Ref #2020072794, Date: 8/7/2020 4:35 PM, Pages: 1 of 4 ,RECORDING $43.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001

Know what's below. Call before you dig.

TITLE CERTIFICATION

I, Brenda Beeler, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUISINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 11th DAY OF June, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June, 2020 BY Brenda Beeler AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL,

Nicole Lindsey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/18/20

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO.

ON THE 5th DAY OF August, 2020

MAYOR — DATE 8.5.2020

ATTEST:

Lisa Anderson — TOWN CLERK — DATE 8.5.2020

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO.

ON THE 12th DAY OF MARCH, 2020

CHAIR — DATE 7/28/20

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES — DATE 7/9/2020

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.

MARTINEZ REAL ESTATE COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY Robert Martinez
SIGNED THIS 11 DAY OF June, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF June, 2020 BY Robert Martinez AS A member OF MARTINEZ REAL ESTATE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

ANNE M MCCLESTER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20014010765 COMMISSION EXPIRES 3/19/2021

MY COMMISSION EXPIRES: 3/19/2021

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN MY OFFICE AT 4:36 O'CLOCK P.M.

THIS 7th DAY OF August, 2020 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 2020072794 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BY: Merlin Klotz DEPUTY
DOUGLAS COUNTY CLERK AND RECORDER

SURVEYORS CERTIFICATION

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

Stacy Lynn Jacobs — 6/10/2020
REGISTERED LAND SURVEYOR — DATE
STACY LYNN JACOBS, PLS 38495

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR STACY LYNN JACOBS 38495 6/10/2020

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CREATE A MIXTURE OF USES AND HOUSING TYPES TO ACCOMMODATE THE HOUSING NEEDS OF A 55+ COMMUNITY THAT WILL CONSIST OF DUPLEXES, APARTMENTS AND ASSISTED LIVING HOUSEHOLDS.

LEGAL DESCRIPTION

RECORD

PARCEL A:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH ½ OF THE NORTH ½ OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

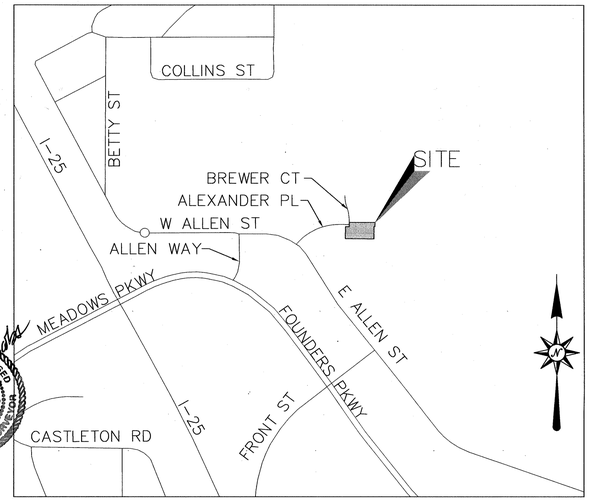
BEGINNING AT THE WEST ½ CORNER OF SAID SECTION 26:
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING:
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET:
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH ½ O OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26, A DISTANCE OF 726.00 FEET:
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26:
THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET:
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 26:
THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.

MEASURED

PARCEL A:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH ½ OF THE NORTH ½ OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ½ CORNER OF SAID SECTION 26:
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING:
THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 343.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26;
THENCE NORTH 89 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 105.82 FEET:
THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 120.02 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26, A DISTANCE OF 726.00 FEET:
THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 120.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26:
THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET:
THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.70 FEET TO THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 26+
THENCE NORTH 89 DEGREES 38 MINUTES WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 364,386 SQUARE FEET OR 8.365 ACRES, MORE OR LESS



VICINITY MAP
SCALE 1" = 2,000'

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	**SF-S/P** (single/paired cottages)	**MF-55+** (55+ residential apartments)	**AL** (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)	Max 125 units or Max 15 units per acre for entire PD		
Overall Minimum Open Space for entire PD	20% of gross site area		
Maximum FAR (for entire PD)	Maximum 60%		
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32' (1 story cottages)	57' (avg 3 1/2 story apartment building). 3 stories exposed at one end and 4 stories exposed at opposite end	35' (2 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	-	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
Parking for each Zone Category/Planning Area	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.

LAND USE SUMMARY TABLE			
TOTAL SITE AREA = 8.37 AC			
LAND USE	**PERMITTED USE**	**ACRES PROVIDED (AC)**	**PERCENTAGE OF PROPERTY**
AL	AL	0.87	10.39%
SF-S/P	SF-S/P	2.91	34.77%
MF-55+	MF-55+	1.42	16.97%
OS-PUBLIC	OS-PUBLIC	1.80	21.51%
PROPOSED ROADWAY	PROPOSED ROADWAY	0.58	6.93%
PROPOSED PUBLIC ROW	PROPOSED PUBLIC ROW	0.77	9.20%

FIRE DEPARTMENT NOTES

1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 8 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES.
3. WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OR LARGER RETAINED TREES.
4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE SEPARATION BETWEEN TREES.
5. THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMEN UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
6. INSTALL A CONTINUOUS NON-IRRIGATE ROCK MULCH BED FOR A MINIMUM OF 3 FEET AROUND THE PERIMETER OF THE BUILDING.
7. MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING, KEEP ALL SHRUB PLANTINGS A MINIMUM OF 3 – 5 FEET FROM THE FOUNDATION. EXCLUDE MORE FLAMMABLE SHRUB SPECIES (CONIFEROUS EVERGREENS) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.

SHEET INDEX

PAGE 1 OF 4 COVER SHEET
PAGE 2 OF 4 PLANNED DEVELOPMENT PLAN
PAGE 3 OF 4 SITE PLAN
PAGE 4 OF 4 ZONING REGULATIONS

CONTACT LIST

OWNER:
MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WAY
CASTLE ROCK, CO 80104
(720) 545-5788
CONTACT: TRAVIS MARTINEZ

ARCHITECT:
SB ARCHITECTURE PC INC.
12625 E EUCLID DR
CENTENNIAL, CO 80111
(720) 221-5412
CONTACT: SHEKHAR BHUSHAN, AIA, NCARB
SBHUSHAN@SBARCHPC.COM

CIVIL ENGINEER:
R&R ENGINEERS-SURVEYORS, INC.
710 W COLFAX AVE
DENVER, CO 80204
(720) 390-5537
CONTACT: CHRIS HILL, PE
CHILL@RRENGINEERS.COM

SURVEYOR:
R&R ENGINEERS-SURVEYORS, INC.
710 W COLFAX AVE
DENVER, CO 80204
(720) 390-5530
CONTACT: ANTONIO SMITH, P.L.S.
TSMITH@RRENGINEERS.COM

WATER:
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
(720) 733-6000
CONTACT: MARK MARLOWE

SANITATION:
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
(720) 733-6000
CONTACT: MARK MARLOWE

FIRE:
CASTLE ROCK FIRE AND RESCUE
300 PERRY ST
CASTLE ROCK, CO 80104
(303) 660-1066

GENERAL NOTES

1. 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.
2. THIS SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) PER MAP 08035C0186G DATED MARCH 16, 2016. NO PROPOSED STRUCTURES SHALL BE BUILT IN THE 100-YEAR FLOOD PLAIN.
3. THIS DEVELOPMENT PLAN DOES NOT APPEAR TO IMPACT THE TOWN OF CASTLE ROCK'S SKYLINE/RIDGELINE PROTECTION REGULATIONS. (SKYLINES AND RIDGELINES, TOWN OF CASTLE ROCK, MAP REVISED MARCH 8, 2017)
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK [BLUE] WATER PRESSURE ZONE.
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.
6. URBAN/WILDLAND INTERFACE AREA MANAGEMENT PLAN EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD).
7. ALEXANDER PLACE IS TO FOLLOW TOWN OF CASTLE ROCK'S RESIDENTIAL CROSS SECTION.

FIRE DEPARTMENT NOTES CONT'D

8. PLANT ONLY DECIDUOUS TREE SPECIES WITHIN THIS ZONE. PROVIDE IRRIGATION AS REQUIRED FOR SUCCESSFUL ESTABLISHMENT AND LONG TERM HEALTH OF NEW TREES.
9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
10. PLANT SOD OR SEED WITH FIRE RESISTANT GRASS SEED MIXES.
11. PROVIDE IRRIGATION TO TURF GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
12. MAINTAIN TURN GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF THE GROWING SEASON (FOLLOWING SEED PRODUCTION).
14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE THIS ZONE.

Unofficial Copy

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

REVISIONS

COVER SHEET
SITE: ALEXANDER PLACE
FOR: MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WAY
CASTLE ROCK, CO 80104

Plot Scale	1:1
Job No.	RM15118
Date	06/20/2019
Drawn	JF | Checked CAMH
Sheet	PAGE 1 OF 4

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001

Know what's **below.** **Call** before you dig.

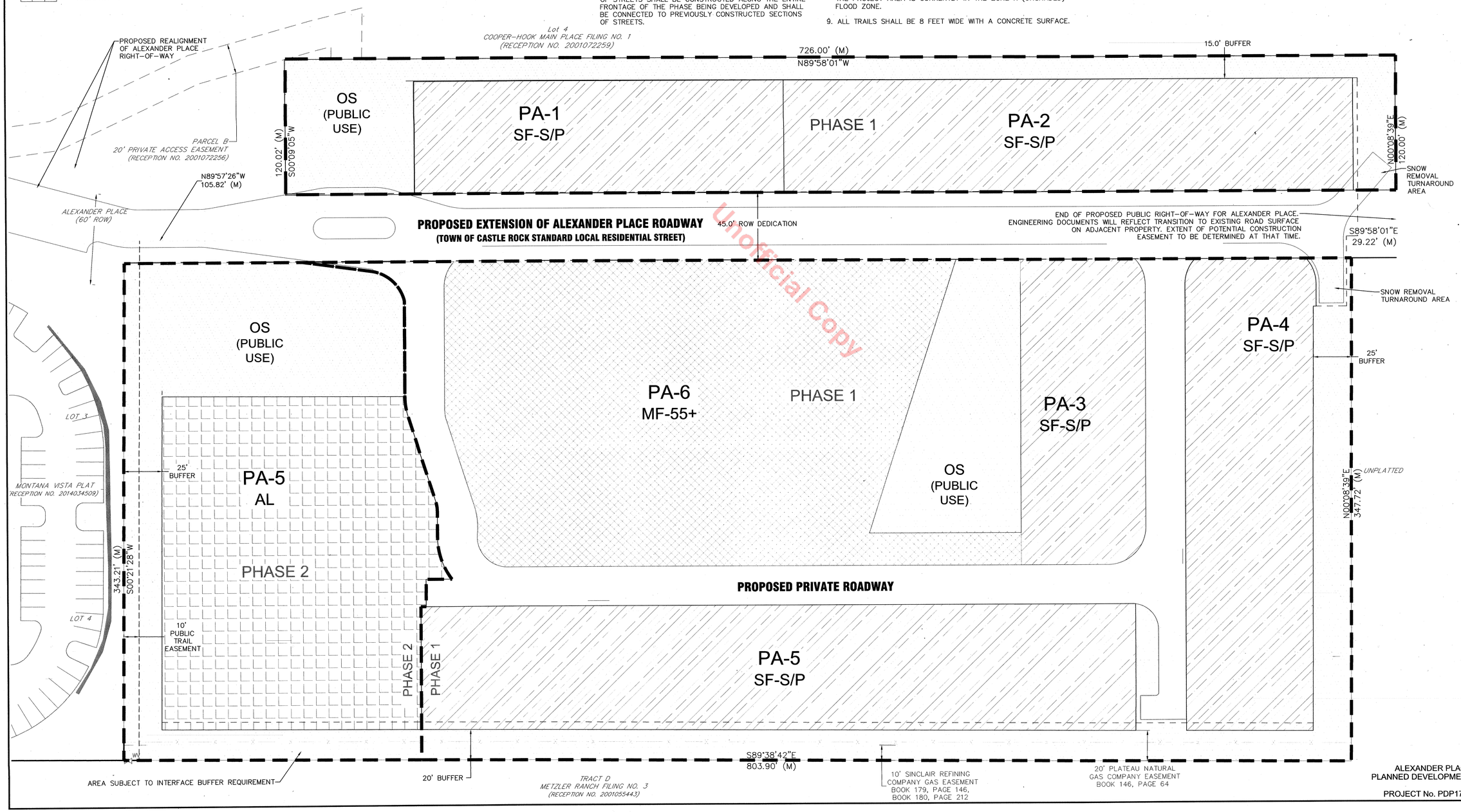
LEGEND

- OS - PUBLIC OPEN SPACE AREA: 1.80 ACRES±
- SF-S/P SINGLE/PAIRED COTTAGES AREA: 2.91 ACRES±
- MF 55+ 55+ RESIDENTIAL APARTMENTS AREA: 1.42 ACRES±
- AL ASSISTED LIVING, REGULAR AND MEMORY CARE AREA: 0.87 ACRES±

GENERAL NOTES:

1. STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE. REFINED LOCATIONS WILL BE IDENTIFIED IN THE SDP AND CDs. PROPOSED STREET SECTIONS TO MEET THE TOWN OF CASTLE ROCK ROADWAY DESIGN AND SPECIFICATIONS MANUAL, 2012.
2. PLANNING AREAS ARE DEPICTED FOR GRAPHICAL PURPOSES AND MAY CHANGE IN SIZE SO LONG AS THE OVERALL OPEN SPACE REQUIREMENTS ARE MAINTAINED. RESIDENTIAL/NONRESIDENTIAL INTERFACE REGULATIONS SHALL APPLY WHERE ALEXANDER PLACE IS ADJACENT TO COMMERCIAL DEVELOPMENT.
3. UNLESS OTHERWISE NOTED THE FULL CROSS SECTION OF STREETS SHALL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE PHASE BEING DEVELOPED AND SHALL BE CONNECTED TO PREVIOUSLY CONSTRUCTED SECTIONS OF STREETS.
4. THE DEVELOPER IS RESPONSIBLE TO MAINTAINING ALL TEMPORARY EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
5. ALL PUBLIC LAND DEDICATIONS SHALL BE MADE AT THE TIME OF THE FIRST PLAT, ADJACENT TO THE PLD REGARDLESS OF THE PHASE SEQUENCE.
6. AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
7. TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN A ROADWAY ENDS AT AT PHASE LINE OR INTERIM TERMINUS.
8. FEMA FIRM MAP NUMBER 08035C0186G, REVISED MARCH 16, 2016. THE PROJECT AREA IS CURRENTLY IN THE ZONE X (UNSHADED) FLOOD ZONE.
9. ALL TRAILS SHALL BE 8 FEET WIDE WITH A CONCRETE SURFACE.

SCALE: 1" = 30 (0, 30, 60, 90)



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R&R ENGINEERS, INC.
ENGINEERS SURVEYORS
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

PLANNED DEVELOPMENT PLAN

SITE: ALEXANDER PLACE

FOR: MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WAY
CASTLE ROCK, CO 80104

REVISIONS

Plot Scale	1: 1
Job No.	RM15118
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Drawn	JF | Checked CAMH
Sheet	PAGE 2 OF 4

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001

ALEXANDER PLACE
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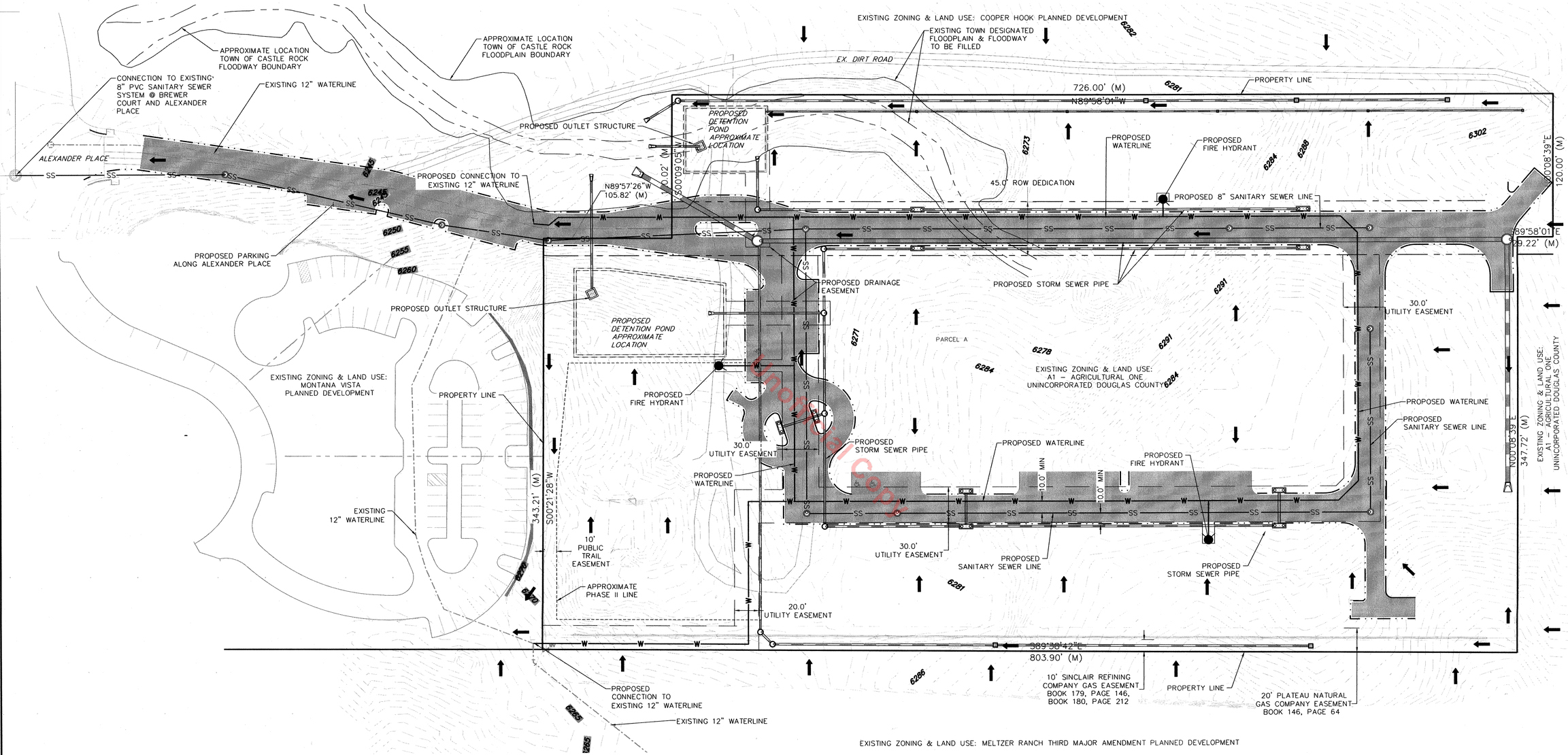
TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001

811 Know what's below. Call before you dig.



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LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT/SETBACK
- EXISTING EASEMENT/SETBACK
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED CURB / PROPOSED FLOW LINE / PROPOSED PAN/LIP
- EXISTING CURB TO REMAIN / EXISTING FLOW LINE TO REMAIN / EXISTING PAN/LIP TO REMAIN
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED PHONE LINE
- EXISTING COMMUNICATIONS LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED (UNDERGROUND) ELECTRIC LINE
- EXISTING (UNDERGROUND) ELECTRIC LINE
- PROPOSED WATERLINE BEND *
- PROPOSED WATERLINE TEE/CROSS *
- PROPOSED WATERLINE PLUG & CAP *
- EXISTING/PROPOSED FIRE DEPARTMENT CONNECTION *
- EXISTING/PROPOSED REDUCER *
- EXISTING/PROPOSED GATE VALVE *
- EXISTING/PROPOSED WATER METER *
- EXISTING/PROPOSED FIRE HYDRANT *
- EXISTING/PROPOSED STORM MANHOLE *
- EXISTING/PROPOSED STORM INLET *
- PROPOSED STORM FLARED END SECTION *
- EXISTING/PROPOSED SANITARY MANHOLE *
- EXISTING/PROPOSED CLEAN OUT *
- UNDERGROUND UTILITY CROSSING
- DRAINAGE ARROW
- PROPOSED SANITARY SEWER LINE

0 40 80 120
SCALE: 1" = 40

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001

R&R ENGINEERS SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

SITE PLAN

SITE: ALEXANDER PLACE

FOR: MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WAY
CASTLE ROCK, CO 80104

REVISIONS

Plot Scale	1 : 1
Job No.	RM15118
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ALEXANDER PLACE
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TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001

Know what's **below.** **Call** before you dig.

SECTION 1
GENERAL PROVISIONS

1.1 Adoption/Authorization
On May 5, 2020, pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code (the "**Zoning Code**"), after appropriate public notice and hearing, the Town Council adopted the Alexander Place Senior Living PDP and Zoning regulations.

1.2 Applicability
The Alexander Place Senior Living PDP and Zoning Regulations, as approved by the Castle Rock Town Council shall run with and bind all landowners of record, their successors, heirs and assigns.

1.3 Maximum level of Development
The total number of dwelling units and apartments approved for development within the established planning areas will be the allowable cap as indicated in the Development Standards Chart in Section 6 of this document. The actual number of dwelling units and apartments will be determined at the Site Development/Plat stage of review, based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other elevations.
A Development Standards Chart is illustrated in Section 6 below.

1.4 Relationship to Town Regulations
The provisions of the this PD plan and zoning shall prevail and govern the development of the Alexander Place PDP and Zoning regulations provided however, that in those instances where the provisions of the Alexander Place Senior Living PDP and Zoning regulations do not address a particular subject, the relevant provisions of the Town Municipal Code shall be applicable.

1.5 Severability of Provisions
If any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 2
DEVELOPMENT AGREEMENT

In addition to these regulations, certain provisions of the development of this property are controlled by an agreement between the Town of Castle Rock and the PD property owner(s).
This agreement entitled Alexander Place Annexation and Development Agreement was adopted by the Town of Castle Rock on the 5th day of May 2020, by ~~Ordinance~~ Resolution No 2020-049.

SECTION 3
SITE DEVELOPMENT PLANS AND PLATS

Following approval of Alexander Place Senior Living PDP and Zoning regulations, the property owners shall submit a Site Development Plan (an "SDP") for all or any portion or portions of the use areas as are then ready for development. No building permit will be issued until an SDP and subdivision plat have been approved

SECTION 4
DEFINITIONS

In addition to the definitions found in Title 17 of the Zoning Code, the following definition of terms shall apply to this planned development. If any conflict shall arise, these definitions shall govern:

4.1 Age Restricted Housing is defined by the Housing for Older Act (HOPA) of 1995 as housing intended and operated for occupancy by persons fifty-five (55) years of age or older. A minimum of 80% of the occupied units designated as age-restricted must be occupied by at least one (1) person fifty-five (55) years or older.

4.2 Assisted Living for Seniors is defined as housing for individual dwellings (multifamily residences) for seniors, age restricted to those fifty-five (55) years and older. Assisted Living is defined as housing for residents requiring assistance in at least two (2) or more of the six (6) ADLs or "Activities of Daily Living". These include eating, dressing, bathing, transferring, toileting and continence. Support staff is present to monitor and help the residents including the preparation and service of three meals a day. This is not however, a Nursing facility.

4.3 Independent Living for Seniors shall mean non-assisted individual dwellings (both single family and multi-family residences) for seniors, age restricted to those fifty-five (55) years and older. There will be concierge services via a receptionist type staff member, potential optional cleaning, trash pick-up and other similar type services only. No regular meals or medical services will be provided. This includes community/multipurpose facilities for social gatherings, clubs, and other informal social uses.

4.4 Floor to Area Ratio (FAR) shall mean the ratio of the project's total gross floor area of the improvements to the size of the land.

4.5 Building Height shall mean as average finished grade to highest point on pitched roof, excluding chimneys and similar.

4.6 Setbacks shall mean the horizontal distance between a building or structure and a platted lot line (including ROW and PD boundary lines). This distance does to include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances, expect that no project shall extend beyond any ROW, PD boundary line, nor into any Open Space Tracts.

SECTION 5
USE AREAS

5.1 SF-S/P Single Family in Single and Paired Configuration - Maximum 26 cottages.

A. Permitted Uses

1. Age restricted Single-Family Attached and Single Family Detached.

5.2 MF 55+ (Multi-family Apartment building for 55+ seniors) - Maximum 63 apartments.

A. Permitted Uses

1. Age restricted multi-family dwelling units.

5.3 Assisted Living for Seniors - Maximum 36 residential units

A. Permitted uses

1. Assisted Living for Seniors

5.4 Open Space Areas

Open green space for use by apartment and cottage residents; which includes walking paths with benches and sidewalks.

1. Permitted Uses.
   a. Park benches
   b. Landscaping areas including grass areas
   c. Natural terrain and areas
   d. Detention ponds

2. Parking lots are not permitted in Open Space.

SECTION 6
DEVELOPMENT STANDARDS

6.1 Overall Project Standards

The zoning requirements of Chapter 17 of the Town of Castle Rock Municipal Code, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply except as set forth in Subsection 6.2. Any proposed signage must meet the requirements of Chapter 19 of the Town of Castle Rock Municipal Code.

6.2 Development Design Standards and Guidelines

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	**SF-S/P** (single/paired cottages)	**MF-55+** (55+ residential apartments)	**AL** (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)	Max 125 units or Max 15 units per acre for entire PD		
Overall Minimum Open Space for entire PD	20% of gross site area		
Maximum FAR (for entire PD)	Maximum 60%		
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32' (1 story cottages)	57' (avg 3 1/2 story apartment building), 3 stories exposed at one end and 4 stories exposed at opposite end	35' (2 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	-	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
Parking for each Zone Category/Planning Area	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.

SECTION 7
ACCESSORY USES

7.1 Permitted Uses.

1. Entertainment, TV lounge and Living room, multipurpose room/social/gathering area(s) with small residential style kitchenette and adjacent storage room, and fitness room with exercise equipment.
2. Staff support spaces
3. Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
4. Public Utilities
5. Roadways, bike paths, pedestrian trails
6. Parking areas

Wireless cellular facilities

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ZONING REGULATIONS
SITE: ALEXANDER PLACE
FOR: MARTINEZ REAL ESTATE COMPANY, LLC
598 TOPEKA WAY
CASTLE ROCK, CO 80104

REVISIONS

Plot Scale	1 : 1
Job No.	RM15118
Date	06/20/2019
Drawn	JF Checked CAMH
Sheet	PAGE 4 OF 4

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001