

MOORE LUMBER AT THE MEADOWS
PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
NARRATIVE

1. COMPLIANCE

The site construction plans match the Site Development Plan (SDP), still under review. No variance from the SDP has been made for these construction plans.

2. VARIANCES

No variances are requested.

3. TECHNICAL COMPLIANCE

The site construction plans have been prepared utilizing the criteria set forth in the Town Drainage Criteria Manual, Temporary Erosion and Sediment Control (TESC) Manual, TESC Standard Notes and Details, Landscape and Irrigation Performance Standards and Criteria Manual, Water System Design Criteria Manual, Wastewater Collection System Design Criteria Manual, and Public Works Details and Forms.

4. PROJECT LOCATION AND DESCRIPTION

The Moore Lumber at the Meadows site is located at Lot 1 of the Meadows Filing No. 17, 2nd Amendment on the north end of Regent St. approximately one-quarter mile north of its intersection with Meadows Parkway in the Town of Castle Rock, Colorado. The site is located within the Northwest Quarter of Section 34, Township 7 South, Range 67 West of the 6th P. M., County of Douglas, State of Colorado.

The site is 1.63 acres and is adjacent to a self-storage project on the south, open space to the west, a regional detention pond/open space to the north, and Regent Street to the east.

The site is vacant and has never been previously developed. The property is zoned Planned Development (PD) – The Meadows.

The development application proposes to construct one building of 16,880 sf for office/warehouse/showroom.

Access is provided via one drive from Regent Street.

5. PROPOSED SITE IMPROVEMENTS

The proposed site improvements consist of the building described above along with one access drive, parking areas and landscaping. Proposed utilities include service lines, a fire sprinkler line, and inlets and storm sewers that will convey runoff to the existing system in Regent Street and ultimately the regional pond mentioned above. Landscaped areas will include an irrigation system.

6. PRE-APPLICATION COMMENTS

PLANNING

PL1. Please contact Brad Boland with questions at bboland@crgov.com or 720-733-3538.

Noted.

PL2 Requires administrative Site Development Plan. Please refer to DS comments below.

Noted.

DEVELOPMENT SERVICES

DS1. Please contact Dena Paulin with questions at DPaulin@crgov.com or 720-733-3513.

Noted.

DS2. The project will require an Administrative Site Development Plan, Construction/Civil Documents, Temporary Erosion Sediment Control Plans and Plat.

Noted, with the exception of a Plat (already a platted lot).

DS3. Submittal Checklists for the Site Development Plan, Construction Documents, Temporary Erosion Sediment Control Plan and Plat are attached for your reference and use (**Attachments A, B, C & D**).

Noted.

DS4. The Development Review Fact Sheet is attached for your reference (**Attachment E**).

Noted.

CASTLE ROCK WATER/DRAINAGE

D1. Please contact Kevin Buffington, EI, Plan Review Engineer with questions at kbuffington@crgov.com or 720-733-2308.

Noted.

D2. This site is located in the Plum Creek watershed. This site is greater than 1 acre and will require full spectrum detention plus an additional 1/2 water quality capture volume for all areas of the site. Any area of the site that is not directed to a full spectrum detention pond must meet an exclusion per the permanent water quality worksheet (attached) and Chapter 13 of the SDDTCM..

Detention and water quality are provided in the regional facility adjacent to the site.

D3. A drainage conformance letter is required. The letter must conform to the master drainage study and verify no impact downstream, or to the adjacent properties. The letter must demonstrate that adequate detention volume has been provided and that adequate capacity is provided in the existing storm sewer(s).

A Drainage Conformance Letter has been provided.

D4. The Permanent Water Quality worksheet and MS4 Compliance form will need to be completed and included with the drainage conformance letter (**Attachments F & G**).

The worksheet is included with the Drainage Conformance Letter.

D5. Per 4.4.2.IV.E.2 of the Storm Drainage Manual, the conformance letter must discuss the four-step process for stormwater quality. Please refer to section 14.1 for additional information. Please include examples of structural and non-structural control measures (sections 14.8.4-14.8.5 of the manual). The letter will also need to discuss operation and maintenance of all drainage infrastructure.

The Drainage Conformance Letter addresses and references the criteria in the approved report for the regional facility.

D6. Drainage laterals connecting to public storm sewer must meet minimum ToCR pipe material standards and a drainage easement must be provided up to and including the first private feature (Inlet, Manhole, etc.).

Provided as requested.

CASTLE ROCK WATER/SAN

U1. Please contact Ken Torres, PE, Plan Review Engineer with questions at ktorres@crgov.com or 720-733-6072.

Noted.

U2. Based on the information shown on the Town of Castle Rock Utilities Map (**Attachment H**), the proposed project would be served by the Meadows Yellow pressure zone from an existing 8-inch

water distribution main along Regent Street. It appears a 1-inch water service was provided at the southeast corner of the lot at the time of the roadway improvements and will need to be confirmed to be adequate for the proposed demand and use. The existing 3/4-inch service curb stop box provided for irrigation appears to be within the proposed driveway curb which is not allowed. A 16-inch raw water main is also located in a 30-foot wide utility easement near the southwest corner of the lot. Access may be required through the lot for maintenance.

The curbs stops will be relocated to the paved driveway and utilized for the project.

U3. The project site is located within the Meadows F17 Sanitary Lift Station Basin. An existing 8-inch sanitary sewer gravity main is located in Regent Street. It appears that a 4-inch sewer service is stubbed out to the lot and will need to be confirmed to be adequate for the proposed flow and use.

The existing service is adequate.

U4. Given the planned use of the site, the existing water and sewer service stub-outs could potentially be used for the site; however, any services not used will be required to be cut off at the mains in Regent Street per Town standard details.

The existing services will be used.

U5. The number, distribution, and spacing of fire hydrants and fire protection that is required for the project shall be determined by Castle Rock Fire, as a result of the required fire flow for the proposed building and any other site specific constraints or hazards. A letter from the Fire Department will need to be included with the Final Utility Report indicating the required fire flow for the project.

Noted, provided in the utility conformance letter.

U6. Based on the Concept Plan, the building shall be served by a separate, independent sanitary sewer service and water service line and meter. Water service meters are preferred to be inside sets. The water meter size will be based on the water demand and building water supply fixture unit calculations. System development fees will apply and are to be calculated at the time of building permit application in accordance with the IPC and the Town of Castle Rock Fee Schedule. Irrigation may be required to have a separate service and meter based on the irrigated area. Fire protection services may also be required.

Noted, inside meter sets will be used.

U7. Utility reports consistent with the guidelines established in the Town's water and wastewater manuals must be supplied with the applicable submittals. If a previous master utility report has been prepared for the existing development, then a Utility Conformance Letter may be provided in lieu of a Utility Report for each required submittal. The letter is to provide reference material and a comparison to verify that the proposed use and calculated demands/flows will conform to the master utility report.

A Utility Conformance Letter has been prepared.

U8. All commercial buildings require an RP backflow device, in a mechanical or equipment room, and must drain to daylight. Backflow devices are required to be tested annually.

Noted.

U9. All commercial facilities and non-residential uses in the Plum Creek Water Reclamation Authority service area must contact PCWRA and complete an industry pretreatment questionnaire to determine any sand/oil/grease interceptor requirements or other pretreatment requirements. A separate sewer line may be required to be stubbed from the building even if a grease interceptor is not required at the current time. See www.PCWRAcolorado.org for the application and other requirements.

Completed.

CASTLE ROCK WATER/WATER CONSERVATION

WC1. Please contact Ruth Stadler with questions at rstadler@crgov.com or 720 733-6045.

Noted.

WC2. Please see section 3.1.2 in the Town of Castle Rock Landscape and Irrigation Criteria Manual for submittal requirements for Site Development Plans (SDP) and Construction Documents (CDs).

Noted.

WC3. Landscape and Irrigation plans for commercial projects are to meet minimum requirements in section 3, 4, 7 and 9 in the Town of Castle Rock Landscape and Irrigation Criteria Manual. This

manual is available online at www.crgov.com.

Noted.

WC4. Please see Municipal Code Chapter 13.20 and complete the Public Irrigation Water Ordinance Chart, CLWUR, for this property for the first submittal of the Site Development Plan.

Noted.

WC5. Minimum landscape and irrigation system requirements for commercial properties are found in section 7.2.1.1 in The Town of Castle Rock Landscape and Irrigation Criteria Manual. These can be found at www.crgov.com. A minimum of ten percent (10%) of the gross site area shall be landscaped. This landscaped area shall include all perimeter property setbacks and buffer areas.

Noted, minimums met.

WC6. An area or a combination of areas equal to ten percent (10%) of the total parking lot in a commercial property shall be landscaped. See section 7.2.1.2 for details concerning required trees and shrubs in commercial property parking lots.

Noted. Minimums met or exceeded.

WC7 There shall be not more than 15 adjacent parking stalls between landscape islands. (section 7.2.1.2d in the Town of Castle Rock Landscape and Irrigation Criteria Manual)

Noted. Criteria met.

WC8. Minimum planting width for large canopy deciduous trees is 8' and minimum planting width for small canopy trees is 6'.

Noted, minimums met.

WC9. Please complete the Town of Castle Rock Commercial Site Inventory Form as required in section 3.1.2 of the Town of Castle Rock's Landscape and Irrigation Criteria Manual. This required chart should be submitted with the first review of the site development plan.

Completed.

WC10. See section 9 in the Town of Castle Rock Landscape and Irrigation Criteria Manual for required landscape in streetscapes, right of ways (ROW) and easements. A minimum of one (1) tree for every forty (40) linear feet of ROW is required. 75% of street trees shall be large canopy deciduous shade trees. A minimum of 4 shrubs per one tree is required

Noted, minimums met.

WC11. Only low to very low water requiring plant material may be used along streetscapes. Please see the Town of Castle Rock Plant list online at www.crgov.com for ornamental plant hydrozones and seed mixes.

Noted, criteria met.

WC12. Conceptual information regarding the irrigation system will be required during the site plan review. A complete irrigation plan will be required with construction documents. See minimum irrigation requirements in section 4.5.4 of the Town Landscape and Irrigation Criteria Manual.

Irrigation plans included with the CDs.

FIRE

F1. Please contact Rick Young with questions at FPO@crgov.com or 303-660-1066.

Noted.

F2. Fire has completed a preliminary review of the proposed building and noted that the required Fire Flow will need to be determined and submitted to the Fire Department to ensure there is adequate water and hydrants for firefighting operations as this facility will contain hazardous materials and other combustible storage. See the attached fire flow document (**Attachment I**) as a template

Submitted.

F3. As the project moves forward and as the building plans are submitted for review and permit there may be additional Code Requirements.

Noted.

PUBLIC WORKS/TRANSPORTATION

PW1. Please contact Jay Jensma with questions at jjensma@crgov.com or 720-733-2264.

Noted.

PW2. Per section 7 of the Transportation Design Criteria Manual, a transportation impact analysis (TIA) conformance letter will be required based on the area report prepared by FHU.

TIA conformance letter provided.

PW3. Per TDCM section 3.4.4, minimum commercial curb opening spacing is 50'. The two openings

shown on the site plan will not be supported.

Modified to 50' minimum.

PW4. TDCM 3.4.6 Backing maneuvers into ROW are not allowed.

Revised to eliminate backing movement.

PW5. Maximum commercial curb opening is 35'.

Noted and met.

PW6. Pedestrian ADA infrastructure will need to be constructed at the access point.

Included on plans.

PW7. All street cuts for utility connections shall be backfilled with flowable fill. A 2" mill and overlay of the affected area may be required.

Noted.