Reception #:D7113361, Plat Bk 513 Page1, 10/04/2017 at 03:20:52 PM, 1 OF 1,
Rec Fee $13.00 Arapahoe County CO Matt Crane, Clerk & Recorder

SOUTHBRIDGE PLANNED DEVELOPMENT, FIFTH AMENDMENT OF AREA K

GENERAL PLANNED DEVELOPMENT PLAN

A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NO. APD17-0003

OWNERSHIP CERTIFICATION:

John Benza, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE BELOW DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS AND, AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE BROUGHT INTO COMPLIANCE WITH THIS PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY

John Benza
JOHN BENZA
VP FINANCE AND ADMINISTRATION
1501 W. MINERAL AVENUE
LITTLETON, CO 80120

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October 2017

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/5/2018

Jane Cottman
NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED BY THE CITY OF LITTLETON COMMUNITY DEVELOPMENT DIRECTOR THIS 3rd DAY OF October 2017

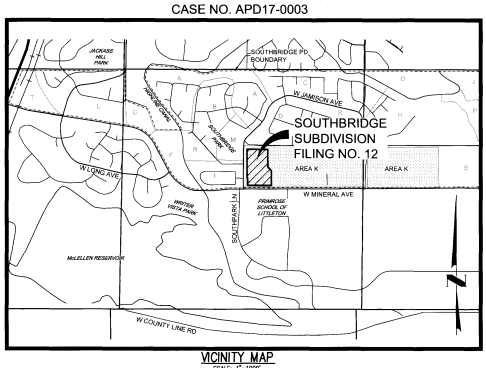
COMMUNITY DEVELOPMENT DIRECTOR

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 3:20 PM ON THE 4th DAY OF October A.D. 2017, IN BOOK 513, PAGE 1, MAP —, RECEPTION NUMBER D7113361

Matt Crane
COUNTY CLERK AND RECORDER

BY: Patricia Flanagan
DEPUTY



VICINITY MAP
SCALE: 1"=1000'

LAND USE DATA

	EXISTING ZONING & STANDARDS	PROPOSED ZONING & STANDARDS
ZONING	PD-C	PD-C
LAND USE	OFFICE PARK; ORIGINAL SOUTHBRIDGE PD INCIDENTAL VISITING MISSIONARY SLEEPING ROOMS ADDED (RECORDED APRIL 4, 2000 - RECEPTION NUMBER B0038776 (LIMITED TO LESS THAN 10% OF THE GROSS FLOOR AREA WITH STAYS NO LONGER THAN A WEEK)	OFFICE PARK* / NURSING HOME / ASSISTED LIVING / MEMORY CARE / ACCESSORY GARAGES (LIMITED TO 8) ACCESSORY USES TO NURSING HOME / ASSISTED LIVING / MEMORY CARE: DINING ACTIVITIES, WELLNESS/FITNESS, SALON, HOUSEKEEPING, MAINTENANCE, MEDICATION MANAGEMENT, GATHERING SPACES
SITE AREA	8.95 AC	8.95 AC
PRIVATE UNOBSTRUCTED OPEN SPACE (PER LOT)	20% MIN.	20% MIN.
SETBACKS:		
SIDE (NORTH): SIDE (SOUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT** 10 FT 10 FT 20 FT
MAX BUILDING HEIGHT	30 FT (WITHIN 150 FT OF RESIDENTIAL)	30 FT (WITHIN 150 FT OF RESIDENTIAL), 45 FT MAXIMUM
PARKING SETBACK:		
SIDE (NORTH): SIDE (SOUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT*** 5 FT 10 FT 10 FT
ADDITIONAL REQUIREMENTS:		
SETBACK: ADJACENT TO RESIDENTIAL (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
LANDSCAPE BUFFER BETWEEN RESIDENTIAL DEVELOPMENT TO THE NORTH (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
PERCENT IMPERVIOUS	24%	52%

*ALL USES ALLOWED IN THE SOUTHBRIDGE 3RD AMENDMENT TO AREA K (RECORDED APRIL 4, 2000 - RECEPTION NUMBER B0038776).
**IF ADJACENT TO PD-R, OTHERWISE 10 FT
***IF ADJACENT TO PD-R, OTHERWISE 5 FT

INTENT

THE INTENT OF THE FOURTH AMENDMENT TO A PORTION OF AREA K (ADP16-0003), APPROVED ON AUGUST 1, 2017, WAS TO ADD ASSISTED LIVING, MEMORY CARE, AND ACCESSORY USES COMMONLY ASSOCIATED WITH ASSISTED LIVING AND MEMORY CARE TO THE EXISTING OFFICE USES AND TO SET PERFORMANCE STANDARDS FOR THE ENTIRE LOT AREA (8.95 ACRE SITE).

THIS FIFTH AMENDMENT TO A PORTION OF AREA K (ADP17-0003) CLARIFIES THE SETBACKS BETWEEN INTERNAL LOT LINES. NO MODIFICATIONS TO DENSITY, ACCESS POINTS, SIGNAGE, USES, TOTAL BUILDING COVERAGE, BUILDING HEIGHT, TRAFFIC VOLUME, UTILITIES, OPEN SPACE, OR OFF-STREET PARKING OR LOADING SPACES ARE PROPOSED WITH THIS AMENDMENT.

DESIGN GUIDELINES

1. ZONING: PD-C – A PORTION OF AREA K OF THE SOUTHBRIDGE PD.
2. PERMITTED LAND USE: ADDITION OF ASSISTED LIVING, MEMORY CARE, AND ACCESSORY USES TO THE EXISTING USES ALLOWED WITHIN THE UNDERLYING ZONING.
3. PARKING: PER CITY OF LITTLETON CODE.
4. MINIMUM SETBACKS: SEE CHART
5. STRUCTURAL DEVELOPMENT: SITE AND ARCHITECTURAL DESIGN THROUGHOUT THE PROJECT SHALL BE INTEGRATED AND CONTROLLED TO PRESENT A UNIFIED DESIGN THEME. THIS DESIGN UNITY SHALL BE IMPLEMENTED THROUGH THE USE OF A COMMON ARCHITECTURAL STYLE THAT REFLECTS CONTINUITY OF SCALE, COLOR, AND SHAPE. THE DESIGN SHALL BE COMPATIBLE WITH THE NEIGHBORHOOD.
6. THE PROPOSED STONECREEK ASSISTED LIVING BUILDINGS STYLE IS PRAIRIE SCHOOL MODERN FEATURING NATURAL MATERIALS, LOW PITCHED ROOFS AND WITH CONSIDERABLE WINDOWS FOR LIGHT. THE MASSING IS BALANCED AND RESIDENTIAL IN SCALE WITH ONE AND TWO-STORY PORTIONS OF THE BUILDING. THE TWO-STORY PORTION FEATURES A PORTE COCHERE ENTRANCE FEATURE. THE EXTERIOR FACADE IS COMPRISED MOSTLY OF EARTH-TONE BRICK AND STONE VENEERS. THE BUILDING IS ACCENTED WITH HORIZONTAL CEMENTITIOUS SIDING, PAINTED IN NEUTRAL EARTH TONES. WINDOWS IN THE BUILDING ARE RESIDENTIAL PRAIRIE STYLE PVC MATERIAL IN A LIGHT GREY TONE. SHINGLES ON THE BUILDING ARE RESIDENTIAL TYPE ASPHALT IN A NEUTRAL GRAY COLOR. THE FRONT PORTE-COCHERE AS WELL AS THE CLERESTORY ROOF ELEMENTS ARE COVERED WITH A STANDING SEAM METAL WITH A NATURAL TIN COLOR. THE PARKING LOT PAVING WILL BE ASPHALT. CONCRETE PAVING ACCENTED WITH STONE PATTERNED CONCRETE FINISH AT THE MAIN ENTRANCE TO THE SITE AND BUILDING. SIDEWALKS WILL BE CONCRETE WITH A LIGHT BRUSH FINISH. THE BUILDING IS DESIGNED AND DETAILED WITH A 360-DEGREE PERSPECTIVE, PROVIDING CONTINUITY OF MATERIALS AND DETAILS TO ALL SIDES. THE PRAIRIE STYLE OF ARCHITECTURE FITS WELL WITHIN THE NEIGHBORING RESIDENTIAL AND COMMERCIAL AREAS BY PROVIDING A TRANSITIONAL DESIGN BETWEEN THE HOUSES TO THE NORTH AND THE COMMERCIAL AREAS TO THE SOUTH AND EAST OF THE SITE.
7. DRAINAGE: ON-SITE DETENTION IS THE RESPONSIBILITY OF THE OWNER, HIS HEIRS, SUCCESSORS, AND ASSIGNS.
8. FENCES: ALL FENCING REQUIRES THE PRIOR APPROVAL AND A FENCE PERMIT FROM THE CITY OF LITTLETON. FENCING SHALL BE WOOD, MASONRY, OR WROUGHT IRON WITH A MAXIMUM HEIGHT OF 6 FEET.
9. MAXIMUM BUILDING HEIGHT: 30 FEET WITHIN 150 FEET OF RESIDENTIAL, 45 FEET FOR THE REMAINDER OF THE SITE, MEASURED PER CITY CODE.
10. OPEN SPACE AND LANDSCAPING: 20% MINIMUM OF UNOBSTRUCTED OPEN SPACE REQUIRED. UNOBSTRUCTED OPEN SPACE IS DEFINED AS AN AREA UPON WHICH NO STRUCTURE (EXCEPT PICNIC SHELTERS, GAZEBOS, TRELLIS, PERGOLAS AND THE LIKE) MAY BE ERECTED OR SURFACE AREA UTILIZED FOR STORAGE OR FOR VEHICULAR MOVEMENT (EXCEPT FOR EMERGENCY ACCESS OR TURNAROUND) OR PARKING. UNOBSTRUCTED OPEN SPACE INCLUDES, BUT IS NOT LIMITED TO, LANDSCAPING, HARDSCAPING, EMERGENCY ACCESS OR TURNAROUNDS (SO LONG AS THEY ARE GRASS-CRETE, TURF BLOCK, OR APPROVED ALTERNATIVE), PATIOS, BALCONIES, PLAZAS, ARCADES, SWIMMING POOLS, SPAS, SIDEWALKS (PUBLIC SIDEWALKS EXCLUDED), DECKING, PICNIC AREAS, PLAYGROUNDS, OUTDOOR FIREPLACES, BBQ'S, SPORTS COURTS, PEDESTRIAN AND BICYCLE PATHWAYS, FENCES, RETAINING WALLS, BENCHES, FOUNTAINS, STATUARY, KIOSKS, LIGHT FIXTURES, PICNIC SHELTERS AND OTHER SIMILAR ELEMENTS. SUCH STRUCTURES AND FEATURES SHALL NOT BE DEEMED TO VIOLATE THE PROHIBITION AGAINST STRUCTURES IN UNOBSTRUCTED OPEN SPACE AND THE AREA OCCUPIED BY SUCH ITEMS SHALL BE COUNTED TOWARDS THE UNOBSTRUCTED OPEN SPACE REQUIREMENT.
11. THE REQUIRED 50-FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE A VISUAL SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.
12. THE DETENTION POND SHALL BE SCREENED AND AESTHETICALLY PLEASING.
13. UTILITIES: PROPOSED POWER AND COMMUNICATIONS UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS SHALL BE GRANTED AS NECESSARY. ABOVE-GROUND APPURTENANCES SHALL BE LOCATED AND SCREENED FROM VIEW. GROUND LEVEL MECHANICAL SYSTEMS SHALL BE SCREENED. FIRE HYDRANTS WILL BE PROVIDED IN ACCORDANCE WITH LITTLETON FIRE DEPARTMENT REQUIREMENTS.
14. TRASH: EXTERIOR STORAGE OF TRASH SHALL BE SCREENED FROM VIEW. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS THAT COMPLEMENT THE MAIN BUILDING MATERIALS.
15. DAMAGED CURB, GUTTER, AND SIDEWALK ADJACENT TO THIS SITE SHALL BE REPLACED BY THE OWNER PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
16. CONSTRUCTION TRAFFIC SHALL BE REQUIRED TO ACCESS THIS SITE FROM THE PRIVATE CUL-DE-SAC TO THE EAST.
17. FINAL ACCESS POINTS SHALL BE ESTABLISHED ON THE FINAL PLAT AND SITE DEVELOPMENT PLAN.

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 8, 1998 UNDER RECEPTION NO. A8142506, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 89°49'10" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.36 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 393.28 FEET;
THENCE SOUTH 45°10'50" EAST, A DISTANCE OF 106.94 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 325.00 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTH LINE AND THE WEST LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:
1. SOUTH 89°49'10" WEST, A DISTANCE OF 511.39 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 23.65 FEET; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°19'30", AND A CHORD WHICH BEARS NORTH 45°01'05" WEST A CHORD DISTANCE OF 21.27 FEET;
3. NORTH 00°08'40" EAST, A DISTANCE OF 124.65 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 22.55 FEET; SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT AN ARC LENGTH OF 22.55 FEET; SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET;
6. NORTH 00°08'40" EAST, A DISTANCE OF 610.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 389,861 SQUARE FEET OR 8.95 ACRES, MORE OR LESS.

APPLICANT/ DEVELOPER:
STONECREEK REAL ESTATE PARTNERS, LLC
PRINCIPAL
NICK CRAIG (ncraig@stonecrh.com)
PO BOX 560523
DALLAS, TX 75356
DIRECT: 283-773-5434

CIVIL ENGINEER / SURVEYOR:
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

LANDSCAPE ARCHITECT:
CONSIUM DESIGN
DIRECTOR OF BUSINESS DEVELOPMENT
BLAKE WILLIAMS (bwilliams@consiumdesign.com)
303-224-9520

OWNER:
WORLDVENTURE
JOHN BENZA
1501 W. MINERAL AVE
LITTLETON, CO 80120
720-269-2000

513-1 1/1

ISSUE DATE: 08-23-2017
REVISION DATE: 09-27-2017

COVER
SHEET 1 OF 1

STONECREEK ASSISTED LIVING AND MEMORY CARE

JOB NUMBER: 163008

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

I:\STONECREEK\163008\DRAWING\PDSP\PDSP - FIFTH AMENDMENT (MK) - LAYOUT - COVER
SAVED: 9/27/2017 4:25 PM BY: MARCUS PITT
PLOTTED: 9/27/2017 4:25 PM