

PDP Standard Notes

1. [If applicable] The purpose of this amendment is to _____.
2. [Modify as appropriate] The mineral rights associated with this development [have/have not] been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
3. [Modify as appropriate] This site lies within FEMA Flood Zone ____ per map ____ dated _____. No structures shall be permitted in the approved 100-year flood plain.
4. [If applicable] A LOMR will be submitted at the time of Site Development Plan, if necessary.
5. [If applicable] This development plan is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
6. [If applicable] This development plan is impacted by the Town of Castle Rock Residential/Non-Residential Interface Regulations. Interface areas must adhere to Chapter 17.50 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
7. [If applicable] This development plan is impacted by species protected by the U.S. Fish & Wildlife Service. [Specify the species and required protections]
8. [Modify as appropriate] This site is within the Town of Castle Rock [____] water pressure zone.
9. All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction.
10. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.
11. [Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD). If a Management Plan has been developed for this PD the details of that Plan are to be outlined on the PDP cover sheet.]
12. [Gated Private Street Standards to be specified as appropriate to this PD. No note is necessary if no gated streets are proposed for this PD.]