



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

August 28, 2026

Brian Krombein, PE, PLS
Vermilion Peak Engineering
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129

RE: Traffic Conformance Letter to Support the Development of an Advance Auto Parts Store in the Lagae Family Trust Minor Development in Castle Pines

Dear Brian,

Sustainable Traffic Solutions has prepared this traffic conformance letter to support the development of an Advance Auto Parts store in the Lagae Family Trust Minor Development. The following sections describe the project and compare the trip generation for the proposed land use to the land use assumed in the most current traffic impact study for the overall development.

Introduction / Project Description

The Advance Auto Parts store will be located on Lot 5 of the Lagae Family Trust Minor Development; the southwest corner of Castle Pines Parkway / Lagae Road. Access to the store will be from an internal roadway that is adjacent to a right-in/right-out access to Lagae Road. Considering the roundabout at Lagae Road / Hyde Park Circle, this store will effectively have full movement access to Lagae Road. A $\frac{3}{4}$ turn access from Castle Pines Parkway will also provide access to the store. Figure 1 contains a vicinity map showing the location of the Advance Auto Parts store, and Figure 2 contains a site layout including a 6,912 ft² building.

Proposed Conditions

The trip generation assumed in the traffic impact study for the Lagae Family Trust Minor Development¹ (Rick Engineering study) was compared against the trip generation for the proposed Advance Auto Parts store. The Rick Engineering study assumed a 3,000 ft² high turnover (sit-down) restaurant for Lot 5. Table 1 contains a comparison of the Advance Auto Parts store with the high turnover (sit-down) restaurant. It shows that the Advance Auto Parts store is expected to generate 56 more trips on a daily basis, but the peak hour trip generation for the two land uses is expected to be very similar. During the morning peak hour, 11 fewer trips are expected. However, seven additional trips are expected during the evening peak hour.

Conclusions / Recommendations

Constructing the Advance Auto Parts store on Lot 5 in place of the 3,000 ft² restaurant that was assumed in the Rick Engineering Study will have minimal impact on the traffic operations on the adjacent streets and intersections because the peak hour trip generation for the two uses is very similar. The proposed site access will be sufficient for the operation of the store, so no changes

¹ Parkway Plaza Trip Generation Assessment. Rick Engineering Company. March 20, 2024.

Brian Krombein, PE, PLS

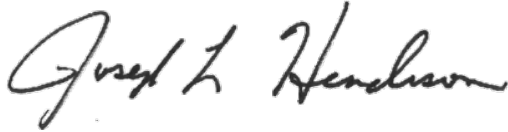
August 28, 2026

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will be required. Therefore, the impact of the traffic generated by the Advance Auto Parts store will be comparable to the impact of the high turnover (sit-down) restaurant.

Please contact me with questions.

Sincerely,



Joseph L. Henderson, PE, PTOE
Project Manager / Principal

Advance Auto Parts Traffic Conformance Letter

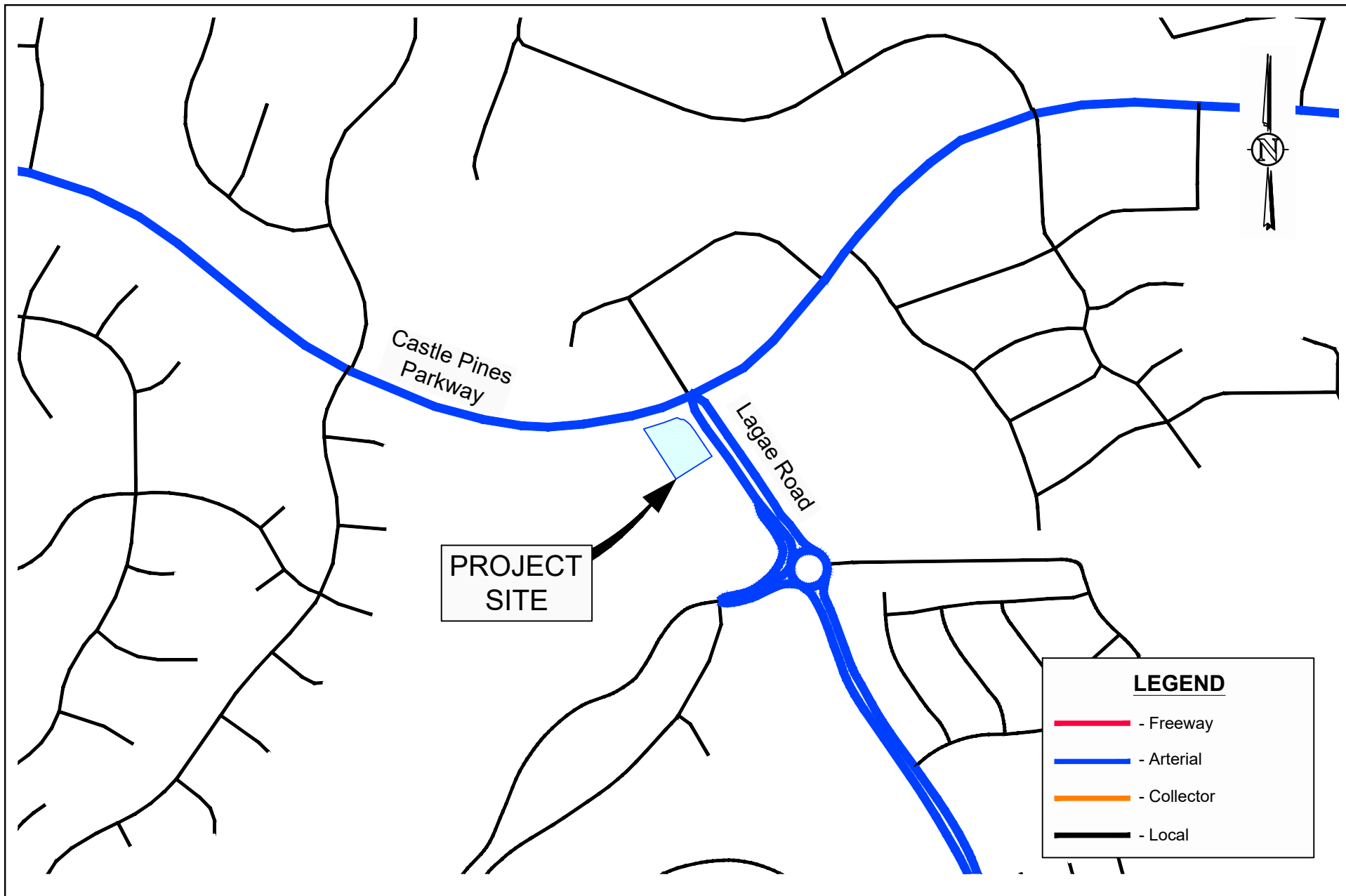


Attachments

Cover Page of the Rick Engineering Study

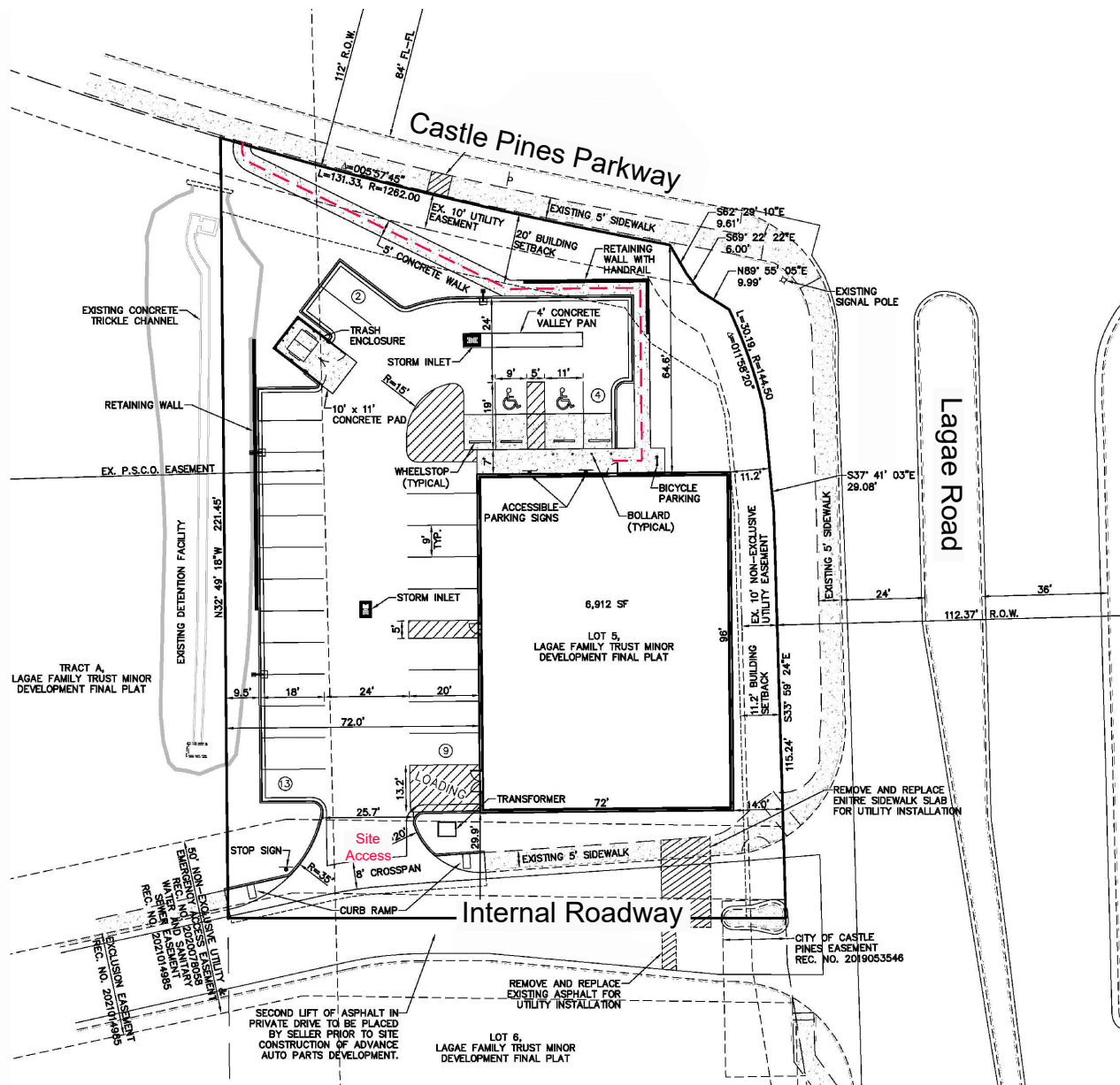
Conclusion Pages from the Rick Engineering Study

Lagae Family Trust Minor Development Final Plat



Advance Auto Parts Traffic Conformance Letter VICINITY MAP

Scale	1" = 500'	Date	August 28, 2026	Drawn by	JLH	Job #	Vermilion Peak Engineering	Figure	1
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Advance Auto Parts Traffic Conformance Letter SITE PLAN

Scale	NTS	Date	August 28, 2026	Drawn by	JLH	Job #	Vermilion Peak Engineering	Figure	2
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Table 1. Trip Generation Estimate

Land Use	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Land Use Proposed in the Rick Engineering Company Study ¹															
High Turnover (Sit-Down) Restaurant ²	932	3.0	1,000 ft ²	107.20	322	161	161	9.57	29	16	13	9.05	27	16	11
Proposed Land Use															
Automotive Parts Sales ³	843	6.912	1,000 ft ²	54.57	378	189	189	2.51	18	10	8	4.86	34	17	17
Difference	---	---	---	---	56	28	28	---	-11	-6	-5	---	7	1	6

Notes:

1. Parkway Plaza Trip Generation Assessment. Rick Engineering Company. March 20, 2024.
2. The trip generation estimate is based on rates contained in Trip Generation Manual, 11th Edition (Institute of Transportation Engineers, September 2021). The peak hour trip generation estimates are based on the peak hour of the adjacent street.
3. The trip generation estimate is based on rates contained in Trip Generation Manual, 12th Edition (Institute of Transportation Engineers, August 2025). The peak hour trip generation estimates are based on the peak hour of the adjacent street.

March 20, 2024

Mr. Dalton Horan
Ventana Capital
8678 Concord Center Drive, Unit 200
Englewood, Colorado 80112

SUBJECT: PARKWAY PLAZA TRIP GENERATION ASSESSMENT
(RICK ENGINEERING COMPANY JOB NUMBER 19952)

Dear Mr. Horan:

The following letter has been prepared to quantify the expected traffic generation of the proposed Parkway Plaza, previously known as the Lagae Family Trust site, located on the southwest corner of the Castle Pines Parkway / Lagae Road intersection in the City of Castle Pines, Colorado. This letter compares the trip generation of the proposed project with the land uses that were previously proposed in the approved *Lagae Family Trust Parcel Traffic Impact Analysis* (Rick Engineering, May 14, 2020) and supersedes the previous trip generation letter that was prepared by Rick Engineering on June 23, 2021. The project proposes to construct the following land uses within the 10-acre site:

- Lots 1 and 2 - 115,100 square-foot self-storage facility
- Lot 3 - 3,900 square-foot fast food restaurant with drive-through service
- Lot 4 - 20,000 square-foot proton therapy facility
- Lot 5 - 3,000 square-foot high turnover (sit-down) restaurant
- Lot 6 - 2,800 square-foot high turnover (sit-down) restaurant

Access to the proposed project would remain unchanged from the approved TIA report. **Exhibit 1** shows the project site plan.

PROJECT TRIP GENERATION

Based on the 11th edition of the Institute of Transportation Engineer's (ITE) Trip Generation publication, the trip generation rates for Mini-Warehouse (Land Use 151), Fast-Food Restaurant with Drive-Through Window (Land Use 934), Research and Development Center (Land Use 760), and High-Turnover (Sit-Down) Restaurant (Land Use 932) were utilized for the proposed project. **Attachment A** contains the trip generation rates sheets. Based on these rates the proposed project is estimated to generate 2,834 ADT with 261 trips during the AM peak hour (143 inbound/118 outbound) and 218 (109 inbound/109 outbound) during the PM peak hour. Because the proposed uses include a mix of restaurant and office uses, project trips internal to the site were calculated using the *NCHRP Report 684 Internal Capture Estimation Tool*. The internal capture calculation worksheets are contained in **Attachment B**. Therefore, the project is estimated to generate a net total of 2,754 ADT with 251 trips during the AM peak hour (138 inbound/113 outbound) and 214 (107 inbound/107 outbound) during the PM peak hour.

Conclusions of Standard TIS

CONCLUSIONS

This traffic letter evaluated the traffic conditions associated with proposed project that consists of the following land uses and compared the results with the previously approved TIA:

- Lots 1 and 2 - 115,100 square-foot self-storage facility
- Lot 3 - 3,900 square-foot fast food restaurant with drive-through service
- Lot 4 - 20,000 square-foot proton therapy facility
- Lot 5 - 3,000 square-foot high turnover (sit-down) restaurant
- Lot 6 - 2,800 square-foot high turnover (sit-down) restaurant

As a result of the intersection operations analysis and queueing analysis of the proposed project, it is expected that the change in land uses would not alter the findings and recommendations in the approved *Lagae Family Trust Parcel Traffic Impact Analysis* (Rick Engineering Company, May 14, 2020).

If you have any questions, please contact me on my direct office line at (619) 908-3503 or by email at dmizell@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY



David Mizell, AICP
Associate Traffic Planner



Brian Stephenson, PE, PTOE
Associate Principal

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Attachments

LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT

LOCATED IN SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M. CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO SHEET 1 OF 2

10.325 ACRES 6 LOTS AND 1 TRACT
CASE NO. MDV19-001

Master Site Plan



PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, BEING CONSIDERED TO BEAR NORTH 00°36'25" WEST, A DISTANCE OF 2521.89 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

—THE WEST QUARTER CORNER OF SAID SECTION 3 BEING A FOUND 3.25" ALUMINUM CAP PLS 10734 MATCHING MONUMENT RECORD FILED 7/31/17.

—THE SOUTHWEST CORNER OF SAID SECTION 3 BEING A FOUND 3.25" ALUMINUM CAP PLS 14166 MATCHING MONUMENT RECORD FILED 6/6/90. COMMENCING AT SAID WEST QUARTER CORNER;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 00°36'25" EAST, A DISTANCE OF 780.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CASTLE PINES PARKWAY AND THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 24°42'28", WHOSE CHORD BEARS SOUTH 81°40'58" EAST A DISTANCE OF 534.87 FEET, FOR A DISTANCE OF 539.04 FEET TO THE WESTERLY END OF THAT PARCEL DESCRIBED AT RECEPTION NO. 01066669;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. THENCE SOUTH 33°49'41" EAST, A DISTANCE OF 13.80 FEET;
2. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,262.00 FEET, A CENTRAL ANGLE OF 17°32'32", WHOSE CHORD BEARS NORTH 76°52'50" EAST A DISTANCE OF 384.88 FEET, FOR AN ARC DISTANCE OF 386.39 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2019053545;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

1. THENCE SOUTH 62°31'19" EAST, A DISTANCE OF 9.61 FEET;
2. THENCE SOUTH 69°24'31" EAST, A DISTANCE OF 6.00 FEET;
3. THENCE NORTH 89°52'56" EAST, A DISTANCE OF 9.99 FEET;
4. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 144.50 FEET, A CENTRAL ANGLE OF 11°58'20", WHOSE CHORD BEARS SOUTH 51°27'31" EAST A DISTANCE OF 30.14 FEET, FOR AN ARC DISTANCE OF 30.19 FEET;
5. THENCE SOUTH 37°43'12" EAST, A DISTANCE OF 29.08 FEET;
6. THENCE SOUTH 34°01'33" EAST, A DISTANCE OF 128.19 FEET;
7. THENCE SOUTH 41°26'10" EAST, A DISTANCE OF 90.74 FEET TO THE SOUTHERLY POINT OF SAID PARCEL AND THE WESTERLY RIGHT-OF-WAY OF LAGAE ROAD;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 33°49'34" EAST, A DISTANCE OF 285.20 FEET TO THE NORTHERLY LINE OF TRACT Q, LAGAE RANCH FILING 1, FIRST AMENDMENT, RECEPTION NO. 2017072361, BEING ALSO THE NORTHERLY LINE OF LAGAE RANCH FILING 1, RECEPTION NO. 200802081;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. THENCE NORTH 89°29'13" WEST, A DISTANCE OF 484.39 FEET TO THE NORTHWEST CORNER OF SAID TRACT Q;
2. THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LAGAE RANCH FILING 1 NORTH 89°31'01" WEST, A DISTANCE OF 778.70 FEET TO SAID WESTERLY LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID WESTERLY LINE NORTH 00°36'25" WEST, A DISTANCE OF 450.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 449,745 SQUARE FEET OR 10.325 ACRES, MORE OR LESS.

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RICK ENGINEERING TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RICK ENGINEERING RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 597-H0562593-023-CN4, AMENDMENT NO. 2, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF DECEMBER 5, 2019.

5.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, ASSUMED TO BEAR NORTH 00°36'30" WEST A DISTANCE OF 2521.82 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

6.) MINIMUM 10-FOOT WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AS DEPICTED ON THE PLAT. THESE EASEMENTS ARE DEDICATED TO THE CITY OF CASTLE PINES FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

7.) THE PRIVATE ACCESS EASEMENTS NOTED ON THIS PLAT SHALL BE PER SEPARATE WRITTEN AGREEMENT RECORDED IN THE REAL PROPERTY RECORDS PRIOR TO THE DATE OF ANY CONVEYANCE OF ANY LOT SHOWN HEREON, WHICH SEPARATE AGREEMENT SHALL PROVIDE ACCESS EASEMENTS IN AND FOR THE LOTS AND TRACTS OVER AND ACROSS THE PRIVATE ACCESS EASEMENTS AND SHALL PROVIDE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH PRIVATE ACCESS EASEMENTS.

TITLE CERTIFICATION

WE, _____, A QUALIFIED TITLE INSURANCE COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS:

DATE _____ BY: _____ AS: _____

STATE OF _____)
COUNTY OF _____) SS.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES, AND BENEFICIARIES OF DEEDS OF TRUST OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDE AND PLATTED SAID LANDS INTO LOTS AND TRACTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF LAGAE FAMILY TRUST MINOR DEVELOPMENT. THE RIGHT-OF-WAY AND EASEMENTS SHOWN HERON AND NOT OF PRIOR RECORD ARE HEREBY DEDICATED TO THE CITY OF CASTLE PINES, COLORADO, FOR USE DIRECTLY, OR THROUGH THE VARIOUS SERVICE PROVIDERS, FOR ALL UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS. THE CITY OF CASTLE PINES AND THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT-OF-WAY AND EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE RIGHT-OF-WAY SHOWN HEREON IS DEDICATED AND CONVEYED TO THE CITY OF CASTLE PINES, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

LAGAE FAMILY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
BY: LAGAE PROPERTIES CORPORATION, GENERAL PARTNER

BY: _____
CYNDI L. LYDEN, PRESIDENT

ATTEST: (IF CORP.)

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 13, 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF CASTLE PINES SUBDIVISION REGULATIONS. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

ROBERT J. HENNESSY, P.L.S. 34580, LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY OF CASTLE PINES, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON OR IN THE RESOLUTION APPROVING THIS PLAT.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDVIDER AND NOT THE CITY OF CASTLE PINES.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

PLAT DEDICATIONS ARE HEREBY ACCEPTED.

MAYOR _____ ATTEST _____

PLANNING COMMISSION CERTIFICATE

THIS MINOR DEVELOPMENT FINAL PLAT (NO. MDV19-001) WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE ON OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT ____M ON THE _____ DAY OF _____, 20____

RECEPTION NO. _____

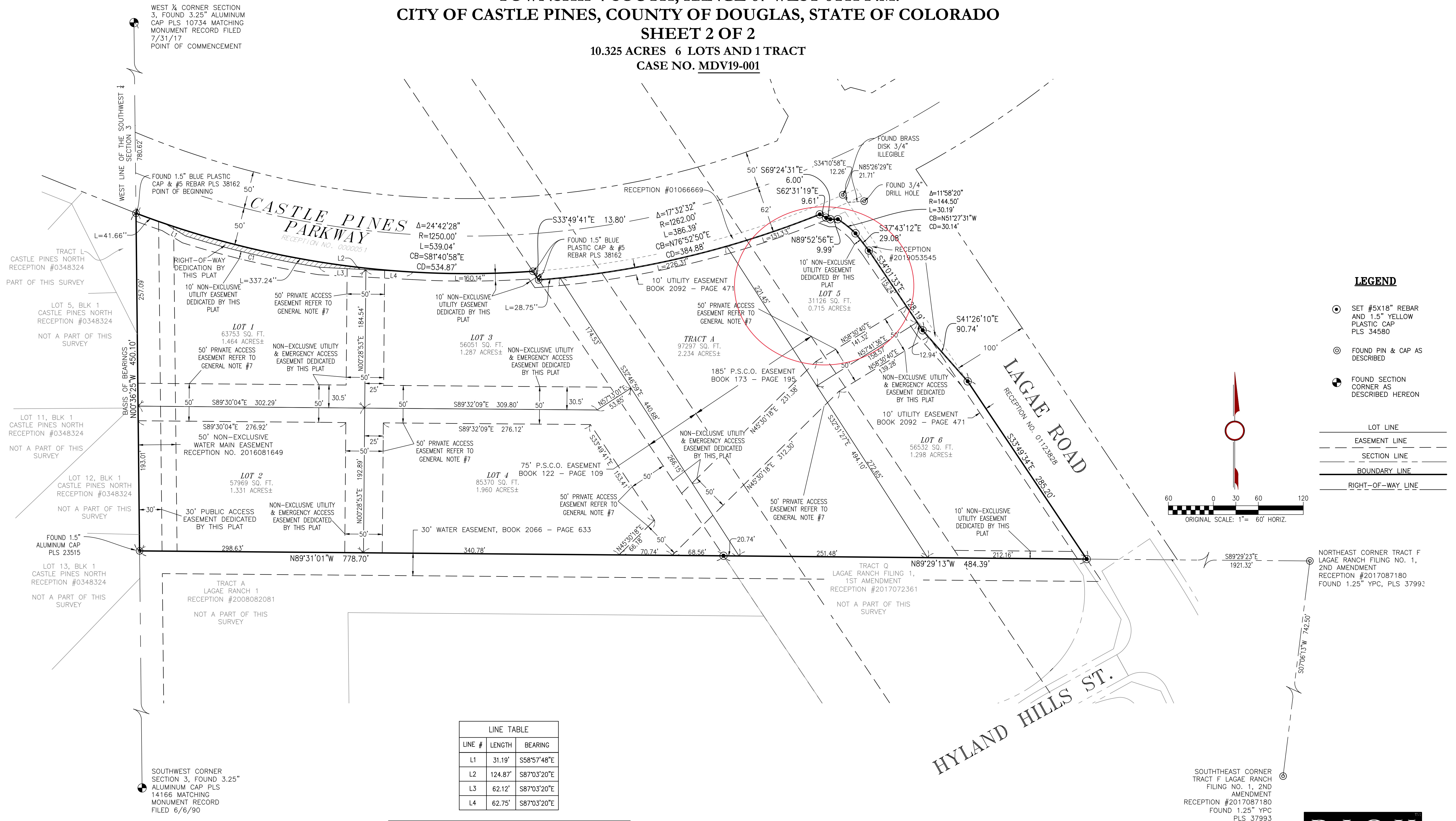
DOUGLAS COUNTY CLERK AND RECORDER _____



LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT

LOCATED IN SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2

10.325 ACRES 6 LOTS AND 1 TRACT
CASE NO. MDV19-001



RICK
ENGINEERING COMPANY
9801 E EASTER AVE.
CENTENNIAL, CO 80112
PH. (303) 537-8020