



The Brickyard – Public Improvements Phase 1A – Early Grading Narrative

Town of Castle Rock
Attn: Julie Kirkpatrick
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109
Email: jkirkpatrick@crgov.com

April 10, 2025

RE: The Brickyard - Early Grading

Dear Ms. Kirkpatrick,

This letter serves as a review request for the Early Grading Permit for The Brickyard – Public Improvements Phase 1A. This submittal includes grading plans, cost estimate, Phase II Drainage Report, and hold harmless letter. The Brickyard Mixed-Use Development is a 31.2-acre site. The property is located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. Only grading is proposed in this submittal with no utility or roadway design included. The public infrastructure improvements as part of The Brickyard Development are being reviewed separately under project #CD24-0030. The Castle Rock Sports Center infrastructure is being reviewed separately under project #CD24-0037.

An Early Grading Permit is being requested to initiate overlot grading of the site while the utility and roadway design plans are still being finalized. This is a large site with multiple phases of design and construction. By obtaining this permit early, the project team can begin critical groundwork activities, such as leveling and preparing the land for future construction, without having to wait for the complete set of finalized designs. This approach allows the construction process to move forward in parallel with ongoing design reviews. This helps the overall project timeline stay on track.

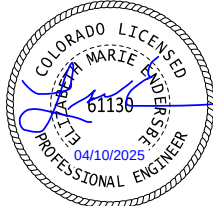
The proposed overlot grading in this submittal conforms with the drainage patterns previously established in the Phase II Drainage Report which was developed to address stormwater management for the entire site at full buildout. By adhering to these drainage patterns, the proposed grading maintains consistency with long-term site development goals and minimizes the risk of drainage-related issues during and after construction.

Due to the significant grade difference between the off-site grading efforts and the on-site overlot grading, the retaining wall along the western boundary adjacent to the Castle Rock Sports Center property is included as part of this Early Grading Permit. The construction of this wall is critical to the overall grading and site stabilization efforts and must be completed during this initial phase for subsequent construction activities



Thank you in advance for your facilitation of the review process. Please contact me via phone or email if you have any questions.

Sincerely,



Libbey Endersbe, PE