

YARDHOMES RIDGE VIEW

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

TERRA MONTE, PARCEL 1

SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE
6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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, LLC 775 W 1200 N STE 100 SPRINGVILLE, UT 74663 ATTN: MIKE MORLEY MIKE@AMERCD.COM	DEVELOPER/APPLICANT: ATLANTIC URBANA ACQUISITION COMPANY III LLC AKA URBAN MOMENT 1005 E ST ELMO RD AUSTIN, TX 78745 Attn: LUKE LAGERA LL@URBANMOMENT.COM	CIVIL ENGINEER/SURVEYOR: 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
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SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PDP MAP
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SHEET 6	PD ZONING REGULATIONS

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.

CASTLE ROCK VENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

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

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

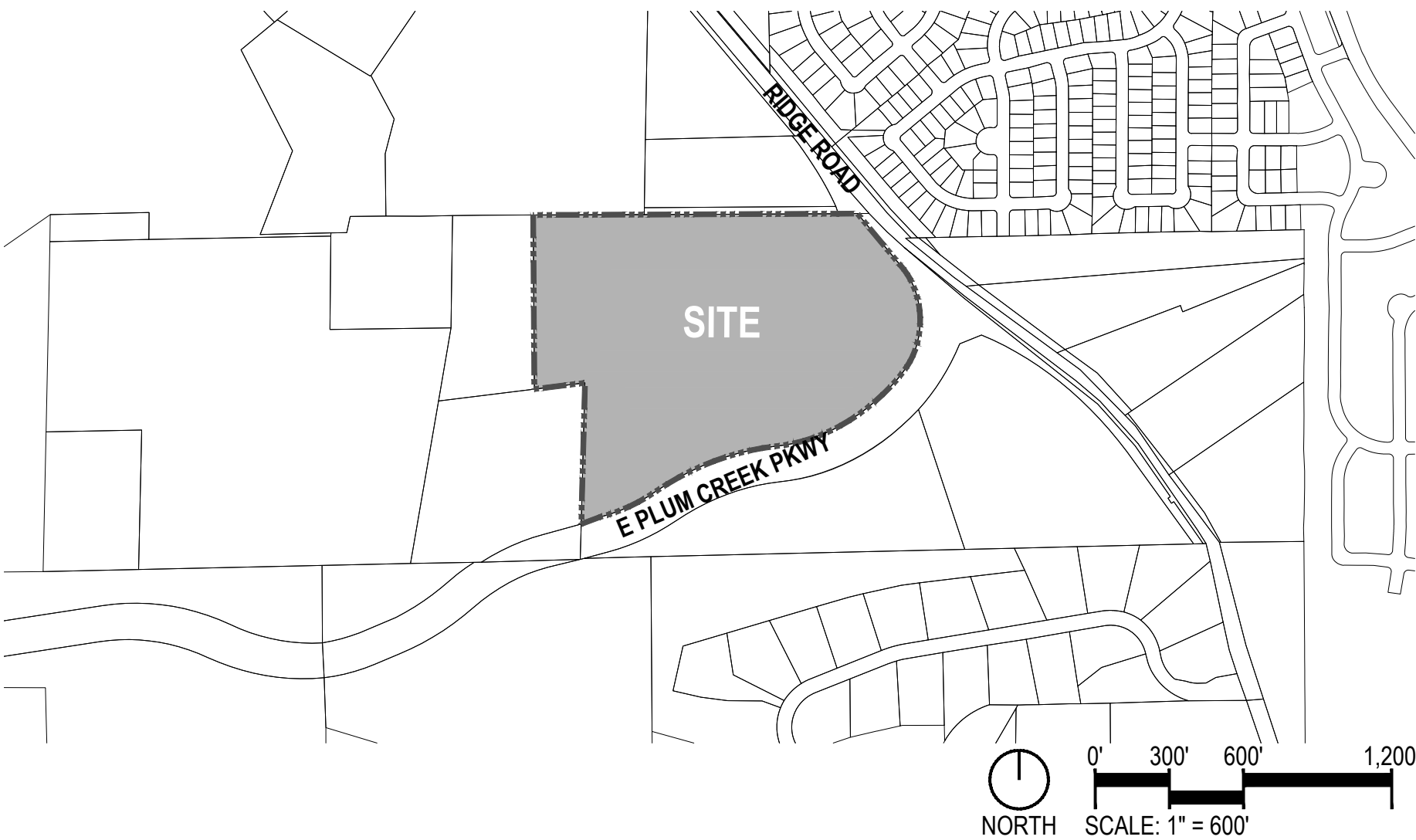
_____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, AARON MURPHY, A LICENSED 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.

AARON MURPHY, PLS 38162 _____ DATE _____

PD STANDARD NOTES

- 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.
- THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0302G EFFECTIVE ON 3/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- 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.
- 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.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
- 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- 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 COLORADO, 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

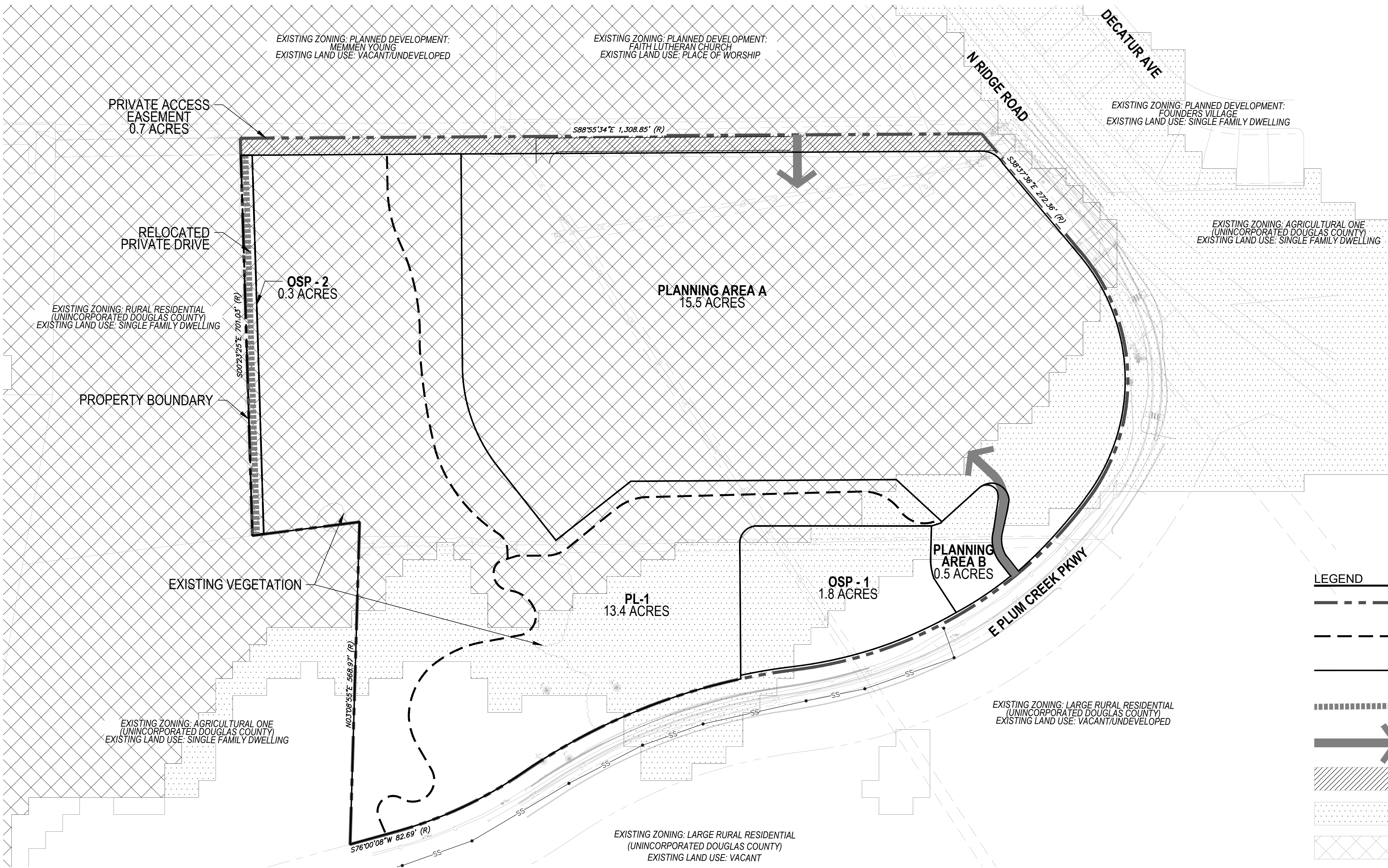
MY COMMISSION EXPIRES: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE YARDHOMES RIDGE VIEW DEVELOPMENT AGREEMENT, RECORDED ON THE XXTH DAY OF XXXXXXX, XXXX, AT RECEPTION NUMBER (#), [X] SFE'S WILL BE DEDUCTED FOR COMMERCIAL USE AND [X] SFE'S WILL BE DEDUCTED FOR IRRIGATION.

YARDHOMES RIDGE VIEW
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
TERRA MONTE, PARCEL 1
SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE
6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP MAP



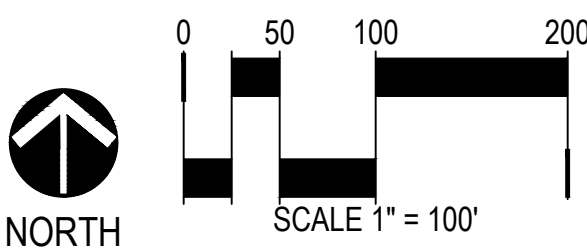
LAND USE TABLE

PARCEL	USE	ACREAGE (1)
PRIVATE ACCESS EASEMENT	ACCESS	0.7 AC
PLANNING AREA A	RESIDENTIAL	15.5 AC
PLANNING AREA B	COMMERCIAL / RETAIL	0.5 AC
PL-1	PUBLIC OPEN SPACE	13.4 AC
OSP-1	OPEN SPACE	1.8 AC
OSP-2	OPEN SPACE	0.3 AC
TOTAL		32.2 AC

- NOTES:
- 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 10% SHALL FOLLOW CHAPTER 17.36 WITHIN THE CASTLE ROCK MUNICIPAL CODE.
 - CONCEPTUAL ACCESS POINTS ARE SUBJECT TO ADJUSTMENTS BASED ON DETAILED ENGINEERING STUDIES AND WILL BE FINALIZED AT TIME OF SITE DEVELOPMENT PLAN.
 - PHASING FOR THIS PDP IS EXPECTED TO BE COMPLETED IN ONE PHASE.
 - TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT AND CD'S FOR EACH PHASE OF THE FINAL PROJECT.

LEGEND

- PROPERTY LINE
- 3' NATURAL SURFACE TRAIL
- PLANNING AREA BOUNDARY
- RELOCATED PRIVATE ACCESS
- CONCEPTUAL ACCESS LOCATION
- PRIVATE SHARED ACCESS EASEMENT
- MINOR SKYLINE
- MODERATE SKYLINE
- EXISTING VEGETATION



YARDHOMES RIDGE VIEW PLANNED
DEVELOPMENT PLAN AND ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO. PDP24-0005

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.
11/06/24 2ND SUB.

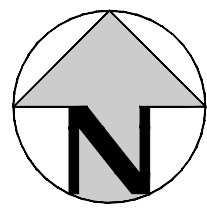
SHEET TITLE:
PDP MAP

SHEET:
2 OF 6

CHECKED BY: XX
DRAWN BY: XX

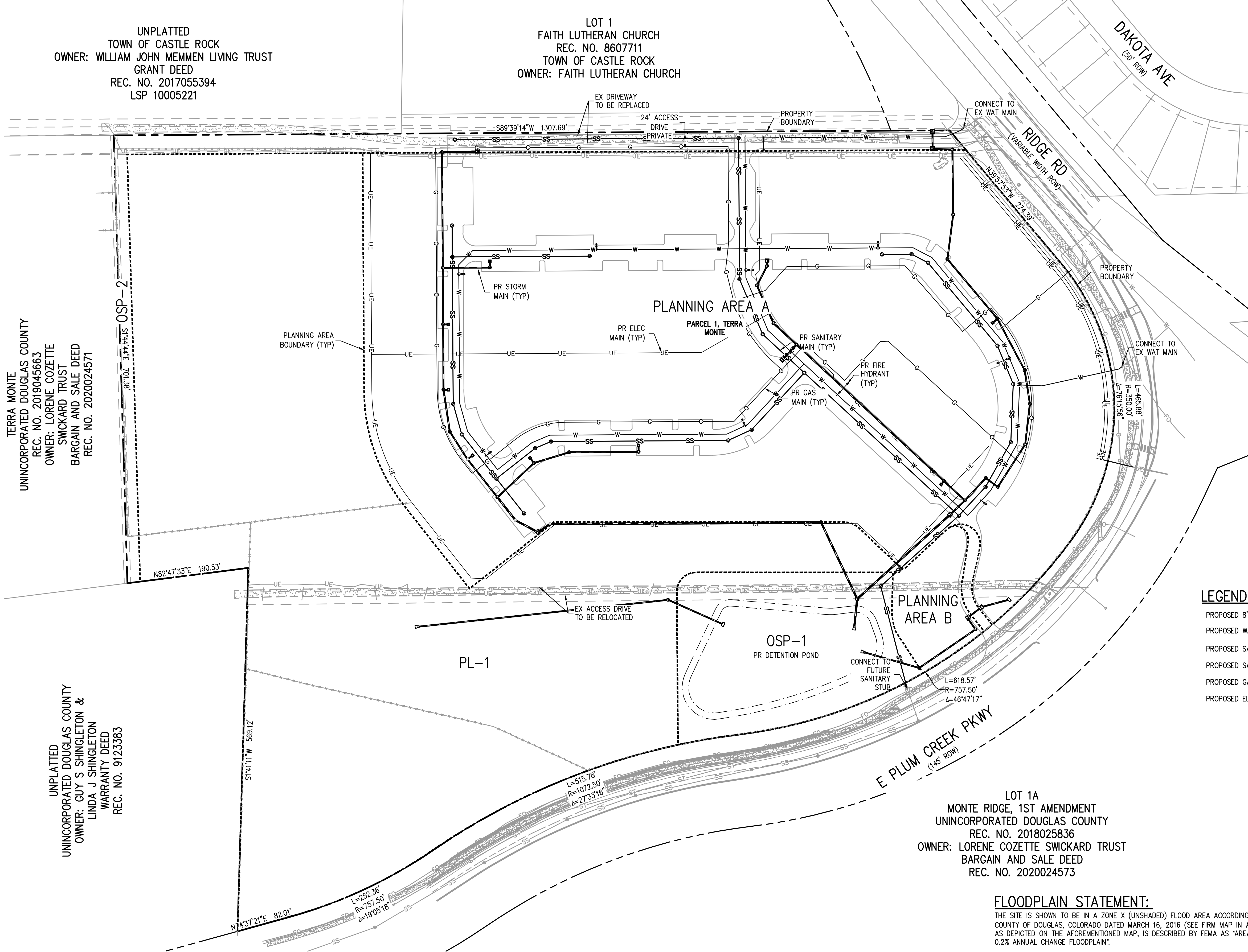
YARDHOMES RIDGE VIEW
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
TERRA MONTE, PARCEL 1

SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



80 0 80 160
SCALE: 1" = 80'

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



UNPLATTED
TOWN OF CASTLE ROCK
OWNER: WILLIAM JOHN MEMMEN LIVING TRUST
GRANT DEED
REC. NO. 2017055394
LSP 10005221

LOT 1
FAITH LUTHERAN CHURCH
REC. NO. 8607711
TOWN OF CASTLE ROCK
OWNER: FAITH LUTHERAN CHURCH

TERRA MONTE
UNINCORPORATED DOUGLAS COUNTY
REC. NO. 2019045663
OWNER: LORENE COZETTE SWICKARD TRUST
BARGAIN AND SALE DEED
REC. NO. 2020024571

UNPLATTED
UNINCORPORATED DOUGLAS COUNTY
OWNER: GUY S SHINGLETON & LINDA J SHINGLETON
WARRANTY DEED
REC. NO. 9123383

LOT 1A
MONTE RIDGE, 1ST AMENDMENT
UNINCORPORATED DOUGLAS COUNTY
REC. NO. 2018025836
OWNER: LORENE COZETTE SWICKARD TRUST
BARGAIN AND SALE DEED
REC. NO. 2020024573

LEGEND:

PROPOSED 8" WATER MAIN	—SW—
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 CHANCE FLOODPLAIN'.

NOTES:

- INTERIOR ROADWAYS AND UTILITY LAYOUTS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE AT SITE DEVELOPMENT PLAN APPLICATION.
- PUBLIC WATER AND SANITARY SEWER MAINS OUTSIDE OF PUBLIC RIGHT-OF-WAY WILL HAVE DEDICATED EASEMENTS PER TOWN REQUIREMENTS AT SITE DEVELOPMENT PLAN AND PLAT APPLICATIONS.

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.
11/06/24 2ND SUB.

SHEET TITLE:
PRELIMINARY
UTILITY PLAN

SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO \ \

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REC. NO. 8607711
TOWN OF CASTLE ROCK
OWNER: FAITH LUTHERAN CHURCH

UNPLATTED
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1. GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE DEVELOPMENT PLAN AND CIVIL CONSTRUCTION DOCUMENTS APPLICATIONS.

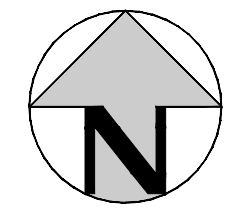
YARDHOMES RIDGE VIEW PLANNED DEVELOPMENT PLAN
NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

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

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CONSTRUCTION

DATE:
07/03/24 1ST SUB.
11/06/24 2ND SUB.

SHEET TITLE:
PRELIMINARY
GRADING PLAN



80 0 80 160

SCALE: 1" = 80'



YARDHOMES RIDGE VIEW
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
TERRA MONTE, PARCEL 1
SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF
THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO

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 1/3RD 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 1/8TH 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.

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

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

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SHEET TITLE:
WILDLAND
MANAGEMENT
PLAN

SHEET:
5 OF 6

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
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SHEET TITLE:
PD
REGULATIONS

SHEET:
6 OF 6

YARDHOMES RIDGE VIEW

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

TERRA MONTE, PARCEL 1

SITUATED IN SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE
6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD REGULATIONS

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PLACEHOLDER