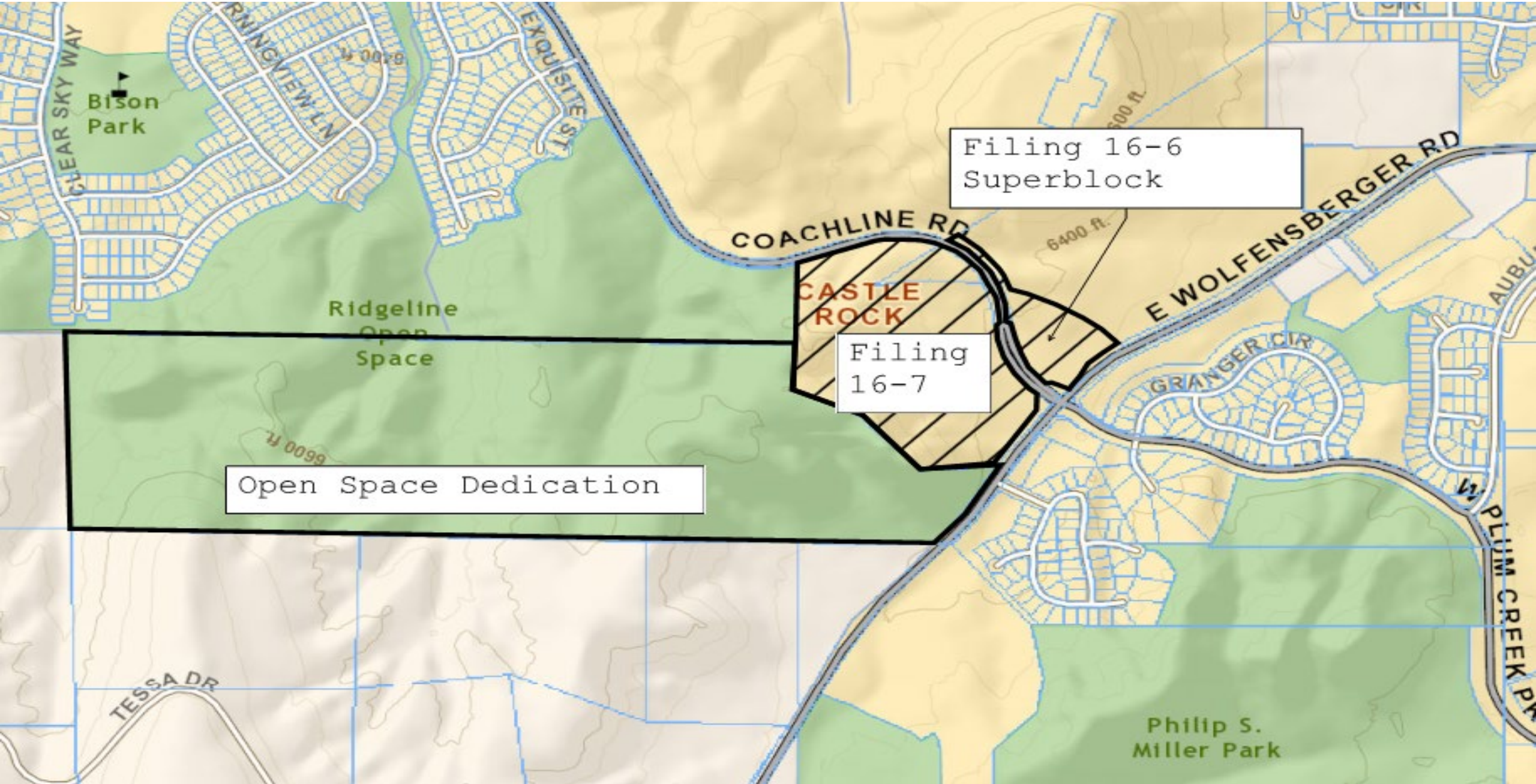




YOUR
Small Batch
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The Meadows Filing 16, Parcel 6 Superblock & Parcel 7 SDP Amendment 10
Town Council Hearing – September 3, 2019





The Meadows Filing 16, Parcel 6 Superblock & Parcel 7 SDP Amendment 10 Project Location



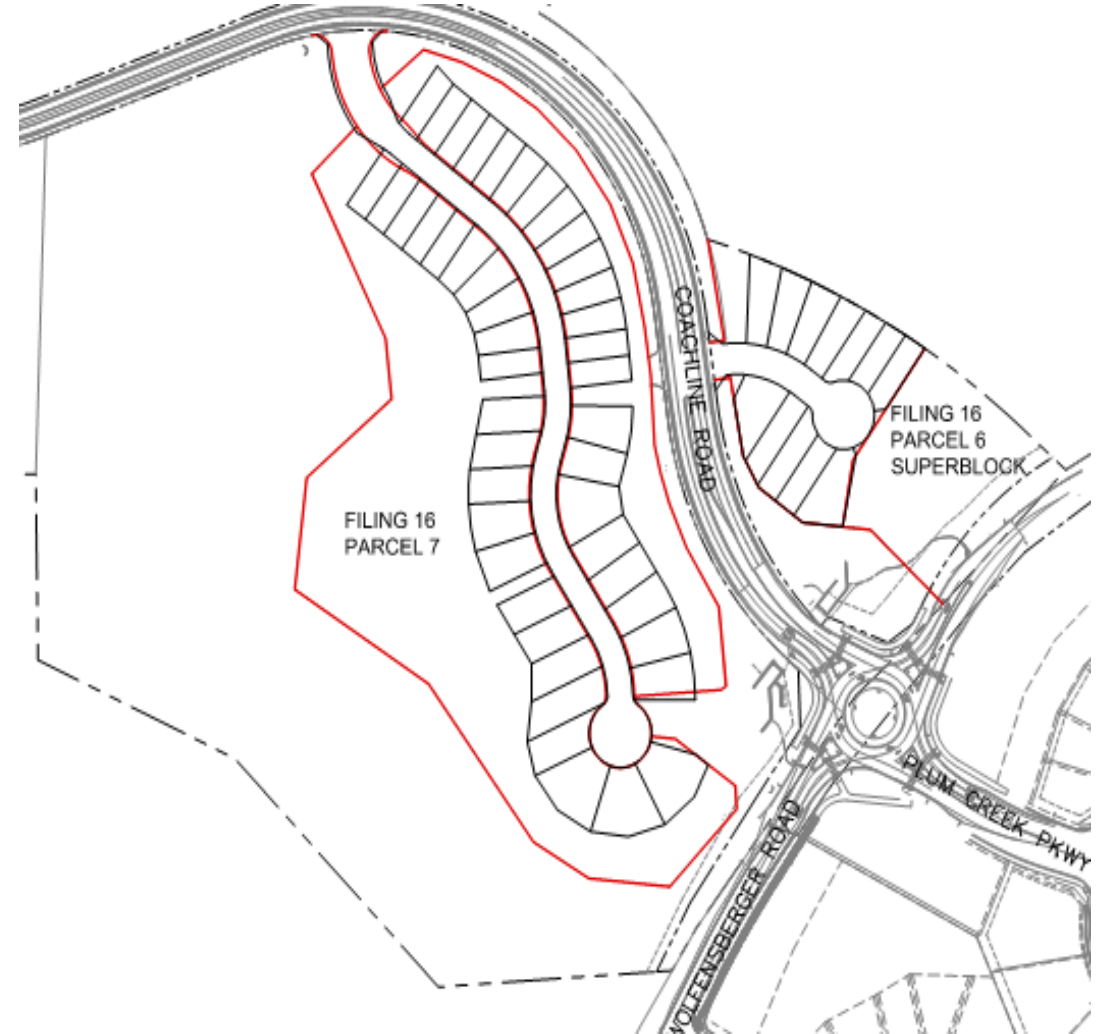
Project Details

- Zoned for Residential, Single Family (R-SF)
- Existing site plan was approved with Preliminary Plat and Final PD Site Plan for Filing 16 (Rec. #2004065186).
- SDP Amendment proposes 57 lots for single family detached residential dwelling units.
 - 12 Lots in Filing 16, Parcel 6 Superblock
 - 45 Lots in Filing 16, Parcel 7
 - 30 Lots were previously approved in Meadows Filing 16 Preliminary Plat and Final PD Site Plan
 - SDP Amendment would increase entitled units to 1,425, which is still 42 units less than total allowable units of 1,467.

Approved Final PD Site Plan for Meadows Filing 16, Parcel 7



Comparison of Lot Boundaries Between Approved and Proposed Plans

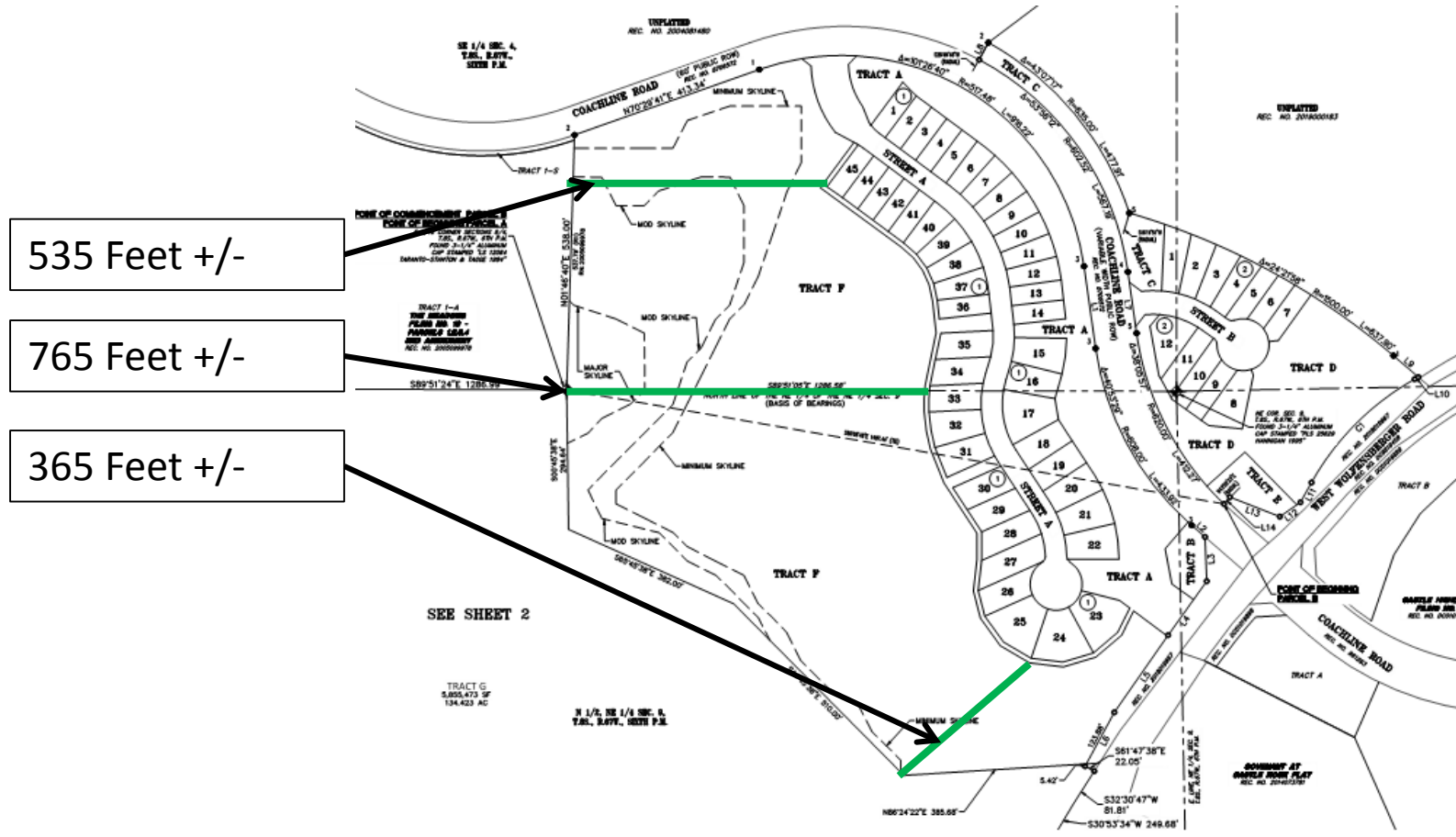


Project Details

- Architecture must Comply with The Meadows Design Rules, Regulations, and Restrictions.
- Maximum allowable building height is 35 feet.
- Sidewalks adjacent to development parcels will be completed as part of project.
- CRDC currently processing plans for remainder of sidewalk between Parcels 6 & 7 and existing sidewalk closer to Meadows Parkway.
- Private Open Space Dedication = 28.9 AC
- CRDC currently processing plat (PL19-0009) associated with SDP Amendment. This plat will dedicate 134.4 acres of public open space to Town of Castle Rock.

QUESTIONS?

Open Space Tract Depth



The Meadows Filing 16, Parcel 6 Superblock & Parcel 7 SDP Amendment 10
Open Space Tract Depth



Filing 16 Final PD Site Plan Parcel Data

SITE DATA PARCEL 6 - 144.985 AC

1. NUMBER OF DU / LOTS	77 SF DU / 59 LOTS + 1 SUPER LOT
2. LOT AREA	45.557AC = 31.42%
3. RIGHT OF WAY AREA	7.728AC = 5.33%
4. PRIVATE OPEN SPACE AREA	3.977AC = 2.74%
5. PUBLIC OPEN SPACE AREA	83.359AC (83.023 REQ) = 57.49%
6. PUBLIC LAND DEDICATION AREA	4.364AC (0.00 REQ) = 3.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	79 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	16,504 SQFT
9. MAXIMUM LOT AREA	98,660 SQFT
10. AVERAGE LOT AREA	34,519 SQFT

SITE DATA PARCEL 7 - 168.135 AC

1. NUMBER OF DU / LOTS	30 SF DU / 30 LOTS
2. LOT AREA	12.747AC = 7.58%
3. RIGHT OF WAY AREA	1.742AC = 1.04%
4. PRIVATE OPEN SPACE AREA	0.000AC = 0.00%
5. PUBLIC OPEN SPACE AREA	153.646AC (152.265 REQ) = 91.38%
6. PUBLIC LAND DEDICATION AREA	0.000AC (0.00 REQ) = 0.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	35 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	10,726 SQFT
9. MAXIMUM LOT AREA	27,827 SQFT
10. AVERAGE LOT AREA	118,513 SQFT



Conceptual Architectural Renderings



Conceptual Architectural Renderings



SF CONTEMPORARY



LOFT CONTEMPORARY

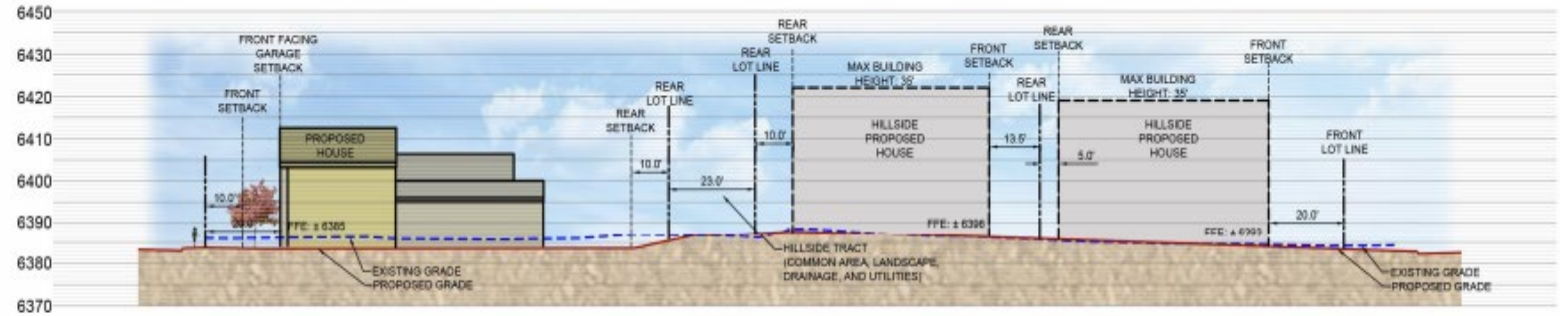


SF INDUSTRIAL



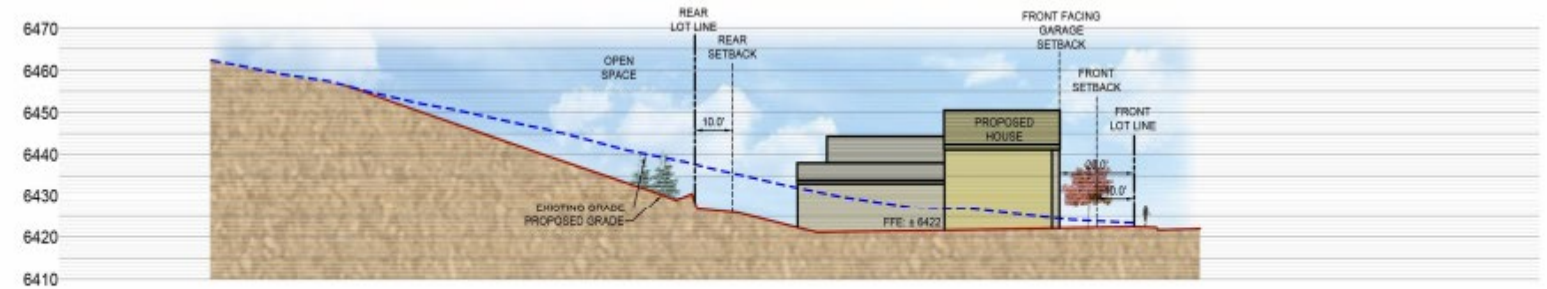
LOFT INDUSTRIAL

Conceptual Cross Sections



SECTION B-B
SCALE 1"=20'

***MAX BUILDING HEIGHT IS 35', BASED ON THE AVERAGE HEIGHT OF ALL FOUR CORNERS OF THE HOUSE.
***HILLSIDE FINISHED FLOOR ELEVATION (FFE) BASED ON OVERLOT GRADING.



SECTION E-E
SCALE 1"=20'

***MAX BUILDING HEIGHT IS 35', BASED ON THE AVERAGE HEIGHT OF ALL FOUR CORNERS OF THE HOUSE.
***HILLSIDE FINISHED FLOOR ELEVATION (FFE) BASED ON OVERLOT GRADING.