

PLAT IDENTIFICATION SHEET

RECEPTION #: 9249155

DATE: 12-15-92

NUMBER OF PGS: 3

NAME OF PLAT: CASTLE ROCK FACTORY
SHOPS FINAL PD

MISCELLANEOUS COMMENTS:

CASTLE ROCK FACTORY SHOPS

MAJOR MODIFICATION TO FINAL PD SITE PLAN

SHEET 1 OF 3

LEGAL DESCRIPTION

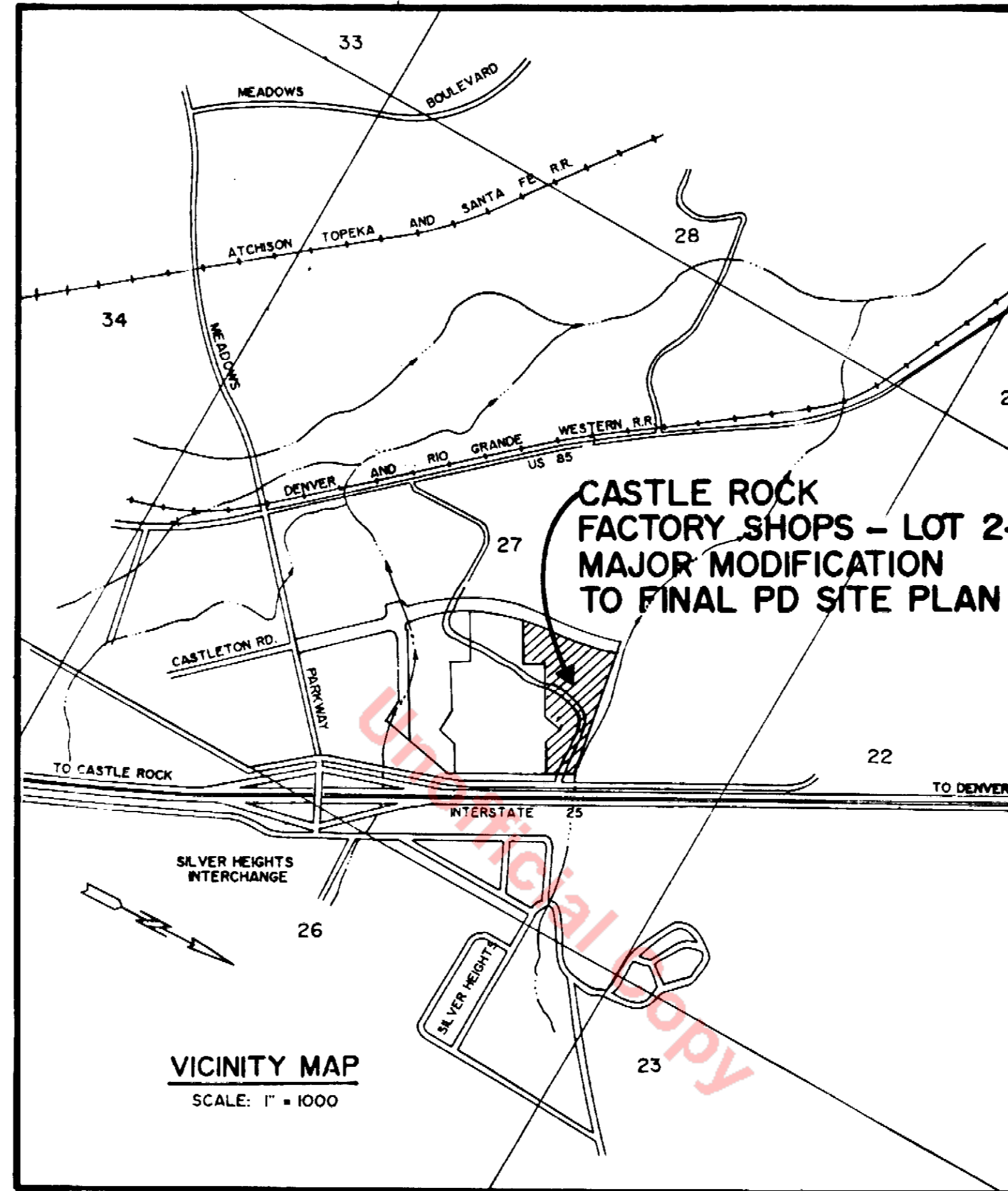
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 OF TANGENCY; 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.



VICINITY MAP
SCALE: 1" = 1000'

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	83,360 SQUARE FEET
SUBTOTAL BUILDING GROSS FLOOR AREA (±10%)	377,550 SQUARE FEET = 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) (768,006 SQ FT)	
	17.631 ACRES
PARKING AND PRIVATE DRIVES (758,292 SQ FT)	
	17.408 ACRES
TRACT A - DRAINAGE AND OPEN SPACE	
TOTAL ACREAGE	0.545 ACRES
TOTAL ACREAGE	53.550 ACRES
PARKING SPACES PROVIDED (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. **RMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.
 Suite 101
 Englewood, CO 80111
 (303) 741-6000
 Date: OCT. 1991 Job No.: 1818.001.01 FAX (303) 741-6106

OWNER'S CERTIFICATE

APPROVED THIS 12th DAY OF JUNE, 1992 BY CASTLE PINES HOLDINGS, INC., A COLORADO CORPORATION.

AUTHORIZED AGENT

LIENHOLDER'S CERTIFICATE

APPROVED THIS 12th DAY OF JUNE, 1992 BY COLORADO NATIONAL BANK.

AUTHORIZED AGENT

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 13 DAY OF APRIL, A.D., 1992.

ATTEST:

Sally A. Musiani TOWN CLERK
[Signature] CHAIRMAN

SURVEYING CERTIFICATE

I, DUMAYNE 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 MAY 12, 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.

Dumayne M. Phillips
 ROCKY MOUNTAIN CONSULTANTS, INC.
 BY DUMAYNE 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 12th DAY OF October, A.D., 1992.

ATTEST:

Sally A. Musiani TOWN CLERK
[Signature] MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS MAJOR MODIFICATION TO THE FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO AT 10 O'CLOCK ON THE 15th DAY OF December, A.D., 1992, BOOK PAGE , FILE , MAP , RECEPTION NO. 224618

[Signature]
 Clerk and Recorder

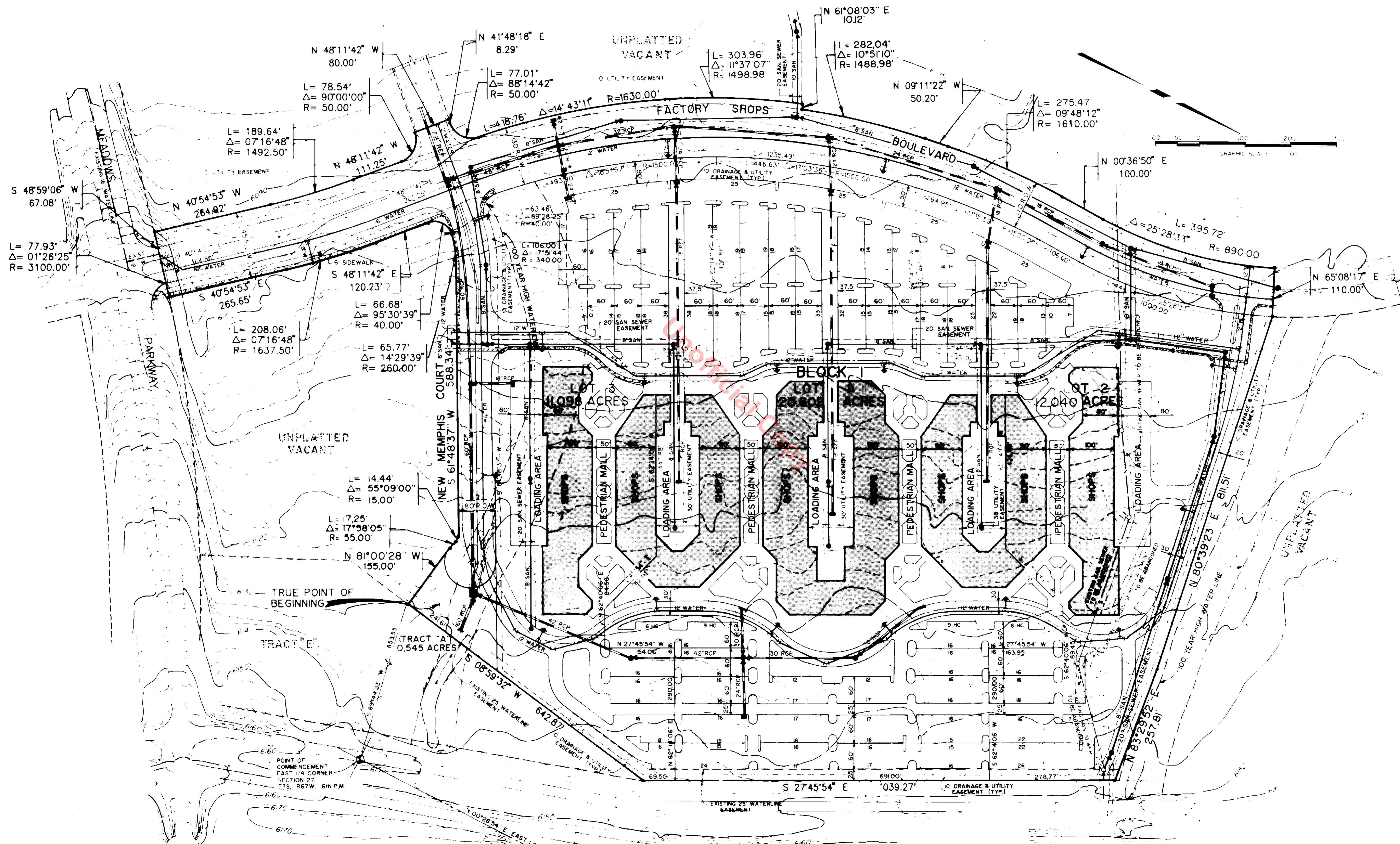
SHEET INDEX

- 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



UNPLANNED VACANT

TRACT 'E'

POINT OF COMMENCEMENT EAST 1/4 CORNER SECTION 27 T7S, R67W, 6th PM

NE CORNER SECTION 27 T7S, R67W, 6th PM

RM
 ROCKY MOUNTAIN CONSULTANTS, INC.
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Date NOV 99 Job No 18H-004-02

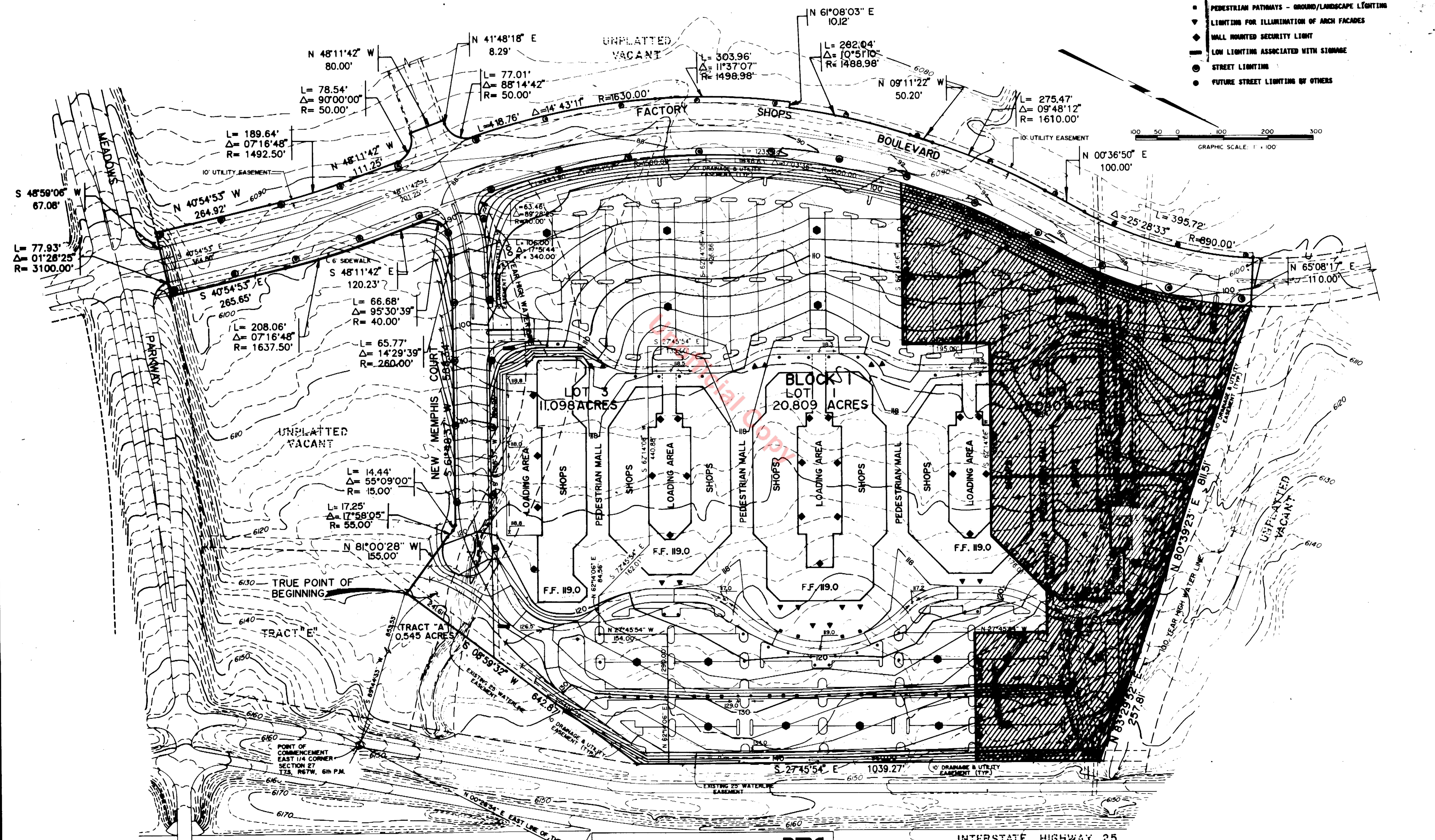
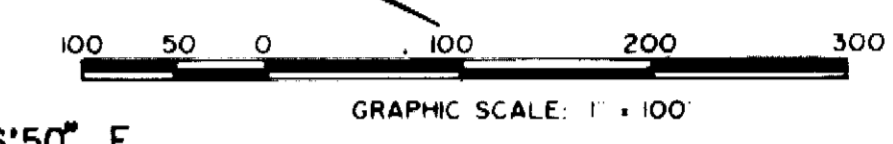
INTERSTATE HIGHWAY 25

CASTLE ROCK FACTORY SHOPS MAJOR MODIFICATION TO FINAL PD SITE PLAN

SHEET 3 OF 3

LEGEND:

- GENERAL PARKING LOT LIGHTING FROM POLE (35'±)
- 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 STORAGE
- STREET LIGHTING
- FUTURE STREET LIGHTING BY OTHERS



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

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Date: NOV. 1991 Job No: 188-001-02

INTERSTATE HIGHWAY 25

GRADING AND LIGHTING PLAN