# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

TERRA MONTE, PARCEL 1

### LEGAL DESCRIPTION

PARCEL 1, TERRA MONTE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 2019 UNDER RECEPTION NO. 2019045663, COUNTY OF DOUGLAS, STATE OF COLORADO.

### PURPOSE STATEMENT

THE YARDHOMES RIDGE VIEW PDP IS TO ZONE THE PROPERTY FOR RESIDENTIAL, A SMALL COMMERCIAL PARCEL, AND OPEN SPACE/PLD.

### PROJECT TEAM

*LANDOWNER:*
CASTLE ROCK VENTURES
775 W 1200 N STE 100
SPRINGVILLE, UT 74663

*DEVELOPER/APPLICANT:*
URBAN MOMENT
1005 E ST ELMO RD
AUSTIN, TX 78745

*CIVIL ENGINEER:*
HARRIS KOCHER SMITH
1120 LINCOLN ST
DENVER, CO 80209
303-623-6300

*PLANNER/LANDSCAPE ARCHITECT:*
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
303-892-1166

### SHEET INDEX


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SHEET 3 PRELIMINARY UTILITY PLAN
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SHEET 5 WILDLAND MANAGEMENT PLAN
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### OWNERSHIP CERTIFICATION

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

_____
(TITLE)

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: _____.

### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL 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 PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE

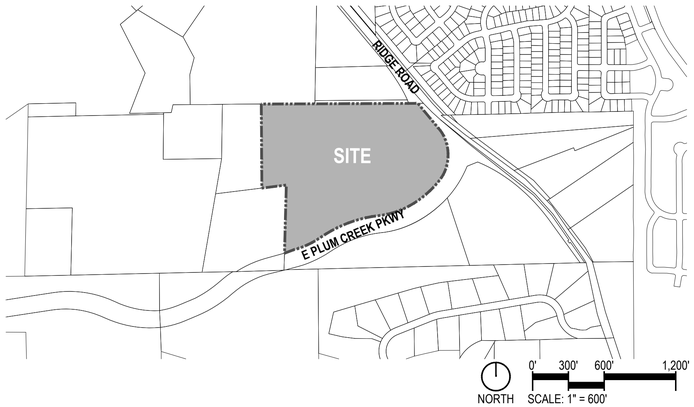
_____ DAY OF _____, 20_____.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

### VICINITY MAP




### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN

_____
(BANK NAME), A COLORADO BANKING COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

_____, 20_____ BY_____

AS_____ OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

### SURVEYOR'S CERTIFICATE

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

_____ _____
REGISTERED LAND SURVEYOR DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN 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: _____

### PD STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
5. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
7. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 5 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

### TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____ LICENSED TO DO BUSINESS IN THE STATE OF _____, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

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: _____.


NORRIS DESIGN
PEOPLE + PLACEMAKING
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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM


YARDHOMES RIDGE VIEW PLANNED DEVELOPMENT PLAN
NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT
1005 E. ST ELMO ROAD, BUILDING 5
AUSTIN, TEXAS 78745
512-387-5740

NOT FOR CONSTRUCTION

DATE:
07/03/24 1ST SUB.

SHEET TITLE:
COVER SHEET

SHEET:
1 OF 6

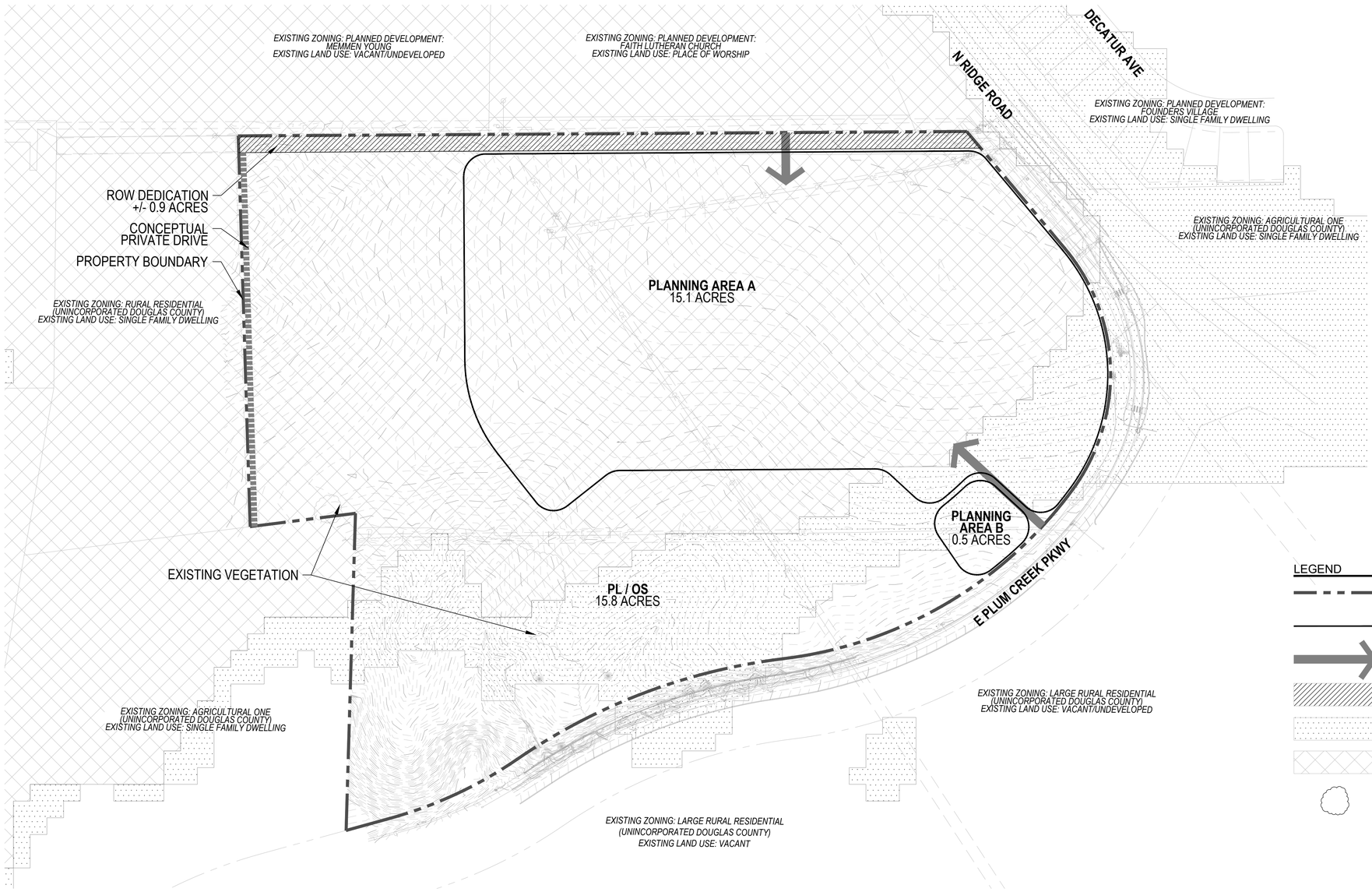
CHECKED BY: XX
DRAWN BY: XX

# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

TERRA MONTE, PARCEL 1

PDP MAP




LEGEND

- PROPERTY LINE
- PLANNING AREA BOUNDARY
- CONCEPTUAL ACCESS LOCATION
- RIGHT OF WAY DEDICATION
- MINOR SKYLINE
- MODERATE SKYLINE
- EXISTING VEGETATION

LAND USE TABLE

| PARCEL | USE | ACREAGE (1) | OWNERSHIP | MAINTENANCE |
|---|---|---|---|---|
| ROW DEDICATION | PUBLIC RIGHT-OF-WAY | 0.9 AC | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK |
| PLANNING AREA A | RESIDENTIAL | 15.1 AC | OWNER OR ASSIGNS | OWNER OR ASSIGNS |
| PLANNING AREA B (3) | COMMERCIAL / RETAIL | 0.5 AC | OWNER OR ASSIGNS | OWNER OR ASSIGNS |
| PL / OS (2) | PUBLIC OPEN SPACE | 15.8 AC | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK |
| TOTAL | | 32.3 AC | | |

1. PLANNING AREA ACREAGES MAY BE CHANGED OR ADJUSTED UP TO 10% AT TIME OF SITE DEVELOPMENT PLAN. ANY CHANGE OR ADJUSTMENT TO PLANNING AREA ACREAGE OVER 5% SHALL FOLLOW THE PD AMENDMENT PROCEDURES IN THE TOWN CODE.
2. PUBLIC OPEN SPACE SHALL BE DEDICATED AT 50% OF THE LAND AREA AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY, EXCEPT AS NOTED BELOW.
3. PLANNING AREA B SHALL BE A MINIMUM OF 0.5 ACRES BUT MAY BE INCREASED TO A MAXIMUM OF 1 ACRE. INCREASE SHALL BE OFFSET BY AN EQUAL REDUCTION IN THE THE PUBLIC OPEN SPACE AREA.

NOTES

1. THE PDP DEPICTS CONCEPTUAL ACCESS POINTS. RECOGNIZING THAT THE FINAL ACCESS POINTS ARE SUBJECT TO DETAILED ENGINEERING STUDIES, ADJUSTMENTS OF ACCESS POINTS ARE EXPECTED AND CAN BE ACCOMPLISHED BY THE APPLICANT/DEVELOPER THROUGH THE SITE DEVELOPMENT PLAN / PLAT STAGE OF THE DEVELOPMENT PROCESS WITHOUT ANY AMENDMENT TO THESE REGULATIONS OR TO THE PDP ITSELF.
2. THE SITE CONTAINS VARIOUS NATIVE ARID HIGH-PLAINS SPECIES SUCH AS YUCCA (YUCCA BACCATA), GAMBEL OAK (QUERCUS GAMBELII), AND NON-NATIVE GRASSES SUCH AS QUACKGRASS (ELYMUS REPENS) AND CRESTED WHEATGRASS (AGROPYRONCRISTATUM). SOME LANDSCAPED TREES HAVE BEEN PLANTED ALONG THESE ROADS INCLUDING PINES (PINUS SP.), COTTONWOODS (POPULUS SP.) AND RUSSIAN OLIVE TREES (ELAEAGNUS ANGUSTIFOLIA).
3. ANY EXISTING EASEMENTS MAY BE VACATED OR RELOCATED DURING FUTURE DEVELOPMENT APPLICATIONS.
4. TRAILS WITHIN THE P/OS AREA SHALL BE CONSTRUCTED WITH GRAVEL OR OTHER SIMILAR SOFT SURFACE MATERIALS, AS APPROVED BY THE TOWN OF CASTLE ROCK.
5. RESIDENTIAL USES WITHIN THIS PDP MAY BE FOR SALE UNITS ON ONE LOT.

NORTH

0 50 100 200

SCALE 1" = 100'

CHECKED BY: XX
DRAWN BY: XX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NORRIS-DESIGN.COM


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NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT
1005 E. ST ELMO ROAD, BUILDING 5
AUSTIN, TEXAS 78745
512-387-5740

NOT FOR CONSTRUCTION

DATE:
07/03/24 1ST SUB.

SHEET TITLE:
PDP MAP

SHEET:
2 OF 6

# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

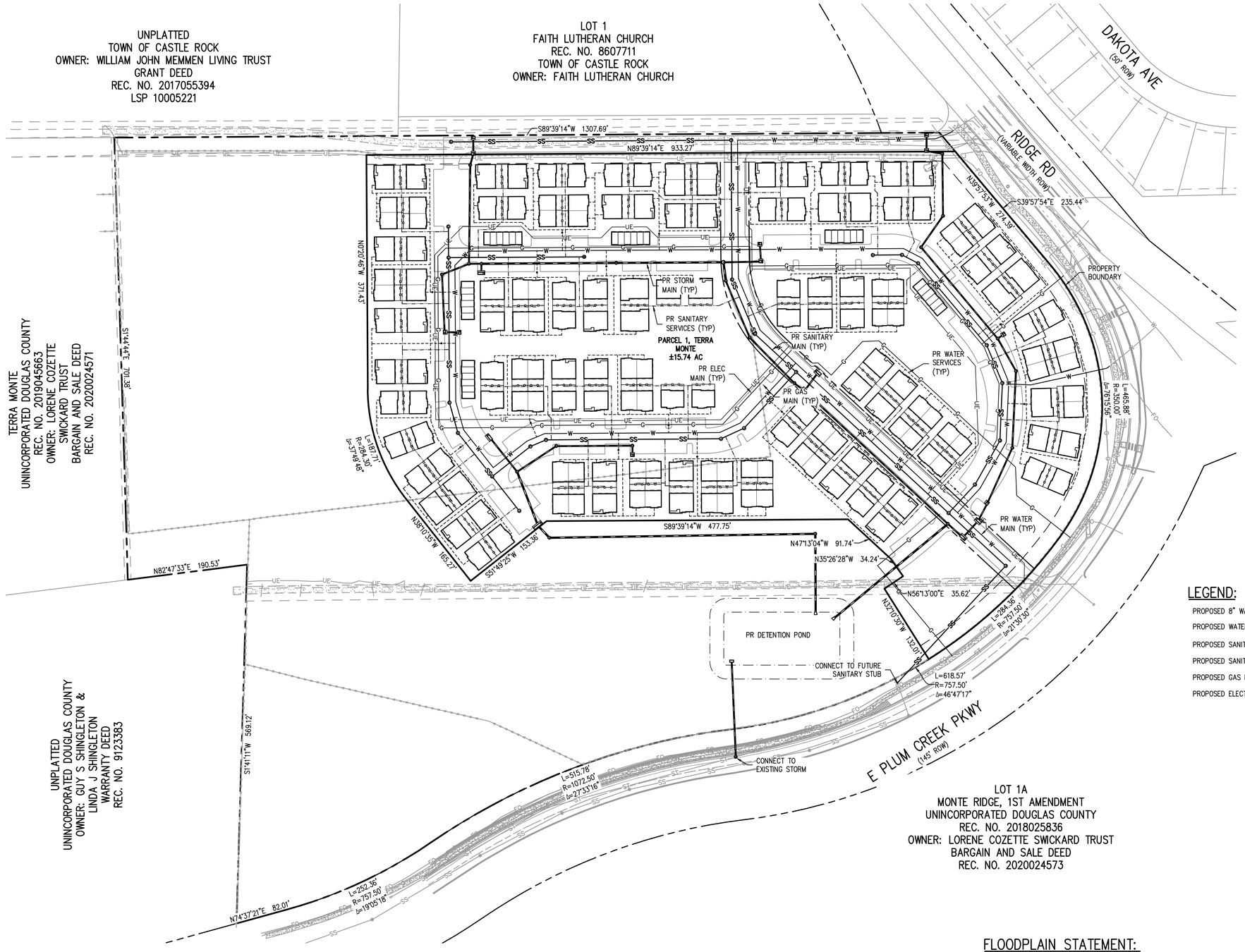
TERRA MONTE, PARCEL 1

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

N

80 0 80 160

SCALE: 1" = 80'




## LEGEND:

| | |
|---|---|
| PROPOSED 8" WATER MAIN | —8W— |
| PROPOSED WATER SERVICE | ---------- |
| PROPOSED SANITARY MAIN | —SS— |
| PROPOSED SANITARY SERVICE | —·—·— |
| PROPOSED GAS MAIN | —G— |
| PROPOSED ELECTRIC MAIN | —UE— |

## FLOODPLAIN STATEMENT:

THE SITE IS SHOWN TO BE IN A ZONE X (UNSHADED) FLOOD AREA ACCORDING TO FIRM MAP 08035C0302G COUNTY OF DOUGLAS, COLORADO DATED MARCH 16, 2016 (SEE FIRM MAP IN APPENDIX A). ZONE X (UNSHADED), AS DEPICTED ON THE AFOREMENTIONED MAP, IS DESCRIBED BY FEMA AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN'.

YARDHOMES RIDGE VIEW PLANNED DEVELOPMENT PLAN
NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT

1005 E. ST ELMO ROAD, BUILDING 5
AUSTIN, TEXAS 78745
512-387-5740

NOT FOR CONSTRUCTION

DATE:
07/03/24 1ST SUB.

SHEET TITLE:
PRELIMINARY UTILITY PLAN

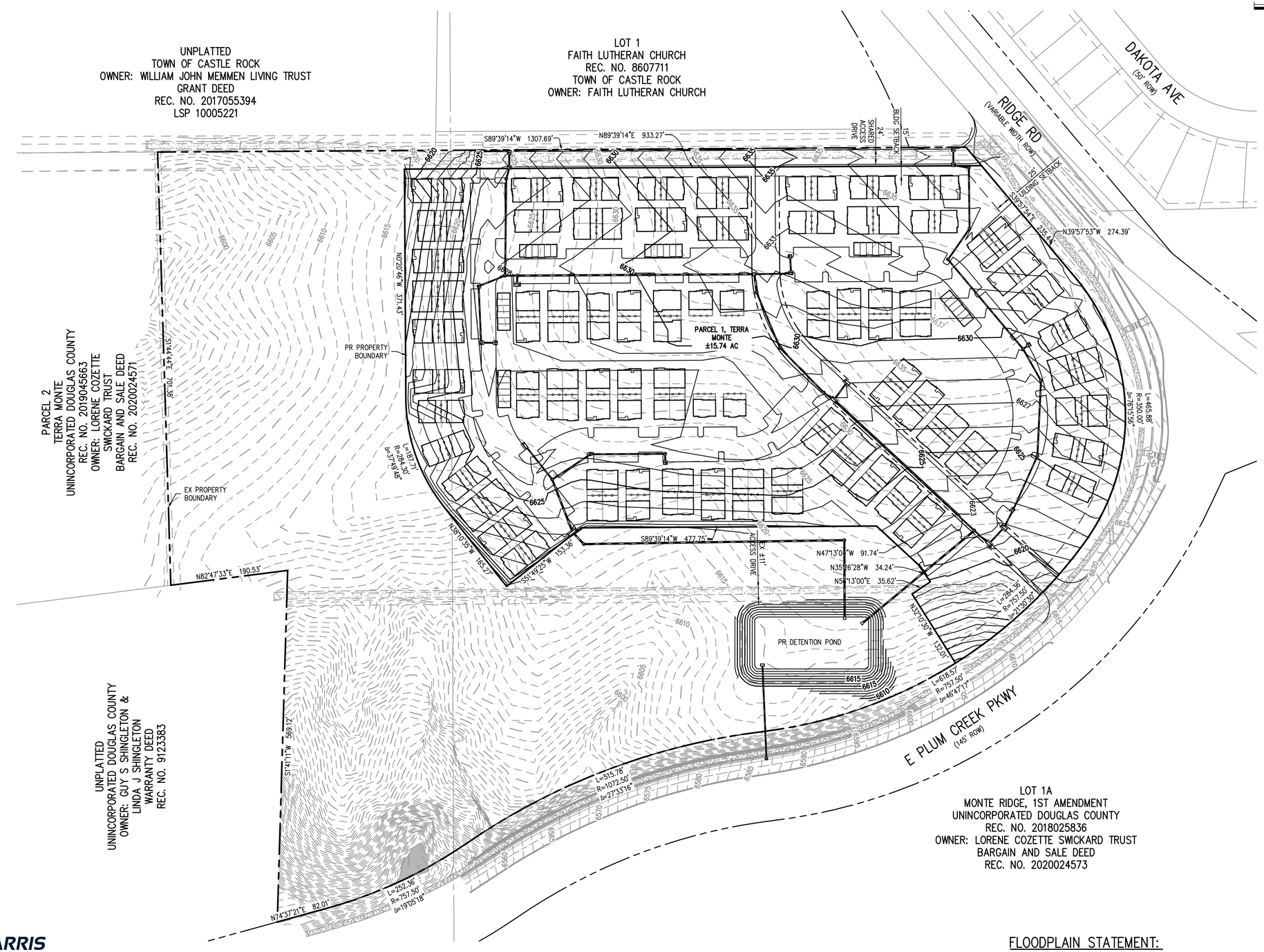
3 OF 6

CHECKED BY: XX
DRAWN BY: XX

# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

TERRA MONTE, PARCEL 1




80 0 80 160

SCALE: 1" = 80'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OWNER:
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512-387-5740

NOT FOR CONSTRUCTION

DATE:
07/03/24 1ST SUB.

SHEET TITLE:
PRELIMINARY GRADING PLAN

4 OF 6

CHECKED BY: XX
DRAWN BY: XX

## FLOODPLAIN STATEMENT:

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# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

TERRA MONTE, PARCEL 1

### WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

THIS PROPERTY HAS VARYING DEGREES OF COVERAGE BY MULTIPLE VEGETATIVE TYPES, THUSLY FIRE MITIGATION SHALL BE APPROPRIATELY CONSIDERED AS DEVELOPMENT MOVES FORWARD. WILDFIRE MITIGATION IS THE IMPLEMENTATION OF VARIOUS MEASURES DESIGNED TO MINIMIZE THE DESTRUCTIVE EFFECTS FROM A WILDFIRE. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED PRACTICES THAT DEVELOPERS, BUILDERS AND HOMEOWNERS CAN IMPLEMENT TO HELP MITIGATE FIRE RISK FOR RESIDENCES.

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA)

1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 10 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES. DO NOT REMOVE MORE THAN 1/3$^{RD}$ OF LIVE BRANCHES FROM CONIFERS.
3. WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
5. THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
6. INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED OR OTHER NON-COMBUSTIBLE MATERIAL FOR A MINIMUM OF 5 FEET AROUND THE PERIMETER OF THE BUILDING.
7. MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 5 FEET FROM THE FOUNDATION. EXCLUDE MORE COMBUSTIBLE SHRUB SPECIES (CONIFEROUS EVERGREENS LIKE JUNIPER, ARBORVITAE, SPRUCE, PINE AND FIR) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
8. PLANT ONLY DECIDUOUS TREE AND SHRUB SPECIES WITHIN 15 FEET OF STRUCTURES. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG-TERM HEALTH OF NEW TREES.
9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
10. PLANT SOD OR SEED WITH LOW-GROWING GRASS SEED MIXES.
11. PROVIDE IRRIGATION TO TURF AND NATIVE GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
12. MAINTAIN NATIVE GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING SEASON (FOLLOWING SEED PRODUCTION).
14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE).

B. BETWEEN 30 FEET AND 150 FEET FROM STRUCTURES AND ROADWAYS (TREE AND SHRUB PRESERVATION AREA) **NOTE**: THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE AND IS GREATER WHEN STRUCTURES OR ROADWAYS ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.

1. CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 12 FEET ABOVE GROUND LEVEL.
3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NOTE 2 ABOVE.
4. REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. SPACE NEWLY PLANTED CONIFEROUS TREES (>20' TALL AT MATURITY) AT LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF PINION PINE GROUPINGS (CLUMPS OF TWO OR MORE OF THE SAME SPECIES), AND CONIFEROUS SHRUB GROUPINGS ARE PLANTED, PROVIDE 20-30 FEET BETWEEN GROUPINGS. DECIDUOUS TREES AND SHRUBS ARE NOT SUBJECT TO THIS GUIDANCE WHEN PLANTED AS PART OF AN IRRIGATED AND MAINTAINED LANDSCAPE.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
7. TRIM OR MOW NATIVE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 6 INCHES.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, BY CHIPPING, OR OTHER MECHANICAL TREATMENTS.

C. BEYOND 150 FEET OF THE STRUCTURE AND OPEN SPACES (PRESERVATION / ENVIRONMENTALLY SENSITIVE AREA)

1. CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B, NOTE 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE POTENTIAL.
5. TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8 FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED WITHIN 20 FEET OF TRAILS SHOULD PRUNED TO REDUCE LADDER FUELS AND MAINTAINED IN A MITIGATED CONDITION.
6. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
7. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED, MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

D. STRUCTURAL WILDFIRE GUIDELINES

1. ALL ROOFS SHALL HAVE CLASS A FIRE RATING.
2. DECKING MATERIAL SHALL HAVE A CLASS B OR HIGHER FIRE RATING.
3. ANY FENCING CONNECTED TO STRUCTURES SHALL USE NON-COMBUSTIBLE MATERIALS WITHIN 5 FEET OF STRUCTURES OR DECKS.
4. ALL VENTS (FOUNDATION, SOFFIT, EAVE, ETC.) SHALL HAVE 1/8$^{TH}$ INCH OR SMALLER OPENING SIZES.
5. GUTTERS SHALL BE NON-COMBUSTIBLE OR HAVE CLASS A FIRE RATING.

E. MAINTENANCE OF FIRE MITIGATION

1. FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE.
3. PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.
4. THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER *C.R.S 38-33.3-106.5* (A.K.A. SB-100, HOMEOWNER BILL OF RIGHTS).

### GENERAL NOTES:

1. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO THE TOWN OF CASTLE ROCK WITH EACH SITE DEVELOPMENT PLAN, OR SITE DEVELOPMENT PLAN AMENDMENT.
2. MITIGATION REQUIREMENTS SHALL BE COMPLETED AS ESTABLISHED IN THE DEVELOPMENT AGREEMENT.

CHECKED BY: XX
DRAWN BY: XX

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NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT

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512-387-5740

NOT FOR CONSTRUCTION

DATE:
07/03/24 1ST SUB.

SHEET TITLE:
WILDLAND MANAGEMENT PLAN

SHEET:
5 OF 6

# YARDHOMES RIDGE VIEW

## PLANNED DEVELOPMENT PLAN

TERRA MONTE, PARCEL 1

PD REGULATIONS

PD REGULATIONS

PD REGULATIONS

PLACEHOLDER

CHECKED BY: XX
DRAWN BY: XX

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PEOPLE + PLACEMAKING

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6 OF 6