



November 3, 2025

PROJECT NARRATIVE FOR SITE PLAN

Project: Lot 2, Block 1, The Meadows Filing No. 11 – Parcels 8 and 9

PROPERTY OWNER/ APPLICANT INFORMATION

Aspirant Castle Rock, LLC, owns Lot 2, Block 1, The Meadows Filing No. 11 – Parcels 8 and 9, in the Town of Castle Rock, Colorado (Project Site). Roth Lang Engineering Group, LLC is representing the owner for the entitlement of this Project. At this time, additional design team members include G3 Architecture.

PROJECT DESCRIPTION

The Project Site is located in the Meadows Subdivision on the west side of Meadows Blvd, just to the south of the intersection with Painthorse Drive. It is also within the zoning coverage of the Meadows Preliminary Planned Development Site Plan (Meadows 4th Amendment) and the Meadows Planning Development Zoning Regulations Meadows Fourth Amendment). The Proposed use is attached residential units- townhomes

The Project Site It shares a vehicular access point with the Church of Latter-Day Saints, on the north side of the Project Site. Also, surrounding the Project site are single family detached homesites to the west and south and Paintbrush Park, across Meadows Blvd to the East. The Project Site has been previously approved for an SDP as the Learning Center a school with a second, future office/ retail use. The landowners have determined this to be a preferred use for the site and are proposing a new Site Plan be reviewed.

The Project Site is 3.1 +/- acres. The proposed development will include the addition of a six buildings with 22 total units. The garages will face each other with the fronts of the eastern row of buildings facing Meadows Blvd and the western buildings facing the driveline. Access to the west face of the western row of buildings is precluded by the steep grade, of which the buildings will be cut into. The Project Site will be served by one drive lane which will connect from the Church to the north (via an existing shared access) and to Meadows Blvd at the south end. Further the development will include utility mainline extensions, services and storm drainage conveyance improvements. A large portion of the western side of the project site will remain undeveloped due to the significant grade across the Project Site. The Project site falls about 53 feet from the southwest to the northeast.

In addition to the two-car garage for each unit and a two-car driveway for each unit, the project is proposing about eight additional surface parking stalls total on the north and south ends of the buildings.

The project does not anticipate any waivers or variances to the existing zoning or design regulations at this time.

ARCHITECTURE

The townhouse units are each 3-stories with four bedrooms and total 2,540 SF (+/-) per unit. Access to each unit's main entrance shall be from the main living level on the 2nd Floor. Two-car garages are provided at the ground level of each building and are accessed by the common drive aisle from Meadows Boulevard.

The 22 townhomes are grouped into five separate buildings with a density of 7.1DU/acre. Each building group will be Type V-B construction and fully sprinklered.

LANDSCAPING

The landscaping design for this project will be developed with the intent of meeting the PD guidelines and Town of Castle Rock governing code for this area.

ACCESS

Pedestrian access to Meadows Blvd. will be provided at the south end of the site and in the middle of the site. Sidewalks to all units will extend from the right of way connections to the garage side of the buildings and to the building entrances.

The vehicular accesses described above will include a full movement access at the north end at Painthorse Dr. (via the shared access connection) and a right in / right out at the north connection to Meadows Dr.

Except for the addition of public sidewalks and the northern curb cut, the Project does not propose any modifications to Meadows Blvd.

UTILITIES/DRAINAGE

The project will extend a water main and a sanitary sewer main in the new drive lane to provide sanitary effluent conveyance, water service and firefighting flows to the units.

Storm water runoff from the site will be collected by rooftop downspouts, roadway gutter conveyances intercepted by inlets and all of these flows piped to the existing storm sewer which crosses the east side of the Project Site. The existing regional pond will provide both stormwater quality mitigation and peak runoff attenuation, with no proposed changes.