



October 24, 2025

Attn:
Castle Rock-Development Service Department
100 N. Wilcox Street
Castle Rock, CO 80104

**RE: Castle Rock Fire Station 156 and Logistics Facility-Site Development Plan-1st Submittal
Kiowa Project Number 24043**

To Whom it May Concern:

This letter has been prepared to accompany the Construction Document submittal application. The Town of Castle Rock Fire and Rescue is proposing a new construction project consisting of a combined Fire Station and Logistics Facility. The new building will be located in the Open Space on the east side of Castle Oaks Drive, south of Pleasant View Drive, in parcels #234929303016 and #234929303017. The proposed development is approximately 3.1 acres in area within existing Tract B, The Villages at Castle Rock, 2nd Amendment – Liberty Village Portion (Rec. No. 2006035530). It is not planned to be platted since it is located within Town of Castle Rock property. The existing property lines for parcel 234929303017 will be vacated and a new parcel dedicated.

The Castle Rock Fire Station 156 and Logistics Facility will be in compliance with the Castle Rock Vision 2030 and 2030 Comprehensive Master Plan. The project will also be in compliance with the Castle Rock Storm Drainage Design and technical Criteria Manual and the Mile Flood District standards.

The property will be connected to Castle Oaks Drive via a single vehicular access point, with a driveway providing access to all four sides of the building. There will be two separate parking areas: the south parking lot for firefighters and public visitors will hold 25 spaces, while the north parking lot for maintenance staff and visitors will hold 13 spaces. There will be 2 handicapped parking stalls and aisles. The site is steeply sloped, requiring a retaining wall along the north, east, and south edges of the lot to create a buildable surface. Surface and underground drainage will be directed to the northwest corner of the site where a full spectrum detention basin with water quality facilities will be located. A new emergency signal device is proposed at the intersection of the driveway with Castle Oaks Drive, and a pedestrian crossing will provide access to the public sidewalk on the west side of Castle Oaks.

Three variance requests have been submitted as part of this project including building height, Extended Detention Basin water quality orifice size, and storm sewer vertical alignment. The specific variances being requested and reasonings are included with the three technical criteria variance applications included with this submittal.

Please feel free to contact me if there are any questions or if I may be of further assistance.

Sincerely,
Kiowa Engineering Corporation

A handwritten signature in blue ink, appearing to read "Jacob McMillen", is written over a light blue horizontal line.

Jacob McMillen
Civil Engineer