CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 7 AND SAID SECTION 12, BEING MARKED WITH A 2-1/2" DIAMETER ALUMINUM CAP ON MONUMENT STAMPED LS 6935;
THENCE ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 01°15'50" WEST A DISTANCE OF 232.93 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 01°15'50" WEST A DISTANCE OF 1097.29 FEET TO THE SOUTHEAST CORNER OF SAID SECTION12, BEING A NO.6 REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP STAMPED PLS30127;
THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION12, SOUTH 89°34'37" WEST A DISTANCE OF 2658.35 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 12, BEING A NO. 6 REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP STAMPED LS6935;
THENCE ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 12 NORTH 01°21'46" WEST A DISTANCE OF 1291.43 FEET TO THE NORTHEAST CORNER OF AMENDED PLAT OF GLOVER SUBDIVISION, BEING A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED LS6935;
THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 773 AT PAGE 468 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°47'49" WEST A DISTANCE OF 390.06 FEET TO A NO. 3 REBAR;
2. NORTH 71°58'12" WEST A DISTANCE OF 594.90 FEET TO A NO. 3 REBAR;
3. NORTH 00°56'48" WEST A DISTANCE OF 460.15 FEET TO THE SOUTHERLY MOST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK244 AT PAGE 620, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 71°14'25" EAST A DISTANCE OF 229.65 FEET TO THE WESTERLY LINE OF SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 3, BEING A REBAR WITH A RED PLASTIC CAP;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 07°35'34" EAST A DISTANCE OF 26.22 FEET TO A NO. 4 REBAR;
2. NORTH 86°35'53" EAST A DISTANCE OF 48.65 FEET TO A REBAR WITH A RED PLASTIC CAP STAMPED LS 6935;
3. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 556.02 FEET, A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 45°30'38", AND A CHORD BEARING OF SOUTH 70°38'48" EAST A DISTANCE OF 541.51 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
4. NORTH 61°45'33" EAST A DISTANCE OF 33.51 FEET TO THE SOUTHWESTERLY LINE OF VALLEY HOUSE SUBDIVISION EXTENDED, BEING A NO.4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG SAID SOUTHWESTERLY LINE EXTENDED AND SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. SOUTH 33°08'56" EAST A DISTANCE OF 137.44 FEET TO A MONUMENT WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED LS 13258;
2. NORTH 84°33'16" EAST A DISTANCE OF 176.40 FEET TO THE WESTERLY LINE OF SOUTHRIDGE TOWNHOUSE SUBDIVISION FILING NO.5B, BEING A MONUMENT WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED LS 13258;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID SOUTHRIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B THE FOLLOWING TEN (10) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 237.33 FEET, A RADIUS OF 1635.00 FEET, A CENTRAL ANGLE OF 08°19'01", AND A CHORD BEARING OF SOUTH 07°04'30" WEST A DISTANCE OF 237.12 FEET TO A MONUMENT WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED LS 13258;
2. ALONG A COMPOUND CURVE TO THE LEFT HAVING AN ARC LENGTH OF 195.65 FEET, A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 10°28'36", AND A CHORD BEARING OF SOUTH 61°29'53" EAST A DISTANCE OF 195.38 FEET TO A MONUMENT WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED LS 13258;
3. ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 238.86 FEET, A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 24°53'00", AND A CHORD BEARING OF SOUTH 54°17'41" EAST A DISTANCE OF 236.99 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
4. NORTH 63°25'48"EAST A DISTANCE OF 72.26 FEET TO A MONUMENT WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED LS 13258;
5. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 51.98 FEET, A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 04°48'14", AND A CHORD BEARING OF NORTH 42°29'40" WEST A DISTANCE OF 51.97 FEET TO A SHINER WITH NAIL;
6. SOUTH 89°32'43" EAST A DISTANCE OF 107.76 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
7. NORTH 62°58'56" EAST A DISTANCE OF 204.97 FEET MARKED WITH A 5' WITNESS CORNER, BEING A SHINER WITH NAIL STAMPED PLS 38056;
8. NORTH 55°27'09" EAST A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
9. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 80.06 FEET, A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°58'39", AND A CHORD BEARING OF NORTH 30°33'32" WEST A DISTANCE OF 79.99 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
10. NORTH 26°34'12" WEST A DISTANCE OF 56.72 FEET TO THE SOUTHERLY MOST CORNER OF MICHAEL'S 2ND ADDITION TO CASTLEROCK AMENDED AS DESCRIBED IN RECEPTION NO. 8705480, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLEROCK AMENDED NORTH 63°43'31" EAST A DISTANCE OF 91.73 FEET THE SOUTHWESTERLY LINE OF MICHAEL'S 2ND ADDITION TO CASTLEROCK, MARKED WITH A 5.00-FOOT WITNESS CORNER, BEING A NO. 4 REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED 5' W.C. PLS 38056;
THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLEROCK, AND ALONG A COMMON LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLEROCK AMENDED THE FOLLOWING TWO (2) COURSES:

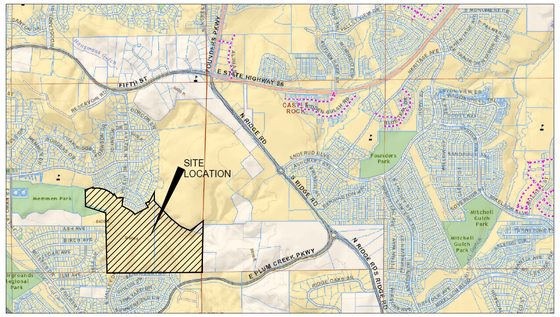
1. SOUTH 31°53'01" EAST A DISTANCE OF 20.27 FEET TO THE SOUTHERLY MOST CORNER OF SAID MICHAEL'S 2ND ADDITION TO CASTLEROCK, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. NORTH 28°08'02" EAST A DISTANCE OF 308.42 FEET;

THENCE SOUTH00°56'21" EAST A DISTANCE OF 239.21 FEET;
THENCE SOUTH 43°09'14" EAST A DISTANCE OF 654.85 FEET;
THENCE SOUTH 50°55'58" EAST A DISTANCE OF 365.55 FEET;
THENCE SOUTH 66°06'25" EAST A DISTANCE OF 498.19 FEET;
THENCE NORTH 85°56'43" EAST A DISTANCE OF 172.24 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF SOUTH 01°15'50" WEST WITH THE SOUTH SIXTEENTH CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: LS 6935 AND THE SOUTHEAST CORNER BEING A 2-1/2" DIAMETER ALUMINUM CAP ON NO. 6 REBAR STAMPED: PLS 30127.

GENERAL NOTES

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER IS YOUNG/AMERICAN P.U.D. - RECORDED UNDER RECEPTION NUMBER 310821, DATED 8/30/1983.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X, WITH PORTIONS OF THE PROPERTY LOCATED WITHIN DESIGNATED 100-TEAR FLOODPLAIN ZONE A/AE AND SHADED ZONE X, AS PER FEMA FIRM PANEL NO. 0835C0302G DATED 03/16/2016. PLATTED LOTS SHALL NOT BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN.
3. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
4. THIS DEVELOPMENT 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.
5. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
6. IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
7. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULITPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
8. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
9. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETSCAPE LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETSCAPE OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO-DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
10. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
11. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
12. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
13. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
14. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
15. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
16. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHAL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
17. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT THESE UTILITY ESEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
18. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
19. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
20. METRO DISTRICT OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE DIVERSION SWALES AND RETAINING WALLS.
20. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.
21. IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
22. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT TIME OF FINAL PLAT.



VICINITY MAP
1"=2000'

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GENERAL NOTES

FIRE NOTES
23. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
24. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
25. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
26. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
27. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
28. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
29. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
30. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
31. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
32. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB
MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
33. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SPECIFIC NOTES
34. SIGNAGE WILL BE POSTED TO KEEP PEDESTRIANS FROM TRESPASSING ONTO MAINTENANCE ROADS AND DRAINAGE-WAYS. THESE SIGNS WILL BE SHOWN ON THE FINAL CONSTRUCTION PLANS.

CIVIL ENGINEER'S STATEMENT

I, RUSSELL B. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
PE & PLS NO. 26715 DATE

SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN REPRESENTS THAT SURVEY.

_____ _____
PE & PLS NO. 26175 DATE

HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
Tel. No.(303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/15/26

OWNER:
113 M, A COLORADO LIMITED LIABILITY COMPANY
PO BOX 457
FRANKTOWN, CO 80116

PLAN PREPARER, LAND PLANNER, ENGINEER, SURVEYOR:
HIGHLINE ENGINEERING AND SURVEYING CO., INC.
PO BOX 1295
PARKER, CO 80134

MORTGAGEE, LIENHOLDER: NONE

OWNERSHIP CERTIFICATION

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
113 M, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20_____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____AS _____ OF 113 M , LLC_.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK
(AS TO TRACT B, YOUNG/AMERICAN PUD-SOUTH RIDGE TOWNHOME SUBDIVISION FILING NO. 5B)
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR
ATTEST:

_____

TOWN CLERK
SIGNED THIS _____ DAY OF _____, 20_____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____ AS MAYOR AND BY

_____, AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
CHAIR **DATE**

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES **DATE**

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR **DATE**

ATTEST:

_____ _____
TOWN CLERK **DATE**

TITLE VERIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY
SIGNED THIS _____ DAY OF _____, 20_____.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

COVER SHEET
SHEET 1 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

PROPERTY BOUNDARY
TRACT BOUNDARY
NO BUILD AREA SKYLINE/RIDGELINE
MODERATE ZONE SKYLINE/RIDGELINE
UTILITY EASEMENT
DIVERSION SWALE
MINOR RIDGELINE BOUNDARY
TRACT NUMBER (1)

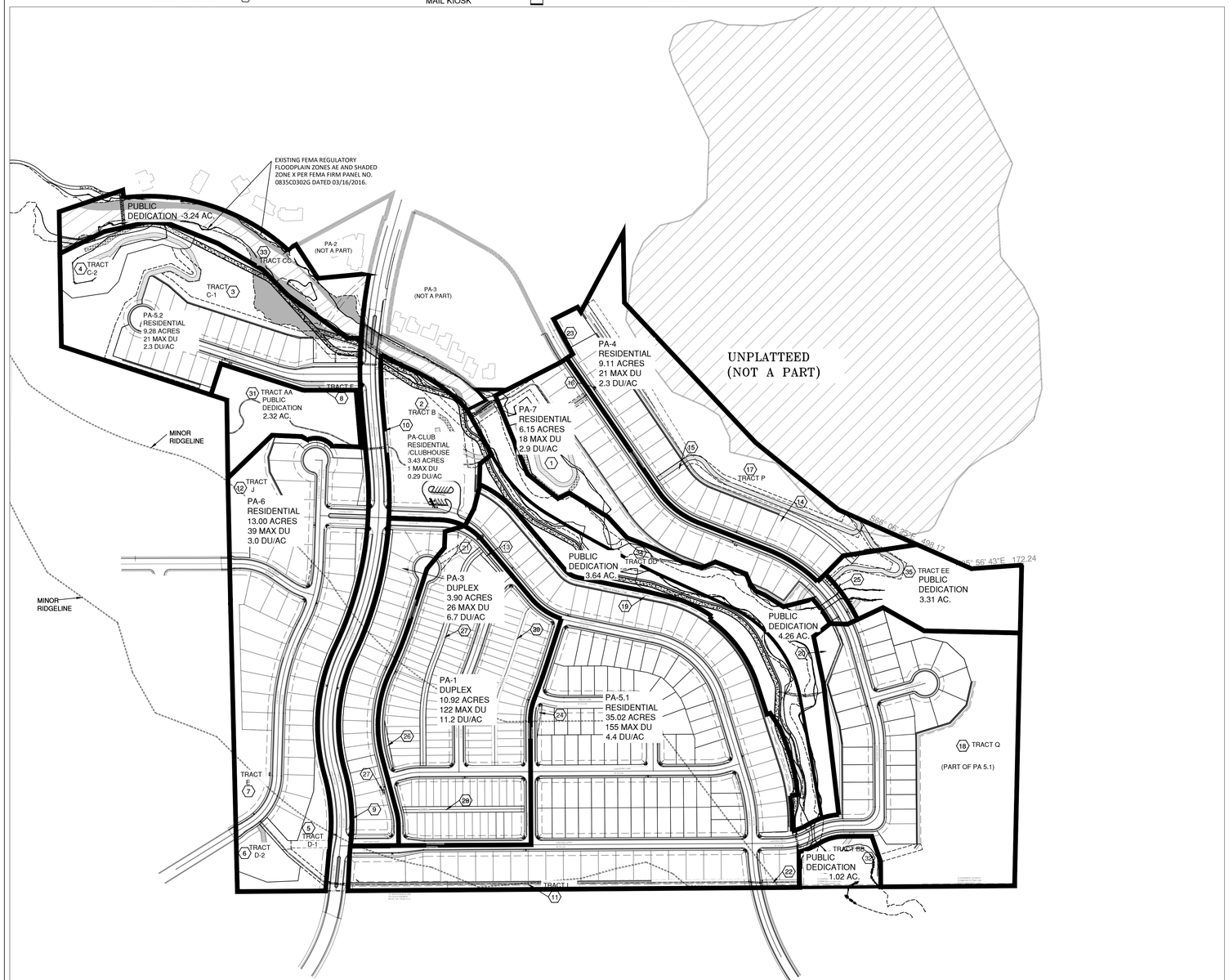
LOW FLOW CHANNEL CROSSING
3' SOFT SURFACE PEDESTRIAN TRAIL
10' CONCRETE PEDESTRIAN WALK
15' MAINTENANCE GRAVEL ROAD
12' MAINTENANCE GRAVEL ROAD
MINOR RIDGELINE
MAIL KIOSK

LEGEND

EXISTING 100-YEAR FLOODPLAIN
PROPOSED PHASE 1 100-YEAR FLOODPLAIN
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
EXISTING FEMA REGULATORY FLOODPLAIN ZONES AE AND SHADED ZONE X PER FEMA FIRM PANEL NO. 0835C0302G DATED 03/16/2016.

ZONE AE
SHADED ZONE X

HEADWALL (TYP)
CLEAR SPAN UNDERNEATH ROAD BRIDGE.
WINGWALL (TYP)
CONSPAN BRIDGE STRUCTURE



TRACT SUMMARY CHART

TRACT NO.	TRACT	AREA (AC)	PURPOSE	OWNER	MAINTENANCE
1	TRACT A	2.20	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
2	TRACT B	2.14	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
3	TRACT C-1	4.28	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
4	TRACT C-2	1.35	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
5	TRACT D-1	1.48	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
6	TRACT D-2	0.64	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
7	TRACT E	1.23	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
8	TRACT F	0.34	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
9	TRACT G	0.37	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
10	TRACT H	0.09	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
11	TRACT I	1.31	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
12	TRACT J	1.34	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
13	TRACT L	0.02	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
14	TRACT M	0.07	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
15	TRACT N	0.06	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
16	TRACT O	0.06	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
17	TRACT P	5.44	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
18	TRACT Q	6.57	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
19	TRACT R	1.17	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
20	TRACT S	1.63	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
21	TRACT T	0.22	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
22	TRACT W	0.07	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
23	TRACT X	0.25	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
24	TRACT Y	0.02	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
25	TRACT Z-1	0.07	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
26	TRACT Z-2	0.03	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
27	TRACT Z-3	0.01	PRIVATE OPEN SPACE, KIOSK, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
	TOTAL PRIVATE OPEN SPACE	32.46			
28	TRACT K	0.36	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
29	TRACT U	0.19	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
30	TRACT V	0.26	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
	TOTAL ALLEY ACCESS	0.81			
31	TRACT AA	2.32	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
32	TRACT BB	1.02	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
33	TRACT CC	3.24	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
34	TRACT DD	7.90	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
35	TRACT EE	3.31	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
	TOTAL PUBLIC OPEN SPACE	17.79			

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.

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SITE PLAN
SHEET 2 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

PROPERTY BOUNDARY

TRACT BOUNDARY

NO BUILD AREA
SKYLINE/RIDGELINE

PLANNING AREA BOUNDARY - CHATEAU VALLEY SDP

MINOR RIDGELINE

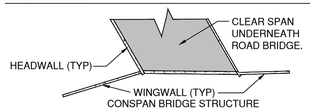
MAIL KIOSK

EXISTING 100-YEAR FLOODPLAIN

PROPOSED PHASE 1 100-YEAR FLOODPLAIN

PROPOSED PHASE 2 100-YEAR FLOODPLAIN

LEGEND



LAND USE CHART

ZONING	YOUNG AMERICAN PLANNED DEVELOPMENT							
PLANNING AREA	PA 1	PA 3	PA-4	PA CLUB	PA-5.1	PA-5.2	PA 6	PA-7
ACREAGE	10.92	3.90	9.11	3.43	35.02	9.28	13.00	6.15
PERMITTED USES	SINGLE FAMILY ATTACHED RESIDENTIAL	SINGLE FAMILY ATTACHED/ DETACHED RESIDENTIAL	SINGLE FAMILY DETACHED RESIDENTIAL	CLUB HOUSE	SINGLE FAMILY DETACHED RESIDENTIAL	SINGLE FAMILY DETACHED RESIDENTIAL	SINGLE FAMILY DETACHED RESIDENTIAL	SINGLE FAMILY DETACHED RESIDENTIAL
NO. UNITS	122	26	21	1	155	21	39	18
DENSITY (D.U./ACRE)	11.2	6.7	2.3	0	4.4	2.2	3.0	3.0
MAX. BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'
MINIMUM SETBACKS								
FRONT TO GARAGE	20'	20'	20'	N/A	20'	20'	20'	20'
FRONT TO LIVING AREA	10'	15'	18'	18'	18'	18'	18'	18'
REAR	3'	10'	10'	10'	10'	10'	10'	10'
SIDE INTERIOR LOT	5'	5'	5'	5'	5'	5'	5'	5'
SIDE TO STREET	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM LOT SIZE (SF)	2,000	3,000	4,500	5,000	4,000	4,200	4,800	4,500

SITE UTILIZATION CHART

	AREA (AC.)	% OF SITE
NET RESIDENTIAL	57.55	51.5
OPEN SPACE PRIVATE WITHIN RESIDENTAL	32.46	29.0
ALLEYS	0.81	0.7
RESIDENTIAL TOTAL	90.80	81.3
PUBLIC LAND DEDICATION	17.79	15.9
PUBLIC LAND & OPEN SPACE TOTAL	50.24	45.0
COLLECTOR STREET (VALLEY DRIVE)	3.12	2.8
TOTAL	111.72	100.0

SITE COMPARISON CHART

	YOUNG AMERICAN PUD	CHATEAU VALLEY SDP
MAXIMUM NUMBER OF LOTS	561	403
OVERALL DENSITY	5.02	3.61
PUBLIC LAND DEDICATION	15.57 ACRES	17.79 ACRES

PLANNING AREA COMPARISON	YOUNG AMERICAN PUD	CHATEAU VALLEY SDP
	PA-1 (R-E)	PA-1
AREA	10.99 AC	10.92 AC.
DENSITY	16 DU/AC	11.2 DU/AC
	PA-3 (R-D)	PA-3
AREA	3.89 AC	3.90 AC.
DENSITY	10 DU/AC	6.7 DU/AC
	PA-4 (R-A)	PA-4
AREA	11.85 AC	9.12 AC.
DENSITY	3.0 DU/AC	2.3 DU/AC
	PA-5(1)- (R-B)	PA-5.1
AREA	36.61 AC	35.02 AC.
DENSITY	5.0 DU/AC	4.4 DU/AC
	PA-5(2)- (R-B)	PA-5.2
AREA	9.02 AC	9.29 AC.
DENSITY	5.0 DU/AC	2.3 DU/AC
	PA-6 (R-A)	PA-6
AREA	13.98 AC	13.00 AC.
DENSITY	3.0 DU/AC	3.0 DU/AC
	7 (R-C)	PA-7
AREA	11.35 AC	6.15 AC.
DENSITY	3.0 DU/AC	2.9 DU/AC

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DATE: 6/15/26

LAND USE COMPARISON
SHEET 3 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
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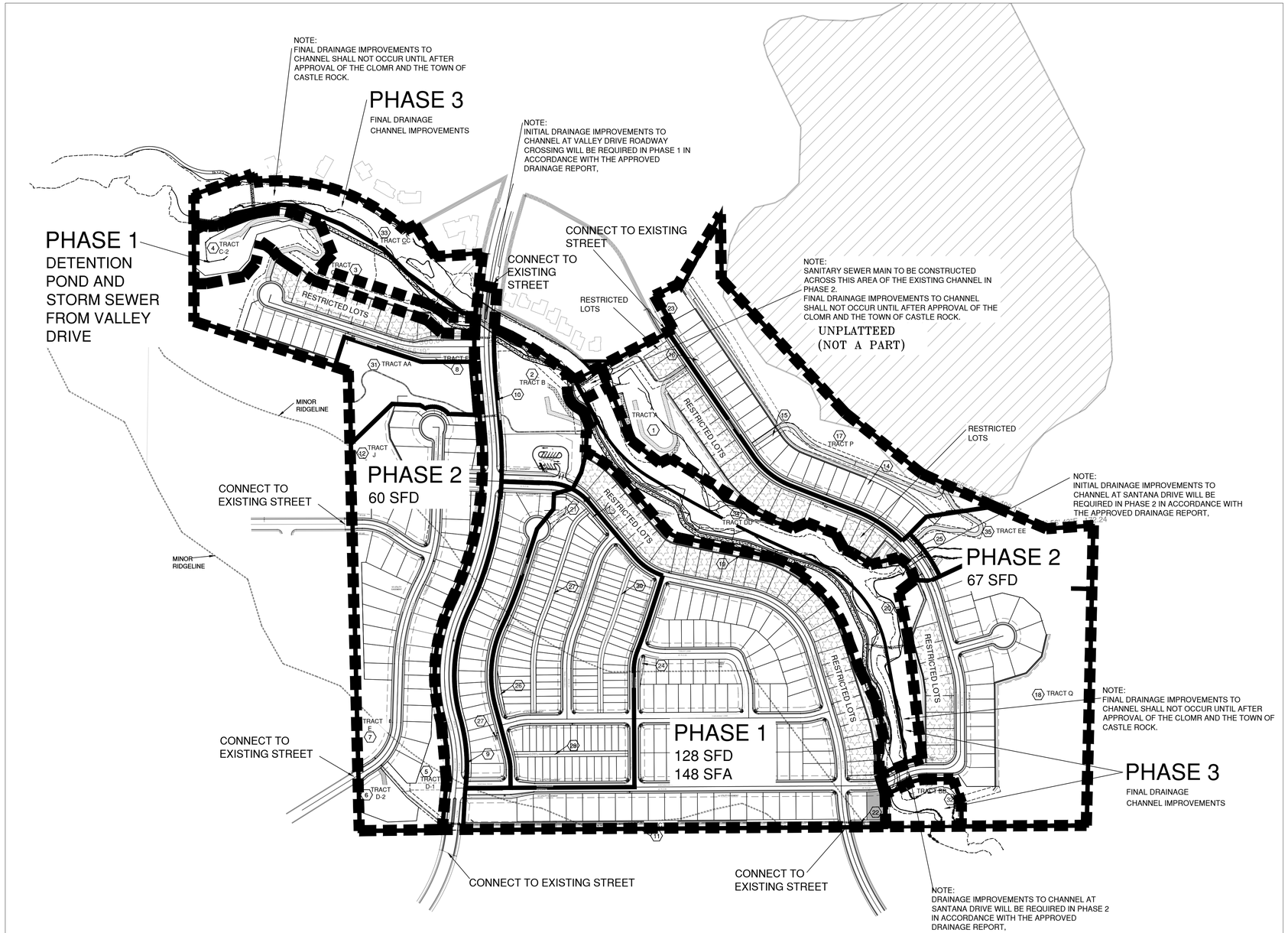


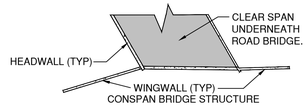
N

SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

- PROPERTY BOUNDARY
- TRACT BOUNDARY
- NO BUILD AREA SKYLINE/RIDGELINE
- MODERATE ZONE SKYLINE/RIDGELINE
- UTILITY EASEMENT
- RETAINING WALL
- DIVERSION SWALE
- PHASE LINE
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- 10 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15 FOOT GRAVEL MAINTENANCE ROAD
- 12' MAINTENANCE GRAVEL ROAD
- LOW FLOW CHANNEL CROSSING
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- TRACT NUMBER (1) SEE SHEET 2 FOR TRACT INFORMATION
- RESTRICTED LOTS (SEE NOTE 9 THIS SHEET)



NOTES

1. PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
2. IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
3. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
4. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
5. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
6. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
7. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE ROCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
8. INITIAL DRAINAGE CHANNEL IMPROVEMENTS SHALL INCLUDE ROADWAY CROSSINGS ONLY. FINAL DRAINAGE IMPROVEMENTS SHALL INCLUDE THE REMAINDER OF CHANNEL STABILIZATION, PATHS AND TRAILS AND MAINTENANCE ROADS IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT.
9. FINAL DRAINAGE IMPROVEMENTS TO CHANNEL SHALL BE COMPLETED PRIOR TO RELEASE OF BUILDING PERMITS FOR RESTRICTED LOTS PROPOSED ADJACENT TO THE DRAINAGE CHANNEL UNLESS OTHERWISE APPROVED BY THE TOWN OF CASTLE ROCK.

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PHASE MAP
SHEET 4 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
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CHATEAU VALLEY

SITE DEVELOPMENT PLAN

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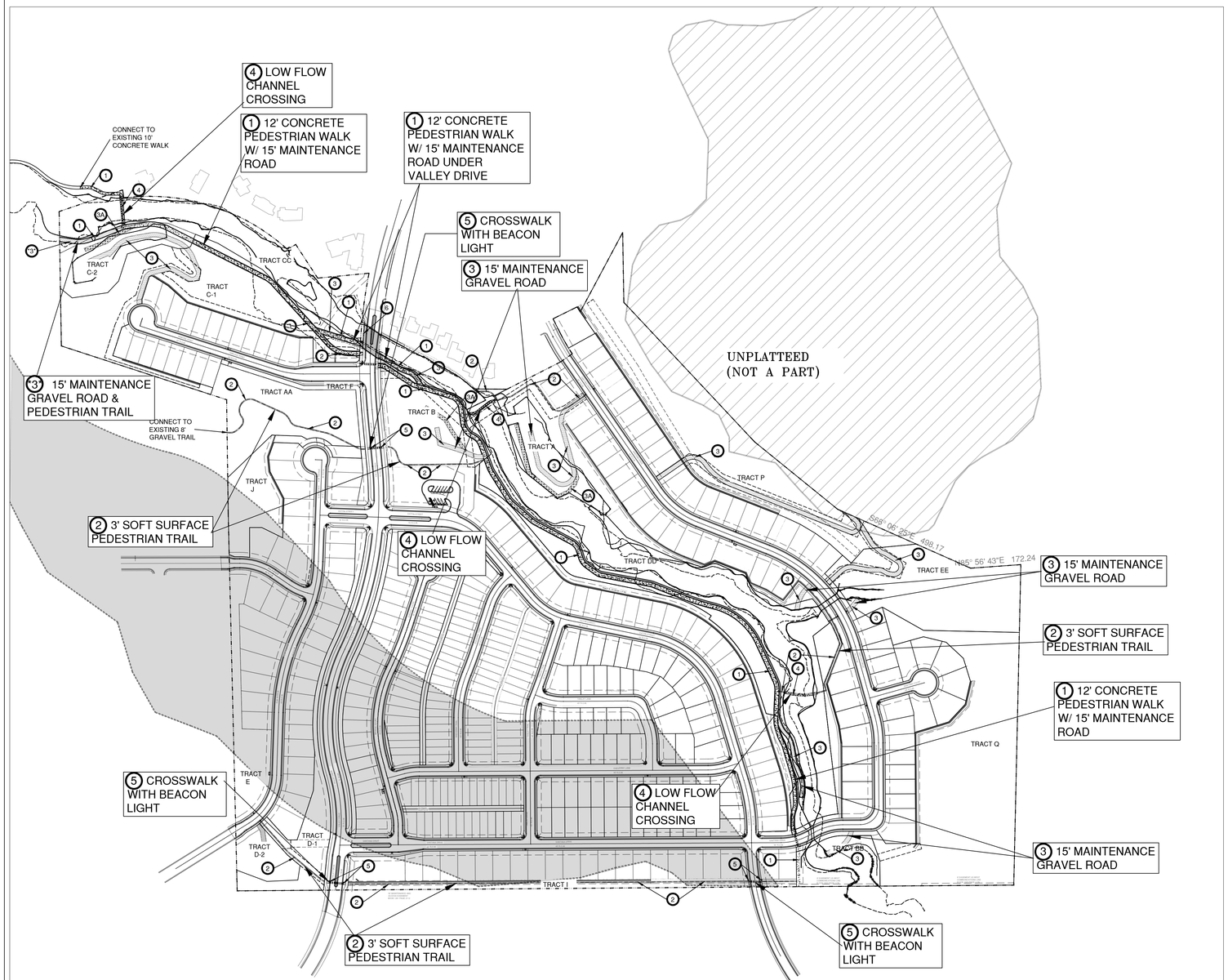
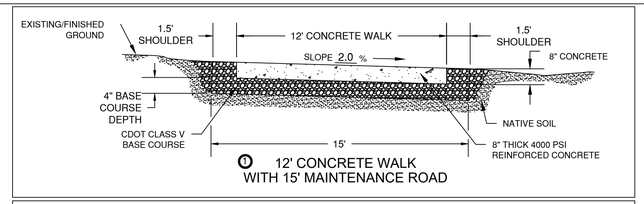
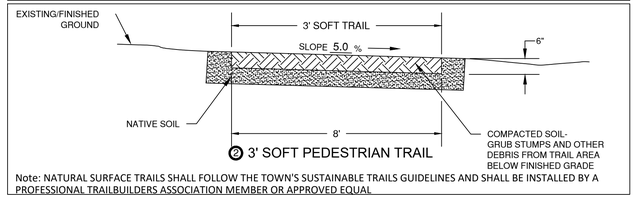


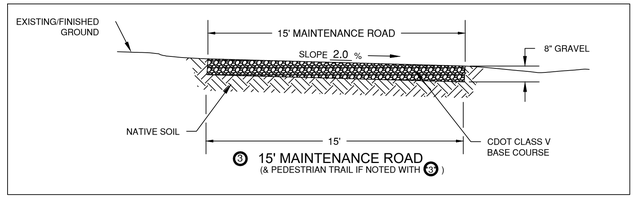


1 12' CONCRETE WALK WITH 15' MAINTENANCE ROAD

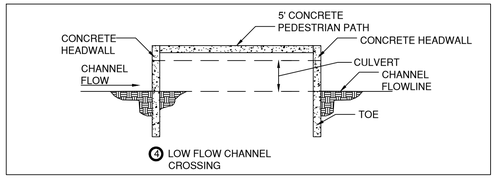


2 3' SOFT PEDESTRIAN TRAIL

Note: NATURAL SURFACE TRAILS SHALL FOLLOW THE TOWN'S SUSTAINABLE TRAILS GUIDELINES AND SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION MEMBER OR APPROVED EQUAL



3 15' MAINTENANCE ROAD (& PEDESTRIAN TRAIL IF NOTED WITH 2)

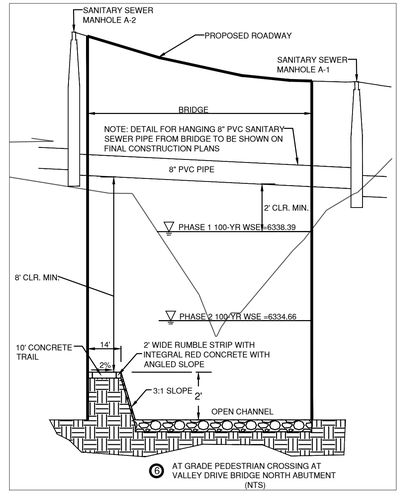


4 LOW FLOW CHANNEL CROSSING

CROSSWALK WITH BEACON LIGHT 5

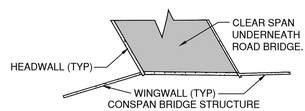
SCALE: 1" = 200'

200 0 200 400 600 Feet



6 AT GRADE PEDESTRIAN CROSSING AT VALLEY DRIVE BRIDGE NORTH ABUTMENT (NTS)

LEGEND



PROPERTY BOUNDARY
TRACT BOUNDARY
NO BUILD AREA SKYLINE/RIDGELINE
UTILITY EASEMENT
MINOR RIDGELINE BOUNDARY
DIVERSION SWALE
RETAINING WALL
MINOR RIDGELINE
MAIL KIOSK
EXISTING 100-YEAR FLOODPLAIN
PROPOSED PHASE 1 100-YEAR FLOODPLAIN
PROPOSED PHASE 2 100-YEAR FLOODPLAIN

TRAIL TYPE NUMBER (4)

1 12' CONCRETE PEDESTRIAN WALK
2 3' SOFT SURFACE PEDESTRIAN TRAIL
3 15' MAINTENANCE GRAVEL ROAD
3M 12' MAINTENANCE GRAVEL ROAD
4 LOW FLOW CHANNEL CROSSING
CROSSWALK WITH BEACON LIGHT 5

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TRAIL PLAN
SHEET 5 OF 35

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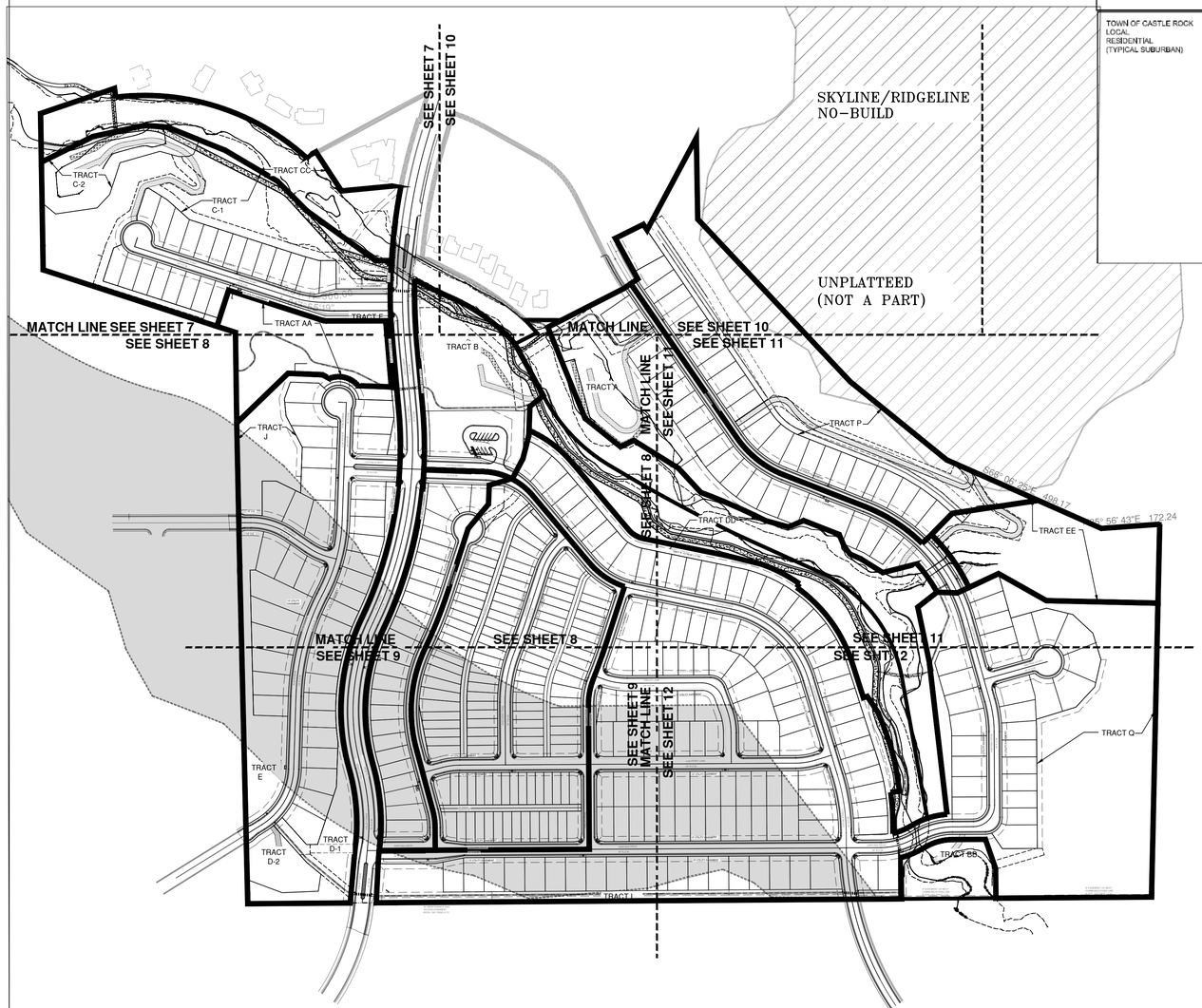
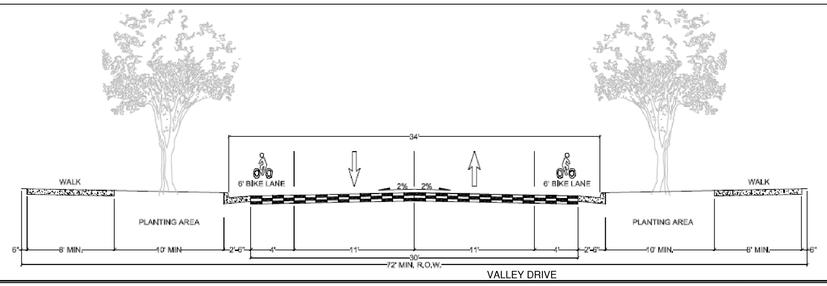
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

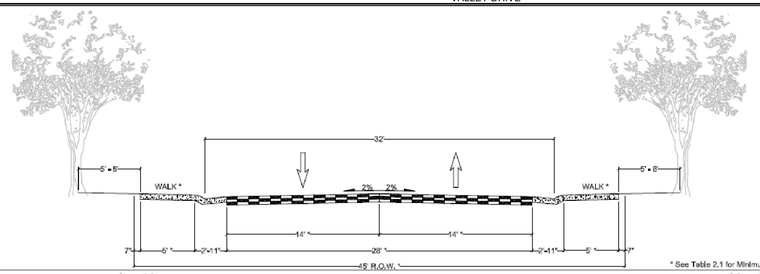


TOWN OF CASTLE ROCK
COLLECTOR
RESIDENTIAL



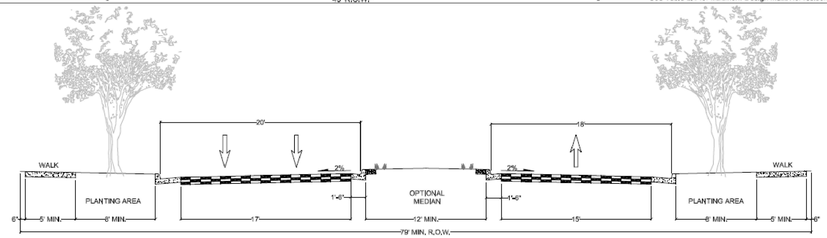
Notes:
1. No On-Street Parking.
2. Turn lanes must be provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
3. Inset parking bays will be required adjacent to parks and schools. Planting areas shall be removed to accommodate parking bays.
4. Vertical Curb and Gutter Type VC2 see Detail Plan No. CG-1.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additonal information regarding trees and landscaping.

TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)



* See Table 2.1 for Minimum Design Matrix for residential streets.

TOWN OF CASTLE ROCK
ENTRY STREET



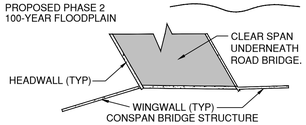
Notes:
1. No parking or driveway access.
2. Cross Section Option See Town of Castle Rock (Non-Residential collector).
3. Intersections are Required to Accommodate a WB-40.
4. Curb and Gutter Type VC2 see Detail Plan No, CG-1.
5. Median - see Detail Plan No, CG-13, Section C-C.
6. Trees within 10' of travel lane requires Median Planter.
7. See the Town's Landscape & Irrigation Performance Standards and Criteria for additonal information regarding trees and landscaping.

SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- NO BUILD AREA SKYLINE/RIDGELINE
- UTILITY EASEMENT
- RETAINING WALL
- DIVERSION SWALE
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD



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PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/15/26

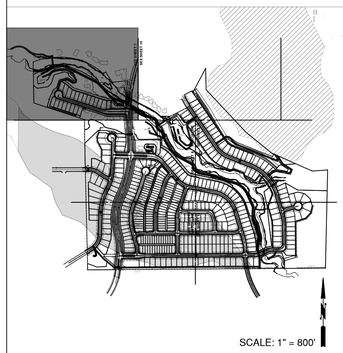
KEY MAP
SHEET 6 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SCALE: 1" = 800'

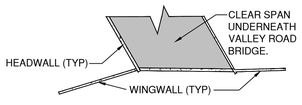
KEY MAP

SCALE: 1" = 50'

50 0 50 100 150 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- SIGHT TRIANGLE
- UTILITY EASEMENT
- RETAINING WALL
- DIVERSION SWALE
- BLOCK NO. (2)
- NO BUILD AREA SKYLINE/RIDGELINE
- DIVERSION SWALE CHANNEL
- 12 FOOT GRAVEL MAINTENANCE ROAD
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15 FOOT GRAVEL DETENTION POND MAINTENANCE ROAD
- 12' MAINTENANCE GRAVEL ROAD
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING



- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN

PROPOSED 10' CONCRETE TRAIL
EXISTING 10' CONCRETE TRAIL
S07° 35' 34"E 26.22
N86° 35' 53"E 48.65
N71° 14' 25"E 201.65
L=556.02, R=700.00, I=045°30'98"
EXISTING FEMA MAPPED 100 YEAR FLOODPLAIN
PROPOSED PEDESTRIAN LOW WATER CROSSING
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
15' GRAVEL MAINTENANCE ROAD & PEDESTRIAN TRAIL
12' GRAVEL MAINTENANCE ROAD
TRACT C-2 58771 SF 1.35 AC. BLANKET DRAINAGE EASEMENT OVER TRACT C-2
N00° 56' 46"W 460.15
TRACT C-1 186299 SF 4.28 AC.
12' CONCRETE WALK & 15' MAINTENANCE ROAD
15' GRAVEL MAINTENANCE ROAD
DIVERSION SWALE
25' DRAINAGE EASEMENT
LOT 9 4785 SF
LOT 10 6047 SF
LOT 11 5682 SF
LOT 12 4612 SF
LOT 13 4612 SF
LOT 14 4613 SF
LOT 15 4612 SF
LOT 16 4613 SF
LOT 17 4613 SF
LOT 18 4612 SF
LOT 19 4627 SF
LOT 20 5873 SF
LOT 21 4286 SF
LOT 8 4973 SF
LOT 7 4619 SF
LOT 6 4612 SF
LOT 5 4612 SF
LOT 4 4612 SF
LOT 3 4612 SF
LOT 2 4612 SF
LOT 1 4613 SF
N17° 48' 19"E 27.59
30' R.O.W.
15' UTILITY EASEMENT
N72° 11' 42"W 489.57
AMBOISE POINT
45' R.O.W.
25' UTILITY EASEMENT
3' SOFT SURFACE PEDESTRIAN TRAIL
MONUMENT SIGN
10' U.E.
66.7'
25'
15' UTILITY EASEMENT
25' WATER EASEMENT
MAIL KIOSK
L=93.84, R=300.00 I=017°55'19"
79' ROW
51' FL
229.64
S89° 52' 58"W
15' DRAINAGE EASEMENT
N71° 56' 12"W 594.90
TRACT C-1 186299 SF 4.28 AC.
DIVERSION SWALE
24.3'
24.1'
MINOR RIDGELINE
TRACT CC 141010 SF 3.24 AC.
N61° 45' 33"E 33.51
S69° 09' 56"E 13.44'
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
N84° 33' 16"E 176.40
TRACT CC 141010 SF 3.24 AC.
15' UTILITY EASEMENT
CLEAR-SPAN BRIDGE WITH WINGWALLS
CONNECT TO EXISTING STREET
12' CONCRETE WALK UNDERPASS & 15' MAINTENANCE ROAD
L=237.33, R=1635.00 I=008°19'01"
L=243.80, R=1593.50 I=008°45'58"
L=195.65, R=10 I=010°28'36"
TRACT B SOUTHRIDGE TOWNHOUSE SUBDIVISION
TRACT H 3837 S, 0.09 AC.
TRACT B 393342 SF 2.14 AC.
TRACT F 0.34 AC. 14614 SF
TRACT AA 101037 SF 2.32 AC.
25' SANITAR SEWER EASEMENT
12' GRAVEL
SEE SHEET 7
SEE SHEET 10
SEE SHEET 7
SEE SHEET 7
SEE SHEET 8
SEE SHEET

NOTE:
1. ALL ALLEYS ARE PRIVATE.
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.

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SITE PLAN
SHEET 7 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
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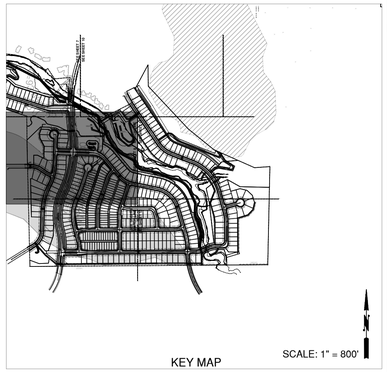

KEY MAP

SCALE: 1" = 800'

SCALE: 1" = 50'

50 0 50 100 150 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- UTILITY EASEMENT
- BLOCK NO. (2)
- SIGHT TRIANGLE
- MINOR RIDGELINE BOUNDARY
- RETAINING WALL
- DIVERSION SWALE
- MINOR RIDGELINE
- MAIL KIOSK
- NO BUILD AREA SKYLINE/RIDGELINE
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- DIRECTION OF TRAFFIC

NOTE:
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SITE PLAN
SHEET 8 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
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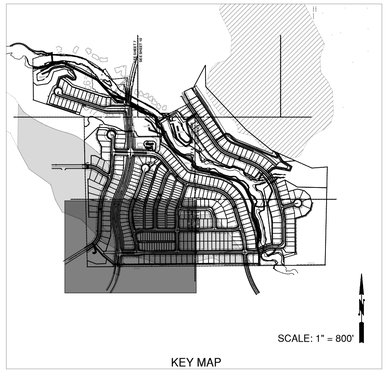

KEY MAP

SCALE: 1" = 800'

SCALE: 1" = 50'

50 0 50 100 150 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- UTILITY EASEMENT
- BLOCK NO. (2)
- SIGHT TRIANGLE
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- NO BUILD AREA SKYLINE/RIDGELINE
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- RETAINING WALL
- DIVERSION SWALE
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN

NOTE:
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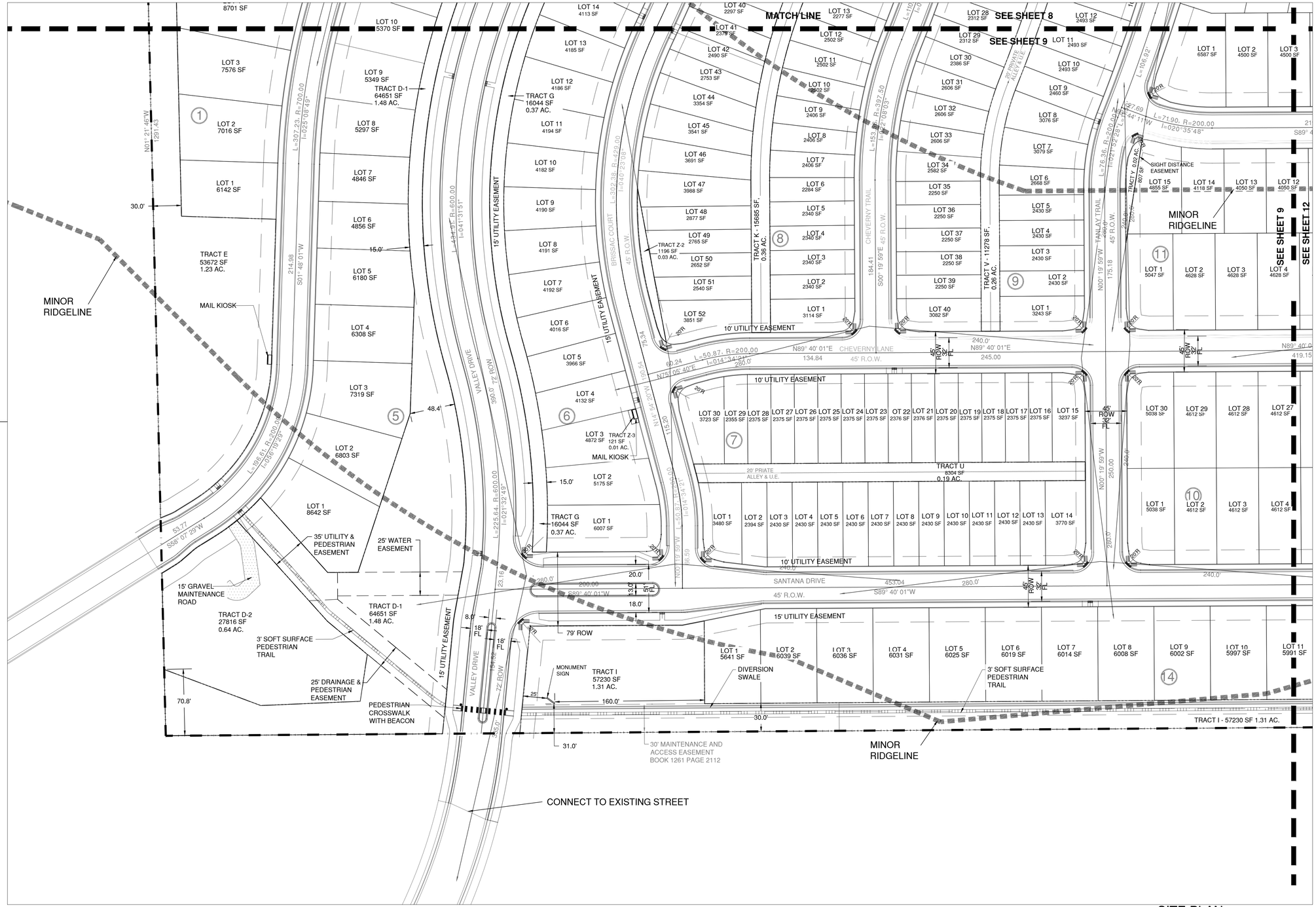
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.



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SITE PLAN
SHEET 9 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
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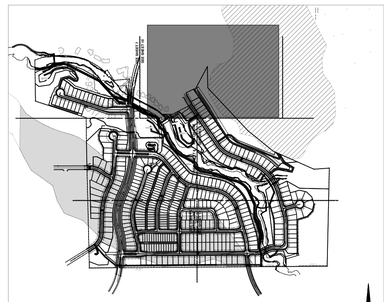
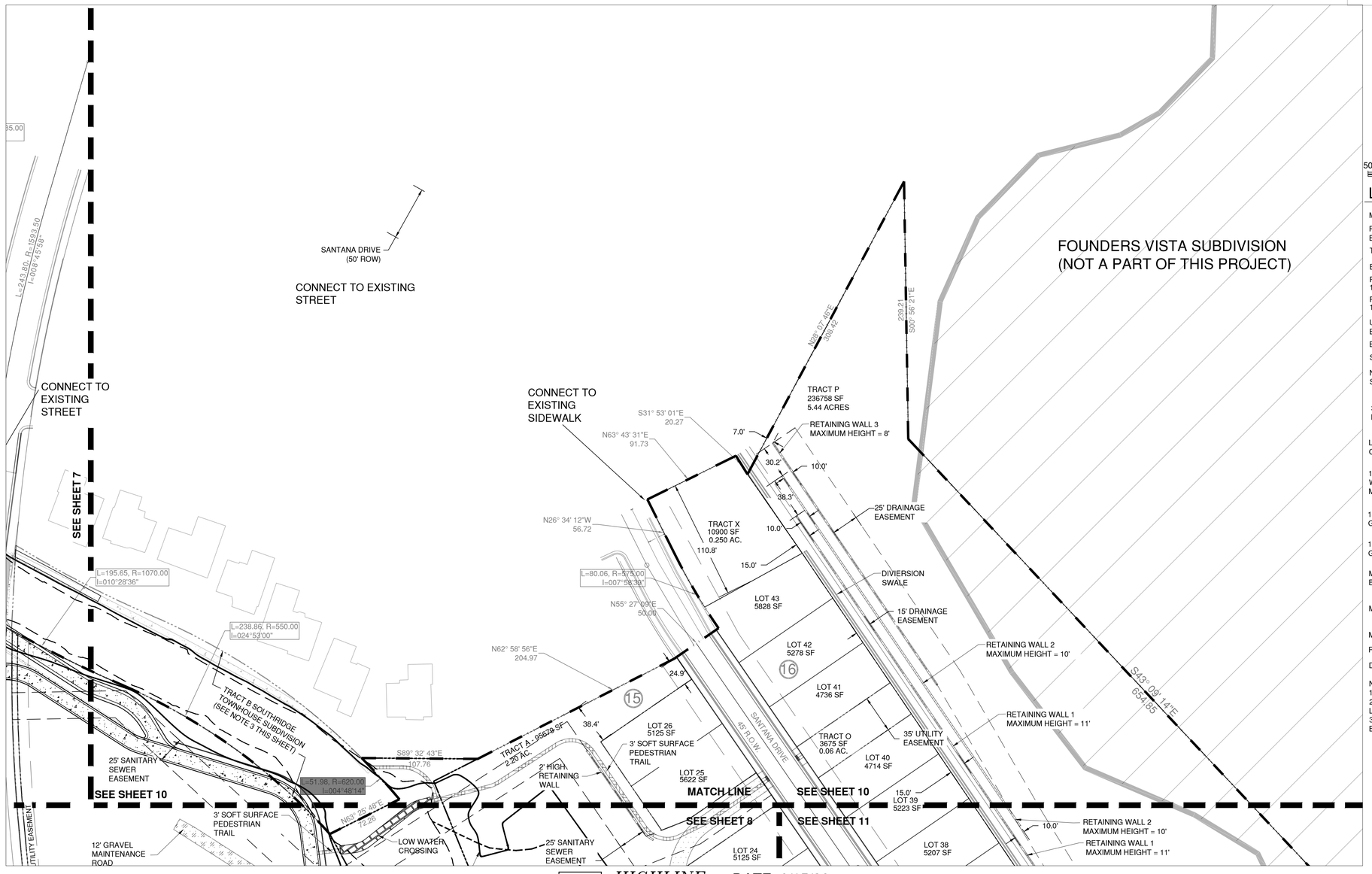


KEY MAP



SCALE: 1" = 50'

50 0 50 100 150 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- UTILITY EASEMENT
- BLOCK NO. (2)
- SIGHT TRIANGLE
- NO BUILD AREA SKYLINE/RIDGELINE
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- RETAINING WALL
- DIVERSION SWALE

NOTE:
1. ALL ALLEYS ARE PRIVATE.
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.
3. OFFSITE PROPOSED IMPROVEMENTS LOCATED ON TRACT B OWNED BY THE TOWN OF CASTLE ROCK.

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SITE PLAN
SHEET 10 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
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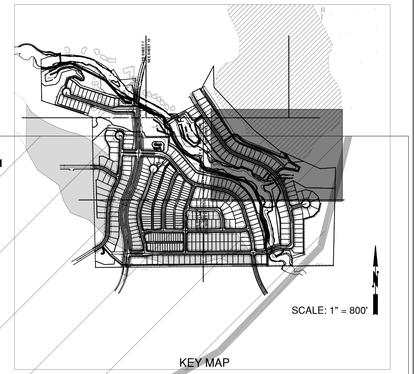

MATCH LINE SEE SHEET 10 — SEE SHEET 8 — SEE SHEET 11

MATCH LINE SEE SHEET 10 — SEE SHEET 11

UNPLATTED
(NOT A PART OF THIS PROJECT)

LOT 24 5125 SF
LOT 23 5125 SF
LOT 22 5125 SF
LOT 21 5125 SF
LOT 20 5125 SF
LOT 19 5125 SF
LOT 18 5125 SF
LOT 17 5296 SF
LOT 16 5681 SF
LOT 15 5681 SF
LOT 14 6272 SF
LOT 13 6483 SF
LOT 12 6004 SF
LOT 38 5207 SF
LOT 37 5192 SF
LOT 36 5176 SF
LOT 35 5160 SF
LOT 34 4729 SF
LOT 33 6128 SF
LOT 32 6287 SF
LOT 31 5509 SF
LOT 30 5125 SF
LOT 29 5125 SF
LOT 28 5125 SF
LOT 27 6063 SF
LOT 26 5284 SF
LOT 25 5601 SF
LOT 24 5601 SF
LOT 23 5601 SF
LOT 11 4862 SF
LOT 10 5287 SF
LOT 9 5232 SF
LOT 39 5223 SF

15.0'
10.0'
RETAINING WALL 2
MAXIMUM HEIGHT = 10'
RETAINING WALL 1
MAXIMUM HEIGHT = 11'

S34° 32' 51"E
549.99'
45' ROW
SANTANA DRIVE
45' R.O.W.

TRACT P
236758 SF
5.44 AC.
15' GRAVEL
MAINTENANCE ROAD
AND PEDESTRIAN
ACCESS

35' UTILITY
EASEMENT

TRACT N
3593 SF
0.06 AC.

25' SANITARY SEWER
AND PUBLIC ACCESS
EASEMENT

S50° 55' 58"E
365.55'

15' DRAINAGE
EASEMENT

DIVERSION
SWALE

15' GRAVEL
MAINTENANCE ROAD
AND PEDESTRIAN
ACCESS

25' DRAINAGE
EASEMENT

15.5'
10.0'

L=178.59, R=300.00
I=034°06'22"

15' UTILITY EASEMENT

MAIL KIOSK

TRACT M
3076 SF
0.07 AC.

S68° 39' 13"E
257.58'

TRACT S
70855 SF
1.63 AC.

81.5'

S66° 06' 25"E 498.17'

RETAINING WALL 5
MAXIMUM WALL HEIGHT =7'
RETAINING WALL 4
MAXIMUM HEIGHT = 14'

10.0'
22.4'
15.5'

25' DRAINAGE AND
PUBLIC ACCESS
EASEMENT

N85° 56' 43"E 172.24'

222.93'
S01° 15' 50"W

TRACT A
2955 SF
0.07 AC.

TRACT S
70855 SF
1.63 AC.

TRACT DD
344206 SF
7.90 AC.

PROPOSED
PHASE 2
100-YEAR
FLOODPLAIN

DIVERSION
SWALE

15' DRAINAGE
EASEMENT

PROPOSED
PHASE 1
100-YEAR
FLOODPLAIN

15' GRAVEL
MAINTENANCE ROAD

BOX CULVERT WITH
WINGWALLS

L=462.88, R=300.00
I=088°23'27"

TRACT Z-1
2843 SF
0.07 AC.

TRACT EE
144267 SF
3.31 AC.

15' GRAVEL MAINTENANCE ROAD
AND PEDESTRIAN ACCESS

15' GRAVEL
MAINTENANCE ROAD

RETAINING
WALL 7
MAXIMUM WALL
HEIGHT = 15'

TRACT R - 51106 SF 1.17 AC.

12' CONCRETE
WALK & 15'
MAINTENANCE
ROAD

15.0'

LOT 26 5642 SF
LOT 25 4517 SF
LOT 24 4500 SF
LOT 23 4500 SF
LOT 22 4500 SF
LOT 21 4500 SF
LOT 20 4500 SF
LOT 19 4725 SF
LOT 18 4971 SF
LOT 17 4971 SF
LOT 16 4971 SF
LOT 15 4971 SF
LOT 14 4972 SF
LOT 13 4972 SF
LOT 12

EATON STREET
45' R.O.W.
280.0'N78° 26' 35"W
293.57'

15' UTILITY EASEMENT

PROPOSED PHASE 2
100 YEAR
FLOODPLAIN

RETAINING
WALL 7
MAXIMUM WALL
HEIGHT = 15'

DIVERSION
SWALE

3' SOFT SURFACE
PEDESTRIAN
TRAIL

TRACT DD
344206 SF
7.90 AC

EXISTING 100 YEAR
FLOODPLAIN

TRACT S
70858 SF
1.63 AC.

SIGHT LINE

SANTANA DRIVE
45' R.O.W.

L=322.40, R=300.00
I=061°34'14"

LOT 27 8089 SF
LOT 26 5454 SF
LOT 25 5027 SF
LOT 24 4657 SF
LOT 23 4498 SF
LOT 22 4428 SF
LOT 21 4867 SF
LOT 20 5260 SF
LOT 19 5401 SF

LOT 22 5076 SF
LOT 21 5603 SF
LOT 20 5125 SF
LOT 19 5125 SF
LOT 17 7333 SF
LOT 16 7938 SF
LOT 15 8449 SF

TRACT O
286173 SF
6.57 AC.

MATCH LINE SEE SHEET 11
SEE SHEET 12

SCALE: 1" = 50'
50 0 50 100 150 Feet

NOTE:
1. ALL ALLEYS ARE PRIVATE.
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- UTILITY EASEMENT
- BLOCK NO. (2)
- MAIL KIOSK
- SIGHT TRIANGLE
- NO BUILD AREA SKYLINE/RIDGELINE
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- RETAINING WALL
- DIVERSION SWALE

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SITE PLAN
SHEET 11 OF 35

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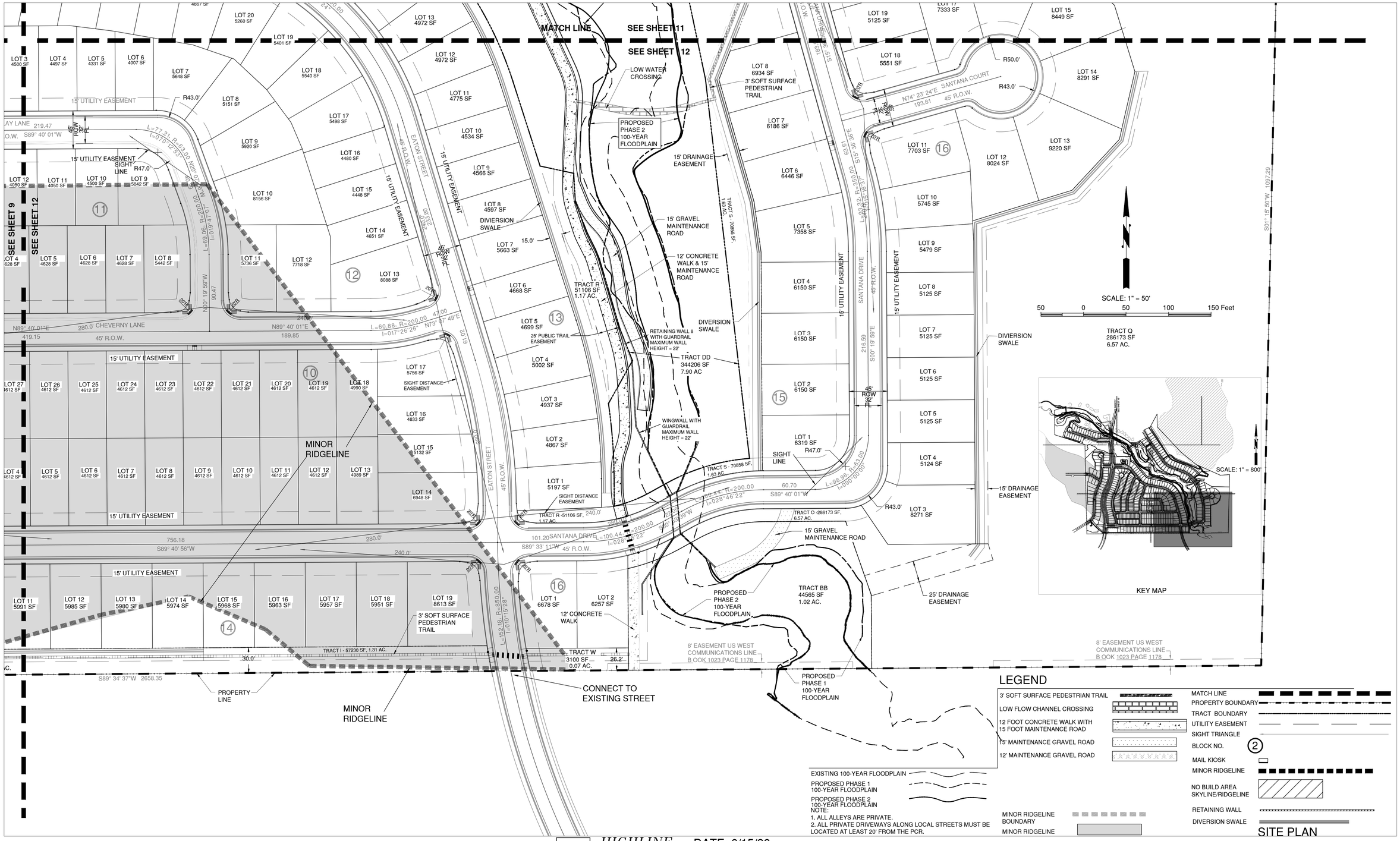
SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE ROAD
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN

NOTE:
1. ALL ALLEYS ARE PRIVATE.
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.

- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- UTILITY EASEMENT
- SIGHT TRIANGLE
- BLOCK NO. (2)
- MAIL KIOSK
- MINOR RIDGELINE
- NO BUILD AREA SKYLINE/RIDGELINE
- RETAINING WALL
- DIVERSION SWALE

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Fax. No.(303) 380-3320

DATE: 6/15/26

SITE PLAN
SHEET 12 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

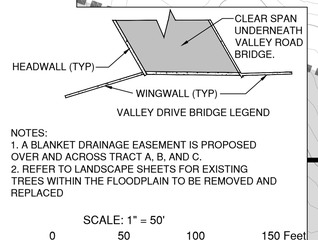
CHATEAU VALLEY
SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

10% (MAX) LONGITUDINAL SLOPE ALONG MAINTENANCE PATH
EXISTING 100 YEAR WSEL=6312.8
BFF=6316.3
EXISTING 100 YEAR WSEL=6316.8
FF=6327.0
BFF=6317.0±
BAS=6324.5
X 6321.3
X 6320.3
EXISTING 100 YEAR WSEL=6318.0
EXISTING 100 YEAR FLOODPLAIN
EXISTING 100 YEAR WSEL=6322.0
BFF=6327.5
FF=6338.0
BFF=6328.0±
X 6333.0
12' MAINTENANCE ACCESS ALONG TOP OF BERM TO OUTLET STRUCTURE
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
EXISTING 100 YEAR WSEL=6323.2
EXISTING 100 YEAR WSEL=6326.5
TRACT CC
3.24 AC.
10' CONCRETE WALK & 15' MAINTENANCE ROAD
GROUTED BOULDER DROP STRUCTURE
BFF=6343.8
SOUTH VALLEY DRIVE
70' R.O.W.
EXISTING 100 YEAR WSEL=6331.5
BELOW GRADE CROSSING 15' UTILITY EASEMENT
TRACT C-2
1.35 AC.
DETENTION POND C
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
25' DRAINAGE EASEMENT
TRACT C-1
4.28 AC.
BAS=6316.45
LOT 9
DIVERSION SWALE
ARMORED EMERGENCY OVERFLOW PATH
LOT 10
BAS=6319.87
BAS=6320.62
LOT 11
BAS=6323.41
LOT 12
BAS=6324.52
LOT 13
BAS=6327.00
LOT 14
BAS=6328.48
LOT 15
BAS=6329.06
LOT 16
BAS=6330.34
LOT 17
BAS=6334.43
LOT 18
BAS=6334.80
LOT 19
BAS=6334.90
LOT 20
BAS=6335.05
LOT 21
25' DRAINAGE EASEMENT
15' UTILITY EASEMENT
AMBOISE POINT
45' R.O.W.
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
25' WATER EASEMENT
15' DRAINAGE EASEMENT
DIVERSION SWALE
TRACT F
0.34 AC.
4" UNDERDRAIN
ARMORED EMERGENCY OVERFLOW PATH
TRACT AA
2.32 AC.
25' DRAINAGE EASEMENT
25' WATER EASEMENT
40' UTILITY EASEMENT
DIVERSION SWALE
15' DRAINAGE EASEMENT
LOT 8
LOT 7
LOT 9
LOT 10
TRACT J
1.34 AC.
SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B
ARMORED EMERGENCY OVERFLOW PATH
FF=6349.8
BFF=6339.8±
CONSPAN BRIDGE WITH WINGWALLS
6344.6 X
BFF=6346.0
EXISTING 100 YEAR WSEL=6341.9
BFF=6347.5
BFF=6352.4
EXISTING 100 YEAR WSEL=6342.5
EXISTING 100 YEAR WSEL=6344.3
BAS=6354.8
EXISTING 100 YEAR WSEL=6347.2
BFF=6357.5
EXISTING 100 YEAR WSEL=6347.7
BFF=6363.2
EXISTING 100 YEAR WSEL=6348.0
10' U.E.
9.64'
15' UTILITY EASEMENT
AT GRADE CROSSING
4.6%
NOTE: 6:1 GRADING FOR A MINIMUM OF 2-FEET ADJACENT TO SIDEWALKS
25' SANITARY SEWER EASEMENT
15' UTILITY EASEMENT
SOUTH VALLEY DRIVE
70' R.O.W.
DETENTION POND B
TRACT B
2.14 AC.
12' MAINTENANCE ACCESS ALONG TOP OF BERM TO OUTLET STRUCTURE
10% (MAX) LONGITUDINAL SLOPE ALONG MAINTENANCE PATH
LOT 35
SHEET 13
SHEET 15
SHEET 13
SHEET 14
SANTA FE
50' R.O.W.
25' SANITARY SEWER EASEMENT
GROUTED BOULDER DROP STRUCTURE
KEY MAP
SCALE: 1" = 500'

LEGEND

- DRAINAGE FLOW ARROW
- ARMORED EMERGENCY OVERFLOW PATH
- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED CONTOURS
- PROPOSED CONTOURS (PHASE 2 CHANNEL)
- EXISTING 5' CONTOURS
- FF — EXISTING FINISHED FLOOR ELEVATION
- BFF — EXISTING BASEMENT FINISHED FLOOR ELEVATION
- BAS — MINIMUM BASEMENT FINISHED FLOOR ELEVATION
- RETAINING WALL
- UNDERDRAIN
- 3' SOFT PEDESTRIAN TRAIL
- MAIL KIOSK
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- GROUTED BOULDER DROP STRUCTURE
- PROPOSED 100 YEAR BASE FLOOD CONTOUR



VALLEY DRIVE BRIDGE LEGEND

NOTES:
1. A BLANKET DRAINAGE EASEMENT IS PROPOSED OVER AND ACROSS TRACT A, B, AND C.
2. REFER TO LANDSCAPE SHEETS FOR EXISTING TREES WITHIN THE FLOODPLAIN TO BE REMOVED AND REPLACED

SCALE: 1" = 50'
50 0 50 100 150 Feet

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GRADING PLAN
SHEET 13 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY
SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
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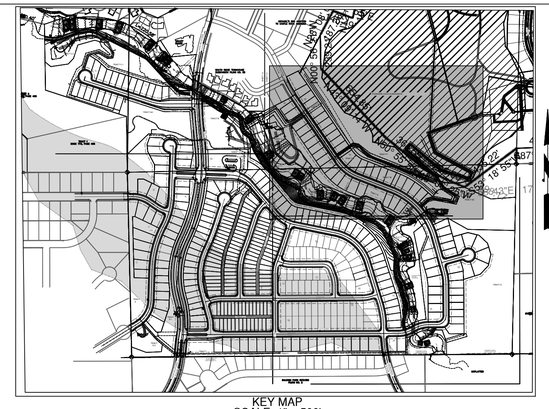
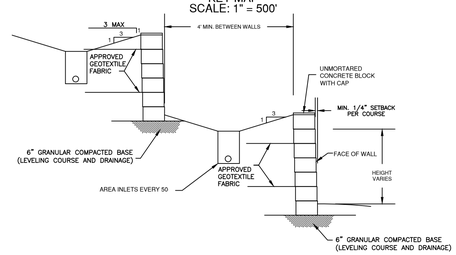
SCALE: 1" = 50'
50 0 50 100 150 Feet





MODULAR BLOCK RETAINING
WALL CROSS SECTION
NOT TO SCALE

LEGEND

- DRAINAGE FLOW ARROW
- ARMORED EMERGENCY OVERFLOW PATH
- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- NO BUILD AREA SKYLINE/RIDGELINE
- MODERATE ZONE SKYLINE/RIDGELINE
- PROPOSED STORM SEWER
- PROPOSED CONTOURS
- PROPOSED CONTOURS (PHASE 2 CHANNEL)
- EXISTING 5' CONTOURS
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- RETAINING WALL
- BAS — MINIMUM BASEMENT FINISHED FLOOR ELEVATION
- UNDERDRAIN
- 3' SOFT PEDESTRIAN TRAIL
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- GROUTED BOULDER DROP STRUCTURE
- 100 YEAR BASE FLOOD CONTOUR

SHEET 13 · SHEET 14 · SHEET 15 · SHEET 16

SANTANA DRIVE 50' R.O.W.

EOW=6420.0
RETAINING WALL 3
MAXIMUM HEIGHT = 8'
TOW=6420.0
FG=6412.0
25' DRAINAGE EASEMENT
TOW=6420.0
FG=6412.0
EOW=6409.0
FG=6399.0
EOW=6396.0
TRACT X
0.250 AC.
DIVERSION SWALE
TOW=6396.0
FG=6386.0
LOT 43
UNDER DRAIN
LOT 42
TOW=6415.0
FG=6412.0
RETAINING WALL 2
MAXIMUM HEIGHT = 10'
TOW=6412.0
FG=6412.0
LOT 41
ARMORED EMERGENCY OVERFLOW PATH
TOW=6409.0
FG=6399.0
RETAINING WALL 1
MAXIMUM HEIGHT = 11'
LOT 26
BAS=6353.19
TRAIL RETAINING WALL
MAXIMUM HEIGHT = 1.5'
TRACT Q
0.06 AC.
35' UTILITY EASEMENT
TOW=6405.0
FG=6399.0
LOT 40
LOT 25
BAS=6353.64
LOT 39
EOW=6400.0
25' SANITARY SEWER EASEMENT
LOT 38
TOW=6396.0
FG=6386.0
LOT 24
BAS=6358.17
LOT 37
LOT 23
BAS=6359.38
ARMORED EMERGENCY OVERFLOW PATH
DETENTION POND A1
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
TRACT A
2.20 AC.
LOT 22
BAS=6359.34
TRACT P
5.44 AC.
LOT 36
LOT 21
BAS=6359.66
TOW=6396.0
FG=6387.0
LOT 35
EOW=6386.0
35' UTILITY EASEMENT
LOT 34
12' MAINTENANCE ACCESS ALONG TOP OF BERM TO OUTLET STRUCTURE
LOT 20
BAS=6359.68
UNDER DRAIN
TRACT N
0.06 AC.
EOW=6388.0
15' GRAVEL MAINTENANCE ROAD & PUBLIC ACCESS
GRAVEL MAINTENANCE ROAD
LOT 19
BAS=6360.05
LOT 33
25' SANITARY SEWER AND PUBLIC ACCESS EASEMENT
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
LOT 18
BAS=6365.11
TOW=6395.0
FG=6390.0
15' DRAINAGE EASEMENT
DIVERSION SWALE
EOW=6409.0
LOT 17
BAS=6365.54
LOT 32
LOT 31
TOW=6400.0
FG=6393.0
LOT 30
LOT 29
LOT 28
TOW=6405.0
FG=6396.0
LOT 27
15' UTILITY EASEMENT
BAS=6367.86
LOT 16
BAS=6370.12
LOT 15
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
DIVERSION SWALE
BAS=6371.60
LOT 14
BAS=6374.60
LOT 13
PROPOSED PHASE 1 100 YEAR FLOODPLAIN
BAS=6376.97
LOT 12
15' UTILITY EASEMENT
TRACT M
0.07 AC.
UNDER DRAIN
LOT 26
TOW=6407.0
FG=6398.0
LOT 25
TOW=6407.0
FG=6409.0
LOT 24
TOW=6407.0
FG=6400.0
LOT 23
BAS=6388.03
BAS=6379.57
LOT 11
BAS=6379.99
LOT 10
BAS=6381.65
LOT 9
15' DRAINAGE EASEMENT
GROUTED BOULDER DROP STRUCTURE
8'X12' BOX CULVERT WITH WINGWALLS
TRACT Z-1
0.07 AC.
TOW=6417.0
FG=6410.0
RETAINING WALL 5
MAXIMUM WALL HEIGHT =7'
RETAINING WALL 4
MAXIMUM HEIGHT = 14'
EOW=6414.0
25' DRAINAGE EASEMENT
25' DRAINAGE AND PUBLIC ACCESS EASEMENT
15' GRAVEL MAINTENANCE ROAD & PUBLIC ACCESS
EOW=6411.0
295.00' N66° 46' 25"W
455.22' S53° 18' 55"W
654.85' N43° 04' 14"W
365.55' N30° 55' 55"W
GROUTED BOULDER DROP STRUCTURE
EXISTING 100 YEAR FLOODPLAIN
DIVERSION SWALE
BREAK AWAY CHAIN & KNOX BOX
BAS=6359.38
LOT 32
BAS=6359.39
LOT 31
BAS=6359.37
LOT 30
BAS=6360.05
LOT 29
BAS=6362.65
LOT 28
BAS=6365.00
LOT 27
RETAINING WALL 7 MAXIMUM WALL HEIGHT =15'
LOT 19
BAS=6365.26
LOT 26
BAS=6365.82
LOT 25
BAS=6366.97
LOT 24
BAS=6367.36
LOT 23
BAS=6369.18
LOT 22
BAS=6370.76
LOT 21
BAS=6371.59
10' CONCRETE WALK & 15' MAINTENANCE ROAD
RETAINING WALL 6 MAXIMUM WALL HEIGHT = 6'
TRACT DD
7.90 AC.
15' DRAINAGE EASEMENT
15' UTILITY EASEMENT
TOW=6378.35
BOW=6369.15
TOW=6381.35
BOW=6380.15
TOW=6383.75
BOW=6383.20
TOW=6385.52
BOW=6371.00
TOW=6386.35
BOW=6370.00
TOW=6387.61
BOW=6377.03
TOW=6388.15
BOW=6373.15

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GRADING PLAN
SHEET 14 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

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DATE: 6/15/26
SHEET 14

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

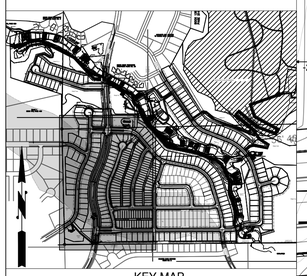
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SCALE: 1" = 50'

50 0 50 100 150 Feet

LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED CONTOURS
- EXISTING 5' CONTOURS
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN
- RETAINING WALL
- UNDERDRAIN
- 3' SOFT PEDESTRIAN TRAIL
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD
- 12' MAINTENANCE GRAVEL ROAD
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- GROUTED BOULDER DROP STRUCTURE
- MAIL KIOSK
- DRAINAGE FLOW ARROW
- ARMORED EMERGENCY OVERFLOW PATH
- 100 YEAR BASE FLOOD CONTOUR



KEY MAP
SCALE: 1" = 500'

SHEET 16 SHEET 15 SHEET 16 SHEET 13 SHEET 15

DIVERSION SWALE
GROUTED BOULDER DROP STRUCTURE
TOW=6078.29
BOW=6368.20
BREAK AWAY CHAIN & KNOX BOX
BAS=6359.37
BAS=6359.39
BAS=6359.38
BAS=6358.46
BAS=6357.20
15' UTILITY EASEMENT
TRACT L 0.02 AC.
20' EMERGENCY VEHICLE EASEMENT
TRACT T 0.22 AC.
ARMORED EMERGENCY FLOW PATH
TRACT K 0.36 AC.
TRACT V 0.26 AC.
TRACT U 0.19 AC.
TRACT Z-2 0.03 AC.
TRACT Z-3 0.01 AC.
TRACT I 1.31 AC.
TRACT G 0.37 AC.
TRACT D-1 1.48 AC.
TRACT D-2 0.64 AC.
TRACT E 1.23 AC.
TRACT J 1.34 AC.
10' UTILITY EASEMENT
15' UTILITY EASEMENT
25' WATER EASEMENT
35' UTILITY & PEDESTRIAN EASEMENT
25' DRAINAGE & PEDESTRIAN EASEMENT
30' MAINTENANCE AND ACCESS EASEMENT BOOK 1261/PAGE 2112
UNDER DRAIN
EATON STREET 79' R.O.W.
ASH AVENUE 75' R.O.W.
ELM AVENUE 45' R.O.W.
CHEVERNY TRAIL 45' R.O.W.
BRISSAC COURT 45' R.O.W.
VALLEY DRIVE 72' R.O.W.
SANTANA DRIVE
15' U.E.
-9.6% -6.0% -5.7% -5.6% -3.9% -1.6% -1.9% -4.1% -5.3% -1.0% -4.6% -5.9% -4.7% -5.0%
3:1 4:1

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GRADING PLAN
SHEET 15 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
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6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGEND
MATCH LINE
PROPERTY BOUNDARY
TRACT BOUNDARY
PROPOSED STORM SEWER
PROPOSED CONTOURS
PROPOSED CONTOURS (PHASE 2 CHANNEL)
EXISTING 5' CONTOURS
BAS MINIMUM BASEMENT FINISHED FLOOR ELEVATION
UNDERDRAIN
DRAINAGE FLOW ARROW
ARMORED EMERGENCY OVERFLOW PATH

KEY MAP
SCALE: 1" = 500'

SHEET 14
SHEET 15
SHEET 16

15' DRAINAGE EASEMENT
RETAINING WALL 7 MAXIMUM WALL HEIGHT =15'
EATON STREET 45' R.O.W.
TANLAY TRAIL 45' R.O.W.
TANLAY LANE 45' R.O.W.
CHEVERNY LANE 45' R.O.W.
SANTANA DRIVE 45' R.O.W.
SANTANA COURT 45' R.O.W.
SANTANA PKWY 45' R.O.W.
10' UTILITY EASEMENT
15' UTILITY EASEMENT
UNDER DRAIN
TRACT S 0.08 AC.
PROPOSED PHASE 2 100 YEAR FLOODPLAIN
EXISTING 100 YEAR FLOODPLAIN
AT GRADE CROSSING
TRACT S 1.63 AC.
10' CONCRETE WALK & 15' MAINTENANCE ROAD
DIVERSION SWALE
PROPOSED PHASE 1 100 YEAR FLOODPLAIN
TRACT R 1.17 AC.
25' PUBLIC TRAIL EASEMENT
RETAINING WALL 8 WITH GUARDRAIL MAXIMUM WALL HEIGHT = 22'
END OF WINGWALL
RETAINING WALL 9 WINGWALL WITH GUARDRAIL MAXIMUM WALL HEIGHT = 22'
AT GRADE CROSSING
TRACT BB 1.02 AC.
8X12' BOX CULVERT WITH WINGWALLS
8' EASEMENT US WEST COMMUNICATIONS LINE B BOOK 1023 PAGE 1178
0.07 AC.
GROUTED BOULDER DROP STRUCTURE
15' GRAVEL MAINTENANCE ROAD
25' DRAINAGE EASEMENT
TRACT Q 6.57 AC.

100 YEAR BASE FLOOD CONTOUR
MINOR RIDGELINE BOUNDARY
MINOR RIDGELINE
GROUTED BOULDER DROP STRUCTURE
EXISTING 100-YEAR FLOODPLAIN
PROPOSED PHASE 1 100-YEAR FLOODPLAIN
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
RETAINING WALL
MAIL KIOSK

TRAIL LEGEND
3' SOFT PEDESTRIAN TRAIL
10' CONCRETE PEDESTRIAN WALK
15' MAINTENANCE GRAVEL ROAD
12' MAINTENANCE GRAVEL ROAD

SCALE: 1" = 50'
50 0 50 100 150 Feet

GRADING PLAN
SHEET 16 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
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6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

100 0 100 200 300 Feet

SCALE: 1" = 100'

UTILITY NOTES
1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK PURPLE WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

LEGEND
- PROPERTY LINE
- FIRE HYDRANT ASSEMBLY
- PROPOSED 8" WATER MAIN (EXCEPT 12" W NOTED IN COLLECTOR STREETS)
- EXISTING WATER MAIN
- PROPOSED 8" SANITARY SEWER
- PROPOSED STORM SEWER
- STREET LIGHT
- PROPERTY BOUNDARY
- 8' SOFT PEDESTRIAN TRAIL
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- UNDERDRAIN
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED PHASE 1 100-YEAR FLOODPLAIN
- PROPOSED PHASE 2 100-YEAR FLOODPLAIN

VALLEY HOUSE
SOUTH VALLEY DRIVE 70' R.O.W.
SANTANA DRIVE 50' R.O.W.
EATON STREET 70' R.O.W.
PHASE-2 100 YEAR FLOODPLAIN
TRACT CC
EXISTING 12" WATER
EXISTING 8" SAN
BEGIN EXISTING 8" SAN
SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B
CONNECT TO EXISTING 12" W END REMOVAL AND REPLACEMENT
TRACT B
TRACT C-2
DETENTION POND C
25' DRAINAGE EASEMENT
TRACT C-1
25' DRAINAGE EASEMENT
15' UTILITY EASEMENT
8" W
8" SAN
15' UTILITY EASEMENT
15' DRAINAGE EASEMENT
25' WATER EASEMENT
TRACT AA
TRACT F
25' SANITARY SEWER EASEMENT
CONNECT TO EXISTING 8" SANITARY SEWER
CONNECT TO EXISTING 6" W
FOUNDERS VISTA SUBDIVISION
25' SANITARY SEWER EASEMENT
TRACT O
12" SAN
TRACT B DETENTION POND B
25' DRAINAGE EASEMENT
25' WATER EASEMENT
40' UTILITY EASEMENT
8" W
MINOR RIDGELINE
TRACT 1 BOOK 773, PAGE 468
TRACT A DETENTION POND A
15' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
35' UTILITY EASEMENT
30' SANITARY SEWER AND PUBLIC ACESS EASEMENT
TRACT P
TRACT N
8" SAN
15' DRAINAGE EASEMENT
8" W
8" SAN
45' UTILITY EASEMENT
TRACT T
TRACT M
8" SAN
8" W
12" W
15' DRAINAGE EASEMENT
TRACT DD
TRACT S
25' DRAINAGE AND PUBLIC ACESS EASEMENT
N85° 56' 43"E 172.24
TRACT EE
REMOVE 20 ± LF EXISTING 6" W, PRV AND GATE VALVE
EX. 6" W
EX. 8" W
REMOVE EXISTING 6" W
REMOVE EXISTING TEMPORARY TEE W/ PLUG AND CONNECT TO EXISTING 8" W
15' UTILITY EASEMENT
10' UTILITY EASEMENT
PHASE-2 100 YEAR FLOODPLAIN
TRACT R
10' UTILITY EASEMENT
10' UTILITY EASEMENT
8" SAN
8" W
8" SAN
8" W
TRACT V
15' UTILITY EASEMENT
15' UTILITY EASEMENT
15' UTILITY EASEMENT
15' UTILITY EASEMENT
8" W
8" SAN
8" W
8" SAN
EXISTING 100 YEAR FLOODPLAIN
PHASE-1 100 YEAR FLOODPLAIN
TRACT Q
15' UTILITY EASEMENT
RELOCATE EXISTING ARV VAULT
15' UTILITY EASEMENT
15' UTILITY EASEMENT
15' UTILITY EASEMENT
8" W
8" SAN
15' DRAINAGE EASEMENT
45' ROW
14' 14'
UNDERDRAIN (AS SHOW)
STORM SEWER
WATER
SANITARY SEWER
R.O.W.
5' 10' 11' 5'
R.O.W.
UTILITY DETAIL
TRACT E
EXISTING 8" W
REMOVE AND REPLACE EXISTING 12" W
TRACT D-1
35' UTILITY EASEMENT
CONNECT TO EXISTING 8" W
25' WATER EASEMENT
CONNECT TO EXISTING 8" W
TRACT U
10' UTILITY EASEMENT
15' UTILITY EASEMENT
8" W
8" SAN
8" W
8" SAN
DETENTION POND D
TRACT D-2
25' DRAINAGE EASEMENT
REMOVE EXISTING 8" W
CONNECT TO EXISTING 12" W BEGIN REMOVAL AND REPLACEMENT
TRACT I
30' MAINTENANCE AND ACCESS EASEMENT BOOK 1261 PAGE 2112
15' UTILITY EASEMENT
TRACT I
TRACT BB
100 YEAR FLOODPLAIN
8' EASEMENT-US WEST COMMUNICATIONS LINE B OOK 1023 PAGE 1178

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DATE: 6/15/26

OVERALL UTILITY PLAN
SHEET 17 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:

TRUE WEST COMPANY, LLC
16556 E Boise Drive Aurora, CO 80015
truewest1@msn.net 303-833-3664
Connie L. Ellefson

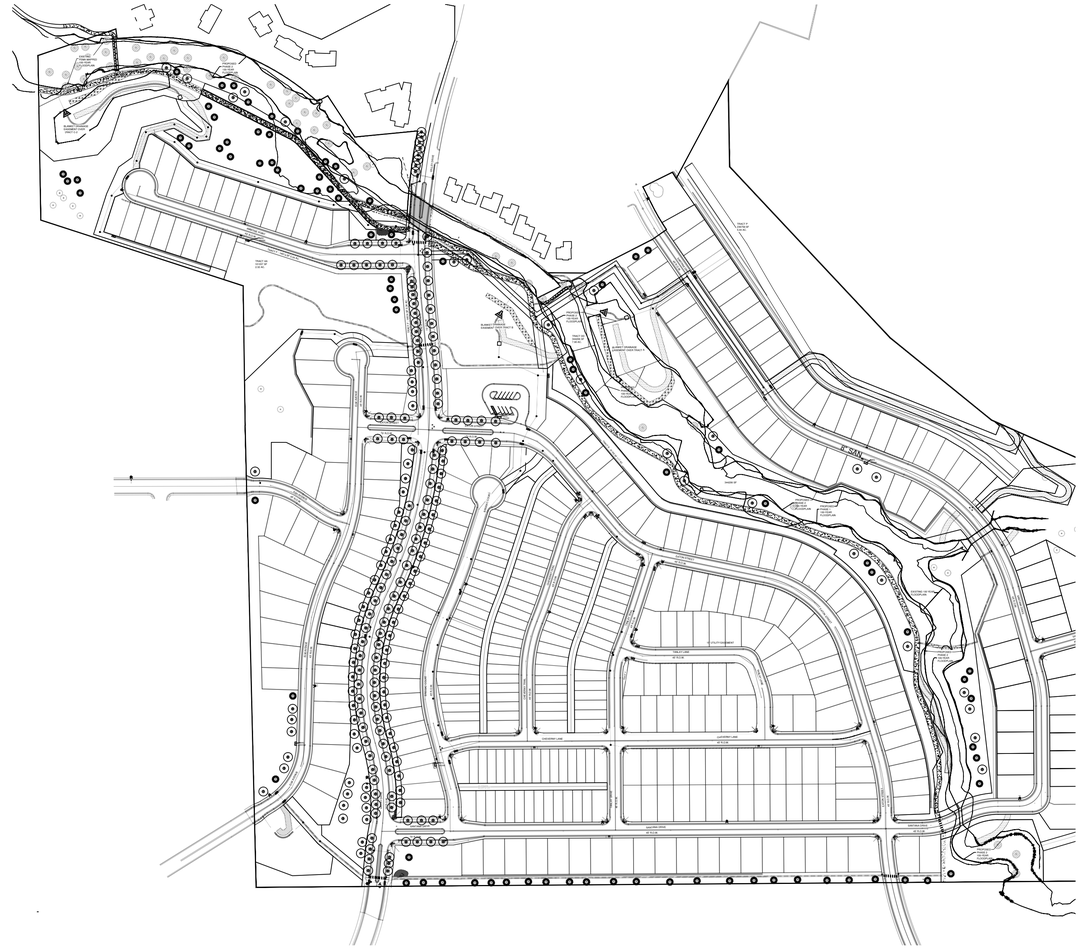
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

UNDER THE
SUPERVISION OF:
TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LANDSCAPE SHEET INDEX

SHEET NO.	TITLE
18	LANDSCAPE COVER SHEET
19	NOTES AND CALCULATIONS
20	OVERALL LANDSCAPE PLAN
21	OVERALL LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
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27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE PLAN
30	LANDSCAPE DETAILS
31	FENCING PLAN

VICINITY MAP
SCALE: 1" = 200'

200 0 200 400 600 Feet

NOTE:

NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

LANDSCAPE SHEET INDEX

OWNER
176 M LLC
667 N. RIDGE RD.
CASTLE ROCK, CO 80104
CONTACT: DEREK MEMMEN

PLANNER/CIVIL ENGINEER
HIGHLINE ENGINEERING, INC.
& SURVEYING
P.O. BOX 1295
PARKER, COLORADO 80134
CONTACT: RUSSELL HALL 303-809-1844

LANDSCAPE ARCHITECT
TERI HENSEN DESIGN
1031 SURLYN CT
CASTLE ROCK, CO 80109
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DATE: 6/15/26

LANDSCAPE COVER SHEET
SHEET 18 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:

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truewest1@msn.net 303-833-3864
Connie L. Klahsen
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422

UNDER THE
SUPERVISION OF:
TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

CHATEAU VALLEY
SITE DEVELOPMENT PLAN

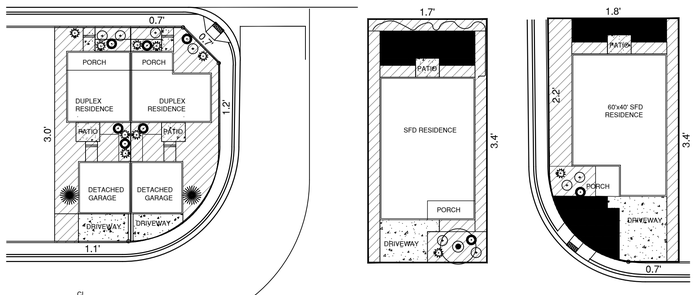
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
11. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
12. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
13. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. ANY TREES PLANTED IN AREAS LESS THAN EIGHT(8) FEET IN WIDTH SHALL REQUIRE CU (CORNELL UNIVERSITY) STRUCTURAL SOIL.

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY HOMEBUILDER)

EACH RESIDENTIAL LOT MUST HAVE A MINIMUM OF ONE LARGE DECIDUOUS CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD. LARGE CANOPY TREES IN YARDS MUST NOT EXCEED 16 FEET FROM BACK OF STREET CURB. FOR ALLEY-LOADED PROPERTIES, THE FRONT YARD IS CONSIDERED THE STREET-FACING SIDE OF THE PROPERTY.



CL RESIDENTIAL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.

NOTE:

NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

STREETSCAPE LANDSCAPE CHART

STREETSCAPE

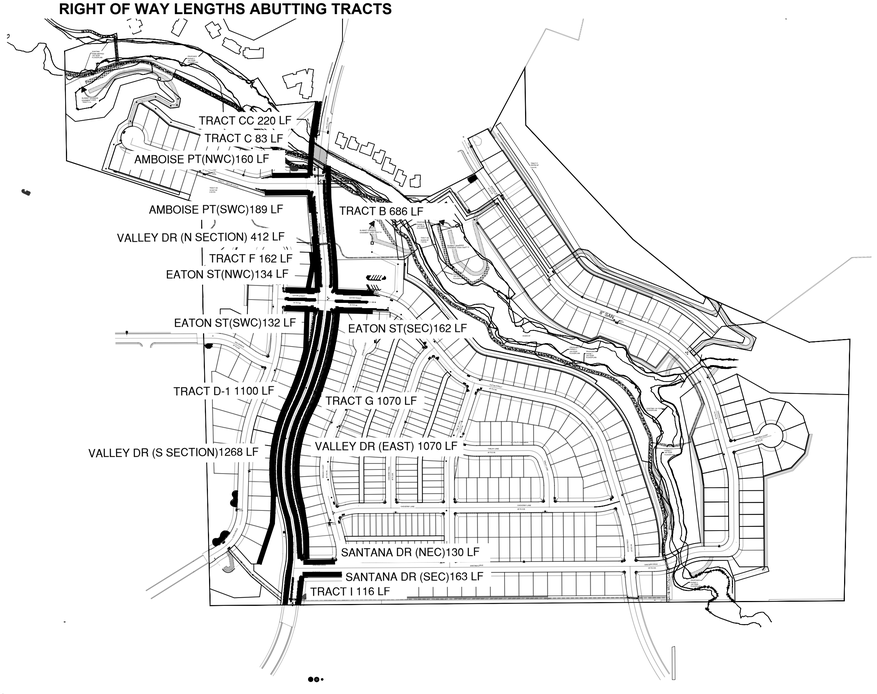
Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
Amboise Pt (NWC)	160	4	0	4	16	16
Amboise Pt (SWC)	189	5	0	5	20	20
Eaton St (NWC)	134	3	0	3	9	9
Eaton St (SWC)	132	3	0	3	12	12
Eaton St (SEC)	162	4	0	4	16	16
Valley Dr (N section)	412	10	0	10	40	40
Valley Dr (S section)	1268	32	0	32	128	128
Santana Drive (NEC)	130	3	0	3	12	12
Santana Drive (SEC)	163	4	0	4	16	16
Valley Dr (East Side)	1070	27	0	32	128	128
Tract B	686	17	0	17	68	68
Tract C	83	2	0	2	8	8
Tract D-1	1100	28	0	28	96	96
Tract F	162	4	0	4	16	16
Tract G	1070	27	0	27	108	108
Tract I	116	3	0	3	12	12
Tract CC	220	6	0	6	24	24
Entrance Features	--					
(1170 sf)	--	0	0	0	--	21
Interface Buffers						
Ash Ave (N)	--	0	0	1	--	6
Ash Ave (S)	--	0	1 Relocated Evergreen	--	--	6
Elm Avenue	--	0	2 Relocated Evergreens	6	--	24
Santana Dr (N)	--	0	4 Existing Evergreens	--	--	10 Ex
Santana Dr (S)	--	0	2 Relocated Evergreens	--	--	9
Additional Planting			55 Relocated Evergreens			
			153 Shrubs for screening			
Replaced floodplain			49 Replaced trees*			
trees						
TOTAL		181	60 Relocated Evergreens	194	729	805
			4 Existing Evergreens			
			49 Replaced trees*			

*Mix of Low Water and Very Low Water evergreen and deciduous shade trees

TOTAL NUMBER OF TREES TO BE RELOCATED, REPLACED, OR REMAIN IN PLACE FROM THE MEMMON HILL TREE REPLACEMENT AREA: 67 TREES

1. ALL DECIDUOUS TREES TO BE LARGE CANOPY
2. APPROXIMATELY 60 EXISTING MATURE EVERGREEN TREES FROM THE MEMMON HILL TREE REPLACEMENT AREA TO BE RELOCATED OR REPLACED. EXISTING TREES LESS THAN 20' IN HEIGHT TO BE RELOCATED. EXISTING TREES TALLER THAN 20' IN HEIGHT TO BE REPLACED. SEE SHEET 20 FOR LOCATION OF TREES TO BE RELOCATED OR REPLACED. (7 EXISTING EVERGREENS TO REMAIN IN PLACE IN DISTURBED AREA.)
3. 49 EXISTING TREES LOCATED WITHIN THE 100 YEAR FLOODPLAIN TO BE REPLACED OUTSIDE THE 100 YEAR FLOODPLAIN DELINEATION WITH A MIX OF LOW OR VERY LOW WATER ZONE EVERGREENS AND DECIDUOUS LARGE CANOPY TREES.

RIGHT OF WAY LENGTHS ABUTTING TRACTS



KEY MAP
SCALE: 1" = 300'
300 0 300 600 900 Feet

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU/Rating
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

Irrig. Zone	Plant Name (Common)	App. Rate (inches/ month	Zone (VL,L,Mod,HW)	% of Total Irrig. Area	IA (Irrigated area in sq. ft. for each	LWUR (Landscape) Water Use Rating)	TA (Total Areas of permanently-irrigated landscape Zones in sq. ft.)	CLWUR (LWUR x IA/TA)
DRIP	SHRUB BEDS	2.0	LOW	97.2	49,160	2.0	50,604	1.96
SPRAY	ENTRANCE FEATURE*	2.0	LOW	2.8	1,444	2.0		0.04
							TOTAL OF THE CLWUR	2.00

ONLY PLANTS FROM LOW OR VERY LOW WATER ZONES (1 OR 2) MAY BE USED.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
GROSS OPEN SPACE	2,215,462	100%
UNDISTURBED AREA	1,158,147	55.2%
NON-IRRIGATED NATIVE GRASS	991,065	44.7%
NON-IRRIGATED MEDIANS	8,390	0.4%
IRRIGATED SHRUB BEDS (STREET-SCAPE + SCREENING SHRUBS (1530 SF) + RELOCATED TREES (6000 SF)	56,690	2.6%
ENTRANCE FEATURES	1,170	0.1%
TOTAL	**2,215,462**	**100%**
TOTAL IRRIGATED LANDSCAPE	**57,860**	**2.6%**

TRACT SUMMARY CHART

TRACT NO.	TRACT	AREA (AC)	PURPOSE	OWNER	MAINTENANCE
1	TRACT A	2.20	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
2	TRACT B	2.14	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
3	TRACT C-1	4.28	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
4	TRACT C-2	1.35	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
5	TRACT D-1	1.48	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
6	TRACT D-2	0.64	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
7	TRACT E	1.23	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
8	TRACT F	0.34	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
9	TRACT G	0.37	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
10	TRACT H	0.09	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
11	TRACT I	1.31	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
12	TRACT J	1.34	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
13	TRACT L	0.02	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
14	TRACT M	0.07	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
15	TRACT N	0.06	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
16	TRACT O	0.06	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
17	TRACT P	5.44	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
18	TRACT Q	6.57	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
19	TRACT R	1.17	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
20	TRACT S	1.63	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
21	TRACT T	0.22	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
22	TRACT W	0.07	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
23	TRACT X	0.25	PRIVATE OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
24	TRACT Y	0.02	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
25	TRACT Z-1	0.07	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
26	TRACT Z-2	0.03	PRIVATE OPEN SPACE, DRAINAGE, ACCESS, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
27	TRACT Z-3	0.01	PRIVATE OPEN SPACE, KIOSK, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
	TOTAL PRIVATE OPEN SPACE	32.46			
28	TRACT K	0.36	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
29	TRACT U	0.19	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
30	TRACT V	0.26	ALLEY, DRAINAGE, ACCESS, AND UTILITIES	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
	TOTAL ALLEY ACCESS	0.81			
31	TRACT AA	2.32	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
32	TRACT BB	1.02	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
33	TRACT CC	3.24	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
34	TRACT DD	7.90	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
35	TRACT EE	3.31	PUBLIC OPEN SPACE, DRAINAGE ACCESS, AND UTILITIES	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
	TOTAL PUBLIC OPEN SPACE	17.79			

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TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

NOTES AND CALCULATIONS

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

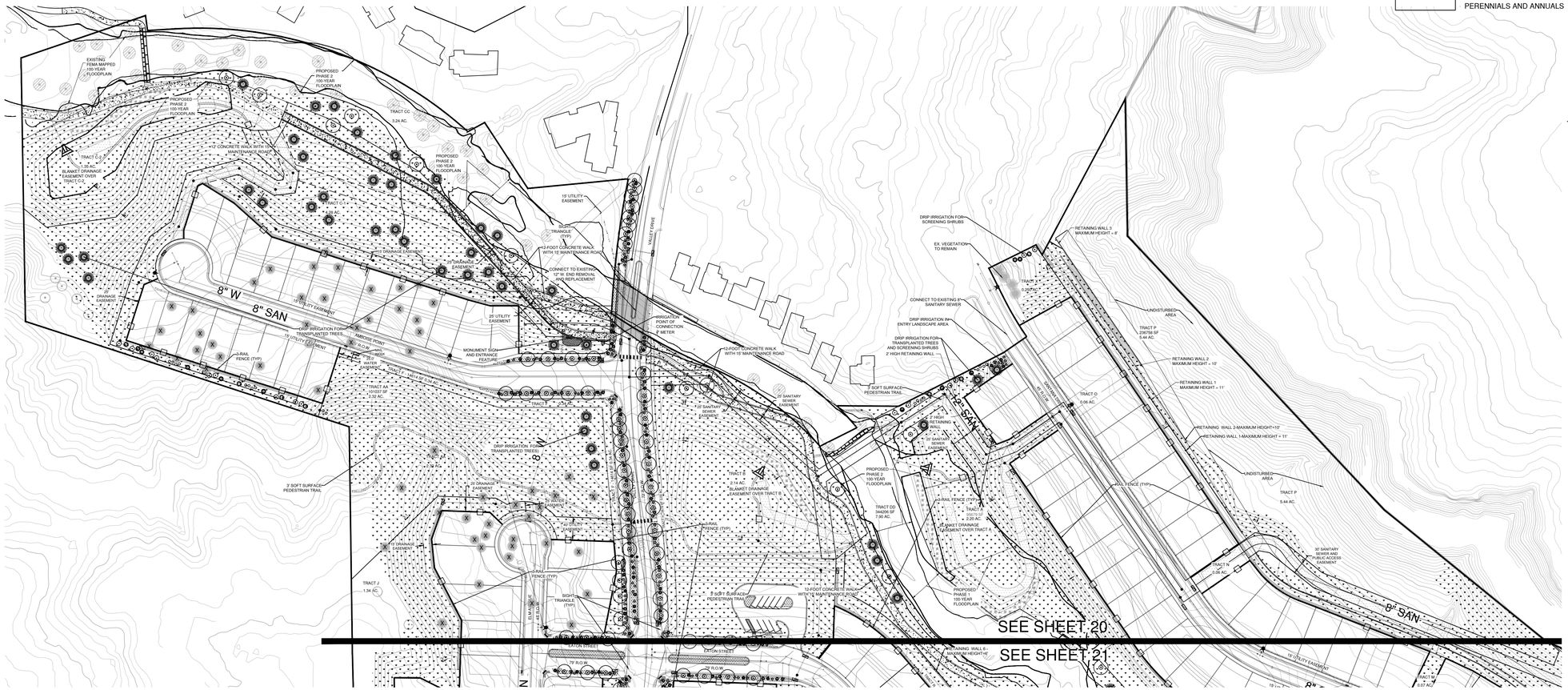
SITE DEVELOPMENT PLAN

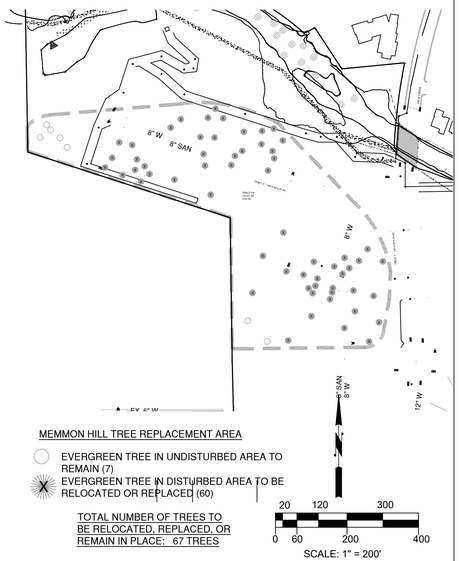
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

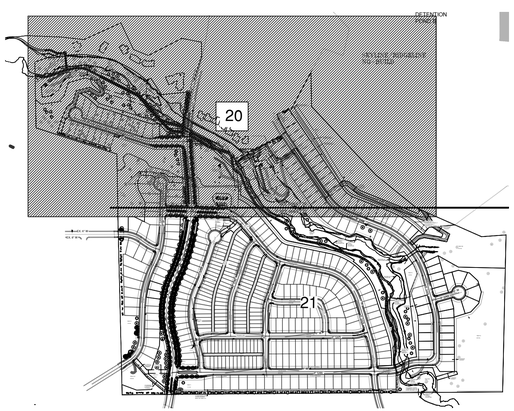
NOTE: MAXIMUM MATURE HEIGHT OF PLANT MATERIAL
WITHIN SIGHT LINES CANNOT EXCEED 24 INCHES.

LEGEND

- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
- RELOCATED OR REPLACED EVERGREEN TREE - APPROX SIZE AT TIME OF PLANTING (DASHED) AND AT 7 YRS MATURITY
- EXISTING EVERGREEN TO REMAIN
- EXISTING EVERGREEN TO BE RELOCATED (IF UNDER 20' HT.), OR REPLACED.
- EXISTING SHRUBS TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SHRUBS
- PROPOSED NON-IRRIGATED NATIVE SEED
- PROPOSED 3/4" ROCK MULCH
- PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
- PROPOSED EASEMENT LINE
- PROPOSED ROLL-TOP EDGER
- PROPOSED 3 RAIL FENCE
- PROPOSED 6' PRIVACY FENCE
- PROPERTY LINE
- PROPOSED WATER MAIN
- PROPOSED SAN MAIN
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED 3' SOFT SURFACE PEDESTRIAN TRAIL
- PROPOSED LOW FLOW CHANNEL CROSSING
- PROPOSED 12' CONCRETE WALK WITH 15' MAINTENANCE ROAD
- PROPOSED 15' GRAVEL MAINTENANCE ROAD







KEY MAP

10 60 150
0 30 100 200
SCALE: 1" = 100'

HIGHLINE ENGINEERING & SURVEYING
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PARKER, COLORADO 80134
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Fax. No.(303) 380-3320

DATE: 6/15/26

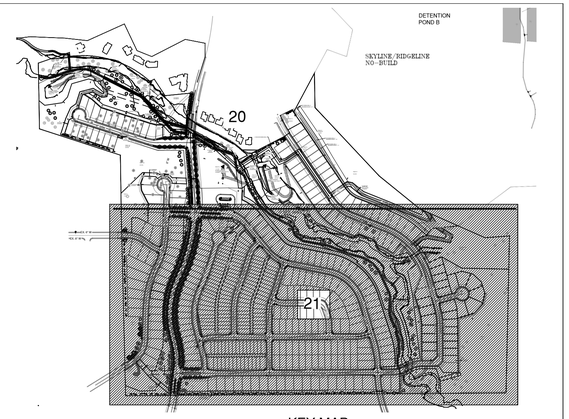
OVERALL LANDSCAPE PLAN
SHEET 20 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTE: MAXIMUM MATURE HEIGHT OF PLANT MATERIAL
WITHIN SIGHT LINES CANNOT EXCEED 24 INCHES.



KEY MAP

SEE SHEET 20
SEE SHEET 21

LEGEND

- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
- RELOCATED EVERGREEN TREE - APPROX SIZE AT TIME OF PLANTING (DASHED) AND AT 7 YRS MATURITY
- PROPOSED SHRUBS
- EXISTING EVERGREEN TO REMAIN
- EXISTING EVERGREEN TO BE RELOCATED (IF UNDER 20' HT.), OR REPLACED.
- EXISTING SHRUBS TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED NON-IRRIGATED NATIVE SEED
- PROPOSED 2½" ROCK MULCH
- PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
- PROPOSED EASEMENT LINE
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- PROPOSED 15' GRAVEL MAINTENANCE ROAD
- PROPOSED 12' CONCRETE WALK

SCALE: 1" = 100'

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OVERALL LANDSCAPE PLAN

SHEET 21 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:
TRUE WEST COMPANY, LLC
16868 E Boise Drive Aurora, CO 80015
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Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

CHATEAU VALLEY

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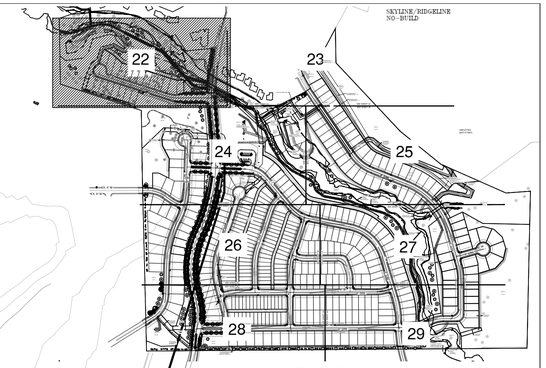

KEY MAP

EXISTING FEMA MAPPED 100-YEAR FLOODPLAIN

PROPOSED PHASE 2 100-YEAR FLOODPLAIN

PROPOSED PHASE 2 100-YEAR FLOODPLAIN

PROPOSED PHASE 2 100-YEAR FLOODPLAIN

TRACT CC
141010 SF
3.24 AC.

12' CONCRETE WALK WITH 15' MAINTENANCE ROAD

TRACT C-2
58771 SF
1.35 AC.
BLANKET DRAINAGE EASEMENT OVER TRACT C-2

TRACT C-1
186299 SF
4.28 AC.

4785 SF

6047 SF

5682 SF

12 SF

4612 SF

4613 SF

4612 SF

4613 SF

4612 SF

4613 SF

4973 SF

4619 SF

4612 SF

4612 SF

4612 SF

4612 SF

4612 SF

4613 SF

15' DRAINAGE EASEMENT

25' DRAINAGE EASEMENT

25' DRAINAGE EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

8" W

8" SAN

DRIP IRRIGATION FOR TRANSPLANTED TREES

AMBOISE POINT

15' R.O.W.

MAIL KIOSK

25.0' WATER EASEMENT

3-RAIL FENCE (TYP)

TRACT F - 14614 SF 0.34 AC.

TRACT AA
101037 SF
2.32 AC.

MATCH LINE

SEE SHEET 24

15' UTILITY EASEMENT

SIGHT TRIANGLE (TYP)

12-FOOT CONCRETE WALK WITH 15' MAINTENANCE ROAD

CONNECT TO EXISTING 12" W. END REMOVAL AND REPLACEMENT

VALLEY DRIVE

25' UTILITY EASEMENT

IRRIGATION POINT OF CONNECTION 1" METER

MONUMENT SIGN AND ENTRANCE FEATURE

4627 SF

5873 SF

4286 SF

TRACT F 0.34 AC.

SEE SHEET 22

SEE SHEET 23

25' SA
SE
EASE

LEGEND

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4 24 60
0 12 40 80
SCALE: 1" = 40'

LANDSCAPE PLAN
SHEET 22 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:
TRUE WEST COMPANY, LLC
16568 E Bates Drive Aurora, CO 80013
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Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

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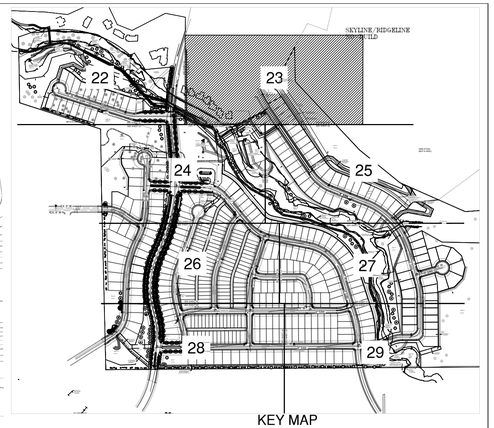

KEY MAP

SEE SHEET 22

SEE SHEET 23

IRRIGATION POINT OF CONNECTION METER

12-FOOT CONCRETE WALK WITH 15' MAINTENANCE ROAD

TRACT B SOUTHRIDGE TOWNHOUSE SUBDIVISION

25' SANITARY SEWER EASEMENT

25' SANITARY SEWER EASEMENT

SEE SHEET 23

SEE SHEET 24

3' SOFT SURFACE PEDESTRIAN TRAIL

DRIP IRRIGATION FOR TRANSPLANTED TREES AND SCREENING SHRUBS

2' HIGH RETAINING WALL

TRACT A
95679 SF
2.20 AC

DRIP IRRIGATION FOR SCREENING SHRUBS

EX. VEGETATION TO REMAIN

CONNECT TO EXISTING 8" SANITARY SEWER

DRIP IRRIGATION IN ENTRY LANDSCAPE AREA

TRACT X
10900 SF
0.250 AC.

RETAINING WALL 3
MAXIMUM HEIGHT = 8'

UNDISTURBED AREA

TRACT P
236758 SF
5.44 AC.

5828 SF

5278 SF

4736 SF

5125 SF

4714 SF

622 SF

RETAINING WALL 2
MAXIMUM HEIGHT = 10'

RETAINING WALL 1
MAXIMUM HEIGHT = 11'

SANTANA DRIVE
45' R.O.W.

TRACT O
3675 SF
0.06 AC.

12" SA

MATCH LINE

2' HIGH RETAINING

SEE SHEET 23

SEE SHEET 25

LEGEND

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SCALE: 1" = 40'

LANDSCAPE PLAN
SHEET 23 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:
FRONT RANGE COMPANY, LLC
16353 E Bates Drive Aurora, CO 80015
trueweed1@msn.net 303-833-3064
Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

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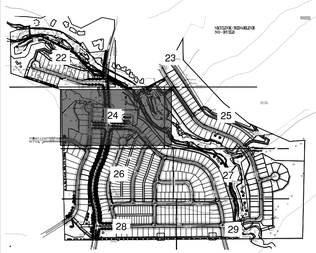

KEY MAP

SEE SHEET 22
SEE SHEET 24
SEE SHEET 23
MATCH LINE
SEE SHEET 24
SEE SHEET 24
SEE SHEET 25
SEE SHEET 24
SEE SHEET 26

TRACT F 0.34 AC.
25' SANITARY SEWER EASEMENT
25' SANITARY SEWER EASEMENT
2' HIGH RETAINING WALL
25' SANITARY SEWER EASEMENT
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
DRIP IRRIGATION FOR TRANSPLANTED TREES)
TRACT AA 10103 SF 2.32 AC.
3' SOFT SURFACE PEDESTRIAN TRAIL
25' DRAINAGE EASEMENT
25' WATER EASEMENT
TRACT F - 14614 SF 0.34 AC.
VALLEY DRIVE
72' R.O.W.
TRACT H 3878 SF 0.09 AC
TRACT B 93342 SF 2.14 AC.
TRACT DD 344206 SF 7.90 AC.
3-RAIL FENCE (TYP)
TRACT A 95679 SF 2.20 AC.
40' UTILITY EASEMENT
15' DRAINAGE EASEMENT
6363 SF
5709 SF
8564 SF
3-RAIL FENCE (TYP)
TRACT J 58572 SF 1.34 AC.
5788 SF
SIGHT TRIANGLE (TYP)
7506 SF
ELM AVENUE
45' R.O.W.
6380 SF
40347 SF
3' SOFT SURFACE PEDESTRIAN TRAIL
12-FOOT CONCRETE WALK WITH 15' MAINTENANCE ROAD
PROPOSED PHASE 1 100-YEAR FLOODPLAIN
MAIL KIOSK
EATON STREET
EATON STREET
6150 SF
6800 SF
79' R.O.W.
79' R.O.W.
RETAINING WALL 6 - MAXIMUM HEIGHT=6'
9242 SF
5572 SF
5917 SF
8" SAN
8" W
12" W
8" SAN
15' UTILITY EASEMENT
15' UTILITY EASEMENT
20' EMERGENCY VEHICLE EASEMENT
4925 SF
4140 SF
UTILITY EASEMENT
TRACT T 9737 SF 0.22 AC.
TRACT L 1070 SF 0.02 AC.
TRACT R - 51105 SF 1.17 AC.
15' UTILITY EASEMENT
8533 SF
5123 SF
6788 SF
4500 SF
4500 SF
DRIP IRRIGATION IN ENTRY LANDSCAPE
6944 SF
TRACT D-1 64651 SF 1.48 AC
3686 SF
4500 SF
5510 SF
TRACT G 16044 SF 0.37 AC
4155 SF
ASH AVENUE
45' R.O.W.
9734 SF
4077 SF
4278 SF
4500 SF
BRISSAC COURT
3124 SF
TRACT E 53672 SF 1.23 AC
5630 SF
2062 SF
2843 SF
5755 SF
8473 SF
2211 SF
2856 SF
2250 SF
6642 SF
5543 SF
3956 SF
4898 SF
4051 SF

LEGEND

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Fax. No.(303) 380-3320

DATE: 6/15/26

SCALE: 1" = 40'

LANDSCAPE PLAN
SHEET 24 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:
TRUE WEST COMPANY, LLC
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Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422

CHATEAU VALLEY

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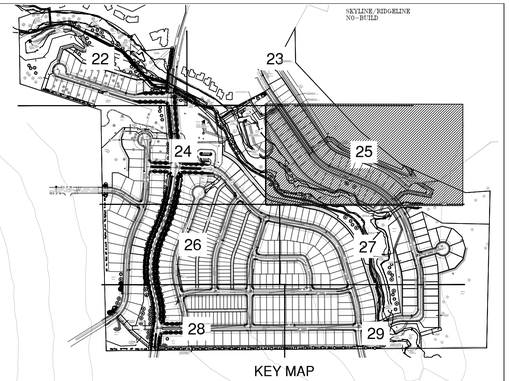

KEY MAP

UNPLATTED
(NOT A PART)

SEE SHEET 23

SEE SHEET 25

CONNIE ELLEFSON DRIVE

3675 SF
0.06 AC.

4714 SF

622 SF

5223 SF

5207 SF

5125 SF

5192 SF

5176 SF

5160 SF

4729 SF

6128 SF

6287 SF

5509 SF

5296 SF

5681 SF

6272 SF

6483 SF

6004 SF

6642 SF

RETAINING WALL 2-MAXIMUM HEIGHT=10'

RETAINING WALL 1-MAXIMUM HEIGHT = 11'

UNDISTURBED AREA

RAIL FENCE (TYP)

TRACT P
236758 SF
5.44 AC.

30' SANITARY SEWER AND PUBLIC ACCESS EASEMENT

TRACT N
3593 SF
0.06 AC.

15' UTILITY EASEMENT

8" SAN

MAIL KIOSK

TRACT S
70858 SF
1.63 AC

TRACT M
3076 SF
0.07 AC.

6063 SF

5284 SF

5601 SF

4862 SF

5287 SF

5232 SF

12-FOOT CONCRETE WALK WITH 15' MAINTENANCE ROAD

TRACT DD
344206 SF
7.90 AC.

RETAINING WALL 7
MAXIMUM WALL HEIGHT=15'

PROPOSED PHASE 2 100-YEAR FLOODPLAIN

PROPOSED PHASE 1 100-YEAR FLOODPLAIN

3-RAIL FENCE (TYP)

RETAINING WALL 5
MAXIMUM WALL HEIGHT =7'

RETAINING WALL 4
MAXIMUM WALL HEIGHT =14'

25' DRAINAGE AND PUBLIC ACCESS EASEMENT

UNDISTURBED AREA

TRACT EE
144267 SF
3.31 AC.

TRACT Z-1
2843 SF
0.07 AC.

SEE SHEET 24

SEE SHEET 25

SEE SHEET 25

SEE SHEET 27

LEGEND

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LANDSCAPE PLAN

SHEET 25 OF 35

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CHATEAU VALLEY
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PLANS PREPARED BY:
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4 24 60
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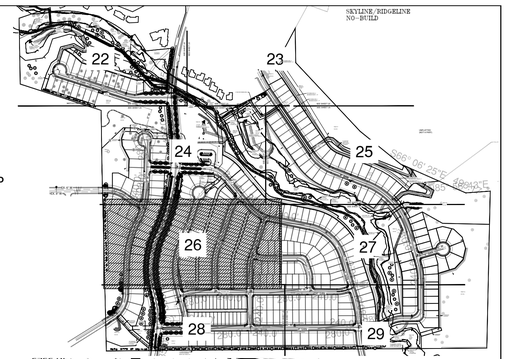

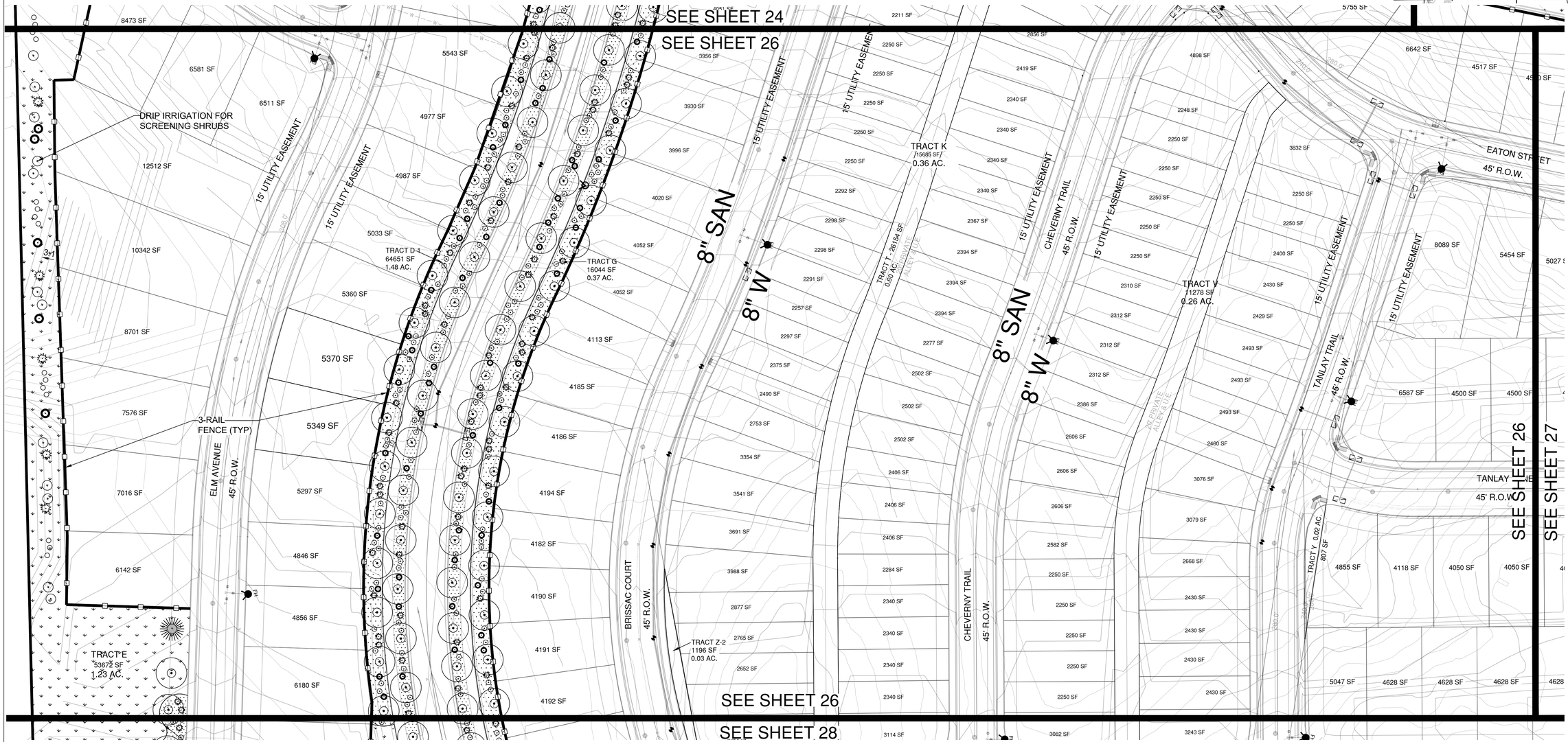

LEGEND

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- RELOCATED EVERGREEN TREE - APPROX SIZE AT TIME OF PLANTING (DASHED) AND AT 7 YRS MATURITY
- PROPOSED SHRUBS
- PROPOSED NON-IRRIGATED NATIVE SEED
- PROPOSED ¾" ROCK MULCH
- PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
- PROPOSED EASEMENT LINE
- PROPOSED ROLL-TOP EDGER
- PROPOSED 3 RAIL FENCE
- PROPOSED 6' PRIVACY FENCE
- PROPERTY LINE
- PROPOSED WATER MAIN
- PROPOSED SAN MAIN
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED 3' SOFT SURFACE PEDESTRIAN TRAIL
- PROPOSED LOW FLOW CHANNEL CROSSING
- PROPOSED 12' CONCRETE WALK WITH 15' MAINTENANCE ROAD
- PROPOSED 15' GRAVEL MAINTENANCE ROAD
- PROPOSED 12' CONCRETE WALK
- EXISTING EVERGREEN TO REMAIN
- EXISTING EVERGREEN TO BE RELOCATED (IF UNDER 20' HT.), OR REPLACED.
- EXISTING SHRUBS TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/15/26

LANDSCAPE PLAN
SHEET 26 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

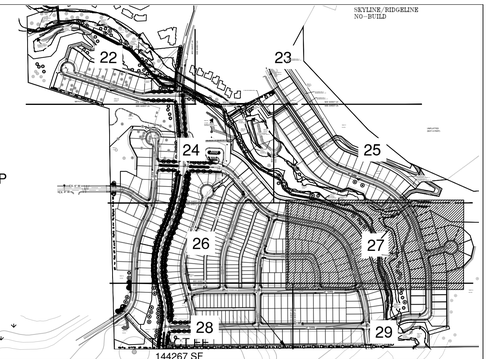
PLANS PREPARED BY:
TRUE WEST COMPANY, LLC
10553 N Ruby Drive Aurora, CO 80015
truewest1@um.net 303-833-3004
Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

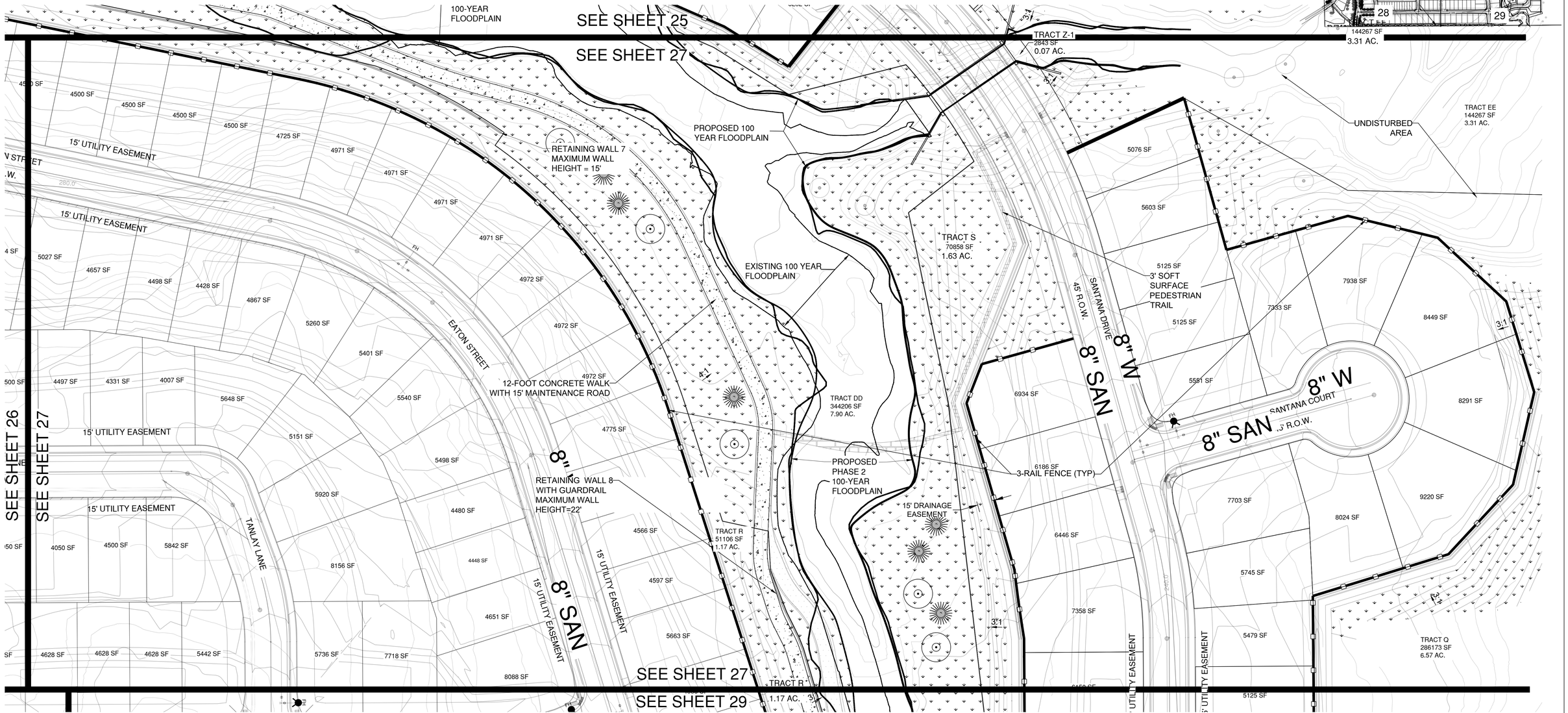
CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

KEY MAP





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DATE: 6/15/26

4 24 60
0 12 40 80
SCALE: 1" = 40'

LANDSCAPE PLAN
SHEET 27 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:

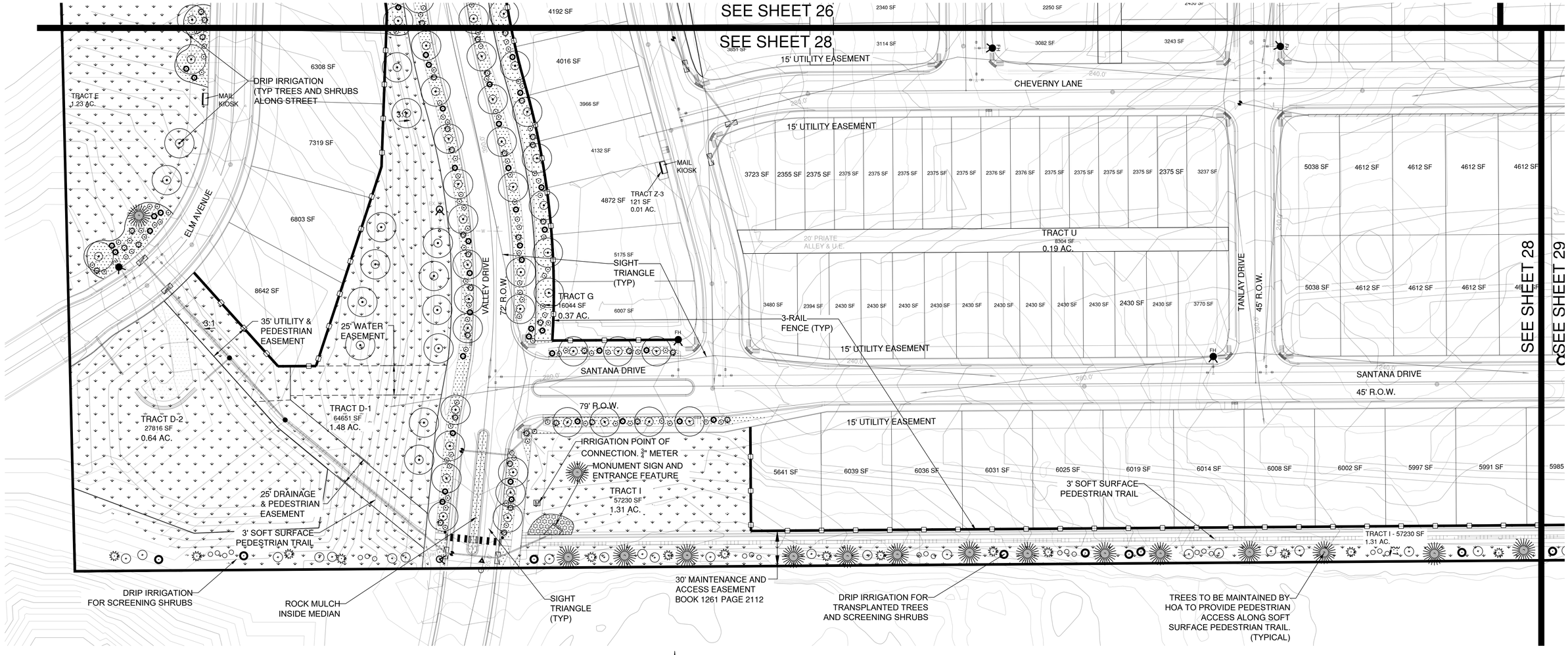
TRUE WEST COMPANY, LLC
16563 S Dallas Drive Aurora, CO 80013
truewest@msn.net 303-625-6804 JANNIE ELLEFSON
Connie L. Ellefson

TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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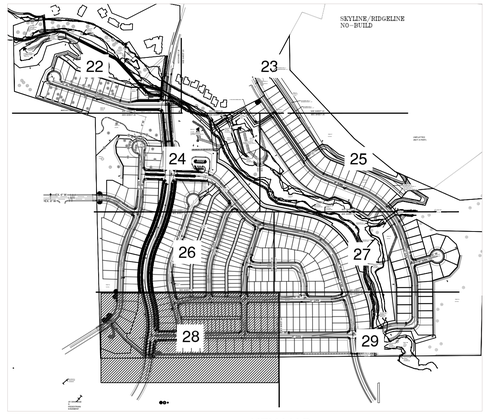
4 24 60
0 12 40 80
SCALE: 1" = 40'



KEY MAP

HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
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DATE: 6/15/26

LANDSCAPE PLAN
SHEET 28 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:
TRUE WEST COMPANY, LLC
18368 E Baine Drive Aurora, CO 80013
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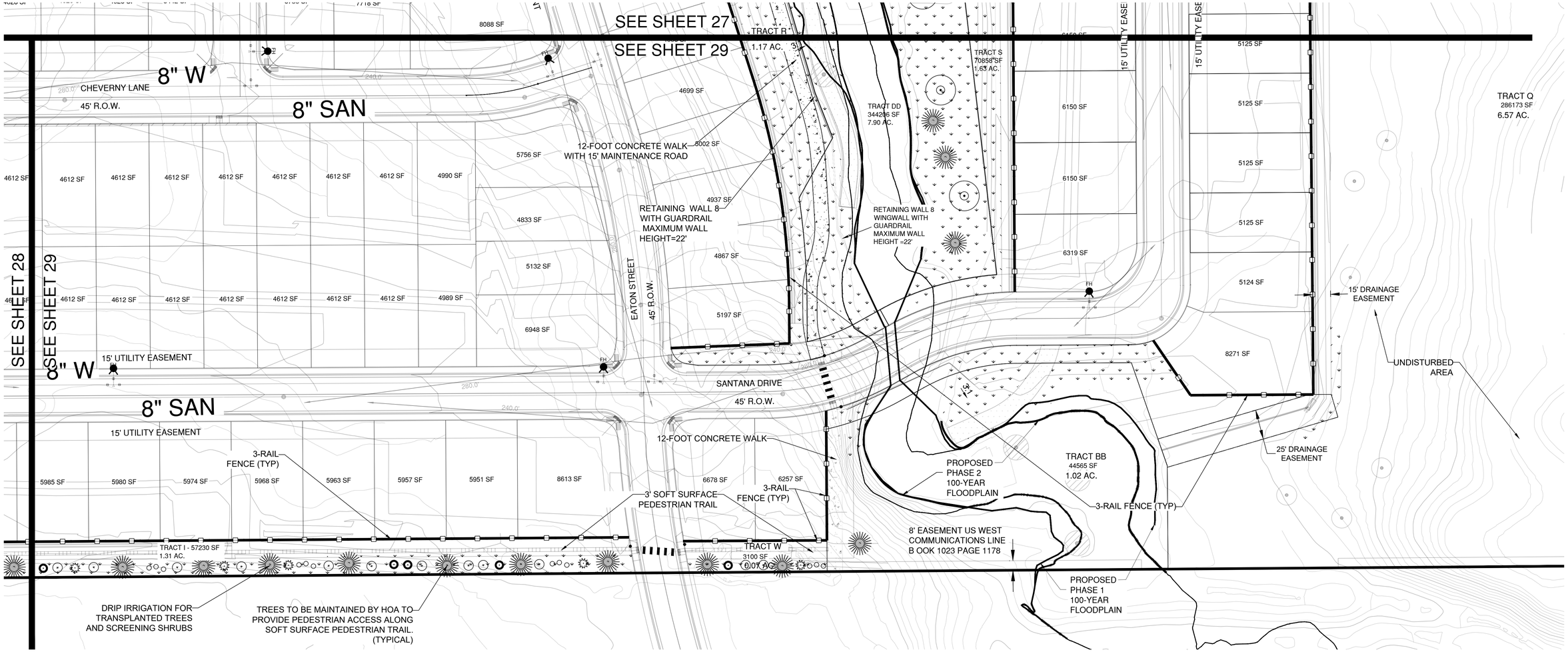
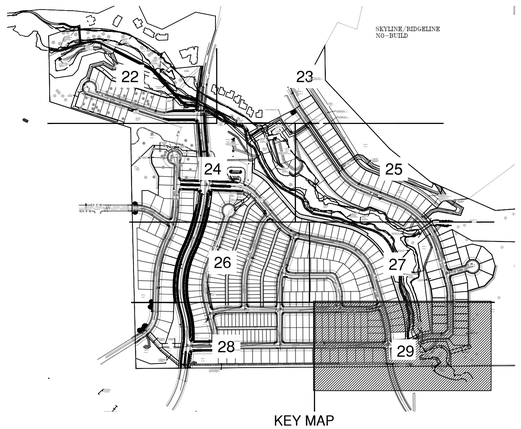
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP

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4 24 60
0 12 40 80
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LANDSCAPE PLAN
SHEET 29 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:

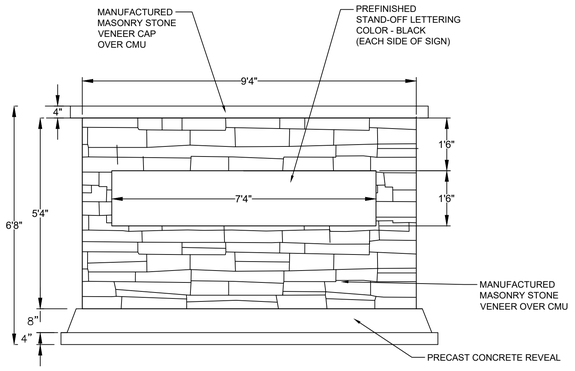
TRUE WEST COMPANY, LLC
10350 E Dakota Drive Aurora, CO 80012
truewest1@msn.net 303-833-3864
Connie L. Ellefson

TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

CHATEAU VALLEY

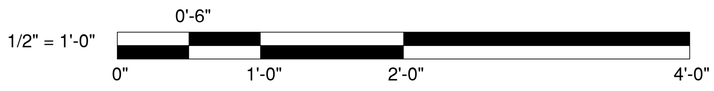
SITE DEVELOPMENT PLAN

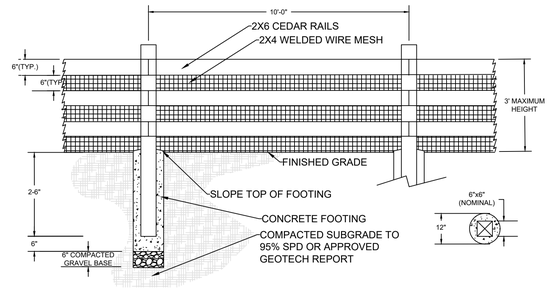
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



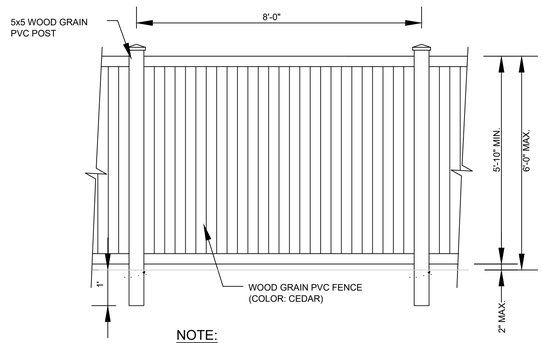
MONUMENT SIGN
(LOCATED ON TRACT C-1 AND I)

SCALE: 1/2" = 1'





3 RAIL FENCE
NTS



NOTE:
SIZES OF POSTS & BALUSTRADES ARE MINIMUM. FENCE SHALL BE DESIGNED TO MEET LOCAL CODE REQUIREMENTS & WIND PRESSURES.

6' PRIVACY FENCE
NTS

NOTE: PRIVACY FENCE TO BE USED BETWEEN PRIVATE RESIDENTIAL LOTS. INSTALLED BY HOMEOWNERS.

HIGHLINE ENGINEERING & SURVEYING
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PLANS PREPARED BY:

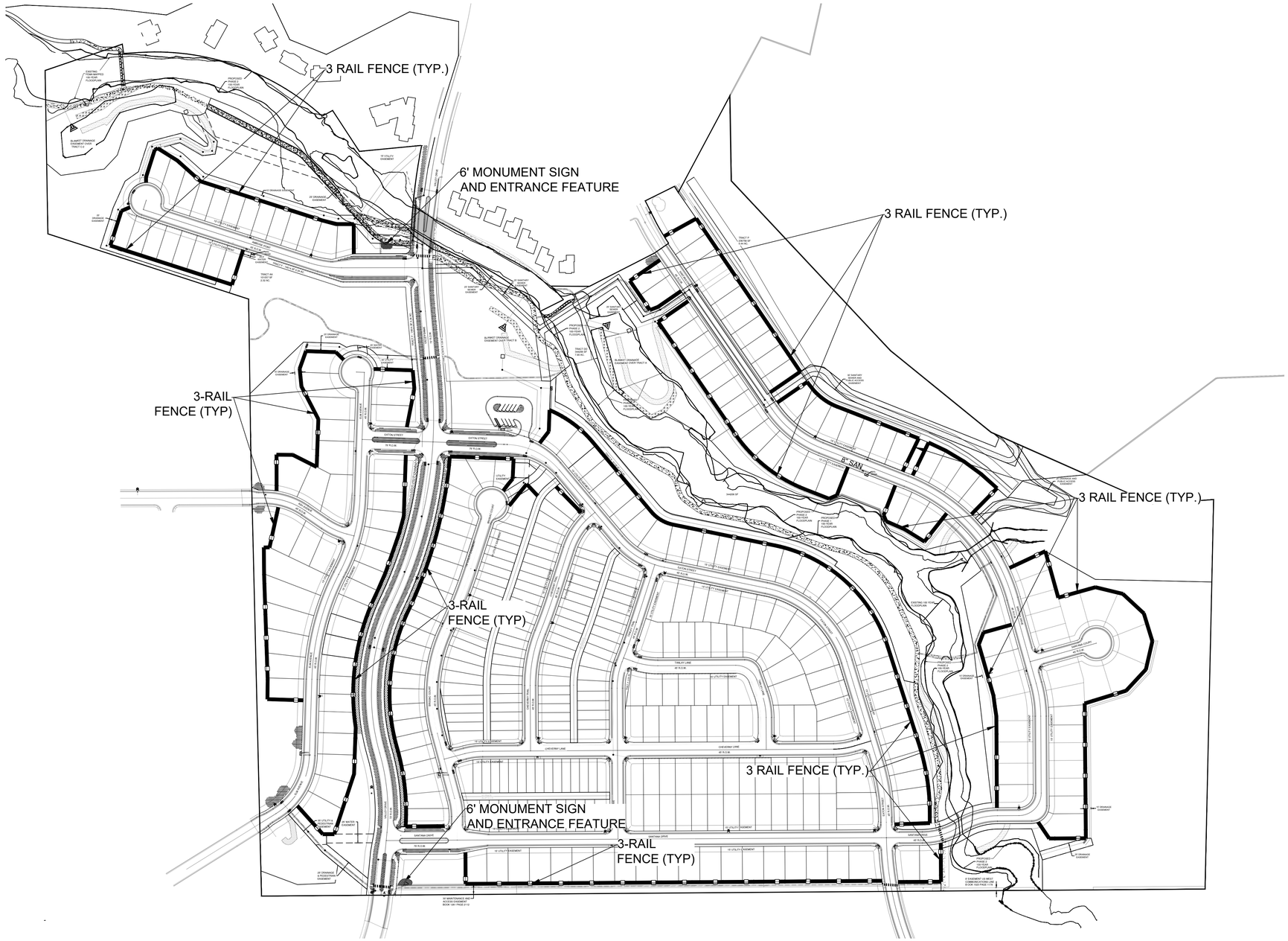
TROUT WEST COMPANY, LLC
16556 E Dutes Drive Aurora, CO 80015
troutwest@msn.net 303-633-3664
Connie L. Ellefson
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

UNDER THE
SUPERVISION OF:
TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- PROPOSED 3 RAIL FENCE
- 8' SOFT PEDESTRIAN TRAIL
- 10' CONCRETE PEDESTRIAN WALK
- 15' MAINTENANCE GRAVEL ROAD

SCALE: 1" = 200'

200 0 400 600 Feet

SCALE: 1" = 150'

150 0 150 300 450

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FENCING PLAN

SHEET 31 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

8' SOFT PEDESTRIAN TRAIL

LOW FLOW CHANNEL CROSSING

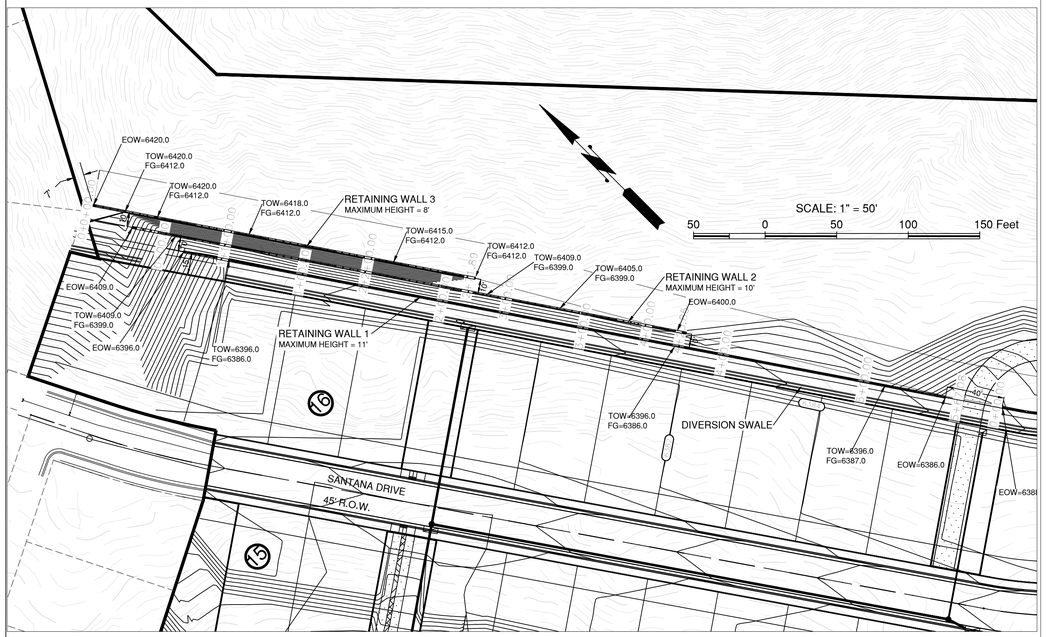
12' CONCRETE PEDESTRIAN WALK

15' MAINTENANCE GRAVEL ROAD

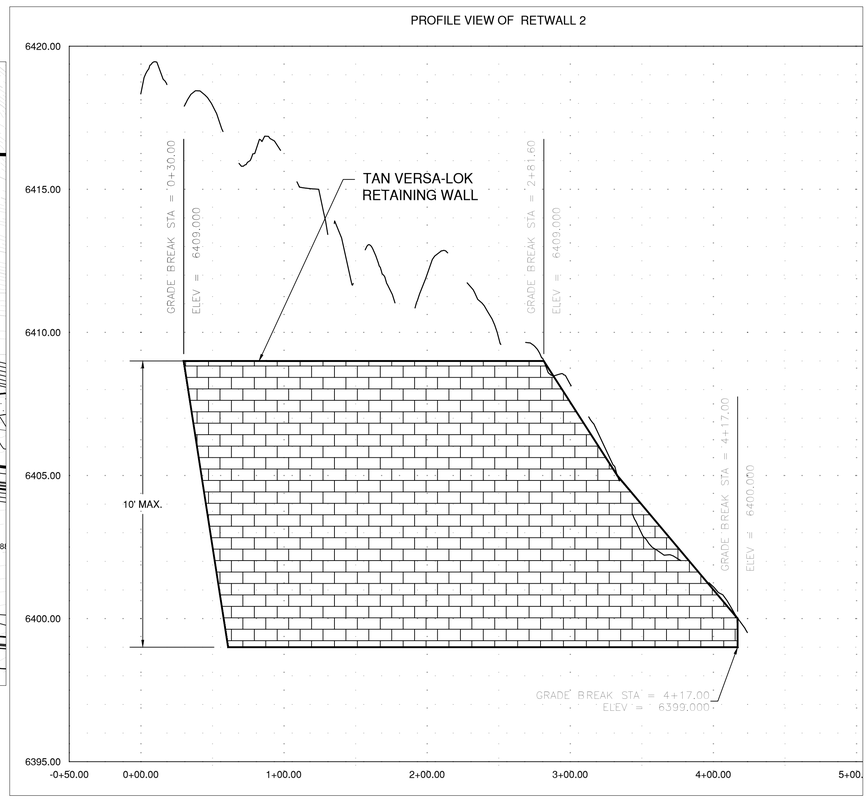
PROPOSED PHASE 1 100 YEAR FLOODPLAIN
PROPOSED PHASE 2 100 YEAR FLOODPLAIN

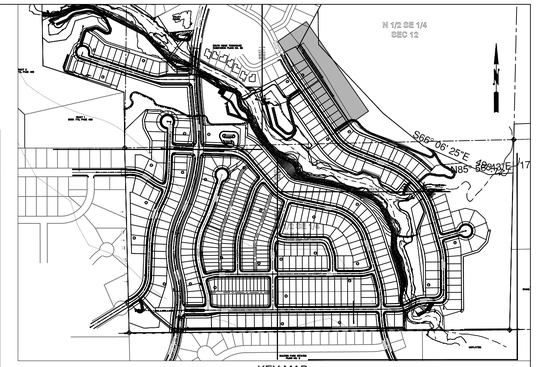
RETAINING WALL

DIVERSION SWALE



PROFILE VIEW OF RETWALL 2

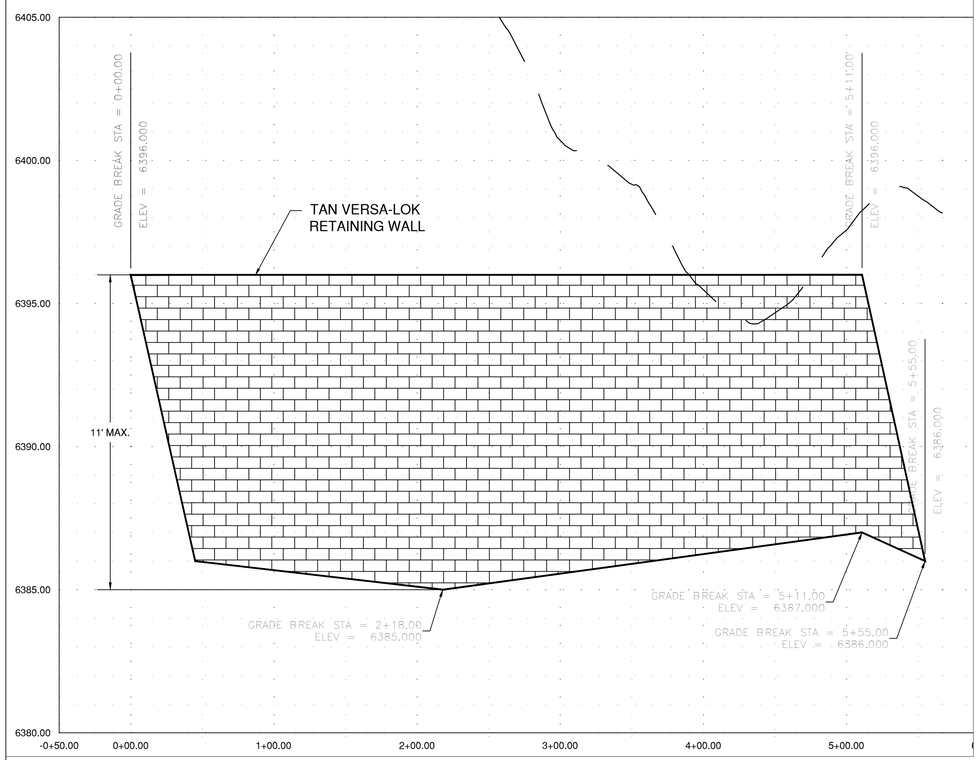




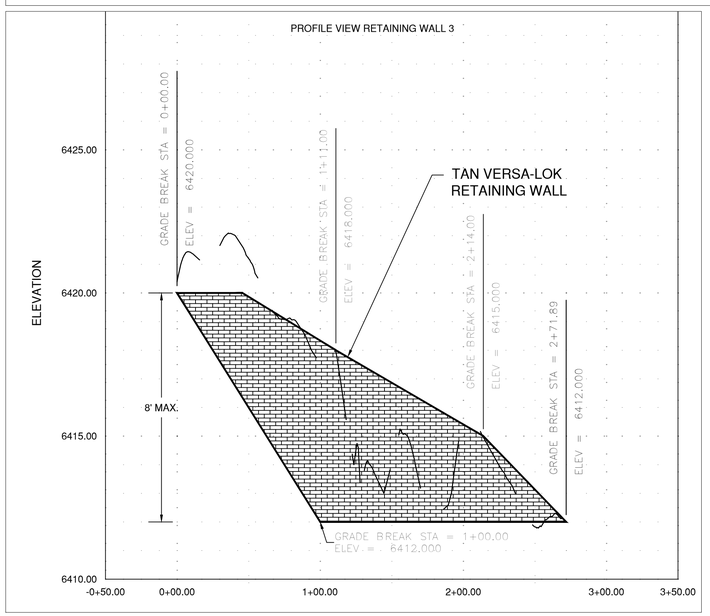
KEY MAP
SCALE: 1" = 500'

NOTE:
WALLS OVER 4' REQUIRE A SEPARATE BUILDING PERMIT.

PROFILE VIEW OF RETWALL 1



PROFILE VIEW RETAINING WALL 3



VERSA LOK
STANDARD UNIT
Depth 12-inches
Height 6-inches
Face Width 16-inches
Weight 82 lbs.

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RETAINING WALL ELEVATIONS

8' SOFT PEDESTRIAN TRAIL

LOW FLOW CHANNEL CROSSING

12' CONCRETE PEDESTRIAN WALK

15' MAINTENANCE GRAVEL ROAD

PROPOSED PHASE 1
100 YEAR FLOODPLAIN
PROPOSED PHASE 2
100 YEAR FLOODPLAIN

RETAINING WALL

DIVERSION SWALE

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
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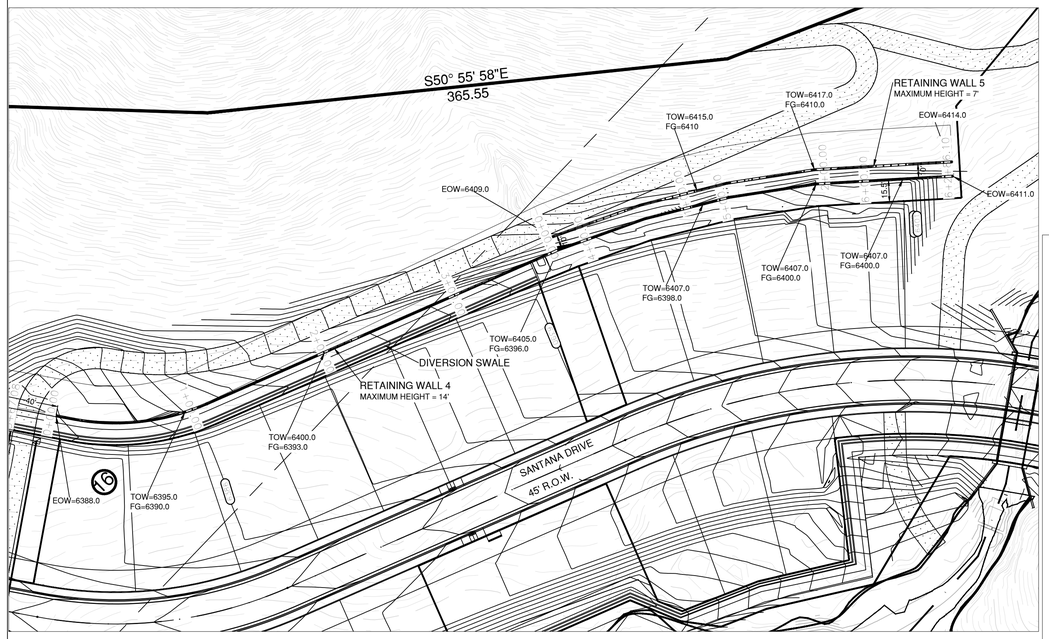

SCALE: 1" = 50'

50 0 50 100 150 Feet

NOTE:
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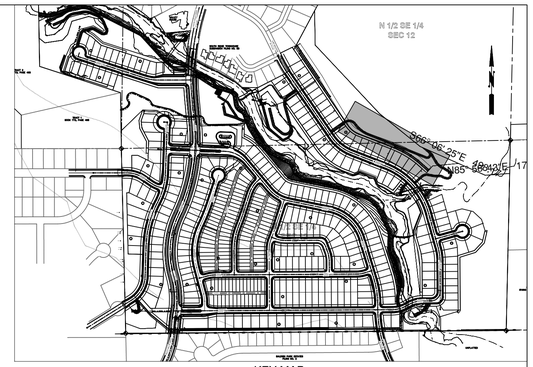
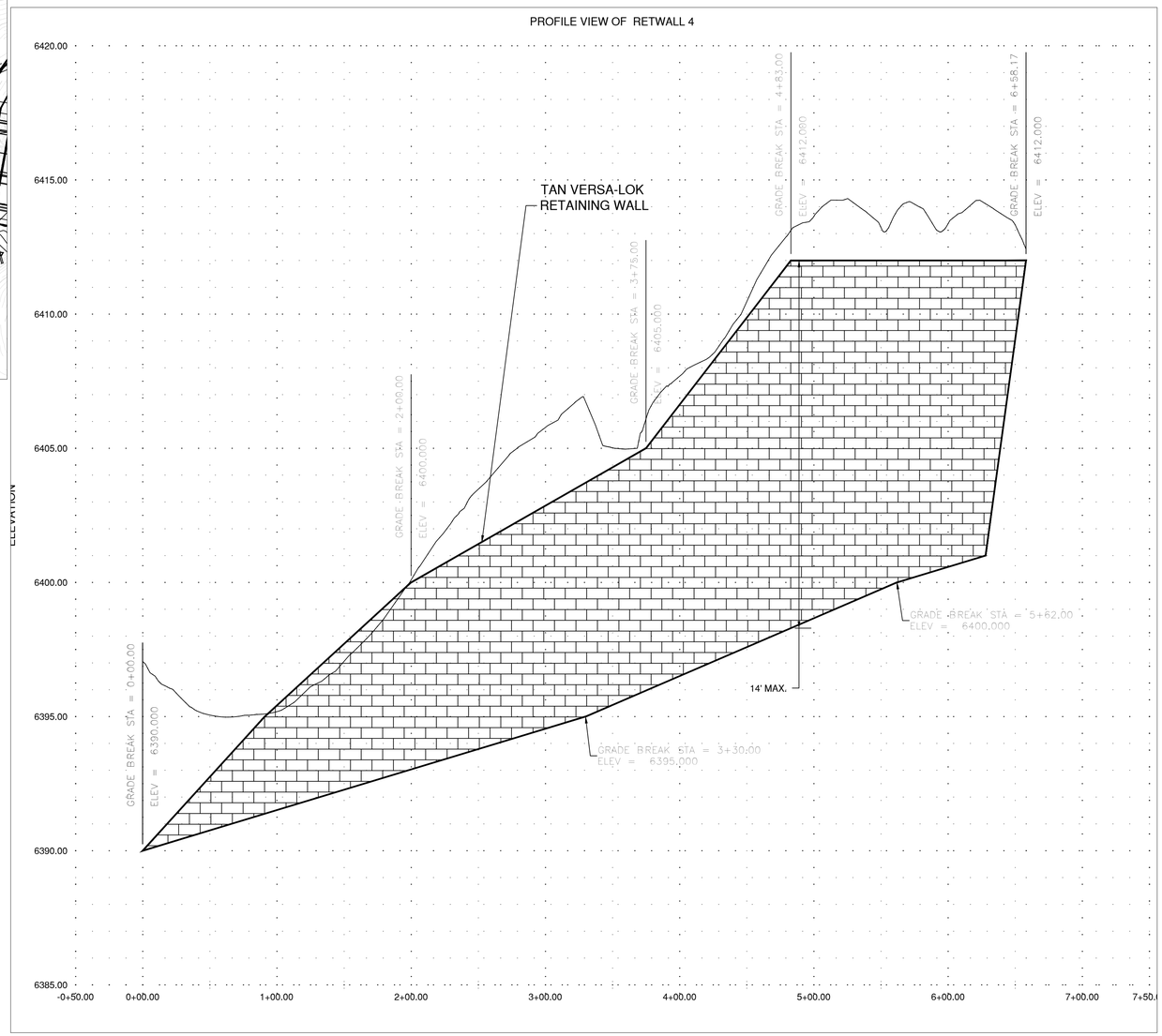
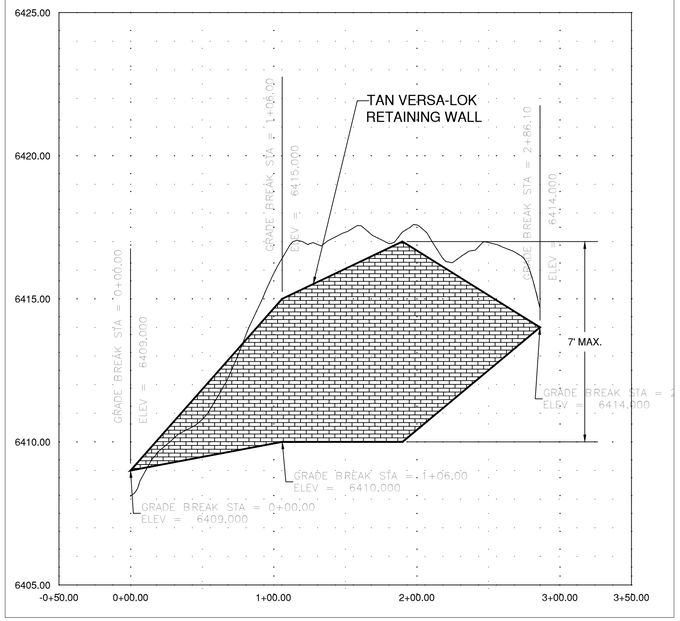


KEY MAP
SCALE: 1" = 500'

PROFILE VIEW OF RETWALL 4



PROFILE VIEW OF RETWALL 5



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RETAINING WALL ELEVATIONS

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
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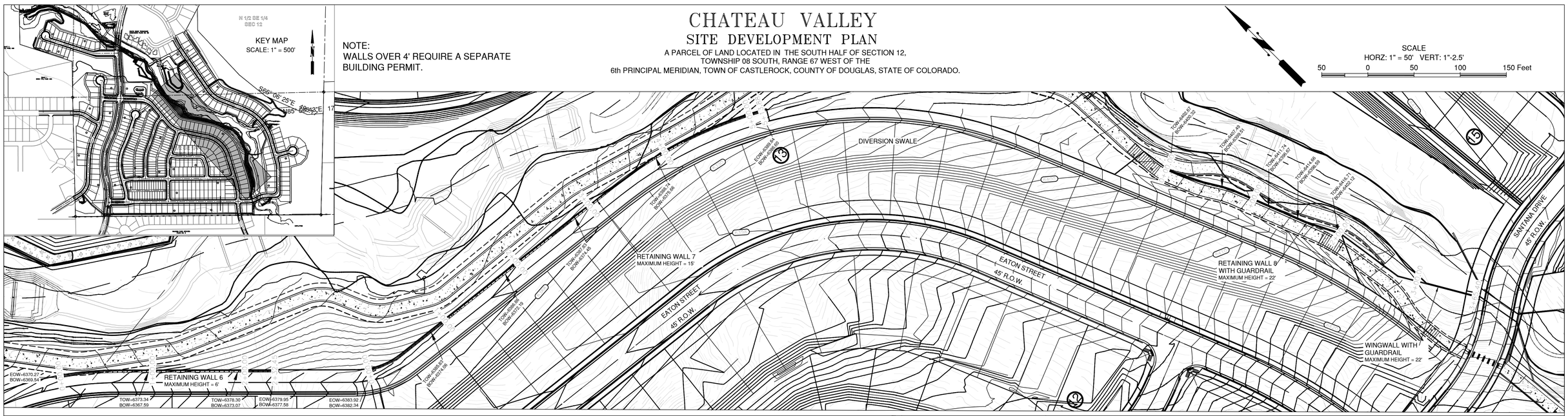
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTE:
WALLS OVER 4' REQUIRE A SEPARATE BUILDING PERMIT.

SCALE
HORZ: 1" = 50' VERT: 1"-2.5'
50 0 50 100 150 Feet



8' SOFT PEDESTRIAN TRAIL

LOW FLOW CHANNEL CROSSING

12' CONCRETE PEDESTRIAN WALK

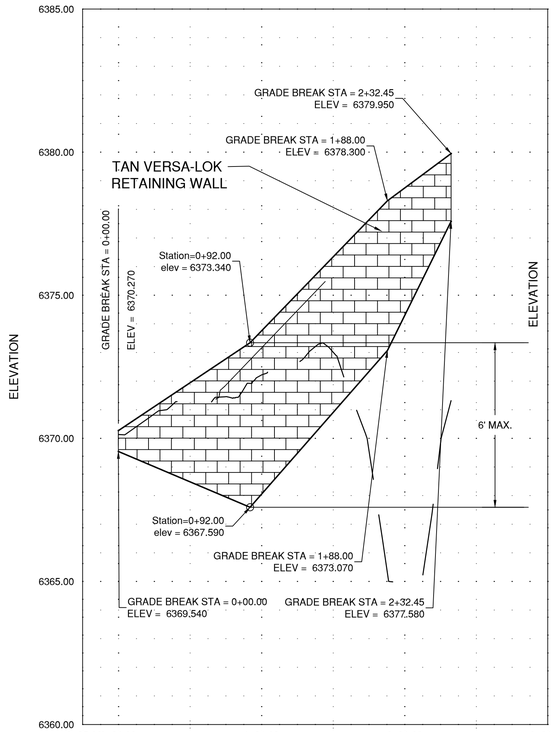
15' MAINTENANCE GRAVEL ROAD

PROPOSED PHASE 1
100 YEAR FLOODPLAIN
PROPOSED PHASE 2
100 YEAR FLOODPLAIN

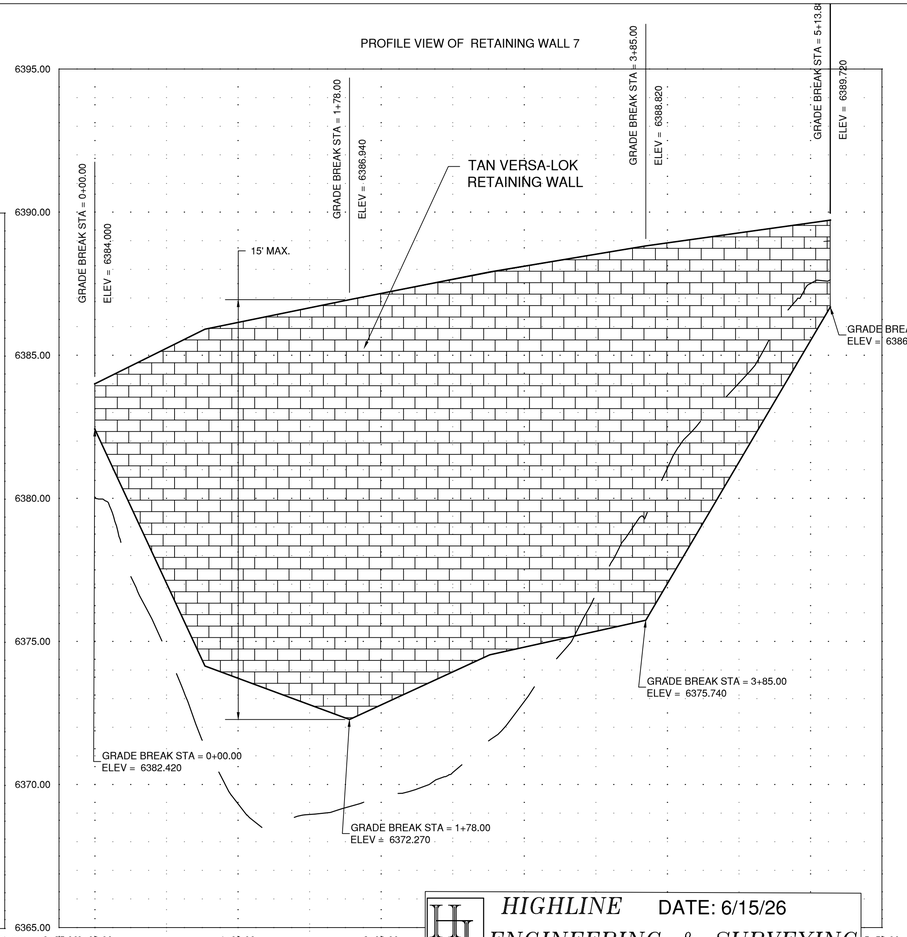
RETAINING WALL

DIVERSION SWALE

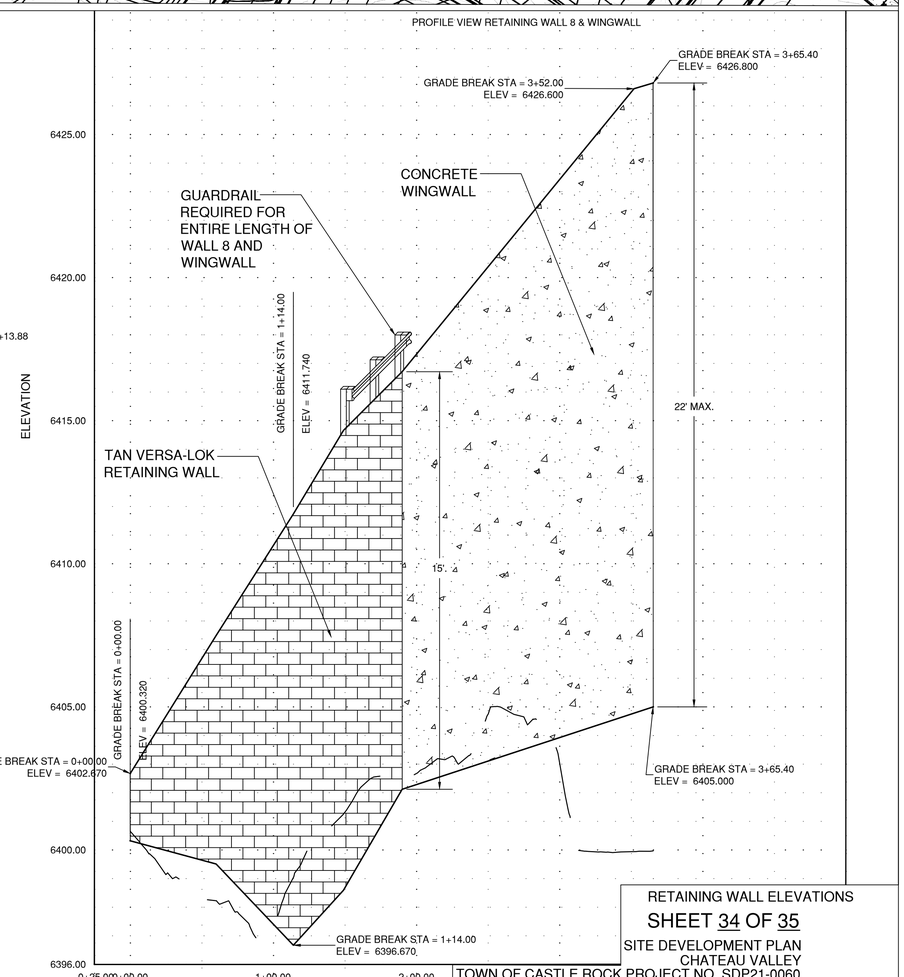
PROFILE VIEW OF RETAINING WALL 6



PROFILE VIEW OF RETAINING WALL 7



PROFILE VIEW RETAINING WALL 8 & WINGWALL



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RETAINING WALL ELEVATIONS

SHEET 34 OF 35

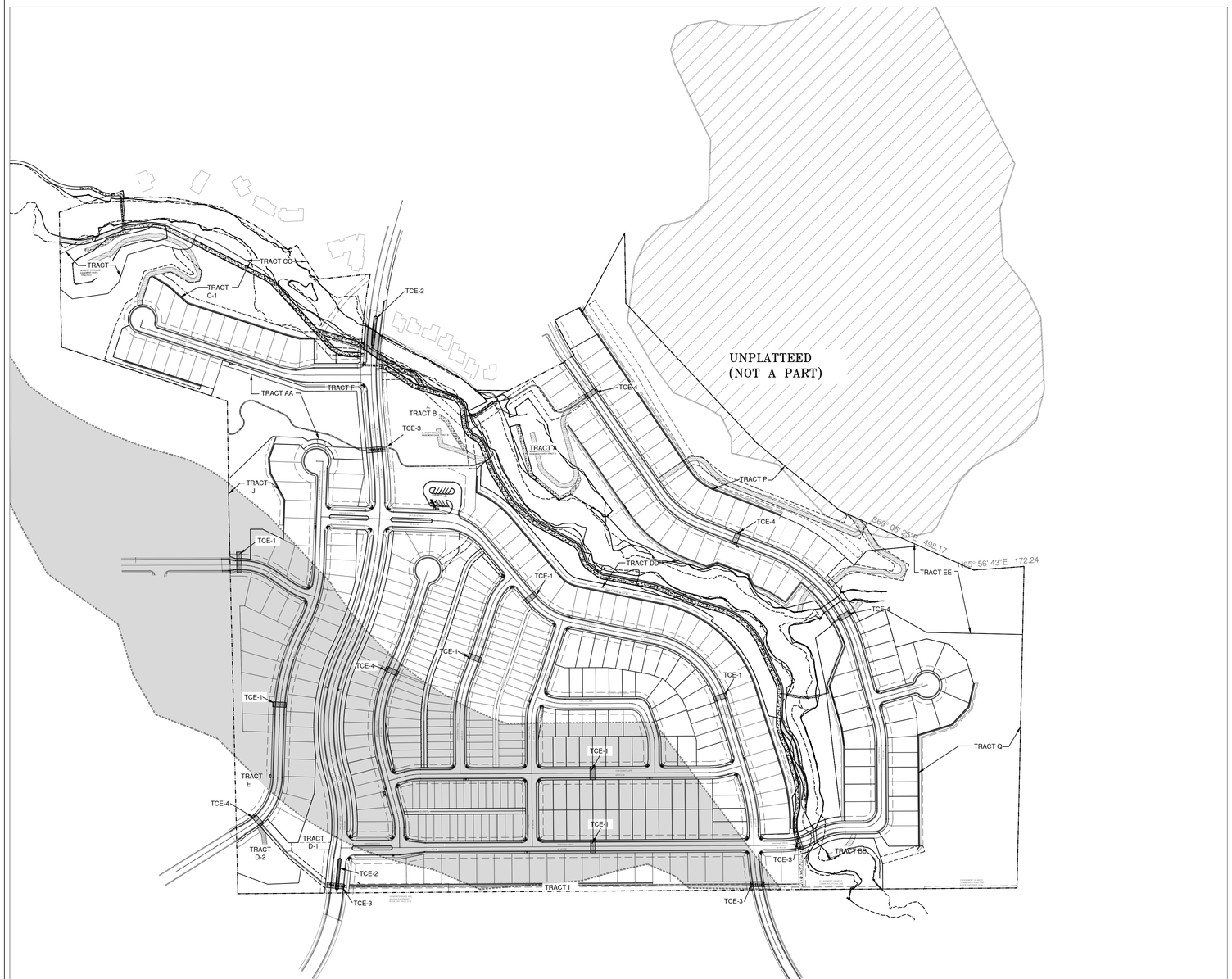
SITE DEVELOPMENT PLAN
CHATEAU VALLEY

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

CHATEAU VALLEY

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

PROPERTY BOUNDARY

NO BUILD AREA SKYLINE/RIDGELINE

MODERATE ZONE SKYLINE/RIDGELINE

UTILITY EASEMENT

MINOR RIDGELINE BOUNDARY

DIVERSION SWALE

RETAINING WALL

MINOR RIDGELINE

MAIL KIOSK

12' CONCRETE PEDESTRIAN WALK

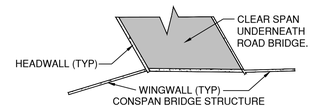
3' SOFT SURFACE PEDESTRIAN TRAIL

15' MAINTENANCE GRAVEL ROAD

12' MAINTENANCE GRAVEL ROAD

LOW FLOW CHANNEL CROSSING

FOUNDERS VISTA SUBDIVISION 15' MAINTENANCE GRAVEL ROAD (NOT A PART OF CHATEAU VALLEY)



TRAFFIC CONTROL ELEMENT

TRAFFIC CONTROL ELEMENT TYPE 1 (TCE-1)	GENERAL SPEED REDUCTION ELEMENT
TRAFFIC CONTROL ELEMENT TYPE 2 (TCE-2)	CURBED MEDIAN ISLAND
TRAFFIC CONTROL ELEMENT TYPE 3 (TCE-3)	PEDESTRIAN CROSSWALK W/ FLASHING BEACON
TRAFFIC CONTROL ELEMENT TYPE 4 (TCE-4)	PEDESTRIAN MID-BLOCK ADA RAMP WITH TRAFFIC CALMING

NOTES:
1. LOCATIONS OF TRAFFIC CALMING SHOWN ON THIS PLAN ARE CONCEPTUAL AND INTENDED TO IDENTIFY AREAS FOR COMPLIANCE WITH THE TCDM AND THE TOWN NEIGHBORHOOD TRAFFIC CALMING PROGRAM (NTCP).

2. SPECIFIC TRAFFIC CALMING ELEMENTS WILL BE DETERMINED THROUGH THE NTCP POLICIES AND OBJECTIVES. ACTUAL EMPLOYED MEASURES ARE TO BE DEFINED WITHIN FUTURE CONSTRUCTION PLANS.

3. ADDITIONAL OFFSITE TRAFFIC CALMING ELEMENTS MAY BE WARRANTED AND INSTALLED AS A PART OF CHATEAU VALLEY SUBDIVISION.

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DATE: 6/15/26

TRAFFIC CALMING PLAN
SHEET 35 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060