

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)
±207,000 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

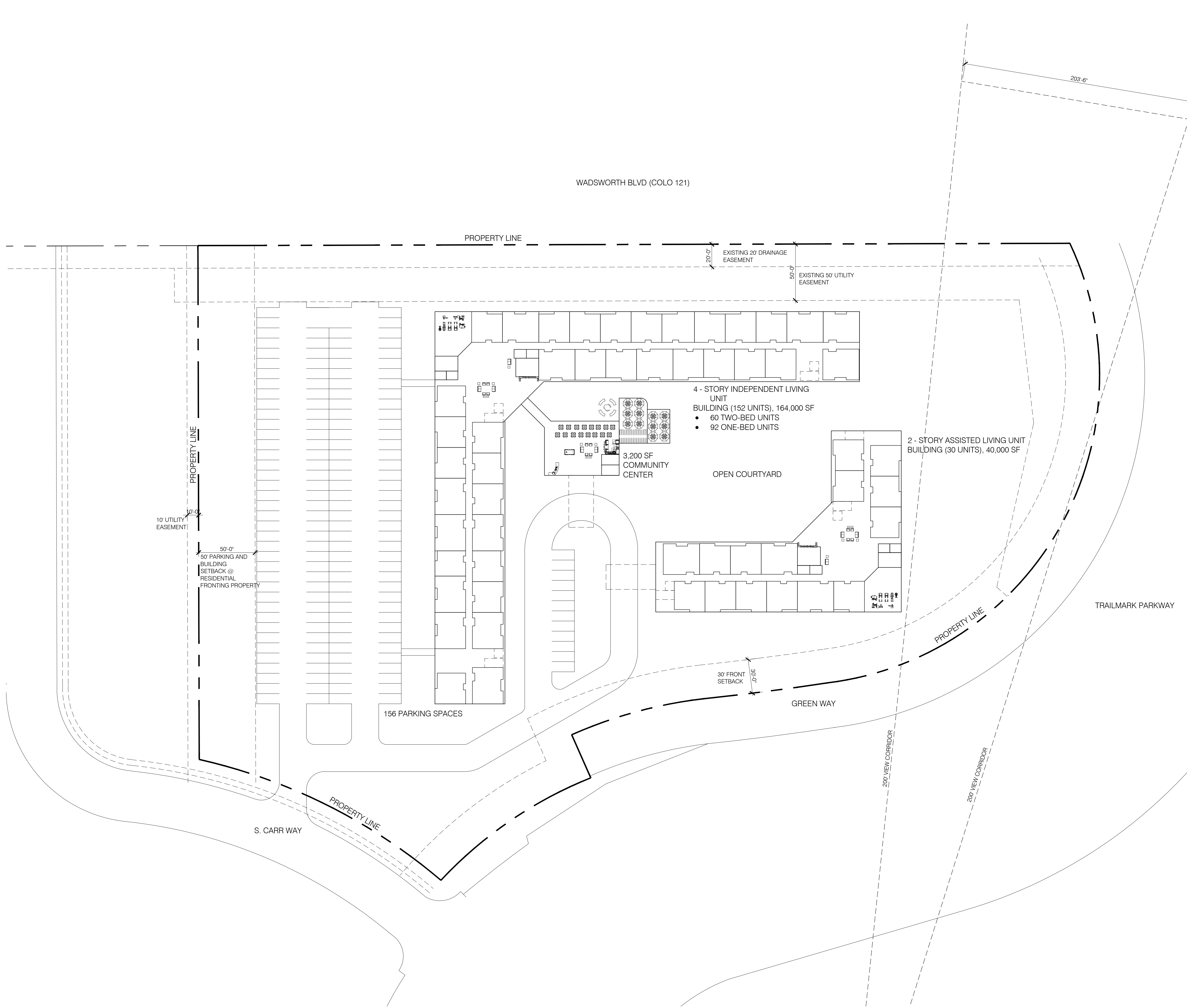
MAXIMUM DENSITY:
AS PROPOSED 22.75 / ACRE OR 182 LIVING UNITS

MAXIMUM BUILDING HEIGHT:
50 FEET FOR MAIN BUILDINGS (PROPOSED 60 FEET)
30 FEET WHEN WITHIN 150 FEET OF DETACHED RESIDENTIAL

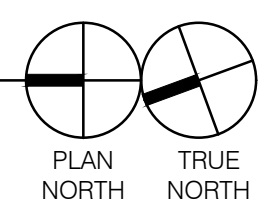
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SITE PLAN GENERAL NOTES

- THIS SKETCH PLAN IS THE FIRST STEP TO PROPOSING A MODIFICATION TO AN EXISTING DEVELOPMENT PLAN DATED DECEMBER 7TH, 1992.
- IT IS THE INTENT TO BUILDING AT LEAST 180 SENIOR LIVING UNITS ON ROUGHLY 8 ACRES OF VACANT LAND THAT IS CURRENTLY ZONED PD-C
 - THE INDEPENDENT LIVING (IL) BUILDING WOULD BE 4 STORIES TALL AND 50 TO 60 FEET TALL. PART OF THE PROPOSED MODIFICATION WOULD BE TO ALLOW A 60 FOOT BUILDING SO THAT THE ROOF STRUCTURE CAN BE MORE INTERESTING THAN JUST FLAT ROOFING.
 - THE IL BUILDING WILL HAVE 60 TWO BED UNITS AND 92 SINGLE BED UNITS AND BE ROUGHLY 164,000 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 156 PROPOSED PARKING SPACES ROUGHLY CALCULATED AS BLENDED RATIO OF 0.85 SPACES PER UNIT.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'



NO. REVISION / SUBMISSIONS	DATE
1	05.29.18

PROJECT NUMBER	DATE
2018.031	05.29.18

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

AS100

CHATFIELD GREEN - SENIOR LIVING CENTER

SKETCH PLAN

LITTLETON COLORADO
PARCEL 10 CHATFIELD GREEN
SUBDIVISION