

Project Name: Public Improvement Construction Plan Soleana

Project Number: CD-0068, RE2025-174

Date Received: 11/18/2025

Jurisdiction: Town of Castle Rock

Due Date: 12/29/2025

Addressing Comments:

No Comments

Engineering Comments:

1.) Provide the detail/cross section for the storm infrastructure called out on Sheet C-31 to capture flows before they cross into the existing Silver Heights Lots.

The section is provided on sheet 32

2.) Douglas County will need to grant the drainage easement and temporary construction easements for the work to be done on County owned property within Silver Heights.

Please see document at RN 2026000481

Planner Comments:

The inclusion of an access tract via the Acker parcel is appreciated. This has the potential to be an important emergency/secondary access for Silver Heights.

Concerns about the nominal width drainage tract on Lots 4 through 7. This tract should have sufficient width to allow for access and maintenance. The 50-foot setback needs to be identified as "no-build" or included in an easement to prevent fill and structures from affecting the drainage and potentially flooding Silver Heights.

We are in negotiations with the appropriate stakeholders to secure an emergency access from Collins St to Via Soleana

The subdivision plat identifies a 15' tract for drainage improvements.
The lots are platted with an additional 10' easement for utilities.
The site plan documents a 50' no build zone from the silver heights lot line that includes these two elements.