

PROJECT NARRATIVE

Town of Castle Rock
Development Services Department
100 Wilcox St.
Castle Rock, CO 80104

Project Name: Soleana Subdivision Final Construction Plans, Final Plat

Location: Part of north half Section 26, Township 7 South, Range 67 West 6th P.M.

Owner/Developer: Alexander Investors LLC

Project No.: SP 24-0010

This narrative is provided as a request for review and approval of the construction plans for the Soleana site. The project is proposed consistent with the site plan SP 24-0010 which includes zoning for residential development for 55 units on 0.5 acres or larger together with 22 live work type products. The buildout of the project is anticipated over three phases. The site has been previously presented for a grading only application under project number CD25-0043 and TSC25-0018 addressing mass grading and leave condition for the project to accommodate utility and road installation.

We are requesting approval of a Temporary Erosion and Sediment Control (TESC) Permit for Construction document for the above project along with the presentation of the Final plat.

There are no anticipated requests for variance associated with this request. Drainage patterns will be established in accordance with the Phase III drainage report for Soleana Subdivision prepared in conjunction with the construction package.

Offsite Easements have been secured for Grading activities and Drainage activities specific to the grading improvements. Final outfall structures and pond construction will be developed with the Phase III drainage report. This proposal is prepared in compliance with the Town of Castle Rock TESC Manual.