

Open Space / Buffer / Drainage per
Section 17.32.050 - Open Space/ Public
Land dedication

Pocket Park in Soleana

Pocket Park

Natural trail alignment will be reviewed
and approved by Town of Castle Rock
Trails Planner. Final trail alignment will
be flagged and constructed by a PTBA
Contractor

Fire access / turnaround

Landscape buffer

Trail connection to Metzler
Open Space

Benefits of Alexander Place Overall Master Plan

- Designed as overall Master Plan with Soleana, Cooper-Hook and Alexander Place parcels
- Same owner for entire Master Plan
- Same Metro District for entire Master Plan
- All single family detached lots for entire Master Plan
- Interconnected utilities, road networks, trails, and open space
- Regional detention facility to manage storm drainage for three parcels within the entire Master Plan

OPEN SPACE SUMMARY

Total acreage of Master Plan	15.518 Acres
• Cooper-Hook PD Plan	7.142 Acres
• Alexander Place PD Plan	8.37 Acres

PREVIOUSLY DEDICATED OPEN SPACE FOR COOPER-HOOK PD PLAN: 7.178 ACRES

TOTAL REQUIRED PRIVATE OPEN SPACE: 1.80 ACRES

TOTAL PROVIDED PRIVATE OPEN SPACE: 2.50 ACRES

NOTE: A COMBINED MINIMUM OF 2.5 ACRES OF PRIVATE OPEN SPACE WILL BE PROVIDED IN OSP-1 AND OSP-2. ACREAGES TO BE DEFINED AT SDP.