shall be allowed for compact spaces in lots of more than fifteen spaces. In this case, up to 30% of the spaces may be seven feet, six inches by fifteen and the compact spaces shall be clearly marked as such.

2. Standard off-street parking spaces located parallel to and abutting an aisle may be reduced to eight feet in width.

3. Setback requirements for parking areas:

a. All parking areas or spaces shall be set back ten feet from all property lines

b. All parking areas or parking spaces shall be set back ten feet from exterior walls of buildings.

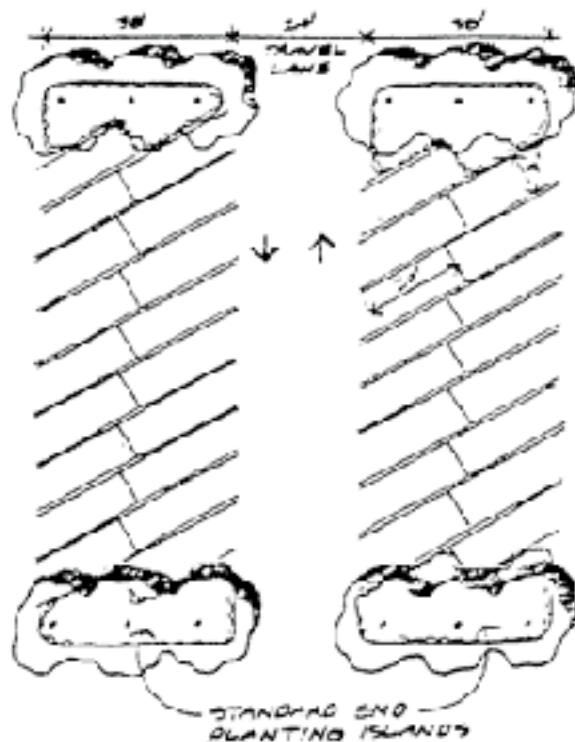
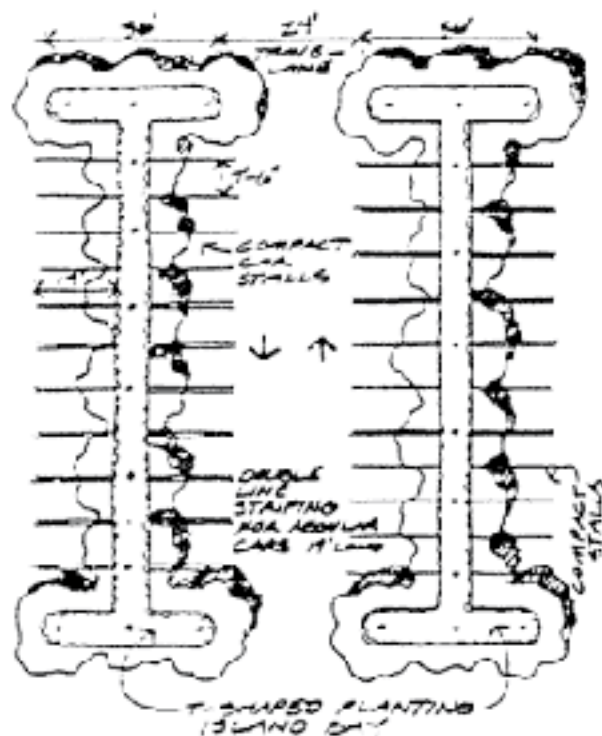
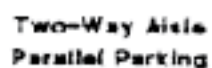
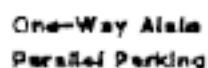
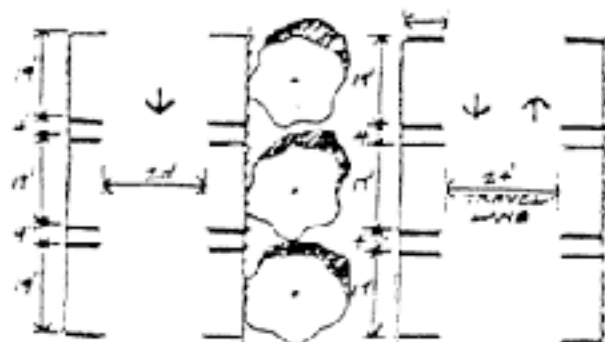
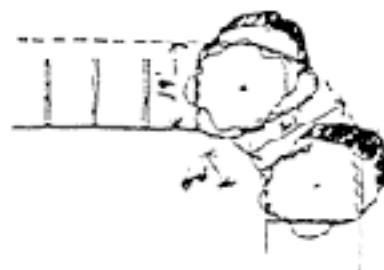
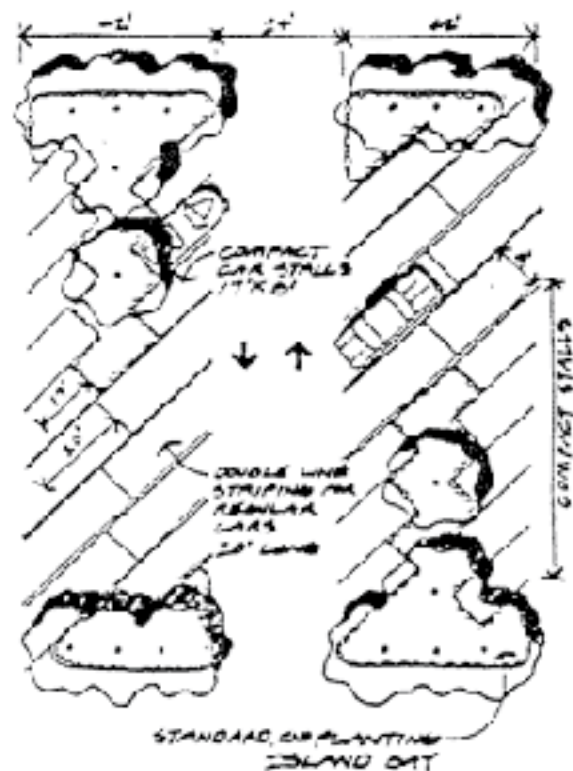
4. Landscaping Requirements: All parking areas must be landscaped with landscaping plans approved by the Design Review Board in accordance with the provisions of the Design Review Guide, the illustrations provided within this section and the Douglas County Zoning Resolution.

5. Drainage: Drainage plans which include specific perimeter drainage channels to prevent collection of overflow from other areas must be submitted and approved by both the Douglas County Engineer and the Design Review Board in accordance with the provisions of the Design Review Guide and the provisions of the Douglas County Zoning Resolution.

6. The minimum number of off-street parking spaces required for each category of non-residential use shall be calculated in accordance with the following standards:

- a. Commercial uses and professional offices: one space for each 300 square feet or gross floor area, except as otherwise specified below.
- b. Hotels and lodging: one space per each two employees, plus one space for each rental unit.
- c. Cafes, cocktail lounges, taverns and restaurants: one space for each 75 square feet of gross floor area.
- d. Golf courses: four spaces for each hole.
- e. Handball, racquetball, squash and similar courts: 2.5 spaces for each court.
- f. Swimming pools: one space for each 100 square feet of water surface area but in no event less than ten spaces.
- g. Tennis courts: one space for each court.
- h. Recreational centers: one space for each 200 square feet of gross floor area.
- i. Elementary school: two-off street parking spaces per classroom.

7. A minimum of two parking spaces for the physically handicapped shall be provided for each non-residential use and, in addition, not less than two percent of the total number of spaces required for non-residential uses and projects which provide twenty five or more parking spaces shall be designated for use by the physically handicapped. Each space for the physically handicapped shall have a minimum unobstructed area of twelve feet in width and twenty feet in length, be located as close as practical to the main entrance of the place of business and be identified by appropriate signing incorporated the international symbol of the physically handicapped.



Off Street Parking



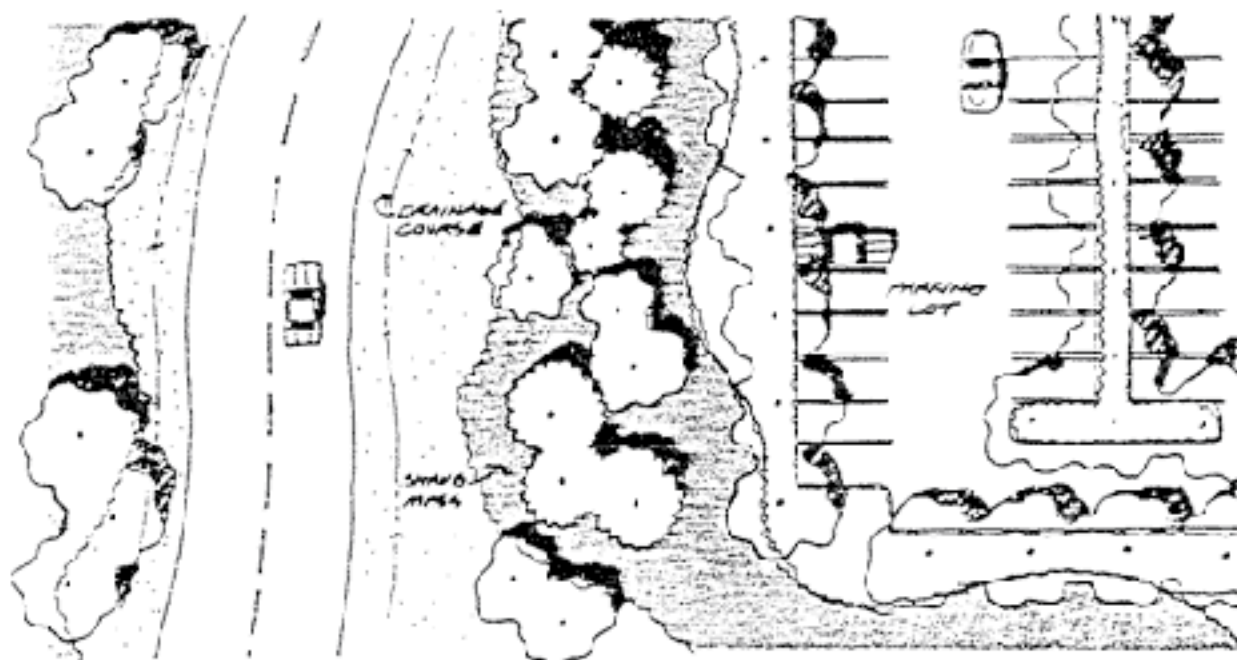
Grade separation



Berm separation



Landscape screen separation



Off Street Parking/Screening

SECTION VIII

SIGNS

A. **Purpose and Intent:** The purpose of this Section is to establish standards for the erection and use of signs within Castle Pines North.

B. **General Standards:** The following standards shall apply to signs in all Planning Areas:

1. No sign exceeding six square feet in surface area shall be erected, constructed or placed on any building, structure or lot unless a permit therefore has been issued. No such permit shall be issued unless the proposed sign complies with the standards of this Section and such further standards as may be adopted by the Board of County Commissioners after recommendation by the Planning Commission with respect to structural safety. The sign permit fee shall be established by the Board and paid to the Douglas County Planning Department.
2. All signs erected in any public right-of-way by a public agency authorized to control or direct traffic shall be exempt from the provisions of this Section.
3. Signs located at intersections and entries identifying Castle Pines North which are integral parts of an entry treatment utilizing landscaping, masonry or other materials to define and provide an aesthetically pleasing entry are permitted, provided that no such entry treatment shall hinder motorist visibility. The total surface area of entry signs shall not exceed 48 square feet and shall not project higher than eight feet above ground. Each sign shall not be located closer than 25 feet from right-of-ways, except at the eastern entry to Castle Pines North where the setback shall be 15 feet from the right-of-way.
4. Directional signs for the aid of those traveling within Castle Pines North are permitted, provided such signs are consistent with each another in materials and design, do not exceed 20 square feet in surface area each nor project higher than eight feet above ground level.
5. Signs informing of special community events are permitted in each Planning Area, provided such signs are erected or displayed no earlier than six weeks preceding the event and are removed no later than two days subsequent to the event. Such signs shall not exceed 200 square feet in surface area and no such sign shall project higher than 35 feet.

6. Temporary signs for special events such as grand openings, sidewalk sales and flea markets are permitted within the Community Center Planning Area, provided such signs are displayed no longer than specified by the Design Review Board. Such signs shall not exceed 20 square feet in surface area and no such sign shall project higher than 35 feet.

7. Temporary signs informing prospective community residents of land uses being constructed or to be constructed in the future are permitted for up to five years after erection, provided that no such sign shall exceed 20 square feet in surface area nor shall project more than eight feet above ground, and all such signs shall be uniform in color, size and materials throughout Castle Pines North and consistent with its architectural theme.

8. One temporary sign, lighted or unlighted, accessory to each temporary sales office, leasing office or model dwelling unit from which only new homes, residential lots and new non-residential properties are sold or leased, is permitted when such office is being used for such purposes, provided such sign shall be a low-silhouette sign, shall not project higher than six feet above ground, shall not exceed 20 square feet in surface area and shall indicate only the name of the project or projects available for sale or lease.

9. The following signs are prohibited in Castle Pines North:

a. Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means.

b. Signs with optical illusion of movement by means of a design, which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.

c. Signs with lights or illuminations, which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsation.

d. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations.

e. Signs, which incorporate projected images, emit any sound, which is intended to attract attention or involve the use of live animals.

f. Any sign attached to a building which:

(1) Projects perpendicular to the building;

(2) Is parallel with a wall of the building but projects more than 18 inches from such wall;

(3) Extends above the roofline or above the top of the parapet of the front wall, whichever is higher.

g. Signs not permanently affixed or attached to the ground or to any structure except for signs and temporary barriers utilized for emergency purposes.

h. Any sign or sign structure which:

(1) is structurally unsafe, or

(2) constitutes a hazard to safety or health by reason of inadequate maintenance of dilapidation, or

(3) is not kept in good repair, or

(4) is capable of causing electrical shocks to persons likely to come in contact with it, or

(5) in any way obstructs the view of, may be confused with or purports to be an official traffic sign, signal or device or any other official sign, or

(6) uses any words, phrases, symbols or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle, or

(7) creates in any other way an unsafe distraction for motor vehicle operators, or

(8) obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, private driveway or other thoroughfare.

i. Off-premise advertising signs or any other sign not pertinent and clearly incidental to the permitted use on the property where located.

j. Any sign, which obstructs free ingress to or egress from a required door, window, fire escape or other required, exit way.

10. The surface area of any sign shall be calculated in accordance with the following standards:

a. The structure and bracing of a sign shall be omitted from the calculation unless such structure or bracing is made part of the message or face of the sign.

b. The surface area of any sign, which has two or more display faces, shall include the area of all faces.

c. The surface area of any sign with a backing or background that is part of the overall sign display shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle, and portion of a circle, or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of the display surface or face of the sign, including all non-structural frames, backing, faceplates, trim and other component parts not used solely for structural safety.

d. The surface area of any sign without backing or a background that is part of the overall sign display shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle, and portion of a circle, or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of each word, figure, picture or other representation, including all non-structural frames, faceplates, trim and other component parts not used solely for structural safety.

e. The surface area of any sign having parts both with and without backing or background shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle, and portion of a circle, or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of, the display surface or face of the sign, including all non-structural frames, faceplates, trim and other component parts not used solely for structural safety.

11. Signs and sign structures shall be maintained at all times in a state of reasonably good repair, with all braces, bolts, clips, supporting frame and fastenings reasonably free from deterioration, insect infestation, rot, rust or loosening. Signs shall be able to safely withstand anticipated wind pressures for the area in which they are located. The County Building Inspector shall have the authority to order the repair, alteration or removal of a sign or sign structure which constitutes a hazard to life or property, and in the event that such a sign has not been repaired, altered or removed to remedy such hazard within thirty days after written notification from such Inspector, the County shall have the authority to so repair, alter or remove such or sign structure at the expense of the owner of the lot upon which such sign is located.

C. Residential Signs: In all Residential Planning Areas, the following signs are permitted subject to the following standards:

1. One sign identifying each dwelling unit is permitted, provided the surface area of such sign does not exceed three square feet.

2. One FOR SALE or FOR RENT sign is permitted for each dwelling unit provided such sign is unlighted and the surface area does not exceed six square feet.

3. One sign identifying each public or quasi-public use is permitted provided the surface area of such sign does not exceed 20 square feet. Such signage shall not be required to meet minimum yard setback requirements of the Planning Area in which it is located but shall not impair visibility for traffic movement.

4. One sign identifying each residential project is permitted provided the surface area of such sign does not exceed 50 square feet and the maximum height of such sign does not exceed six feet above the existing grade. A landscaped area of two square feet for each square foot of the sign shall be required at the base of the sign with a minimum area to be landscaped of 20 square feet.

5. Signs advertising the sale or rental of dwelling units under construction or to be constructed are permitted for up to two years, provided that not more than one such sign is located adjacent to each street abutting the project, each sign is unlighted, the surface area of each such sign does not exceed 20 square feet in surface area and the height does not exceed six feet.

D. Signs in the Resort Hotel Planning Area Community Center Planning Area and the Open Space Planning Areas: The following signs are permitted subject to the following standards:

1. Building Identification Signs

a. The purpose of these signs shall be to identify the name of a building.

b. The number of signs for this purpose shall be one per each building face which abuts a pedestrian or vehicular way, provided it is attached parallel to the wall of the building and does not exceed 50 square feet in surface area and the maximum height does not project above the eave line of the roof of the building.

2. Joint Directory Signs for a Multiple-Tenant Building

a. The purpose of these freestanding signs shall be to list businesses within a multi-tenant building or group of buildings.

b. The number of these signs shall be limited to one sign per each vehicular entrance to the building or group of buildings with a maximum of two signs.

c. The size of the joint directory signs shall be limited to a total surface area of four square feet per business, with a maximum surface area of forty square feet.

d. The height of joint directory signs shall not extend above eight feet.

e. A landscaped area of two square feet for each square foot of the sign shall be required at the base of the sign with a minimum area to be landscaped of twenty square feet.

f. Such signs shall not be required to meet minimum yard setback requirements of the Planning Area in which it is located but shall not impair visibility for traffic movement.

3. Business Identification Signs

a. The purpose of these wall-mounted signs is to identify each business being the sole occupant within a building or which has its own exterior public entrance within a multiple-tenant building.

b. One wall sign identifying each principal business use is permitted for each building face abutting a vehicular or pedestrian way not to exceed a maximum sign area of 48 square feet for any single business. The allowable sign area for each building face shall be one square foot of sign area per one lineal foot of business frontage with a minimum size sign of 15 square feet allowed for a business with 15 feet of frontage or less. The height of these signs shall not exceed 25 feet nor project above the eave line of the building.

c. One additional sign for the purpose of identifying the entrance to each principal use is permitted, provided such sign shall be unlighted; shall be affixed to the front wall or door, suspended from an overhang or placed in a front window of the business and does not exceed five square feet in surface area and has a minimum clearance of eight feet.

d. Each business located within a building and not having any exterior frontage is allowed one sign not to exceed ten square feet and located adjacent to a public entrance to the building in which it is located. The height of such sign shall not exceed 25 feet nor project above the eave line of the building.

E. Approval: All signs must be approved by the Design Review Board before installation. Design and graphics must conform to design standards established by the Design Review Board. Approval subject to review by the Douglas County Building and Planning Department.

SECTION IX

LEGAL DESCRIPTION - CASTLE PINES NORTH P.D. BOUNDARY, AUGUST 28, 1987.

A TRACT OF LAND LOCATED IN SECTIONS 32 AND 33 OF TOWNSHIP 6 SOUTH, AND SECTIONS 4, 5 AND 9 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A FOUND REBAR WITH AN ALUMINUM CAP, LS 10717, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, TO BEAR NORTH 00°11'23" WEST, TO THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A FOUND 2" ALUMINUM CAP, LS 10734, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE WESTERLY ALONG AN EXISTING FENCELINE, WHICH DEFLECTS IN A SOUTHWESTERLY DIRECTION FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, SOUTH 89°19'47" WEST, 1214.65 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTHERLY ALONG SAID EXISTING FENCELINE, SOUTH 01°29'0" EAST, 1675.77 FEET; THENCE DEPARTING SAID EXISTING FENCELINE, SOUTH 49°05'44" WEST, 793.41 FEET; THENCE NORTH 40°54'12" WEST, 800.00 FEET; THENCE NORTH 89°44'10" WEST, 660.50 FEET; THENCE NORTH 37°44'12" WEST, 651.94 FEET; THENCE NORTH 01°34'12" WEST, 967.44 FEET; THENCE NORTH 65°41'15" WEST, 478.31 FEET; THENCE SOUTH 46°06'34" WEST, 29.99 FEET; THENCE NORTH 53°24'12" WEST, 185.02 FEET; THENCE NORTH 08°25'29" EAST, 296.62 FEET; THENCE NORTH 11°28'31" WEST, 261.22 FEET; THENCE NORTH 26°22'45" WEST, 195.09 FEET TO THE MOST SOUTHWESTERLY CORNER OF CASTLE PINES NORTH FILING NO. 3 ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID CASTLE PINES NORTH FILING NO. 3 THE FOLLOWING COURSES: NORTH 37°16'32" WEST, 340.38 FEET; THENCE NORTH 42°06'06" WEST, 500.00 FEET; THENCE NORTH 29°03'16" WEST, 200.00 FEET; THENCE NORTH 13°24'43" WEST, 529.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CASTLE PINES PARKWAY AS FILED IN BOOK 562, PAGE 411 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 06°48'37", A RADIUS OF 1750.00 FEET, AN ARC OF 208.01 FEET AND A CHORD WHICH BEARS SOUTH 66°12'41" WEST, 207.89 FEET; THENCE SOUTH 69°37'00" WEST, 270.80 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 31°7'48", A RADIUS OF 1490.00 FEET, AN ARC OF 787.87 FEET AND A CHORD WHICH BEARS SOUTH 84°45'54" WEST, 778.73 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH

15°11'26" WEST, 222.01 FEET; THENCE SOUTH 81°32'25" WEST, 355.28 FEET; THENCE NORTH 69°53'25" WEST, 435.36 FEET; THENCE SOUTH 61°46'27" WEST, 161.61 FEET; THENCE SOUTH 16°26'00" WEST, 481.87 FEET; THENCE SOUTH 51°40'49" WEST, 843.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DANIELS PARK ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: ALONG A NONTANGENT CURVE TO THE LEFT HAVING A DELTA-OF 17°08'55", A RADIUS OF 658.90 FEET, AN ARC OF 197.21 FEET AND A CHORD WHICH BEARS NORTH 02°26'06" WEST, 196.48 FEET; THENCE NORTH 11°00'34" WEST, 725.05 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 16°49'47", A RADIUS OF 814.98 FEET, AN ARC OF 239.39 FEET AND A CHORD WHICH BEARS NORTH 02°35'42" WEST, 238.53 FEET; THENCE NORTH 05°49'12" EAST, 94.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 85°31'26", A RADIUS OF 292.34 FEET, AN ARC OF 436.36 FEET AND A CHORD WHICH BEARS NORTH 36°56'27" WEST, 396.96 FEET; THENCE NORTH 79°42'07" WEST, 21.10 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 29°12'29", A RADIUS OF 801.11 FEET, AN ARC OF 408.39 FEET AND A CHORD WHICH BEARS NORTH 65°05'53" WEST, 403.98 FEET; THENCE NORTH 50°29'41" WEST, 108.10 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ALONG SAID NORTH LINE, NORTH 88°23'39" EAST, 621.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; NORTH OF 01°53'09" EAST, 2468.86 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 32 NORTH 01°08'10" EAST, 3289.46 FEET; THENCE NORTH 30°30'01" WEST, 869.07 FEET; THENCE NORTH 00°08'43" EAST, 1230.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°51'17" EAST, 3163.75 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, SOUTH 89°52'52" EAST, 3.10 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE SOUTHWESTERLY LINE OF THE PUBLIC SERVICE COMPANY, OF COLORADO RIGHT-OF-WAY DESCRIBED IN BOOK 159, PAGE 132 AND BOOK 158, PAGE 502 AS FILED WITH THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 33°20'36" EAST, 6365.51 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG SAID NORTH LINE, NORTH 89°53'52" EAST, 1664.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, SOUTH 00°14'35" EAST, 2505.17 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4,

SOUTH 00°11'23" EAST, 2521.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTIONS

LESS THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN BOOK 156, PAGES 243 AND 467 AS FILED WITH THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A 2" ALUMINUM CAP, LS 10734, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO BEAR SOUTH 00°11'23" EAST, TO THE SOUTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A FOUND REBAR WITH AN ALUMINUM CAP, LS 10717, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°11'23" EAST, 60.32 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 33°10'07" WEST, 3061.28 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EASTERLY ALONG SAID NORTH LINE, NORTH 89°53'51" EAST, 344.30 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, SOUTH 00°04'41 EAST, 50.81 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 33°10'07" EAST, 2428.23 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°14'34" EAST, 419.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SECTION X

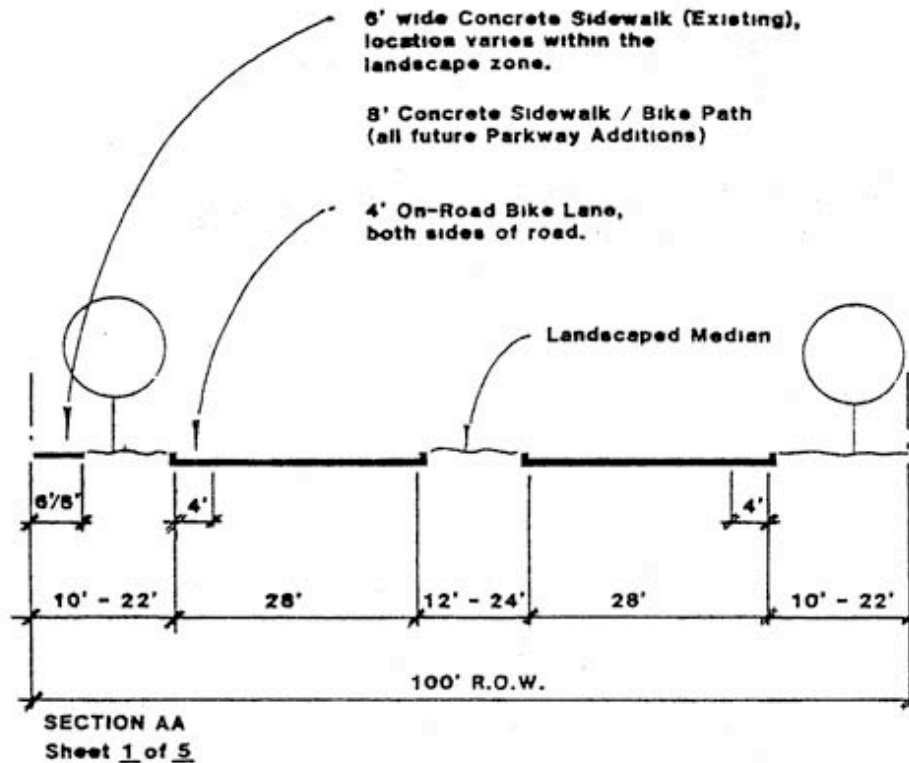
ROADWAY STANDARDS

For Roadway Standards, see separate Roadway Standards document.

SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Castle Pines Parkway



Recreational Trails & Sidewalks

CASTLE PINES PARKWAY
Castle Pines North

July 1, 1986

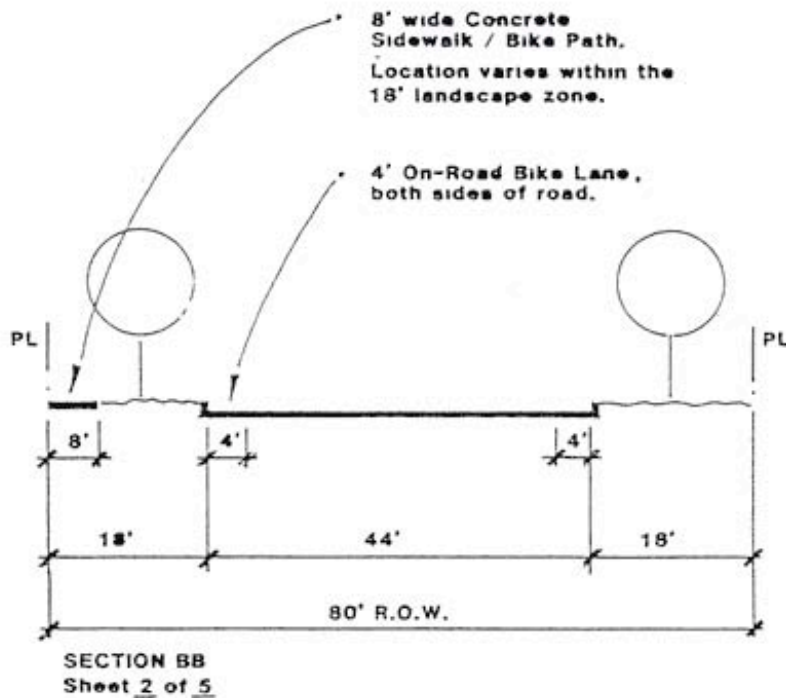
Berridge Associates, Inc.
Planning • Landscape Architecture

245 Vallejo St.
San Francisco, California 94111
(415) 433-2357
1000 So. Frontage Rd. West, Suite 100
Vail, Colorado 81657
(303) 476-0851

SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Monarch Boulevard



Recreational Trails & Sidewalks

MONARCH BOULEVARD
Castle Pines North

July 1, 1986

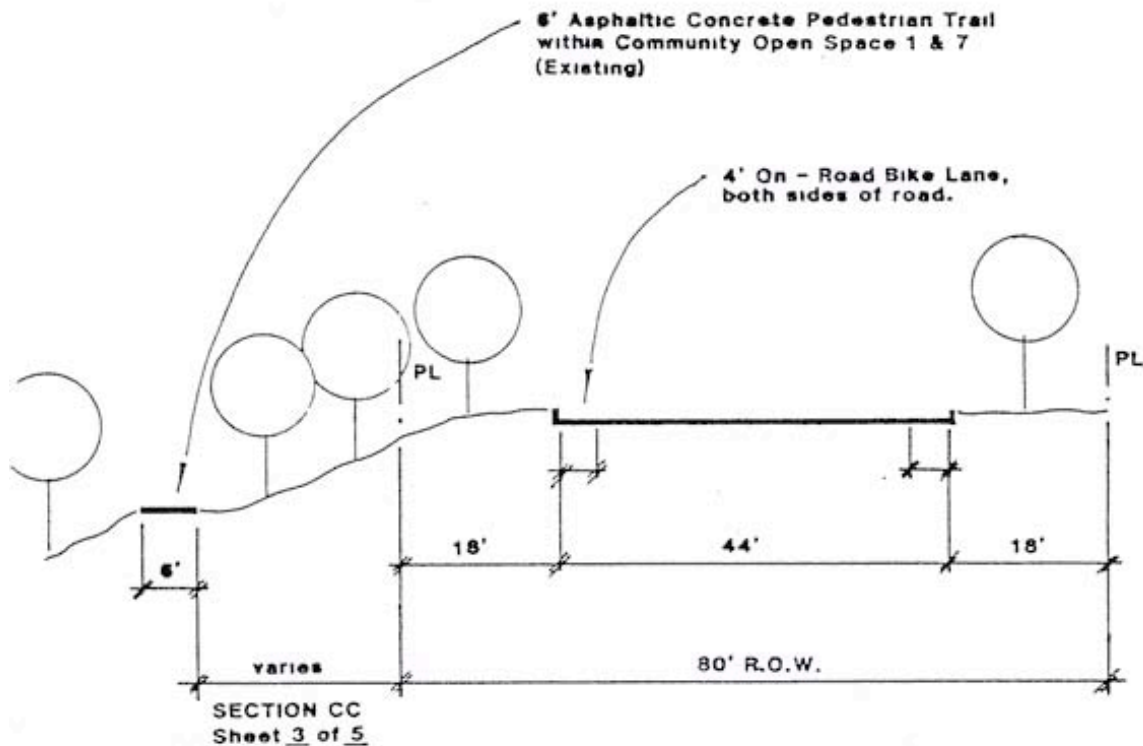
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SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Community Open Space 1 & 7 adjacent to Monarch Boulevard



Recreational Trails & Sidewalks

COMMUNITY OPEN SPACE 1 & 7
ADJACENT TO MONARCH BOULEVARD
Castle Pines North

July 1, 1986

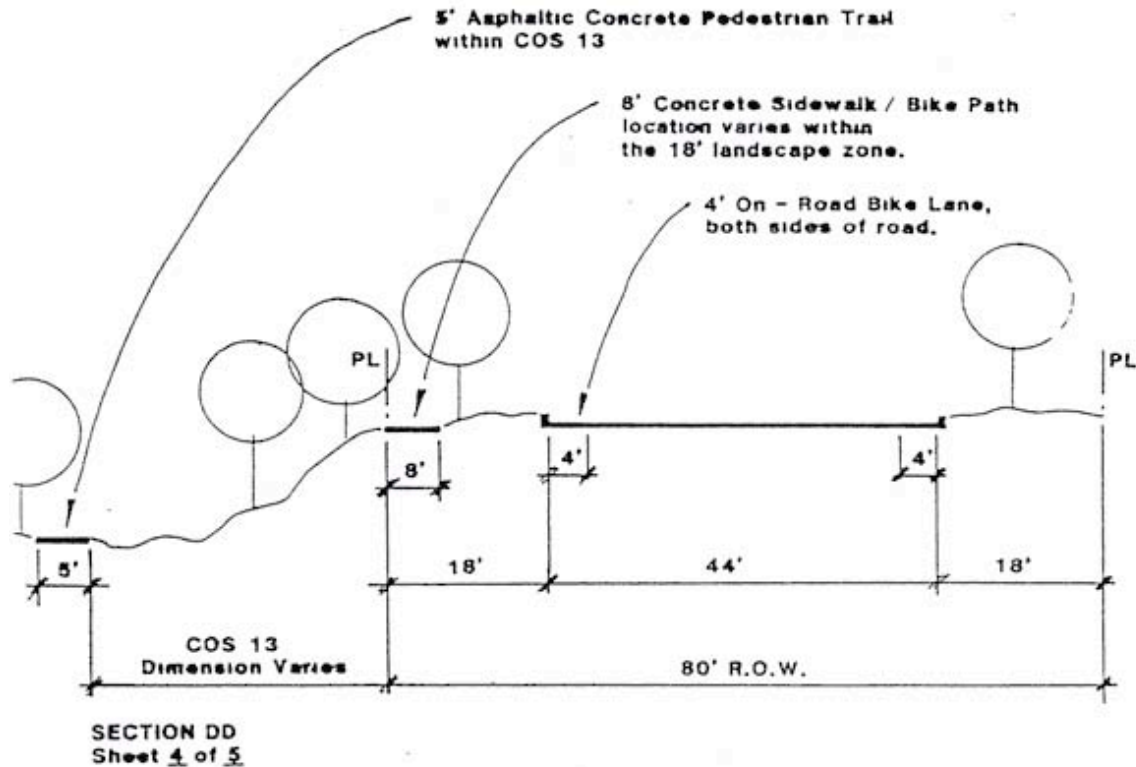
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SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Community Space 13 adjacent to Monarch Boulevard



Recreational Trails & Sidewalks

COMMUNITY OPEN SPACE 13
ADJACENT TO MONARCH BOULEVARD
Castle Pines North

July 1, 1986

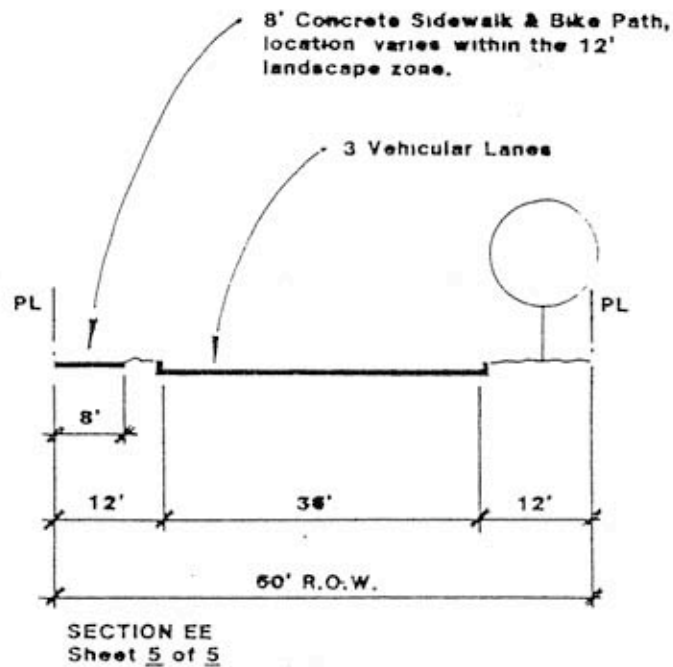
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SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Bismark



Recreational Trails & Sidewalks

BISMARK
Castle Pines North

July 1, 1986

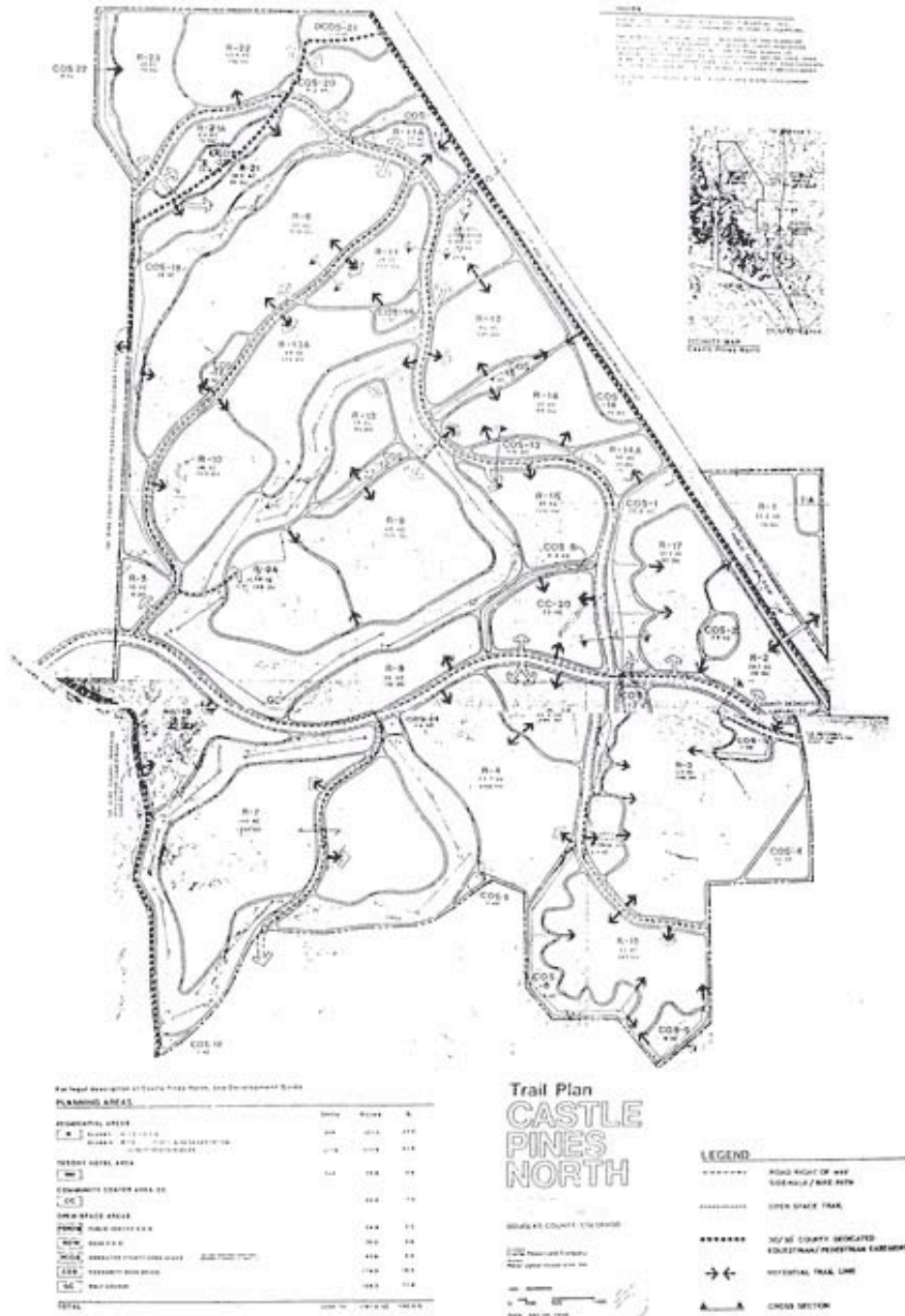
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SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Trail Plan - Castle Pines North



SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Development Plan - Castle Pines North – Second Amendment



SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Trail Plan - Castle Pines North - Planned Development– Second Amendment



For legal description of Castle Pines North, see Development Route

PLANNING AREAS

PLANNING AREA	ACRES	ACRES	%
RESIDENTIAL AREAS			
R-1	10.0	10.0	4.7
R-2	10.0	10.0	4.7
R-3	10.0	10.0	4.7
R-4	10.0	10.0	4.7
R-5	10.0	10.0	4.7
R-6	10.0	10.0	4.7
R-7	10.0	10.0	4.7
R-8	10.0	10.0	4.7
R-9	10.0	10.0	4.7
R-10	10.0	10.0	4.7
R-11	10.0	10.0	4.7
R-12	10.0	10.0	4.7
R-13	10.0	10.0	4.7
R-14	10.0	10.0	4.7
R-15	10.0	10.0	4.7
R-16	10.0	10.0	4.7
R-17	10.0	10.0	4.7
R-18	10.0	10.0	4.7
R-19	10.0	10.0	4.7
R-20	10.0	10.0	4.7
R-21	10.0	10.0	4.7
R-22	10.0	10.0	4.7
TOTAL	220.0	220.0	100.0

Trail Plan
CASTLE
PINES
NORTH
PLANNED
DEVELOPMENT
DOUGLAS COUNTY, COLORADO



SECTION XI

DESIGN CRITERIA FOR PARKS, TRAILS AND RIGHTS OF WAY

Development Plan - Castle Pines North - Planned Development– Second Amendment

