



Meeting Date: January 8, 2019

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Through: Bill Detweiler, Director, Development Services Department

Title: **Resolution for a Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8** [*Single Family Paired Homes; Southwest of Wolfensberger Road and Coachline Road/Plum Creek Parkway*]
(Town of Castle Rock Project **SDP18-0028**)

Executive Summary

The Site Development Plan (SDP) proposal is for a new neighborhood of 58 paired homes, totaling 116 single-family dwelling units. This site is located south of Wolfensberger Road, west of the Plum Creek Parkway/Coachline Road intersection. Proposed amenities include two neighborhood parks and direct trail access to the Philip S. Miller/Ridgeline Open Space trail system.

Staff finds that this proposal is in conformance with the approved zoning and Town criteria, including the Municipal Code and Comprehensive Master Plan. The Planning Commission recommended denial of the SDP.



Vicinity Map

Planning Commission Action

Planning Commission considered this proposal at the December 13, 2018 public hearing **(Attachment C)**. The Commission voted 4 - 3 to recommend denial finding that the proposed development is out of character with adjacent uses, is inconsistent with the overall development in the area, does not harmonize with the surrounding properties, and that the paired home product does not fit in.

Chair Brooks, and Commissioners McKim and Ahrens were the dissenting votes, citing that the proposed site plan meets the current zoning qualifications. Staff finds that the proposed site development plan complies with the zoning entitlements on the property, the Town's guiding documents and 17.38.040 of the Municipal Code, and respectfully recommends approval of the Resolution, as proposed **(Attachment B)**.

Background

Vested Property Rights

The Meadows Planned Development (PD), 4th Amendment is vested with property rights, through June 30, 2028, to undertake and complete the development and use of the property according to the PD plan. Vested property rights provide contractual assurance to the owner that the property may be developed and used according to provisions of the PD Plan and the PD Zoning Regulations. During the vesting period, the Town shall not take any zoning or land use action (whether by Town Council action or by an initiated measure) that would alter, impair, prevent, diminish, impose a moratorium on, or otherwise delay development or use of the property, in accordance with the approved Planned Development Plan and Zoning.

The Meadows and South Meadows Planned Developments

The Meadows is a master planned community located in the northwest portion of the Town of Castle Rock. The Meadows Planned Development (PD) was approved in 1984, allowing a maximum of 14,000 dwelling units, as well as commercial, office and industrial use areas. South Meadows PD was annexed to the Town of Castle Rock and zoned in 1985, allowing up to 369 dwelling units.

The Meadows PD has gone through several amendments. In 2003, the 4th Amendment incorporated the South Meadows PD into the Meadows PD. That rezoning set aside approximately 347 acres of South Meadows property as public land and dedicated open space, that is now part of P.S. Miller Park. Finally, the 4th Amendment zoned approximately 27 acres of the South Meadows property for single, paired, and multifamily uses. The 27-acre area is now the subject of this Site Development Plan (SDP) proposal. Currently, the Meadows PD, 4th Amendment allows a maximum of 10,644 dwelling units; to date approximately 6,476 units have received certificates of occupancy, none of which are within this Filing 16, Parcel 8.

Approved Zoning

Pursuant to the Meadows PD, 4th Amendment, this property is zoned to allow a maximum of 323 dwelling units on 26.9 acres; an approximate density of 12 dwelling units per acre (du/ac). Multifamily zoning allows the following housing types; single family detached and attached (paired) homes, apartments, condominiums, patio homes and townhomes. The maximum building height permitted is 50 feet.

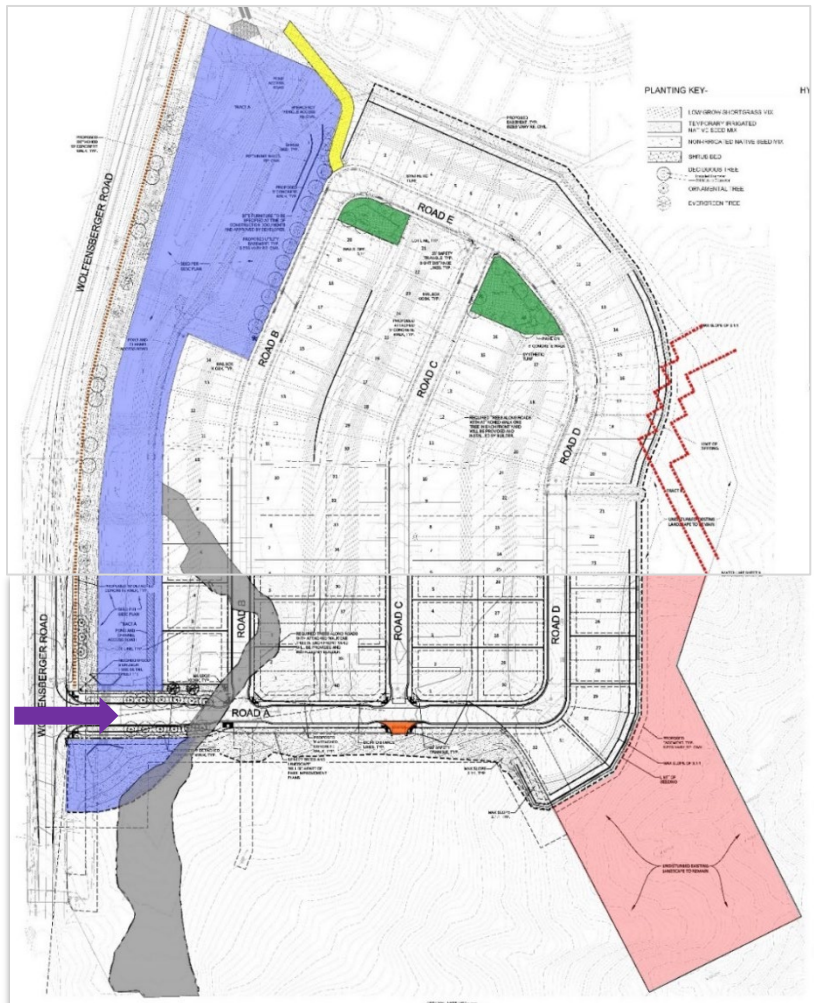
Existing Site Conditions

The undeveloped site contains a wide range of slopes and physical features, including significant ridges, drainages and high points. The vegetation consists predominantly of native grasslands and Gambel Oak. Some pine trees exist, on an intermittent basis, at the higher elevations. Other vegetation includes yucca, rabbit brush and mountain mahogany. Environmentally sensitive areas have been largely avoided by the proposed development plan.

Common wildlife such as deer and elk, as well as mice, voles and rabbits may be found on, or near the property. The adjacent park property to the southeast, south and west, combined with the significant drainage channel along the northern boundary will provide habitat and movement corridors for the wildlife. A request for external comments was sent to the Colorado Division of Parks and Wildlife on August 3, 2018. To date, no comments have been received.

Proposed Site Development Plan

This property is located south of Wolfensberger Road, west of the Plum Creek Parkway/Coachline Road intersection (**Attachment A**). The Site Development Plan (**Exhibit 1 of Attachment B**) proposes a neighborhood of 58 single family attached structures, also called paired homes, for a total of 116 dwelling units, or 4.3 du/ac; compared to the zoning entitlement of 323 units and 12 du/ac, a reduction of 64%. Ranch style and two story homes are planned, with a maximum building height of 35 feet, compared to the zoning entitlement of 50 feet. Two parking spaces per unit, as is required by the Municipal



Proposed Site Development

Code, will be provided in attached garages, with additional parking space available on each driveway. Proposed amenities in the new neighborhood include two small parks (highlighted in green) and direct pedestrian access (yellow) to the Philip S. Miller/Ridgeline trail system. A single point of vehicular access (purple arrow) from Wolfensberger will be located along the western boundary of the site. This road will also serve as future public access to the P.S. Miller Park property to the west. An emergency vehicle access (yellow) is also provided. The site plan designates 10.5 acres, or 39% of the site, as common landscaped area and open space.

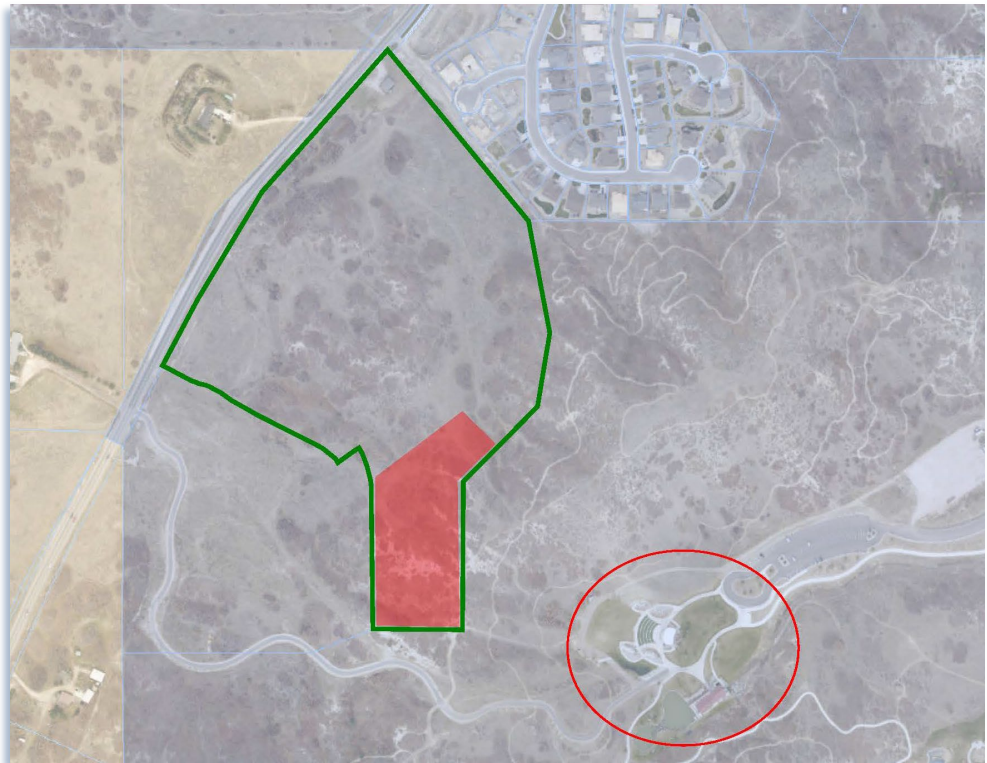
Site Constraints and Accommodations

This property is impacted by constraints, such as Skyline-Ridgeline protection area and a FEMA designated floodplain, that have been addressed in this site plan. Portions of lots 16 through 19, along the southern boundary lie within the Minor Skyline (red dashed lines), where structure heights are limited to 35 feet. Retaining walls on the affected lots are a maximum height of approximately 20 feet, well below the 35-foot height allowance.

A FEMA designated floodplain traverses onto the property (gray). As is required by the Town, the applicant has completed and submitted a Preliminary Floodplain Modification Study (FMS) to demonstrate how the drainageway will be realigned to convey flows into a proposed improved drainage channel (blue). The Preliminary FMS has been reviewed and approved by the Town's Stormwater Manager. Prior to approval of the Construction Documents (CDs), a Final FMS must also be submitted and approved by the Town. The affected lots are shown on the SDP with crosshatch lines. No building permits may be issued for these lots, until the required floodplain improvements have been constructed and accepted by the Town.

Lastly, this property is adjacent to the P.S. Miller Park property along the southeast, south and west property lines. The applicant has willingly accommodated the Town's request to remove lots from the ridgeline overlooking the Park.

Specifically, the area shown in red on the aerial below, lies in close proximity to the outdoor amphitheater (circled in red), the parking lot and the Park's emergency vehicle access road, that connects to Wolfensberger Road.



Proximity to the PS Miller Park

The reason for the Town's request was two-fold, 1) amphitheater and park activities may impact the adjacent residents, and 2) preservation of the natural environment and views surrounding this portion of the Park. The proposed site plan shows that lots have been shifted out of this sensitive area.

Site Development Plan Review and Approval Criteria

The review and approval criteria for a Site Development Plan is established in the Town of Castle Rock Municipal Code, Section 17.38.040, subsections A through F. The following evaluates how the proposed site plan complies with the criteria for approval.

A. Community Vision/Land Use Entitlements

The Town's Vision and Comprehensive Master Plan (Master Plan) are guiding documents founded on four cornerstones; Distinct Town Identity, Responsible Growth, Community Services, Thriving Economy. Staff finds that this site plan meets the Master Plan goals, applicable to site planning, by

- Maintaining a buffered, non-urban development on the Town borders
- Preserving the ridgeline and scenic vistas
- Providing open space, parks and accessible trail connections
- Providing compatible architectural character
- Providing infill development sensitive to the scale of surrounding development
- Offering residents additional lifestyle and housing options

B. Site Layout

The property is surrounded by the Town's P.S. Miller Park (Miller Park) and open space to the southeast, south and west of the property. Miller Park west of the site, maintains the Town's non-urban buffer on its border as encouraged by the Master Plan. Future uses on the Miller Park property west of the site include active parks, playgrounds, community recreation centers and public buildings such as, but not limited to schools, libraries, fire stations, etc.

Wolfensberger Road is a major arterial road, that separates the site from the unincorporated properties to the north. The Wolfensberger Road corridor, extending from Prairie Hawk Drive, west to this site, approximately 1.25 miles, includes properties zoned for a variety of residential uses, with a range of densities, generally diminishing from east to west.

The Covenant PD, known as Park Preserve, lies directly east of this property and is separated by a Town owned open space tract ranging in width from 35 to 60 feet. The Covenant PD was annexed and zoned to the Town in 2014, for 58 single family detached homes. The Meadows Filing 16, Parcel 8 site plan is designed with development standards similar to Park Preserve to achieve compatibility. The table below provides a comparison of the total area, density, setbacks, heights, and parking between the two neighborhoods.

	Meadows Filing 16, Parcel 8	Covenant Neighborhood
Housing Type	Single Family Attached	Single Family Detached
Total Planning Area Acreage	26.9 acres	21.7 acres
Number of Dwelling Units	116	58
Dwelling Units per Acre	4.3	2.7
Number of Structures	58	58
Structures per Acre	2.2	2.7
Maximum Height	35 feet	35 feet
Setbacks		
Front	15 feet	15 feet
Front to Garage	20 feet	18 feet
Rear	10 feet	15 feet
Sideyard	0 feet (common wall)	5 feet
Sideyard to Street	10 feet	10 feet
Parking	2 per garage, plus driveway	2 per garage, plus driveway

The elevations of the paired homes are designed with elements resembling single family detached structures, and both ranch style and two story paired homes will be offered. As shown in the table above, the Meadows property has slightly fewer structures per acre, therefore from a form-based perspective, the two residential neighborhoods are very similar.

C. Circulation and Connectivity

Technical traffic reports were submitted to the Town with the SDP for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure. Town Public Works engineers have reviewed and accepted all reports and analyses for this project, determining that road systems exist, or will be improved, to accept the added demand of this development.

In order to mitigate the traffic generated by the proposed neighborhood, the developer will construct a westbound left turn lane into the development, as well as an eastbound acceleration lane out of the development onto Wolfensberger Road. In addition, a stop sign will be installed at the proposed Road A and Wolfensberger Road intersection. In anticipation of a future connection to the park property west of the site, the developer is providing a curb cut and returns on Road A (see orange highlight on page 3 illustration). Further, a 10-foot sidewalk, trees and landscaping will be installed along the Wolfensberger Road frontage to provide pedestrian connectivity with the existing sidewalk along the Park Preserve frontage (see brown dashed line on page 3 illustration). Lastly, as noted above, an emergency vehicle access is also provided.

D. Services, Phasing and Off-site Impacts

Technical drainage and utility reports were submitted to the Town with the SDP for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure. Town Utility engineers have reviewed and accepted all reports and analyses for this project, determining that water, sewer, and storm sewer exist, or will be improved, to accept the added demand of this development.

The developer is responsible for constructing the stormwater collection and retention systems to support the development. As previously noted, a FEMA floodplain must be realigned to allow development of the site. Town engineers have approved the plan for realignment and must approve the final design submitted with the Construction Documents.

The Meadows Water Bank has sufficient water credits available to support this development.

As previously noted in section C, the technical traffic reports identified and appropriately mitigated all traffic impacts both on and off site.

E. Open Space, Public Lands, and Recreation Amenities and Preservation

Public land and open space dedications have been made to satisfy the Meadows obligations. This site plan also sets aside additional 10.5 open space acreage. Appropriate accessible trail connections will be made to trails external to the site. Internal sidewalks will provide internal pedestrian circulation.

F. Preservation of Natural Features

As previously noted, the site plan provides additional protection of the ridgeline, beyond what is required by the Skyline Ridgeline regulations. Additionally, environmentally sensitive areas have been largely avoided by the proposed development plan.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for residential development. Other ongoing cost of serving a new neighborhood, in terms of public infrastructure and services, will be comparable to other residential developments in Castle Rock.

Notification and Public Outreach

Neighborhood Meeting

A neighborhood meeting was held on Thursday, May 17th at the Meadows Taft House and Pool. The subject property was posted with neighborhood meeting signs, written notice was sent to all property owners within 300 feet of the site, and notice was posted on the Town's website at least 15 days prior to the neighborhood meeting. Two residents and Town staff attended the meeting. Representatives of Castle Rock Development Company, discussed the proposed site plan and presented a PowerPoint. Attendees asked general questions about the number of units, price point, permitted uses, and Wolfensberger Road improvements. There were no objections to the project expressed at the meeting.

External Referral Comments

Staff sent requests for external comments to service providers and Douglas County and State agencies on August 3, 2018. Documents forwarded for review included the project application, narrative, title commitment, site development plan, mineral rights affidavit, land suitability

analysis, traffic impact analysis, phase II drainage report, preliminary utility report, and preliminary floodplain modification report.

Douglas County School District acknowledged the decrease in the number of units proposed compared to the units allowed by the zoning, and provided no further comments. Douglas County provided a standard comment that the street names be included on the plat. Intermountain Rural Electric required easements be called out. Black Hills Energy, CenturyLink, Plum Creek Water Reclamation Authority, Chatfield Watershed Authority had no objections to the proposal. As previously noted, the Colorado Division of Parks and Wildlife did not return any comments. There are no unresolved external comments.

Planning Commission Public Hearing

The Planning Commission held a public hearing on December 13th to consider the Site Development Plan. Prior to the hearing, staff received two emails from adjacent property owners, copies of which were provided to the Commission prior to the hearing, and are attached to this staff report (**Attachment D**). The Commission took public comment on the site plan proposal. Three residents of the adjacent Park Preserve neighborhood addressed the Planning Commission and expressed the following concerns and questions:

- The concrete drainage swale, duplexes and parking lots will diminish property values in their neighborhood.
- The internal sidewalks between the two neighborhoods should not be connected.
- The buffer between the two neighborhoods, containing the emergency vehicle access and trail, should be closed off to the public due to the increased foot traffic.
- The Meadows Filing 16, Parcel 8 is beautiful property; why does it have to be developed now, and at the proposed density.

Staff and the applicant provided follow up information as requested by Planning Commission. The drainage swale is part of the overall drainage system for the property and has been reviewed by Town engineers. There are no parking lots proposed for the site and duplexes are a single family attached housing type permitted by the Meadows zoning. The number of dwelling units and the density are 64% below what is allowed by the Meadows zoning. The sidewalks along the Wolfensberger frontage will be connected. The buffer between the two neighborhoods is a public trail connection. The applicant provided the background on the Meadows and South Meadows zoning.

Planning Commission Recommendation and Findings

Following public comment, Planning Commission expressed concerns relative to the density, parking, age of the existing zoning and Comprehensive Master Plan guidelines. The Planning Commission voted 4-3 to recommend to Town Council denial of the Site Development Plan finding that the paired home product does not fit with adjacent uses and that the proposed development is inconsistent with the overall development in the area, is out of character with adjacent uses, and does not harmonize with surrounding properties.

Staff Analysis and Recommendation

Staff finds that the proposed Site Development Plan meets requisite review and approval criteria discussed in this report and listed below. All staff review comments and external referral comments have been addressed.

- The Site Development Plan supports the objectives of the Town Vision and the Comprehensive Master Plan,
- The Site Development Plan complies with the Meadows site specific development plan and vested property rights,
- The Site Development Plan meets the development standards of the Meadows Preliminary PD Site Plan, Amendment No. 4 and PD Zoning Regulations,
- The Site Development Plan meets the review and approval criteria of the Municipal Code, Chapter 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists, or is proposed with this project to serve the property.

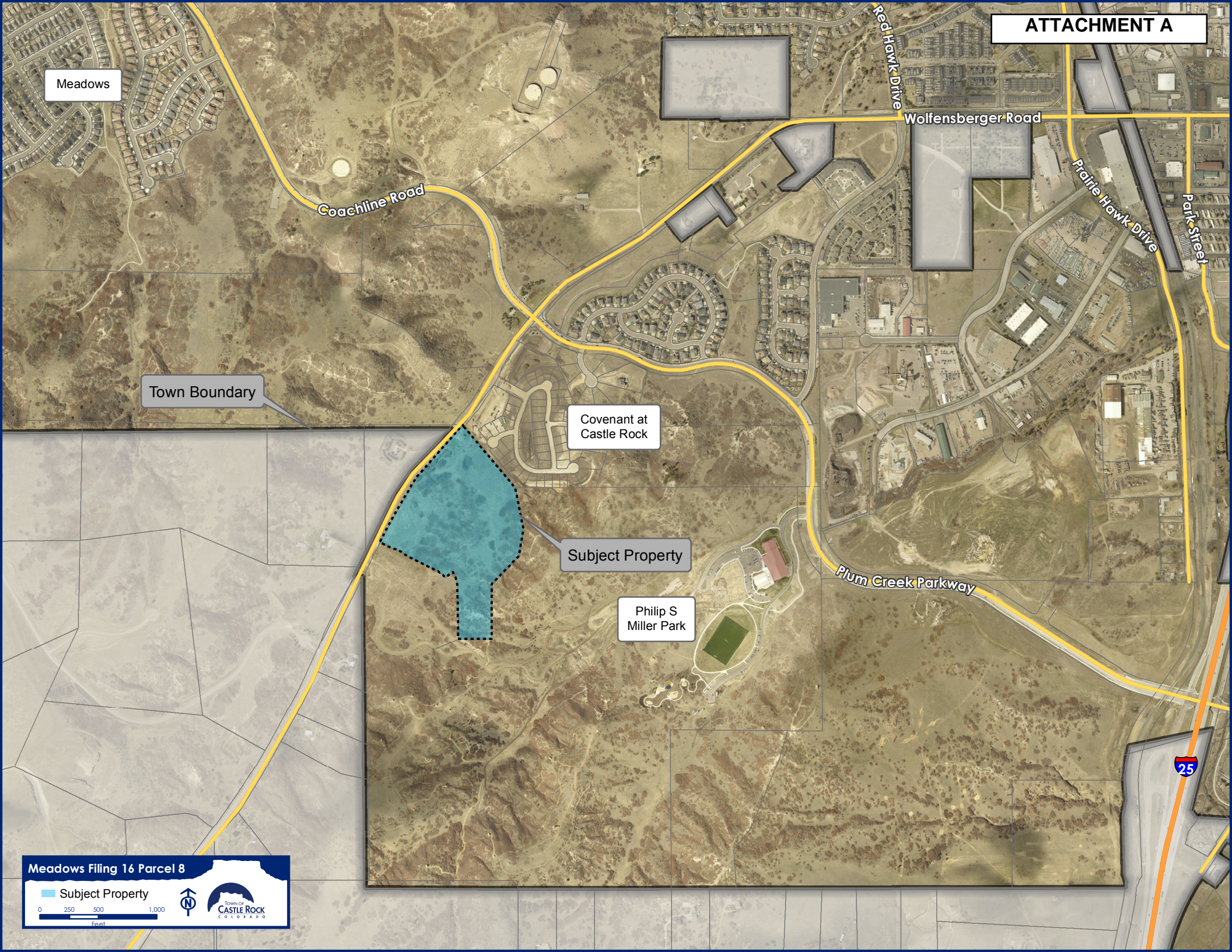
Staff, respectfully, recommends that Town Council approve the Site Development Plan, as proposed.

Proposed Motion

I move to approve the Resolution, as introduced by title.

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Attachment B, Exhibit 1: Site Development Plan
Attachment C: Draft Planning Commission Minutes
Attachment D: Resident Emails



Meadows

Coachline Road

Town Boundary

Covenant at
Castle Rock

Subject Property

Philip S
Miller Park

Wolfensberger Road

Prairie Hawk Drive

Park Street

Plum Creek Parkway

25

Meadows Filing 16 Parcel 8

Subject Property



RESOLUTION NO. 2019 - __

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR THE MEADOWS
FILING NO. 16, PARCEL 8

WHEREAS, Castle Rock Development Company has requested approval of a Site Development Plan for The Meadows Filing No. 16, Parcel 8 (“Site Development Plan”); and

WHEREAS, the Site Development Plan supports the goals and objectives of the Vision 2030 and the 2030 Comprehensive Master Plan; and

WHEREAS, the Site Development Plan complies with the Meadows Preliminary Planned Development Site Plan (Meadows Fourth Amendment), and the Meadows Planned Development Zoning Regulations (Meadows Fourth Amendment); and

WHEREAS, the Site Development Plan substantially meets the criteria for approval set forth in 17.38.040 of the Town of Castle Rock Municipal Code; and

WHEREAS, public hearings on the Site Development Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for The Meadows Filing No. 16, Parcel 8 in the form attached as ***Exhibit 1*** is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this ____ day of _____, 2019, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Development Services Director

SITE DEVELOPMENT PLAN, AMENDMENT NO. 9 THE MEADOWS FILING 16, PARCEL 8

9TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0028

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE, 20____, SIGNED THIS DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

TITLE INSURANCE COMPANY _____

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: STEPHANIE L. MCCANDLESS TITLE: PRESIDENT

SIGNED THIS _____ DAY OF _____, 20____.

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY STEPHANIE L. MCCANDLESS, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS MAYOR AND BY _____ AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

UTILITY PROVIDERS

WATER

CASTLE ROCK WATER
170 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

SEWER

CASTLE ROCK WATER
170 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

GAS

BLACK HILLS ENERGY
1515 WYNNCOFF ST., 5TH FLOOR
DENVER, CO 80202
PHONE: (888) 890-5554

PHONE

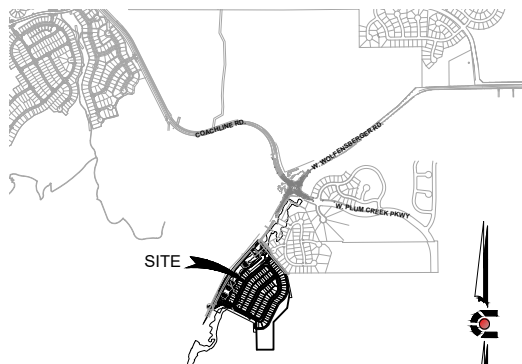
CENTURY LINK
1811 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

ELECTRIC

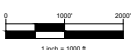
REA
5498 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

CABLE

COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE: (303) 930-2000



VICINITY MAP



OWNERS

CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 305
DENVER, CO 80206
CONTACT: MALCOLM MULRONEY 303-394-5500

OWNERS

THE TOWN OF CASTLE ROCK
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
CONTACT: 303-660-1015

ENGINEER

CORE CONSULTANTS, INC.
1950 S. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER 303-703-4444

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 01°04'50" WEST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;
THENCE SOUTH 17°56'51" WEST, A DISTANCE OF 1353.38 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 40°01'50" EAST, A DISTANCE OF 701.87 FEET;
THENCE SOUTH 11°38'47" EAST, A DISTANCE OF 371.09 FEET;
THENCE SOUTH 08°16'48" WEST, A DISTANCE OF 234.94 FEET;
THENCE SOUTH 44°14'09" WEST, A DISTANCE OF 33.500 FEET;
THENCE SOUTH 00°03'28" WEST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 89°59'23" WEST, A DISTANCE OF 285.00 FEET;
THENCE NORTH 00°58'57" WEST, A DISTANCE OF 430.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 251.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°59'19" FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 34°55'29", AN ARC LENGTH OF 152.99 FEET;
THENCE SOUTH 54°03'56" WEST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET, THE RADIUS OF SAID CURVE BEARS 54°03'56" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'18", AN ARC LENGTH OF 81.81 FEET;
THENCE NORTH 63°30'22" WEST, A DISTANCE OF 258.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 380.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°57'57", AN ARC LENGTH OF 52.83 FEET;
THENCE NORTH 55°32'25" WEST, A DISTANCE OF 22.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 352.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'10", AN ARC LENGTH OF 44.51 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 27.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 118.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 31.92 FEET;
THENCE NORTH 63°30'35" WEST, A DISTANCE OF 104.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF W. WOLFENBERGER ROAD, RECORDED AT RECORDER NUMBER 2004019347 IN THE RECORDS OF THE CLERK AND RECORDER'S OF SAID DOUGLAS COUNTY;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:
1) NORTH 26°25'10" EAST, A DISTANCE OF 238.84 FEET;
2) NORTH 30°36'52" EAST, A DISTANCE OF 399.69 FEET;
3) NORTH 41°14'50" EAST, A DISTANCE OF 607.55 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	STANDARD NOTES & DETAILS
3	SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	GRADING PLAN
7	OVERALL UTILITY PLAN
8	OVERALL UTILITY PLAN
9-11	LANDSCAPE PLANS

CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER, CO PE #41743

DATE _____

SURVEYOR'S STATEMENT

I, DON HULSEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT FOR THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

DON HULSEY

DATE _____

PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38291

FOR AND ON BEHALF OF AZTEC CONSULTANTS

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

CHAIR _____

DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____

DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

DEBATOR _____

DATE _____

ATTEST:

TOWN CLERK _____

DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY _____

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995" AND AT THE EAST QUARTER CORNER BY A STONE { CHISELED 0.7 X 0.9 X 0.5, ASSUMED TO BEAR SOUTH 01°06'19" EAST.

PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.011025 RECOVERED A 3" BRASS CAP LOCATED 220' MORE OR LESS EAST ALBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.
ELEVATION = 6351.33 (NAVD 88)

DESIGNED BY: NDW

DRAWN BY: NDW

CHECKED BY: JRH

JOB NO. 14-003

SHEET 1 OF 11

THE MEADOWS FILING 16 PARCEL 8
SITE DEVELOPMENT PLAN AMENDMENT NO. 9
COVER PROJECT & SDP18-0028

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
AND SURVEYING
1940 W. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120

CORE
CONSULTANTS



CALL FOR YOUR PROJECTS AND SERVICE BEFORE YOU
CONTACT US TO OBTAIN A QUOTE FOR THE HIRING OF
OUR SERVICES. WE ARE A FULL SERVICE FIRM WITH
EXPERIENCE IN THE DESIGN AND CONSTRUCTION OF
LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING,
SURVEYING, AND CONSTRUCTION MANAGEMENT.
WE ARE A FULL SERVICE FIRM WITH EXPERIENCE
IN THE DESIGN AND CONSTRUCTION OF
LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING,
SURVEYING, AND CONSTRUCTION MANAGEMENT.



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APPROVAL

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 9 THE MEADOWS FILING 16, PARCEL 8

9TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0028

SITE DEVELOPMENT PLAN GENERAL NOTES:

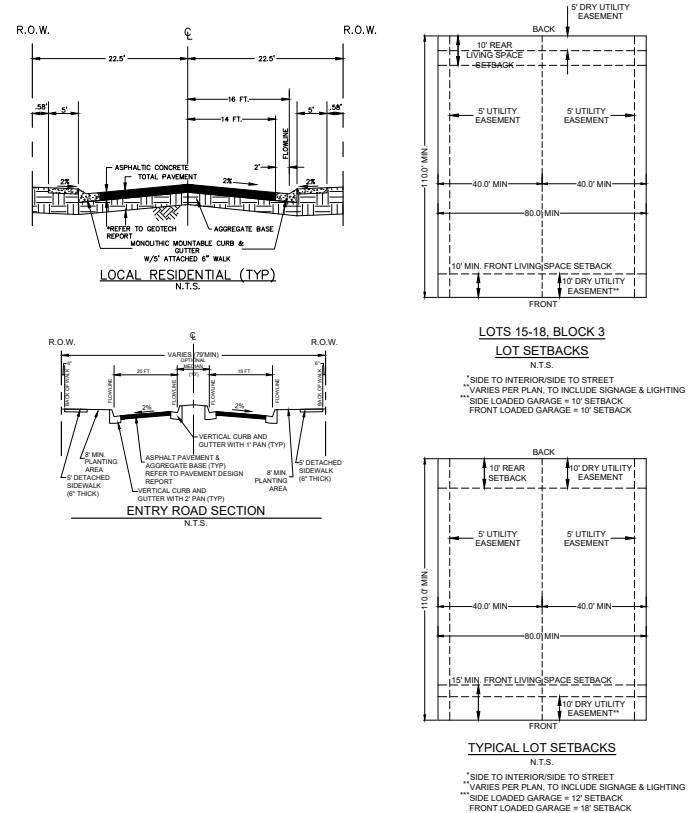
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- A PORTION OF THE OMNI TRIBUTARY, A MAJOR DRAINAGE WAY, IS WITHIN THE SITE.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE/USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAFFIC EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- FILING 16 PARCEL 8 IS ZONED AS R-LMF PER THE MEADOWS PD, 4TH AMENDMENT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.4F OF THE TOWN CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTER TO THE TOP OF THE WALL ARE PROHIBITED IN SETBACKS. ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE PLANTINGS AND IRRIGATION AS SHOWN ON THE LANDSCAPE PLAN.
- ALL RETAINING WALLS SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN LOT SETBACKS, PER THE MEADOWS FILING 16, 1ST PD MINOR AMENDMENT, RECEPTION NO. 2004126946.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCRoACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0282G, REVISED MARCH 16, 2016. SHADED ZONE X LIES WITHIN THE SITE. BLOCK 1, LOTS 1 & 4-10 & BLOCK 4, LOTS 1-5 ARE LOCATED WITHIN AN UNDESIGNATED 100-YEAR FLOODPLAIN AS PER TOWN OF CASTLE ROCK FLOOD HAZARD AREA DELINEATION FOR OMNI TRIBUTARY. SAID LOTS SHALL BE RESTRICTED FROM BUILDING PERIS UNTIL PROPOSED FLOODPLAIN IMPROVEMENTS HAVE BEEN CONSTRUCTED AND BASE FLOOD ELEVATIONS HAVE BEEN CERTIFIED.
- LANDSCAPING WITHIN THE ROW TO BE MAINTAINED BY THE HOA OR THE ADJACENT PROPERTY OWNER.
- BUILDING PERMITS FOR LOTS 1,4-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR A PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NO LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PROTECTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY IF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

ZONING COMPARISON AND DEVELOPMENT STANDARDS			
ZONING	R-LMF	SM	
USE AREA	PD ZONING ALLOWANCE	PROPOSED	
USES			
MIN. FRONT YARD SETBACK		15'	
MIN. REAR YARD SETBACK		10'	
MIN. SIDE YARD SETBACK		0'	
MIN. SIDE TO STREET SETBACK		10'	
MIN. SIDE LOADED GARAGE SETBACK		10'	
MIN. FRONT LOADED GARAGE SETBACK		20'	
MAX. BUILDING HEIGHT	50'	35'	
MIN. PARKING SPACE	SUBJECT TO TOCR MUNICIPAL CODE	2 PER UNIT	
SINGLE FAMILY EQUIVALENT UNITS (SFE)	116	116	
SITE UTILIZATION			
TOTAL LOT AREA	26.9	100%	
LOT COVERAGE	12.4	46.1%	
ROW COVERAGE	4.0	14.9%	
LANDSCAPE/OPEN SPACE COVERAGE	10.5	39.0%	

TRACT SUMMARY				
TRACT	AC	LAND USE	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOCR UTILITIES
TRACT A	3.50	OS/DRI/UTL	TOWN	HOA
TRACT B	4.25	OS/DRI	HOA	HOA
TRACT C	0.24	OS/DRI/UTL	HOA	HOA
TRACT D	0.13	OS	HOA	HOA
TRACT E	0.50	OS/DRI/UTL/PUBLIC ACCESS/FUTURE	HOA	HOA
TRACT F	1.59	OS/DRI/UTL/PUBLIC ACCESS	TOWN	HOA
TRACT G	0.26	OS/UTL/PUBLIC ACCESS/FUTURE	TOWN	TOWN
TRACT H	0.08	OS/DRI/UTL/PUBLIC ACCESS/FUTURE	TOWN	TOWN

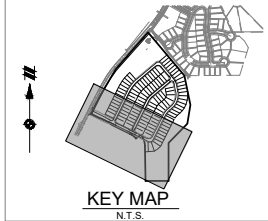
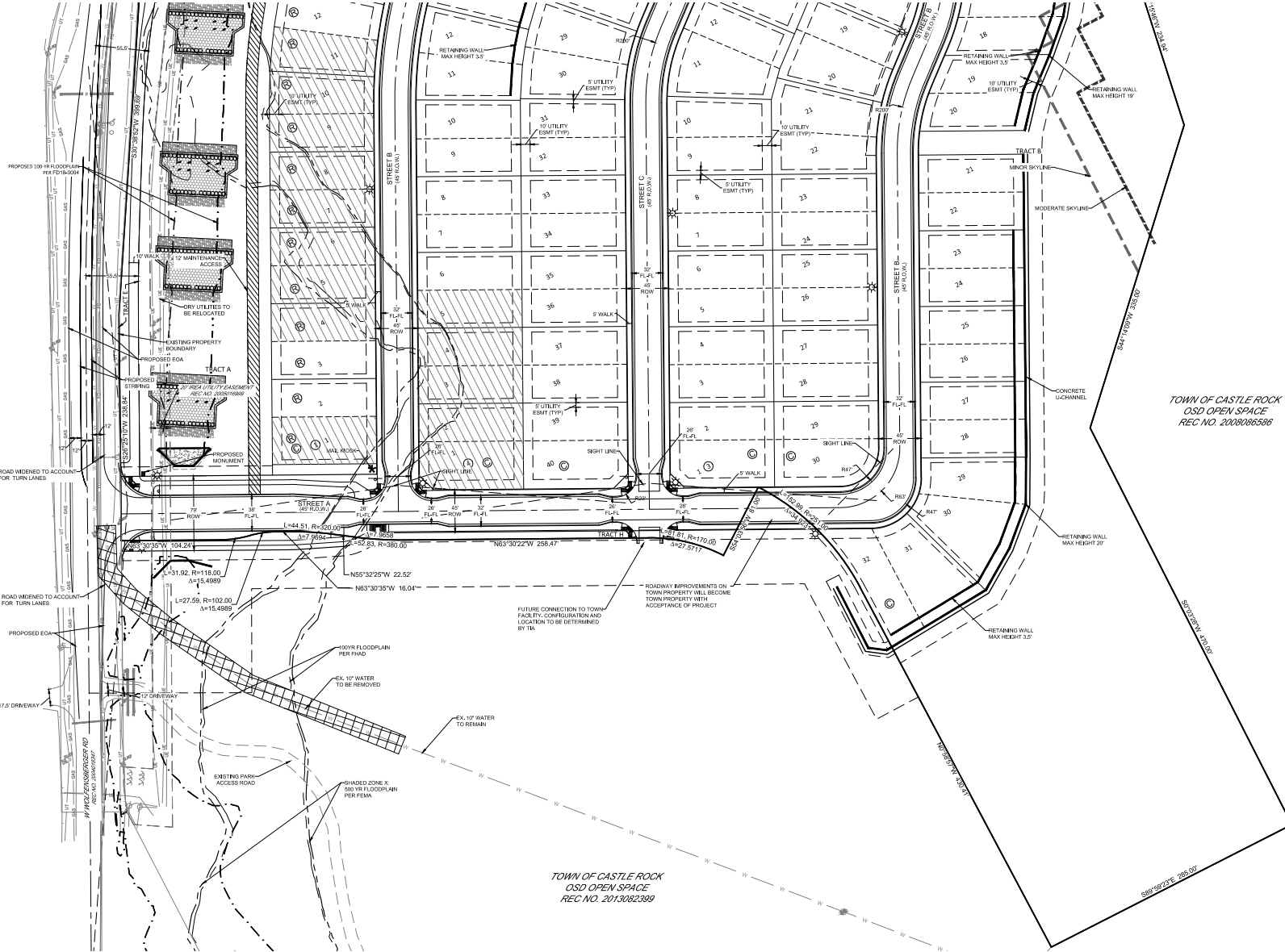


LOT CONDITION NOTES:

- LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
- LOTS DESIGNATED WITH A @ SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.

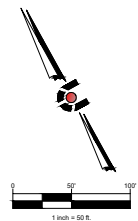
SITE DEVELOPMENT PLAN, AMENDMENT NO. 9 THE MEADOWS FILING 16, PARCEL 8

9TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0028



- LEGEND
- EASEMENT
 - CENTER LINE
 - PROPERTY LINE
 - ROW LINE
 - SHADED ZONE X: 500' R FLOODPLAIN (FEMA)
 - 100' R FLOODPLAIN (FAD)
 - PROPOSED 100' R FLOODPLAIN (FAD)
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "BEAR CONDITION"
 - "CORNER CONDITION"
 - LOT WITH EXISTING SHADED ZONE X FLOODPLAIN

- NOTE
- BUILDING PERMITS FOR LOTS 1-11 OF BLOCK 1 AND LOTS 1-6 OF BLOCK 2 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.
 - CONSTRUCTION DOCUMENTS WILL INCLUDE AN EASTBOUND RIGHT-TURN ACCELERATION LANE ON WOLFENBARGER AS DETERMINED BY TCR TRANSPORTATION CRITERIA MANUAL.



TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2008085586

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2013082389

CORE ENGINEERING
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1940 W. LARSON BLVD. STE. 109
LITTLETON, CO 80120

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THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: JNDW
DRAWN BY: JNDW
CHECKED BY: JNDW
JOB NO. 14-003
SHEET 3 OF 11

THE MEADOWS FILING 16 PARCEL 8
SITE DEVELOPMENT PLAN AMENDMENT NO. 9
SITE PLAN PROJECT # SDP18-0028

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM

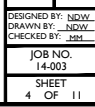
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14-003

SHEET
4 OF 11

DESIGNED BY: NDW
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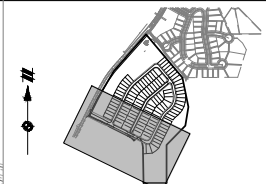
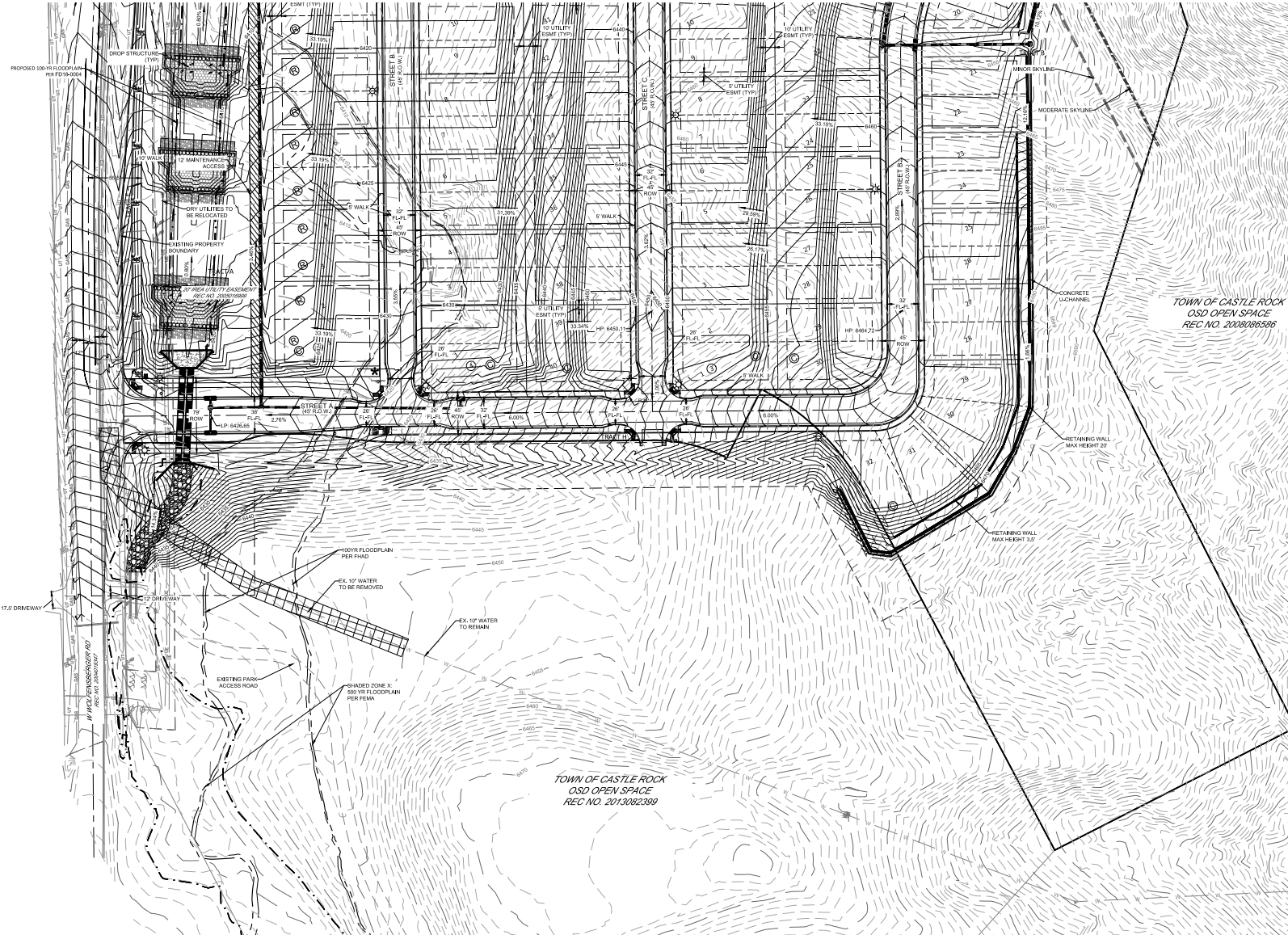
JOB NO.
14-003

SHEET
4 OF 11



SITE DEVELOPMENT PLAN, AMENDMENT NO. 9 THE MEADOWS FILING 16, PARCEL 8

9TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
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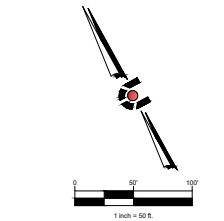


KEY MAP

N.T.S.

LEGEND

- PROPOSED STORM DRAIN
- MANHOLE and PIPE
- INLET
- FLARED END SECTION
- EXISTING STORM DRAIN
- MANHOLE and PIPE
- INLET
- FLARED END SECTION
- GAS LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADE ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (F14D)
- PROPOSED 100YR FLOODPLAIN (F18-0008)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



NOTES:

- MINIMUM 2 FT FREEBOARD ABOVE BASE FLOOD ELEVATIONS REQUIRED FOR ALL LOTS ADJACENT TO THE PROPOSED FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (INCLUDING BASEMENT) SHALL BE PROVIDED ON CONSTRUCTION DOCUMENTS.

CORE ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCE CONSULTING
AND SURVEYING
1945 W. Laramie Blvd., Ste. 109
LITTLETON, CO 80120

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CONSULTANTS



ALL SURVEY DATA WAS OBTAINED FROM THE
COLORADO DEPARTMENT OF NATURAL RESOURCES
AND AGRICULTURE (CDNR) AND THE
COLORADO DEPARTMENT OF TRANSPORTATION
(CDOT). THE DATA WAS OBTAINED FROM
THE CDNR AND CDOT WEBSITES. THE
CONSULTANT HAS REVIEWED THE DATA
AND HAS DETERMINED THAT IT IS
SUFFICIENT FOR THE PURPOSES OF THIS
CONSTRUCTION DOCUMENT.



DATE: 07/20/2018
BY: JMM

REVISION DESCRIPTION
EXP. APPROVAL

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9

GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: JMM

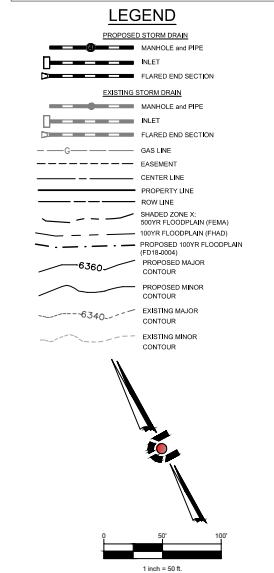
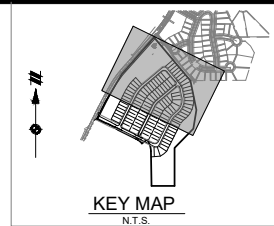
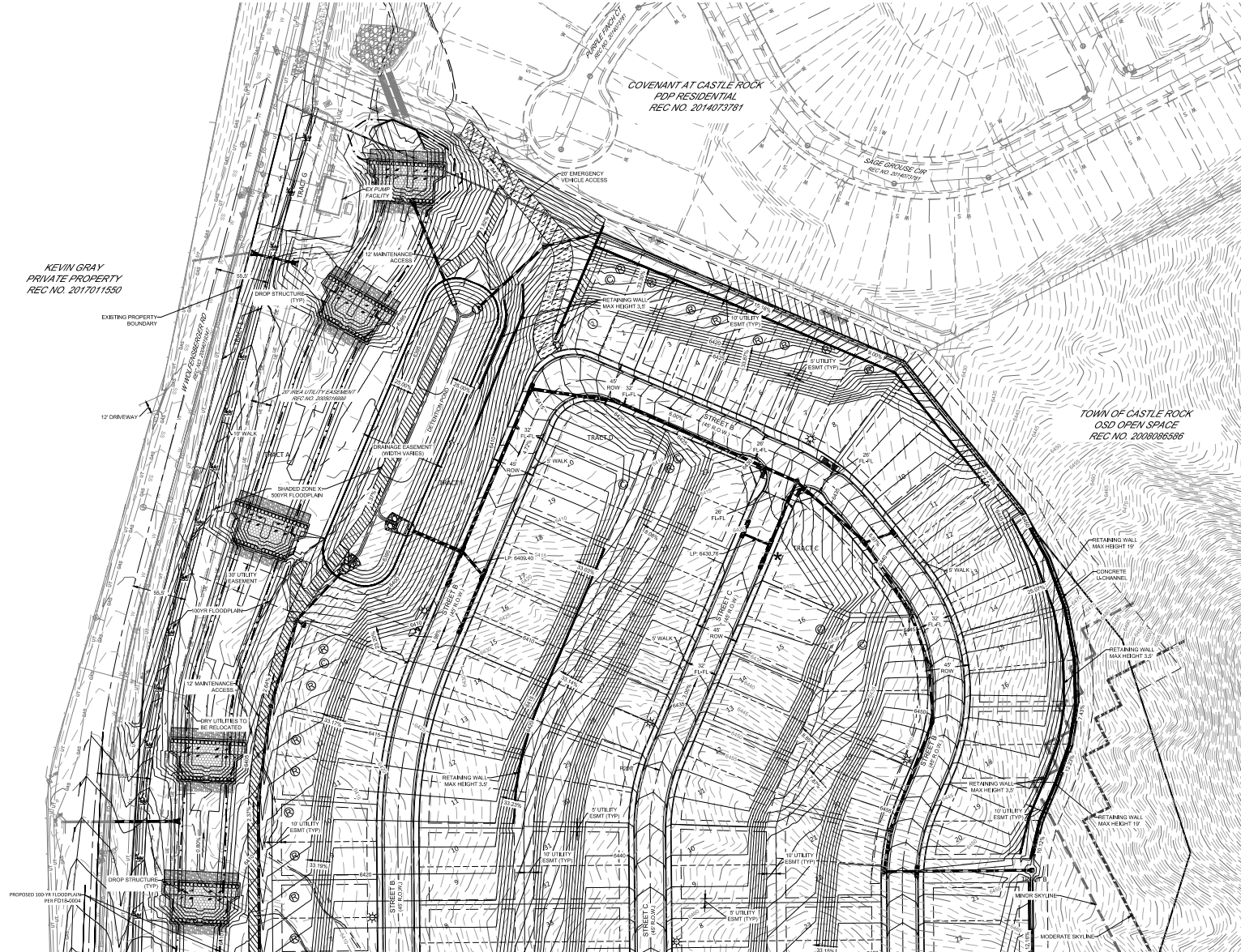
JOB NO.
14-003

SHEET
5 OF 11

THE MEADOWS FILING 16 PARCEL 8
SITE DEVELOPMENT PLAN AMENDMENT NO. 9
GRADING PLAN PROJECT # SDP18-0028

SITE DEVELOPMENT PLAN, AMENDMENT NO. 9 THE MEADOWS FILING 16, PARCEL 8

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11/20/2018 4:15 PM, N:\144031 MEADOWS\CD\CD\PLAN\SDP18-0028\SDP18-0028.DWG, 16 PARCEL, 16000\GRADING\PLAN\SDP18-0028.DWG

DATE BY
APPROVAL

REVISION DESCRIPTION
CDP APPROVAL

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: NDW

JOB NO.
14-003

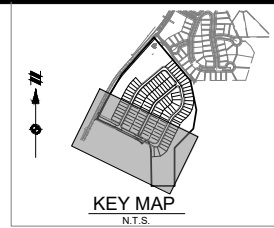
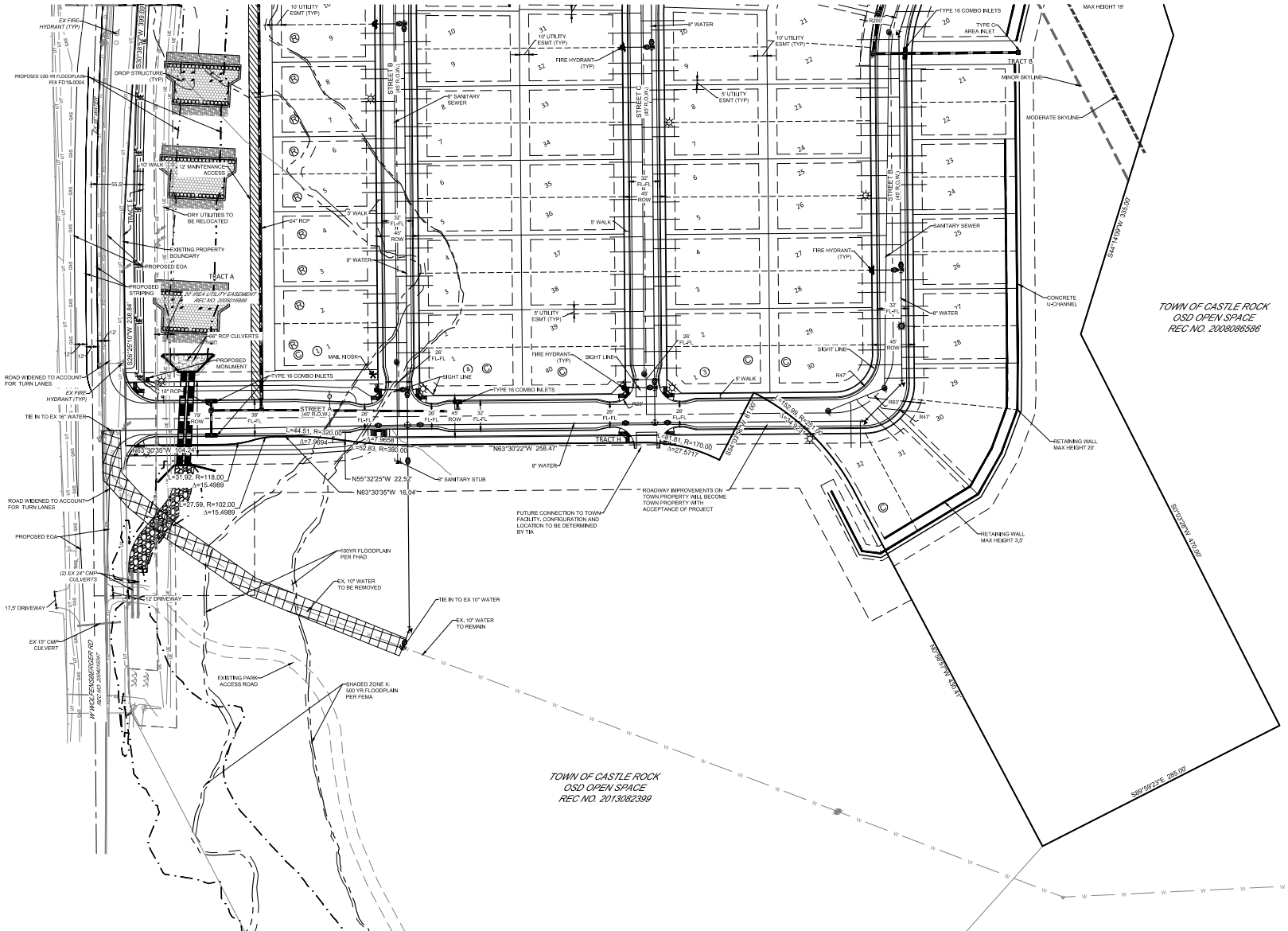
SHEET
6 OF 11

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

CORE
CONSULTANTS
1960 W. Laramie Blvd., Ste. 109
LITTLETON, CO 80120

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SDP18-0028



- LEGEND:**
- SANITARY SEWER
 - PROPOSED GRAVITY SEWER
 - PIPE WITH MANHOLE
 - PIPE WITH PLUG
 - SANITARY SERVICE "A"
 - EXISTING GRAVITY SEWER
 - PIPE WITH MANHOLE
 - WATER
 - TRANSMISSION MAIN
 - RAW WATER LINE
 - PIPE WITH PLUG & B.O.
 - WATER SERVICE
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER WITH THURST BLOCK
 - EXISTING
 - TRANSMISSION MAIN
 - STORM SEWER
 - MANHOLE WITH PIPE
 - FLARED END SECTION
 - EX. MANHOLE WITH PIPE
 - EXISTING 10' UTILITY
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
 - PROPERTY LINE
 - ROW LINE
 - SHADE ZONE X: 500YR FLOODPLAIN (FEMA)
 - 100YR FLOODPLAIN (FHA)
 - PROPOSED 100YR FLOODPLAIN (FHA)
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "BEAR CONDITION"
 - "CORNER CONDITION"

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 15 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE.

CORE ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCE CONSULTING
AND SURVEYING
1940 W. Laramie Blvd., Ste. 109
LITTLETON, CO 80120

CORE
CONSULTANTS

DATE: 08/22/2018
BY: JMM

REVISION DESCRIPTION:
EXP. APPROVAL

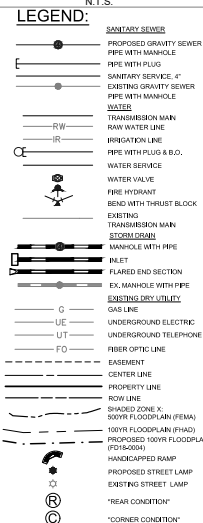
THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
OVERALL UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: JMM

JOB NO. 14-003
SHEET 7 OF 11

THE MEADOWS FILING 16 PARCEL 8
SITE DEVELOPMENT PLAN AMENDMENT NO. 9
OVERALL UTILITY PLAN PROJECT # SDP18-0028

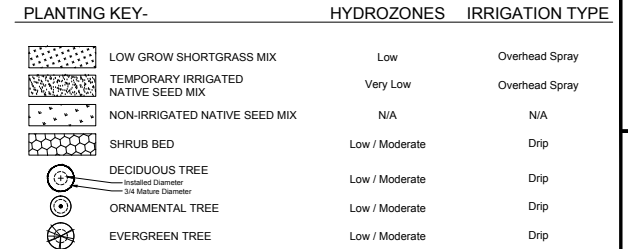
9TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0028















-

KEY MAP

1/250'



LEGEND

	HARDSCAPE / CONCRETE
	SYNTHETIC TURF
	LOW GROW SHORTGRASS MIX
	TEMPORARY IRRIGATED NATIVE SEED MIX
	NON IRRIGATED NATIVE SEED MIX
	SHRUB BED
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



SCALE: 1"=50'

NOT FOR CONSTRUCTION



VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288

THE MEADOWS FILING 16 PARCEL 8,
SITE DEVELOPMENT PLAN
AMENDMENT NO. 9
PROJECT# SDPI8-0028
LANDSCAPE PLAN

**Civil Engineering
Environmental Consulting
Land-Subsiding**

800.308.4444
1000 W. Lincoln Blvd., Ste. 100
Lincoln, CO 80501

CORE
CONSULTANTS



UNDERGROUND MEMBER UTILITIES.



REVISIONS

[illegible]

INITIAL PLAN
RELEASE: 06/22/2018
DESIGNED BY: WB
DRAWN BY: AF
CHECKED BY: WB

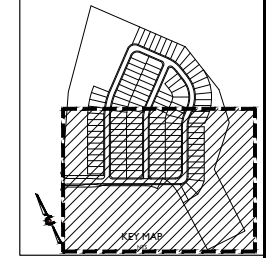
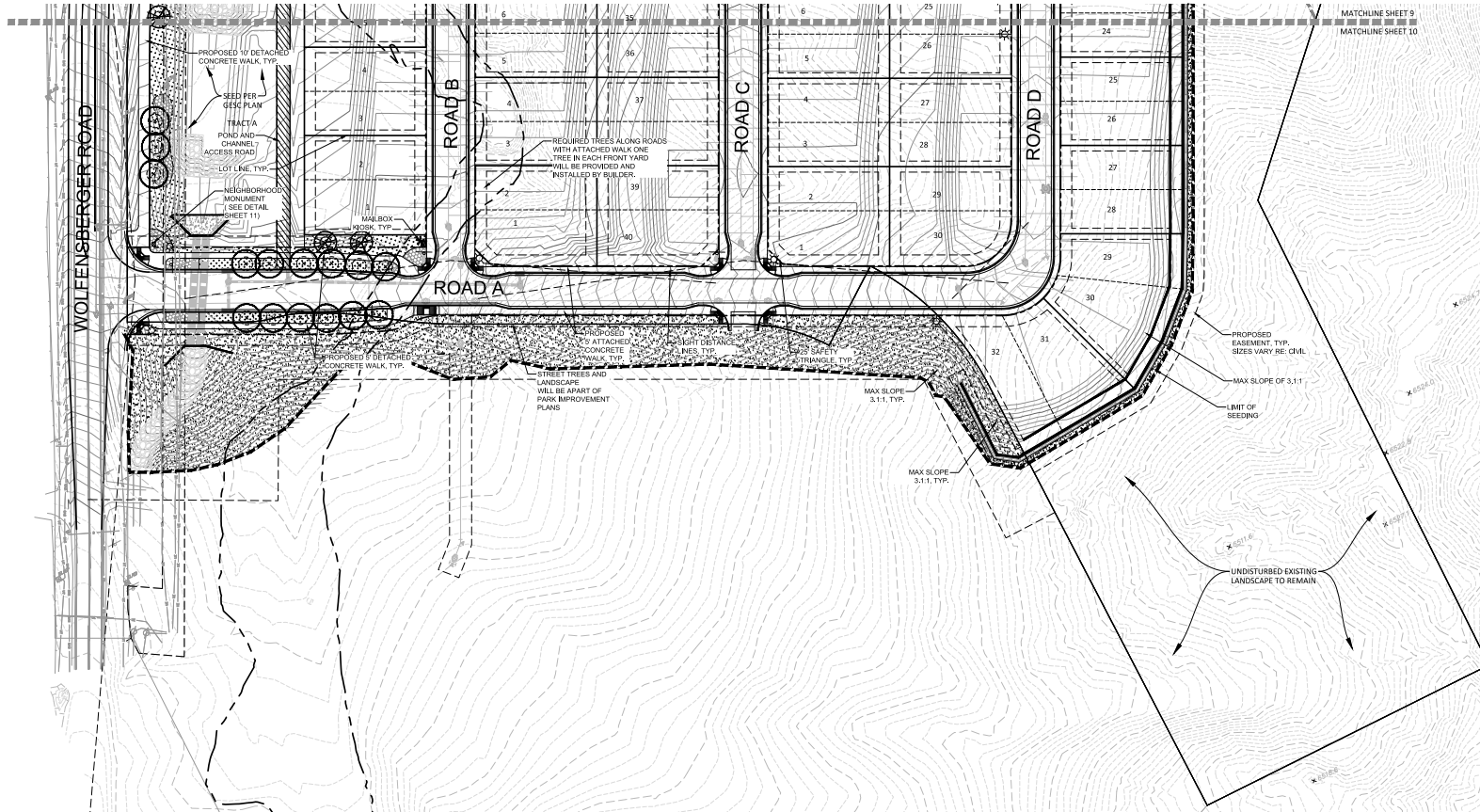
JOB NO.

JOB NO.

SHEET
9 OF 11

THE MEADOWS FILING 16 PARCEL 8, AMENDMENT NO. 9 SITE DEVELOPMENT PLAN

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 & A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
SDP18-0028



LEGEND	
	HARDNESS / CONCRETE
	SYNTHETIC TURF
	LOW GROW SHORTGRASS MIX
	TEMPORARY IRRIGATED NATIVE SEED MIX
	NON-IRRIGATED NATIVE SEED MIX
	SHRUB BED
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



SCALE: 1"=50'
100'

NOT FOR CONSTRUCTION

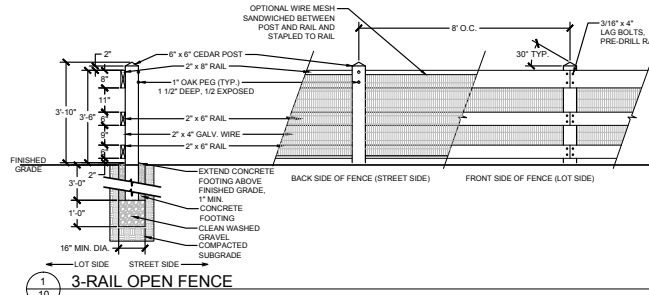


VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288

THE MEADOWS FILING 16 PARCEL 8,
SITE DEVELOPMENT PLAN
AMENDMENT NO. 9
PROJECT# SDP18-0028
LANDSCAPE PLAN

PLANTING KEY- HYDROZONES IRRIGATION TYPE

	LOW GROW SHORTGRASS MIX	Low	Overhead Spray
	TEMPORARY IRRIGATED NATIVE SEED MIX	Very Low	Overhead Spray
	NON-IRRIGATED NATIVE SEED MIX	N/A	N/A
	SHRUB BED	Low / Moderate	Drip
	DECIDUOUS TREE	Low / Moderate	Drip
	ORNAMENTAL TREE	Low / Moderate	Drip
	EVERGREEN TREE	Low / Moderate	Drip



- FENCING NOTES**
- ALL FENCING SHALL BE INSTALLED IN ACCORDANCE WITH A FENCE PLAN APPROVED BY CASTLE ROCK DEVELOPMENT COMPANY. SUCH FENCE PLAN SHALL PROVIDE A PRIVATE, ENCLOSED OUTDOOR SPACE FOR EACH DWELLING UNIT ON EACH LOT.
 - FENCING ALONG PERIMETER STREETS SHALL BE PLACED ON THE ADJACENT LOTS IN A WAY THAT MITIGATES THE NEGATIVE AESTHETIC IMPACT OF THE FENCING AS JUDGED BY CASTLE ROCK DEVELOPMENT COMPANY.

NOT TO SCALE

Civil, mechanical, electrical, plumbing, and landscape design services. **344** License No. 344, State of Colorado. **VOGEL & ASSOCIATES**

CORE CONSULTANTS



REVISIONS
DATE BY DESCRIPTION



#	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

INITIAL PLAN
RELEASE: 06/22/2018
DESIGNED BY: JVB
DRAWN BY: JVB
CHECKED BY: JVB

JOB NO.

SHEET
10 OF 11



Planning Commission Meeting Minutes - Draft

Max Brooks - Chair
David Kay - Vice Chair
Dan Ahrens
Chris Cote
Charles Fletcher
Richelle McKim
Laurie Van Court

Thursday, December 13, 2018

6:00 PM

**Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104**

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER/ROLL CALL

Present 7 - Max Brooks, Laurie Van Court, David Kay, Charles Fletcher, Dan Ahrens, Richelle McKim, and Chris Cote

Attendance 5 - Elizabeth Allen, Tara Vargish, Kevin Wrede, Sandy Vossler, and Sharon Chavez

CERTIFICATION OF MEETING

Ms. Chavez confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2018-040](#) **September 27, 2018 Planning Commission Meeting Minutes**

Attachments: [PC 09-27-2018 Minutes](#)

Motion: (6:05 p.m.) Commissioner Kay moved to approve the September 27, 2018 Planning Commission Meeting Minutes. Commissioner Van Court seconded the motion.

Passed: (6:05 p.m.) 7-0-0

Yes: 7 - Brooks, Van Court, Kay, Fletcher, Ahrens, McKim, and Cote

PUBLIC HEARING ITEMS

[PC 2018-041](#) **Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8** [Single Family Paired Homes; Southwest of Wolfensberger Road and Coachline Road/Plum Creek Parkway] (Town of Castle Rock Project SDP18-0028)

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Public Record Documents](#)

Staff Presentation: (6:06 p.m.) Sandy Vossler, Senior Planner, presented and answered questions.

Applicant: (6:21 p.m.) Malcom Maroney and RC Hanish, Castle Rock Development Company, presented and answered questions.

Public Comment: (6:30 p.m.) Concerns from the public for Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8 included:

- Home values
- Price point of homes being built
- Swell

Motion: (7:18 p.m.) Chair Brooks moved to recommend to Town Council approval of the Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8 as proposed. Commissioner Ahrens seconded the motion.

Failed: (7:19 p.m.) 3-4-0

Yes: 3 - Brooks, Ahrens, and McKim

No: 4 - Van Court, Kay, Fletcher, and Cote

Second Motion: (7:19 p.m.) Vice Chair Kay moved to recommend to Town Council denial of the Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8. Commissioner Van Court seconded the motion.

Failed: (7:31 p.m.) 2-5-0

Yes: 2 - Kay, and Fletcher

No: 5 - Brooks, Van Court, Ahrens, McKim, and Cote

Third Motion: (7:48 p.m.) Chair Brooks moved to recommend to Town Council denial of the Site Development Plan, amendment No. 9, The Meadows Filing 16, Parcel 8.

Vice Chair Kay seconded the motion.

Passed: (7:48 p.m.) 4-3-0

Yes: 4 - Van Court, Kay, Fletcher, and Cote

No: 3 - Brooks, Ahrens, and McKim

COMMISSION ITEMS

A. Quorum: Regular Meeting scheduled for Dec. 27, 2019 - Commissioners cancelled.

B. Quorum: Regular Meeting scheduled for Jan. 10, 2019 - Commissioners present will be in attendance.

C. Quorum: Regular Meeting scheduled for Jan. 24, 2019 - Commissioners present will be in attendance.

ITEMS FROM STAFF: (7:53 p.m.) None.

TOWN COUNCIL UPDATE: (7:54 p.m.) None.

ADJOURN: (7:55 p.m.)

Minutes approved by the Planning Commission on _____ by a vote
of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission

Sandy Vossler

From: Malcolm Mulroney <mmulroney@crdvco.com>
Sent: Thursday, December 06, 2018 7:26 PM
To: rob meissner
Cc: Sandy Vossler
Subject: RE: The Meadows Filing 16 Parcel 8

Good evening Rob, thank you for your email and engaging in the development process.

I would like to clarify that while Parcel 8 is zoned for 328 multifamily units we are **only proposing 116 paired single family houses**. These will mostly be ranch style duplexes but the builder is still finalizing the architecture with our planning team.

I apologies if my letter was confusing in anyway and I'm available on phone or email to answer any other questions.

Cheers

Malcolm Mulroney
Land Development Project Manager
Castle Rock Development Company
Cell - 720-445-0400

From: rob meissner [mailto:robmeissner5@gmail.com]
Sent: Thursday, December 6, 2018 7:11 PM
To: Malcolm Mulroney <mmulroney@crdvco.com>
Cc: svossler@crgov.com
Subject: The Meadows Filing 16 Parcel 8

See attached document.

Please please tell me this isn't going to happen. My family just spent our hard earned life savings and spent over \$620,000 on our home, it backs to parcel 8. A 323 unit apartment complex, no higher than 50' will destroy our property values!!!!!!!!!!!!!!

To say I am irate would be an understatement. THIS BETTER NOT HAPPEN. Lawsuit!!!!!!!!!!!!!!
I will be there next Thursday.

Thank You,

Rob meissner

Begin forwarded message:

From: Joseph Murin <joseph.t.murin@gmail.com>
Date: December 6, 2018 at 6:50:03 PM MST
To: robmeissner5@gmail.com
Subject: Project Mail we got

Sandy Vossler

From: Malcolm Mulroney <mmulroney@crdvco.com>
Sent: Thursday, December 06, 2018 7:25 PM
To: Joseph Murin
Cc: Sandy Vossler
Subject: RE: The Meadows Filing 16 Parcel 8

Good evening Joe, thank you for your email and engaging in the development process.

I would like to clarify that while this parcel 8 is zoned for 328 multifamily units we are **only proposing 116 paired single family houses**. These will mostly be ranch style duplexes but the builder is still finalizing the architecture with our planning team.

I apologies if my letter was confusing in anyway and I'm available on phone or email to answer any other questions.

Cheers

Malcolm Mulroney
Land Development Project Manager
Castle Rock Development Company
Cell - 720-445-0400

From: Joseph Murin [mailto:joseph.t.murin@gmail.com]
Sent: Thursday, December 6, 2018 5:44 PM
To: Malcolm Mulroney <mmulroney@crdvco.com>; svossler@crgov.com
Subject: The Meadows Filing 16 Parcel 8

Good Evening,

I am requesting any and all information regarding the mentioned Castle Rock development project. As one of the new homes in the adjacent DR Horton Park Preserve neighborhood, my lot currently backs up to Parcel 8. It is quite discouraging to think how the town's project for 50' apartments would negatively affect our already declining home values.

My neighbors and I are looking forward to the meeting on the 13th.

Thank you.

Joe

From: [Dave Corliss](#)
To: [Bill Detweiler](#); [Sandy Vossler](#); [Kevin Wrede](#); [Bob Slentz](#)
Subject: Fwd: Kratom Bar and Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8
Date: Monday, January 07, 2019 4:32:11 PM

FYI - citizen communication to Council on quasi judicial item

Sent from my iPhone

Begin forwarded message:

From: <houseoboy3@aol.com>
Date: January 7, 2019 at 3:55:20 PM MST
To: <TownCouncil@CRgov.com>
Subject: Kratom Bar and Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8

Dear Town Council,

I am a resident of Castle Rock for 14 years in the Castlewood Ranch area. I recently watched the town council meeting from December and would like to make my opposition to the Karatom Bar known. I listened to the people stating how it has helped them, and that it is their right to have access to it, but it appears they already have access to the product, no one is stopping them from using it in the privacy of their homes, this has to do with opening a bar for open consumption in the public. As the product doesn't appear to have FDA approval, and there are no standards for what is actually in the product, I feel this is opening the door to potential health hazards for our community.

In addition, I would like to voice my opposition to the site development plan, Amendment No. 9 The meadows Filing 16 Parcel 8. I am a Colorado native(2nd generation) who grew up in Arvada, lived in Littleton before Castle Rock. When we decided to move to Castle Rock, we were searching for a family community, one where our children could run and play. There were several neighborhoods, where we noticed, houses so closely situated that if you wanted, you could reach from your house to the neighbors to answer the phone. We did find our current neighborhood and loved the open spaces, and room to breathe. One of our first memories is our sons, running into our room alarmed at the strange looking geese in our backyard.....these turned out to be turkeys.

When I look at the overall plans for our community I have concerns with the look, and feel that is changing our community. We are fortunate to live in an area with such beautiful landscape, and I have seen the disregard for these areas. In our neighborhood, by Flagstone Elementary, there were lots with amazing rocks, we call it the Rock Monster lot. We recently noticed that the rock had been blasted away to put a house, and the lot divided into 3 lots. When I hear responsible growth, I think of that lot, and areas where there is incline, and trees that are being grated down and torn down. To me responsible growth is allowing the incorporation of the beauty of our area with buildings. Placing 58 paired homes with 116 single family homes on 27 acres is NOT responsible growth, its stretching our resources(water)and maybe we wouldn't need to be discussing "gray water" if we limited the amount of homes we are building.

I know many others in our community feels the same, we would like to see more open space between houses, areas of open space through out neighborhoods. I know we

moved here for the feeling of rural/suburb and we are losing that. I want others to have the joy of sitting on their back patio to watch the deer and turkeys, and not have to watch their neighbors in their house. I want to live in an area where, my neighbor can decide to take some kratom, and feel good enough to sing, and I don't have to hear it.

I would love for Castle Rock to be an area people want to move to not because its, "cheaper than other areas of Colorado", but because of the value of living here. I would love to see people equate Castle Rock with Open Spaces and Room to Breathe.

Thank you for your time and consideration.

Sincerely,

Kelly Miller

From: [Brad Ostroff](#)
To: [Sandy Vossler](#)
Subject: Town Council meeting tonight.
Date: Tuesday, January 08, 2019 12:00:24 PM

>
 >
 >
 >>
 >>

>> My name is Brad Ostroff. My wife and I moved to Castle Rock in August. We live at 648 Sage Grouse Cir. in the Park Preserve development. What attracted us to Park Preserve was the unique property in and around our development. It is a smaller community situated in a mountain setting. We have open spaces, hiking and bike trails in our backyard which we use, mountains (you Coloradans probably would call them hills) surrounding the development, the magnificent sunsets over the mountains, and lower density than the developments closer to downtown and it's busy intersections, traffic lights and noise. This setting was exactly what we were looking for. So we bought our home.

>> We recognized there would be developments near Park Preserve in the future but that these developments would be consistent with the natural beauty of our surroundings and sight lines. Fast forward to December where we learned at a meeting of the Planning and Zoning Committee that a development on the other side of the bike trails, Parcel 8, was attempting to build a development on 28 acres with 58 duplexes, 116 total houses. The resulting density was unimaginable to my wife and I. Park Preserve is 58 houses on 22 acres. The proposed development titled "Parcel 8" is approximately 30 percent larger with increased housing of 100 percent more than Park Preserve. It would come within 8-10 feet of the hiking trail and would impede sight lines of the mountains and meadows. It would result in at least 232 more cars entering and leaving their community, probably more, when including adult children living with parents and in some cases homeowners with more than 2 cars. This increase in cars on Wolfensberger and the round about will be crowded.

>> I did some further research and found the property across Wolfensberger was zoned for approx 58 homes on approx 40 acres. Less homes, more acreage than Parcel 8. Lower density consistent with Park Preserve. I also saw the property on the hills nearest the round about bordering Park Preserve. It has 2-3 single family homes and 3-4 lots for sale of approx 3-4 acres or more. Again, much lower density than Parcel 8.

>> Treat Parcel 8 the same as all of the above. Park Preserve is 58 homes on 28 acres. Across Wolfensberger is 58 homes on 40 acres. Neither permit duplexes. The single family homes on the hill maybe less than 10 homes on 3-4 acres. Parcel 8 is 116 homes on 28 acres with duplexes.

>> More density further away from town make no sense and I believe is inconsistent with many other towns and cities. The majority of the Planning and Zoning Committee agreed.

>> Parcel 8 will result in 232 or more cars approaching and attempting to keep traffic moving around the circle, accidents, a large increase in noise, and excessive noise from longer construction of future developments. It could be a detriment to our water issues. It will affect and maybe eliminate wild life on the hills and meadows near all of the above noted properties, some of which we see near our homes in the morning and at night. It will impede views of the hills and meadows (the meadows will disappear), and could impede the ingress and egress to and from parking spaces for hikers on Coachline. This small area is a community asset for all of Castle Rock. Low density is mandated to preserve this asset.

>> I hope you all have walked this property to truly appreciate the beauty and the need to preserve this area. It is truly unique to Castle Rock and a benefit to the Town and all of it's residents. I understand continued development in Castle Rock is necessary. However, it must be reasonable development.

>> Thank you.

>> Brad and Robin Ostroff.

>>

>> Sent from my iPad

>