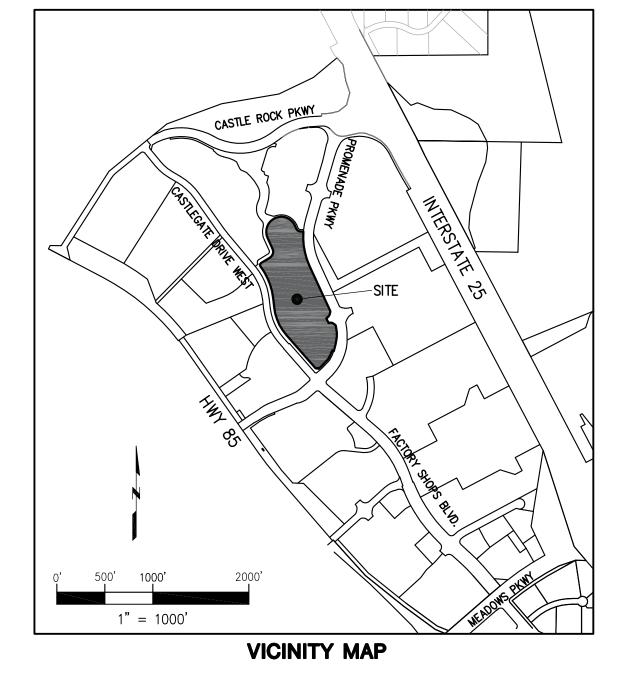
# PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTION 22 AND SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE CERTIFICATION	OWNERSHIP CERTIFICATION				
I,, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND	THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.				
LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.	CANDA RED CHOKECHERRY LLC, A COLORADO LIMITED LIABILITY COMPANY BY: PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER				
AUTHORIZED REPRESENTATIVE DATE LAND TITLE GUARANTEE COMPANY	BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER				
NOTARY BLOCK	BY				
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF,	DONALD G. PROVOST, MANAGER				
20 BY AS AUTHORIZED REPRESENTATIVE	NOTARY BLOCK				
OF	SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF, 20				
WITNESS MY HAND AND OFFICIAL SEAL.  NOTARY PUBLIC	BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF CANDA RED CHOKECHERRY LLC, A COLORADO LIMITED LIABILITY COMPANY				
MY COMMISSION EXPIRES:					
	WITNESS MY HAND AND OFFICIAL SEAL.				
	NOTARY PUBLIC				
LIENHOLDER SUBORDINATION CERTIFICATE	MY COMMISSION EXPIRES:				
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF					
CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED NOVEMBER 12, 2019 AT RECEPTION NUMBERS 201976417, 2019076425 2019076428 AND 2019076462 AND, DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.	OWNERSHIP CERTIFICATION  THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,				
DOUGHERTY FUNDING LLC	COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.				
BY:	CANADIAN BLUE FESCUE LLC, A COLORADO LIMITED LIABILITY COMPANY BY: PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER				
SIGNED THIS DAY OF, 20	BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER				
NOTARY BLOCK	BY DONALD G. PROVOST, MANAGER				
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF,	NOTARY BLOCK				
20 BY AS AUTHORIZED REPRESENTATIVE	SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF, 20				
MITNESS MY HAND AND OFFICIAL SEAL.	BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF CANADIAN BLUE FESCUE LLC, A COLORADO LIMITED LIABILITY COMPANY				
NOTARY PUBLIC	LIADILITI COMPANI				
MY COMMISSION EXPIRES:	WITNESS MY HAND AND OFFICIAL SEAL.				
	NOTARY PUBLIC				
	MY COMMISSION EXPIRES:				
OWNERSHIP CERTIFICATION	OWNERSHIP CERTIFICATION				
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.	THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.				
CLARY SAGE LLC, A COLORADO LIMITED LIABILITY COMPANY BY: PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER	COMMON PURPLE LILAC LLC, A COLORADO LIMITED LIABILITY COMPANY BY: PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER				
BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER	BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER				
BY DONALD G. PROVOST, MANAGER	BY DONALD G. PROVOST, MANAGER				
NOTARY BLOCK	NOTARY BLOCK				
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF, 20	SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF, 20				
BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF CLARY SAGE LLC, A COLORADO LIMITED LIABILITY COMPANY	BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF COMMON PURPLE LILAC LLC, A COLORADO LIMITED LIABILITY COMPANY				
WITNESS MY HAND AND OFFICIAL SEAL.	WITNESS MY HAND AND OFFICIAL SEAL.				
NOTARY PUBLIC	NOTARY PUBLIC				



CONTACTS: **DEVELOPER:** PROMENADE CASTLE ROCK LLC 5750 DTC PARKWAY, SUITE 100 GREENWOOD VILLAGE, CO 80111 PHONE: 303-771-4004 CIVIL ENGINEER: ELEVATION CONSULTING GROUP LTD PO BOX 280869 LAKEWOOD, CO 80226 PHONE: 303-204-5065 SURVEYOR: AZTEC CONSULTANTS, INC. 300 S. MINERAL AVE, SUITE 1 LITTLETON, CO 80122 PHONE: 303-713-1898 ARCHITECT: GALLOWAY & COMPANY 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 PHONE: 303-260-7277 PLANNER: LANDDESIGN 1360 WALNUT STREET. SUITE 102 BOULDER, CO 80302 PHONE: 720-274-0814

## SHEET INDEX

1 COVER SHEET 2 PD PLAN

### **PURPOSE STATEMENT**

THE PURPOSE OF THIS AMENDMENT TO THE PROMENADE AT CASTLE ROCK PDP IS TO REVISE THE PERMITTED USES OF PLANNING AREA 3 ONLY TO ADD MULTI-FAMILY AND OPEN SPACE PRIVATE USES. THIS PDP AMENDMENT TOGETHER WITH THE PROMENADE AT CASTLE ROCK PDP MAKE UP THE ENTIRETY OF THE ZONING PLAN FOR THE PROMENADE AT CASTLE ROCK.

# LEGAL DESCRIPTION

LOT 2A-1, 2A-2, 2A-3 AND 2A-4, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

	PDP COMPARISON CHART										
PROMENADE AT CASTLE ROCK PDP				PROMENADE AT CASTLE ROCK PDP AMENDMENT NO. 1							
PROJECT#	JECT# PDP15-005				PROJECT	PDP20-0002					
PLANNING	ZONING (USE AREA)	GROSS	MAX	% OF	MAX BLDG	PLANNING	ZONING (USE AREA)	GROSS	MAX	% OF	MAX BLDG
AREA		PLANNING	DWELLING	TOTAL	GROUND	AREA		PLANNING	DWELLING	TOTAL	GROUND
		AREA	UNITS	PROPERTY	COVERAGE			AREA	UNITS	PROPERTY	COVERAGE
						3A	MULTI-FAMILY	9.92	300	59.4%	N/A
						3B	BUSINESS/COMMERCIAL	4.87	N/A	29.2%	0.25
3	BUSINESS/COMMERCIAL	16.70	N/A	100.0%	0.25	3C	OPEN SPACE PRIVATE	0.50	N/A	3.0%	N/A
						3 (remaining)	BUSINESS/COMMERCIAL	1.41	N/A	8.4%	N/A

TOTAL 16.70 100.0% 16.70 16.70 100.0% NOTE: 25% MAXIMUM BUILDING GROUND COVERAGE FOR EACH BUSINESS/COMMERCIAL PLANNING AREA ALLOWED CONSIDERING AGGREGAE OF THE BUSINESS/COMMERCIAL PLANNING AREAS DO NOT EXCEED 1000,000 SQUARE FEET TOTAL.

URVEYOR'S	CERTIFICATION

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAN DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAN DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

ANTHONY K. PEALL DATE
PLS #38636
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122

# DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION

THIS PLAN DEVELOPMENT PLAN AMENDMENT THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT	
DAY OF, 20	
·	
DOUGLAS COUNTY CLERK AND RECORDER	
DV	

LANNING COMMISSION RECOMMENDATION
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CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

# TOWN COUNCIL APPROVAL

TOWN CLERK

THIS PLAN DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR DATE

ATTEST:

PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1

T PLAN AMENDMENT NO. 1
PROJECT NO. PDP20-0002

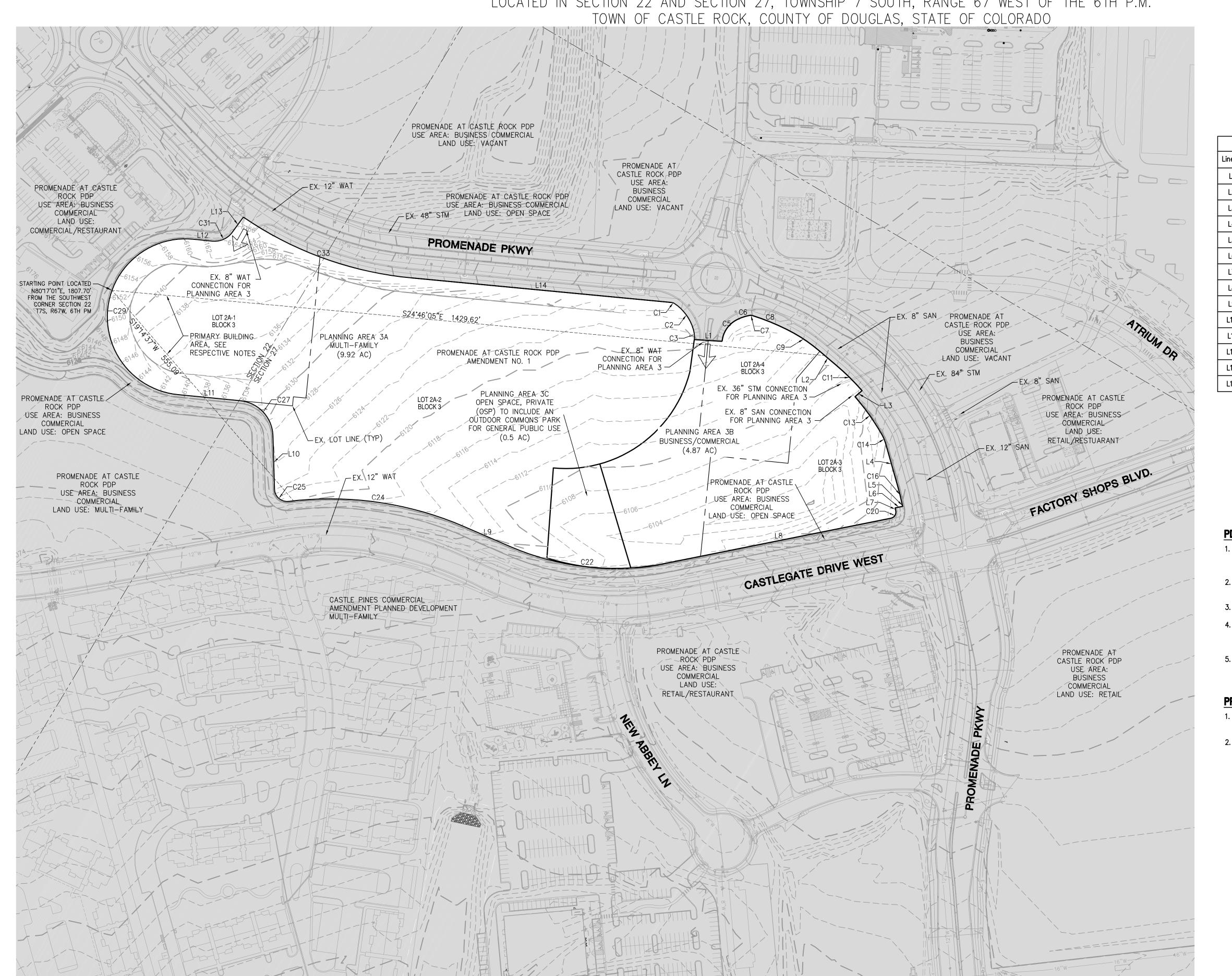
SHEET 1 OF 2

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# PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1 LOCATED IN SECTION 22 AND SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



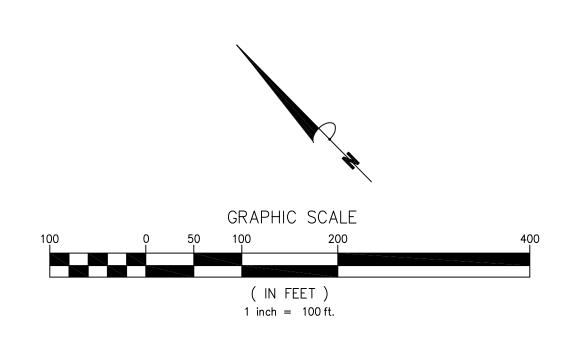
Line Table			Curve Table					
Line #	Length	Direction	Curve #	Delta	Radius	Length	Chord	
L1	55.52'	S26° 23′ 52″E	C1	029° 08′ 30″	15.00'	7.63'	S10° 01' 45"E 7.55'	
L2	45.88'	S10° 20' 19"W	C2	039° 24' 15"	94.00'	64.65'	S24° 14′ 38″W 63.38′	
L3	18.50'	N71° 06' 43"W	C3	021° 35' 35"	54.00'	20.35'	S54° 44' 33"W 20.23'	
L4	87.90'	S44° 13′ 24″W	C5	058° 04' 33"	54.50'	55.24'	S85° 15′ 43″E 52.91′	
L5	3.79'	S48° 40' 12"W	C6	016° 17′ 38″	89.50'	25.45'	S48° 50' 20"E 25.37'	
L6	15.00'	N41° 19' 48"W	C7	028° 21' 24"	15.00'	7.42'	S26° 30′ 49″E 7.35′	
L7	6.15'	S48° 40' 12"W	C8	008* 43' 44"	481.00'	73.28'	S07° 58' 15"E 73.21'	
L8	457.40'	N41° 19' 48"W	C9	013° 56' 57"	316.00'	76.93'	S03° 21' 50"W 76.74'	
L9	100.00'	N06° 33' 27"W	C11	008° 32′ 58″	481.00'	71.77	S14° 36′ 48″W 71.71′	
L10	107.51	N58° 16' 49"E	C13	011° 48′ 25″	462.50'	95.31'	S24° 47′ 30″W 95.14′	
L11	125.57	N24° 22' 57"W	C14	013° 31′ 41″	65.00'	15.35'	S37° 27′ 33″W 15.31′	
L12	38.09'	S24° 11' 12"E	C16	005° 05' 32"	451.50'	40.13'	S46° 07' 26"W 40.11'	
L13	37.25'	S83° 57' 29"E	C20	090° 00' 00"	12.50'	19.63'	N86° 19′ 48″W 17.68′	
L14	521.86'	S24° 36' 00"E	C22	034° 46' 21"	523.50'	317.71'	N23° 56' 38"W 312.86'	
			C24	030° 26' 50"	676.50'	359.50'	N21° 46′ 52″W 355.28′	
			C25	095° 17' 06"	25.00'	41.58'	N10° 38' 16"E 36.95'	
			C27	082° 39′ 46″	72.00'	103.88	N16° 56' 56"E 95.10'	
			C29	180° 11' 45"	156.00'	490.62	N65° 42' 30"E 312.00'	
			C31	059° 46′ 16″	44.00'	45.90'	S54° 04' 20"E 43.85'	
			C33	029° 01′ 49″	711.00'	360.24	S10° 05' 06"E 356.40'	

# PDP STANDARD NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL
- 2. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C01676G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100—YEAR FLOOD PLAIN.
- 3. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE
- 4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- 5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

# PRIMARY BUILDING AREA NOTES

- 1. PRIMARY BUILDING AREAS ARE LIMITED TO PRIMARY BUILDINGS WITH FLAT ROOFS AT AN ELEVATION OF 6,188' OR LESS NAVD-88 DATUM.
- AREAS OUTSIDE OF THE PRIMARY BUILDING AREA ARE LIMITED TO BUILDINGS AT ELEVATION OF 6,176' OR LESS, NAVD-88 DATUM, AS MEASURED FROM THE PEAK OF THE ROOF.



PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1
PROJECT NO. PDP20-0002

01/27/21 PDP20-0002 RESUBMITTAL
01/20/21 PDP20-0002 RESUBMITTAL
12/09/20 PDP20-0002 RESUBMITTAL
11/09/20 PDP20-0002 RESUBMITTAL
11/09/20 PDP20-0002 RESUBMITTAL
DATE NO. REWISIONS
DATE 10/06/20 JOB NO. 2020019 CH

-XKEWOOD, CO 80226 HONE: (303) 204-5065

Elevation

D PLAN

CASTLE ROC

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SHEET 2 OF 2