

HIGHLINE ENGINEERING AND SURVEYING COMPANY
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PARKER, CO 80134
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Town of Castle Rock, CO
Planning Department
C/O BrieAnna Simon
100 N. Wilcox St.
Castle Rock, CO 80104

November 27, 2024

Re: Case No. SDP21-0060
Chateau Valley Site Development Plan

As requested, the following summary of changes were made to the SDP at the request of our builders:

Attached, please find the Duplex lots highlighted depicting which lots were revised for this upcoming submittal.

1. Alley Load duplex depth shall be 90' (PA-1)
2. Brissac Avenue shifted 20' west in order to provide 90' depth for alley load lots.
3. Minimum width for Alley Load lots remain 25' minimum, and number of lots in PA-1 remain 122.
4. Front Load duplex lots (backing up to Valley Drive in PA-3) lot width widened from 25' to 40' minimum and reduced the number of lots in PA-3 from 36 to 26.

Information contained in the Land Use tables on sheet 3 were adjusted per the new lot count.

No changes were made affecting the single family detached home lot count.

Sincerely,

Rusty Hall

**SOUTH MEMMEN- CHATTEAU VALLEY
SITE DEVELOPMENT PLAN**

A PART OF THE SE ONE-QUARTER OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 66 WEST-8th PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 8th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MICHAEL'S 2ND ADDITION
TO CASTLE ROCK AMENDED

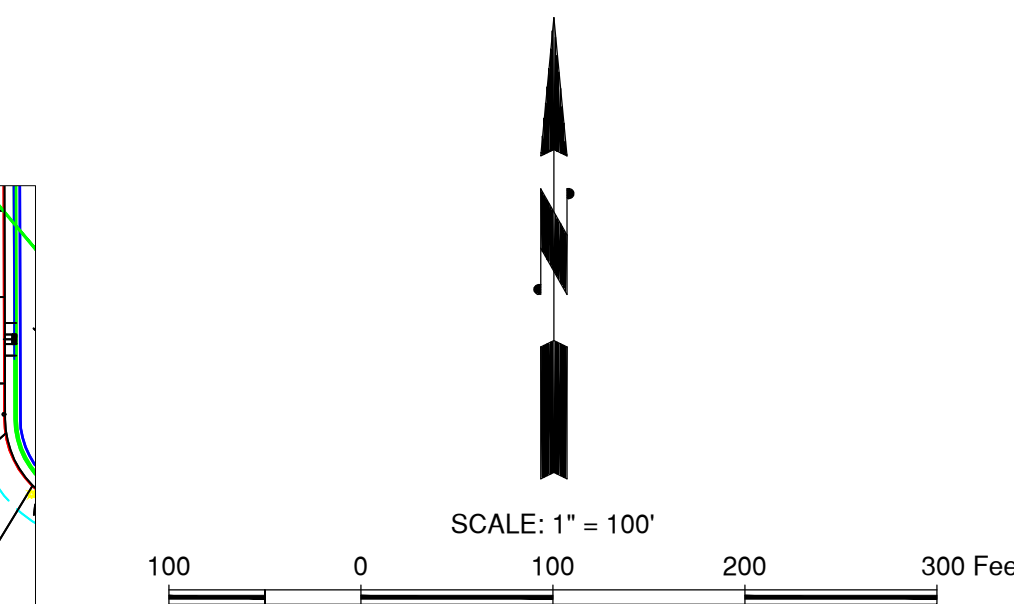
SET 5'
WITNESS
CORNER

SET 5'
WITNESS
CORNER

N88°46'04"E 2718.97'

NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12

EAST LINE OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 12



26 - FRONT LOAD DUPLEX
40' x 100'

120 - ALLEY LOAD DUPLEX
30' x 90'

2 - ALLEY LOAD DUPLEX
(DEPTH OF LOT < 90')

