

LEGAL DESCRIPTION
A REPLAT OF A PORTION OF CHATFIELD GREEN SUBDIVISION
FILING NO. 1, AND ALSO A PORTION OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 69 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF
JEFFERSON, CITY OF LITTLETON, STATE OF COLORADO

EXISTING USE
VACANT LOT

NEW USE
SENIOR LIVING CENTER

TOTAL BUILDING AREA (PROPOSED BUILDING)
± 168,000 SF

ZONING:
PD-C
7.65 ACRES

SETBACKS:
FRONT 30 FEET
SIDES 0 FEET
REAR 15 FEET
FROM RESIDENTIAL USE DISTRICT 50 FEET

PARKING LOT SETBACKS:
FRONT 20 FEET
SIDES 10 FEET
REAR 10 FEET
FROM RESIDENTIAL USE DISTRICT 50 FEET

MAXIMUM DENSITY:
AS PROPOSED 18.82 / ACRE OR 144 LIVING UNITS

MAXIMUM BUILDING HEIGHT:
50 FEET FOR MAIN BUILDINGS (PROPOSED 45 TO 50 FEET)
30 FEET WHEN WITHIN 150 FEET OF DETACHED RESIDENTIAL

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SITE PLAN GENERAL NOTES

- THIS SKETCH PLAN IS THE FIRST STEP TO PROSING A MODIFICATION TO AN EXISTING DEVELOPMENT PLAN DATED DECEMBER 7TH, 1992.
- IT IS THE INTENT TO BUILDING AT LEASE 180 SENIOR LIVING UNITS ON ROUGHLY 8 ACRES OF VACANT LAND THAT IS CURRENTLY ZONED PD-C
 - THE INDEPENDENT LIVING (IL) BUILDING WOULD BE 3 STORIES TALL AND 45 TO 50 FEET TALL.
 - THE IL BUILDING WILL HAVE 46 TWO BED UNITS AND 68 SINGLE BED UNITS AND BE ROUGHLY 128,000 SF
 - THE ASSISTED LIVING BUILDING WOULD BE TWO STORIES AND 25 FEET TALL. WITH 30 LIVING UNITS IN 40,000 SF
 - THERE IS A PROPOSED COMMUNITY BUILDING TO HELP TIE THE CAMPUS TOGETHER.
 - ALL THE BUILDINGS WILL PROVIDE SERVICES TO THE RESIDENTS, LIKE COMMUNITY ROOMS, LIBRARY, MOVIE THEATER, SOCIAL GATHERING SPACES, COMPUTER ACCESS AND SUCH.
 - THERE ARE 126 PROPOSED PARKING SPACES ROUGHLY CALCULATED AS BLENDED RATIO OF 0.85 SPACES PER UNIT.

CHATFIELD GREEN - SENIOR LIVING CENTER

SKETCH PLAN

LITTLETON COLORADO

PARCEL 10 CHATFIELD GREEN SUBDIVISION

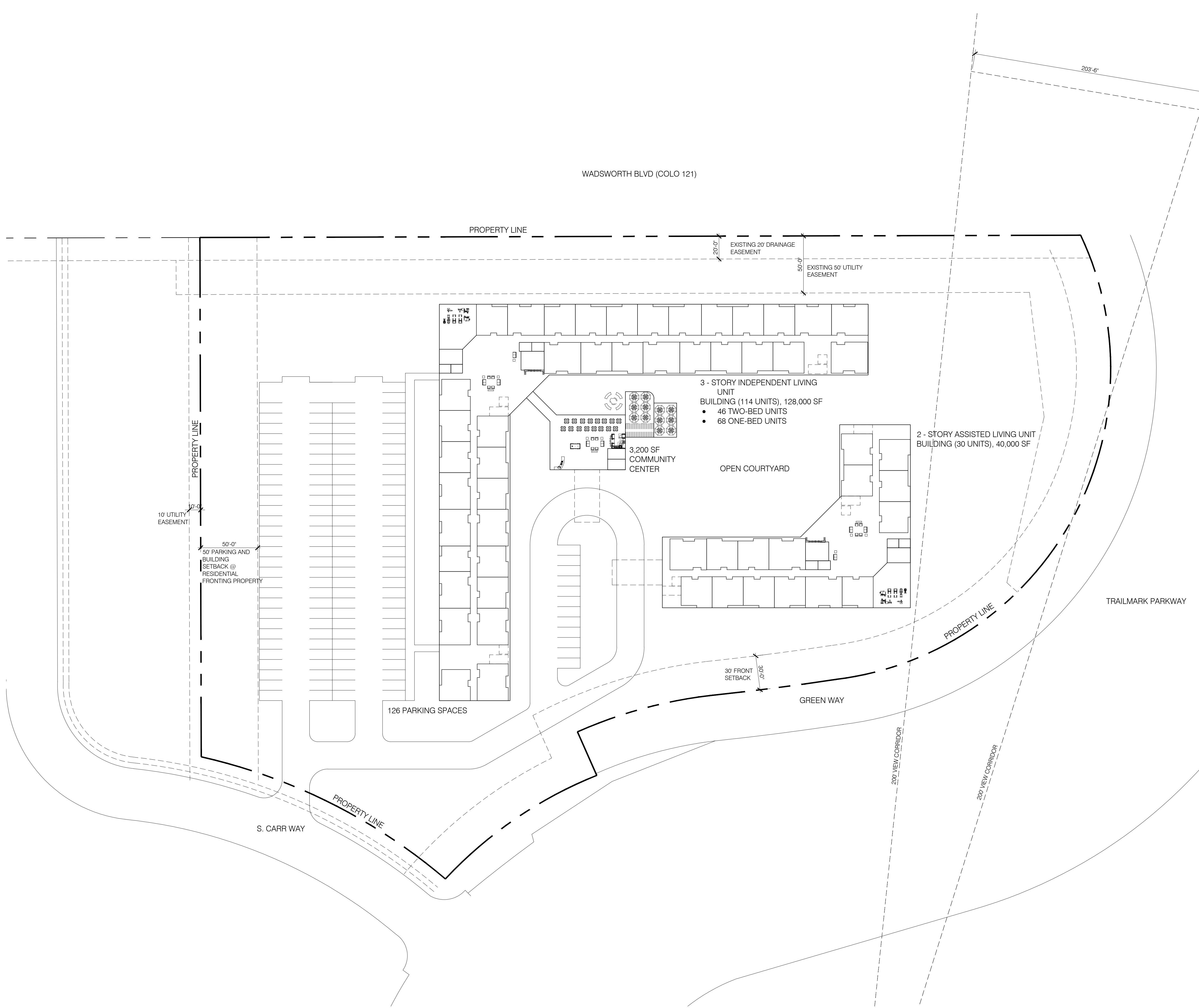
NO. REVISION / SUBMISSIONS	DATE
SKETCH PLAN	05.29.18
REDUCED DENCITY	06.29.18

PROJECT NUMBER	DATE
2018.031	06.29.18

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

AS100



WADSWORTH BLVD (COLO 121)

203'-6"

PROPERTY LINE

EXISTING 20' DRAINAGE EASEMENT

EXISTING 50' UTILITY EASEMENT

3 - STORY INDEPENDENT LIVING UNIT BUILDING (114 UNITS), 128,000 SF
 • 46 TWO-BED UNITS
 • 68 ONE-BED UNITS

2 - STORY ASSISTED LIVING UNIT BUILDING (30 UNITS), 40,000 SF

3,200 SF COMMUNITY CENTER

OPEN COURTYARD

126 PARKING SPACES

30' FRONT SETBACK

GREEN WAY

TRAILMARK PARKWAY

200' VIEW CORRIDOR

200' VIEW CORRIDOR

S. CARR WAY

PROPERTY LINE

10' UTILITY EASEMENT

50'-0" 50' PARKING AND BUILDING SETBACK @ RESIDENTIAL FRONTING PROPERTY

PROPERTY LINE

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

