

June 1, 2022

TJ Kucewesky, LEED AP
Town of Castle Rock
Development Review Manager
Development Services Department
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104

Re: Founders Village Filing 21; Site Development Plan Amendment-03

Dear Mr. Kucewesky:

We are pleased to submit this application to amend the Site Development Plan for Founders Village Filing 21. The proposed Site Development Plan (SDP) Amendment is needed to address construction changes that do not align with the previously approved SDP. This amendment is intended to memorialize these construction changes and incorporate a few future retaining walls that will be needed. This amendment will address the walls, grading, drainage and any necessary improvements, such as the inclusion of additional railings and revising the location of landscaping that needs to be shifted due to the constructed and proposed wall locations.

Compliance with Town Policies

The Founders Village Planned Development and plat were approved many years ago (2004) and met the policies and regulations of the Town of Castle Rock.

2030 Comprehensive Master Plan

Principle RG-5: *Infill development is sensitive to the scale and character of the surrounding neighborhoods Identify existing areas for potential redevelopment and reuse programs using the Urban Renewal Authority and Downtown Development Authority Programs. Create infill compatibility standards to guide the design and intensity of future infill development outside of the Downtown area.*

Vision 2020

Community Planning – Goals: *Accommodate future growth through logical infill development.*

Impacts

The impacts of this application are match the landscape and grading to the as-built retaining wall condition on site that changed during the construction process.

Infrastructure

All necessary infrastructure, utilities and roadways are in place to complete this development and serve the existing and future homes.

Variances

No variances are requested with this application.

Submittal Documents

This submittal includes the following documents:

- Land Use Application
- SDP Checklist
- Project Narrative
- SDP Plan Cover Sheet
- SDP Plan Amendment Landscape Sheets

- Landscape Construction Drawings
- Drainage Conformance Letter
- Field Order Change Sheets
- Title Commitment will be submitted separately during the week of June 6th.

Please let us know if you need further information or have any questions.

Sincerely,
Norris Design



Bill Mahar
Principal