



May 12, 2025

ST. FRANCIS OF ASSISSI CHURCH – CONSTRUCTION DOCUMENTS

Project Narrative

PROPERTY OWNER/ APPLICANT INFORMATION

The Diocese of Colorado Springs owns a parcel of land in unincorporated Douglas County, adjacent to the Town of Castle Rock. The address is 2746 5th Street. The Diocese is the applicant, as represented by Larry Bauer of St. Francis of Assisi Church. Further represented by Roth Lang Engineering Group LLC, a civil engineering consulting company.

OVERALL PROPOSED DEVELOPMENT PLAN

The St. Francis of Assisi Catholic Church (Church) is looking to abandon the onsite septic system in favor of a connection to a municipal sanitary sewer system. The Town assigned pre-application project number is PREAPP24-0062. The church is proposing to abandon the septic system in place and construct an onsite, private sanitary service to connect to a sanitary main that is soon to be constructed within 5th Street (RE: Fifth Street Improvements Rock Street to Four Corners Project). This request has been discussed with town staff and the connection point of the sanitary service to the sanitary main has been coordinated. The Church is already connected and served by the Town of Castle Rock water supply.

The Church is currently in the process of annexing into the Town of Castle Rock as a Planned Development (PD) with land uses designated for church, private open space, and right-of-way dedication. (Town project ANX25-0004).

Construction plans are being submitted for review along with the TESC plans, TESC report, construction and TESC cost estimates, a Phase 1 drainage report, and other supplemental documents as required.

COMPLIANCE

This project is in general compliance with the Town of Castle Rock technical manuals and criteria. The project is proposing two technical criteria variances. The first criteria variance is for water quality exclusion per SDDTCM 13.1.5. The second criteria variance is for minimum sanitary service pipe slopes. A variance request letter has been provided with submittal of construction documents regarding this second variance request.