

CASTLE ROCK DEVELOPMENT COMPANY

August 21, 2020

Town of Castle Rock
Development Services
100 North Wilcox Street
Castle Rock, CO 80104

Re: Meadows Filing 16 Parcel 6 & 7 SDP Amendment Project Narrative

The Meadows is a Planned Unit Development (PUD), consisting of single-family homes, multi-family homes, commercial development, community parks and a school site on approximately 4000+/- acres in Castle Rock, Colorado. The Meadows Filing 16 Parcel 6 Superblock and Parcel 7 are collectively approximately 38.7 acres and is zoned R-SF. The site is bounded by Wolfensberger Road to the South, Coachline Road to the North and East and Town of Castle Rock Open Space to the West. No change to current zoning or dwelling units will be required with this proposed amendment.

The proposed amendment includes revising lot grading to accommodate a new builder's product type. As part of this grading revision, some retaining walls have been altered in size to accommodate the new design. Also included in this proposed amendment are landscape revisions to accommodate landscape revisions in drainage tracts that were requested during the review of construction drawings. There is a change in the required totals on the Landscape Summary Table in the SDP due to the area accounted for by the pond and channel; however, the total plant count still meets requirements. Lastly, grading in Parcel 7 has been revised so that the limits of construction are confined within Castle Rock Development's property and removed from the neighboring development.

Please review the application submittal and contact me with any questions you may have.

Regards,



Kayla Nelson
Project Manager
Castle Rock Development Company
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