

Affinity at Castle Rock

Project Narrative

Project:

The applicant, Affinity at Castle Rock, LLC in conjunction with Castle Rock Development Company, is developing the Meadows Filing, No. 17 - Area 3, Castle Rock, Colorado (the Property), and State Parcel No. 2351-342-00-03. The Project includes a new age restricted apartment building branded “Affinity”, construction of new private access roads, and pad ready commercial lots. The total proposed area under the PLAT submittal is 17.361 acres. The total area disturbed for this Project is 12.069 acres.

Compliance:

This submittal is in conformance with our Site Development Plan which is not yet approved. It is being reviewed concurrently under case # SDP22-0036.

Variances:

Variance No. TCV22-XXXX applies to the Castle Rock Storm Drainage Design and Technical Criteria Manual Section 9.1.2. The criteria states that the major storm event hydraulic grade line elevation shall be a minimum 1-foot below the manhole lid, inlet grate, or inlet curb opening elevation. The criteria cannot be met at storm inlet A-6.

Variance No. TCV22-XXXX applies to the Castle Rock Storm Drainage Design and Technical Criteria Manual Section 13.3.14. The criteria states that walls shall not be used on more than fifty percent of the pond circumference. The criteria cannot be met at Detention Pond A.

Technical Compliance:

The Project proposes to build a new private road and utilities looping through the site with two connections to Meadows Parkway thereby facilitating access to both the Affinity project and future commercial lots. CRDC is committed to improving the intersection of Regent St. and Meadows Parkway including a traffic signal to support safe access to new development on both sides of Meadows Parkway.

Stormwater - Property is within the East Plum Creek Watershed, which is a major drainageway serving as the principal means of conveying runoff from south to north through the center of the Town of Castle Rock. The proposed drainage patterns follow existing drainage patterns as closely as possible. Runoff within the proposed development will initially be carried in the streets. The street conveyance is supplemented with storm sewer systems where street flow capacities are exceeded or at low points in the grading. This combined network will convey runoff to two detention ponds. The first detention pond (Pond A) will treat and detain runoff from the southern half of the site including the Affinity multi-residential building, community amenities and associated parking. The second detention pond (Pond B) will treat and detain runoff generated by the private road and future commercial lots. Outfalls from both detention basins are combined and will utilize an existing 30-inch concrete pipe outfall and riprap. Detained developed flows will be less than historic, and the existing outfall protection is expected to be adequate. After the existing outfall location, runoff will be conveyed overland a short distance to the northeast towards East Plum Creek.

Water – The proposed development will be served by the Town of Castle Rock’s water infrastructure. Currently, a 16-inch ductile iron main line runs along Meadows Parkway in the Meadows Yellow pressure zone. The proposed development will utilize both 8-inch and 12-inch internal loops that run through private

roads within the development. These internal lines will connect to the existing 16-inch line in Meadows Parkway at its intersections with Lombard Lane and Regent Street. An additional water loop is proposed around the perimeter of the Affinity building. The proposed Affinity building and future commercial lots will be served by a single water meter on the outside of each building. The final water meter sizes will be determined at the time of building permitting based on the required demand of the total building fixtures units provided by the Town of Castle Rock. The required storage volume for the site (including future commercial development) is 1.17 MG.

Sanitary – The proposed sanitary sewer system will be located in the internal private drives with services for the residential building as well as future commercial developments. An 8-inch sanitary sewer main will convey wastewater from the Affinity building to the existing 12-inch sanitary sewer running along the project's east boundary. This line ultimately connects to the Meadows 17 Lift Station. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

Pre-Application Action Items:

There are no pre-application action items at this point.