

# PLAT IDENTIFICATION SHEET

**RECEPTION #:** 9213911

**DATE:** 04-24-92

**NUMBER OF PGS:** 3

**NAME OF PLAT:** CASTLE ROCK FACTORY  
SHOPS

**MISCELLANEOUS COMMENTS:**

# CASTLE ROCK FACTORY SHOPS

## FINAL PD SITE PLAN

SHEET 1 OF 3

### LEGAL DESCRIPTION

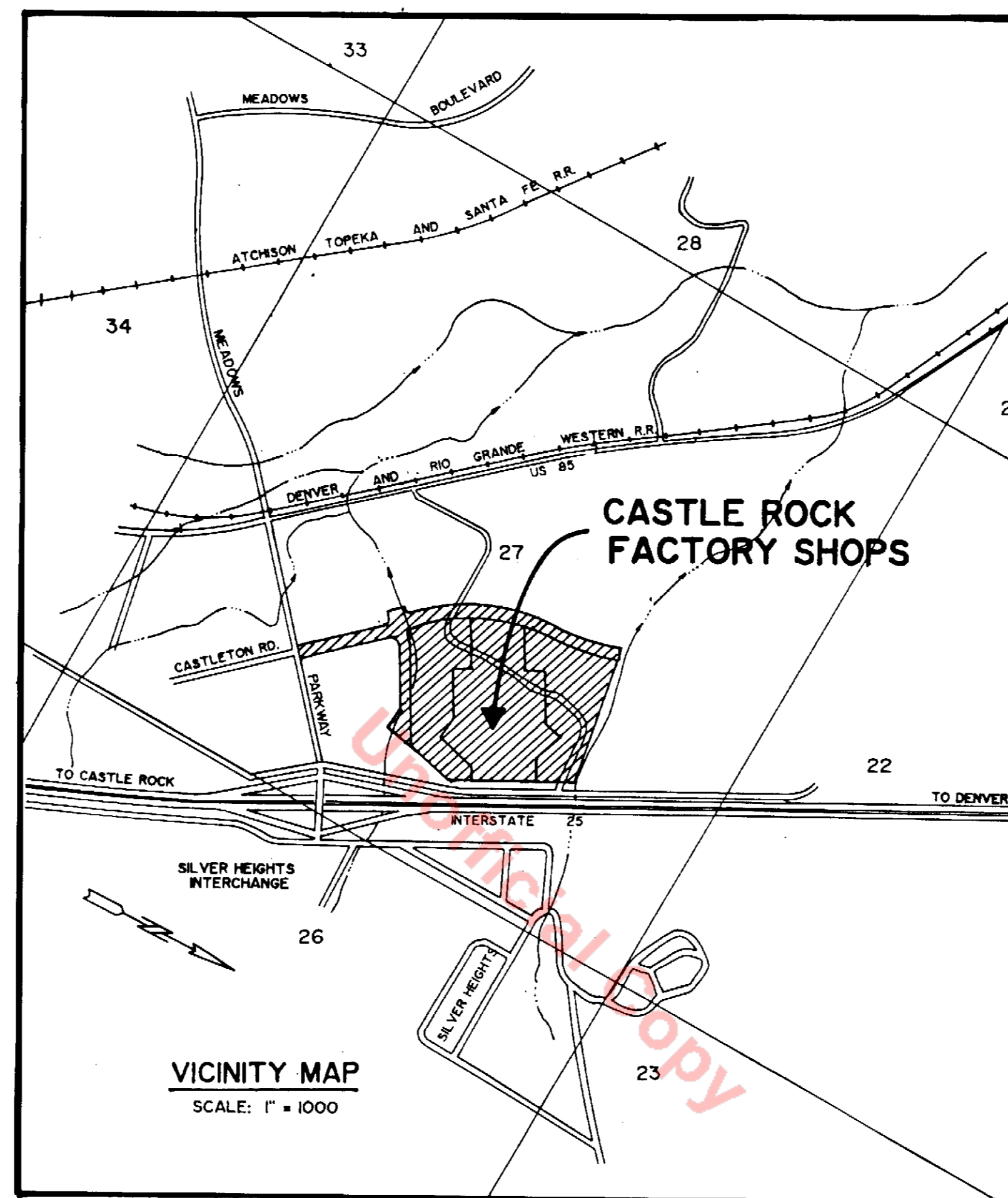
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 27, WHENCE THE NORTHEAST CORNER OF SAID SECTION 27 BEARS NORTH 00°28'54" EAST SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THENCE SOUTH 89°44'33" WEST 853.53 FEET TO THE WESTERLY LINE OF TRACT "E" OF THE MEADOWS PARKWAY PHASE II AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY LINE NORTH 81°00'28" WEST 155.00 FEET TO A POINT OF CURVATURE; THENCE 17.25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°58'05" AND A RADIUS OF 55.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE 14.44 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°09'00" AND A RADIUS OF 15.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°48'37" WEST 588.34 FEET TO A POINT OF CURVATURE; THENCE 65.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°29'39" AND A RADIUS OF 260.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 66.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 95°30'39" AND A RADIUS OF 40.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°11'42" EAST 120.23 FEET TO A POINT OF CURVATURE; THENCE 208.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°16'48" AND A RADIUS OF 1637.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40°54'53" EAST 265.65 FEET TO A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS SOUTH 39°34'29" EAST, SAID POINT BEING ON THE NORTH LINE OF TRACT "C" OF SAID MEADOWS PARKWAY PHASE II; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES;

1) SOUTHWESTERLY 77.93 FEET ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 01°26'25" AND A RADIUS OF 3100.00 FEET TO A POINT OF TANGENCY;  
 2) THENCE SOUTH 48°59'06" WEST 67.08 FEET;  
 THENCE DEPARTING SAID NORTH LINE NORTH 40°54'53" WEST 264.92 FEET TO A POINT OF CURVATURE; THENCE 189.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°16'48" AND A RADIUS OF 1492.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°11'42" WEST 111.25 FEET TO A POINT OF CURVATURE; THENCE 78.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 50.00 FEET; THENCE RADially DEPARTING SAID CURVE NORTH 48°11'42" WEST 80.00 FEET; THENCE NORTH 41°48'18" EAST 8.29 FEET TO A POINT OF CURVATURE; THENCE 77.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°14'42" AND A RADIUS OF 50.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE 418.76 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°43'11" AND A RADIUS OF 1630.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 303.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°37'07" AND A RADIUS OF 1498.98 FEET TO A POINT; THENCE NON-RADially DEPARTING SAID CURVE NORTH 61°08'03" EAST 10.12 FEET TO A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS NORTH 69°57'28" EAST; THENCE NORTHERLY 282.04 FEET ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 10°51'10" AND A RADIUS OF 1488.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°11'22" WEST 50.20 FEET TO A POINT OF CURVATURE; THENCE 275.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°48'12" AND A RADIUS OF 1610.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°36'50" EAST 100.00 FEET TO A POINT OF CURVATURE; THENCE 395.72 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°28'33" AND A RADIUS OF 890.00 FEET; THENCE RADially DEPARTING SAID CURVE NORTH 65°08'17" EAST 110.00 FEET; THENCE NORTH 80°39'23" EAST 811.51 FEET; THENCE NORTH 83°29'52" EAST 257.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD FOR INTERSTATE 25; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 27°45'54" EAST 1039.27 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT "E"; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE OF TRACT "E" SOUTH 08°59'32" WEST 642.87 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 53.550 ACRES, MORE OR LESS.



### SITE INFORMATION

PRESENT ZONING P.U.D. (INTEGRATED BUSINESS IB)

PROPOSED ZONING P.U.D. (IB)

|   |                                      |
|---|--------------------------------------|
| BUILDING COVERAGE (± 10%)                 |                                      |
| PHASE 1 - GROSS FLOOR AREA                | 195,850 SQUARE FEET                  |
| PHASE 2 - GROSS FLOOR AREA                | 98,340 SQUARE FEET                   |
| PHASE 3 - GROSS FLOOR AREA                | 89,360 SQUARE FEET                   |
| SUBTOTAL BUILDING GROSS FLOOR AREA (±10%) | 377,550 SQUARE FEET<br>= 8.667 ACRES |

|                         |             |
|-------------------------|-------------|
| PUBLIC STREET COVERAGE  |             |
| FACTORY SHOPS BOULEVARD | 7.822 ACRES |
| NEW MEMPHIS COURT       | 1.477 ACRES |
| SUBTOTAL PUBLIC STREETS | 9.299 ACRES |

|   |              |
|---|--------------|
| OPEN SPACE (LANDSCAPED AREAS AND WALKWAYS)<br>(768,006 SQ FT) | 17.631 ACRES |
|---|--------------|


|   |              |
|---|--------------|
| PARKING AND PRIVATE DRIVES<br>(758,292 SQ FT) | 17.408 ACRES |
|---|--------------|

|  |              |
|--|--------------|
| TRACT A - DRAINAGE AND OPEN SPACE<br>TOTAL ACREAGE | 0.545 ACRES  |
| TOTAL ACREAGE                                      | 53.550 ACRES |

|  |       |
|--|-------|
| PARKING SPACES PROVIDED<br>(NO OFF-STREET PARKING) |       |
| STANDARD   | 1,912 |
| HANDICAPPED  | 24    |
| TOTAL PARKING SPACES                               | 1,936 |

|                         |         |
|-------------------------|---------|
| MAXIMUM BUILDING HEIGHT | 35 FEET |
|-------------------------|---------|

|                                    |         |
|------------------------------------|---------|
| MINIMUM SETBACK FROM PUBLIC STREET | 25 FEET |
| MINIMUM FRONT SETBACK              | 25 FEET |

ROCKY MOUNTAIN CONSULTANTS, INC.   
 CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING 8301 E. Prentice Ave.  
 Suite 101  
 Englewood, CO 80111  
 (303) 741-6000  
 Date: OCT. 1991 Job No.: 1811001.01 FAX (303) 741-6106

### OWNER'S CERTIFICATE

APPROVED THIS 6th DAY OF MARCH, 1992 BY CASTLE PINES HOLDINGS, INC., A COLORADO CORPORATION.

AUTHORIZED AGENT PRESIDENT

### LIENHOLDER'S CERTIFICATE

APPROVED THIS 6th DAY OF March, 1992 BY COLORADO NATIONAL BANK OF DENVER.

AUTHORIZED AGENT VICE PRESIDENT

### PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 25 DAY OF NOVEMBER, A.D., 1991.

ATTEST:


Judy A. Nelson  
TOWN CLERK

Robert T. Fann  
CHAIRMAN PRO-TEM

### SURVEYING CERTIFICATE

I, DUWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PARCEL WAS MADE ON OR ABOUT MARCH 5, 1992 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO AND ON THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS FINAL PD SITE PLAN OF THAT SURVEY ARE TRUE AND CORRECT.

Duwayne M. Phillips  
ROCKY MOUNTAIN CONSULTANTS, INC.  
BY DUWAYNE M. PHILLIPS  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 9329



### TOWN APPROVAL

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 5th DAY OF December, A.D., 1991.

ATTEST:

Judy A. Nelson  
TOWN CLERK

John A. Bond  
MAYOR

### CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO AT 13:32 O'CLOCK ON THE 24th DAY OF April, A.D., 1992, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, FILE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 9213911

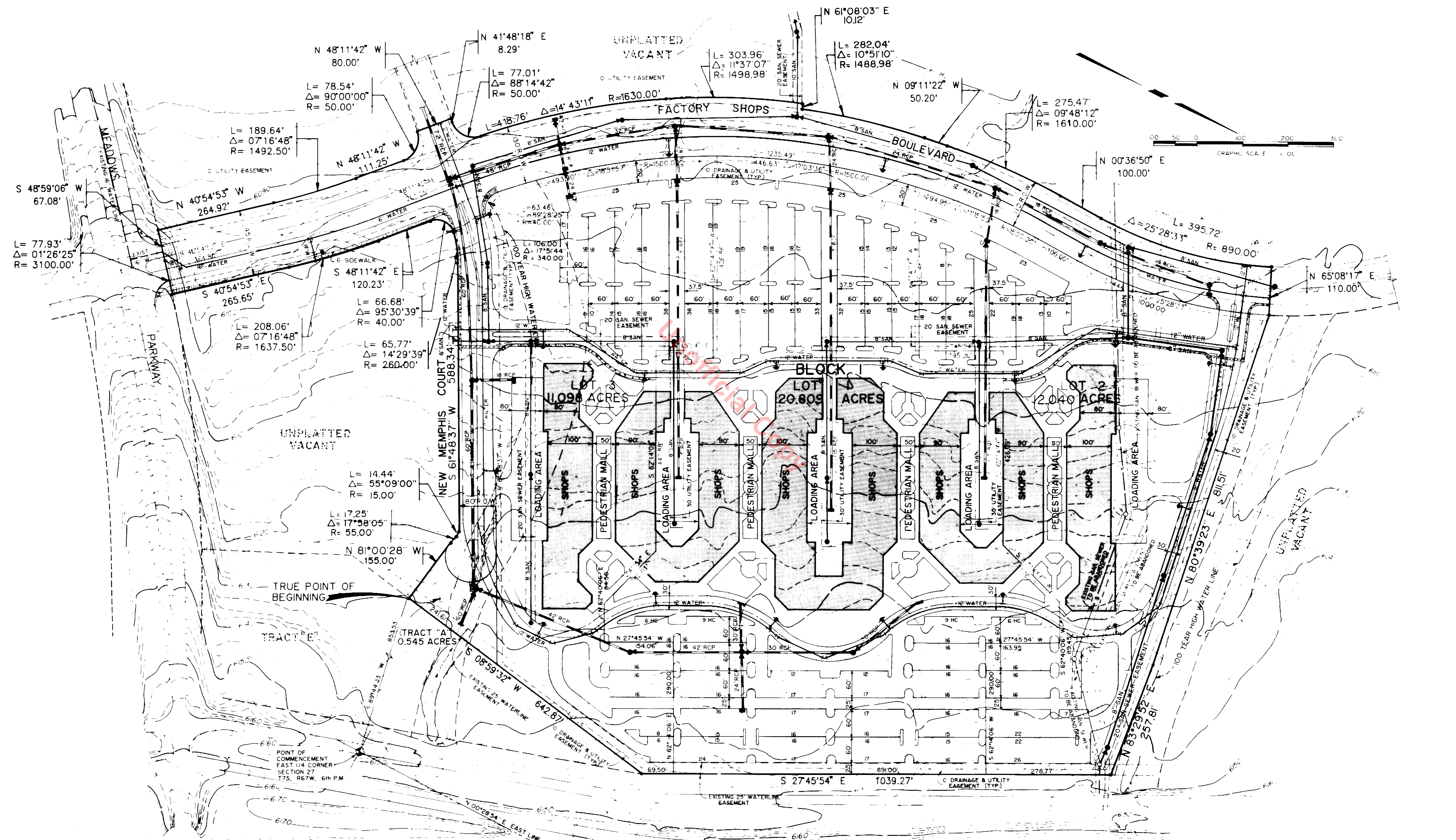
### SHEET INDEX

- SHEET 1 OF 3 COVER SHEET
- SHEET 2 OF 3 FINAL P.D. SITE PLAN
- SHEET 3 OF 3 GRADING AND LIGHTING

# CASTLE ROCK FACTORY SHOPS

## FINAL PD SITE PLAN

SHEET 2 OF 3



POINT OF COMMENCEMENT EAST 1/4 CORNER SECTION 27 T7S, R67W, 6th P.M.

NE CORNER SECTION 27 T7S, R67W, 6th P.M.

ROCKY MOUNTAIN CONSULTANTS INC  
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**RMC**

Date: NOV. 1991 Job No: 1811-001-02

INTERSTATE HIGHWAY 25

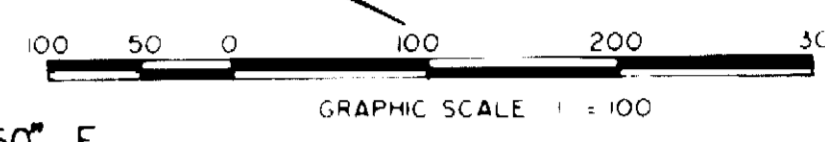
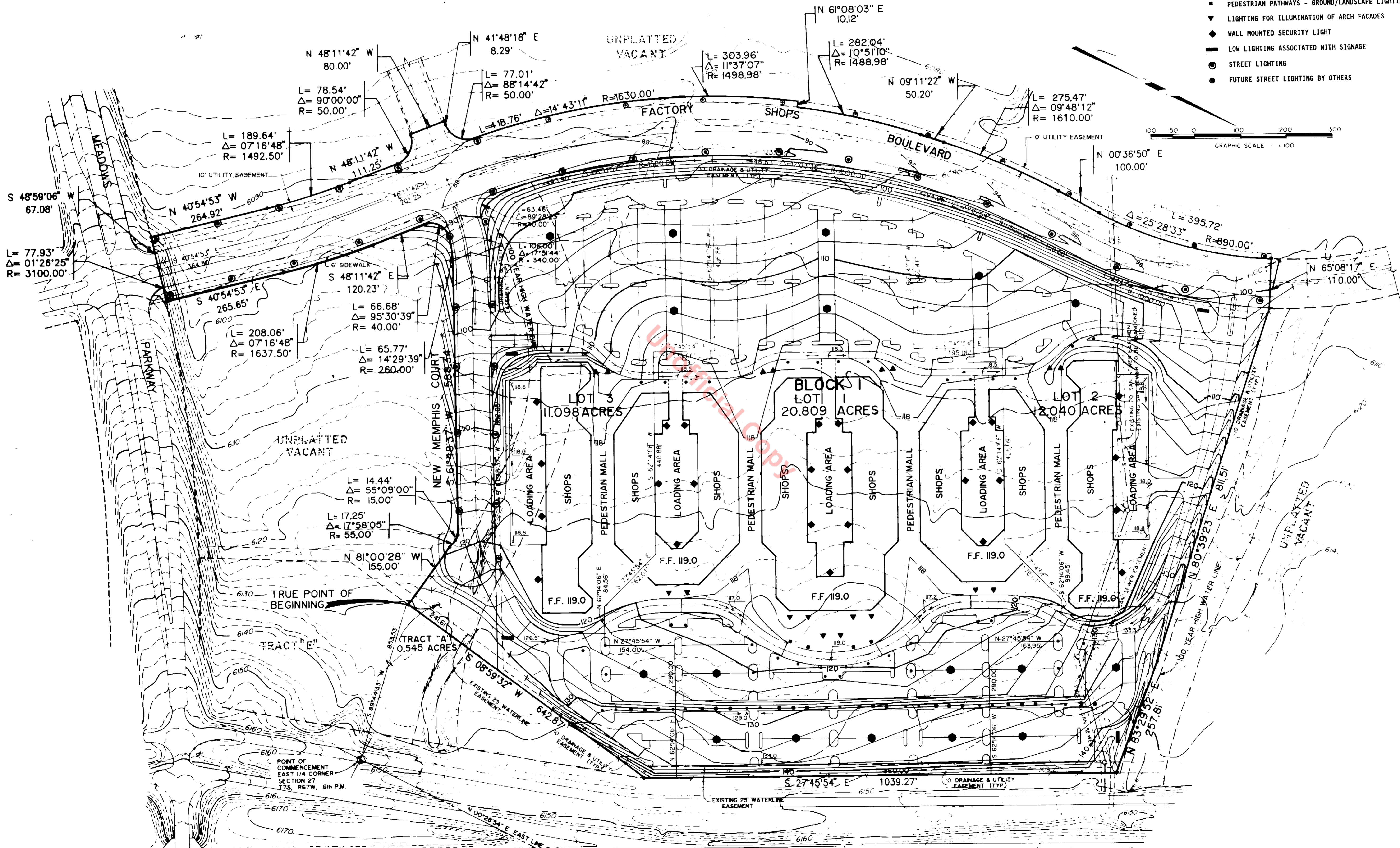
# CASTLE ROCK FACTORY SHOPS

## FINAL PD SITE PLAN

SHEET 3 OF 3

### LEGEND:

- GENERAL PARKING LOT LIGHTING FROM POLE
- PEDESTRIAN SIDEWALK - POLE LIGHTING (10' -0" TO 12' -0" HIGH)
- PEDESTRIAN PATHWAYS - GROUND/LANDSCAPE LIGHTING
- ▼ LIGHTING FOR ILLUMINATION OF ARCH FACADES
- ◆ WALL MOUNTED SECURITY LIGHT
- ▬ LOW LIGHTING ASSOCIATED WITH SIGNAGE
- STREET LIGHTING
- FUTURE STREET LIGHTING BY OTHERS



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 FAX (303) 741-0106

Date: NOV 1991 Job No: 18R-001-02

GRADING AND LIGHTING PLAN

CASTLE ROCK FACTORY SHOPS FINAL PD SITE PLAN