

Project Name: Crystal Valley Ranch Filing 18, Tract C

Project Number: RE2026-051

Date Received: 04/23/2026

Jurisdiction: Town of Castle Rock

Due Date: 05/06/2026

HENRY DESIGN GROUP
RESPONSE TO COMMENTS
05/15/2026

Addressing Comments:

The street name show on the plans - PERRO DORADO TRAIL - is acceptable. However, street names must be established by plat or other recorded document and may not be established by site plan. Please confirm there is a plat in process to establish PERRO DORADO TRAIL and submit that project to this office for review.

- A plat will be provided with the Construction Document / Plat in the next phase of the project after approval of the Site Development Plan. When a plat is in process, a copy will be sent to DoCo Department of Community Development for review.

Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglasco.gov or 303.660.7411 with questions.

Engineering Comments:

No Comments

Planner Comments:

Narrative states the commercial patio is 882 sf while the plans show an are of 943 sf. Please make sure narrative and plans are consistent.

- The narrative was not resubmitted with the 3rd SDP submittal as there were no review comments. We have revised the narrative with updated information to match the plans as submitted and have included the narrative in this 4th formal submittal package of the Site Development Plan.

Will the future owner of Lot 16 have enough clear space to back out of driveway without hitting EVA gate?

- A dimension has been provided on the plans showing this distance. There is 11.52' from the eastern edge of the driveway to the nearest point of the EVA gate. Per ToCR Municipal Code 17.54.100 Item D. "a turn around area of 5 feet in depth shall be provided". A concrete bollard has been placed in front of the gate locking post to protect the gate assembly in the event of a collision with a vehicle.

With the EVA gate in place, will delivery trucks to the commercial lot be able to turnaround in Perro Dorado Trail?

- Delivery Trucks will be able to utilize the private drive accessing "parking area b" to turn around and exit the property at the intersection of Perro Dorado Trail and Magwitch Drive. The EVA is exclusively to be utilized by emergency vehicles. An auto-turn exhibit was provided with the 3rd SDP submittal illustrating the ability of a large vehicle to turn around on site.

Instead of an EVA gate, was traffic calming such as traffic bulbs, enhanced landscaping, or reduced radius street curves considered for Perro Dorado?

- Based on the feedback from the required neighborhood meetings and at the direction of Town Planning staff, an EVA is preferred to limit traffic impacts on the existing homes in Crystal Valley.