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Hillside at Castle Rock
Phase 3-4 Narrative

The Hillside Phase 3-4 construction plans are a continuation of the Phase 1-2 plans approved by the town on 9/13/2019 and then reapproved on 12/09/2021. Phase 1-2 is currently under construction. Please note that Tract A, Hillside-Arbors Plat, was dedicated to the town of Castle Rock and is no longer a part of this development.

The Phase 3-4 construction plans follow the SDP, Amendment 1 which was approved by the town on 7/20/2022. Slight changes to a select few lot lines have since occurred to accommodate a different architectural product that was approved in the SDP Amendment No. 1. Otherwise, the project layout remains the same as shown on the latest approved SDP amendment.

The forthcoming amendment to the Hillside/Arbors final plat will include 66 additional residential lots, private open space tracts, and two tracts for future development (The Arbors Parcel). The Arbors Parcel will be developed separately and by a site plan amendment, final plat, and construction plan process.

The vision for The Hillside Community has not changed in concept from the previously approved SDP 1st Amendment, Final Plat, or Construction Documents other than 3 FCO (field change orders).

The 1st four phases of the development will contain 120 homes with a combination of one-family and two-family dwellings interconnected by a series of walking passageways.

The Hillside development has the following infrastructure proposed within the development. Site access accomplished by two separate locations along Wolfensberger Road. Sanitary sewer and water services will be provided by connecting to the Town of Castle Rock water lines within Wolfensberger Road and Coachline Road (constructed with Phase 1-2). A water loop will be constructed from an existing 16-inch waterline located in Wolfensberger Road and a 12-inch waterline in Coachline Road (constructed with Phase 1-2). Currently, the Hillside Parcel has adequate water rights for the development. Landscaping in the community will be provided by water-saving materials and drought resistant shrubs and trees (per the town's latest code). The common landscaping throughout the community will consist of common areas seeded with low water usage grass species. In addition to the Gathering Center (future phase not included with the Phase 3-4 improvements), the common areas will be maintained by the OWNER'S ASSOCIATION and will be comprised of the latest xeriscaping techniques.

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Sanitary sewer was extended to the development's eastern border near the Lutheran Church property (completed with Phase 1-2 construction). A reimbursement agreement is in place to provide access to the sanitary sewer owned and maintained by the Town of Castle Rock. The proposed wastewater collection system includes the construction of 8-inch PVC mains located within the street rights-of-way. Onsite flows will discharge into the recently constructed 8-inch PVC sanitary main located along the north side of Wolfensberger Road. There are no lift stations, shortcomings, or bottlenecks associated with the existing system or proposed design.

Water quality and detention will be provided by two onsite extended detention facilities: Ponds A (constructed with Phase 1-2) and B (Phase 3-4), respectively. These ponds will work in tandem to treat the developed runoff and restrict the flows to be at or below historic release runoff rates. These ponds will be designed in accordance with Mile High Flood District standards as well as the Town of Castle Rock Storm Drainage and Technical Criteria manual. All storm runoff will discharge directly into the existing box culvert for the Omni Tributary which crosses under Wolfensberger Road. Please reference FCO23-0028 for this storm sewer outfall realignment and currently in review by the town.

The Hillside development imposes no adverse impacts to the surrounding developments. All roadways, utilities, facilities, and other proposed infrastructure have been designed in accordance with the Town of Castle Rock Standards. Except for six (6) approved variances from the town's standards due to site sloping constraints and developable area.