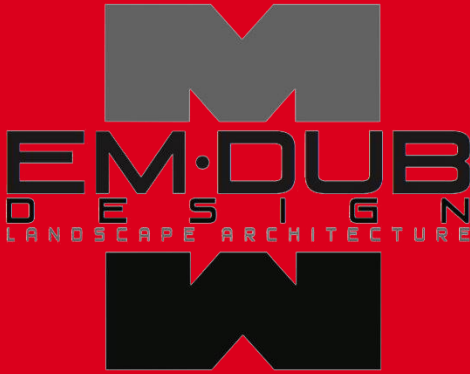


TERRAIN NORTH BASIN PHASE 1

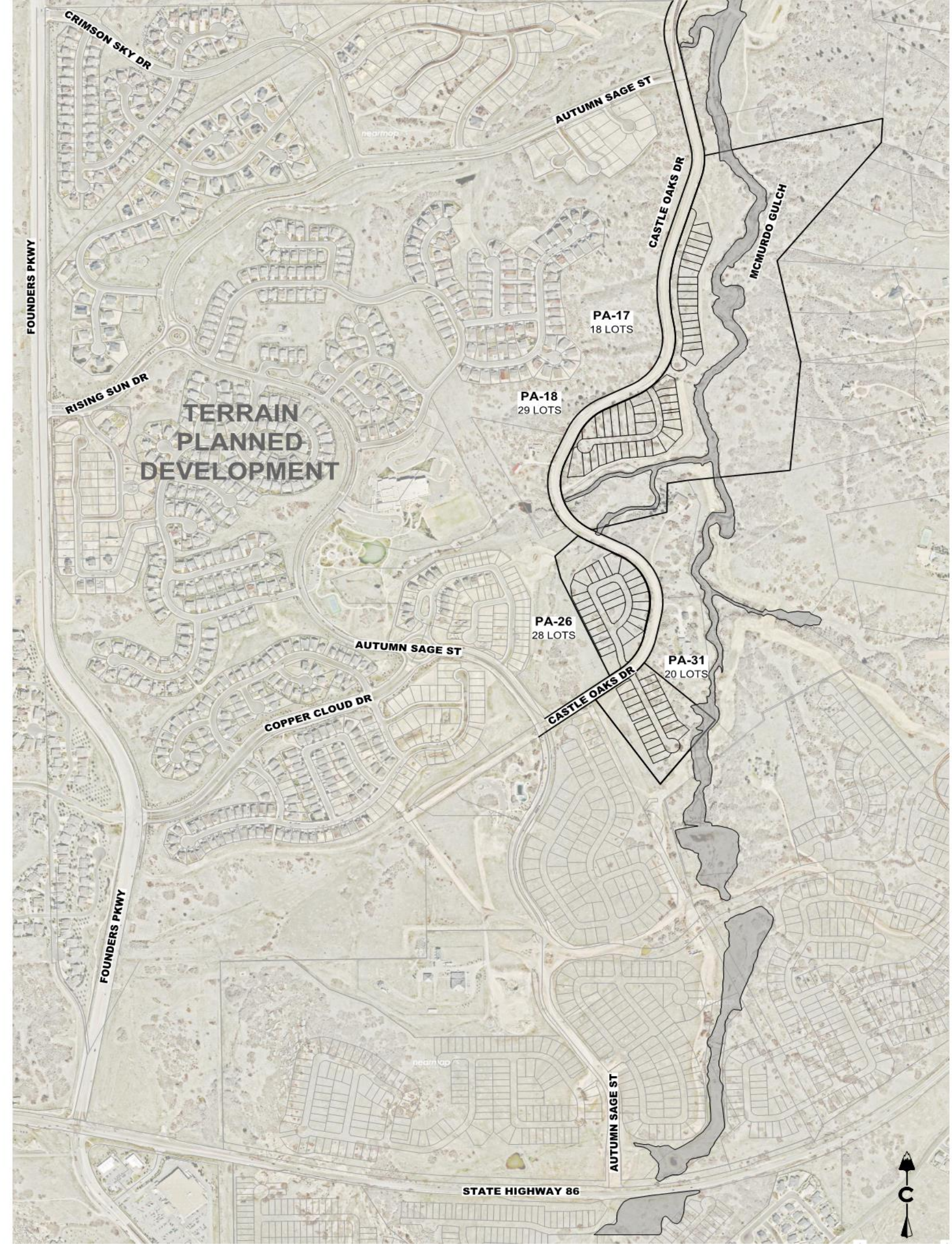
Planning Commission Meeting
03.25.21

CORE



TERRAIN MASTER PLANNED COMMUNITY

- TERRAIN IS A MASTER PLANNED COMMUNITY LOCATED EAST OF FOUNDERS PARKWAY ON THE EASTER SIDE OF CASTLE ROCK.
- THE NORTH BASIN AREA IS LOCATED ALONG THE EAST SIDE OF THE COMMUNITY ADJACENT TO MCMURDO GULCH.



A BRIEF HISTORY OF CASTLE OAKS ESTATES AND TERRAIN PLANNED DEVELOPMENT



DOUGLAS COUNTY SUBDIVISION:

- Castle Oaks Final Plat approved: **1972**

VILLAGES OF CASTLE ROCK (INITIAL ANNEXATION AND ZONING):

- Villages of Castle Rock: **1981**
- Memmen Young Infill: **1985**
- Villages Mall and Office Portion: **1986**

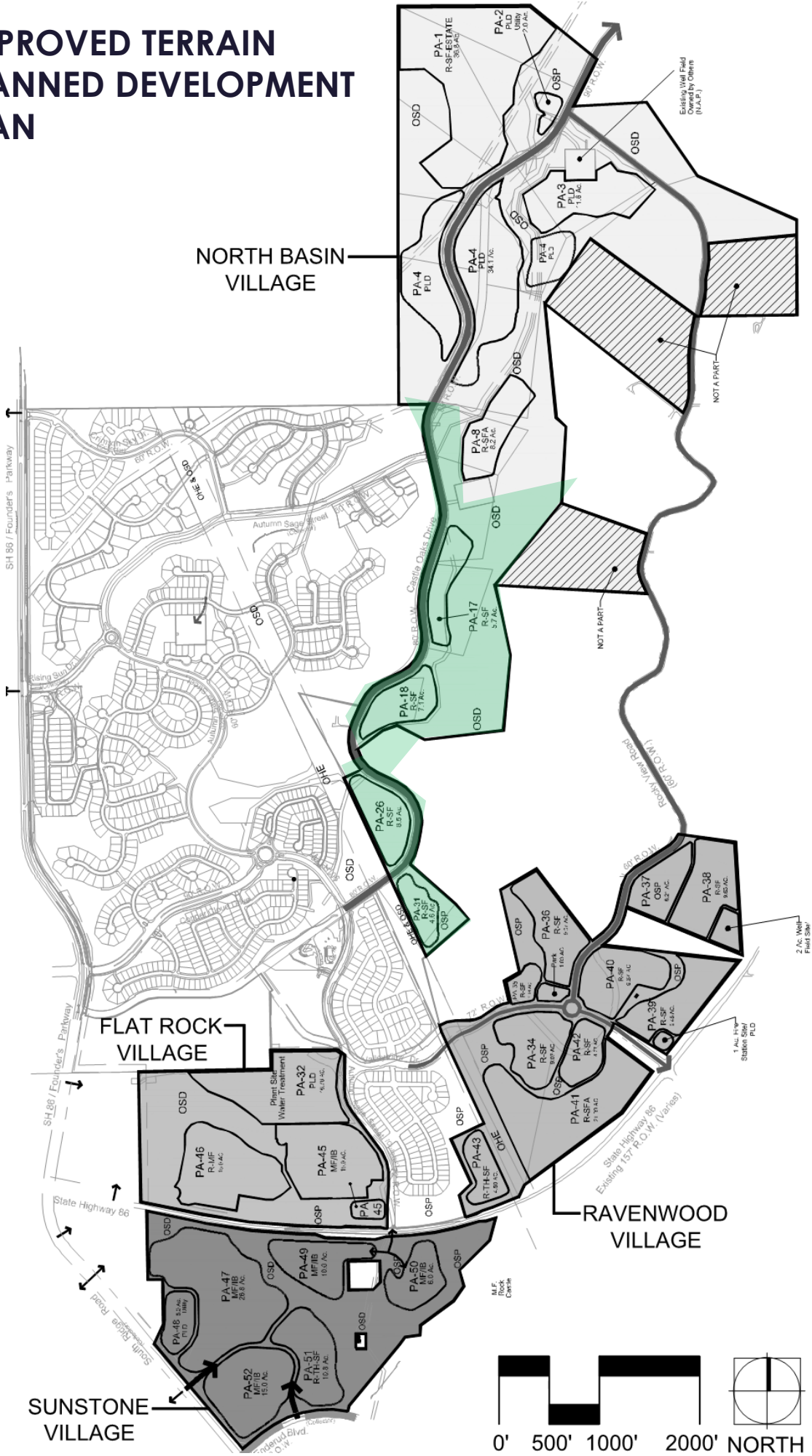
CASTLE OAKS PORTION AMENDMENTS:

- Castle Oaks Preliminary PD Site Plan Amendment #1: **2003, 2004**
- 2nd & 3rd Amendment to Castle Oaks Preliminary PD Site Plan Amendment #1: **2009, 2010**
- Castle Oaks Estates PDP: **2013**
- **Terrain PDP: 2015**

**APPROVED TERRAIN
PLANNED DEVELOPMENT
PLAN**

TERRAIN PLANNED DEVELOPMENT

CORE



- **TERRAIN DEVELOPMENT IS AN APPROVED PLANNED DEVELOPMENT CONSISTING OF 1,180 +/- ACRES OF:**
 - SINGLE-FAMILY HOMES
 - MULTI-FAMILY HOMES
 - COMMERCIAL DEVELOPMENT
 - COMMUNITY PARKS & SCHOOL SITE

- **NORTH BASIN PHASE 1 IS THE SOUTHERN HALF OF THE NORTH BASIN VILLAGE AND IS LOCATED WITHIN THE OVERALL TERRAIN DEVELOPMENT IN CASTLE ROCK, COLORADO.**

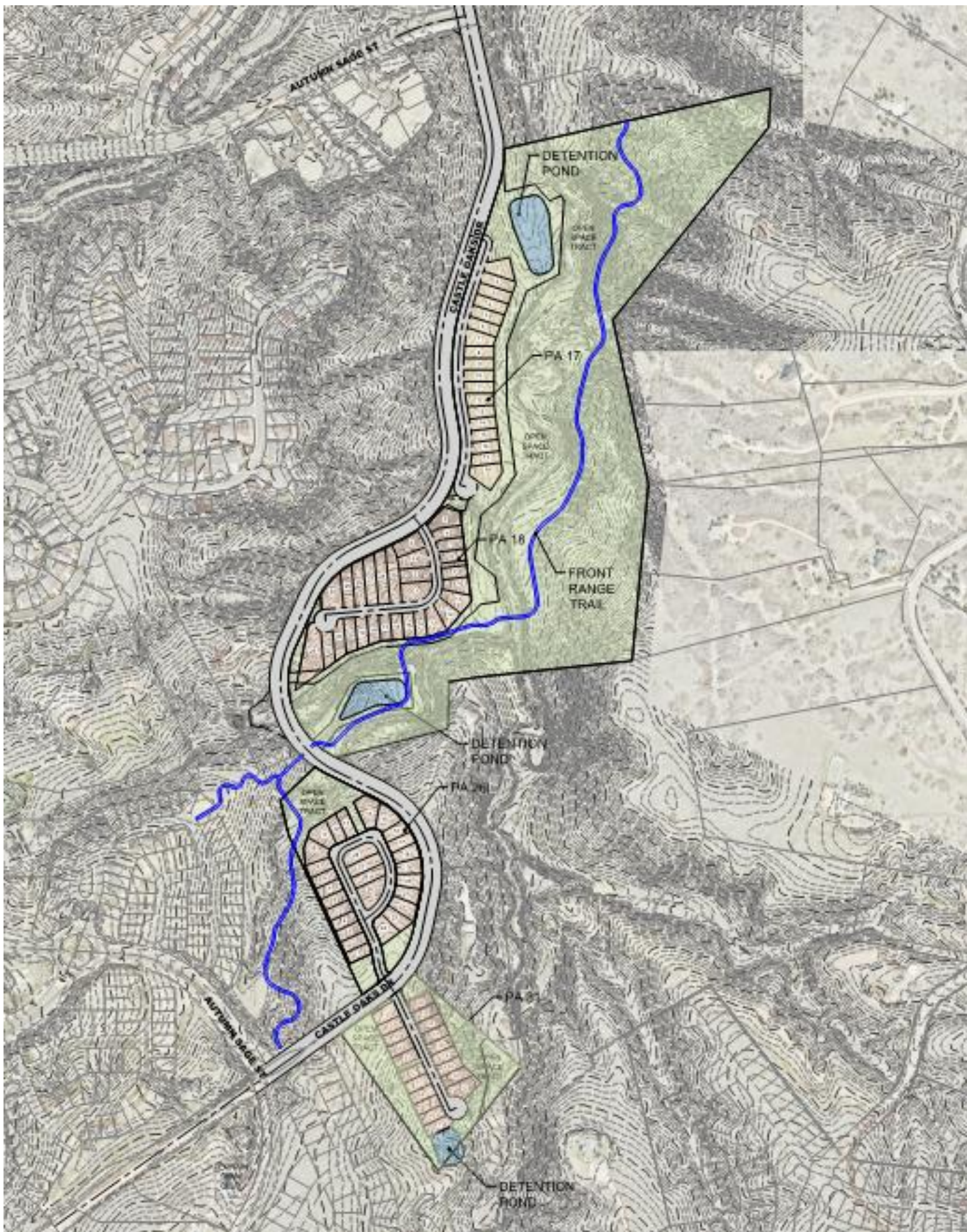
- **NORTH BASIN PHASE 1 CONTAINS 95 SINGLE-FAMILY DETACHED LOTS, OPEN SPACE, AND ASSOCIATED ROADWAYS ON 76.25 +/- ACRES WITHIN FOUR PLANNING AREAS (PA'S 17, 18, 26, & 31)**

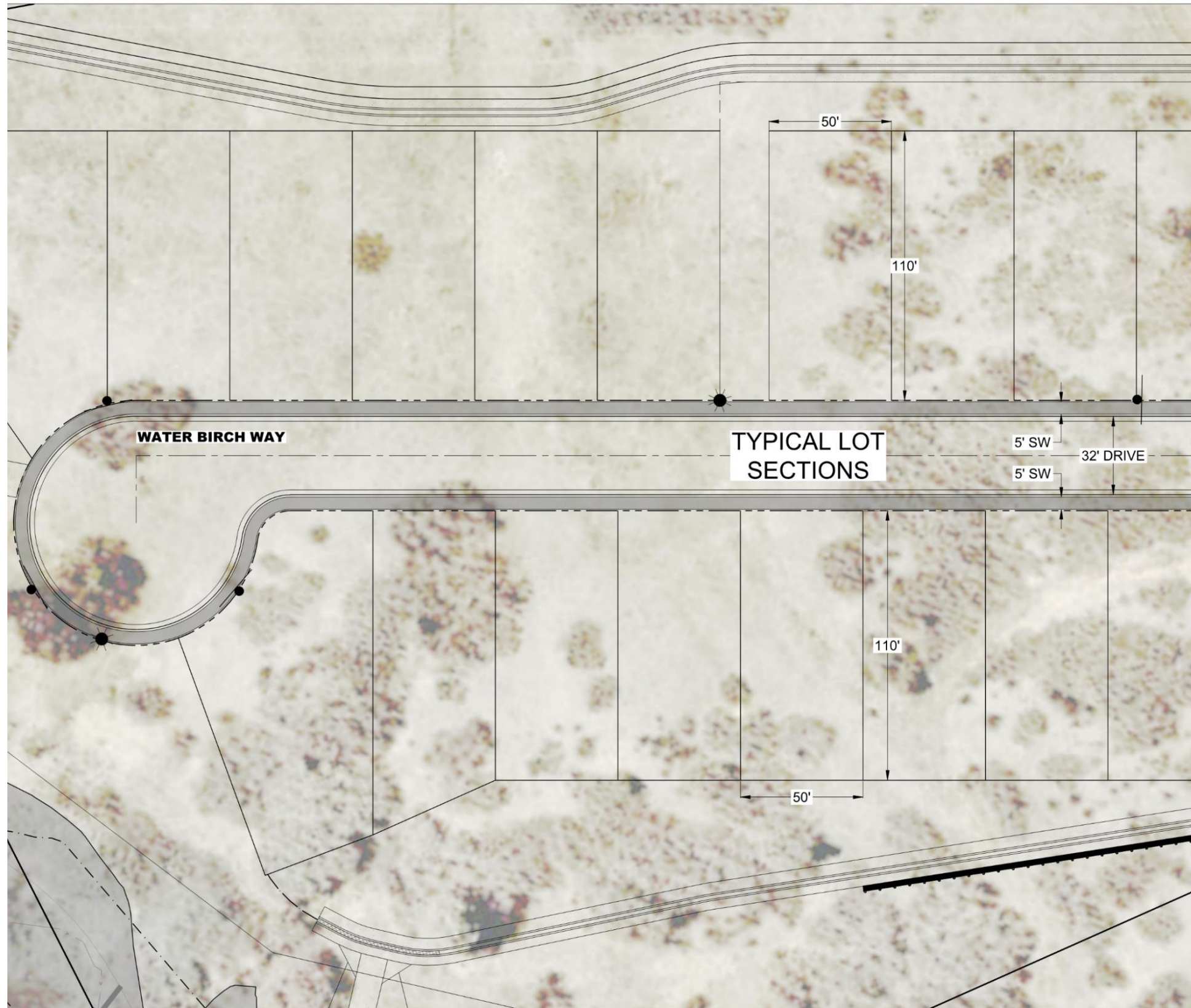
PROJECT DETAILS

CORE

TERRAIN NORTH BASIN – PHASE 1

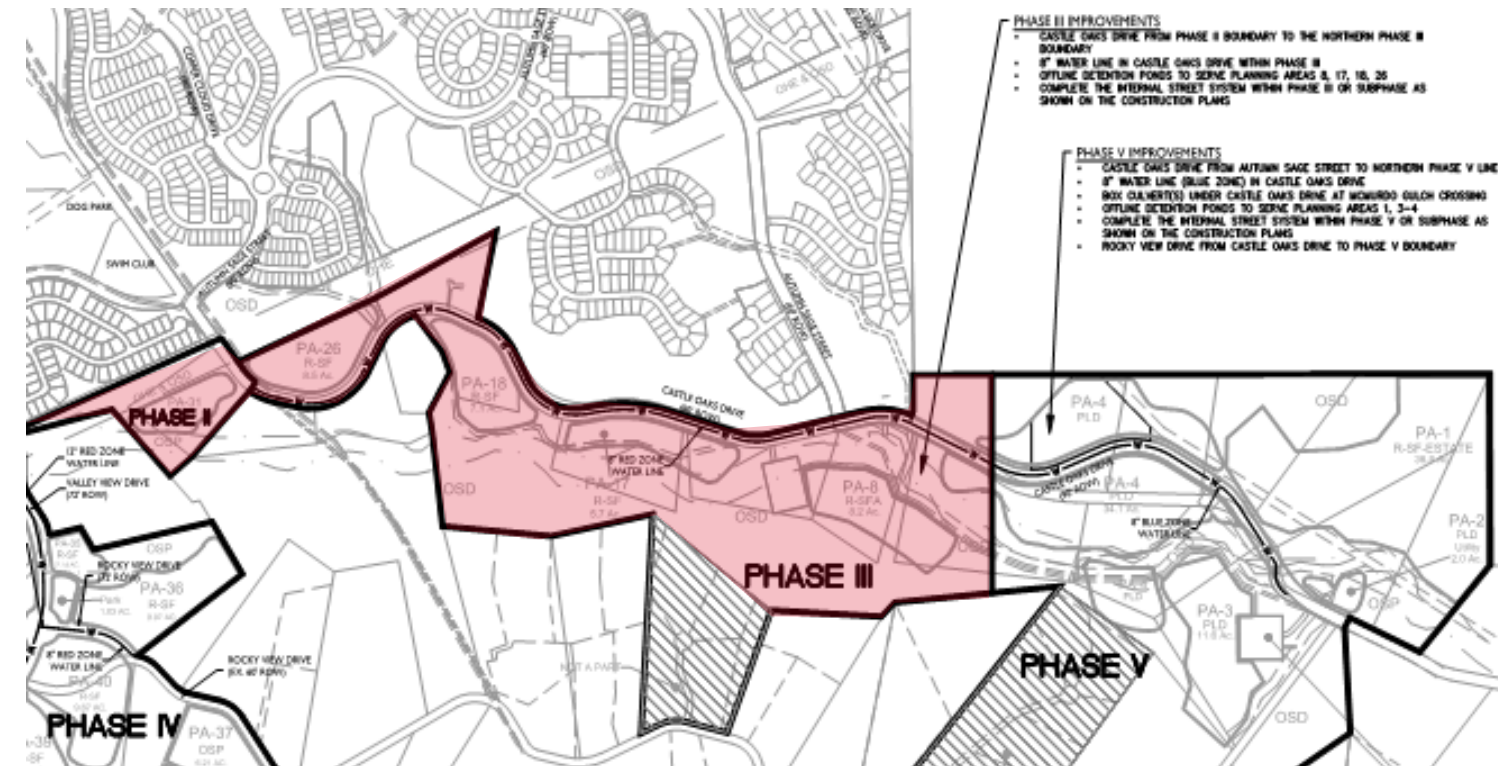
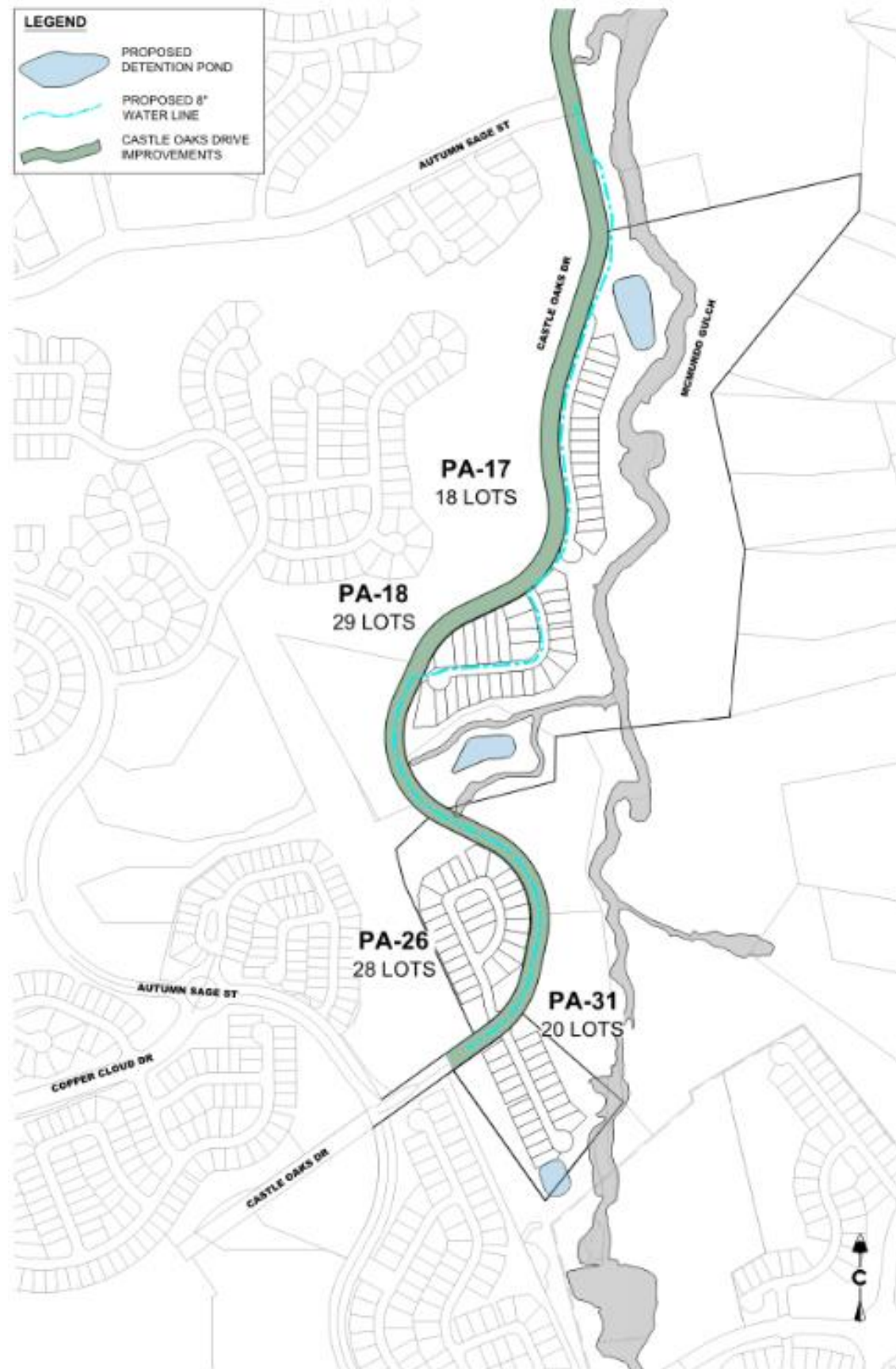
- **SITE DEVELOPMENT PLAN PROPOSES 95 SINGLE-FAMILY HOMES.**
 - PA-17: 18 Single-Family units.
 - PA-18: 29 single-family units.
 - PA-26: 28 single-family units.
 - PA-31: 20 single family units.
 - Construction of Castle Oaks Drive from Autumn Sage (North) to Autumn Sage (South).
 - Intersection Improvements Autumn Sage and Castle Oaks Drive.
 - Various open space dedications and connection to the regional trail focused on the McMurdo gulch corridor.
 - Development maintains the natural vegetated feel of the area.
 - Regional & Local Drainage Improvements.





PROPOSED LAYOUT - DETAILS

- STANDARD NEIGHBORHOOD STREET WITH SIDEWALKS AND FRONT YARDS
- 95 – SINGLE FAMILY LOTS
- 50' X 110' LOTS
- STANDARD AND WALKOUT LOTS
- STANDARD FRONT, SIDE AND REAR SETBACKS
- FOUR (4) SMALLER NEIGHBORHOODS TO PRESERVE NATURAL FEEL OF THE MCMURDO GULCH AREA.



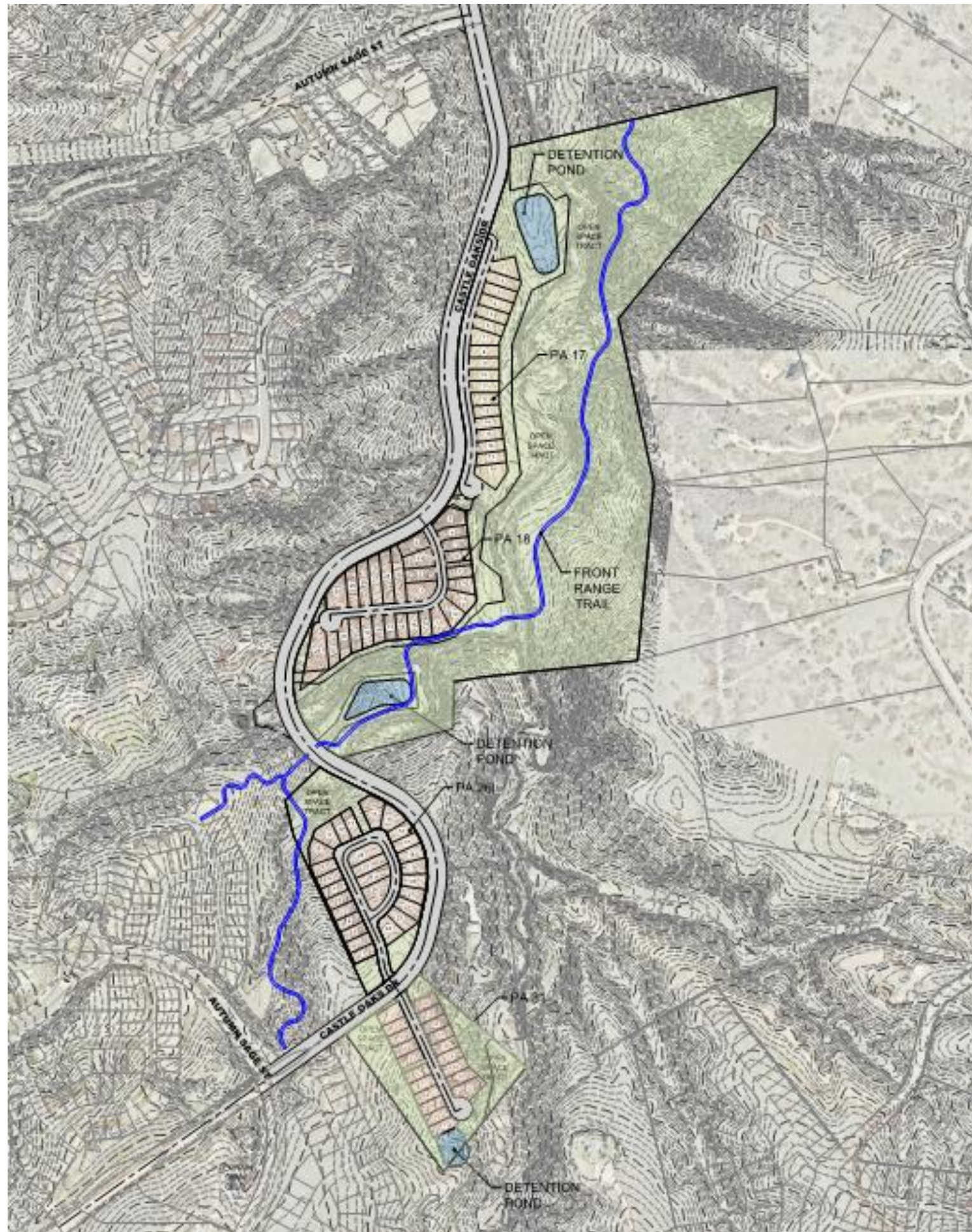
PROJECT REQUIREMENTS

ALL DEVELOPMENT REQUIREMENTS ASSOCIATED WITH TERRAIN NORTH BASIN PHASE 1 HAVE EITHER BEEN COMPLETED OR ARE SHOWN ON THE PROPOSED SITE DEVELOPMENT PLAN.

- PHASE II (PA-31) – IMPROVEMENTS COMPLETED WITH PREVIOUS TERRAIN FILINGS
- PHASE III (PA-17, PA-18, PA-26)
 - CASTLE OAKS DRIVE FROM PHASE II BOUNDARY TO NORTHERN PHASE III BOUNDARY
 - 8" WATERLINE IN CASTLE OAKS DRIVE
 - OFFLINE DETENTION PONDS TO SERVE PLANNING AREAS
 - INTERNAL STREET SYSTEMS

SUMMARY AND CONCLUSION

- NORTH BASIN PHASE 1 COMPLIES WITH THE TOWN OF CASTLE ROCK'S 2030 COMPREHENSIVE AND VISION PLANS ALONG WITH THE (PDP) FOR THE TERRAIN COMMUNITY.
- DEDICATION OF 51.6 ACRES OF OPEN SPACE.
- LAYOUT COMPLIES WITH SKYLINE RIDGELINE REGULATIONS.
- CONSTRUCTION OF CASTLE OAKS DRIVE AND INTERSECTION IMPROVEMENTS WITH AUTUMN SAGE DRIVE.
- REGIONAL DRAINAGE IMPROVEMENTS.
- ONSITE INFRASTRUCTURE IMPROVEMENTS.
- NORTH BASIN PHASE 1 MAINTAINS SIMILAR DESIGN CONCEPTS AND PRINCIPALS AS ADJACENT AREAS OF THE DEVELOPMENT WITHIN TERRAIN.
- NORTH BASIN PHASE 1 MEETS CURRENT ZONING REQUIREMENTS AND COMPLIES WITH THE VARIOUS TECHNICAL MANUALS ADOPTED BY THE TOWN OF CASTLE ROCK.



CORE

QUESTIONS?