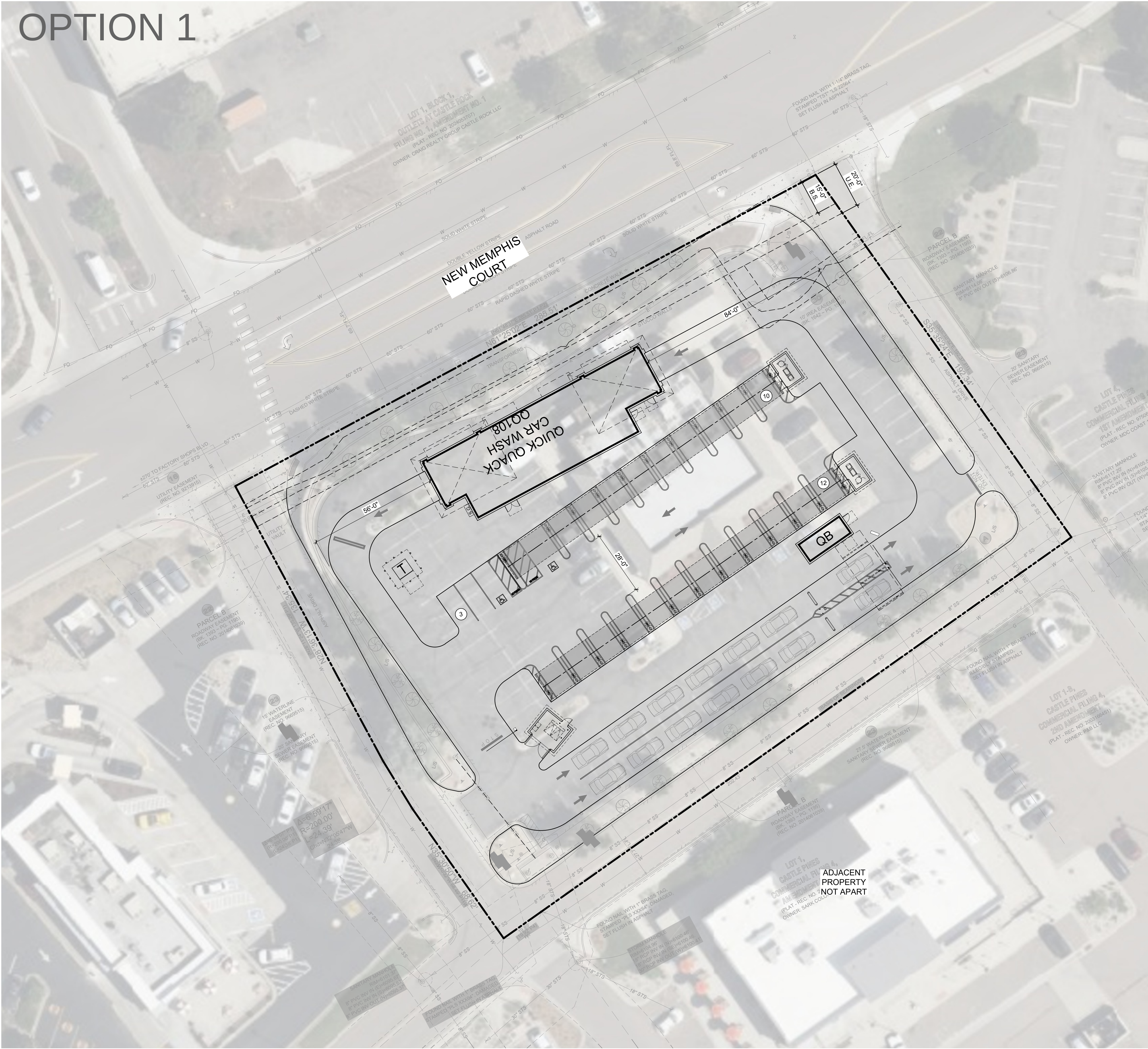


OPTION 1



DUE DILIGENCE SUMMARY			
SITE NUMBER:		58-103	
BUILDING MODEL:		QQ-108	
LOT AREA:		1.43AC	62,212 SQ. FT.
PARCEL NO:		235127404006	
EXISTING ZONING:		COMMERCIAL	
ALLOWABLE USE:		YES	
PROPOSED ZONING:			
CUP REQUIRED?		NO	
VACUUM STALLS:		21 STALLS 1 ADA STALL	13'-0" X 19'-0" 8'-0" X 19'-0"
EMPLOYEE PARKING STALLS:		2 STALLS 1 ADA STALL	9'-0" X 19'-0" 9'-0" X 19'-0"
BUILDING SETBACKS:	FRONT:	15'	
	REAR:	0'	
	INTERIOR SIDES:	0'	
	STREET SIDE:	-	
OTHER SETBACKS/EASEMENTS:	FRONT:		
	SIDE:		
	REAR:		
BUILDING HEIGHT:		MAX:	35'
LANDSCAPE AREA REQ.:		MIN:	

- NOTES
- UTILITY EASEMENTS AT PROPERTY FRONTAGE.

LEGEND	
	LOT LINES (PROPERTY)
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING LOT STRIPING
	EASEMENTS AND SETBACKS
	EXISTING CURB AND GUTTER
	INDICATES NUMBER OF PARKING SPACES

Preliminary
08/20/2026 8:06:51 AM



6020 WEST OAKS BLVD, STE 300, ROCKLIN, CA 95765

PROJECT# 58-103
850 NEW MEMPHIS CT.
CASTLE ROCK, CO 80108
DOUGLAS COUNTY

TEST FIT IS CONCEPTUAL
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TEST FIT

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DRAWN BY: AS

DATE: 08/18/2026

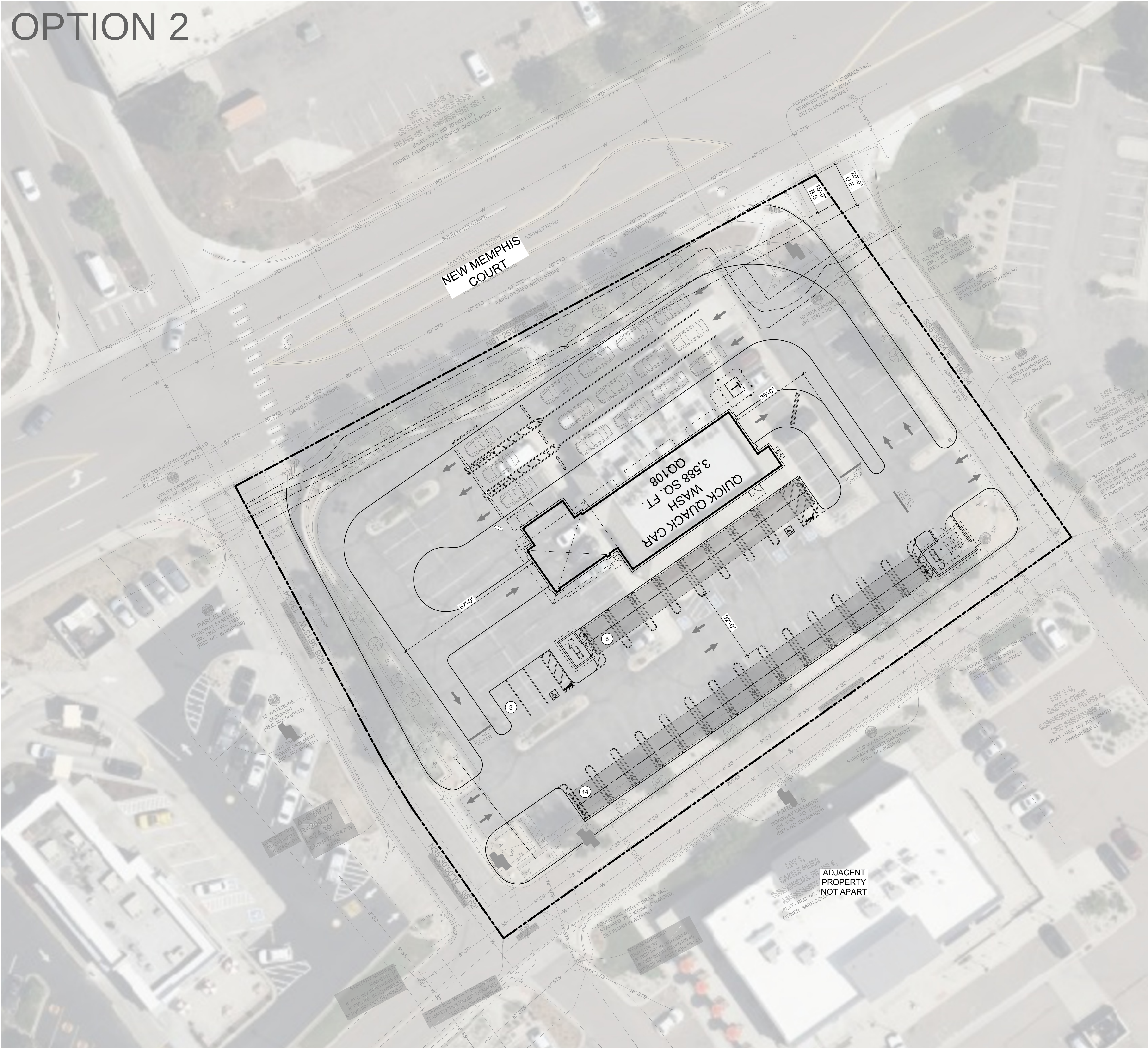
SCALE: 1" = 20'-0"

SHEET:

1 OF 2



OPTION 2



DUE DILIGENCE SUMMARY			
SITE NUMBER:		58-103	
BUILDING MODEL:		QQ-108	
LOT AREA:		1.43AC	62,212 SQ. FT.
PARCEL NO:		235127404006	
EXISTING ZONING:		COMMERCIAL	
ALLOWABLE USE:		YES	
PROPOSED ZONING:			
CUP REQUIRED?		NO	
VACUUM STALLS:		21 STALLS 1 ADA STALL	13'-0" X 19'-0" 8'-0" X 19'-0"
EMPLOYEE PARKING STALLS:		2 STALLS 1 ADA STALL	9'-0" X 19'-0" 9'-0" X 19'-0"
BUILDING SETBACKS:	FRONT:	15'	
	REAR:	0'	
	INTERIOR SIDES:	0'	
	STREET SIDE:	-	
OTHER SETBACKS/EASEMENTS:	FRONT:		
	SIDE:		
	REAR:		
BUILDING HEIGHT:		MAX:	35'
LANDSCAPE AREA REQ.:		MIN:	

- NOTES
- UTILITY EASEMENTS AT PROPERTY FRONTAGE.

LEGEND	
	LOT LINES (PROPERTY)
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING LOT STRIPING
	EASEMENTS AND SETBACKS
	EXISTING CURB AND GUTTER
	INDICATES NUMBER OF PARKING SPACES

Preliminary
08/20/2026 8:06:37 AM



6020 WEST OAKS BLVD, STE 300, ROCKLIN, CA 95765

PROJECT# 58-103
850 NEW MEMPHIS CT.
CASTLE ROCK, CO 80108
DOUGLAS COUNTY

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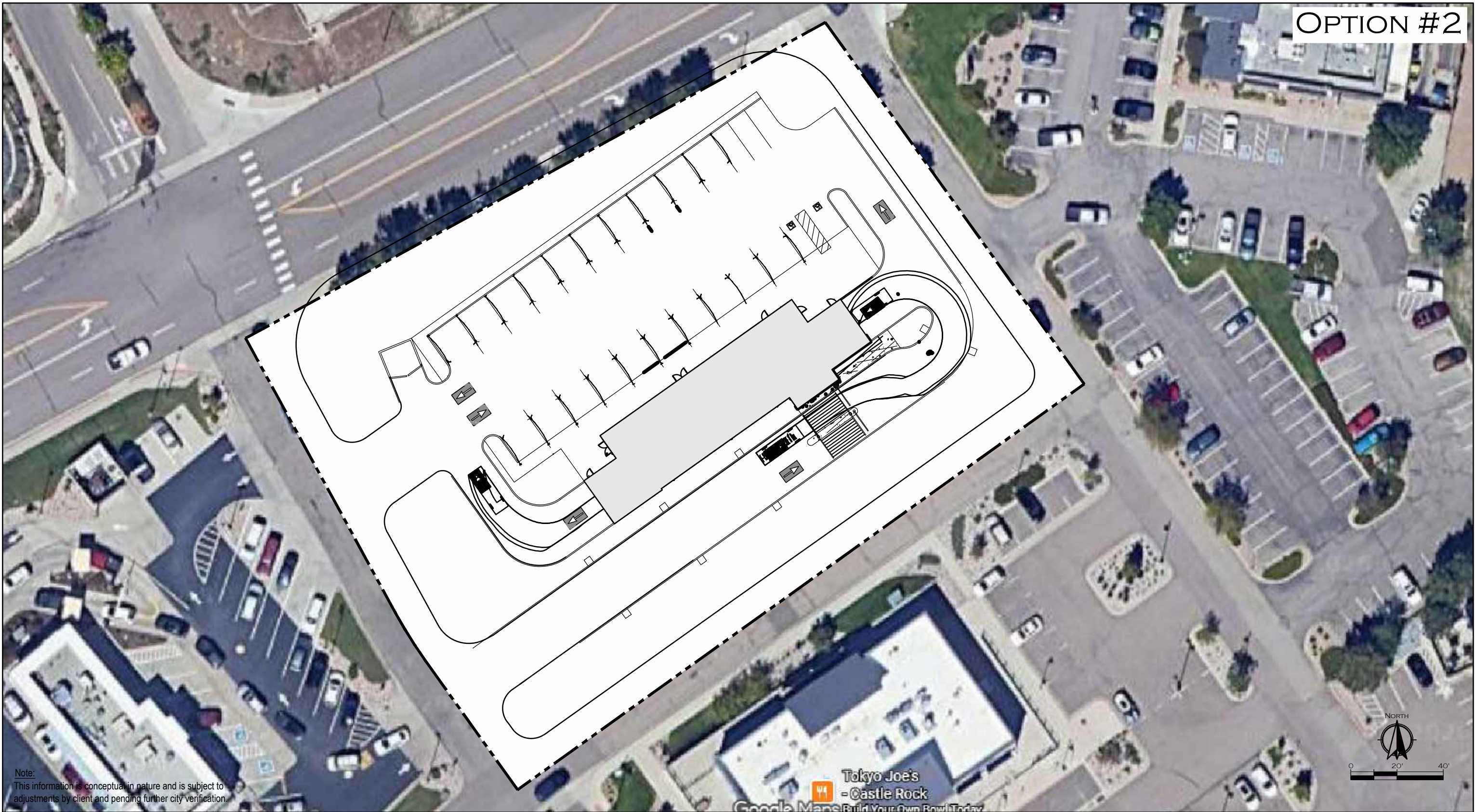
DRAWN BY: AS

DATE: 08/20/2026

SCALE: 1" = 20'-0"

SHEET:





Note:
This information is conceptual in nature and is subject to adjustments by client and pending further city verification.

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npnama
partners llc

Architecture . Interior Design. Planning. Graphics
6122 S. Telluride Street, Aurora, CO 80016
Tel. 303.905.7567

DATE: JULY 24, 2026 JOB #: 26.121.00

CONCEPTUAL SITE PLAN
CASTLE ROCK SHOPS
OUTLET MALL
CASTLE ROCK, CO

DRAKE
REAL ESTATE SERVICES

496 S. BROADWAY
DENVER, CO 80209
TEL. 303.825.6200