



Project Written Comments

Town of Castle Rock

2nd Review – External Referral

Comments

12-31-25

Project Number: SDP22-0057

Description: Crystal Valley Ranch Paired Homes

Applied: 12/15/2022

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: CASTLE ROCK, CO 80104

Status: UNDER REVIEW

Applicant: Karen Henry, Henry Design Group, Inc.

Parent Project: PREAPP21-0066

Owner: PINNACLE VIEW DEVELOPMENT LLC

Details:

This Site Development Plan proposes 28 single-family attached units configured as paired homes, and one single-family detached home that serves as a transition to the adjacent single-family detached neighborhood. Also planned is a 2,000 square foot commercial space for one tenant with an 882 square foot outdoor patio area.

Each paired unit will include an attached one-car garage and a 20 foot long driveway for the second onsite parking space. The single-family detached home will have a two-car garage, with a driveway to provide two additional onsite parking spaces. All units will front to an internal private street with on street parking.

The site is in Councilmember Dietz' district.

LIST OF REVIEWS

TYPE	CONTACT	STATUS	REMARKS
Review Group: EXTERNAL REFERRAL ADMIN			
DC PLAN ENGR AND ADDR	DC PLANNING ENGINEERING	RED - NEED REVISIONS	
Notes: See the attached Referral Comments Report.			
CORE Electric	DOCUMENTS ATTACHED		
Notes: CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review included evaluation of existing CORE facilities, utility easements, electric loading, and service requirements. Based on our review, we are advising you of the following comments and required revisions: 1. Existing CORE Electric Facilities CORE has existing underground and overhead electric facilities on the property. All existing utility easements and facilities will remain in place unless the applicant specifically requests removal. Any relocation, modification, or removal of CORE facilities will be performed at the applicant's expense in accordance with these policies. 2. Landscape Plan Revisions The proposed Site Development Plan will require revisions to the landscape plan to comply with the existing switches located at the Loop Road and Crystal Valley Parkway intersection. 3. Electric Equipment Locations The applicant must provide the proposed transformer location, clearance and access requirements.			

Acknowledged.

Landscape has been revised

Electrical equipment locations have been provided



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4. Grading Restrictions Within Easements

Proposed grading within existing CORE easements and maintain CORE's required minimum and maximum de

Electrical equipment locations have been provided

ecessary to

5. Easement Modification – Lot 17

CORE will require the existing 5-foot utility easement on Lot 17 to be increased to a and future electric facilities necessary to serve the development.

Lot 17 has been increased to 10'

ilities

6. Required Site Development Plan Note

CORE requires the following language to be added to the Site Development Plan note

NOTED.

"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, monuments, 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. Prohibited improvements may be removed by the entities responsible for providing the utility services."

7. Additional Information Required – Data Summary Sheet

CORE Electric Cooperative is requesting additional project details. Due to the scope and nature of this development, CORE requires the applicant to complete the enclosed Data Summary Sheet, which provides construction phasing. Please forward the Data Summary Sheet to the applicant and the developer must provide the maximum expected or allowable building size (square footage) or use expected to occupy each lot. CORE understands that some information may be es to allow CORE to accurately plan for electrical service capacity and infrastructure requirements.

DATA SUMMARY SHEET IS PROVIDED.

Please incorporate all required revisions into the next submittal. Should you have any questions regarding these comment

CORE Electric Cooperative is requesting more details. Due to the nature of this submittal, CORE Electric Cooperative is requiring the applicant complete a form providing electrical loads and construction phasing for this project. Please forward the enclosed DATA SUMMARY SHEET to the applicant and instruct them to return a completed copy to me. The developer needs to provide information concerning the maximum expected/allowable building size in square footage on each lot as well as the anticipated type of business to occupy that lot. While CORE Electric Cooperative understands that some of the information may be a best estimate on the part of the developer, any and all information supplied would help in our ability to ensure that adequate facilities will be available.

Thanks

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 **MAIN**

720.733.5493 **DIRECT**

303.912.0765 **MOBILE**

www.core.coop.

See attached documents.