

November 14, 2025

Development Review
Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

Re: The Oaks at Castle Rock Filing 2B – Castle Rock, CO
Project Narrative/Summary of Proposal
LJA Job No. 7392-0001

I. REQUEST / INTENT

LJA Engineering, Inc. on behalf of the property owner, Castle View 13, LLC is requesting approval of A Plat and Construction Plans for the property known as The Oaks of Castle Rock Filing No. 2B (The Oaks 2B).

II. LOCATION

The Oaks 2B property is approximately 17.68 acres and located approximately 0.9 miles east of the intersection of Plum Creek Pkwy and Lake Gulch Rd. The site is directly adjacent to the north and east of The Oaks Filing 2A, east and west of the north end of Castle Vista Drive, and directly connecting to the south end of Legend Oak Trail. More specifically the property is located in the West ½ of Section 18, Township 8 South, Range 66 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County Colorado.

The site is surrounded by existing development and is a logical extension of residential development primarily given the adjacent uses and existence of utility infrastructure.

III. HISTORY AND OVERVIEW

The property was zoned Planned Development (PD) and annexed in 1985 with subsequent PD Plan amendments, The Oaks of Castle Rock PD 1st Amendment and The Oaks of Castle Rock 4th Amendment. The most current PD allows for a total of 132 lots within Planning Areas 1, 2, 3, 5, 6 and 11. The Oaks Filing 2A utilizes 114 of these lots and The Oaks Filing 2B utilizes the remaining 18 lots.

The Oaks 2B was part of the approved Preliminary Plan for The Oaks Filing No. 2. This Plan includes three (3) lots located in PA-5 and 15 lots located in PA-3 as planned within the approved Final PD Site Plan for The Oaks 2A. These 18 lots make up The Oaks 2B and as they are under separate ownership, were not included in the Oaks 2A application.

This site has 2.6 acres or 14.9% of the total area that will remain as open space. A tributary of Sellars Gulch traverses due south of the site in an east west direction. Stormwater drainage will be collected and flow within Leo Lane, outfalling to the aforementioned tributary as well as Oaks 2A drainage system.

Primary access to the site will be from Leo Lane at Legend Oak Trail with secondary access at Castle Vista Drive. The street pattern is a single road with a cul-de-sac at the terminus.

A regional trail will connect to the trail proposed in The Oaks Filing 2A at the south east corner of the site. The trail will meander north through the Oaks 2B and connect to the sidewalk adjacent to paving in the cul-de-sac.

IV. COMPLIANCE WITH TOWN CODES

The design of the Plat and Construction Plans meets the requirements of the Town Code, general design principles and technical manuals. This will be confirmed by the Town through the Development Review Process. Additionally, no changes to the preliminary Plan are proposed with the Plat and Construction Plans. One Variance is requested in accordance with a variance granted with The Oaks 2B.

Variance Table	
TCV25-XXXX	WATER LINE

V. DEVELOPMENT VISION AND BENEFITS

The Oaks 2B is planned for less than one dwelling unit per acre with a variety of lot sizes based on location. The design provides open space buffers to adjacent properties thereby reducing potential impacts.

The neighborhood will include high quality community design and covenants, conditions, and restrictions (CC&Rs) that will provide for design guidelines enabling a homeowner’s association to ensure the continued maintenance and integrity of the neighborhood.

Overall, The large lot sizes, open space buffers, and differences in topographic elevation on all sides of the proposed neighborhood as well as in The Oaks Filing 2 as a whole will limit both visual and physical impacts to the surrounding neighborhoods due to changes in grades and limited access.

VI. INFRASTRUCTURE

A. Water System

This development area is entirely located within the Green pressure zone as delineated by the Town of Castle Rock. It contains two existing 12” water lines, the first running west to southeast and the second tee-ing off of the first and running to the northeast. There are also two DBO water lines proposed with The Oaks Filing 2A within the site, which will remain unchanged. The water line proposed with The Oaks Filing 2B will replace portions of both existing lines, with three (3) total connections in the northwest, northeast, and southeast corners of the site. Further details on the water system are included in the Utility Report.

B. Wastewater System

The proposed sanitary sewer system consists of one 8” main line with a connection Oaks 2A. Manholes are required to be 10’-12’ deep where possible to provide a service connection at each lot. All sanitary sewer construction is in accordance with the Town of Castle Rock Criteria. Any future development of the existing wastewater infrastructure is the responsibility of the Developer.

C. Drainage

Generally, the site has two major drainage basins: overland flow from the south out-falling to Un-Named Tributary #2 to Sellers Gulch and watershed into the existing Semi-Regional East

Pond and outfalling into Un-Named Tributary #2 to Sellers Gulch. Further details on the drainage system are included in the Drainage Report.

D. Access

Primary access to the site will be from Plum Creek Parkway and will connect through the site via Legend Oak Trail and Castle Vista Drive which provides access on the east to N. Ridge Road. The homes are served by a primary street and cul-de-sac accessed via Castle Vista Drive and Legend Oaks Trail. A 45-foot right-of-way with sidewalks on both sides is provided in accordance with Town standards. The low density of the neighborhood helps to minimize offsite traffic impacts.

A handwritten signature in black ink, appearing to read 'Dylan Hardy', with a stylized flourish at the end.

Dylan Hardy, PE
Project Engineer