



CONFLUENCE
c o m p a n i e s

Notice of Plat Submittal

September 12th, 2024

Dear Landowner,

This letter is to inform you that Confluence Companies is currently processing a Plat in The Brickyard Filing NO. 1, Situated in the northeast $\frac{1}{4}$ of section 10 and the northeast $\frac{1}{4}$ of section 11, township 8 south, range 67 west of the 6th P.M, town of Castle Rock, County of Douglas, State of Colorado. A copy of the plat is attached for your reference.

The 31.18-acre property will be subdivided to create lots, tracts, public right-of-way, and various easements to support future mixed-use development known as The Brickyard. The plat has been submitted to the Town of Castle Rock for review and approval in accordance with the town's municipal code.

You are being notified as an adjacent property owner.

Should you require further information, please contact Tucker Bennett with Confluence Companies at 303-643-5787 or via email at tucker@confluenceco.com or the Town of Castle Rock Development Review at 720-733-2200 or via email at devreview@crgov.com.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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PREPARED BY:

HKS

HARRIS
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HarrisKocherSmith.com

BRICKYARD FILING NO. 1

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

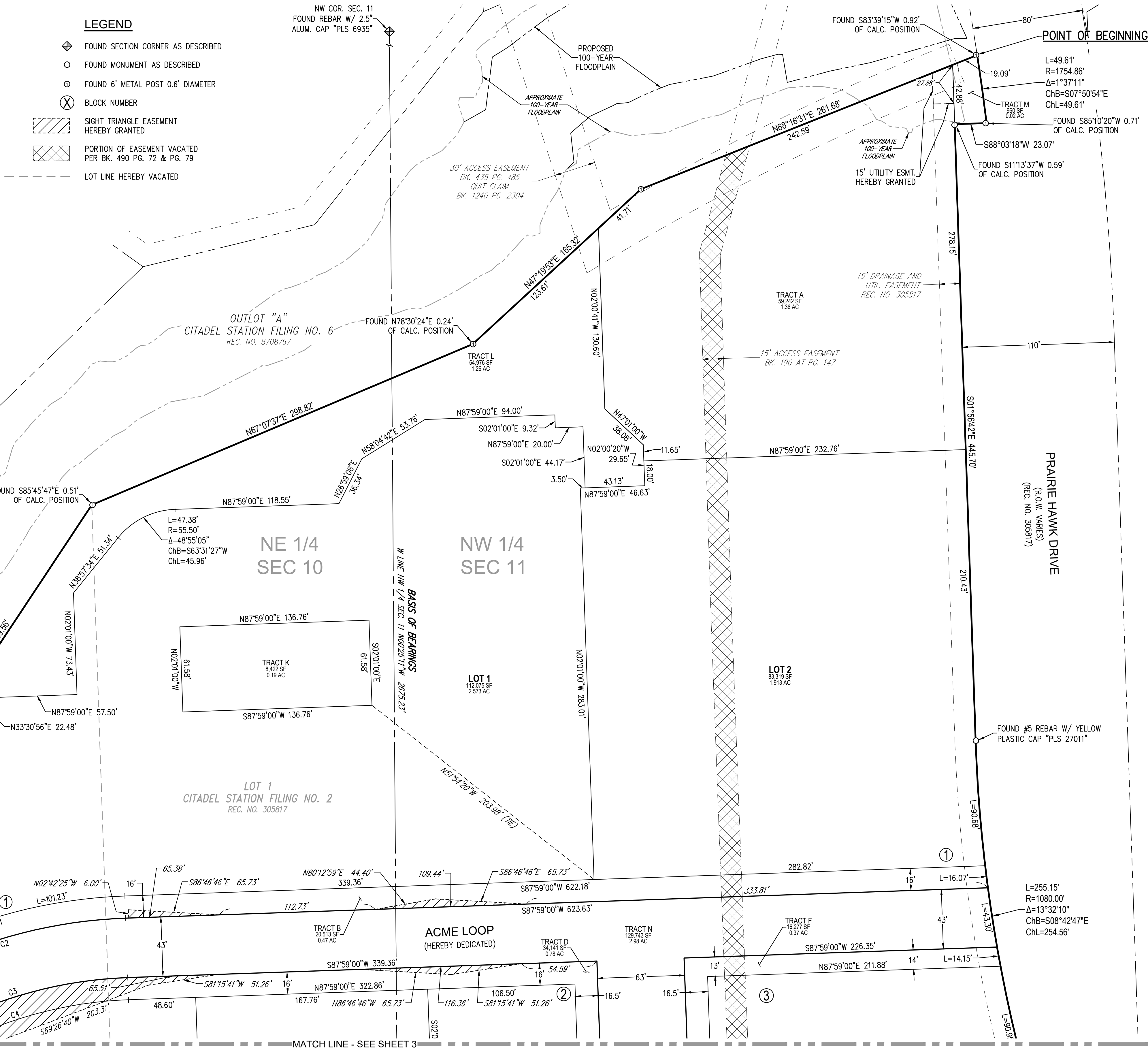
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS

SHEET 2 OF 4

LAND USE SUMMARY TABLE				
LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	112,075	2.57	TOWNHOMES, OPEN SPACE	BLOCK 1, LOT 1 OWNER
BLOCK 1, LOT 2	83,319	1.91	MULTIFAMILY	BLOCK 1, LOT 2 OWNER
BLOCK 2, LOT 1	64,252	1.48	MULTIFAMILY	BLOCK 2, LOT 1 OWNER
BLOCK 2, LOT 2	12,208	0.28	HOTEL	BLOCK 2, LOT 2 OWNER
BLOCK 2, LOT 3	93,987	2.16	MIXED-USE	BLOCK 2, LOT 3 OWNER
BLOCK 2, LOT 4	17,308	0.40	MIXED-USE	BLOCK 2, LOT 4 OWNER
BLOCK 2, LOT 5	13,725	0.32	MIXED-USE	BLOCK 2, LOT 5 OWNER
BLOCK 3, LOT 1	133,280	3.06	MIXED-USE	BLOCK 3, LOT 1 OWNER
BLOCK 4, LOT 1	440,459	10.11	CASTLE ROCK SPORTS CENTER	BLOCK 4, LOT 1 OWNER
TRACT A	59,242	1.36	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.S.M.D.
TRACT B	20,513	0.47	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT D	34,141	0.78	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT F	16,277	0.37	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT G	6,625	0.15	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT H	11,815	0.27	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT J	7,406	0.17	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT K	8,422	0.19	OPEN SPACE	B.S.M.D.
TRACT L	54,976	1.26	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT M	960	0.02	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TRACT N	129,743	2.98	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TRACT P	15,554	0.36	OPEN SPACE	B.S.M.D.
TOTAL	1,358,173	31.18		

THERE IS NO TRACT I OR TRACT O.
B.S.M.D. = BRICKYARD SPECIAL METROPOLITAN DISTRICT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	367.50'	29°20'49"	188.23'	S73°18'35"W	186.18'
C2	351.50'	29°20'49"	180.04'	S73°18'35"W	178.08'
C3	308.50'	30°59'32"	166.87'	S72°29'13"W	164.85'
C4	292.50'	29°11'08"	149.00'	S73°23'25"W	147.39'



SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°23'28"W	22.81'
L2	S23°36'32"E	2.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C5	84.50'	82°14'32"	121.29'	S17°30'54"W	111.14'
C6	42.00'	80°35'59"	59.08'	S16°41'28"W	54.33'
C7	28.50'	86°57'13"	43.25'	S15°19'15"W	39.22'
C8	84.50'	68°24'28"	100.89'	S57°48'46"E	95.00'
C9	49.50'	68°24'28"	59.10'	S57°48'46"E	55.65'
C10	68.24'34"	32.24'	S57°48'43"E	30.36'	

 FOUND SECTION CORNER AS DESCRIBED
 FOUND MONUMENT AS DESCRIBED
 FOUND 6" METAL POST 0.6" DIAMETER
 BLOCK NUMBER
 SIGHT TRIANGLE EASEMENT HEREBY GRANTED
 PORTION OF EASEMENT VACATED PER BK. 490 PG. 72 & PG. 79
 LOT LINE HEREBY VACATED

FOUND BENT #4 REBAR
N69°57'07"W 0.29'
OF CALC. POSITION

FOUND METAL POST
N75°55'20"E 0.43'
OF CALC. POSITION

3°04'19"E 134.81'

FOUND S79°07'1

FOUND #5 REBAR W/
ILLEGIBLE RED PLASTIC CAP
N09°50'52"E 0.12' OF CALC.
POSITION

20' UTIL. ESMT.
REC. NO. 8708767

50' PERMANENT
NON-EXCLUSIVE EASEMENT
2011-0720 AT 00-071

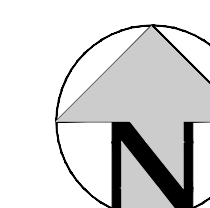
FOUND #5 REBAR
S66°20'03"E 0.63'
OF CALC. POSITION

FOUND METAL POST
S84°26'11"W 1.16'
OF CALC. POSITION

FOUND N12°47'05"E 0.25
OF CALC. POSITION

1

FOUND #5 REBAR W/
ORANGE PLASTIC CAP



40 0 40

SCALE: 1" = 40'

OVERALL SITE
T NO.: PL24-XXXX
- SHEET 3 OF 4

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 4 OF 4

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

5 XREFs: p-base-ph1[U], p-base-ph2[U], p-base-ph3[U], p-base-ph4[U], p-base[U], p-lega[U]
 6 UNPOTTED: TH10725247.44-25A BY: TM GRIFFIN

OVERALL SITE
PROJECT NO.: PL24-XXXX
BRICKYARD FILING NO. 1 - SHEET 4 OF 4



ACCOUNT NUMBER	NAME	ADDRESS1	POSTAL NAME	STATE	ZIPCODE
R0080291	195 PRAIRIE HAWK LLC	6877 NORTHSTAR CT CASTLE ROCK CO 80108	CASTLE ROCK	CO	80104
R0074309	CARLOS DELA VIRGEN & HECTOR DELA VIRGEN	185 PRAIRIE HAWK DR CASTLE ROCK CO 80109	CASTLE ROCK	CO	80104
R0083029	MANFRED WILL	3338 CHERRY PLUM PL CASTLE ROCK CO 80104	CASTLE ROCK	CO	80104
R0493600	STAPLETON FAMILY 2011 TRUST ET AL	135 E PUTNAM AVE STE 1 GREENWICH CT 06830	CASTLE ROCK	CO	80104
R0074042	MARK AYCOCK	300 PRAIRIE HAWK DR CASTLE ROCK CO 80109	CASTLE ROCK	CO	80104
R0479412	ZCORE LLC	2732 E DALE ST COLORADO SPRINGS CO 80909	COLORADO SPRINGS	CO	80909
R0431043	TOWN OF CASTLE ROCK	100 WILCOX ST	CASTLE ROCK	CO	80104
R0388652	FRONT RANGE CONSTRUCTION SERVICES LLC	5863 KINGSFIELD ST	CASTLE ROCK	CO	80104
R0388654	FINELINE INVESTMENTS LLC	550 TOPEKA WAY	CASTLE ROCK	CO	80109
R0342447	LUDWIG HOLDINGS LLC	704 TOPEKA WAY	CASTLE ROCK	CO	80109
R0410856	CR & R INC	11292 WESTERN AVE	STANTON	CA	90680
R0222113	PATRIOTPROS PROPERTIES LLC	701 PARK ST STE A	CASTLE ROCK	CO	80109
R0478371	CCD MILLERS LANDING LLC	115 WILCOX ST STE 206	CASTLE ROCK	CO	80104
R0333621	KISLEV REALTY INVESTMENTS LLC	201 STEELE ST STE 350	DENVER	CO	80206
R0388637	IRON CROWN LLLP	211 SUMMIT BOULEVARD	ENGLEWOOD	CO	80113