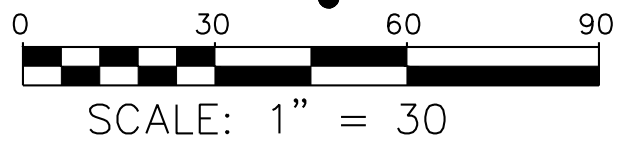
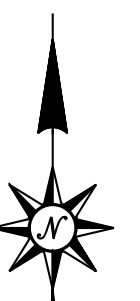


ALEXANDER PLACE  
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS  
LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001



Know what's below.  
Call before you dig.

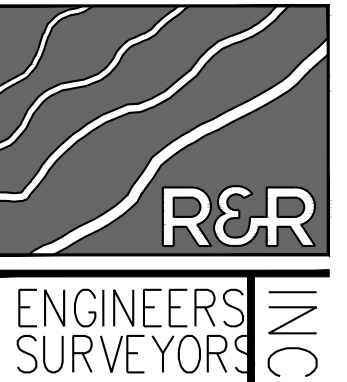
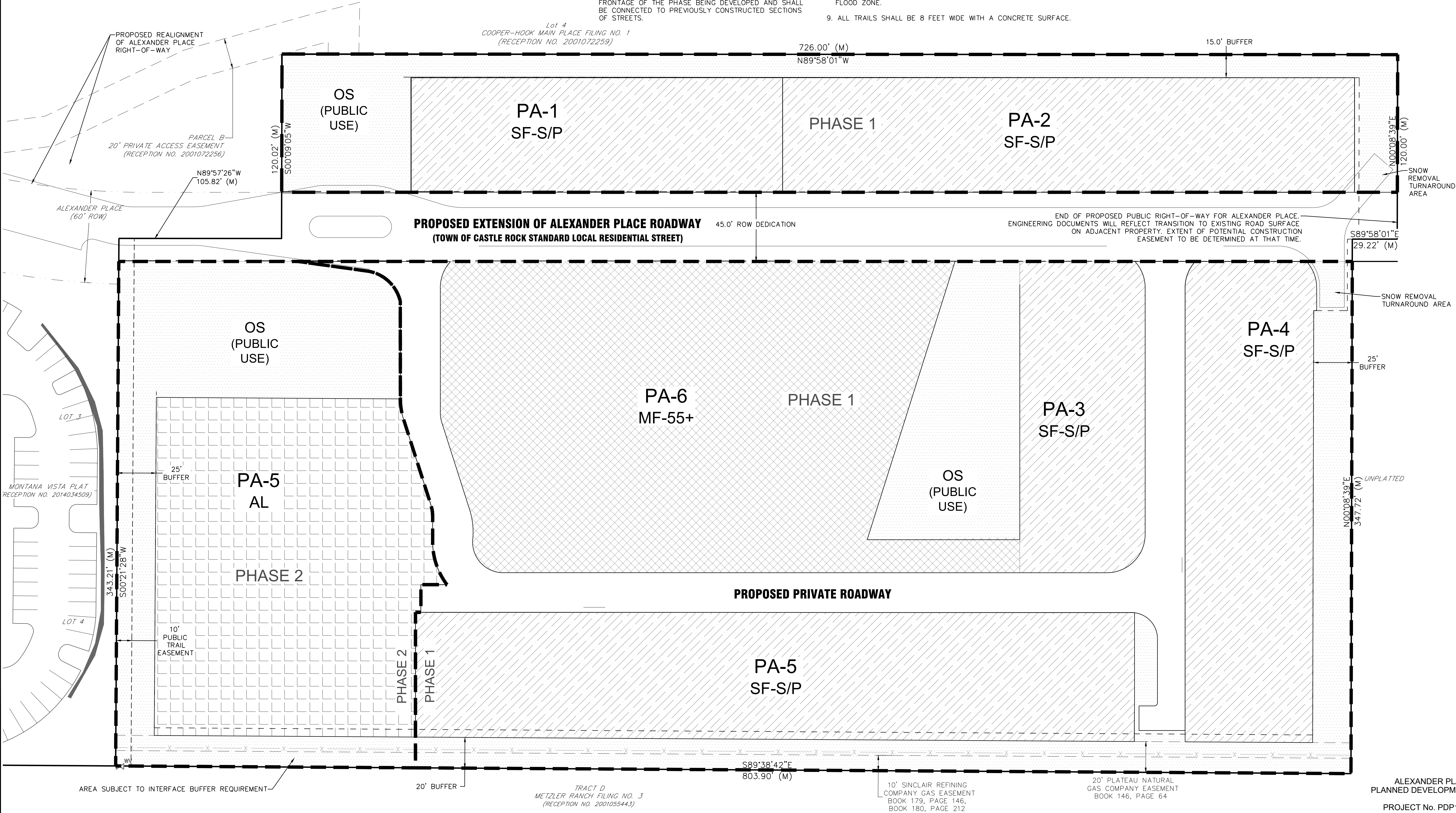


LEGEND

- 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:

- 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.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE TO MAINTAINING ALL TEMPORARY EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
- ALL PUBLIC LAND DEDICATIONS SHALL BE MADE AT THE TIME OF THE FIRST PLAT, ADJACENT TO THE PLD REGARDLESS OF THE PHASE SEQUENCE.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN A ROADWAY ENDS AT AT PHASE LINE OR INTERIM TERMINUS.
- FEMA FIRM MAP NUMBER 08035C0186G, REVISED MARCH 16, 2016. THE PROJECT AREA IS CURRENTLY IN THE ZONE X (UNSHADED) FLOOD ZONE.
- ALL TRAILS SHALL BE 8 FEET WIDE WITH A CONCRETE SURFACE.



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:
Job No. RM15118
Date 06/20/2019
Drawn JF   Checked CAMH
Sheet