

THE OAKS of CASTLE ROCK FILING 2A **CONSTRUCTION PLAN NARRATIVE**

January 19, 2024

I. REQUEST / INTENT

The Henry Design Group, Inc. on behalf of the property owner, Castlevue, LLC is requesting approval of A Plat and Construction Plans for the property known as The Oaks of Castle Rock Filing No. 2A (The Oaks 2A).

II. LOCATION

The Oaks 2A property (property) is approximately 166.40 acres and located north and south of Plum Creek Parkway, east of Lake Gulch Road and west of N. Ridge Road. More specifically the property is located in the East one-half of Section 13, Township 8 South, Range 67 West: and a part of the West one-half of Section 18, Township 8 South, Range 66 West of the 6th PM, Town of Castle Rock, County of Douglas, State of Colorado.

The site is surrounded by existing development and is a logical extension of residential development primarily given the adjacent uses and existence of utility infrastructure.

III. HISTORY AND OVERVIEW

The property was zoned Planned Development (PD) and annexed in 1985 with subsequent PD Plan amendments. The Oaks of Castle Rock PD 1st Amendment and The Oaks of Castle Rock 4th Amendment. The most current PD allows for a total of 132 lots within Planning Areas 1, 2, 3, 5, 6 and 11.

The Oaks 2A Site Development Plan was approved in December of 2023. The Oaks 2A Site Development Plan includes 114 lots located in Planning Areas 1, 2, 5, 6 and 11. Three (3) lots located in PA-5 and 15 lots located in PA-3 as planned within the approved Final PD Site Plan are under separate ownership and are not included in this application.

Ninety-three acres or 56% of the site will remain as open space. A tributary of Sellars Gulch traverses the site in a north south direction. Stormwater drainage will be detained in the existing pond north of Plum Creek Parkway.

Primary access to the site will be from Plum Creek Parkway at Legnd Oak Drive with secondary access at Castle Vista Drive to Ridge Road. The street pattern is a circuitous route with cul-de-sacs to aid in calming traffic flow.

A regional trail will connect from the existing trail in The Oaks Filing 3 north west through the site, under Plum Creek Parkway to the existing regional trail north of Plum Creek Parkway. This regional trail alignment is anticipated to require further discussion with the Parks & Trails department in consideration of the impact on the existing landscape that is expected.

IV. COMPLIANCE WITH TOWN CODES

The design of the Plat and Construction Plans meets the requirements of the Town Code, general design principles and technical manuals. This will be confirmed by the Town through the Development Review Process. Two variances were granted during the Site Development Plan process as stated below:

Variance Table	
TCV 23-0035	REDUCTION IN STREETSCAPE
TCV 23-0087	WATER LINE

Additionally, no changes to the Site Development Plan are proposed with the Plat and Construction Plans.

V. DEVELOPMENT VISION AND BENEFITS

The Oaks 2A is planned for less than one dwelling unit per acre with a variety of lot sizes based on location. The design provides open space buffers to adjacent properties thereby reducing potential impacts. A significant landscape buffer has been provided along the southern boundary where adjacent to the existing Alkire

barn. Additionally, the larger rear yard setback will aid in providing further separation between the barn and new home.

The neighborhood will include high quality community design and covenants, conditions, and restrictions (CC&Rs) that will provide for design guidelines enabling a homeowner's association to ensure the continued maintenance and integrity of the neighborhood.

Overall, The large lot sizes, open space buffers, and differences in topographic elevation on all sides of the proposed neighborhood will limit both visual and physical impacts to the surrounding neighborhoods due to changes in grades and limited access.

VI. INFRASTRUCTURE

A. Water System

The site is located within the Green and Red pressure zones as delineated by the Town of Castle Rock. There is an existing 18" water line that traverses the site along the Sellers Gulch tributary, extending as an existing 12" water main from the Vistas at Plum Creek Apartments to the west of the site and connects to an existing 12" water line that runs north to PRV 44. PRV 44 breaks the pressure from the Green Zone to the Red Zone, with the Green Zone being to the east of the PRV, and the Red Zone lying to the west of the PRV. There is also an existing 12" line located at the southeast corner of the site within Castle Vista Drive of the Oaks of Castle Rock Filing No. 3 subdivision, which will be used to loop the proposed Green Zone water system. Further details on the water system are included in the Utility Report.

B. Wastewater System

The proposed sanitary sewer system consists of two 8" main lines with two connections to infrastructure along Plum Creek Parkway. Manholes are required to be 10' deep where possible to provide a service connection at each lot. All sanitary sewer construction is in accordance

with the Town of Castle Rock Criteria. Any future development of the existing wastewater infrastructure is the responsibility of the Developer.

The proposed site features two separate gravity fed sewer systems. The northern system runs through Legend Oaks Trail (north access street off Plum Creek Parkway) and captures flows from the 23 proposed lots northeast of the Sellers Gulch tributary drainage channel. This system will continue west via 8" main through Plum Creek Parkway and will intercept with the sanitary flows from the remaining 91 proposed lots just west of the drainage channel. The southern sanitary system features mains located within ROW and offsite tracts and runs north along the drainage channel. Further details on the wastewater system are included in the Utility Report.

C. Drainage

Generally, the site has four major drainage basins: watershed into the existing Regional West Pond and out-falling to Un-Named Tributary #2 to Sellers Gulch, watershed into the existing Semi-Regional East Pond and outfalling into Un-Named Tributary #2 to Sellers Gulch, overland flow northwest outfalling to the existing drainage infrastructure within the Oaks at Castle Rock Filing No. 1, and overland flow southwest outfalling into Sellers Gulch. Further details on the drainage system are included in the Drainage Report.

D. Access

Primary access to the site will be from Plum Creek Parkway and will connect through the site via Castle Vista Drive which provides access on the east to N. Ridge Road. The through street is circuitous to limit cut through traffic and speeding through the neighborhood. The homes are served by the primary through street and cul-de-sacs accessing Castle View Drive and Legend Oaks Trail. A 45-foot right-of-way with sidewalks on both sides is provided in accordance with Town standards. The low density of the neighborhood helps to minimize offsite traffic impacts.