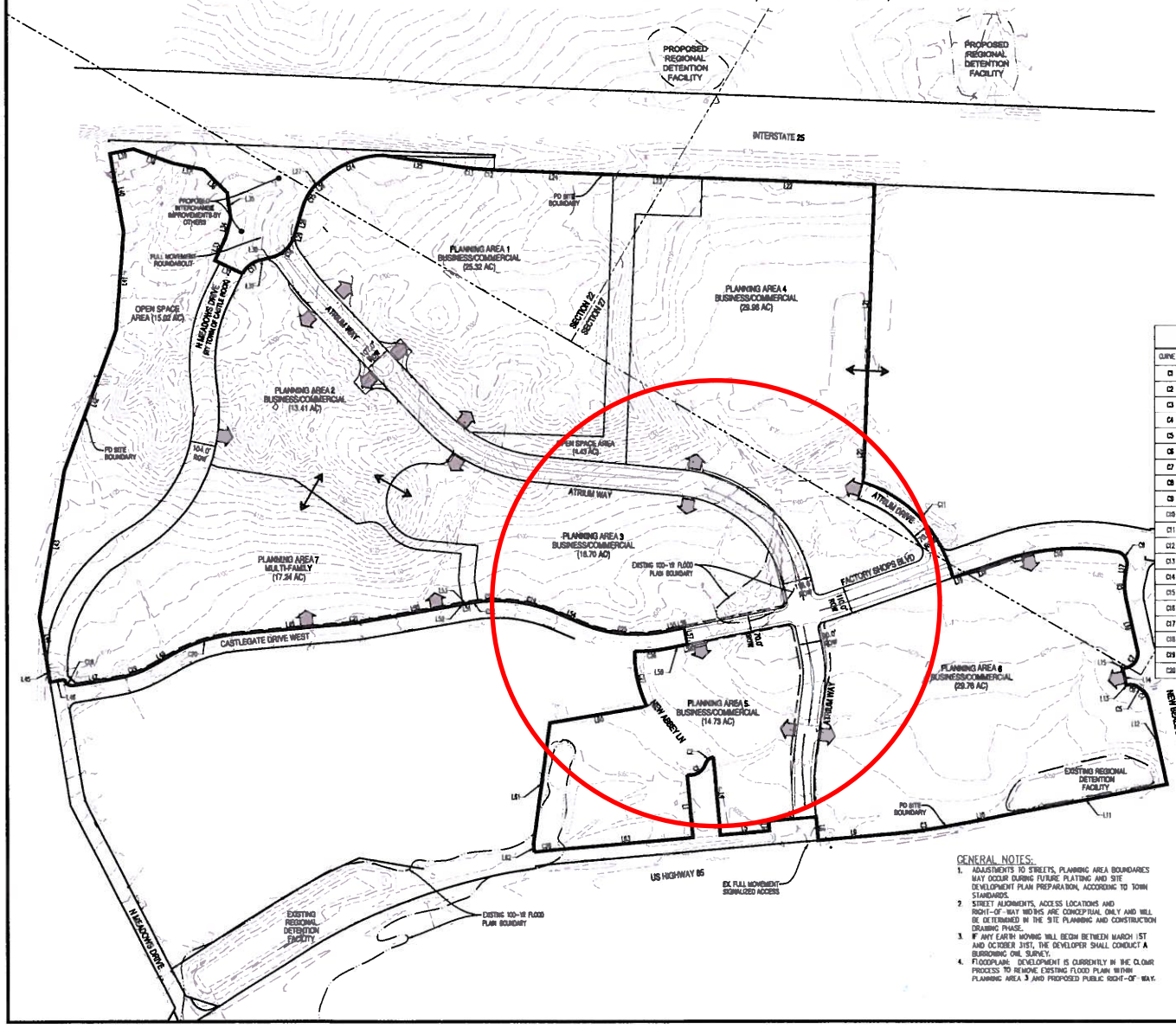
ATTACHMENT D

PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF THE CASTLE PINES COMMERCIAL PD (2000 AMENDMENT)

A PORTION OF SECTIONS 22 AND 27 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N54°34'49"E	255.44'
L4	S34°34'49"W	317.83'
L5	S35°05'11"E	198.31'
L6	N54°34'49"E	38.38'
L7	S35°05'11"E	194.36'
L8	S54°34'49"W	96.38'
L9	S35°05'11"E	291.93'
L10	S40°34'37"E	199.97'
L11	S40°34'37"E	678.29'
L12	N47°05'44"E	352.99'
L13	N42°14'16"W	7.53'
L14	N47°05'44"E	70.00'
L15	S42°14'16"E	15.00'
L16	N47°05'44"E	210.00'
L17	N70°16'52"E	20.81'
L18	N49°22'27"W	108.02'
L19	N49°22'27"W	34.98'
L20	N82°14'08"E	238.17'
L21	N82°14'08"E	867.85'
L22	N27°45'34"W	608.89'

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L23	N27°45'34"W	381.34'
L24	N27°45'34"W	483.66'
L25	N27°17'03"W	294.11'
L26	N15°03'08"W	14.28'
L27	N15°03'08"W	5.54'
L28	S26°40'42"W	112.31'
L29	S26°40'42"W	1.62'
L30	N43°18'33"W	26.38'
L31	N43°18'33"W	22.57'
L32	N4°38'32"W	124.44'
L33	N85°38'08"E	89.87'
L34	N75°08'38"E	81.62'
L35	N52°22'19"E	104.53'
L36	N14°38'47"E	132.94'
L37	N58°47'18"W	133.54'
L38	N9°54'16"W	108.10'
L39	N41°33'02"W	96.17'
L40	S59°08'45"W	200.38'
L41	S54°25'38"W	397.87'
L42	S80°34'48"W	604.97'

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L43	S88°47'03"W	657.05'
L44	S58°53'10"W	188.82'
L45	S58°53'10"W	83.85'
L46	S38°14'38"E	60.00'
L47	S38°14'38"E	171.84'
L48	S58°14'38"E	105.00'
L49	S35°12'57"E	440.94'
L50	S40°08'33"E	439.28'
L51	N40°08'33"W	25.16'
L53	S40°08'33"E	25.16'
L54	S8°33'27"E	100.00'
L55	S41°18'48"E	75.47'
L56	S41°18'48"E	9.85'
L57	S48°41'12"W	70.00'
L58	N41°18'48"W	0.00'
L59	N41°18'48"W	85.65'
L60	N38°28'08"W	388.25'
L61	S87°48'25"W	695.80'
L62	S54°34'38"W	35.62'
L63	S35°05'11"E	543.85'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	95.32'	68.55'	79°40'08"	57.18'	S61°15'32"E
C2	43.22'	60.00'	69°34'38"	23.98'	S70°08'23"E
C3	359.11'	2703.00'	5°48'03"	140.68'	S37°58'54"E
C4	52.64'	85.00'	68°33'38"	27.86'	N24°33'49"E
C5	11.75'	85.00'	8°25'02"	5.88'	N85°34'25"E
C6	45.48'	30.00'	52°01'12"	24.49'	N26°13'49"W
C7	94.25'	60.00'	90°00'00"	60.00'	S87°14'16"E
C8	11.30'	287.50'	2°31'08"	5.74'	N38°01'18"E
C9	79.00'	58.00'	80°31'25"	46.46'	N25°01'10"E
C10	480.35'	945.00'	29°08'34"	245.41'	N34°48'02"W
C11	556.12'	538.00'	59°13'33"	305.78'	N16°53'15"E
C12	41.83'	1430.00'	1°40'48"	20.97'	N38°35'30"W
C13	116.82'	1430.00'	4°40'02"	58.44'	N32°14'04"W
C14	287.36'	378.00'	43°36'08"	151.37'	N53°05'13"W
C15	110.97'	248.50'	25°35'08"	56.43'	S88°38'17"W
C16	132.49'	126.50'	60°00'38"	73.05'	N73°16'55"W
C17	81.51'	107.50'	43°44'22"	46.73'	N67°41'44"W
C18	47.13'	30.00'	90°00'35"	30.00'	S5°45'18"W
C19	168.41'	480.00'	19°58'48"	85.03'	S48°14'38"E
C20	268.37'	635.00'	24°08'04"	135.17'	S47°35'48"E

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C21	76.56'	635.00'	4°54'05"	38.31'	S37°38'30"E
C22	38.63'	635.00'	3°29'08"	19.32'	S38°22'09"E
C23	94.54'	635.00'	8°31'48"	47.34'	S32°21'35"E
C24	338.77'	635.00'	31°37'38"	120.80'	S17°18'48"E
C25	342.82'	585.00'	34°48'21"	176.91'	S23°36'38"E
C26	132.85'	635.00'	11°58'15"	66.67'	N35°22'10"W
C27	232.07'	500.00'	26°35'06"	118.15'	S47°45'07"W
C28	103.16'	2445.00'	2°25'04"	51.60'	S38°17'43"E

GENERAL NOTES:

1. ADJUSTMENTS TO STREETS, PLANNING AREA BOUNDARIES MAY OCCUR DURING FUTURE PLATTING AND SITE DEVELOPMENT PLAN PREPARATION, ACCORDING TO TOWN STANDARDS.
2. STREET ALIGNMENTS, ACCESS LOCATIONS AND RIGHT-OF-WAY WIDTHS ARE CONCEPTUAL ONLY AND WILL BE DETERMINED IN THE SITE PLANNING AND CONSTRUCTION DRAWING PHASE.
3. IF ANY EARTH MOVING WILL BEGIN BETWEEN MARCH 1ST AND OCTOBER 31ST, THE DEVELOPER SHALL CONDUCT A BURROWING OWL SURVEY.
4. FLOODPLAIN: DEVELOPMENT IS CURRENTLY IN THE CLOMR PROCESS TO REMOVE EXISTING FLOOD PLAIN WITHIN PLANNING AREA 3 AND PROPOSED PUBLIC RIGHT-OF-WAY.

LEGEND:

INTERNAL PEDESTRIAN OR VEHICLE CONNECTION

PUBLIC ACCESS

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN
PROJECT NO. PDP14-0007

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ALBERTA DEVELOPMENT PARTNERS, LLC

STAMP

PROMENADE AT CASTLE ROCK

CASTLE ROCK, COLORADO

PROMENADE CASTLE ROCK, LLC

#	Date	Issue / Description
	10/06/2014	Submitted
	12/10/2014	Re-Submitted
	04/13/2015	Re-Submitted

Project No.
Drawn By
Checked By
Date
Dwg File

SHEET TITLE

SITE PLAN