

# PINON MANOR APARTMENTS PLANNED DEVELOPMENT PLAN

1ST AMENDMENT TO B.W. SQUARED SUBDIVISION PRELIMINARY SITE DEVELOPMENT PLAN  
LOCATED IN THE NE 1/4 SE 1/4 SEC. 11, T8S, R67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO CREATE A NEW PLANNED DEVELOPMENT PLAN FROM A PORTION OF THE B.W. SQUARED PD AND ADDITIONAL R-1 ZONED PROPERTY.

PLANNED DEVELOPMENT PLAN GENERAL NOTES:

- MM-2 IS A SINGLE PHASE PROJECT.
- THIS SITE LIES WITHIN FEMA UNSHADED FLOOD ZONE X PER PRELIMINARY MAP 08035C0301G, DATED JULY 11, 2014
- SURFACED ACES ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ALL PRIVATE ROADS AND DRIVES.
- THE SITE IS LOCATED WITH THE TOWN OF CASTLE ROCK BLUE PRESSURE ZONE.
- APPROVAL OF THIS PRELIMINARY DEVELOPEMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARD ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- MITIGATION OF THE POTENTIAL DANGER OF WILDLAND FIRES WILL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN.

SUMMARY TABLE:

TOTAL SITE LAND USE DATA: LAND USE DATA: MM-1 AND MM-2 COMBINED		MM-1 LAND USE DATA: EXISTING LAND USE MULTIFAMILY APARTMENTS. PROPOSED LAND USE MULTIFAMILY APARTMENT:	
SITE AREA:	141,651 SF = 3.25 acres	SITE AREA:	94,365 SF = 2.16 acres
BUILDING FOOTPRINT:	22,187 SF 15.7%	BUILDING FOOTPRINT:	13,792 SF 14.6%
VEHICULAR CIRCULATION:	37,500 SF 26.4%	VEHICULAR CIRCULATION:	22,475 SF 23.8%
SIDEWALKS:	14,150 SF 9.9%	SIDEWALKS:	9,309 SF 9.9%
OPEN SPACE (LANDSCAPE):	67,814 SF 48.0%	OPEN SPACE (LANDSCAPE):	48,789 SF 51.7%
BUILDING FOOTPRINT:		BUILDING FOOTPRINT:	
BUILDING 472	3,892 SF	BUILDING 472	3,892 SF
BUILDING 481	3,300 SF	BUILDING 481	3,300 SF
BUILDING 488	3,300 SF	BUILDING 488	3,300 SF
BUILDING 489	3,300 SF	BUILDING 489	3,300 SF
BUILDING A	2,415 SF	TOTAL:	13,792 SF
BUILDING B	2,415 SF	BUILDING AREA:	
BUILDING C	3,565 SF	NOTE: ALL BUILDINGS ARE 2 STORIES.	
TOTAL:	22,187 SF	BUILDING 472	7,784 SF 8 (2) BEDROOM DWELLING UNITS
BUILDING AREA:		BUILDING 481	6,600 SF 8 (2) BEDROOM DWELLING UNITS
BUILDING 472	7,784 SF 8 (2) BEDROOM DWELLING UNITS	BUILDING 488	6,600 SF 8 (2) BEDROOM DWELLING UNITS
BUILDING 481	6,600 SF 8 (2) BEDROOM DWELLING UNITS	BUILDING 489	6,600 SF 8 (2) BEDROOM DWELLING UNITS
BUILDING 488	6,600 SF 8 (2) BEDROOM DWELLING UNITS	BUILDING A	4,830 SF 4 (3) BEDROOM DWELLING UNITS
BUILDING 489	6,600 SF 8 (2) BEDROOM DWELLING UNITS	BUILDING B	4,830 SF 4 (3) BEDROOM DWELLING UNITS
BUILDING A	4,830 SF 4 (3) BEDROOM DWELLING UNITS	BUILDING C	10,695 SF 6 (3) BEDROOM DWELLING UNITS + 6 (1) BEDROOM DWELLING UNITS
BUILDING B	4,830 SF 4 (3) BEDROOM DWELLING UNITS	TOTAL:	47,939 SF 6 (1) BEDROOM DWELLING UNITS
BUILDING C	10,695 SF 6 (3) BEDROOM DWELLING UNITS + 6 (1) BEDROOM DWELLING UNITS		32 (2) BEDROOM DWELLING UNITS
TOTAL:			14 (3) BEDROOM DWELLING UNITS
			52 DWELLING UNITS TOTAL
FLOOR AREA RATIO:		REQUIRED PARKING:	
DENSITY:	47,939 SF / 141,651 SF = .338	6 (1) BEDROOM DWELLING UNITS	9 PARKING SPACES
	52 DU / 3.25 ACRE = 16 DU/ACRE	32 (2) BEDROOM DWELLING UNITS	64 PARKING SPACES
		14 (3) BEDROOM DWELLING UNITS	28 PARKING SPACES
		VISITOR PARKING	13 PARKING SPACES
		TOTAL:	114 PARKING SPACES
BUILDING FOOTPRINT:		BUILDING AREA:	
BUILDING A	2,415 SF	BUILDING A	4,830 SF 4 (3) BEDROOM DWELLING UNITS
BUILDING B	2,415 SF	BUILDING B	4,830 SF 4 (3) BEDROOM DWELLING UNITS
BUILDING C	3,565 SF	BUILDING C	10,695 SF 6 (3) BEDROOM DWELLING UNITS + 6 (1) BEDROOM DWELLING UNITS
TOTAL:	8,395 SF	TOTAL:	20,355 SF 20 DWELLING UNITS
SITE AREA:		LEGAL DESCRIPTION:	
BUILDING FOOTPRINT:	8,395 SF 17.8%	LOTS 3 AND 4	
VEHICULAR CIRCULATION:	15,025 SF 31.8%	B.W. SQUARED SUBDIVISION	
SIDEWALKS:	4,841 SF 10.2%	DOUGLAS COUNTY	
TRASH ENCLOSURES:	181 SF 0.3%	STATE OF COLORADO	
LANDSCAPE:	18,844 SF 39.9%	A PORTION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BUILDING FOOTPRINT:		BEGINNING AT A POINT WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 PF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEARS EAST 30 FEET; THENCE NORTH ALONG THE WEST SIDE OF THE COUNTY ROAD 285.5 FEET; THENCE AT RIGHT ANGLE WEST 237.5 FEET TO A POINT ON THE EAST BOUNDARY OF THE BRANCH LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; THENCE ALONG SAID EAST BOUNDARY SOUTH 31°15' EAST 330.5 FEET TO THE SOUTH LINE OF THE ABOVE MENTIONED NORTHEAST 1/4 OF THE SOUTH EAST 1/4; THENCE ALONG SAID SOUTH LINE 70 FEET TO THE POINT OF BEGINNING.	

PROJECT TEAM:

OWNER:  
472-498 SO. GILBERT ST., LLC  
P.O. BOX 2459  
MONUMENT, COLORADO 80132  
TIM PETERSON  
310-980-0301  
TIM@OAKRIDGEPROPERTIES.COM

PLANNER:  
OPUS PLANNING  
308 CLARKSLEY ROAD  
MANITOU SPRINGS, COLORADO 80829  
PATRICIA PARISH, AICP  
719-660-3604  
TRICIAPARISH@MSN.COM

CIVIL ENGINEER:  
MCNEIL ENGINEERING  
8610 SANDY PARKWAY, SUITE 200  
SANDY, UTAH 84070  
TED DIDAS, P.E.  
801-255-7700  
TED@MCNEILENG.COM

ARCHITECT:  
RMG - ROCKY MOUNTAIN GROUP  
19375 BEACON LITE ROAD  
MONUMENT, CO 80132  
KEITH MOORE, RA  
719-203-3321  
KMOORE@RMG-ENGINEERS.COM

SHEET INDEX:

SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 PLAN DEVELOPMENT PLAN

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.

472-498 SO. GILBERT ST., LLC, A COLORADO LIMITED LIABILITY COMPANY  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

472-498 SO. GILBERT ST., LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

LIENHOLDER SUBORDINATION CERTIFICATE

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 LIEN CREATED BY THE INSTRUMENTS RECORDED DECEMBER 30, 2011 AT RECEPTION NO. 2011083137, AUGUST 23, 2013 AT RECEPTION NUMBER 2013071019 AND SEPTEMBER 23, 2013 AT RECEPTION NO. 2013078003, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST NATIONAL BANK

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

FIRST NATIONAL BANK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, A 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 ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

CIVIL ENGINEER'S STATEMENT

I, \_\_\_\_\_, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLANNED DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

TOWN COUNCIL APPROVAL

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

TITLE CERTIFICATION

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: LOTS 3 AND 4  
B.W. SQUARED SUBDIVISION  
DOUGLAS COUNTY  
STATE OF COLORADO

LEGAL DESCRIPTION: A PORTION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 PF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEARS EAST 30 FEET; THENCE NORTH ALONG THE WEST SIDE OF THE COUNTY ROAD 285.5 FEET; THENCE AT RIGHT ANGLE WEST 237.5 FEET TO A POINT ON THE EAST BOUNDARY OF THE BRANCH LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; THENCE ALONG SAID EAST BOUNDARY SOUTH 31°15' EAST 330.5 FEET TO THE SOUTH LINE OF THE ABOVE MENTIONED NORTHEAST 1/4 OF THE SOUTH EAST 1/4; THENCE ALONG SAID SOUTH LINE 70 FEET TO THE POINT OF BEGINNING.



SITE

NORTH

VICINITY MAP

1" = 500'

0 250' 500' 1000' 1500'

PINON MANOR APARTMENTS  
PLANNED DEVELOPMENT PLAN  
PDP15-0004

NOT FOR  
CONSTRUCTION

ARCHITECTURAL SOLUTIONS, INC.

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REVISION/DATE

DATE: JULY 5, 2014

JOB NO. \*\*\*\*

DRAWN BY: NK

CHECKED BY: NK

PLANNED DEVELOPMENT PLAN (PDP)  
PINON MANOR APARTMENTS  
498 SOUTH GILBERT ROAD  
CASTLE ROCK, COLORADO 80104

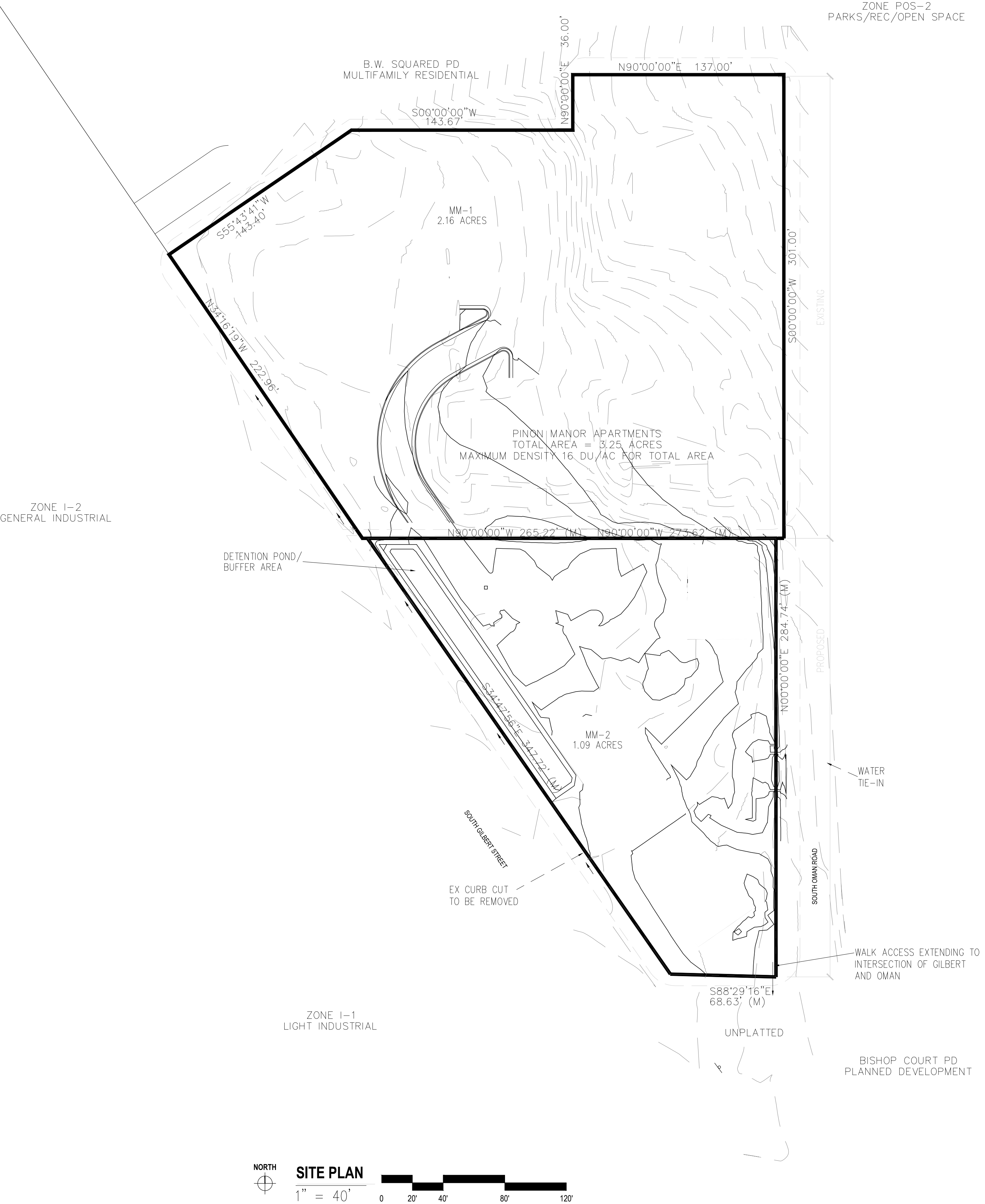
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COVER  
SHEET

SHEET 1 OF 2

PINON MANOR APARTMENTS  
PLANNED DEVELOPMENT PLAN

1ST AMENDMENT TO B.W. SQUARED SUBDIVISION  
PRELIMINARY SITE DEVELOPMENT PLAN  
LOCATED IN THE NE 1/4 SE 1/4 SEC. 11, T8S,  
R67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



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CONSTRUCTION

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ARCHITECTURAL SOLUTIONS, INC.

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REVISION/DATE

DATE: JULY 5, 2014

JOB NO. \*\*\*\*

DRAWN BY: NK

CHECKED BY: NK

PLANNED DEVELOPMENT PLAN (PDP)  
PINON MANOR APARTMENTS

498 SOUTH GILBERT ROAD  
CASTLE ROCK, COLORADO 80104

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PLAN DEVELOPMENT  
PLAN

SHEET 2 OF 2

PINON MANOR APARTMENTS  
PLANNED DEVELOPMENT PLAN  
PDP15-0004