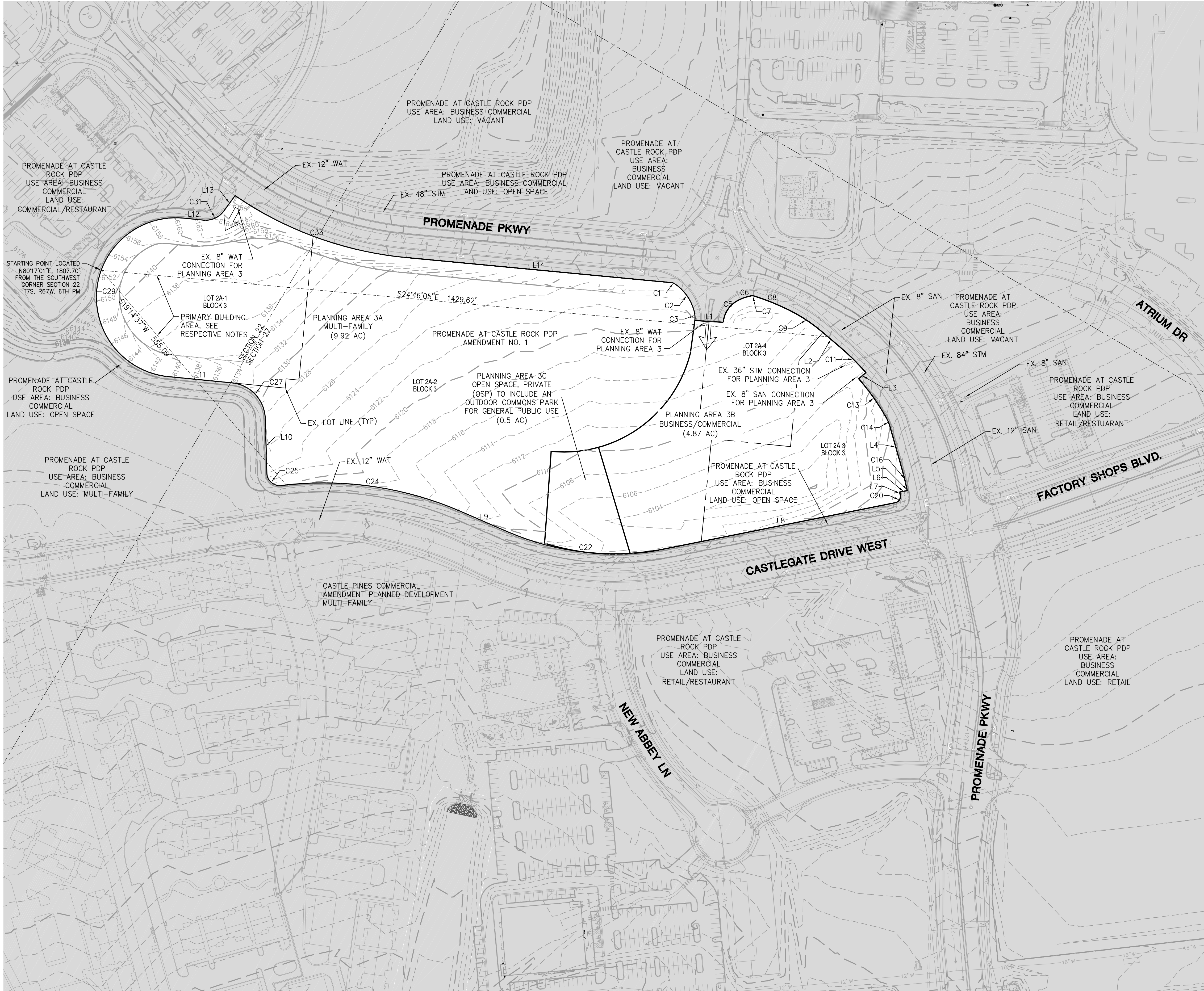


PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1

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



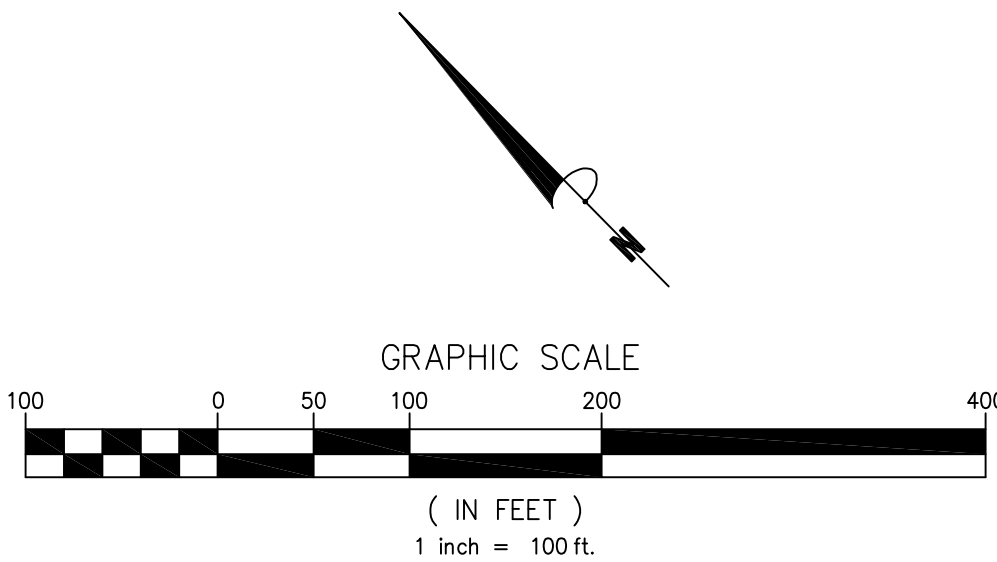
Line Table			Curve Table				
Line #	Length	Direction	Curve #	Delta	Radius	Length	Chord
L1	55.52'	S26° 23' 52"E	C1	029° 08' 30"	15.00'	7.63'	S10° 01' 45"E 7.55'
L2	45.88'	S10° 20' 19"W	C2	039° 24' 15"	94.00'	64.65'	S24° 14' 38"W 63.38'
L3	18.50'	N71° 06' 43"W	C3	021° 35' 35"	54.00'	20.35'	S54° 44' 33"W 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 ESTATES.
- 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.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- 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.
- 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

- 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

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01/20/21

PDP20-0002 RESUBMITTAL

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12/09/20

PDP20-0002 RESUBMITTAL

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11/09/20

PDP20-0002 RESUBMITTAL

LUT

REVISIONS

BY

CHECKED BY

LUT

P.O. BOX 280869

LAKEWOOD, CO 80226

PHONE: (303) 204-5065

Elevation Consulting

PROMENADE AT CASTLE ROCK

PD PLAN

CASTLE ROCK, COLORADO

SHEET

2

SHEET 2 OF 2