

HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.

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Town of Castle Rock, CO
Planning Department
Castle Rock, Colorado 80012

October 11, 2021

RE: Chateau Valley
Young American PUD

Property:

Owner: 113 M LLC

Developer: Highline C. M. Inc.
Russell B. Hall
303-889-0044

Dear Sir,

I. Location

I. INTRODUCTION

Chateau Valley Subdivision is a proposed single family and Multi-family subdivision located in Castle Rock, Colorado. The site consists of 113 Acres located on the East of the Town of Castle Rock, Colorado. The site is located in the Southeast One-Quarter of Section 12, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado

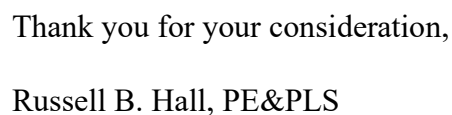
The property is annexed into the Town of Castle Rock and has completed the PUD planning process for zoning, land use and density, all approved by the Town of Castle Rock as part of the Young American Young PUD in 1983. The approved PUD contains a 14 acre park site which is not a part of this application. The Land Use Summary contained in the approved PUD allowed for 667 dwelling units.

II. PROPOSED PROJECT

Young - American PUD Subdivision is a proposed single family subdivision consisting of approximately 126 lots for Duplex and 297 lots for single family detached homes. The proposed site plan was prepared to be in substantial compliance with the approved Young – American PUD.

The annexation agreement states that the Town of Castle Rock will provide water and sanitary sewer service to the property. The property has sufficient water rights for

Existing topography was used to plan roadways and lots layout in order to minimize grading activities and maintain general shape of the existing topography. South Valley Drive, being a collector road, is proposed to be connected through the site for access.



Russell B. Hall, PE&PLS