

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:

- NORTH 00°47'49" WEST A DISTANCE OF 390.06 FEET TO A NO. 3 REBAR;
- NORTH 71°58'12" WEST A DISTANCE OF 594.90 FEET TO A NO. 3 REBAR;
- 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:

- SOUTH 07°35'34" EAST A DISTANCE OF 26.22 FEET TO A NO. 4 REBAR;
- NORTH 86°35'53" EAST A DISTANCE OF 48.65 FEET TO A REBAR WITH A RED PLASTIC CAP STAMPED LS 6935;
- 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;

- 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:

- 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;
- NORTH 84°33'16" EAST A DISTANCE OF 176.40 FEET TO THE WESTERLY LINE OF SOUTHRIDGE TOWNHOUSE SUBDIVISION FILING NO 58, 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. 58 THE FOLLOWING TEN (10) COURSES:

- 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;
- 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;
- 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 NORTH 42°29'40" WEST A DISTANCE OF 51.97 FEET TO A SHINER WITH NAIL;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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:

- 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;
- NORTH 28°08'02" EAST A DISTANCE OF 308.42 FEET;

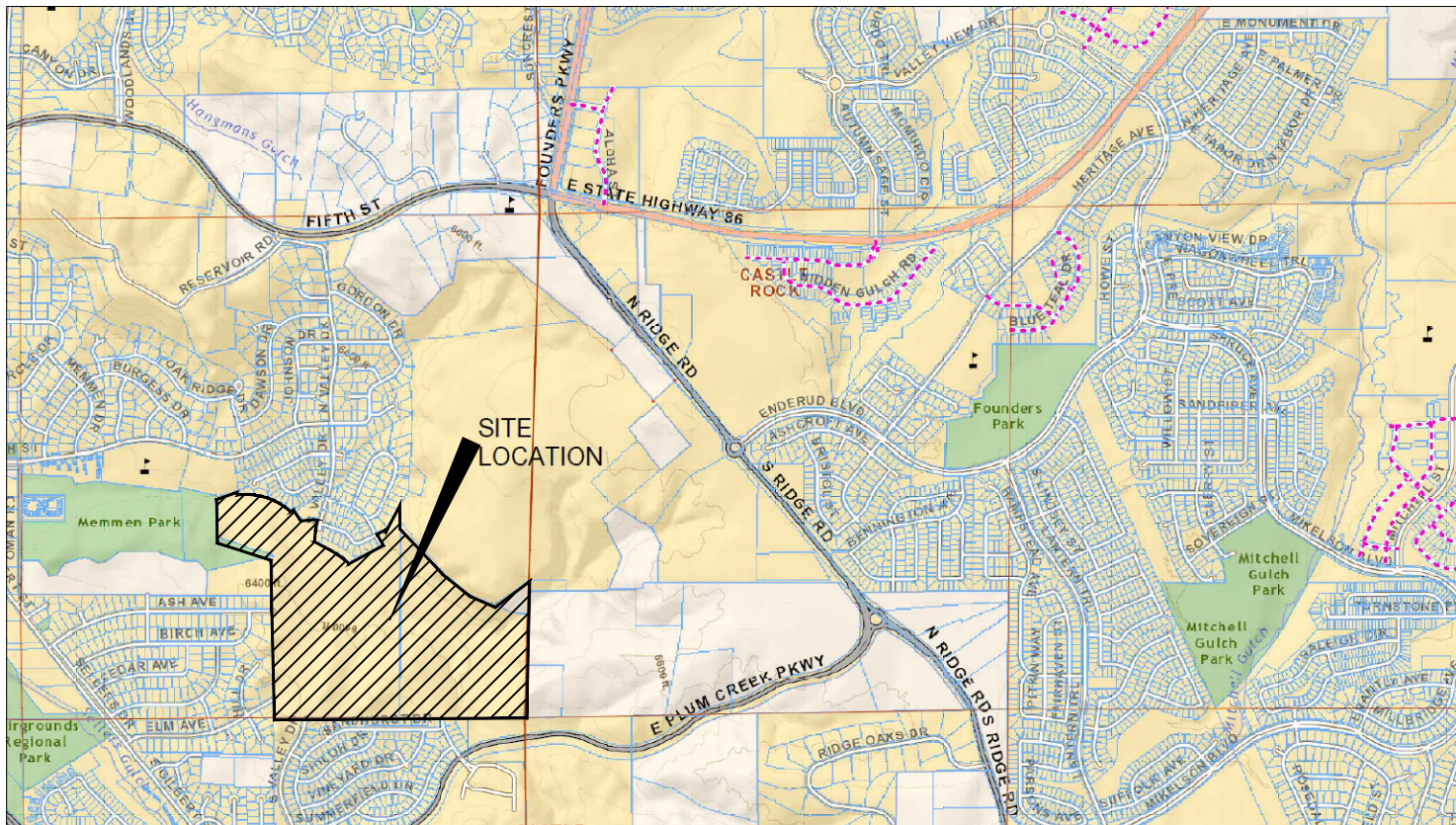
THENCE SOUTHO0°56'21" EAST A DISTANCE OF 239.21 FEET;
THENCE SOUTH 43°09'14" EAST A DISTANCE OF 654.85 FEET;
THENCE SOUTH 50°55'58" EAST A DISTANCE OF 365.55 FEET;
THENCE SOUTH 66°06'25" EAST A DISTANCE OF 498.19 FEET;
THENCE NORTH 85°56'43" EAST A DISTANCE OF 172.24 FEET TO THE POINT OF BEGINNING.

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

- 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 RECORD AND INFORMATION, INCLUDING DATE AND RECEPTION NUMBER IS YOUNG/AMERICAN P.U.D., RECORDED UNDER RECEPTION NUMBER 310821, DATED 8/30/1983.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, WITH PORTIONS OF THE PROPERTY LOCATED WITHIN DESIGNATED 100-YEAR 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.
- 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.
- 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.
- 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.
- 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 PEBBLE'S MEADOW JUMPING MOUSE HABITAT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 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.
- 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 DEAD OR DISEASED PLANT MATERIAL. UPON SNOW REMOVAL 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.
- FINAL LANDSCAPE 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 EASEMENTS 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.
- 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.
- 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.
- METRO DISTRICT OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE DIVERSION SWALES AND RETAINING WALLS.
- 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.
- 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.
- 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.

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.



VICINITY MAP

1"=200'

GENERAL NOTES

- FIRE NOTES
- 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.
 - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
 - 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.
 - 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.
 - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
 - 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.
 - 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.
 - "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 TO 32 FEET WIDE.
 - "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.
 - 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

- 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

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 COMMISSION 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

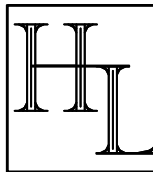
I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION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



HIGHLINE **DATE: 6/15/26**
ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

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

SCALE: 1" = 200'

200 0 200 400 600 Feet

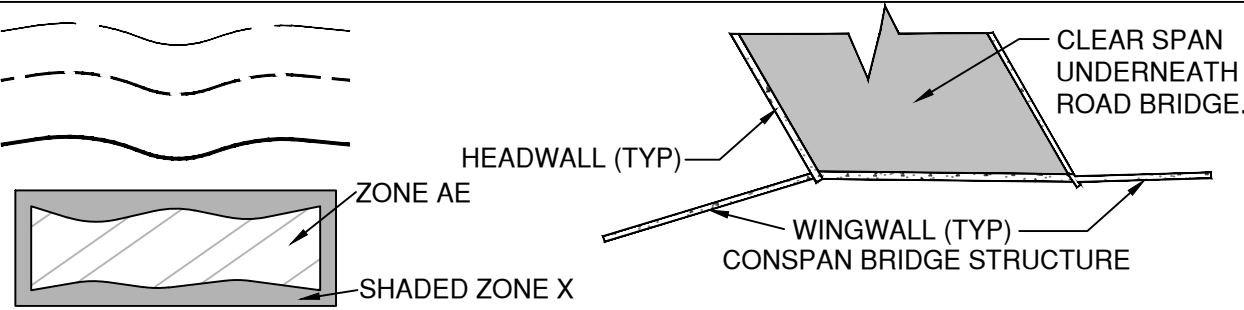
LEGEND

- 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

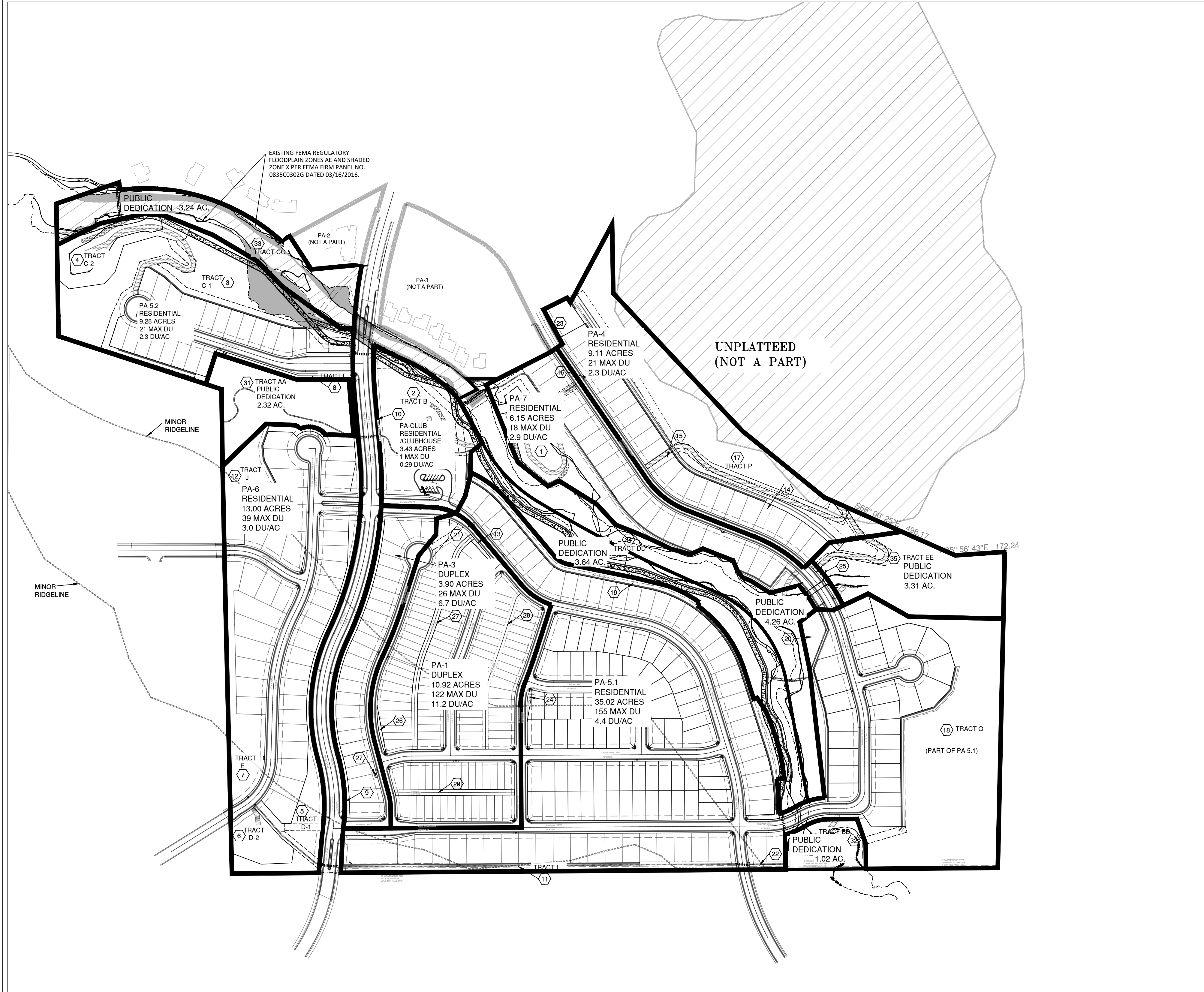
LEGEND

- 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.



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.



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, UTILITIES AND SIGHT DISTANCE EASEMENT	CHATEAU VALLEY HOA	CHATEAU VALLEY HOA OR METROPOLITAN DISTRICT
25	TRACT Z-1	0.07	PRIVATE OPEN SPACE, DRAINAGE, 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.

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

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

CHATEAU VALLEY
SITE DEVELOPMENT PLAN

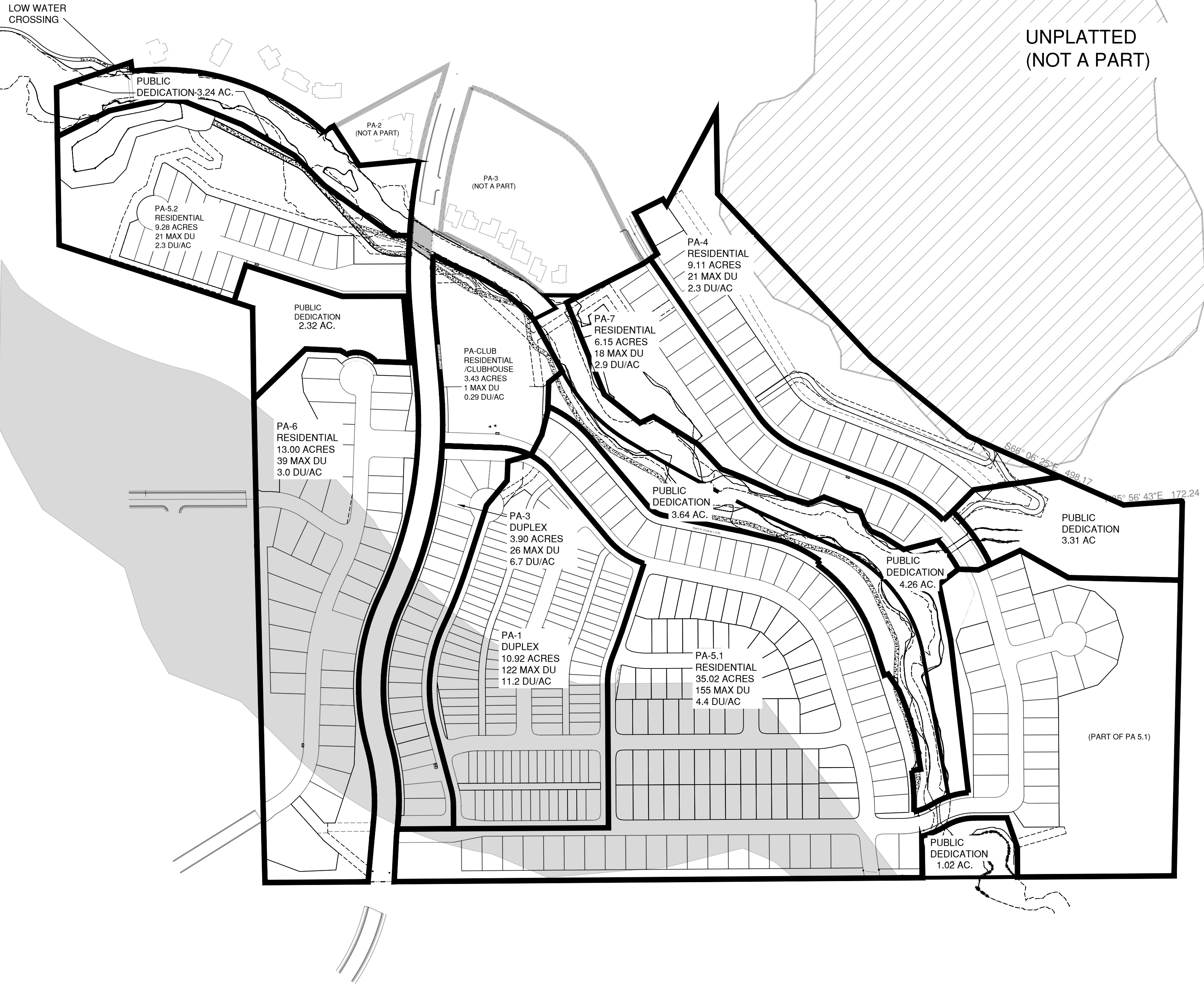
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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	SINGLE	SINGLE	CLUB	SINGLE	SINGLE	SINGLE	SINGLE
	FAMILY ATTACHED RESIDENTIAL	FAMILY ATTACHED/DETACHED RESIDENTIAL	FAMILY DETACHED RESIDENTIAL	HOUSE	FAMILY DETACHED RESIDENTIAL	FAMILY DETACHED RESIDENTIAL	FAMILY DETACHED RESIDENTIAL	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 RESIDENTIAL	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
AREA	PA 1 (R-E) 10.99 AC	PA-1 10.92 AC.
DENSITY	16 DU/AC	11.2 DU/AC
AREA	PA-3 (R-D) 3.89 AC	PA-3 3.90 AC.
DENSITY	10 DU/AC	6.7 DU/AC
AREA	PA-4 (R-A) 11.85 AC	PA-4 9.12 AC.
DENSITY	3.0 DU/AC	2.3 DU/AC
AREA	PA-5(1)- (R-B) 36.61 AC	PA-5.1 35.02 AC.
DENSITY	5.0 DU/AC	4.4 DU/AC
AREA	PA-5(2)- (R-B) 9.02 AC	PA-5.2 9.29 AC.
DENSITY	5.0 DU/AC	2.3 DU/AC
AREA	PA-6 (R-A) 13.98 AC	PA-6 13.00 AC.
DENSITY	3.0 DU/AC	3.0 DU/AC
AREA	7 (R-C) 11.35 AC	PA-7 6.15 AC.
DENSITY	3.0 DU/AC	2.9 DU/AC



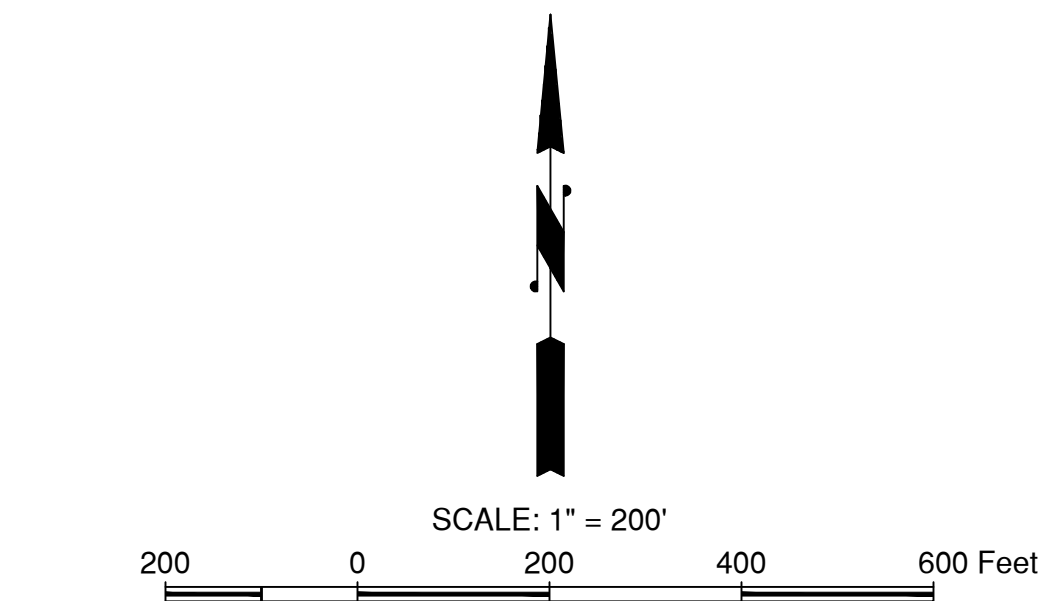
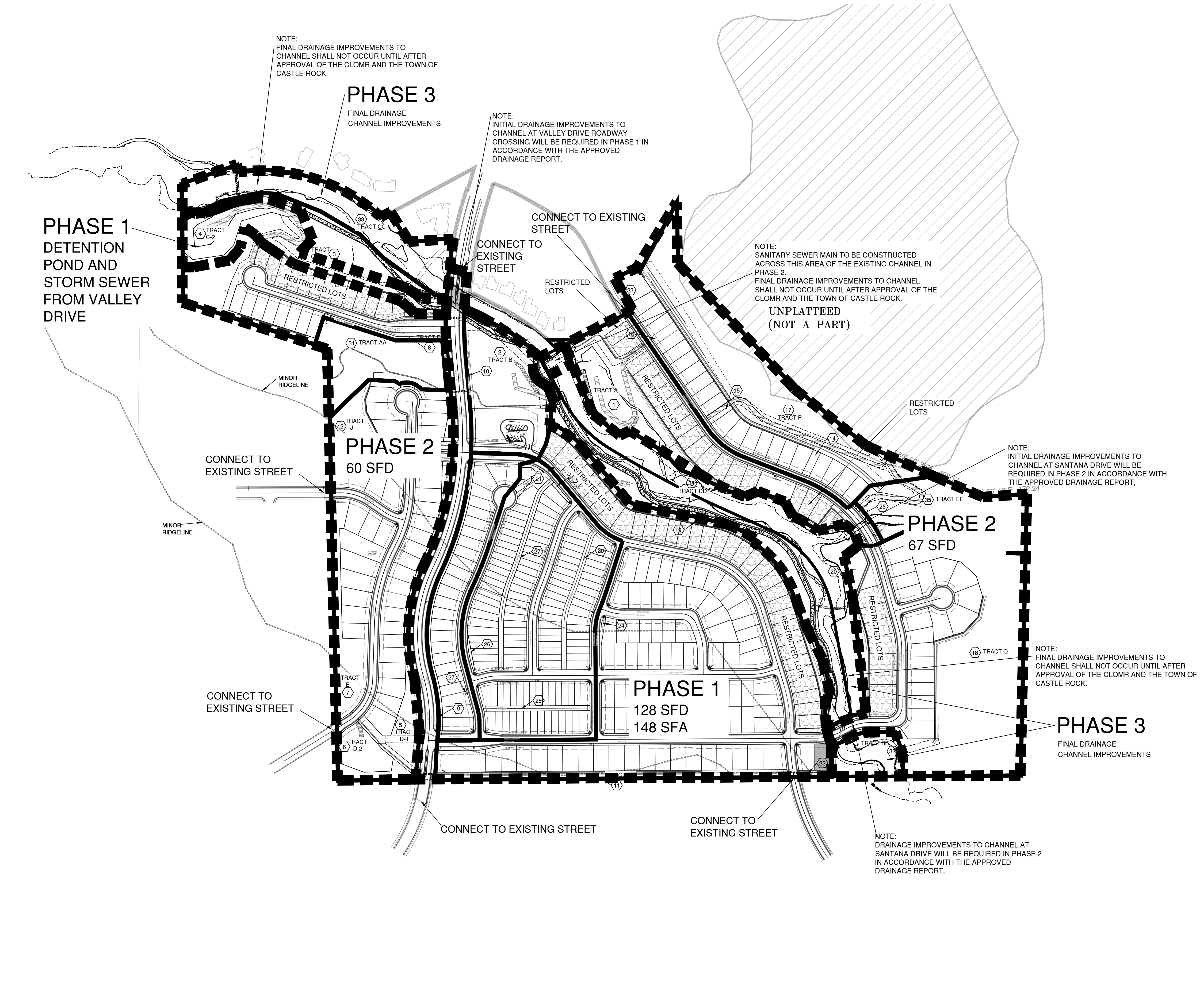
HIGHLINE
ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/15/26

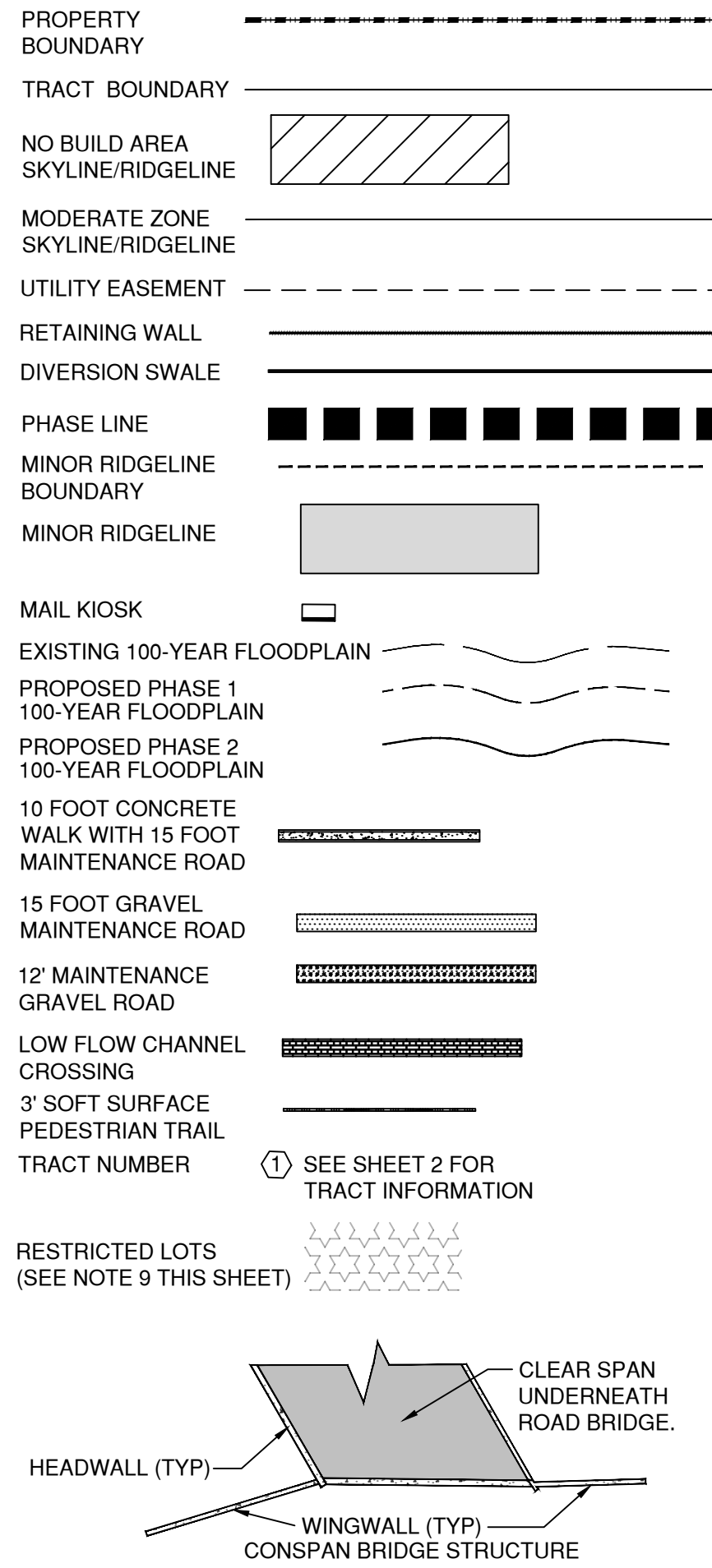
LAND USE COMPARISON
SHEET 3 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

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
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

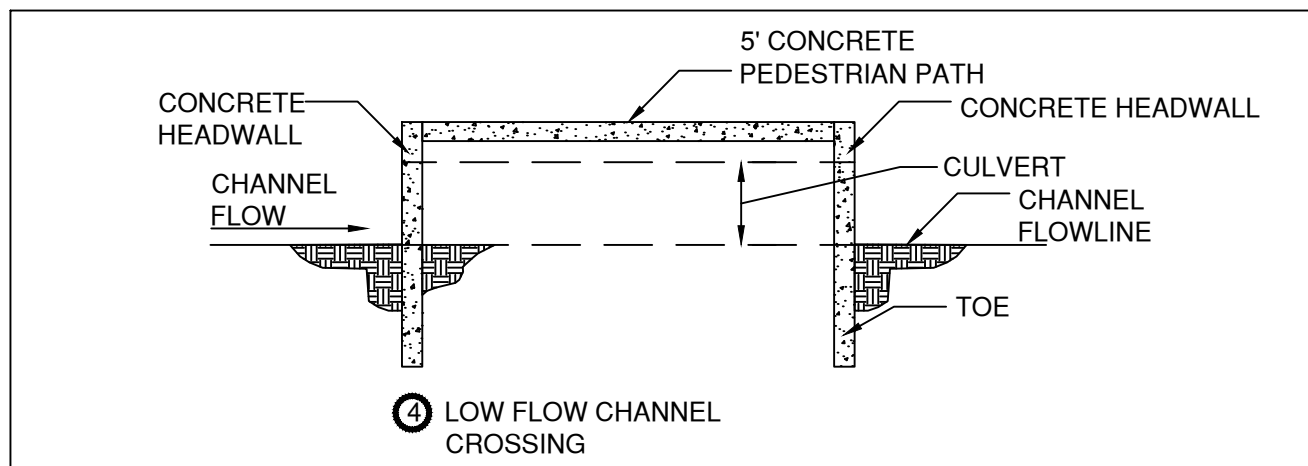
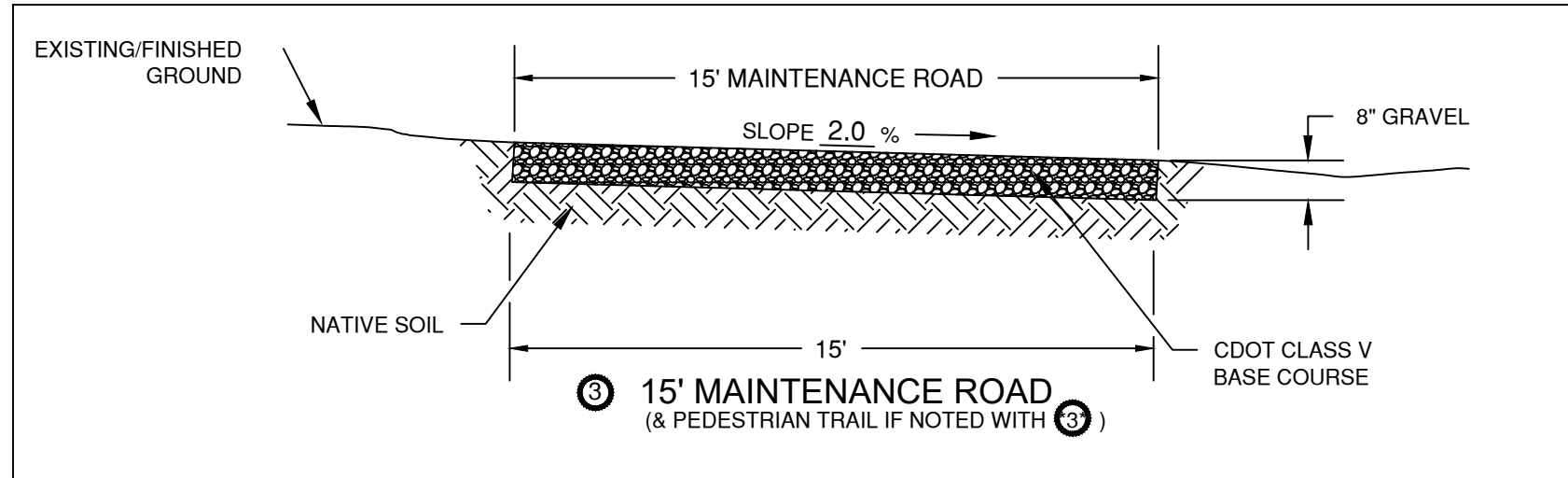
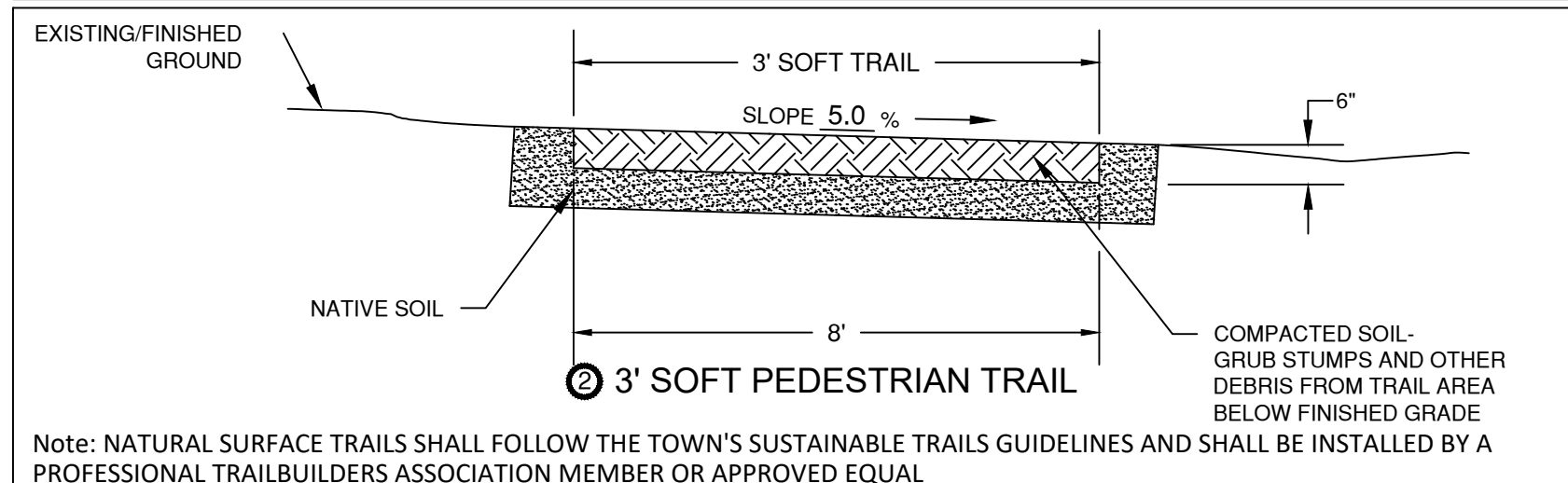
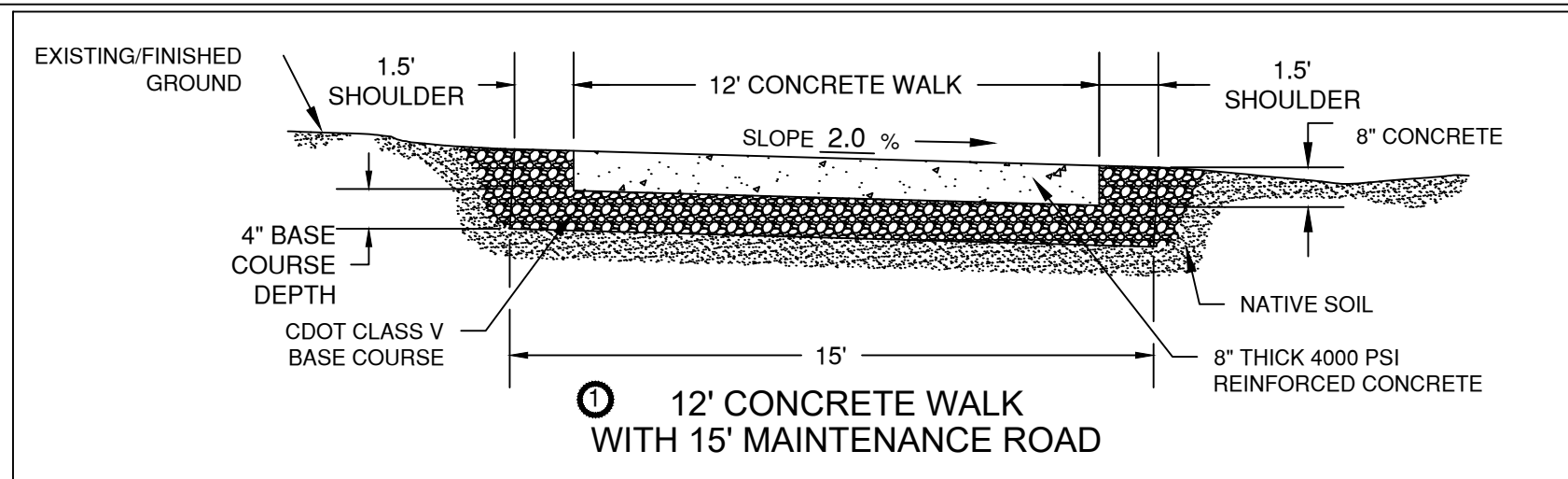
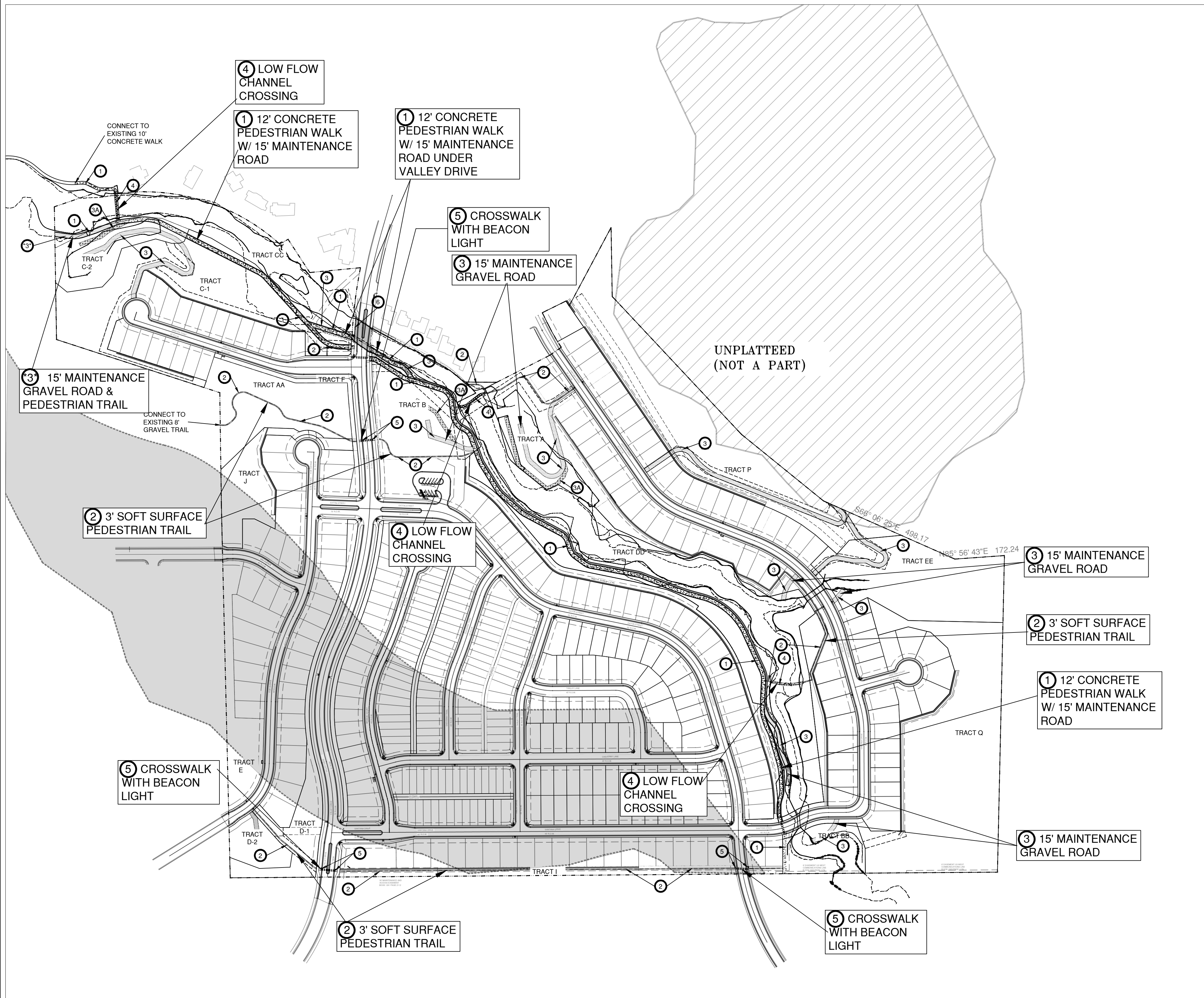


NOTES

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.

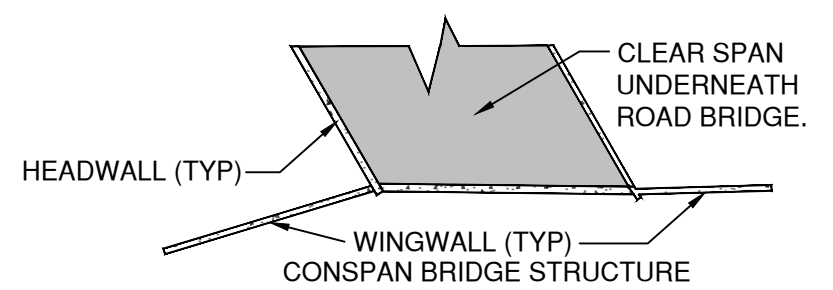
CHATEAU VALLEY SITE DEVELOPMENT PLAN

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.



CROSSWALK WITH BEACON LIGHT
SCALE: 1" = 200'
200 0 200 400 600 Feet

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

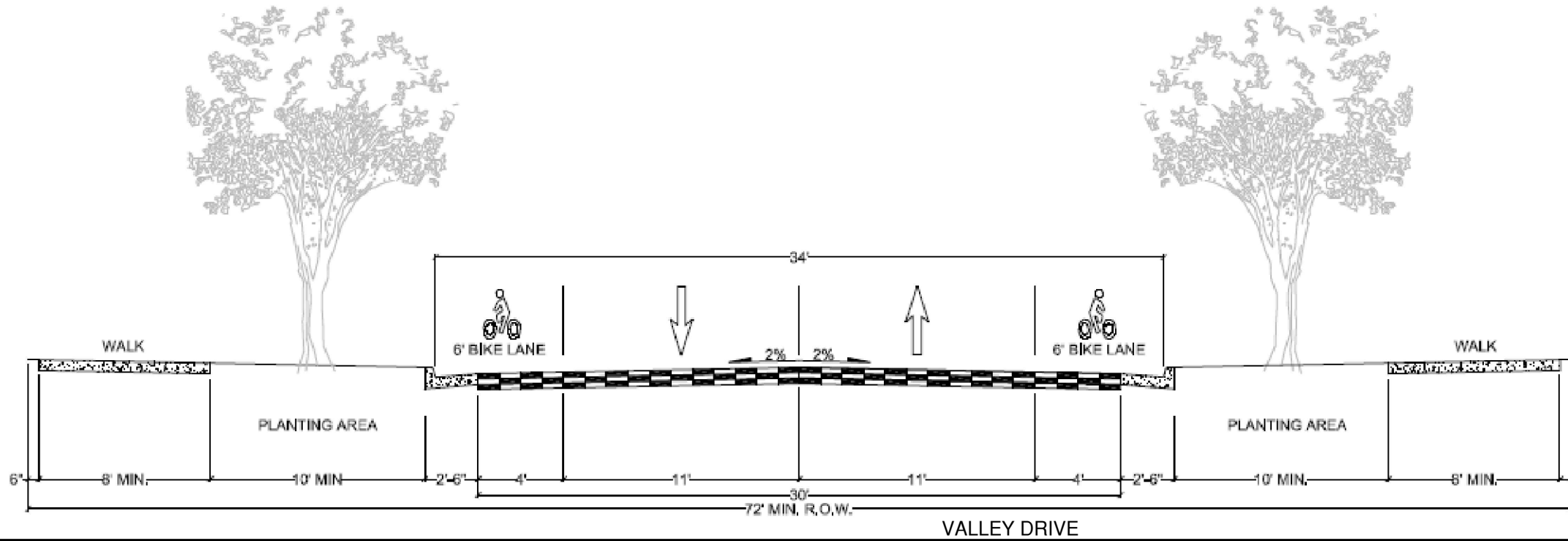
TRAIL PLAN SHEET 5 OF 35

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

CHATEAU VALLEY SITE DEVELOPMENT PLAN

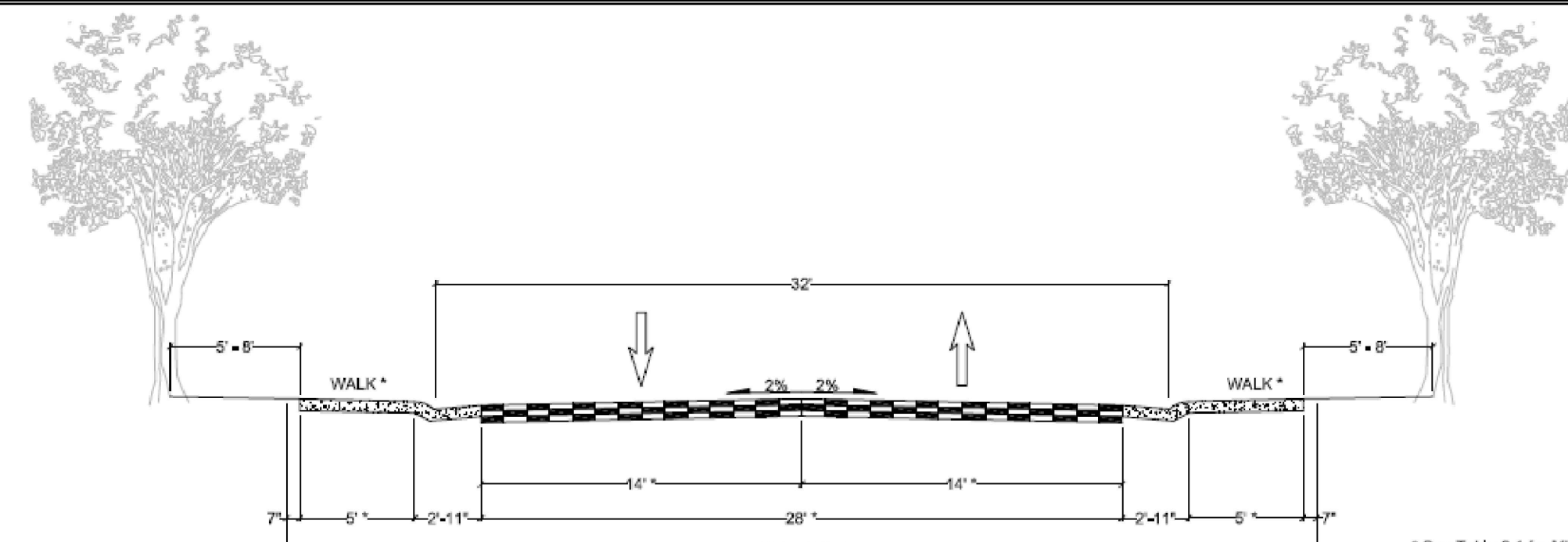
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOWN OF CASTLE ROCK
COLLECTOR
RESIDENTIAL



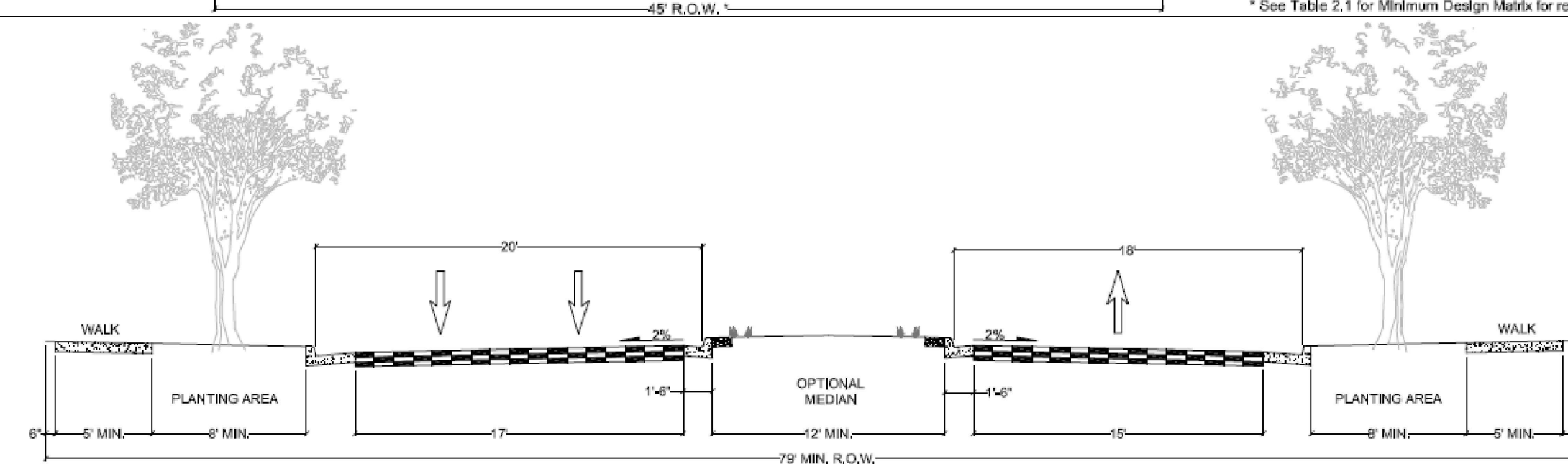
- Notes:
1. No On-Street Parking.
 2. Turn lanes must be provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
 3. Inset parking bays will be required adjacent to parks and schools. Planting areas shall be removed to accommodate parking bays.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

TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

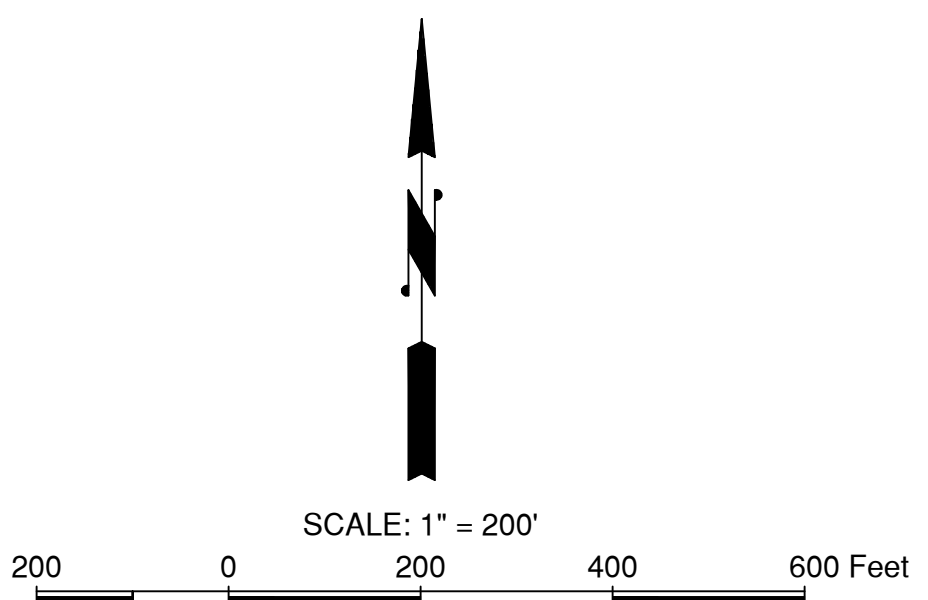
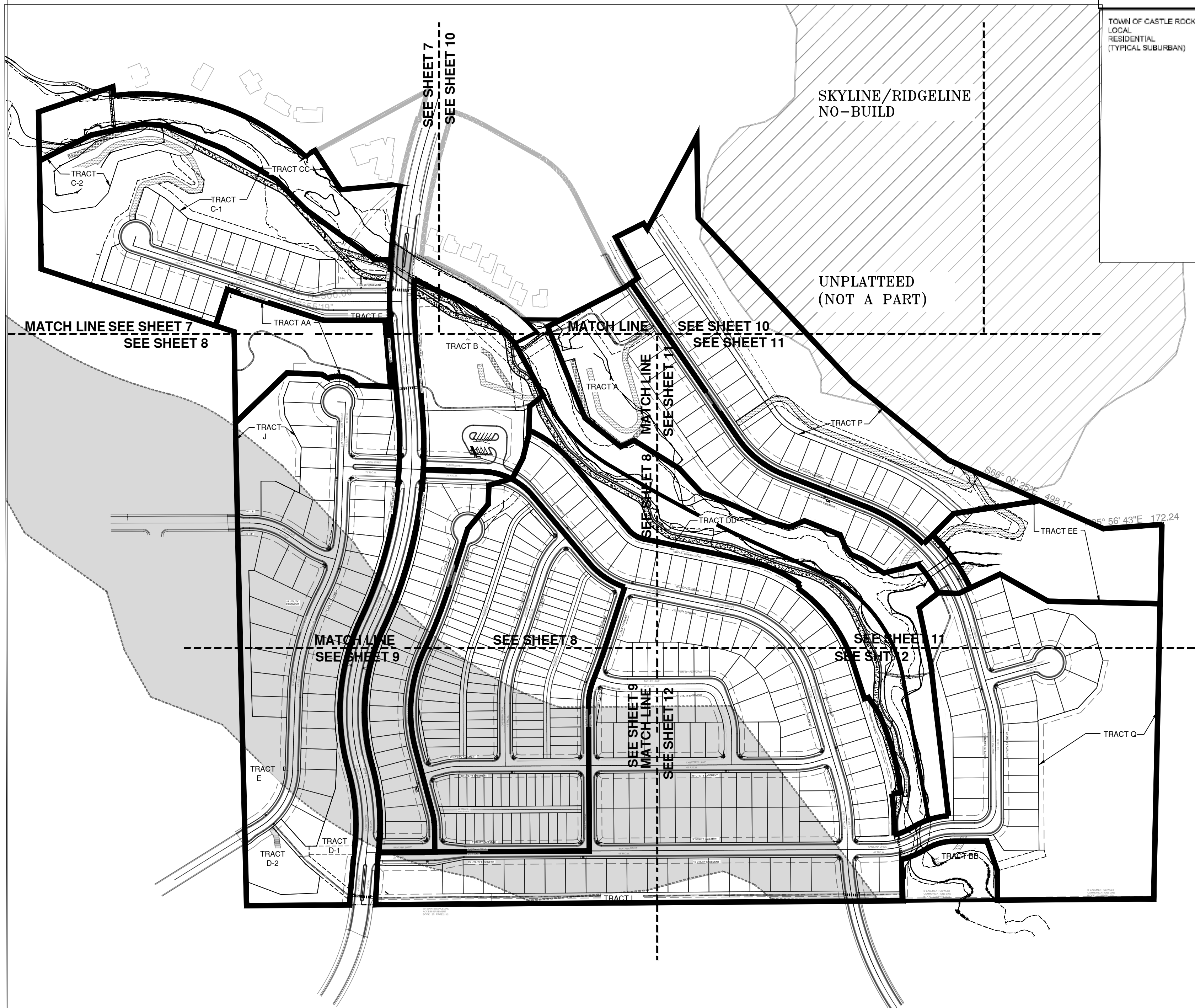


- Notes:
1. Parking allowed on both sides of street.
 2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CC-2.
 3. Vertical Curb may be installed in lieu of Mountable Curb.
 4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CC-2.
 5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

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. CC-1.
 5. Median - see Detail Plan No. CC-1, Section CC-1.
 6. Trees within 10' of travel lane requires Median Planter.
 7. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.



LEGEND

MATCH LINE	-----	3' SOFT SURFACE PEDESTRIAN TRAIL	-----
PROPERTY BOUNDARY	-----	LOW FLOW CHANNEL CROSSING	-----
TRACT BOUNDARY	-----	10' CONCRETE PEDESTRIAN WALK	-----
NO BUILD AREA	-----	15' MAINTENANCE GRAVEL ROAD	-----
SKYLINE/RIDGELINE	-----	12' MAINTENANCE GRAVEL ROAD	-----
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	-----		
HEADWALL (TYP)	-----	CLEAR SPAN UNDERNEATH ROAD BRIDGE.	-----
WINGWALL (TYP)	-----	CONSPAN BRIDGE STRUCTURE	-----

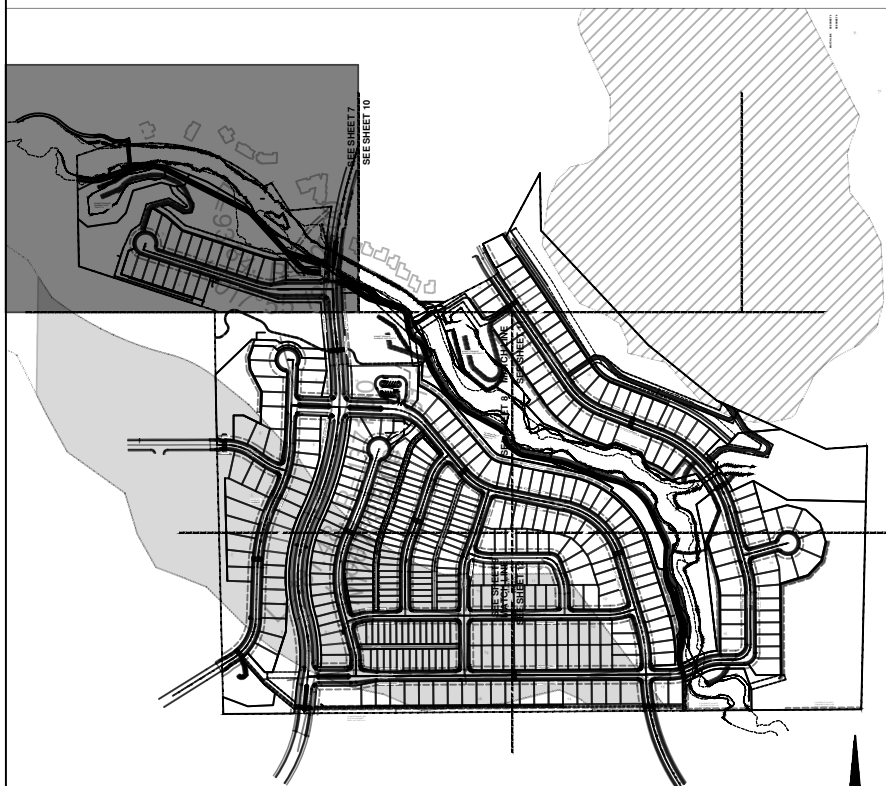
KEY MAP SHEET 6 OF 35

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

HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
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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



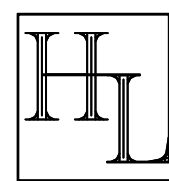
SCALE: 1" = 50'

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
- CLEAR SPAN UNDERNEATH VALLEY ROAD BRIDGE
- HEADWALL (TYP)
- WINGWALL (TYP)
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- 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.

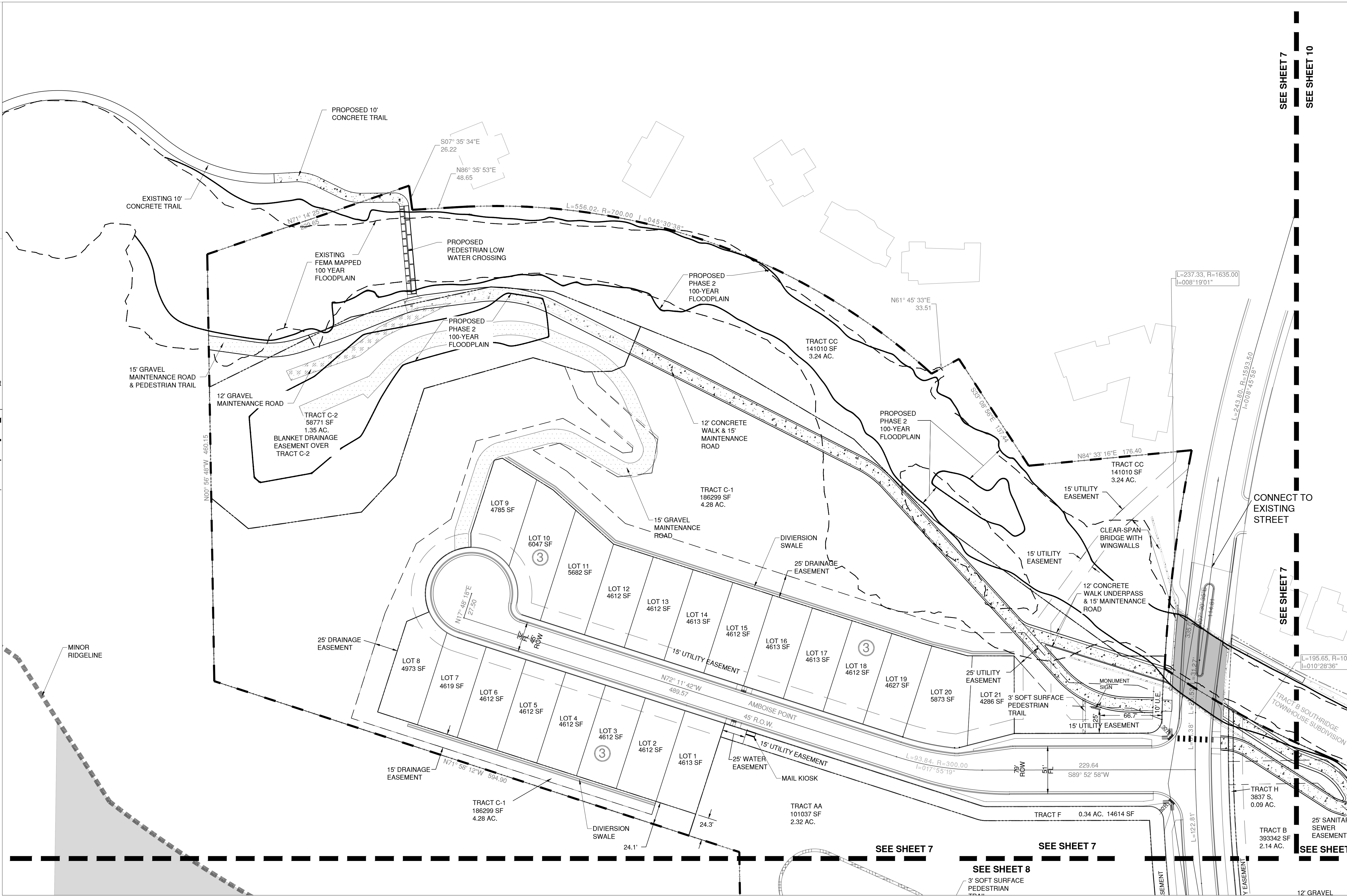


HIGHLINE
ENGINEERING & SURVEYING

DATE: 6/15/26

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Fax. No. (303) 380-3320

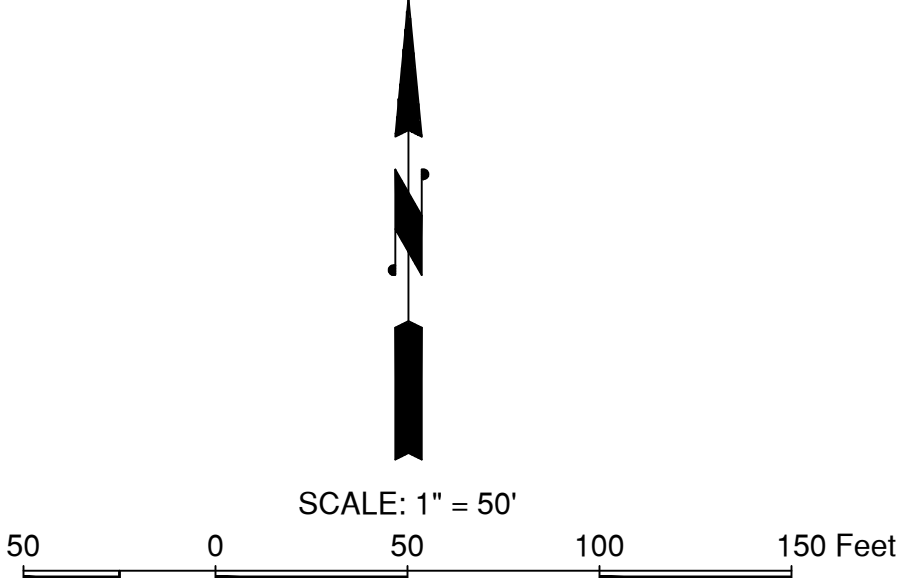
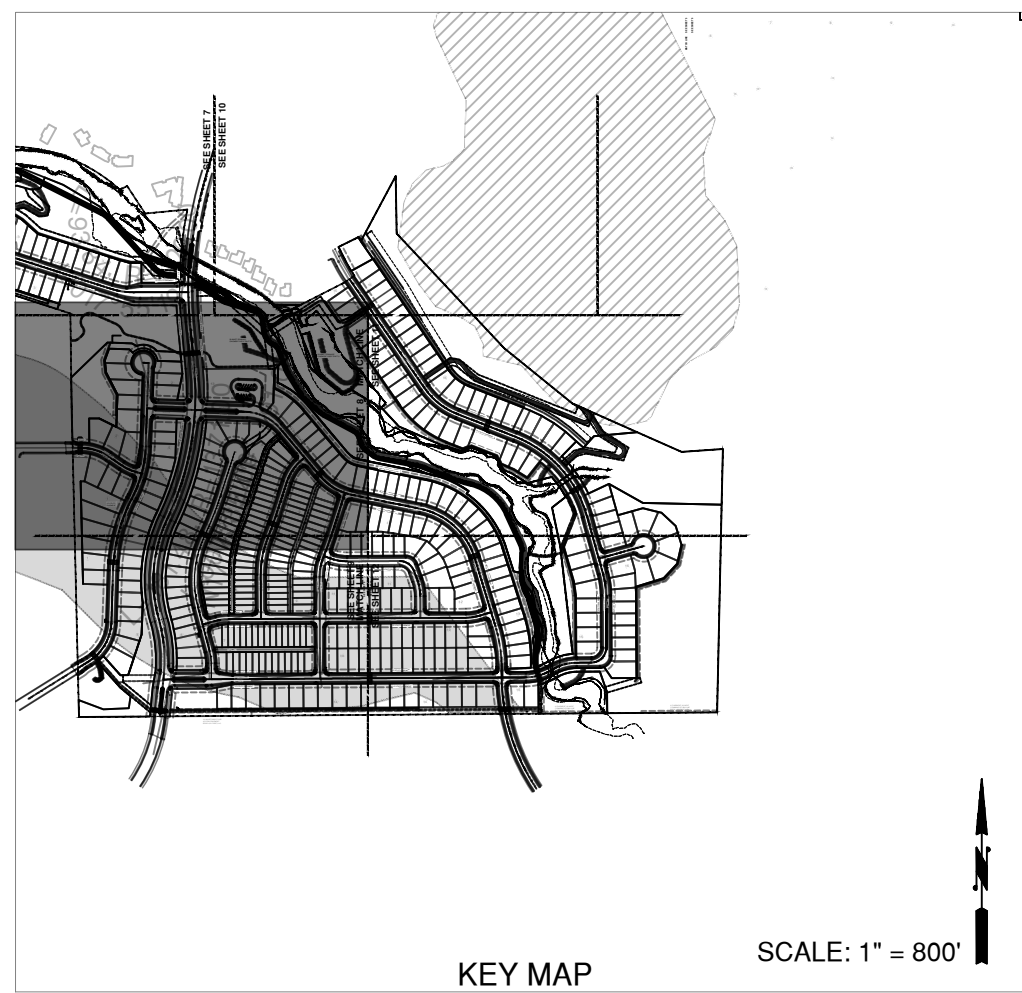


SITE PLAN
SHEET 7 OF 35

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
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



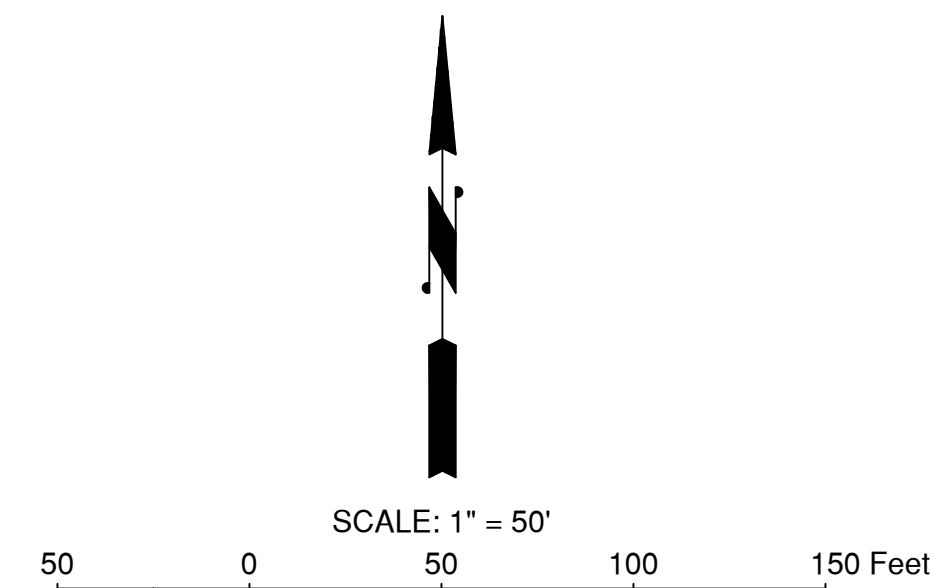
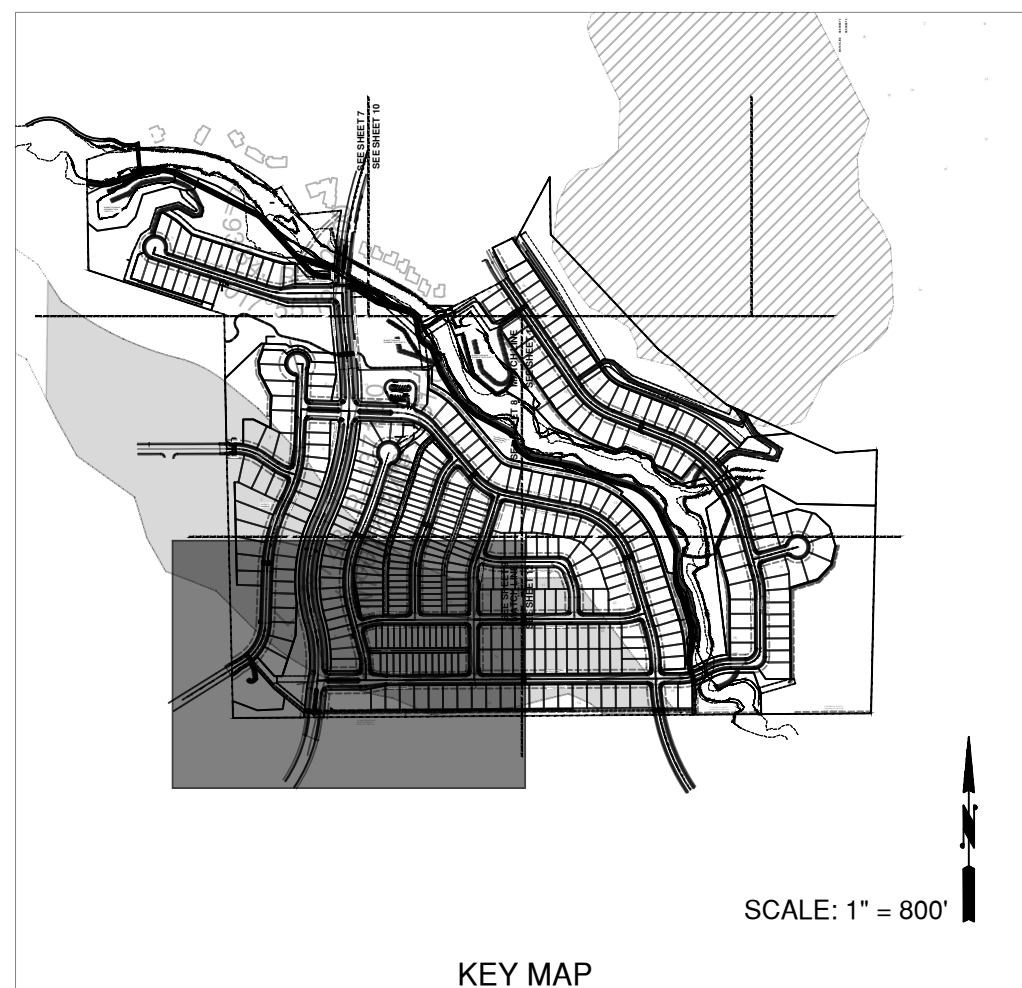
LEGEND

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



CHATEAU VALLEY SITE DEVELOPMENT PLAN

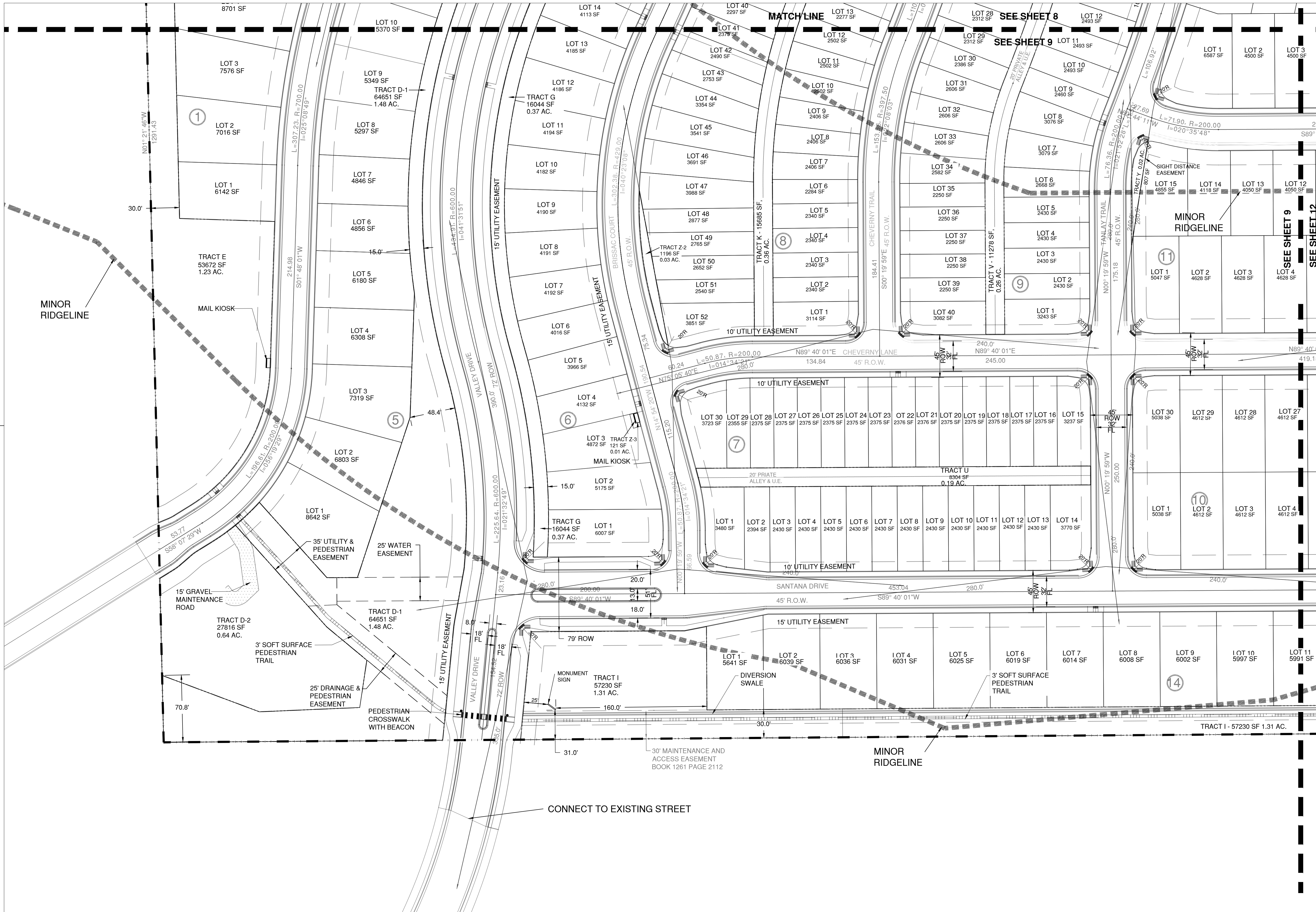
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

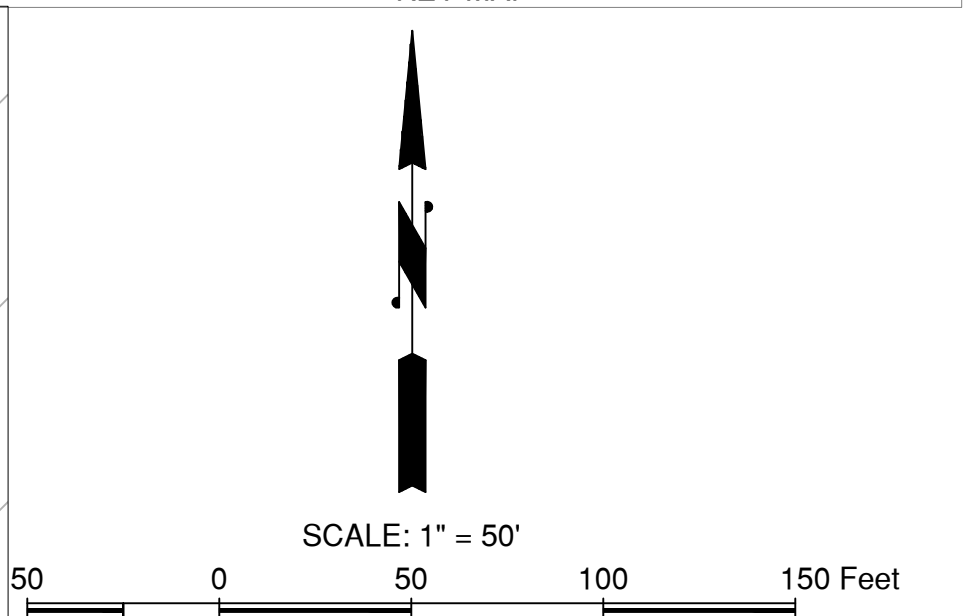
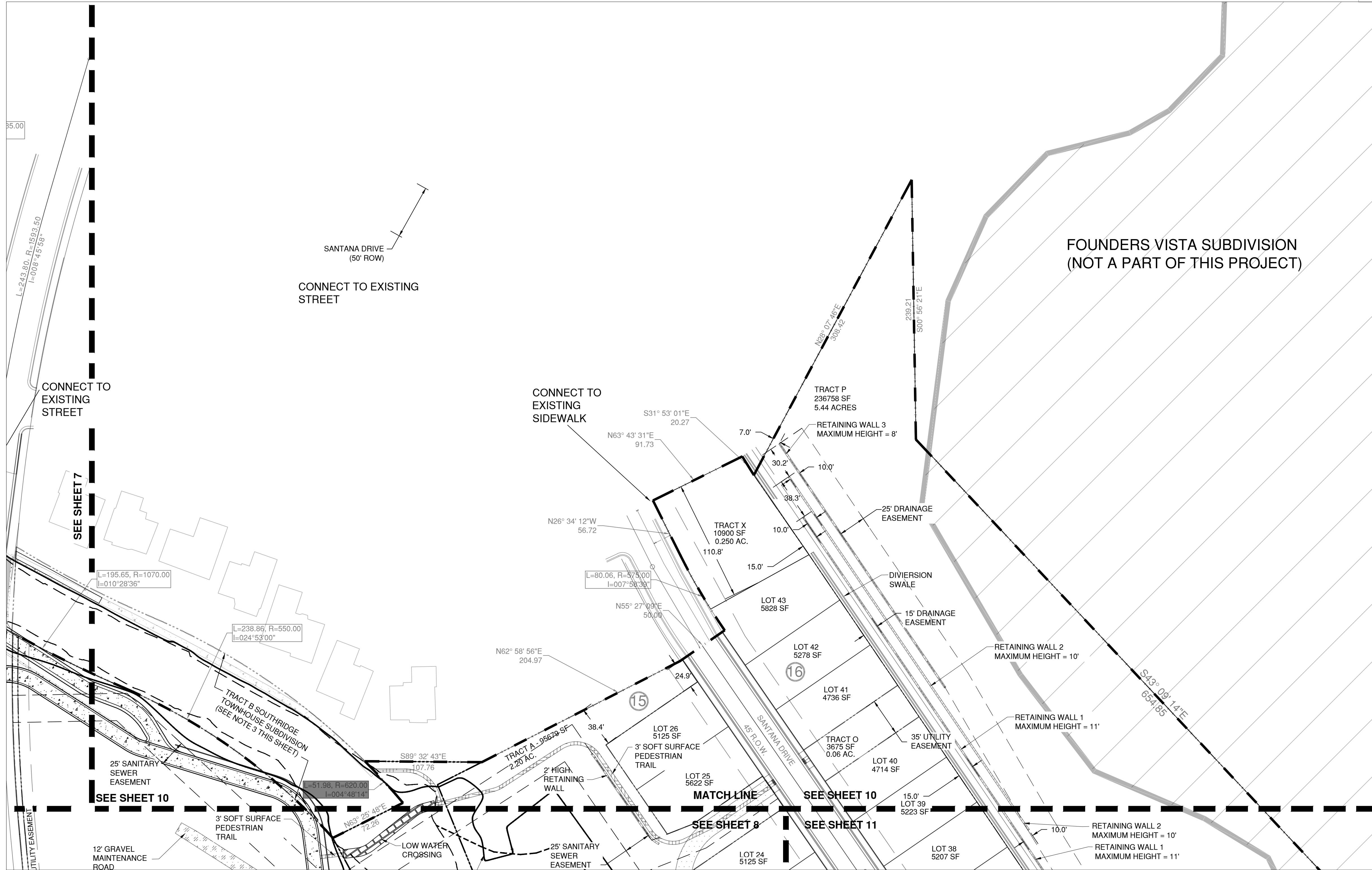
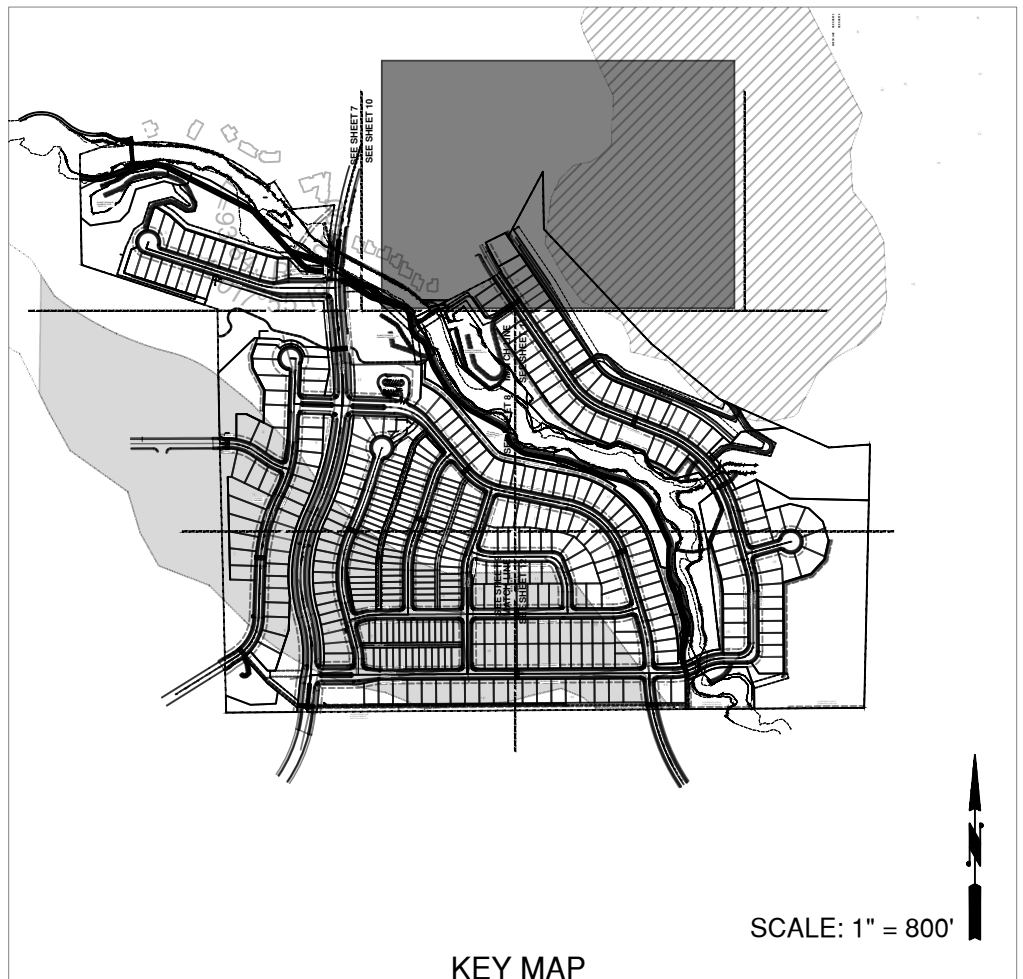
- MATCH LINE
- PROPERTY BOUNDARY
- TRACT BOUNDARY
- UTILITY EASEMENT
- BLOCK NO.
- SIGHT TRIANGLE
- MINOR RIDGELINE BOUNDARY
- MINOR RIDGELINE
- MAIL KIOSK
- NO BUILD AREA SKYLINE/RIDGELINE
- 3' SOFT SURFACE PEDESTRIAN TRAIL
- LOW FLOW CHANNEL CROSSING
- 12 FOOT CONCRETE WALK WITH 15 FOOT MAINTENANCE 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:
1. ALL ALLEYS ARE PRIVATE.
2. ALL PRIVATE DRIVEWAYS ALONG LOCAL STREETS MUST BE LOCATED AT LEAST 20' FROM THE PCR.



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.

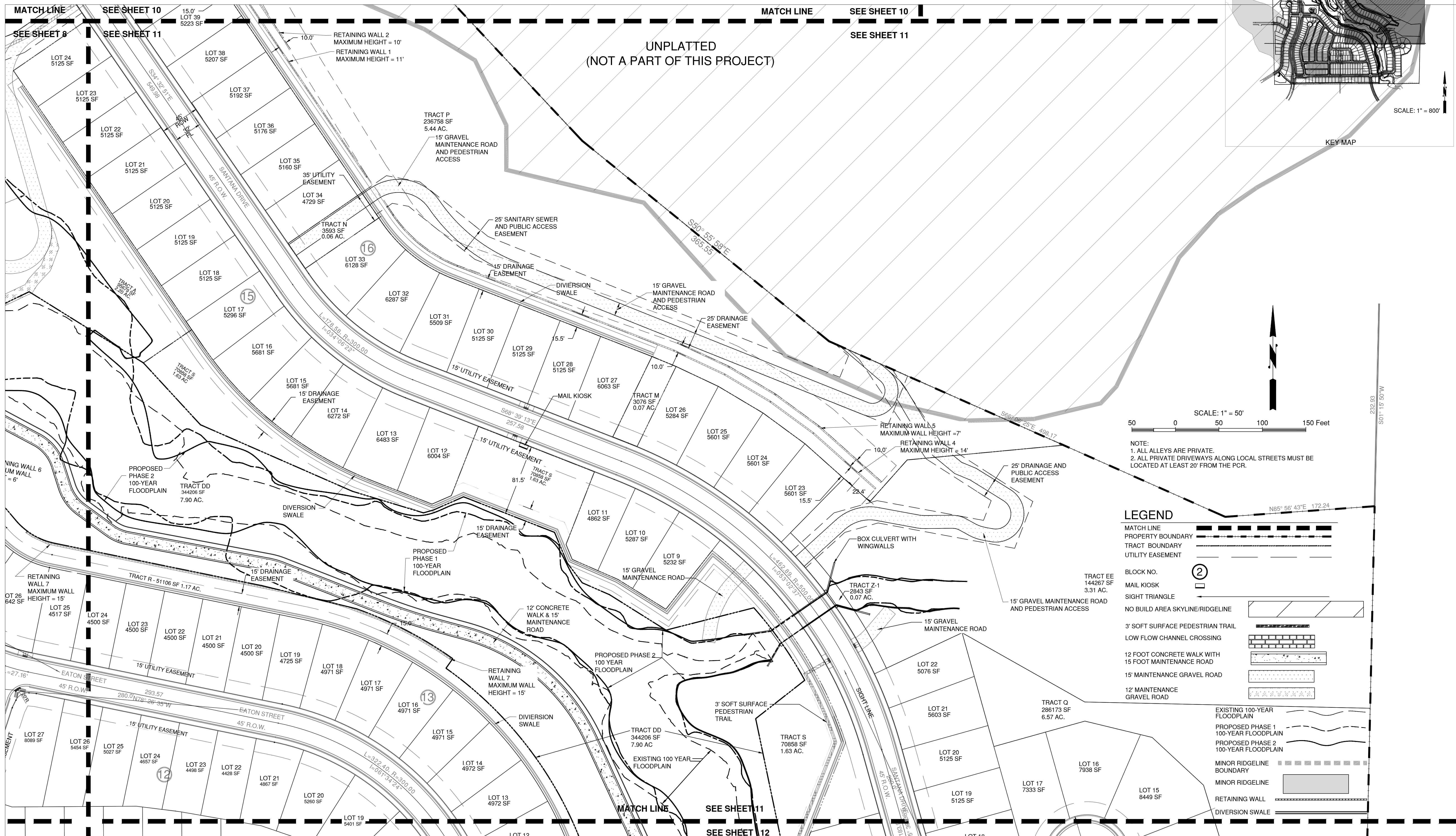
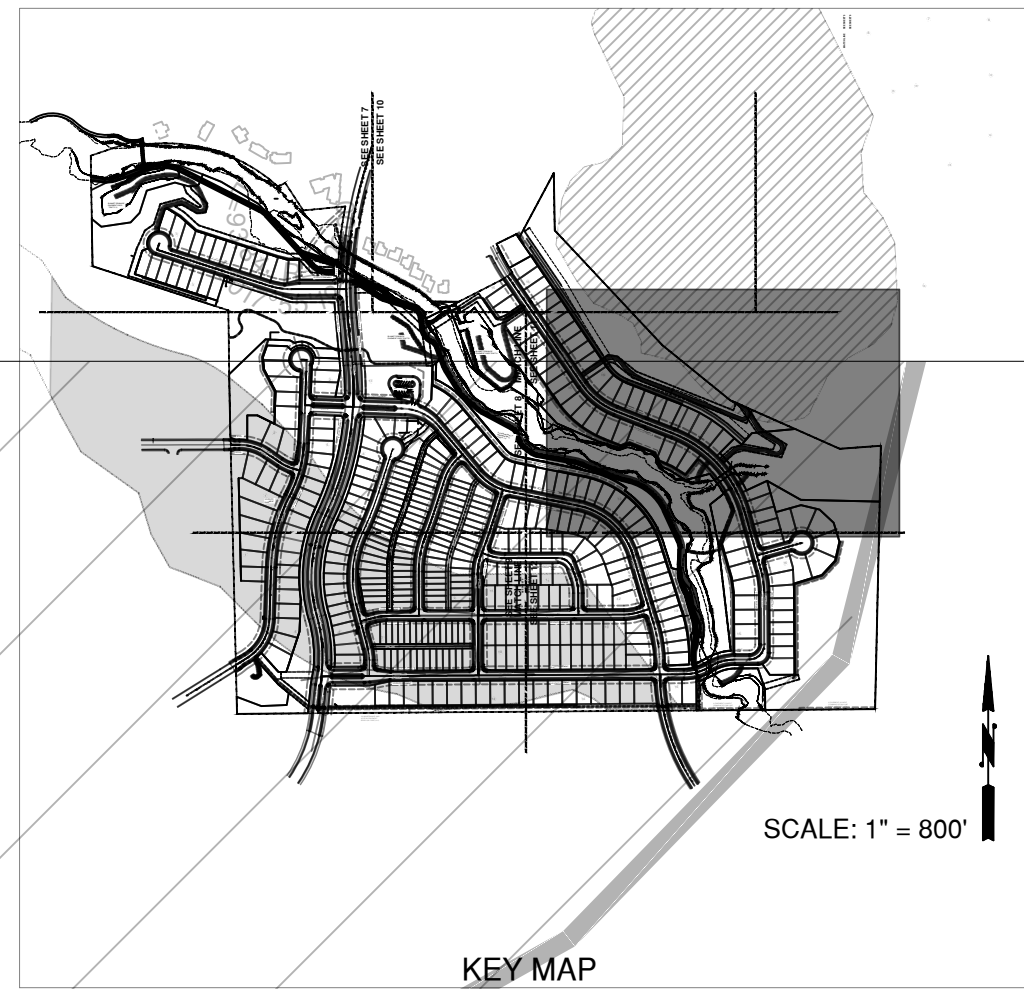


LEGEND	
MATCH LINE	
PROPERTY BOUNDARY	
TRACT BOUNDARY	
EXISTING 100-YEAR FLOODPLAIN	
PROPOSED PHASE 1 100-YEAR FLOODPLAIN	
PROPOSED PHASE 2 100-YEAR FLOODPLAIN	
UTILITY EASEMENT	
BLOCK NO.	
SIGHT TRIANGLE	
NO BUILD AREA	
SKYLINE/RIDGELINE	
3' SOFT SURFACE PEDESTRIAN TRAIL	
LOW FLOW CHANNEL CROSSING	
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.

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

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

LEGEND

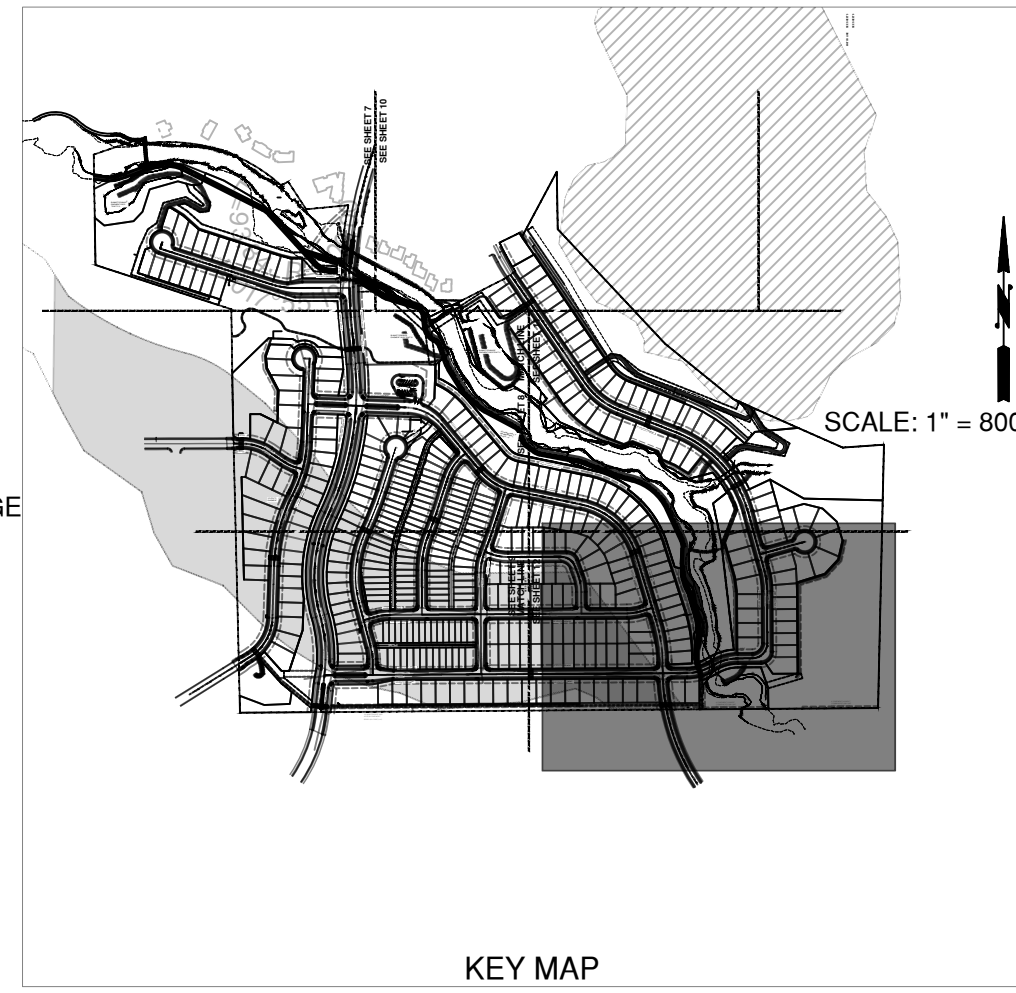
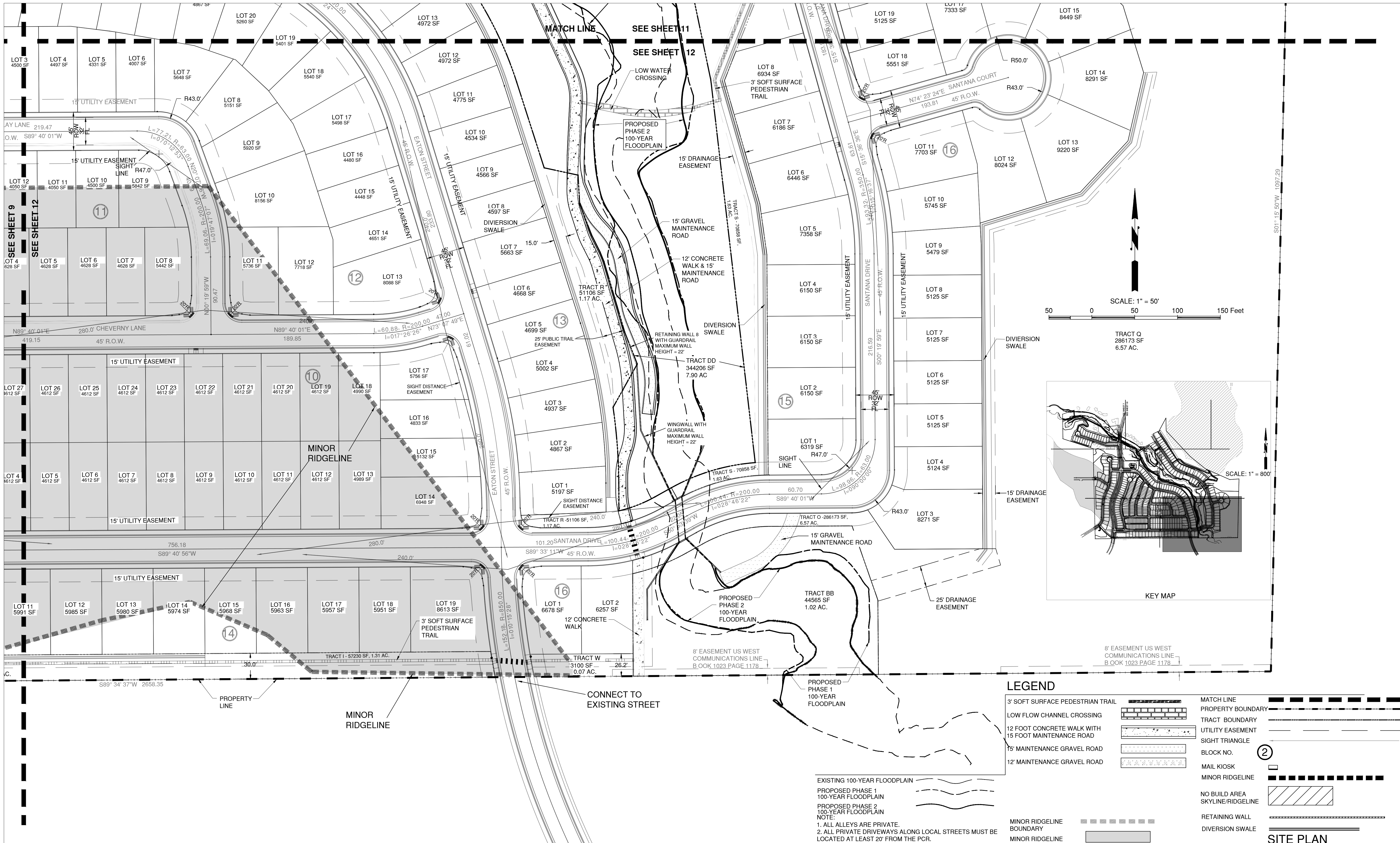
MATCH LINE
PROPERTY BOUNDARY
TRACT BOUNDARY
UTILITY EASEMENT

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

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

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

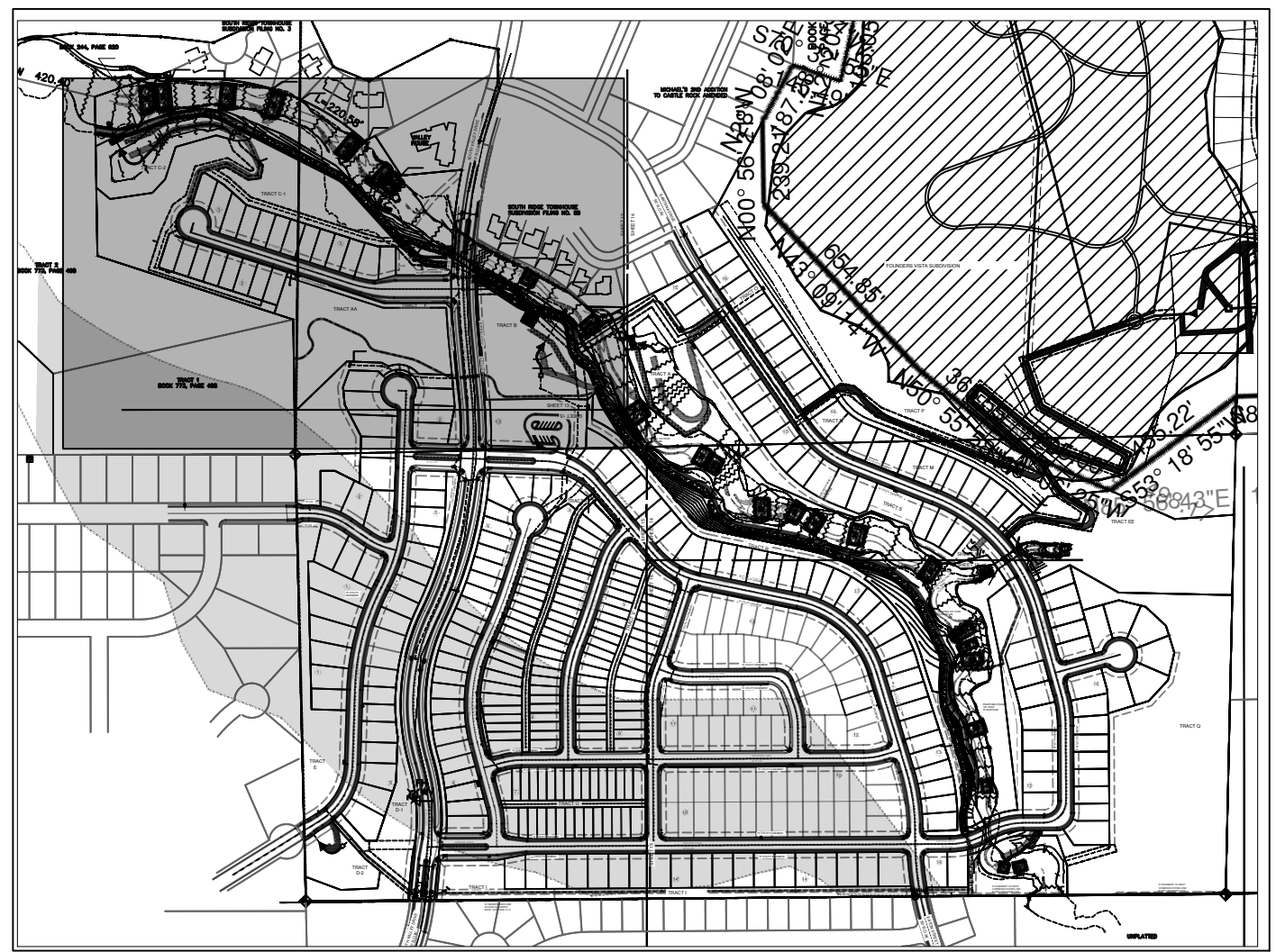
EXISTING 100-YEAR FLOODPLAIN
PROPOSED PHASE 1 100-YEAR FLOODPLAIN
PROPOSED PHASE 2 100-YEAR FLOODPLAIN
NOTE:
1. ALL ALLEYS ARE PRIVATE.
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Fax. No. (303) 380-3320

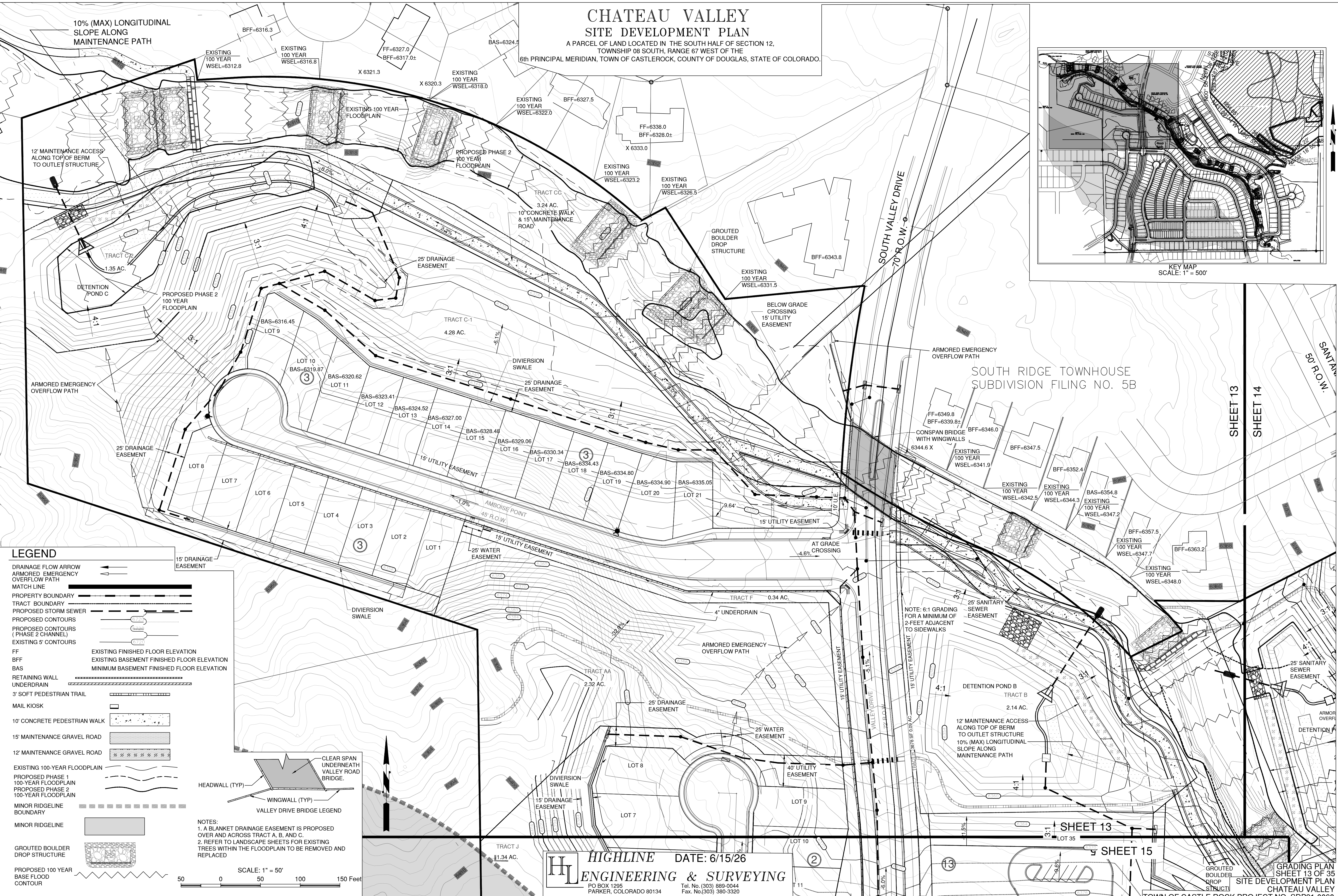
SITE PLAN
SHEET 12 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

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.



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
BFF
BAS
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

EXISTING FINISHED FLOOR ELEVATION
EXISTING BASEMENT FINISHED FLOOR ELEVATION
MINIMUM BASEMENT FINISHED FLOOR ELEVATION

HEADWALL (TYP)
WINGWALL (TYP)
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'

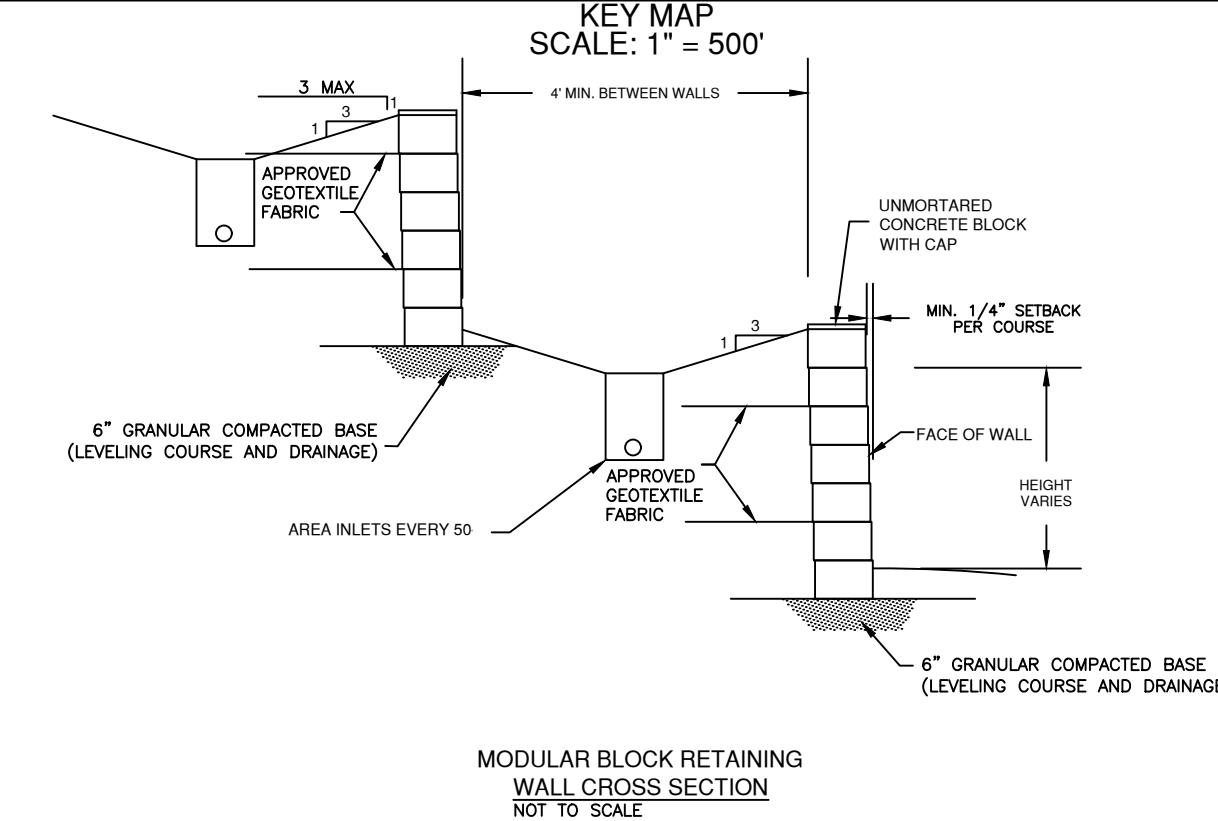
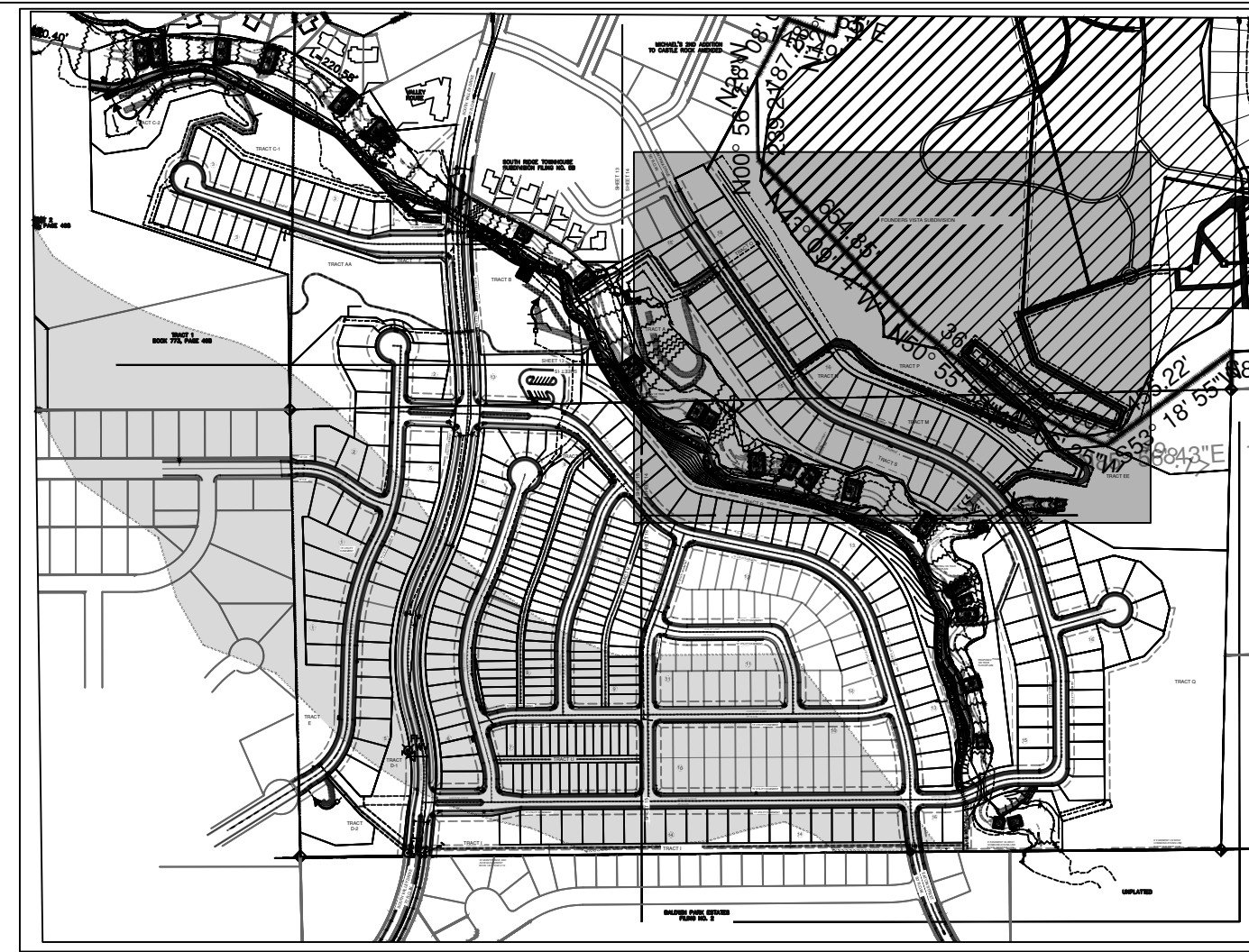
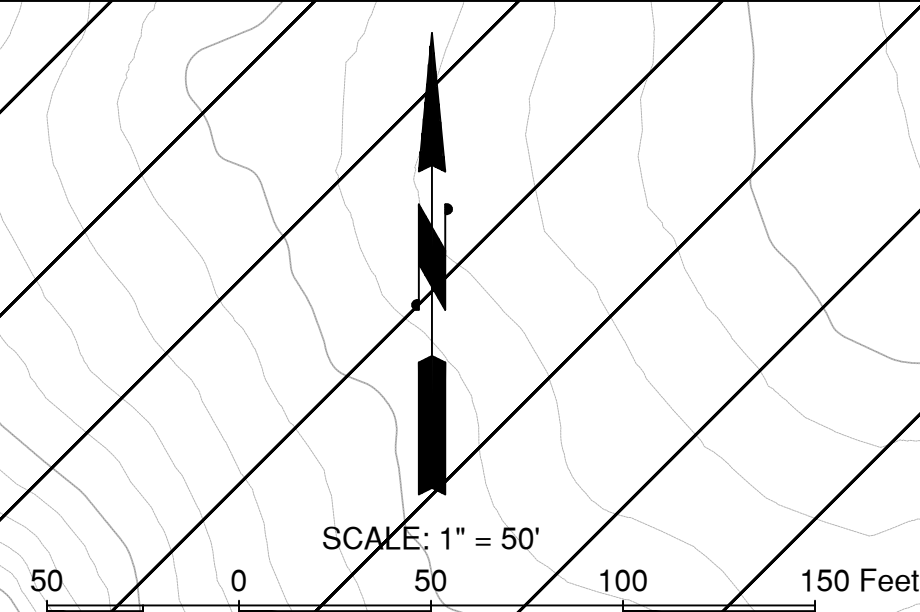
50 0 50 100 150 Feet

H **ENGINEERING & SURVEYING**
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GRADING PLAN
SHEET 13 OF 35
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.



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
- 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

H HIGHLINE ENGINEERING &
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ENGINEERING CONSULTANTS

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

HIGHLINE
ENGINEERING & SURVEYING

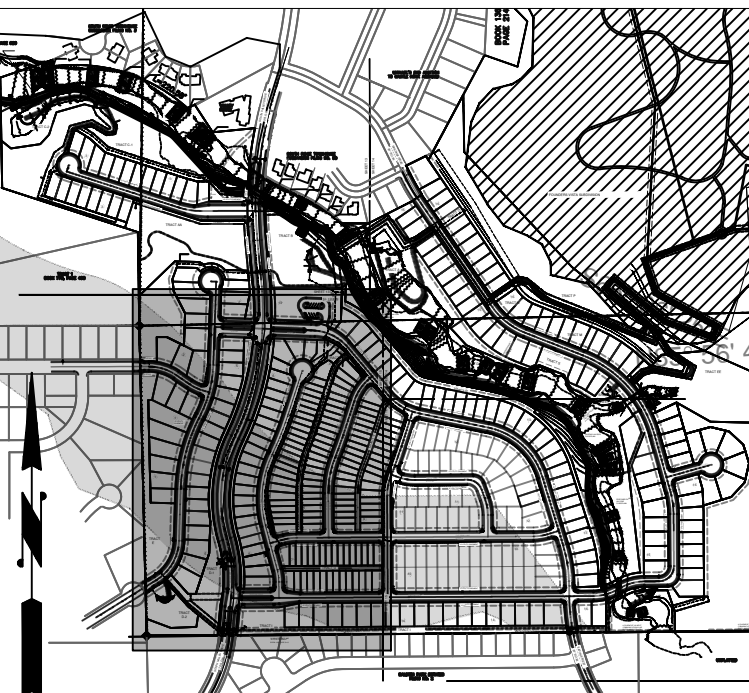
DATE: 6/15/26

SHEET 14

SHEET 16

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

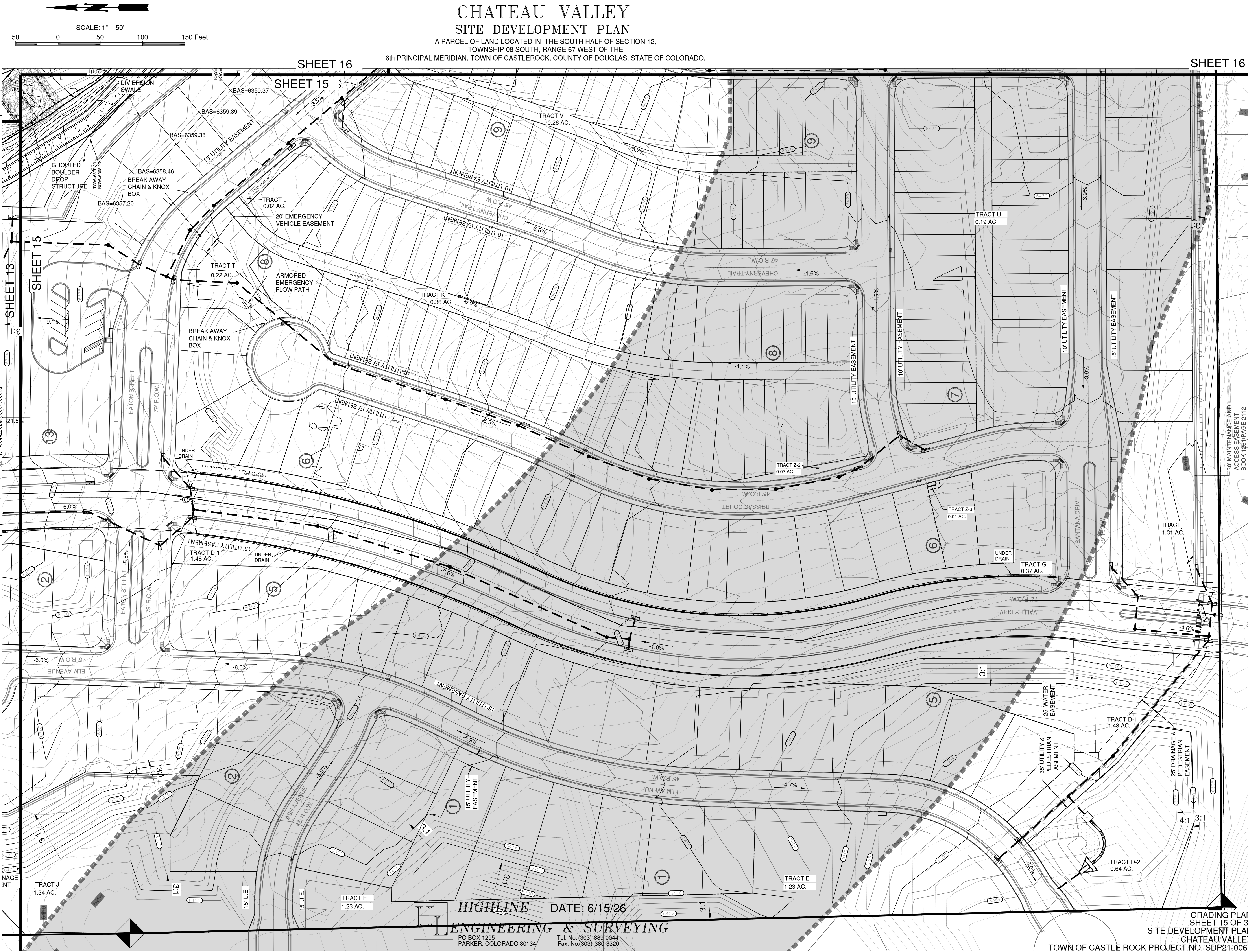


KEY MAP
SCALE: 1" = 500'

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ENGINEERING CONSULTANTS
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PARKER, COLORADO 80134
(303) 889-0044 Tel. No.
(303) 380-3320 Fax. No.

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.



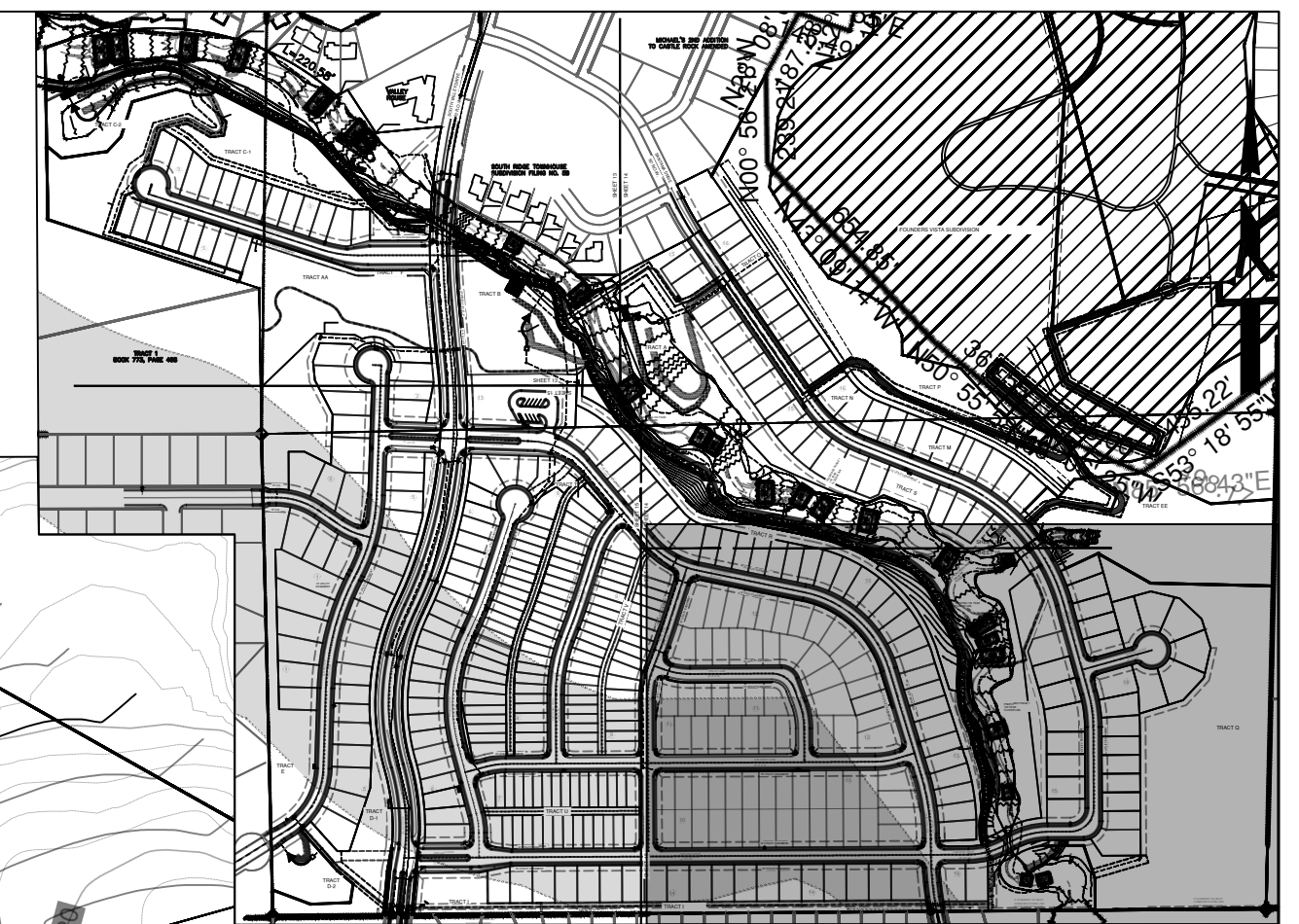
H HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
DATE: 6/15/26
Tel. No. (303) 889-0044
Fax. No. (303) 380-3320

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,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
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
UNDERDRAIN
DRAINAGE FLOW ARROW
ARMORED EMERGENCY OVERFLOW PATH
MINIMUM BASEMENT FINISHED FLOOR ELEVATION



KEY MAP
SCALE: 1" = 500'

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
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

DATE: 6/15/26

HIGHLAND ENGINEERING & SURVEYING
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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.

100 0 100 200 300 Feet

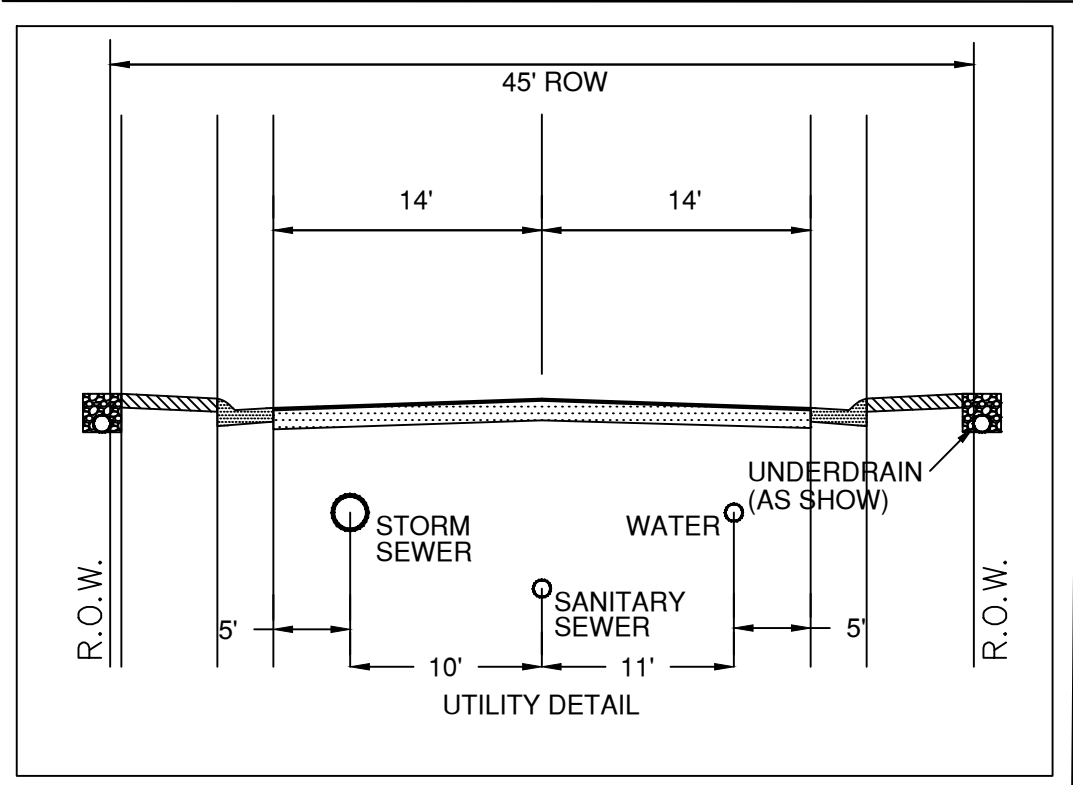
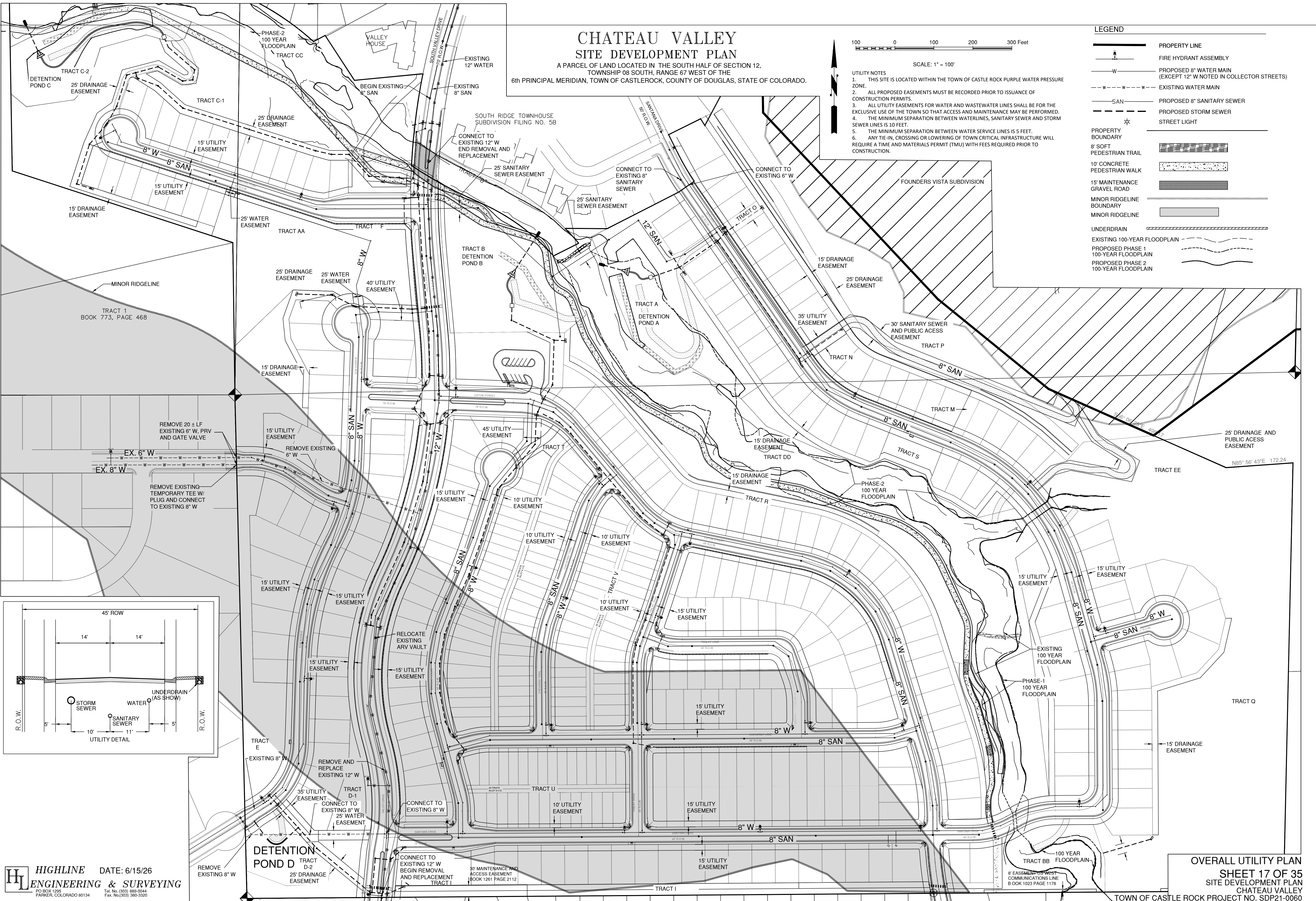
SCALE: 1" = 100'

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



PLANS PREPARED BY:



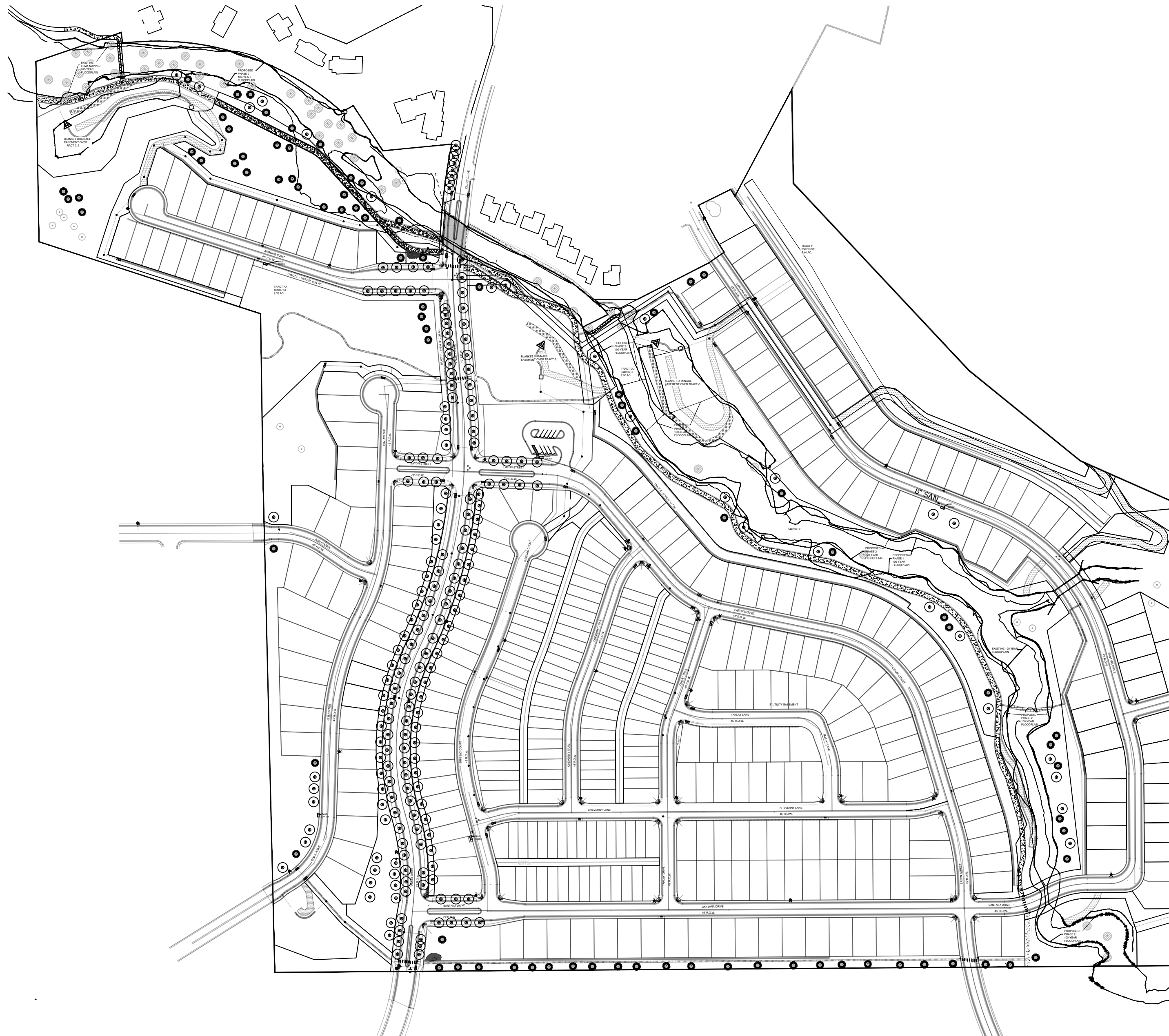
10332 E Delta Drive Aurora, CO 80015
truewest@truewest.com 303-533-3864
Dustin L. Williams

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
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE PLAN
30	LANDSCAPE DETAILS
31	FENCING PLAN

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.

VICINITY MAP

SCALE: 1" = 200'

200 0 200 400 600 Feet

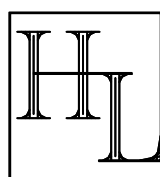


LANDSCAPE SHEET INDEX

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
CONTACT: TERI HENSEN, 720-936-6949



HIGHLINE
ENGINEERING & SURVEYING

DATE: 6/15/26

PO BOX 1295
PARKER, COLORADO 80134

Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

LANDSCAPE COVER SHEET

SHEET 18 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

PLANS PREPARED BY:



16552 E Main Drive Aurora, CO 80013
Tel: (303) 299-1111
Fax: (303) 299-1111

TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422

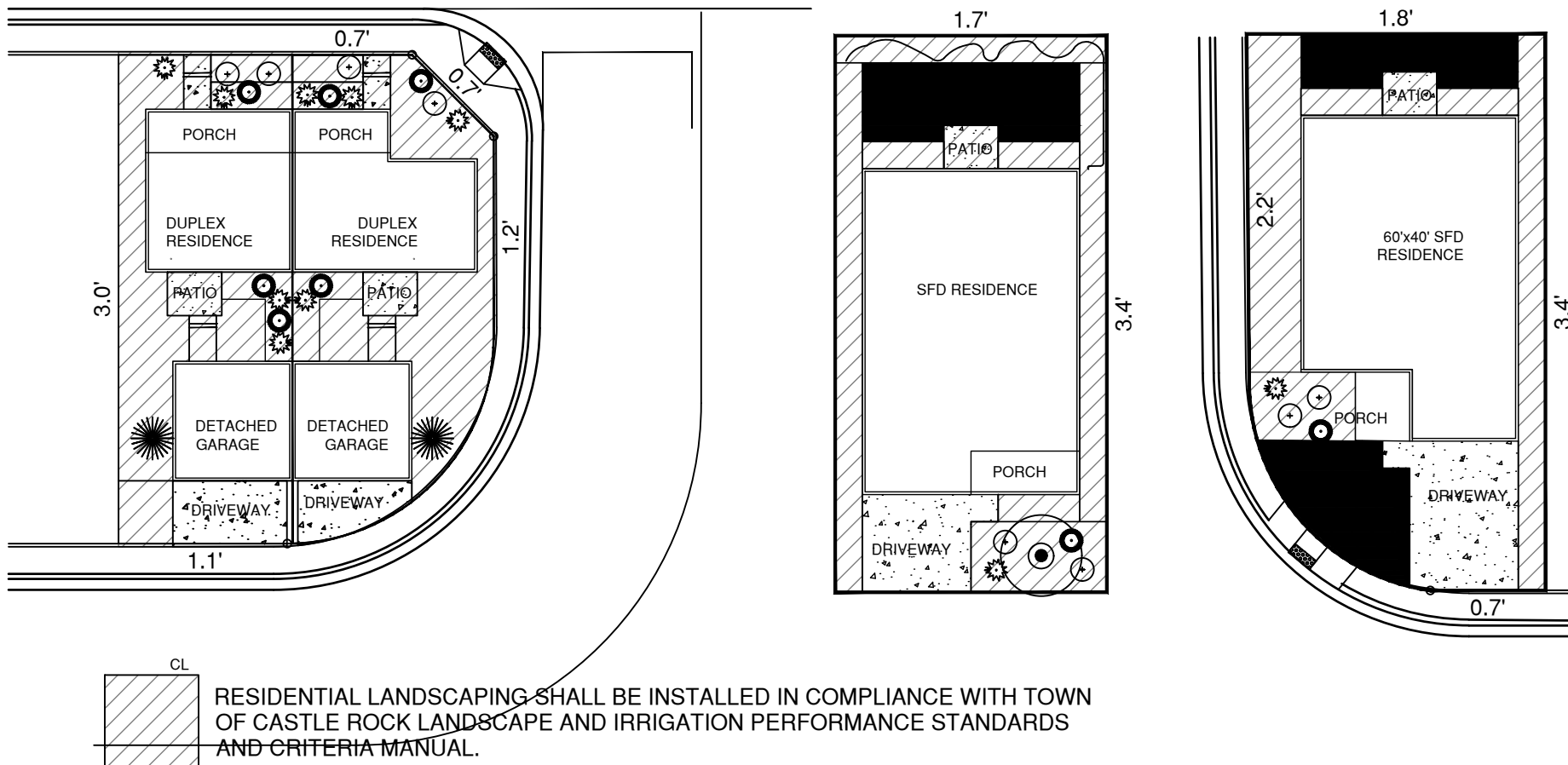
UNDER THE
SUPERVISION OF:
TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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.
- 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.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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.
- 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)

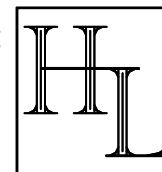
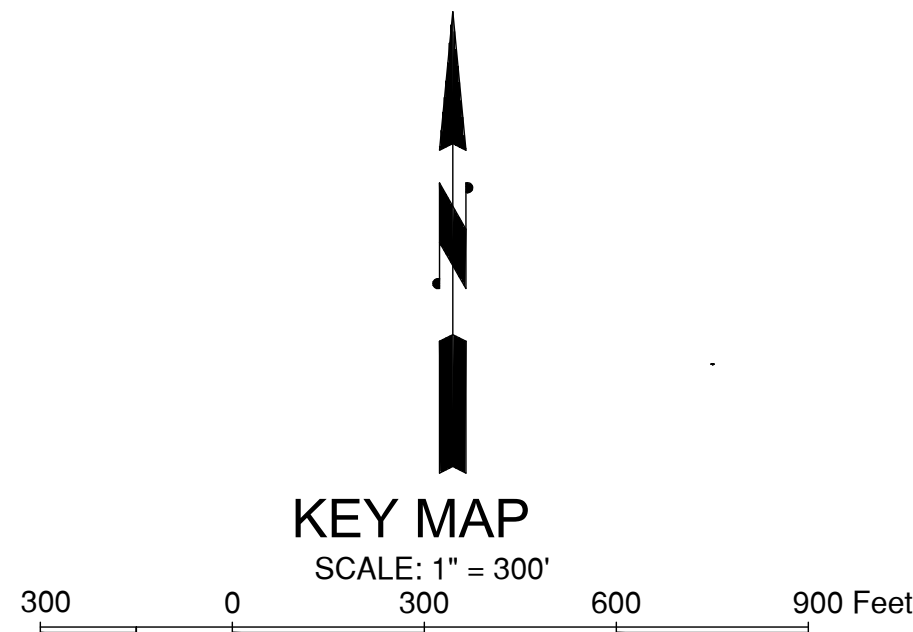
EACH RESIDENTIAL LOT MUST HAVE A MINIMUM OF ONE LARGE DECIDUOUS CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD. LARGE CANOPY TREES IN YARDS MUST NOT EXCEED 16 FEET FROM BACK OF STREET CURB. FOR ALLEY-LOADED PROPERTIES, THE FRONT YARD IS CONSIDERED THE STREET-FACING SIDE OF THE PROPERTY.



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.



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DATE: 6/15/26

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.

STREETSCAPE LANDSCAPE CHART

STREETSCAPE

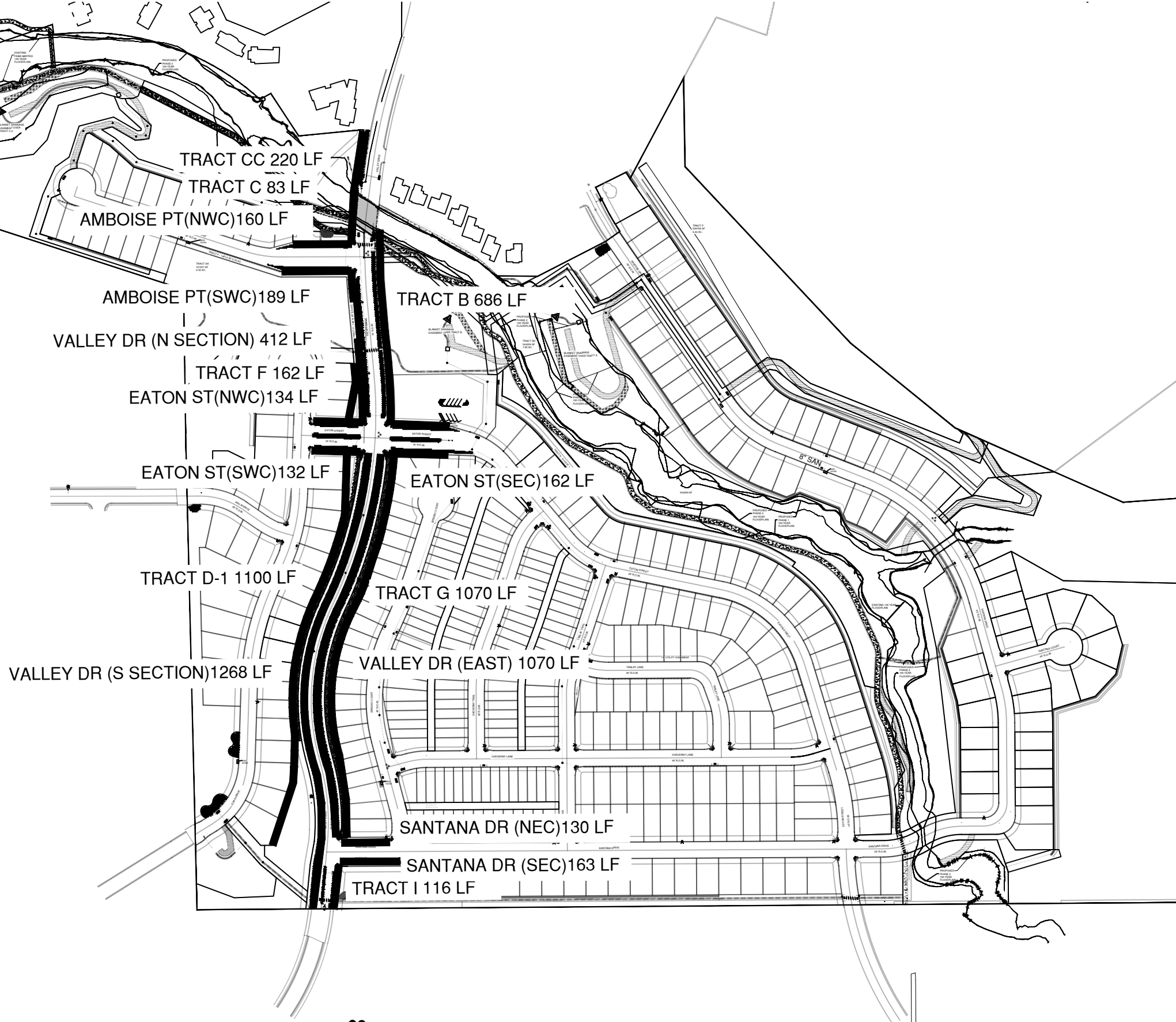
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Amboise Pt (NWC)	160	4	0	4	16	16
Amboise Pt (SWC)	189	5	0	5	20	20
Eaton St (NWC)	134	3	0	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 trees			49 Replaced trees*			
TOTAL		181	60 Relocated Evergreens 4 Existing Evergreens 49 Replaced trees*	194	729	805

*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

- ALL DECIDUOUS TREES TO BE LARGE CANOPY
- 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.)
- 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



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,H,W)	% 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.

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

NOTES AND CALCULATIONS

SHEET 19 OF 35

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

TERI HENSEN
STATE OF COLORADO
LANDSCAPE ARCHITECT #790

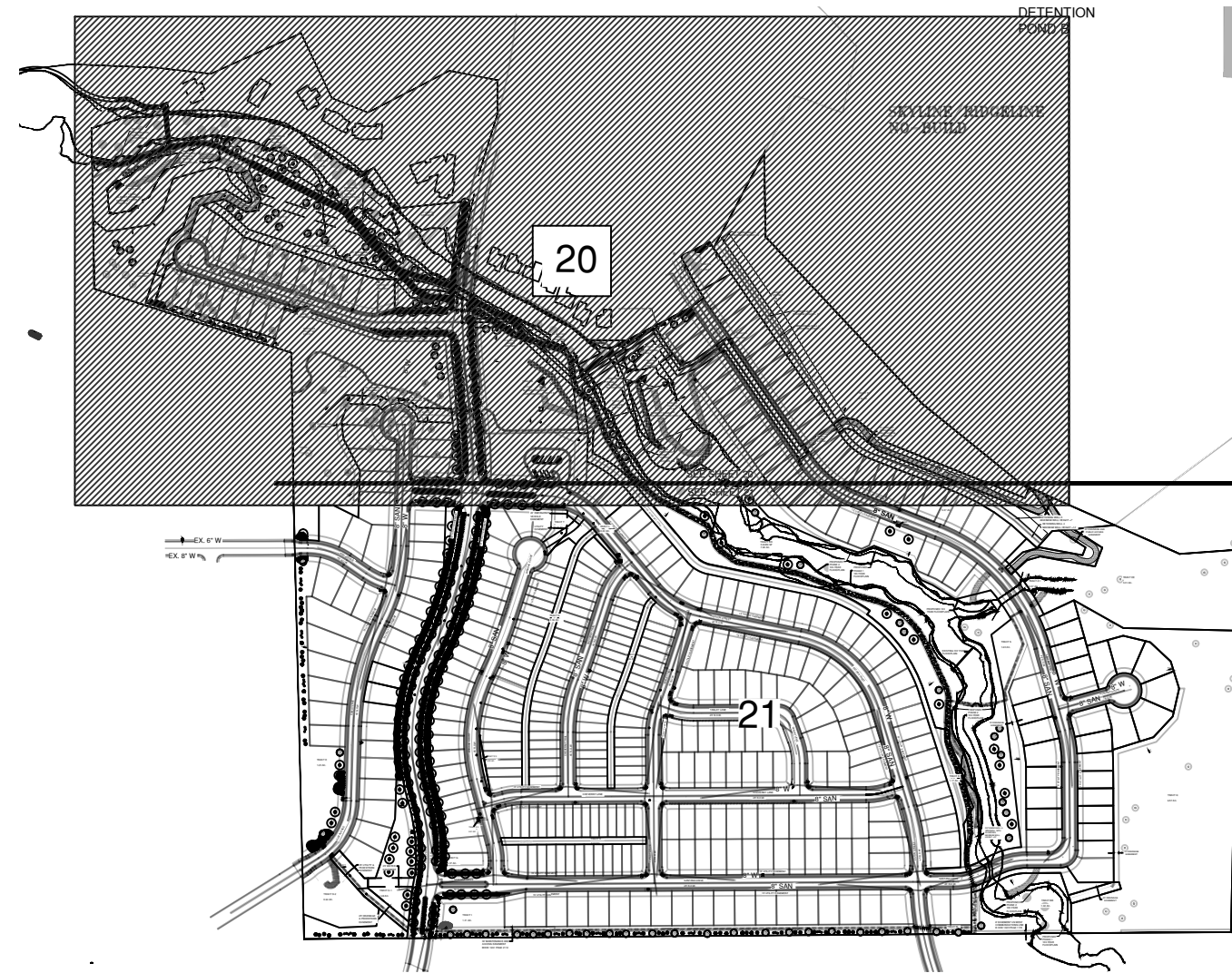
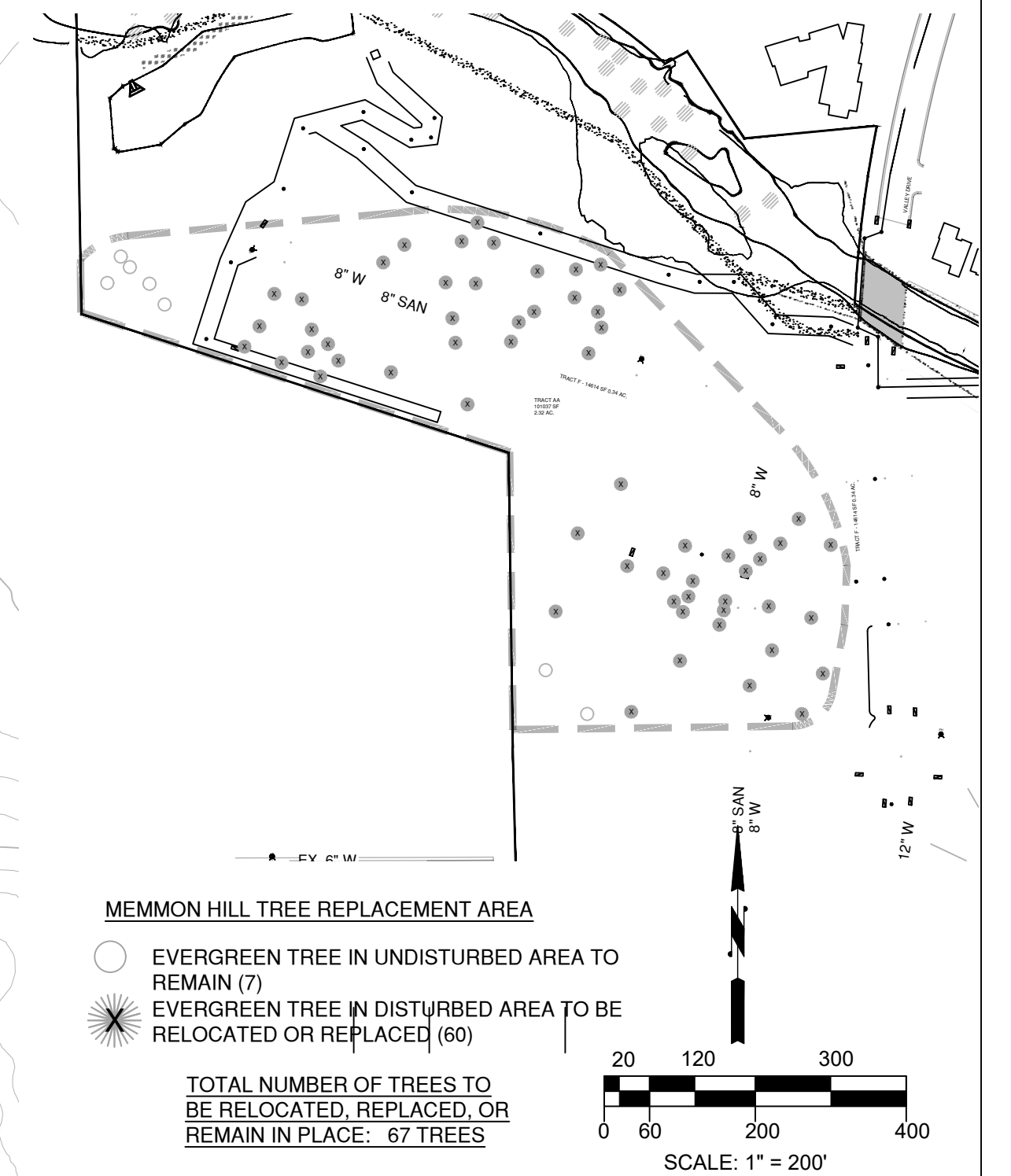
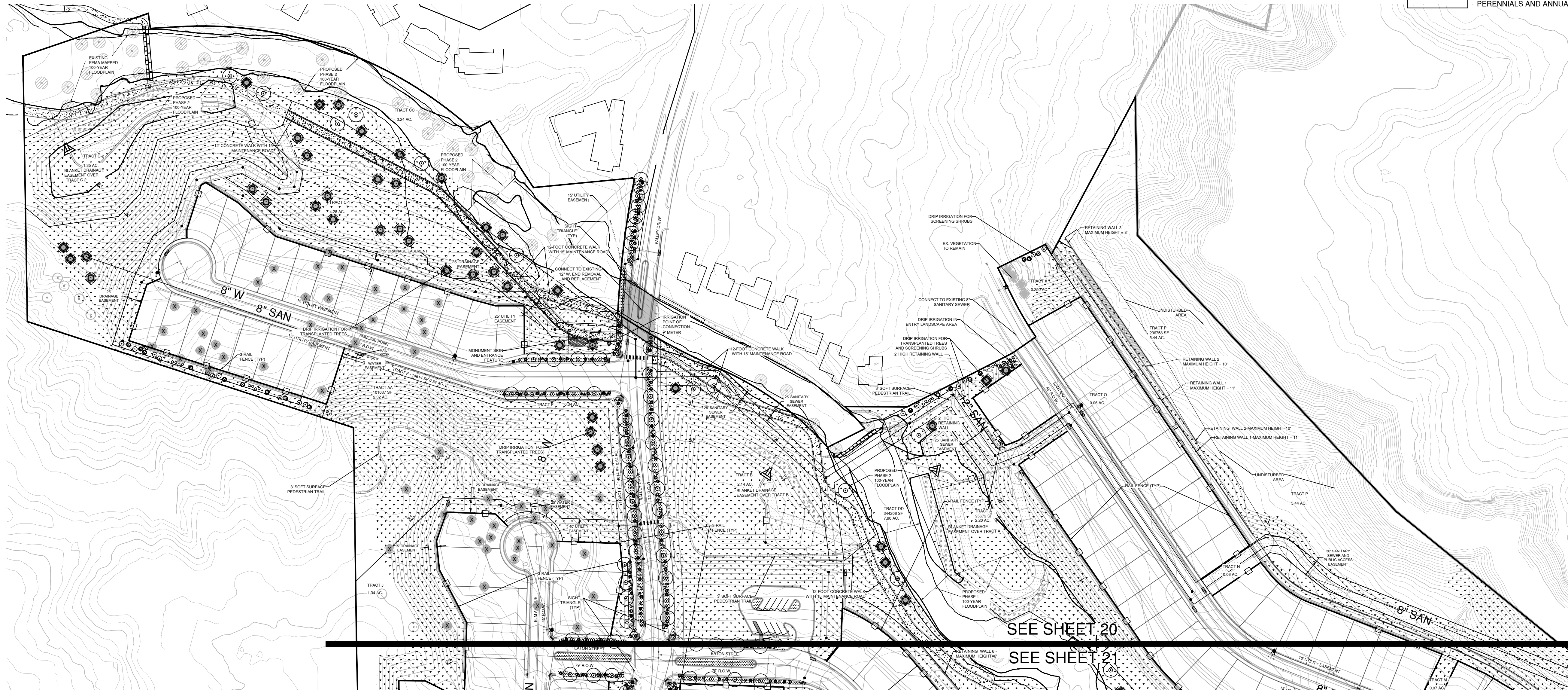
CHATEAU VALLEY SITE DEVELOPMENT PLAN

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.

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

LEGEND

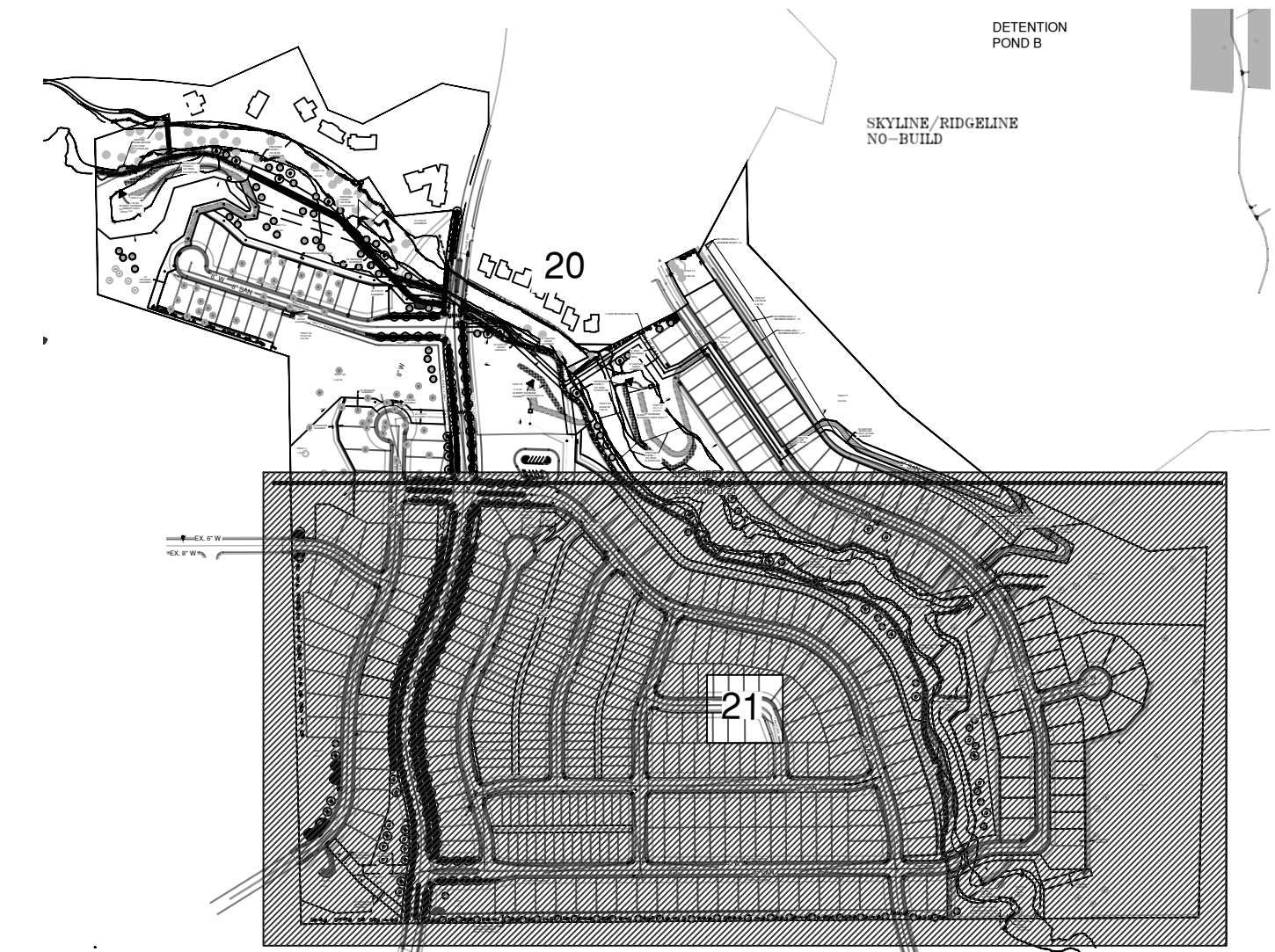
- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
- RELOCATED OR REPLACED EVERGREEN TREE - APPROX SIZE AT TIME OF PLANTING (DASHED) AND AT 7 YRS MATURITY
- EXISTING EVERGREEN TO REMAIN
- EXISTING EVERGREEN TO BE RELOCATED (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



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.

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KEY MAP 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
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- PROPOSED 12' CONCRETE WALK WITH 15' MAINTENANCE ROAD
- PROPOSED 15' GRAVEL MAINTENANCE ROAD
- PROPOSED 12' CONCRETE WALK

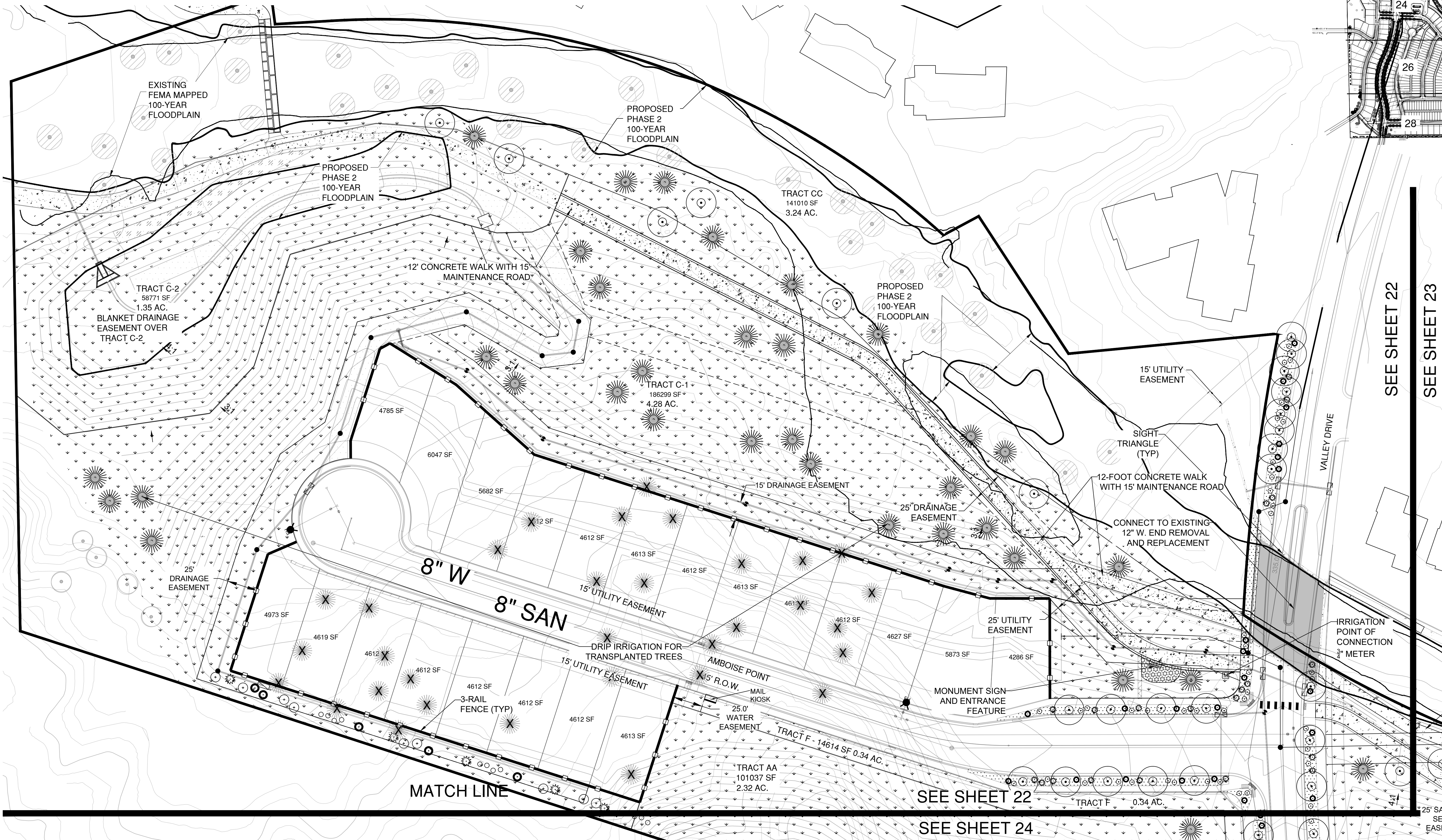
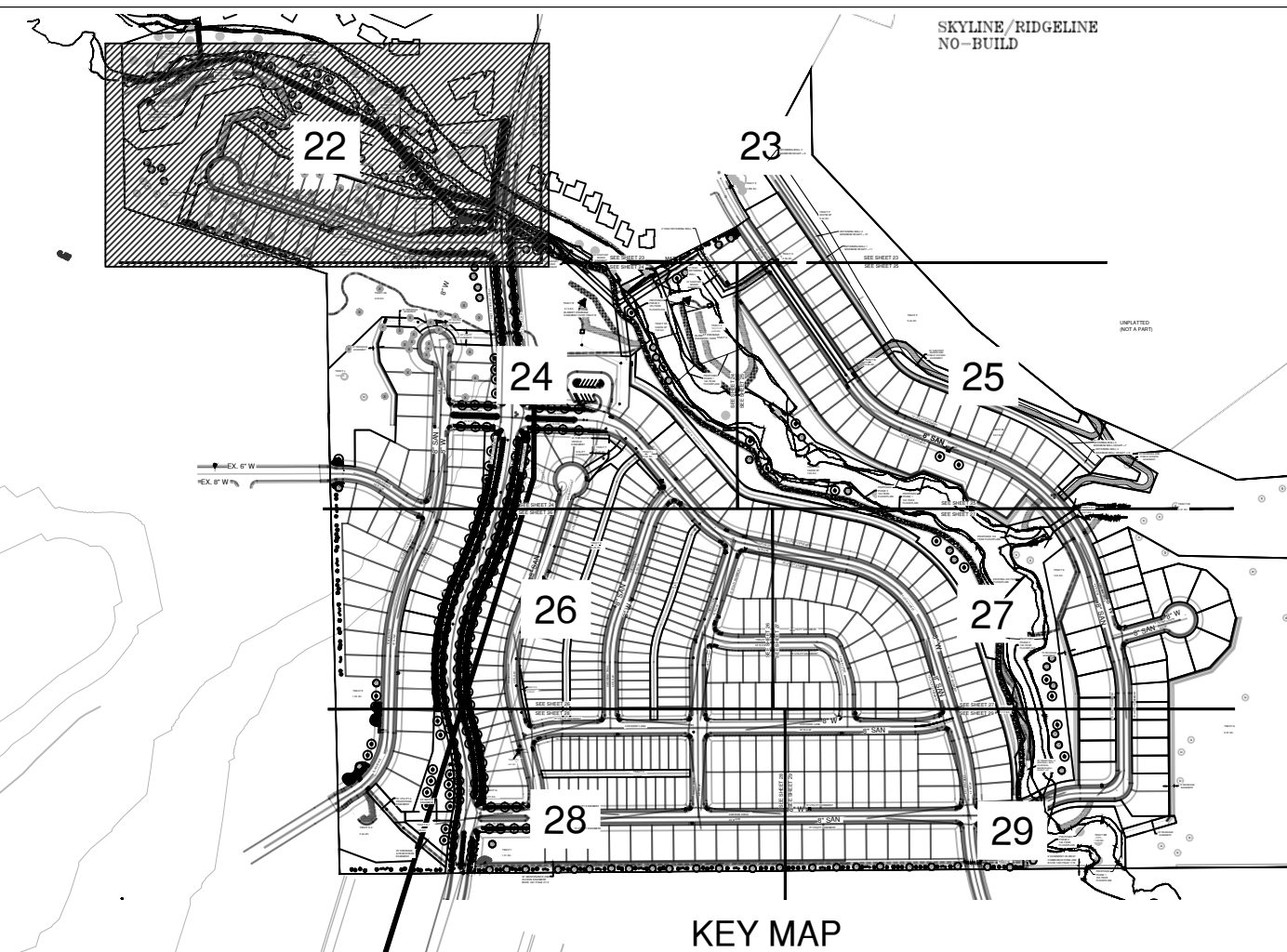
10 60 150
0 30 100 200
SCALE: 1" = 100'

OVERALL LANDSCAPE PLAN
SHEET 21 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDF21-0060

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

PLANS PREPARED BY:
PAUL WISE COMPANY, LLC
19355 N Deane Drive Aurora, CO 80018
Crownpoint@pwc.com 303-682-9844
Paul W. Wise
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

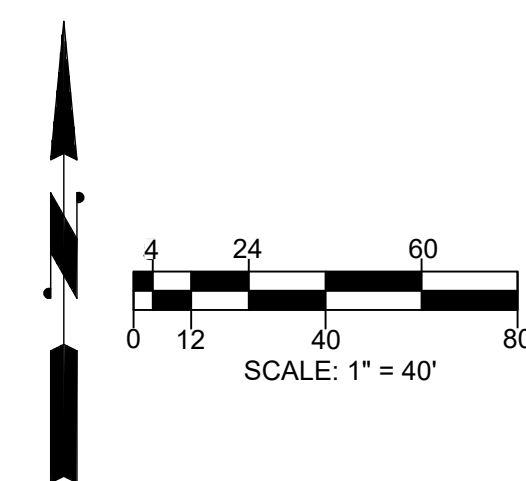
CHATEAU VALLEY
SITE DEVELOPMENT PLAN
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

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

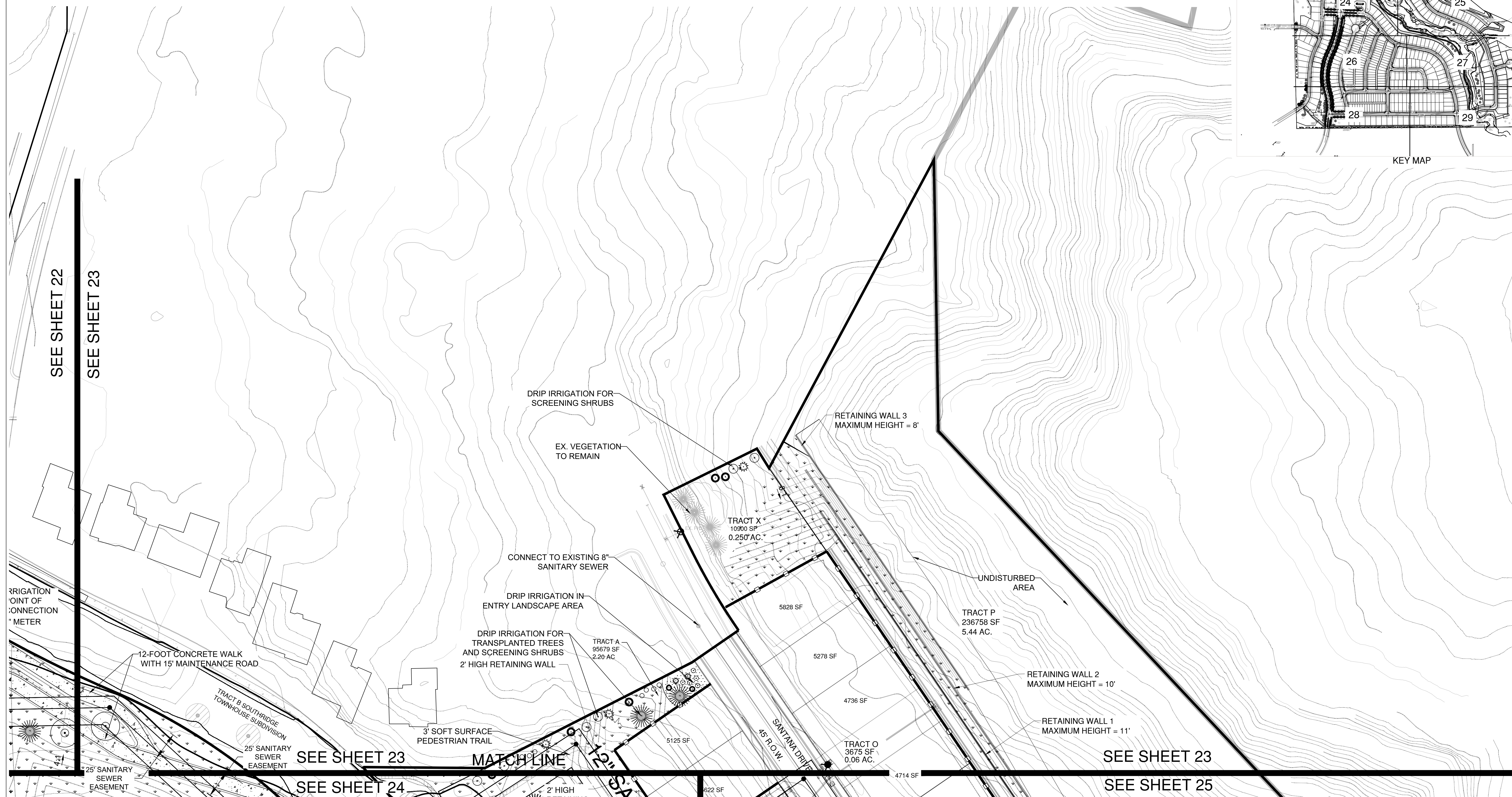
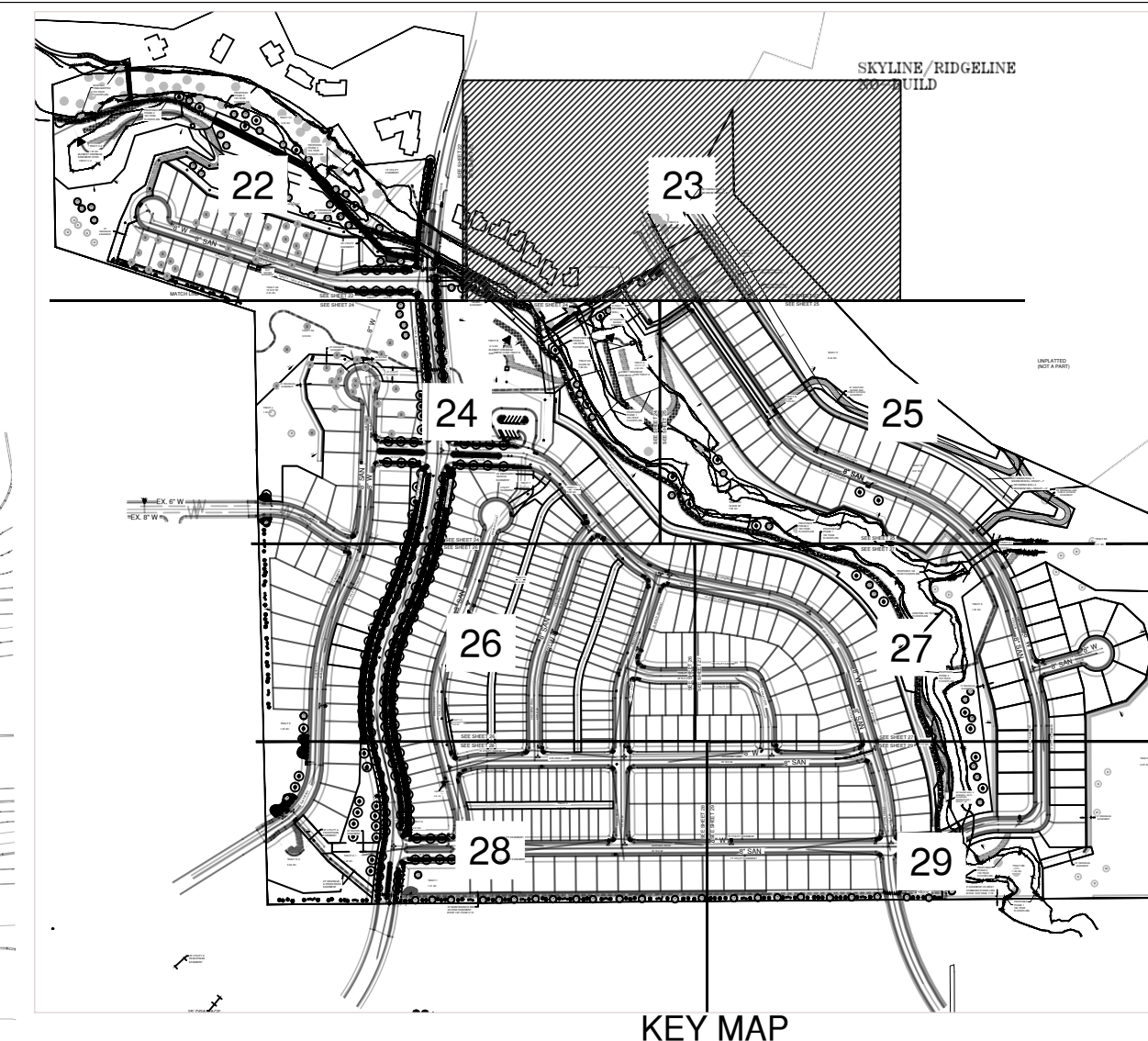
HIGHLINE DATE: 6/15/26
ENGINEERING & SURVEYING
PO BOX 1295 PARKER, COLORADO 80134 Tel. No. (303) 889-0044 Fax. No.(303) 380-3320



LANDSCAPE PLAN
SHEET 22 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDF21-0060

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

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 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

 PROPOSED NON-IRRIGATED NATIVE SEED

-  PROPOSED 2" ROCK MULCH
 PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
 PROPOSED EASEMENT LINE
 PROPOSED ROLL-TOP EDGE
 PROPOSED 3 RAIL FENCE
 PROPOSED 6" PRIVACY FENCE

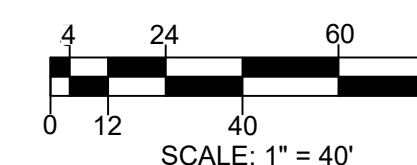
- PROPERTY LINE
PROPOSED WATER MAIN
PROPOSED SAN MAIN
PROPOSED STORM SEWER
PROPOSED UNDERDRAIN
PROPOSED 3' SOFT SURFACE PEDESTRIAN TRAIL
PROPOSED LOW FLOW CHANNEL CROSSING
- PROPOSED 12" CONCRETE WALK WITH 15' MAINTENANCE ROAD
PROPOSED 15' GRAVEL MAINTENANCE ROAD
PROPOSED 12" CONCRETE WALK
- H
J
E
N

-  EXISTING EVERGREEN TO REMAIN
  EXISTING TREE TO REMAIN
-  EXISTING EVERGREEN TO BE RELOCATED (IF UNDER 20' HT.), OR REPLACED.
  EXISTING TREE TO BE REMOVED
-  EXISTING SHRUBS TO REMAIN

H

HIGHLINE DATE: 6/15/26
ENGINEERING & SURVEYING
PO BOX 1295 Tel. No. (303) 889-0044
PARKER, COLORADO 80134 Fax. No.(303) 380-3320

DATE: 6/15/26

LANDSCAPE PLAN
SHEET 23 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
CK PROJECT NO. SDP21-0060

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

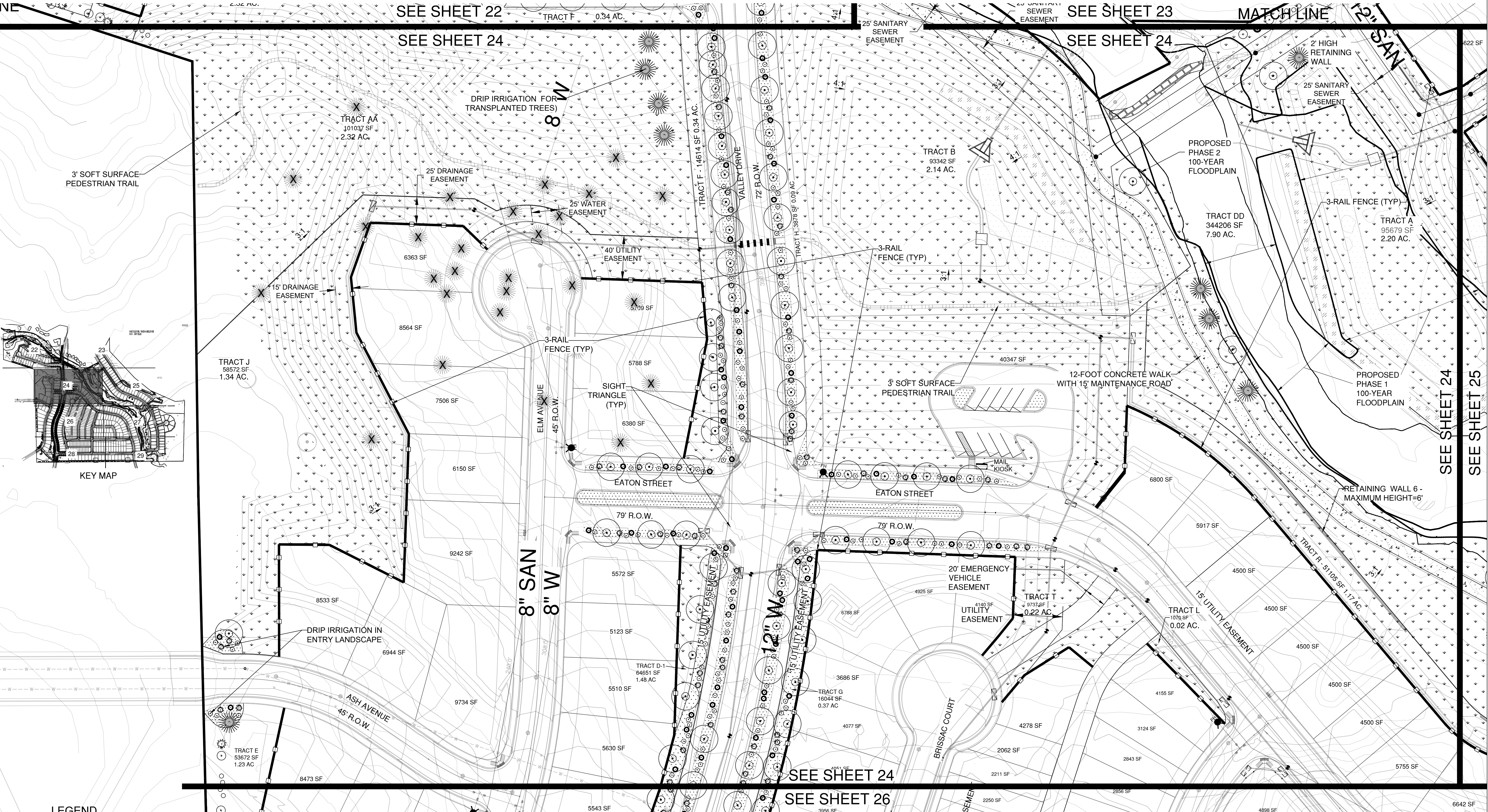
PLANS PREPARED BY:

TRUMP WEST COMPANY, LLC
18950 N Main Drive Aurora, CO 80016
trumpwest@trump.com 303-532-9064
Connie N. Ellefson

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

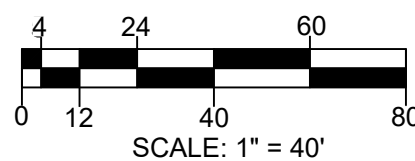
CHATEAU VALLEY SITE DEVELOPMENT PLAN

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.



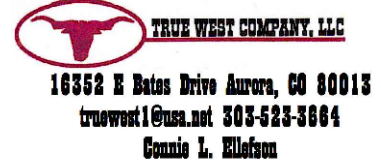
- LEGEND**
- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
 - RELOCATED EVERGREEN TREE - APPROX SIZE AT TIME OF PLANTING (DASHED) AND AT 7 YRS MATURITY
 - PROPOSED SHRUBS
 - PROPOSED NON-IRRIGATED NATIVE SEED
 - PROPOSED 3" 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
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 - EXISTING SHRUBS TO REMAIN
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

HIGHLINE ENGINEERING & SURVEYING
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PARKER, COLORADO 80134
DATE: 6/15/26
Tel. No. (303) 889-0044
Fax. No. (303) 380-3320



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

PLANS PREPARED BY:

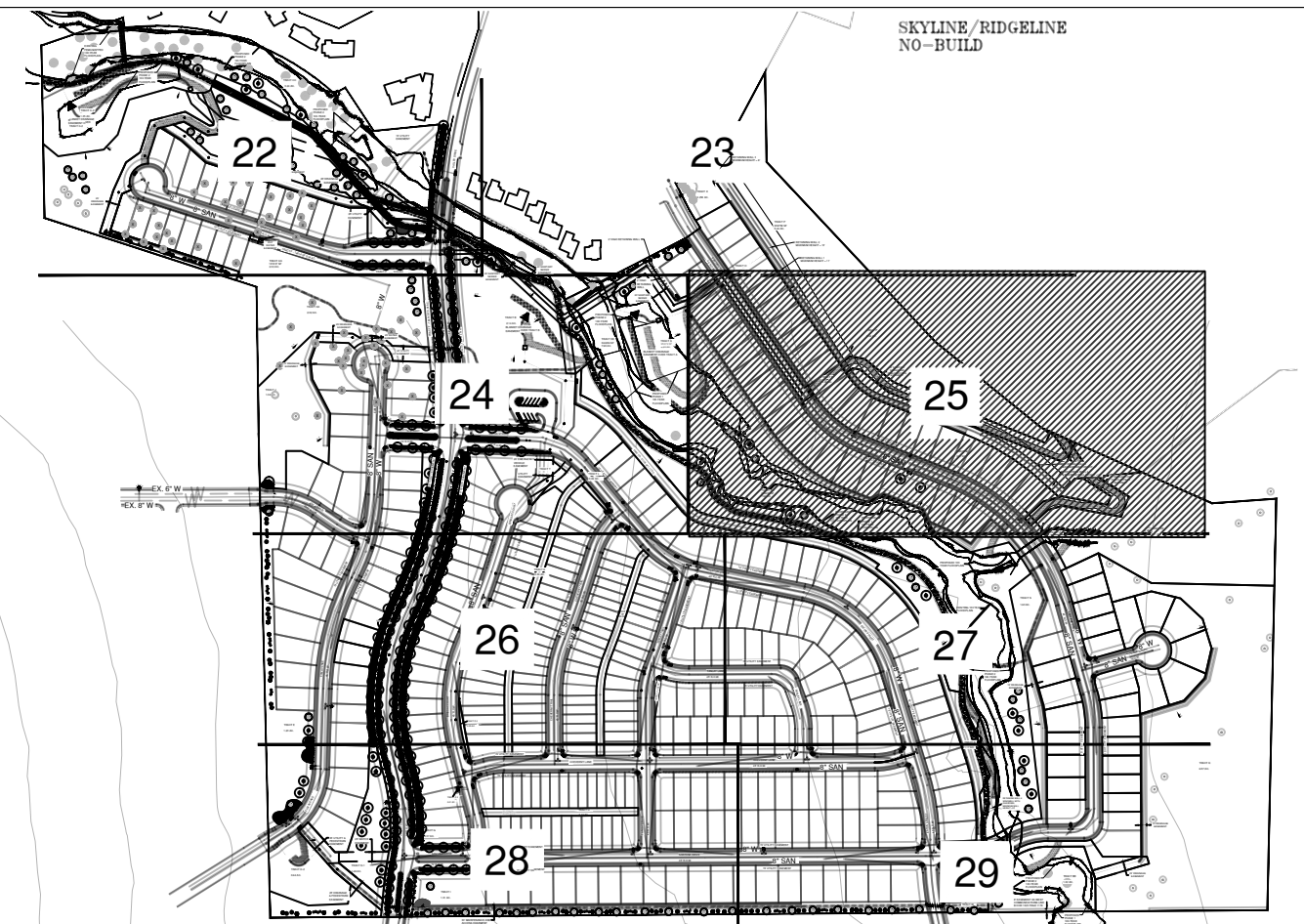


16555 N. Dallas Drive Aurora, CO 80018
townof@cmr.net 303-682-3084
Cynthia L. Blanton

TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422

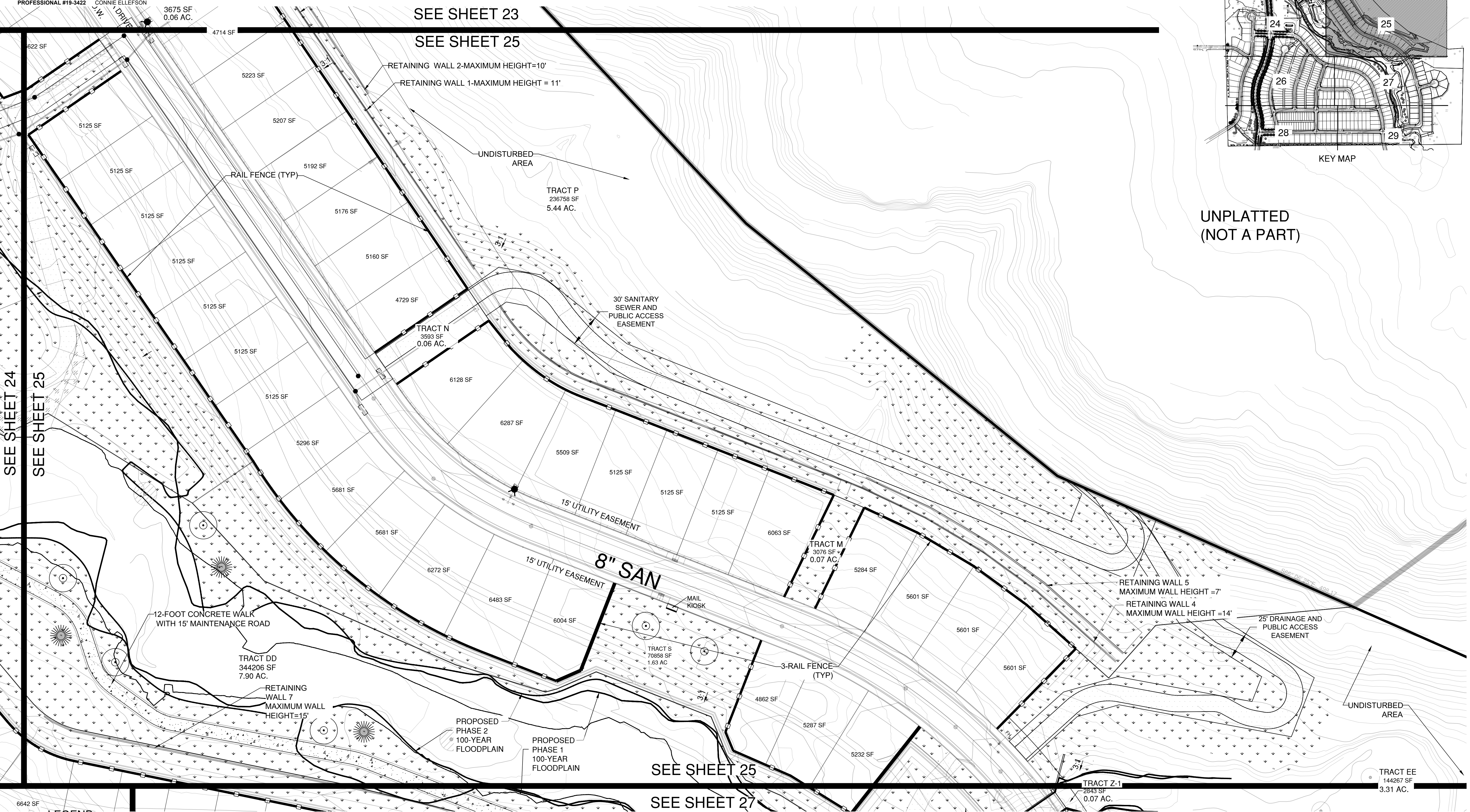
CHATEAU VALLEY SITE DEVELOPMENT PLAN

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.



KEY MAP

UNPLATTED
(NOT A PART)



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
- PROPOSED NON-IRRIGATED NATIVE SEED
- PROPOSED 3" ROCK MULCH
- PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
- PROPOSED EASEMENT LINE
- PROPOSED ROLL-TOP EDGER
- PROPOSED 3 RAIL FENCE
- PROPOSED 6" PRIVACY FENCE
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- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

DATE: 6/15/26

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PARKER, COLORADO 80134

Tel. No. (303) 889-0044
Fax. No. (303) 380-3320

LANDSCAPE PLAN

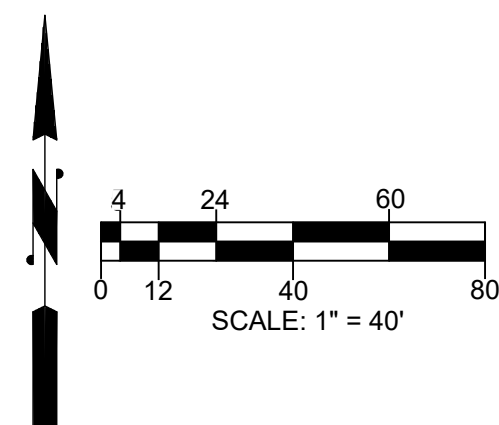
SHEET 25 OF 35

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

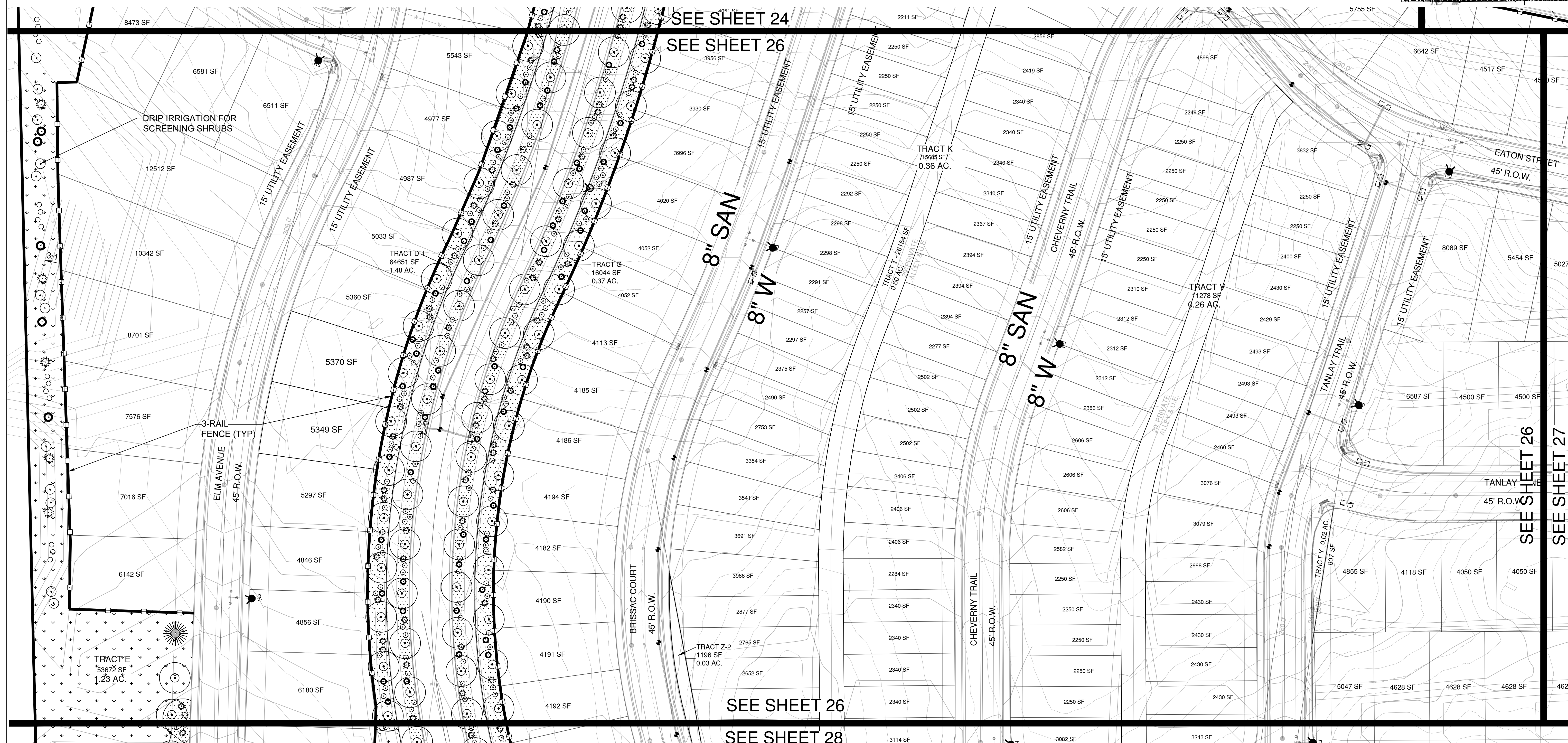
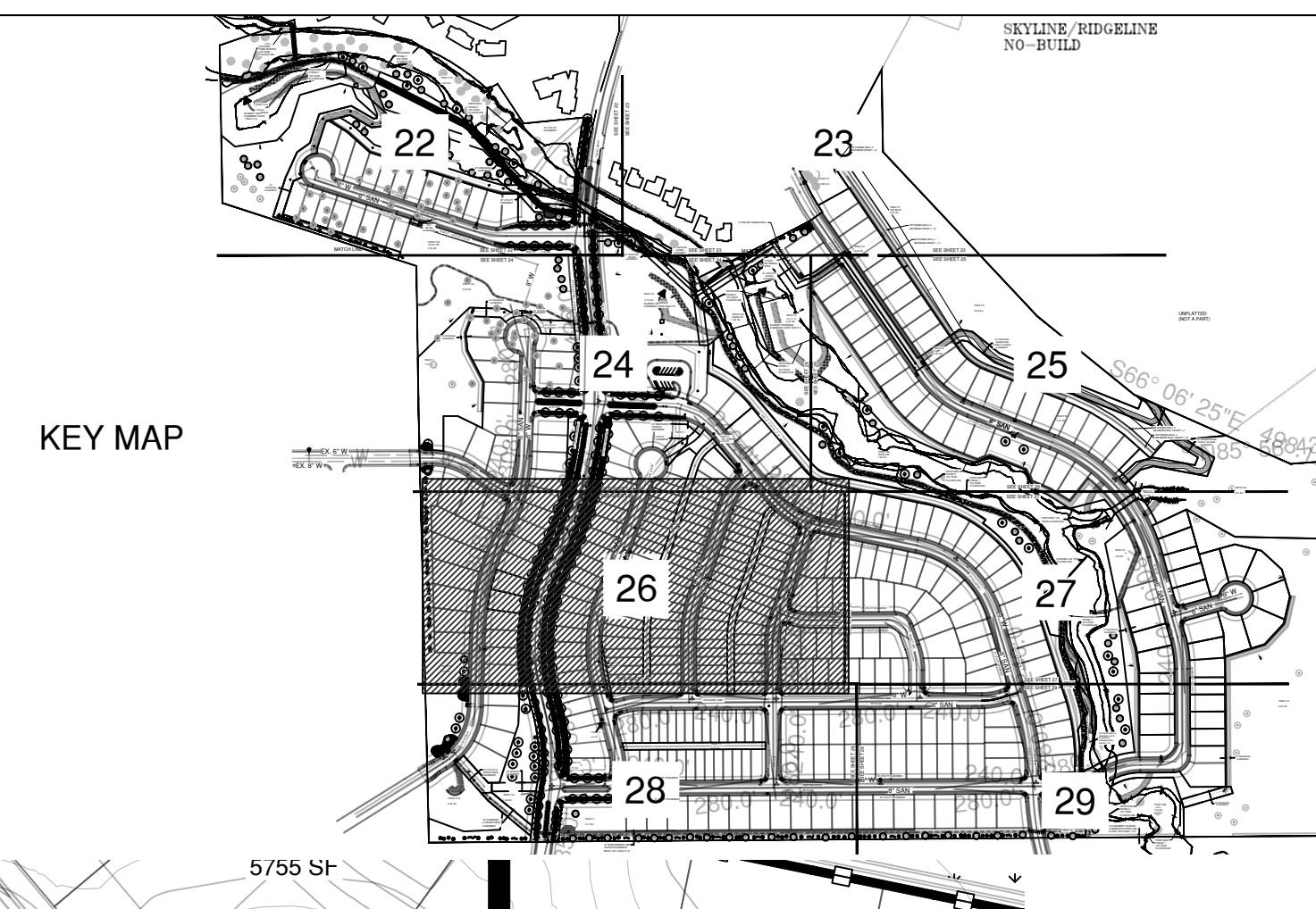
 **TRUE WEST COMPANY, LLC**
16352 N Bates Drive Aurora, CO 80013
truewest1@usa.net 303-523-3664
Connie L. Ellefson

**TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422**

CONNIE ELLEFSON



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 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

PROPOSED NON-IRRIGATED NATIVE SEED

PROPOSED 2" 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

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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

 **HIGHLINE** DATE: 6/15/26
ENGINEERING & SURVEYING
PO BOX 1295 Tel. No. (303) 889-0044
PARKER, COLORADO 80134 Fax. No.(303) 380-3320

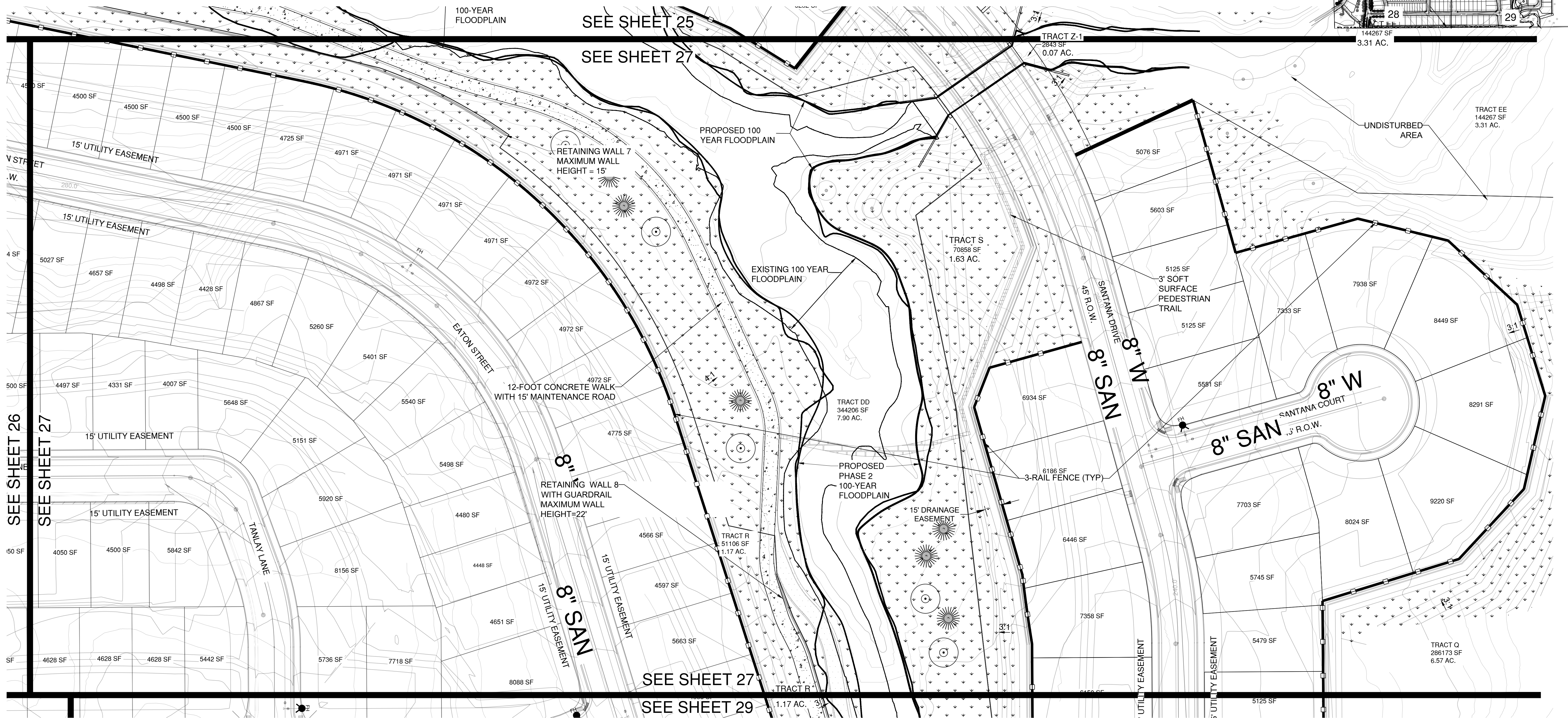
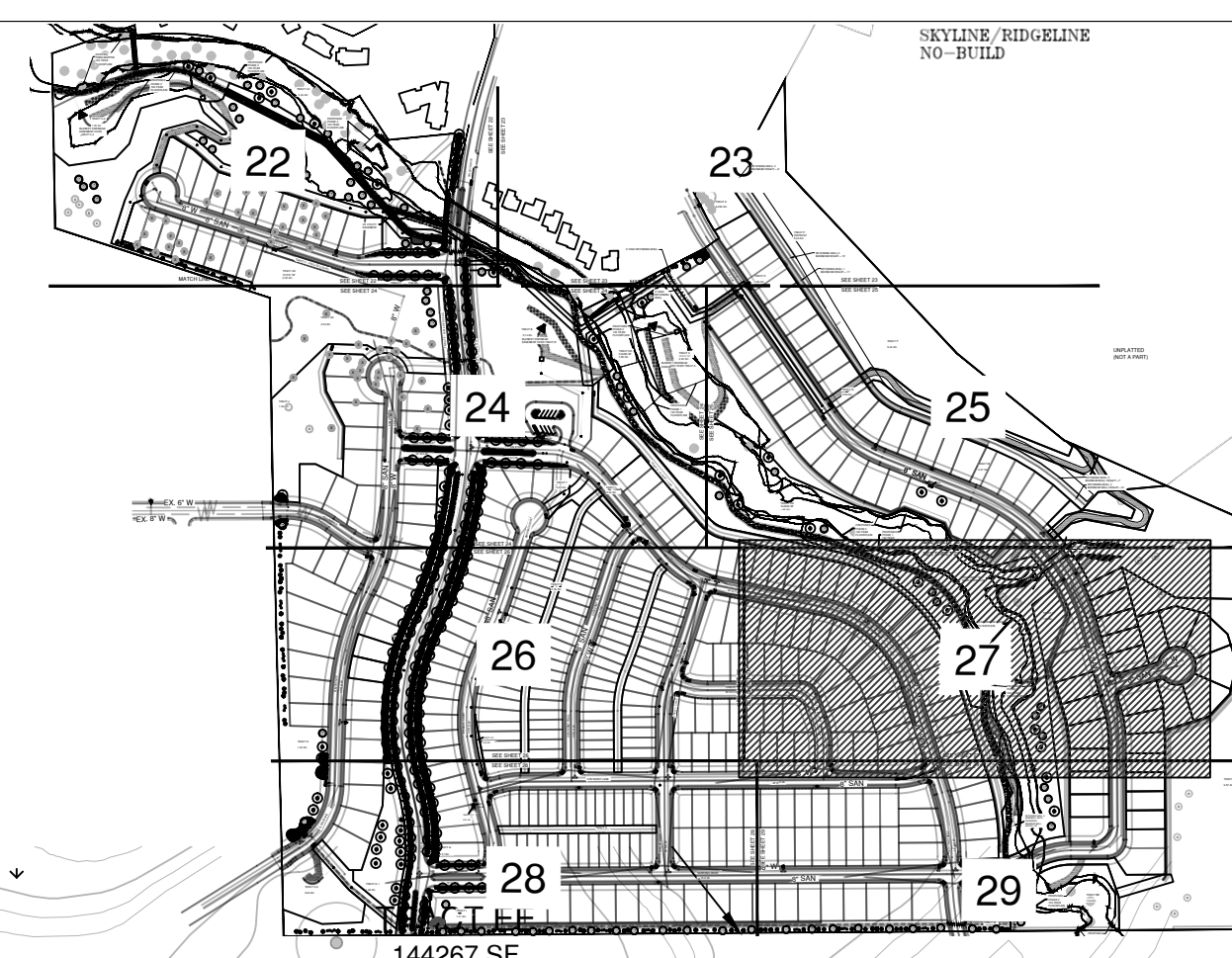
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Fax. No.(303) 380-3320

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
WATER SUPPLY PROJECT NO. SDP21-0060

PLANS PREPARED BY:
 TOWN OF CASTLE ROCK
16350 N. Bates Drive Aurora, CO 80015
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.



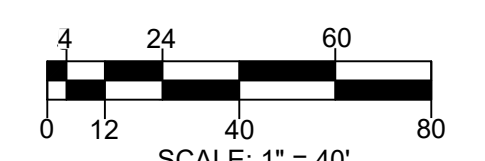
LEGEND

- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
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- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



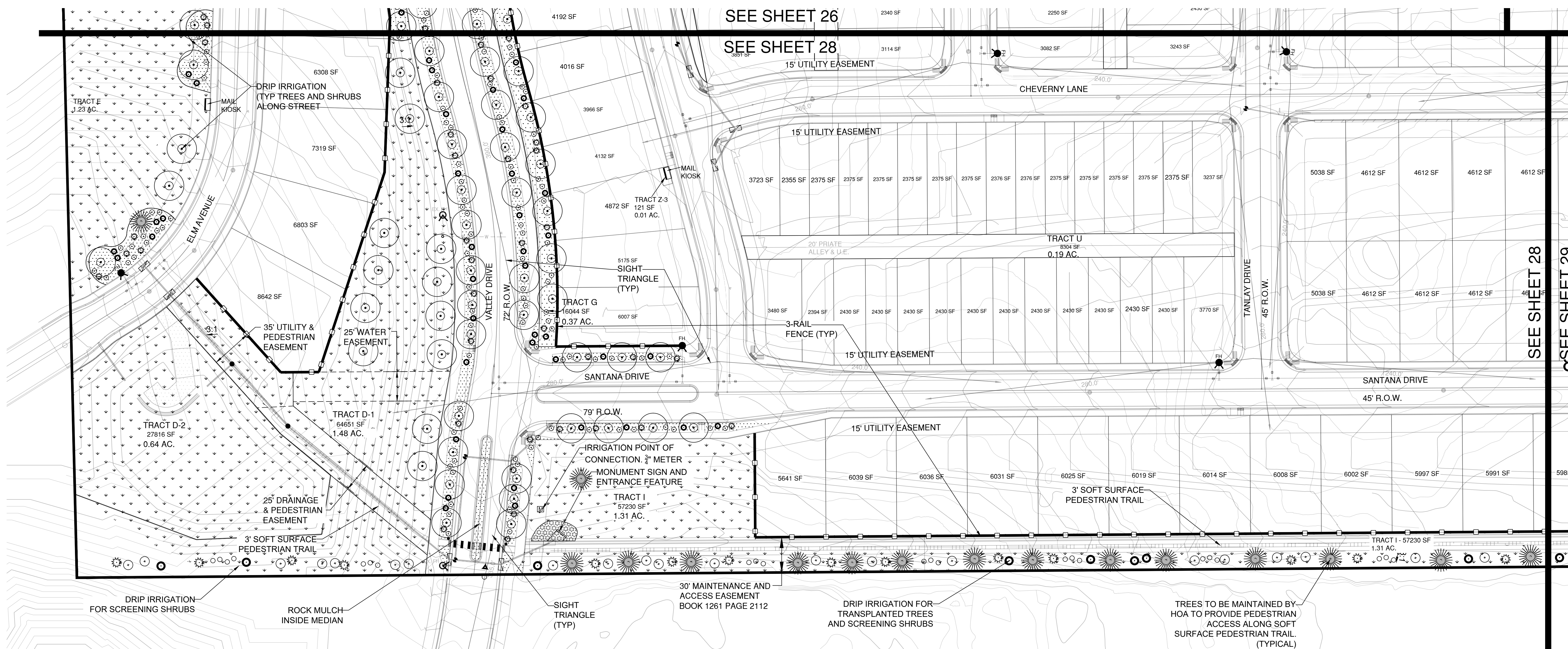
HIGHLINE ENGINEERING & SURVEYING
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/15/26



LANDSCAPE PLAN
SHEET 27 OF 35
SITE DEVELOPMENT PLAN
CHATEAU VALLEY
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

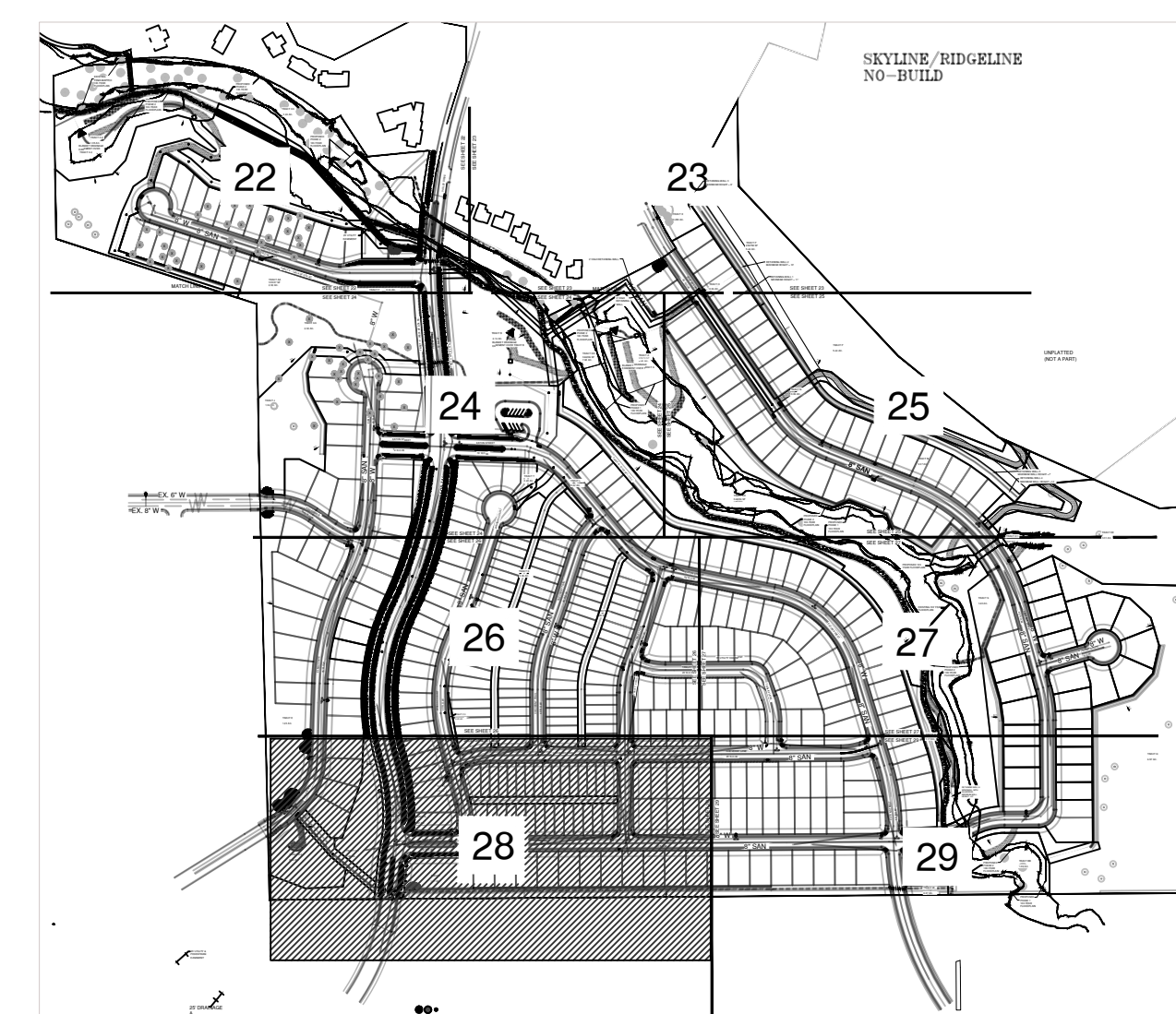
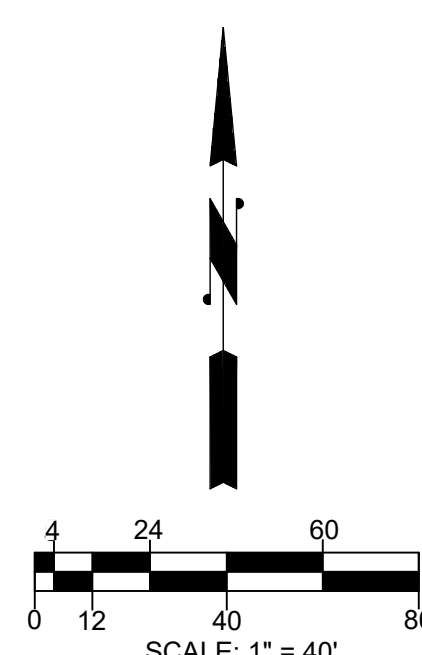
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
1ST MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
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- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SHRUBS

-  PROPOSED EASEMENT LINE
 PROPOSED ROLL-TOP EDGER
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 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



KEY MAP

 **HIGHLINE** DATE: 6/15/26
ENGINEERING & SURVEYING
PO BOX 1295 Tel. No. (303) 889-0044
PARKER, COLORADO 80134 Fax. No. (303) 380-3320

DATE: 6/15/26

Tel. No. (303) 889-0044
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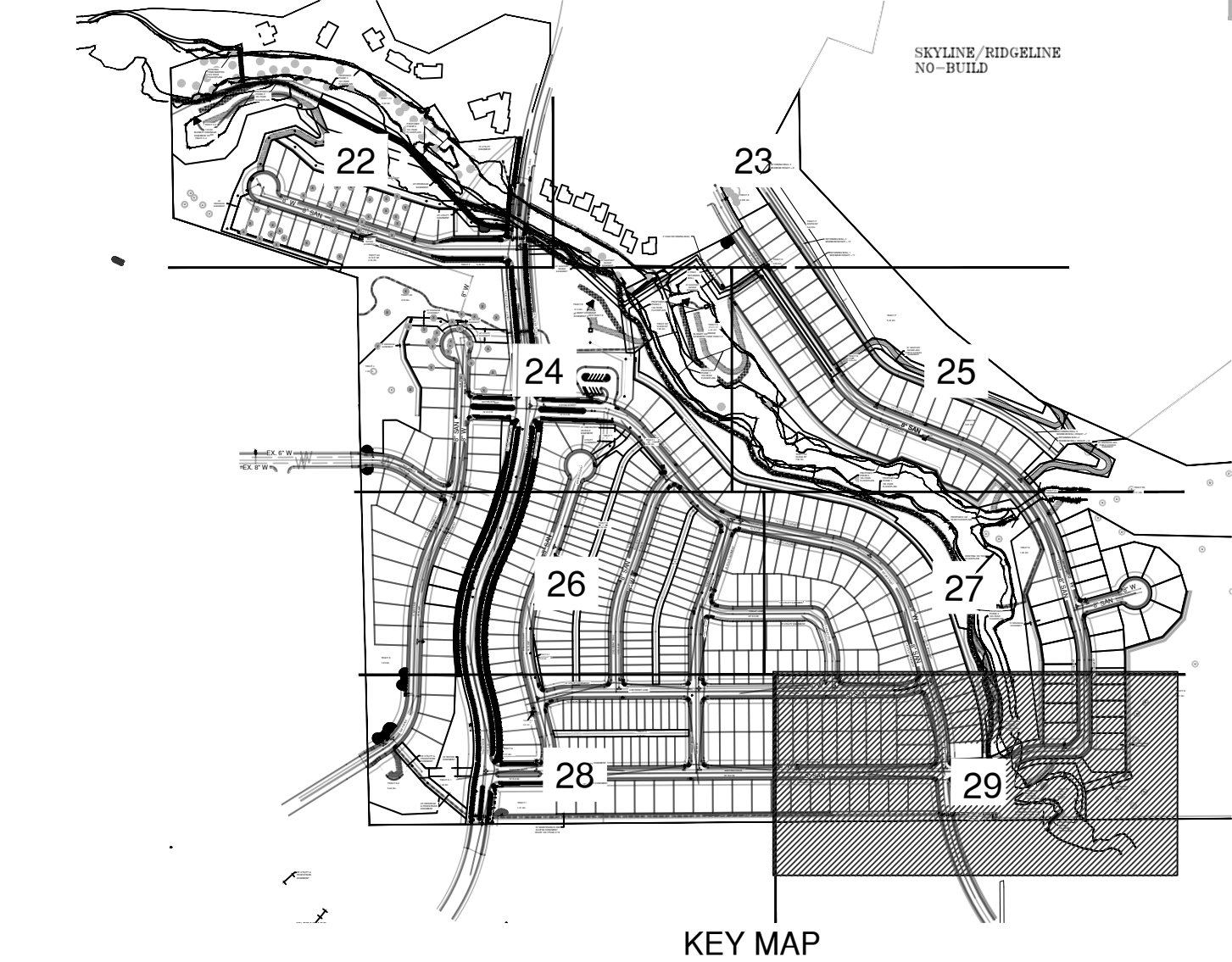
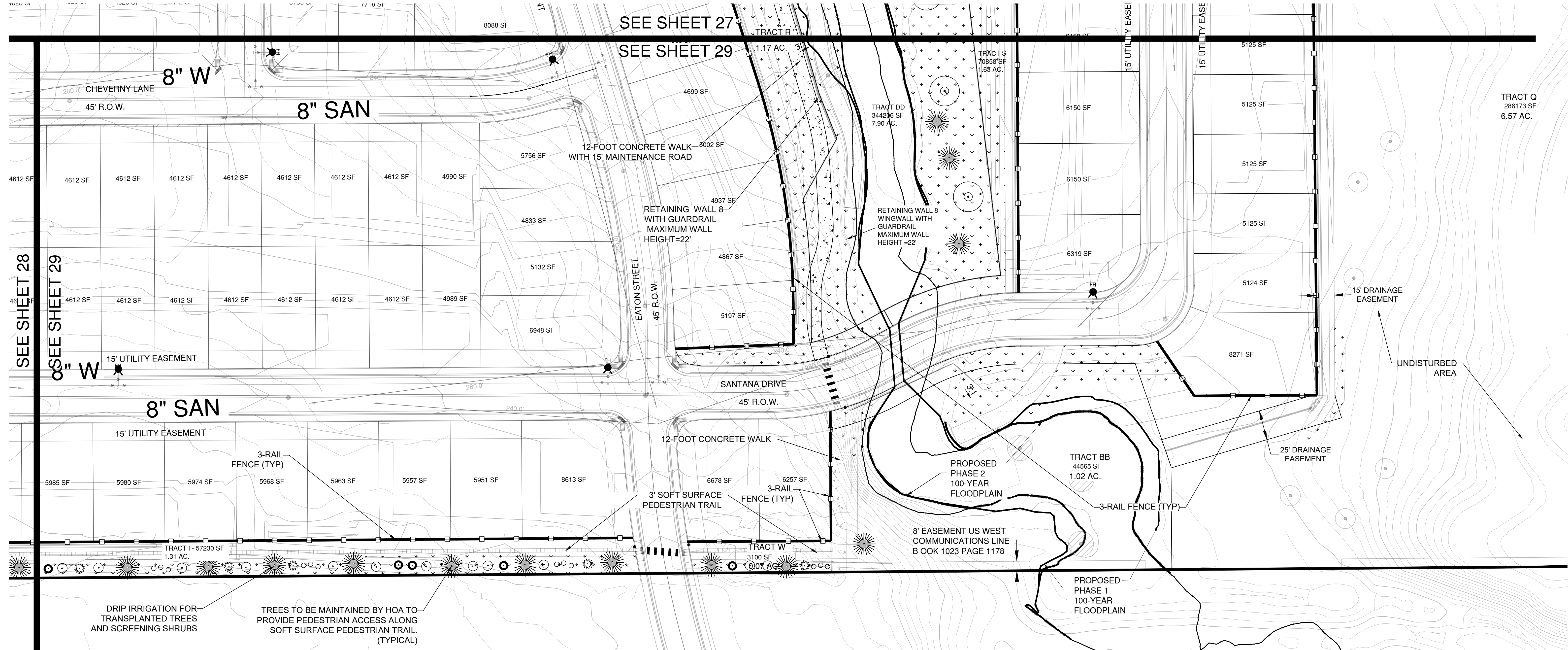
LANDSCAPE PLAN
SHEET 28 OF 35

SITE DEVELOPMENT PLAN
CHATEAU VALLEY
WATER TREATMENT PLANT
PROJECT NO. SDP21-0060

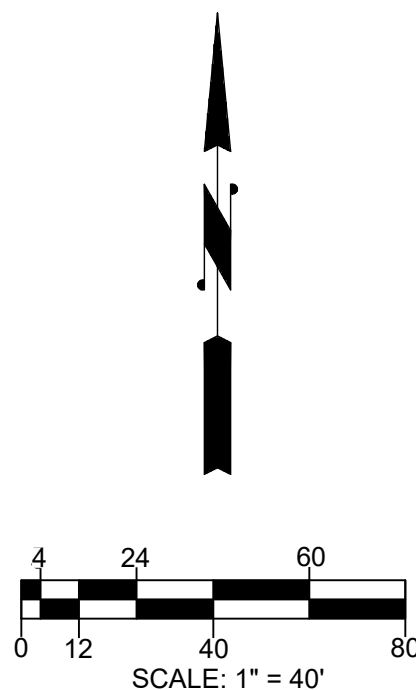
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0060

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.

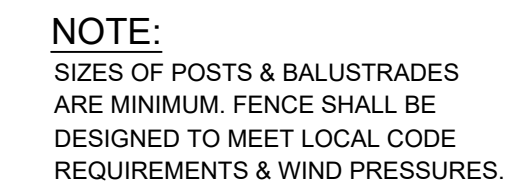
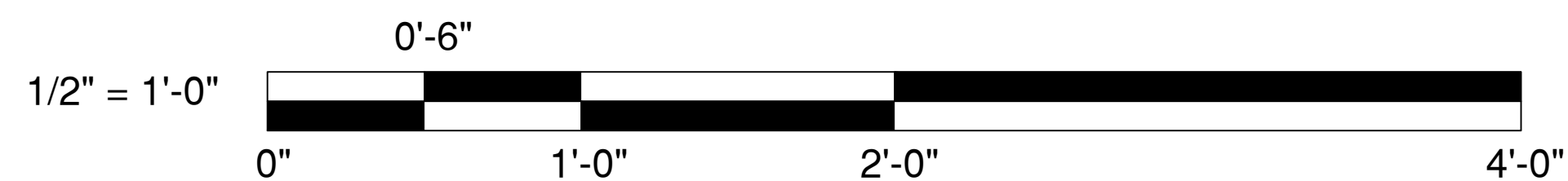


- LEGEND**
- PROPOSED LARGE CANOPY DECIDUOUS TREE AT TIME OF PLANTING (DASHED LINE) AND AT 7 YRS MATURITY (SOLID) - ALL DECIDUOUS TREES LARGE CANOPY
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 - EXISTING TREE TO REMAIN
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 - PROPOSED SHRUBS
 - PROPOSED NON-IRRIGATED NATIVE SEED
 - PROPOSED 3" ROCK MULCH
 - PROPOSED ENTRANCE FEATURE PERENNIALS AND ANNUALS
 - PROPOSED EASEMENT LINE
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 - PROPOSED 15' GRAVEL MAINTENANCE ROAD
 - PROPOSED 12' CONCRETE WALK



 **TRUE WEST COMPANY, LLC**
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truewest1@usa.net 303-623-3864
Connie L. Ellefson
**TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422** **CONNIE ELLEFSON**

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.



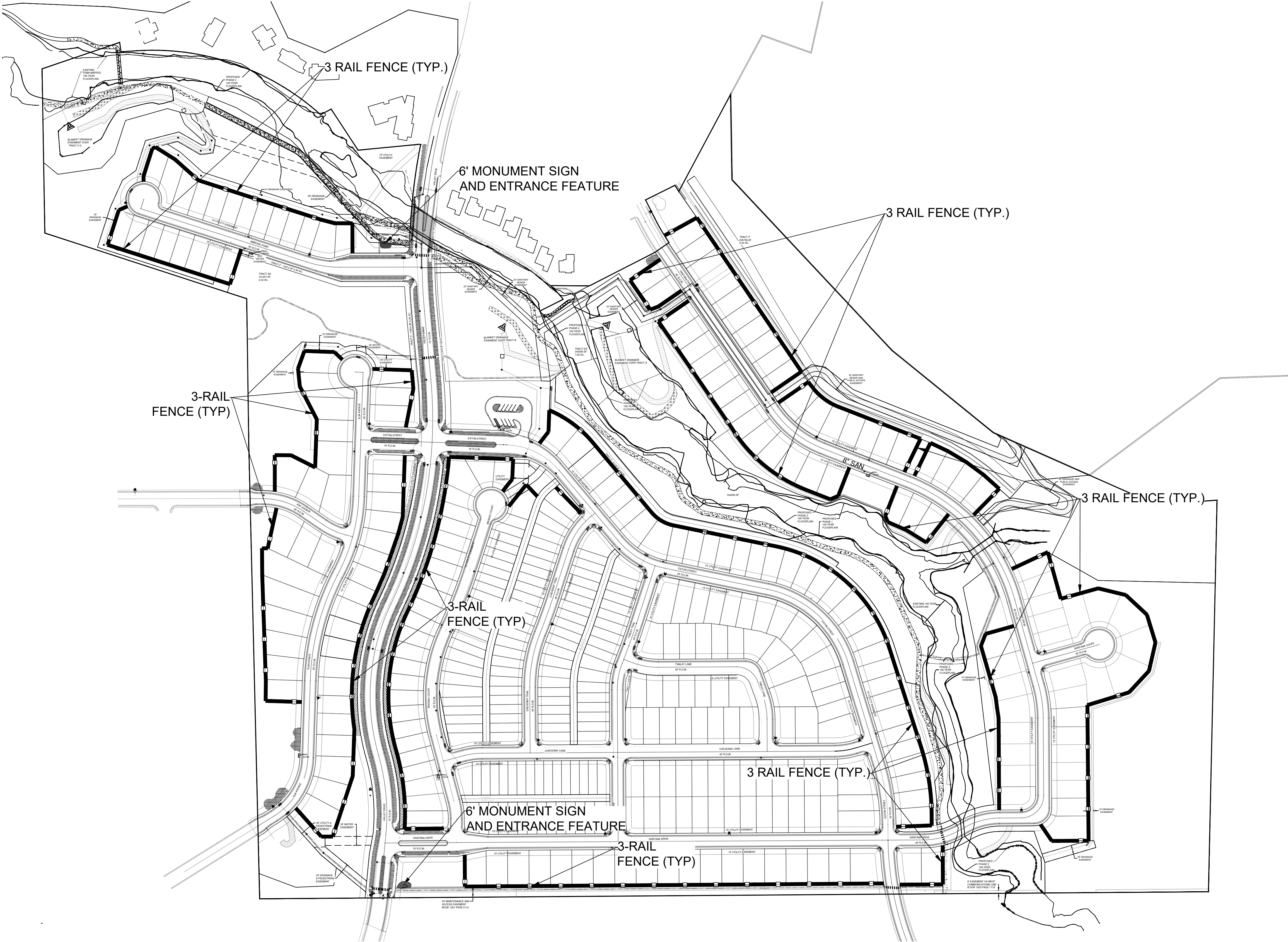
6' PRIVACY FENCE
NTS

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

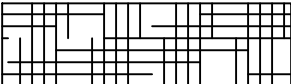
PLANS PREPARED BY:
 TRUE WEST COMPANY, LLC
16552 E Delta Drive Aurora, CO 80015
truewest@truewest.com 303-533-3804
Cynthia S. Williams
TOWN OF CASTLE ROCK
REGISTERED LANDSCAPE
PROFESSIONAL #19-3422 CONNIE ELLEFSON

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

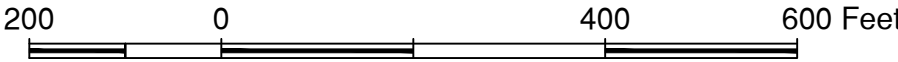
CHATEAU VALLEY
SITE DEVELOPMENT PLAN
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



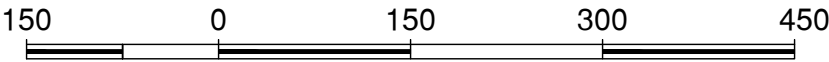
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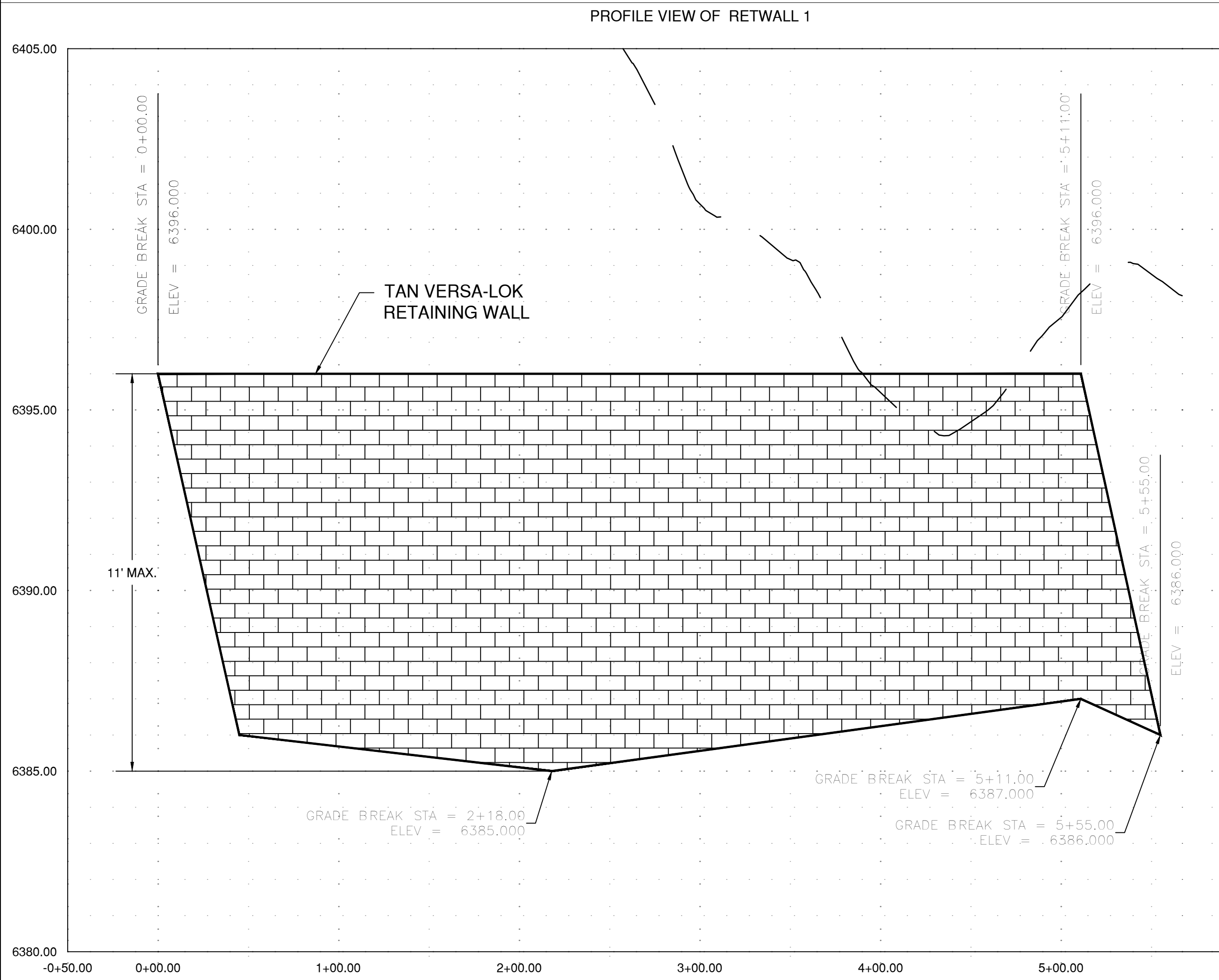
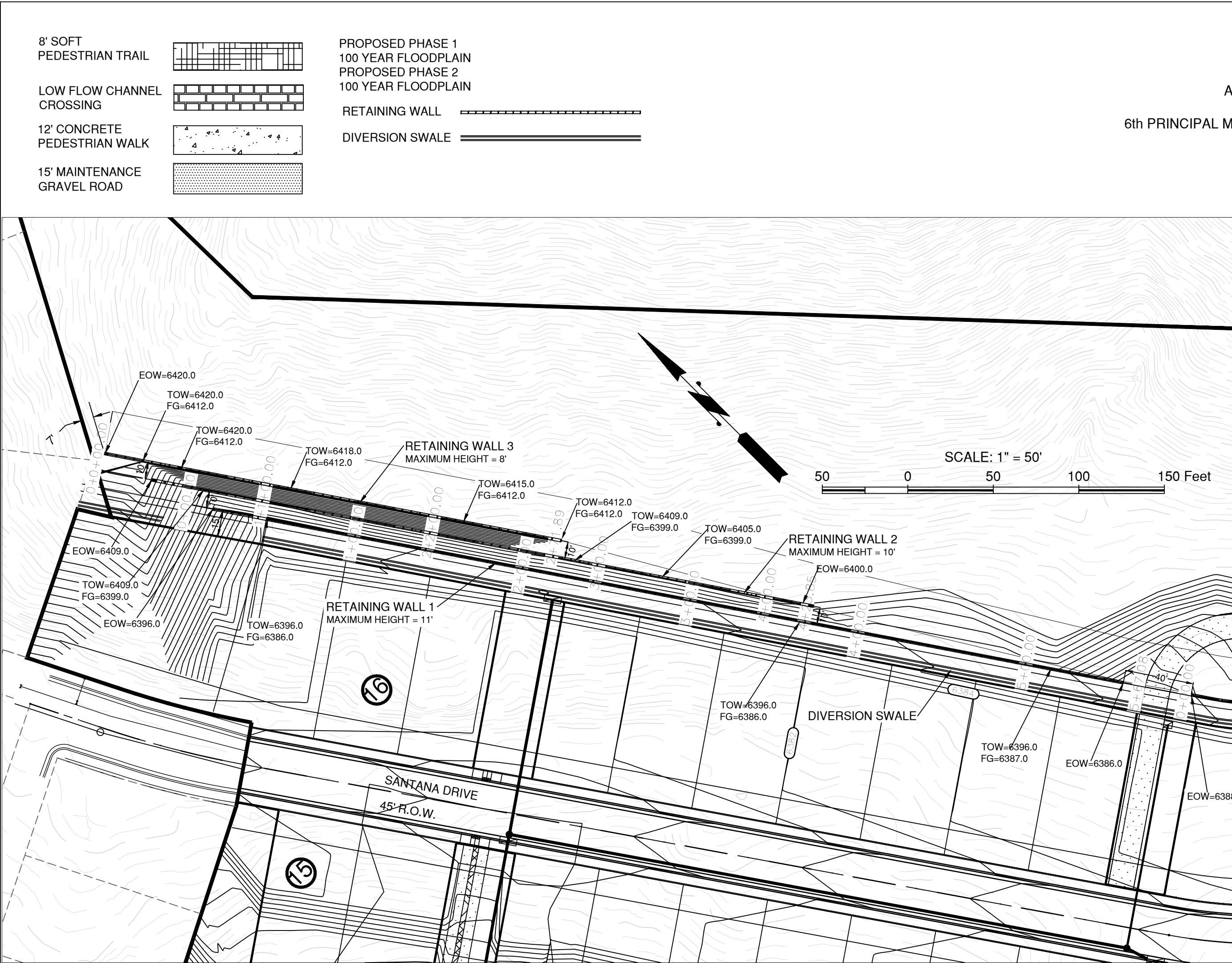
-  PROPOSED 3 RAIL FENCE
-  8' SOFT PEDESTRIAN TRAIL
-  10' CONCRETE PEDESTRIAN WALK
-  15' MAINTENANCE GRAVEL ROAD

SCALE: 1" = 200'



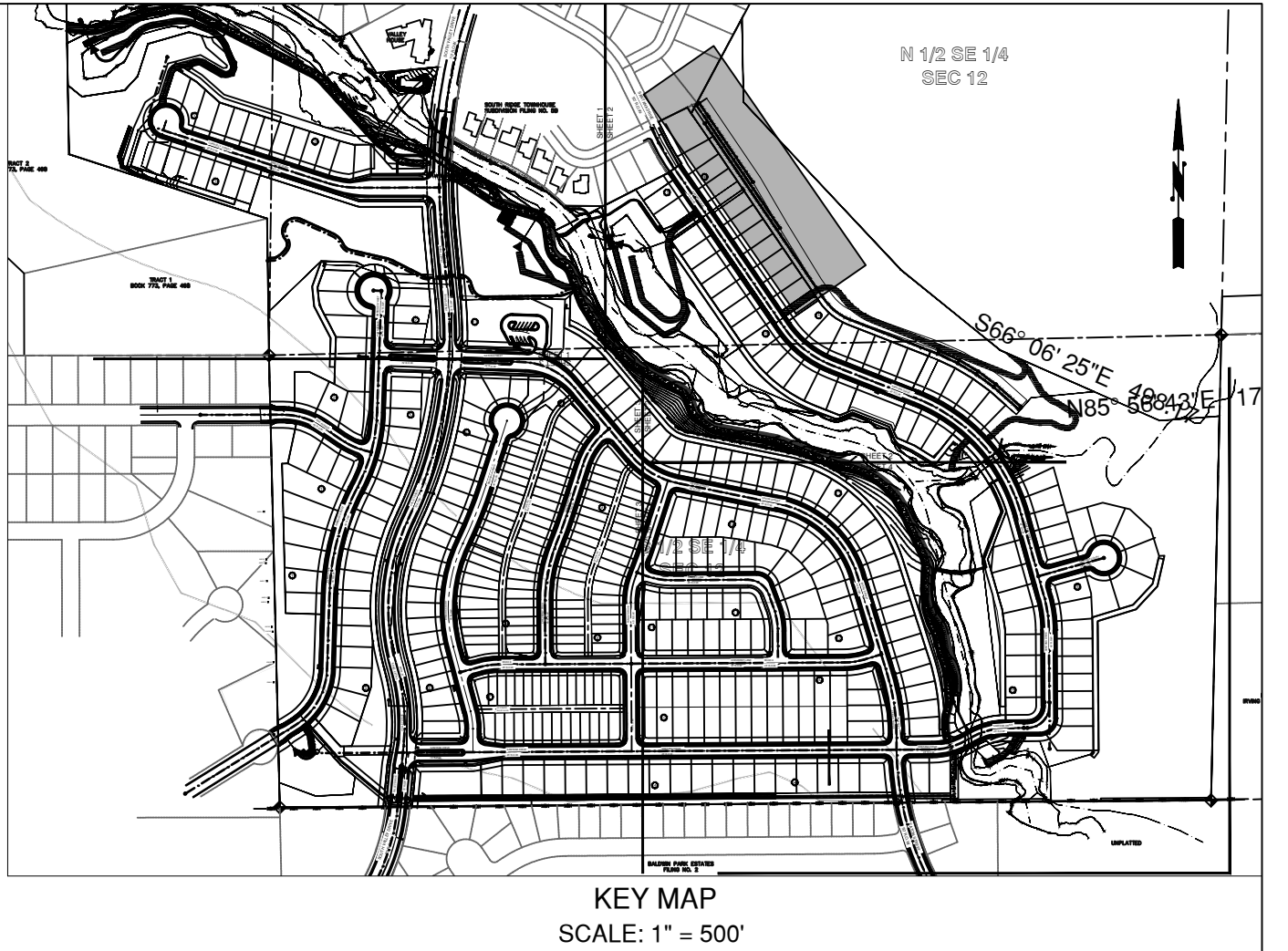
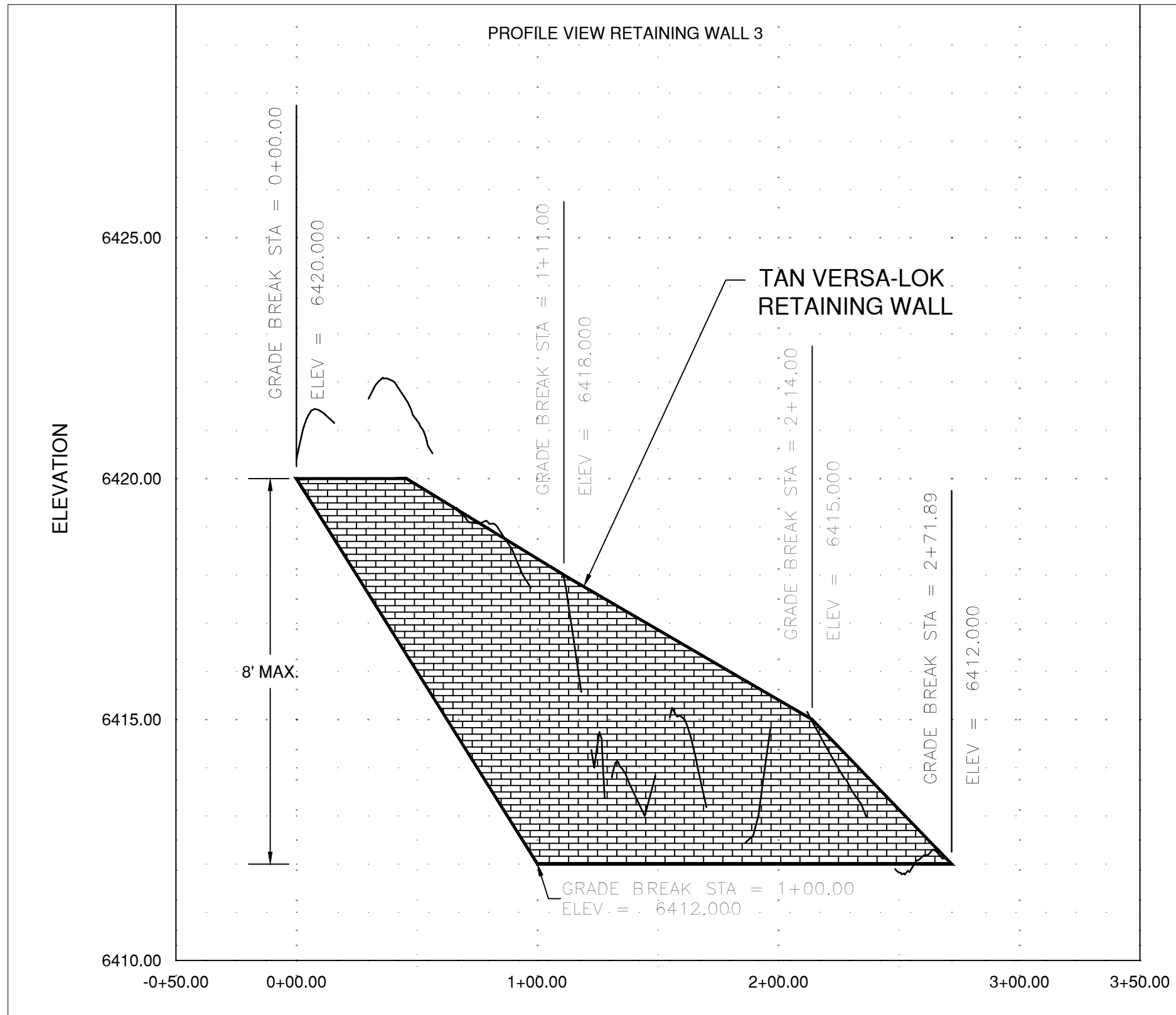
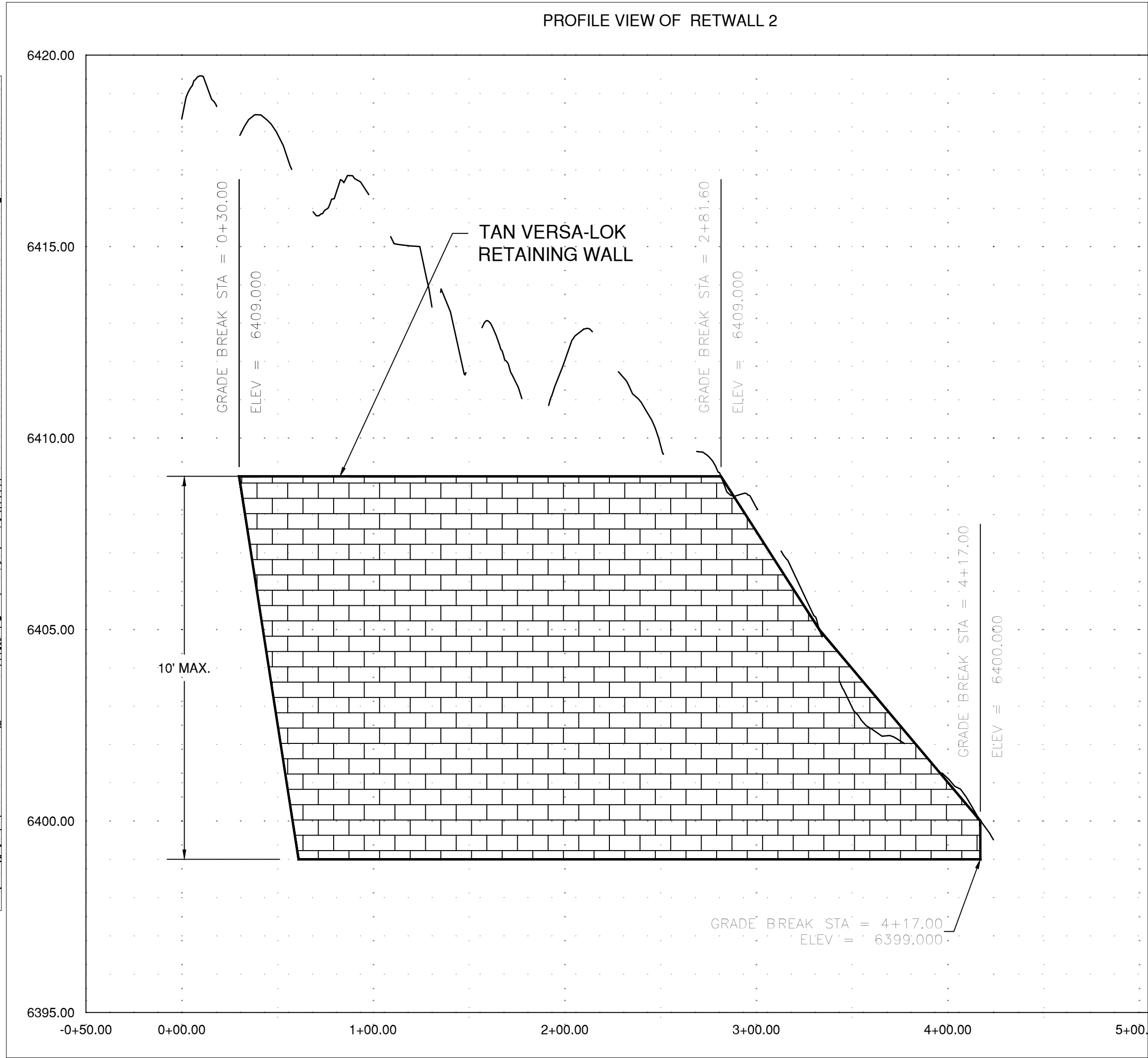
SCALE: 1" = 150'





CHATEAU VALLEY SITE DEVELOPMENT PLAN

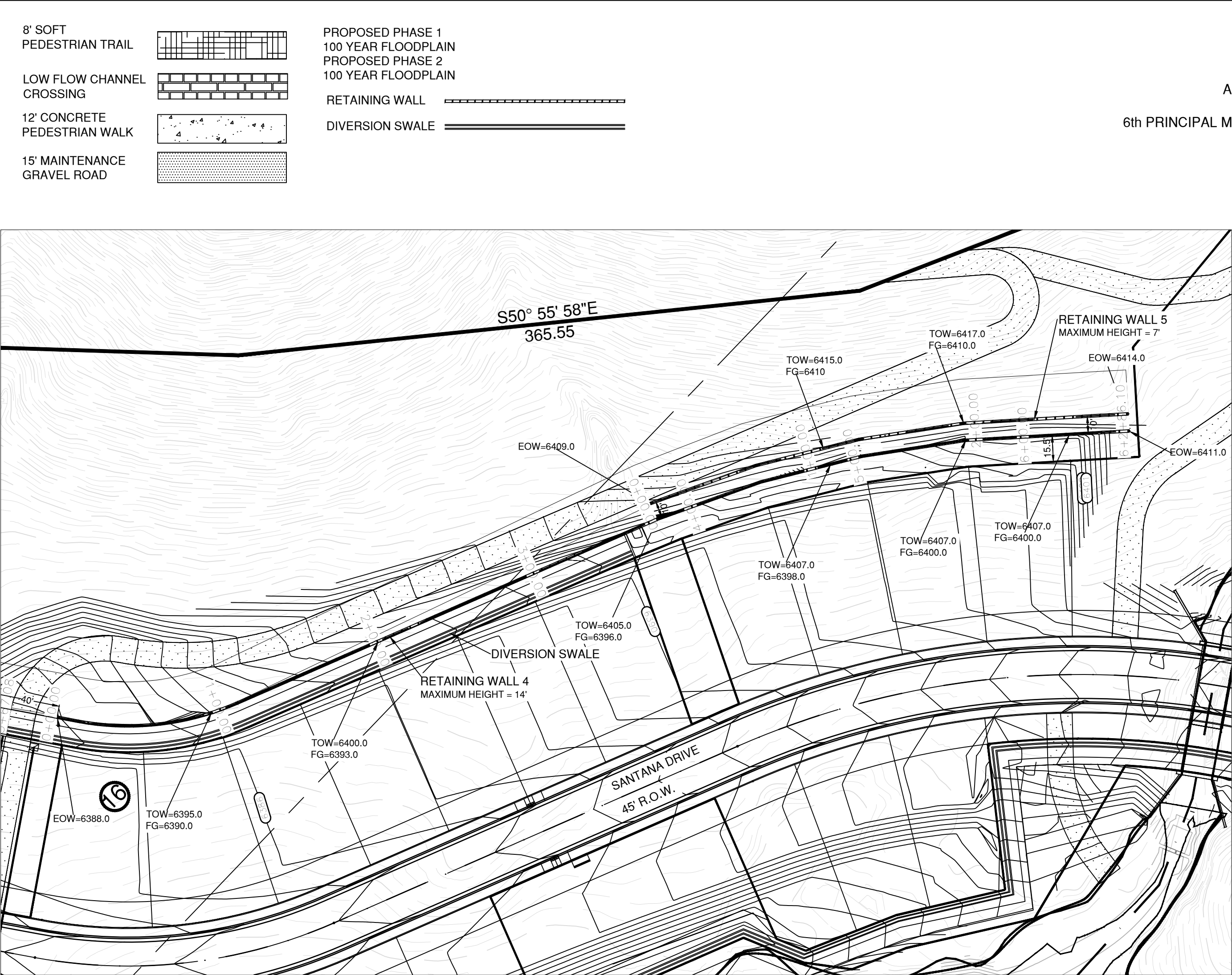
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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

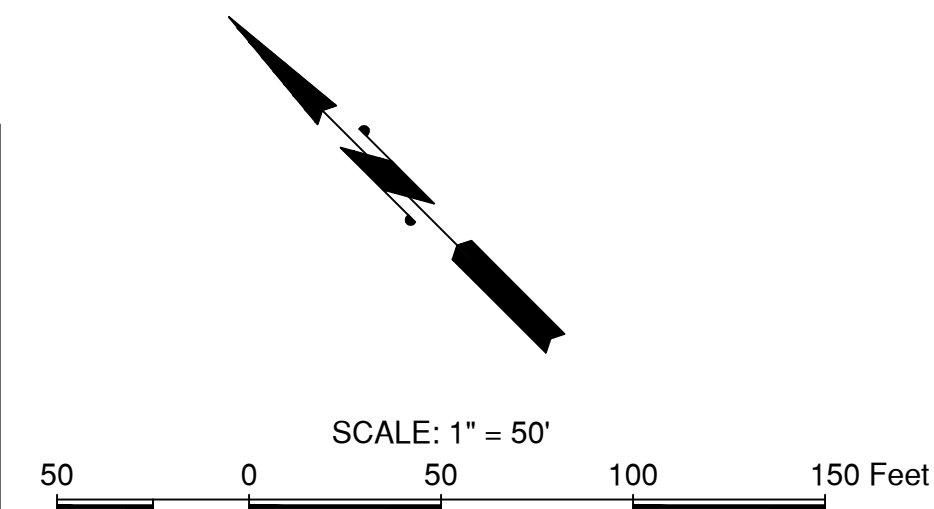


VERSA LOK
STANDARD UNIT
Depth 12-inches
Height 6-inches
Face Width 16-inches
Weight 82 lbs.

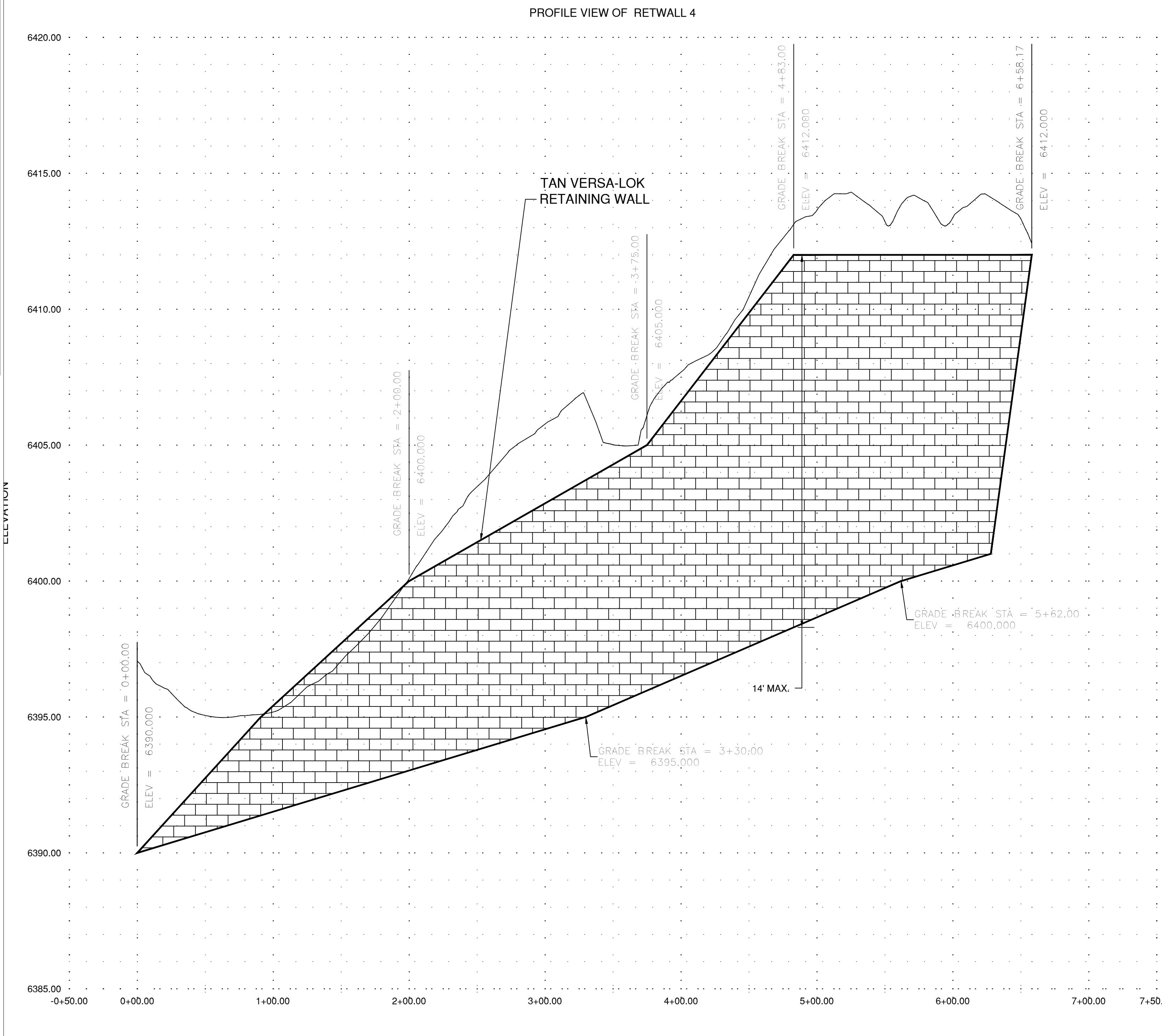
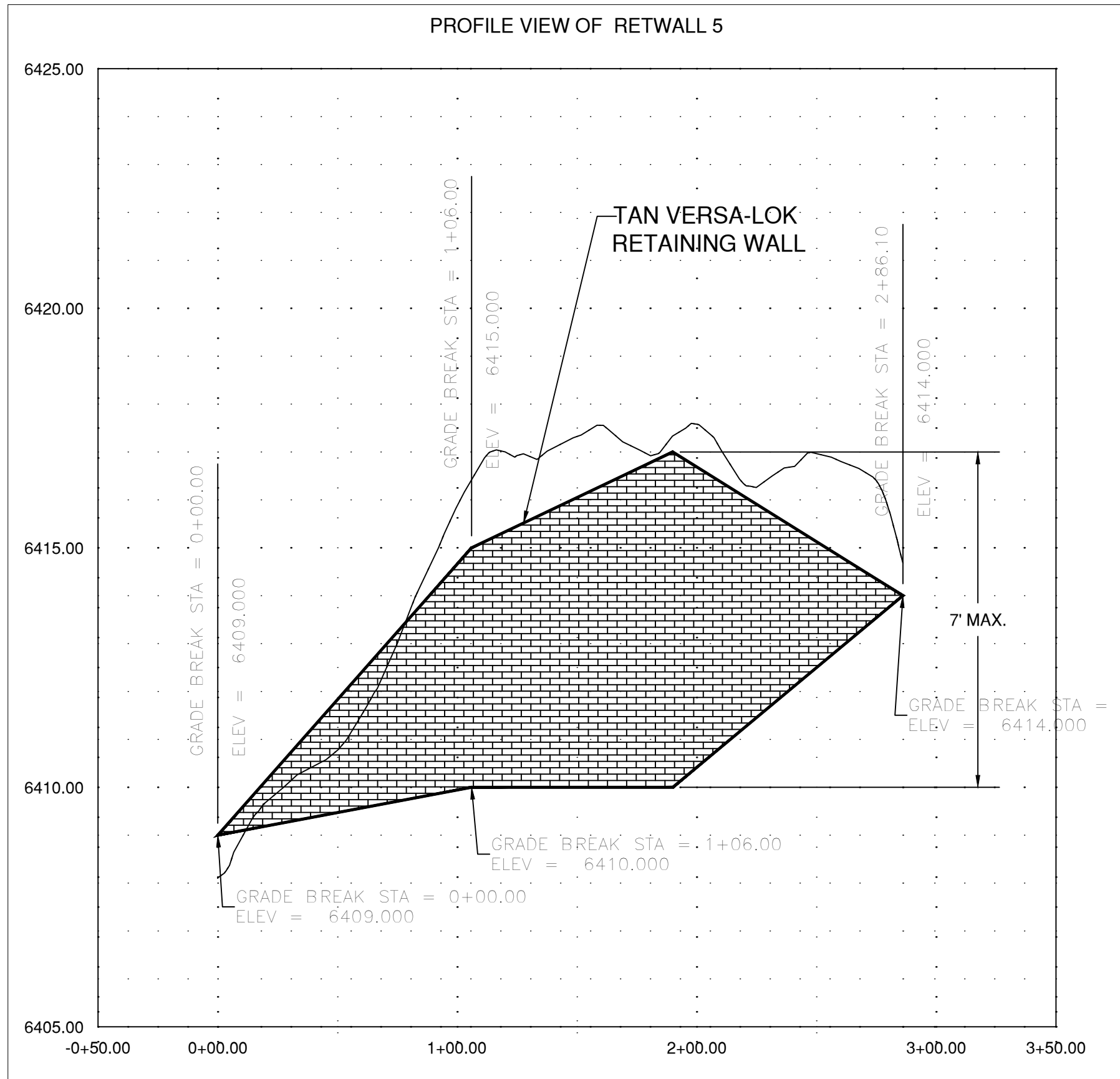
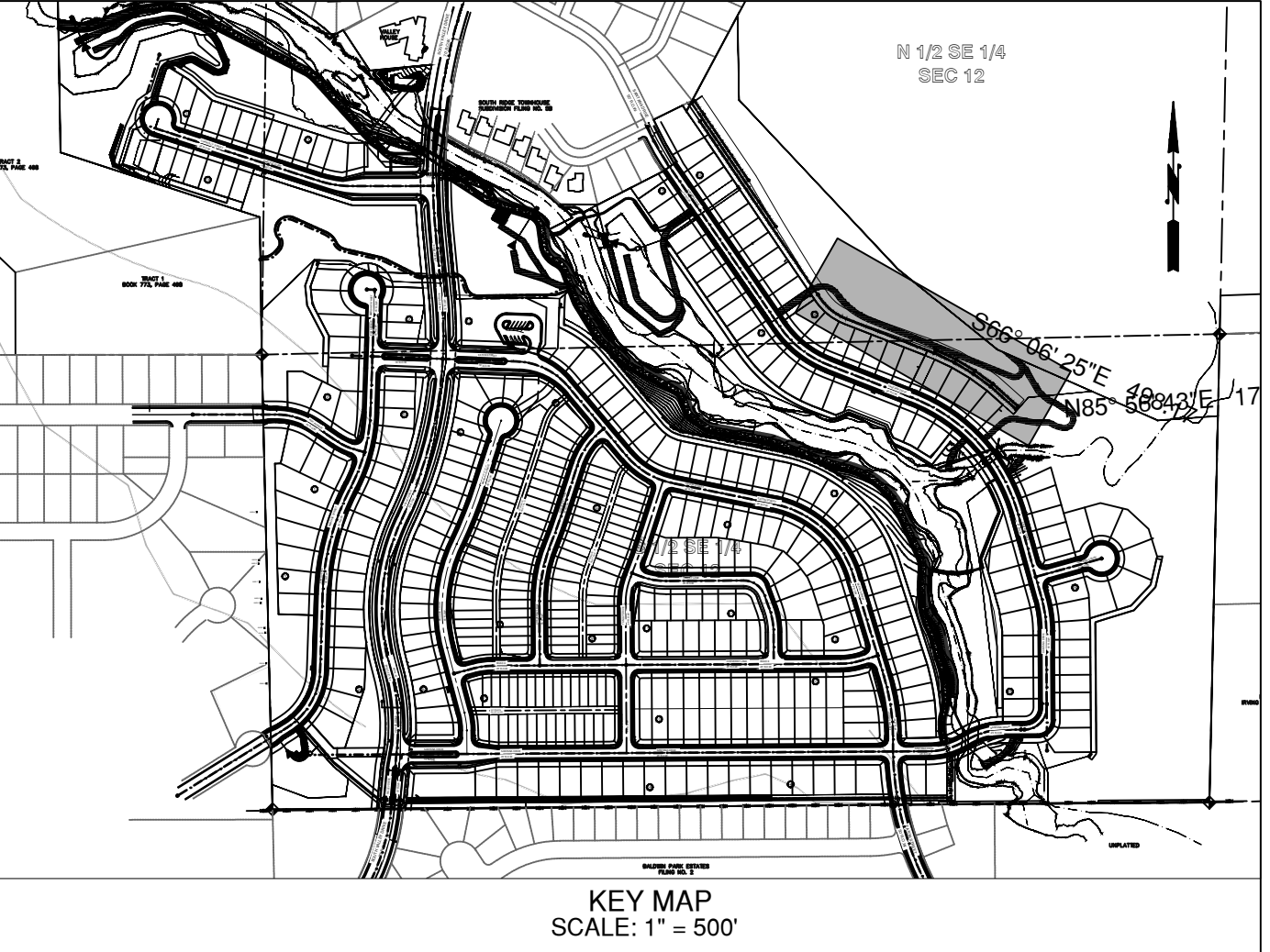


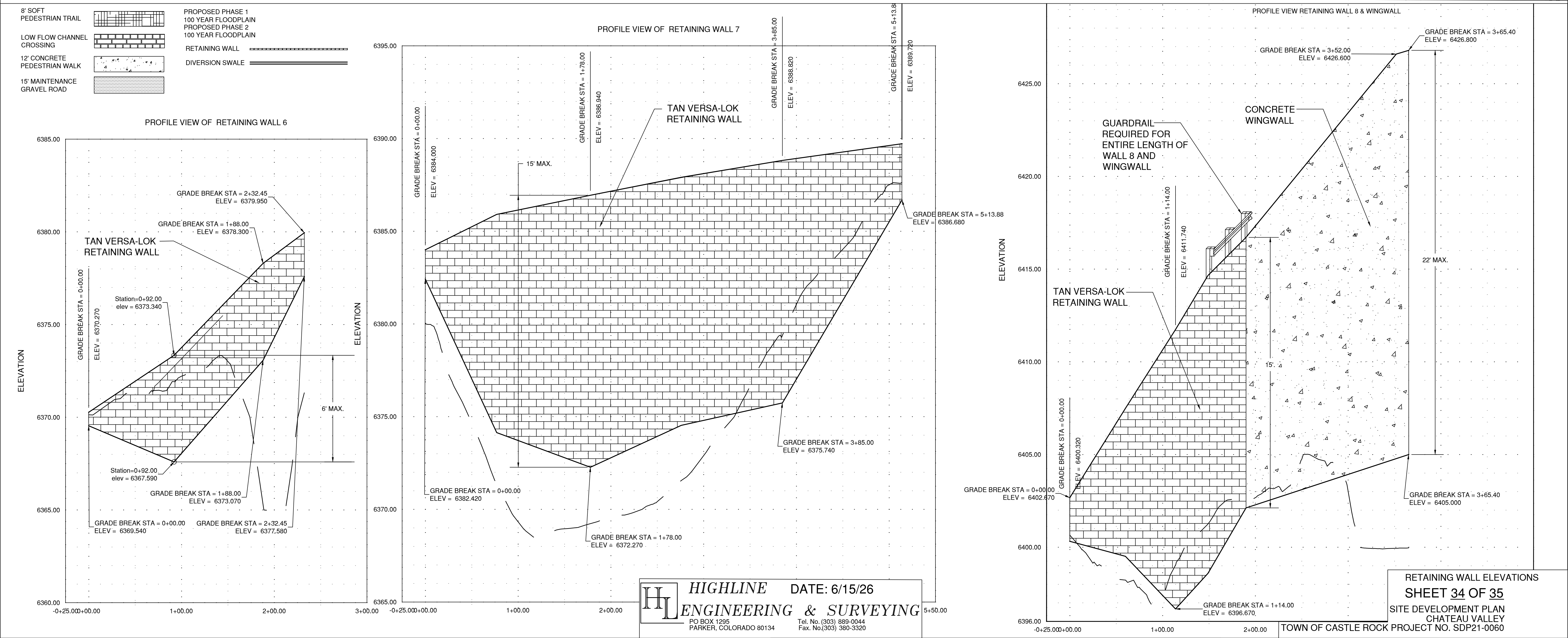
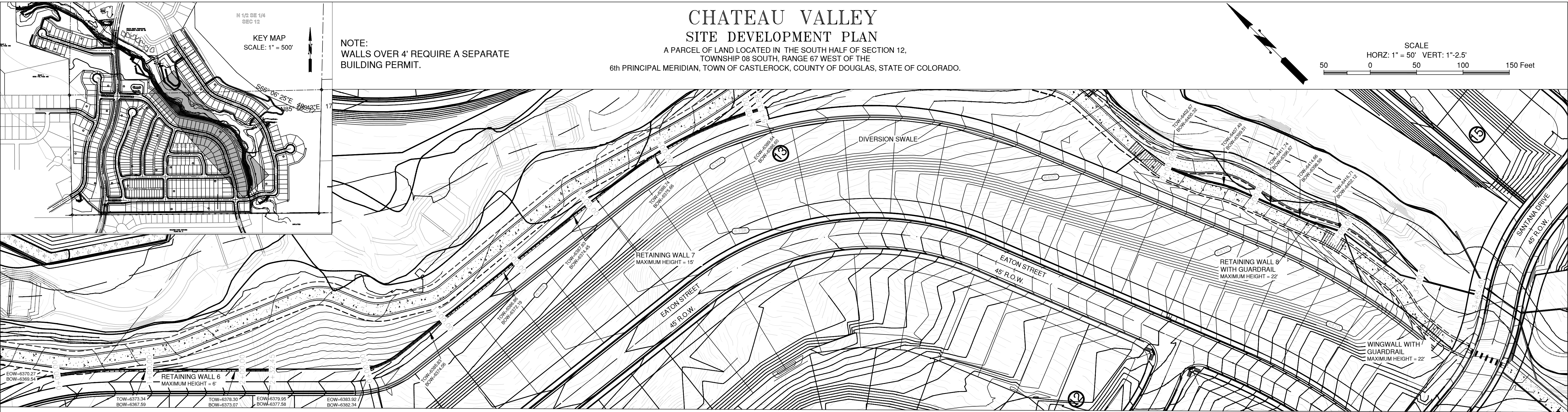
CHATEAU VALLEY SITE DEVELOPMENT PLAN

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.



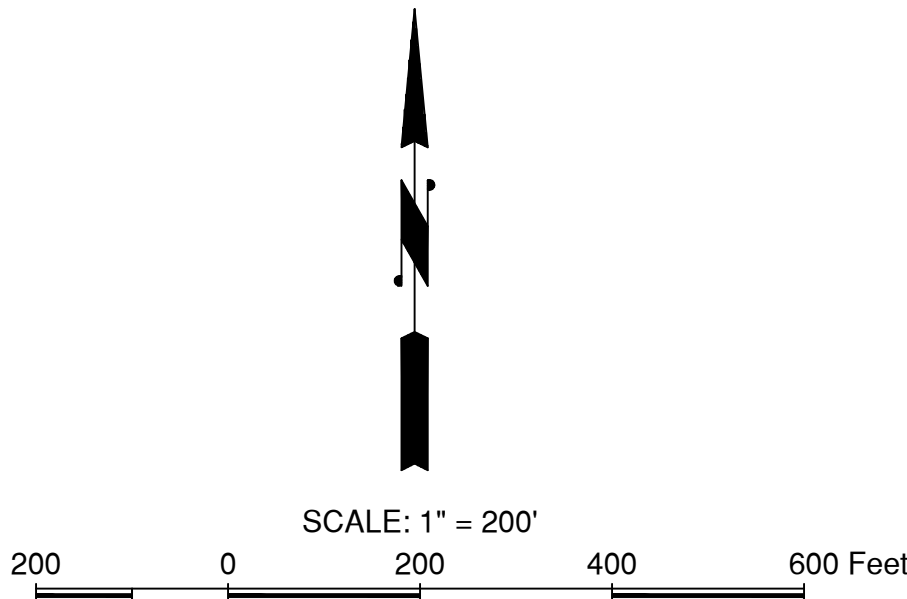
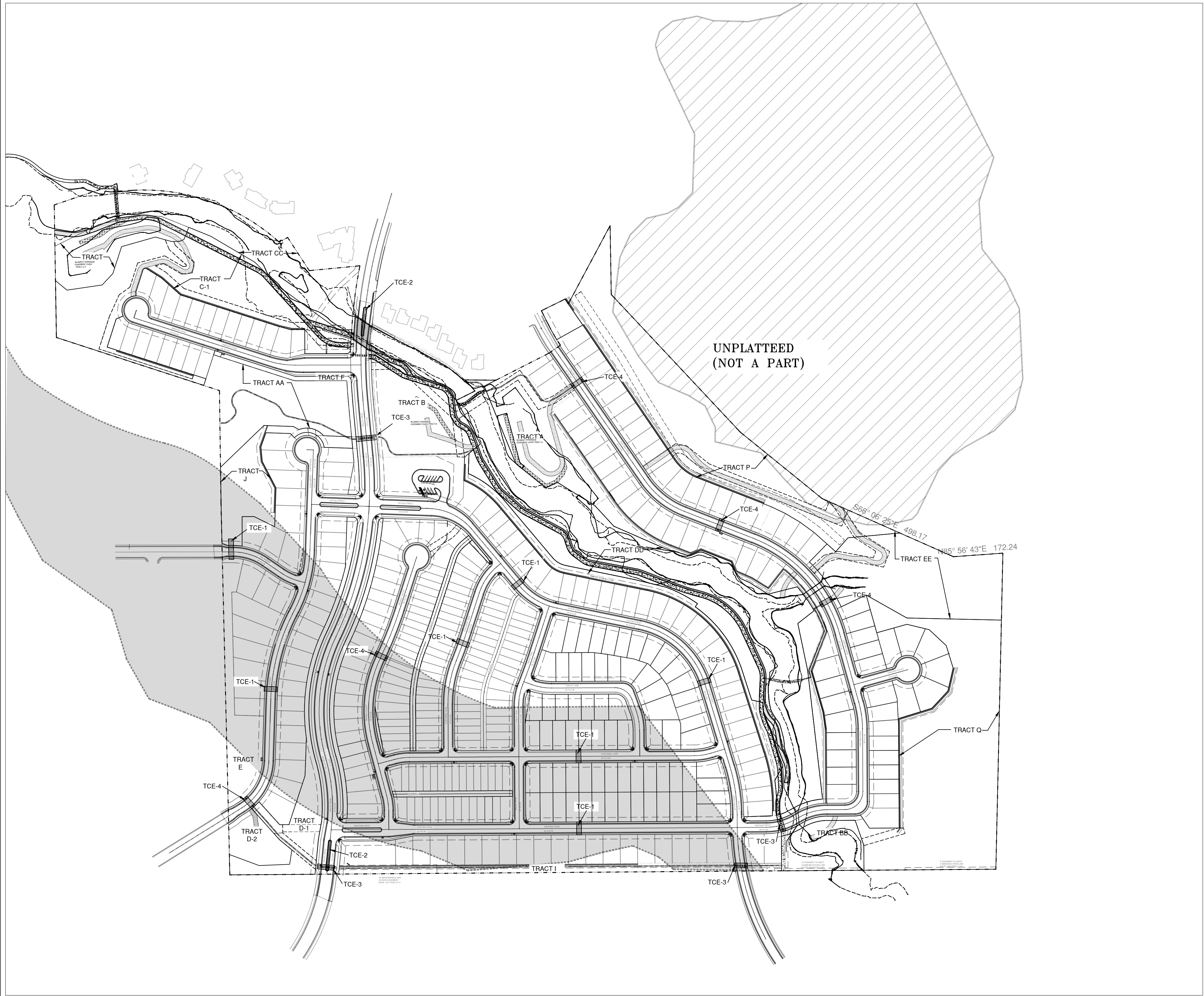
NOTE:
WALLS OVER 4' REQUIRE A SEPARATE
BUILDING PERMIT.





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

PROPERTY BOUNDARY		12' CONCRETE PEDESTRIAN WALK	
NO BUILD AREA SKYLINE/RIDGELINE		3' SOFT SURFACE PEDESTRIAN TRAIL	
MODERATE ZONE SKYLINE/RIDGELINE		15' MAINTENANCE GRAVEL ROAD	
UTILITY EASEMENT		12' MAINTENANCE GRAVEL ROAD	
MINOR RIDGELINE BOUNDARY		LOW FLOW CHANNEL CROSSING	
DIVERSION SWALE		FOUNDERS VISTA SUBDIVISION 15' MAINTENANCE GRAVEL ROAD (NOT A PART OF CHATEAU VALLEY)	
RETAINING WALL			
MINOR RIDGELINE			
MAIL KIOSK			
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.