

BRIGHTLIGHTER

ENGINEERING



CONCEPTUAL UTILITY LETTER

RIDGEVIEW TOWN CENTER
895 NORTH RIDGE RD
CASTLE ROCK, COLORADO 80104
DOUGLAS COUNTY
PDP24-0002

PREPARED BY:

**Brightlighter
Engineering LLC**
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A225
Denver, CO 80203
Charles Keener Jr., PE
720-504-9295

PREPARED FOR:

George Mattione
53 Charlou Circle,
Cherry Hills Village, CO
80111

Engineer's Certification:

The enclosed utility report, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

SIGNATURE: _____
Charles Keener Jr., P.E.
Registered Professional Engineer
State of Colorado No. 58234

Developer's Certification:

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

Name of Developer

Authorized Signature

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II. GENERAL LOCATION AND DESCRIPTION

A. Site Location

RidgeView Town Center, located at 895 North Ridge Road, (the “Project” and/or “Site”), is in Douglas County and requires annexation to the Town of Castle Rock. The project is bound to the north by a single-family residence, to the east by Ridge Road, to the northeast by Founders Marketplace, and to the south and west by undeveloped land.

By rectangular survey coordinates the project is located in the northwest quarter of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian, and in the northeast quarter of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, State of Colorado

B. Legal Description

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Figure 1: Vicinity Map



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C. Site Description

The project site is located in Castle Rock, Colorado and is in a suburban area. More specifically the lot is approximately 1000 feet south of the intersection of State Highway 86 and North Ridge Road. The Site is accessed via North Ridge Road.

The entire project Site encompasses approximately ±10.18 acres. Major adjacent land areas do not drain onto the project site. Most onsite existing topography slopes north and east to the North Ridge Road public right-of-way at grades ranging from 2% to 35%. The average grade is approximately 5%. There is a significant cliff ridge that runs parallel to the western property line and directs runoff from approximately 30% of the Site to flow west. There is approximately 30 feet of fall on the site with the high point being the southeast corner and the low point at the northwest corner. Currently, the entire Site sheet flows into the North Ridge Road right-of-way where it is collected by existing inlets. These flows are ultimately discharged into the McMurdo Gulch.

The project site falls within floodplain Zone X as defined per FEMA FIRM Map Panel 08035C0302G dated 03/16/2016.

Groundwater elevations were reported from the geotechnical investigation dated February 7th, 2022 by Cole Garner Geotechnical. Borings from this investigation indicated groundwater levels to be 31 feet below ground surface in one of the boreholes. Many boreholes encountered drill refusal from bedrock before they encountered any groundwater.

There is an existing single family home on the subject property which is served by a on-site domestic water well and on-site waste water treatment system.

D. Proposed Project Description

RidgeView Town Center will consist of multiple commercial and retail buildings situated on approximately 10.18-acres, with accompanying parking, drives, access points, curb, gutter, retaining walls, landscaping, and utilities. One access point to the site will be proposed from North Ridge Road aligning with the intersection of the adjacent King Soopers.

Total Estimated Average Daily Demand = 44,400 Gallons per Day

Total Estimated Single-Family Equivalent = 111 SFE

See section IV for more details regarding Average Daily Demand and Single Family Equivalent.

E. Previous Studies Relevant to Site

There are no previous studies relevant to the project site.

III. EXISTING WATER AND WASTEWATER SYSTEMS

A. Existing Distribution and Collection Systems

The existing project site resides in Douglas County and is in the process of annexation to the Town of Castle Rock. Currently the site is generally undeveloped with one (1) single family residence situated on the north side of the property.

The single-family residence is served by a small domestic well adjacent to the home.

Effluent is treated by a private onsite wastewater treatment system, in the form of a leech field.

An existing 12" ductile iron water main runs to the northeast along Ridge Road with a pressure of approximately 80psi. Two stub-outs from the 12-inch main have been provided for the site located along the Ridge Road frontage.

An existing 4-ft sanitary manhole and associated 8" stub-out are located directly north of the subject property along Ridge Road. The existing sanitary main travels northeast through Founders Marketplace.

B. Existing Supply Facilities

The existing 12" water distribution main in Ridge Road is a Green Pressure Zone water main, fed by Tanks 6A and 6C, with a combined tank storage capacity of 4.22MG. The sanitary connection is confined to the Castle Oaks Lift Station Basin.

Currently, the site does not connect to any existing municipal water and sewer systems.

IV. PROPOSED WATER AND WASTEWATER SYSTEMS

A. Proposed Distribution and Collection System

The RidgeView Town Center PDP shall be served by the Town of Castle Rock water and sewer district. During recent improvements to Ridge Road, adjacent to the project site, The Town of Castle Rock has provided stub-outs for sanitary sewer and water main extensions.

Two water main stub-outs have been provided for the site tapped off the existing 12-inch water main which runs north/south within the Ridge Road right-of-way. Two (2) stub-outs, 12-inches in diameter, have been placed with blowoffs at the north and south ends of the subject property to

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facilitate a water main loop. The southern stub-out is located near the proposed site access location at the intersection of Ridge Road and Founders Marketplace. The northern stub-out is located near the north property boundary with blow-off located behind the curb.

Internal looping of the site will be provided with the final design, in conformance with the Town's requirements. Generally, water main extensions shall be placed within private streets and accessible areas. Hydrants and fire lines shall be installed to serve the proposed buildings, Per the IFC 2018 Appendix B. Utility easements shall be provided at the time of either platting or at the time of the final construction drawings, in accordance with the town of Castle Rock standards.

Estimate domestic water demands and single family equivalents are as follows:

Planning Area 1

- Medical Office Use – 10,000 SF
 - Average Daily Demand (ADD): 0.2 GPD per square foot = 2,000 GPD
 - Single Family Equivalent (SFE): 0.0005 per square foot = 5 SFE

Planning Area 2

- Restaurant Use – 12,000 SF
 - Average Daily Demand (ADD): 3.0 GPD per square foot = 36,000 GPD
 - Single Family Equivalent (SFE): 0.0075 per square foot = 90 SFE
- Retail Use – 32,000 SF
 - Average Daily Demand (ADD): 0.2 GPD per square foot = 6,400 GPD
 - Single Family Equivalent (SFE): 0.0005 per square foot = 16 SFE

Total Estimated Average Daily Demand = 44,400 Gallons per Day

Total Estimated Single-Family Equivalent = 111 SFE

Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer.

An 8-inch PVC sanitary sewer stub-out has been provided to the subject property. The stub-out is situated in Ridge Road right-of-way just north of the subject property. The stub-out connects to an existing manhole and carries effluent to the northeast via an existing 8-in PVC sanitary main.

RidgeView Town Center shall have a public collection system with easement dedicated via plat or separate document, with private laterals for proposed buildings. The sanitary sewer main extension shall be sloped from south to north and connect to the stub-out described above.

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Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

B. PROPOSED WATER AND WASTEWATER FACILITIES

It is not anticipated that any water supply or wastewater collection facilities will be provided on the subject property. Facilities include booster pumps, housings, lift stations, storage tanks, and reservoirs.

The site will require grease interceptors for specific buildings within the property. Interceptors will be sized and placed at the time of site plan and will meet the needs of the proposed building and use. Grease interceptors will connect to the public sanitary system.

C. Applicable Water and Wasterwater Master Plans

The subject property is in the process of annexation into the Town of Castle Rock and currently resides in unincorporated Douglas County, it was not included in any utility master planning documents.

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REFERENCES

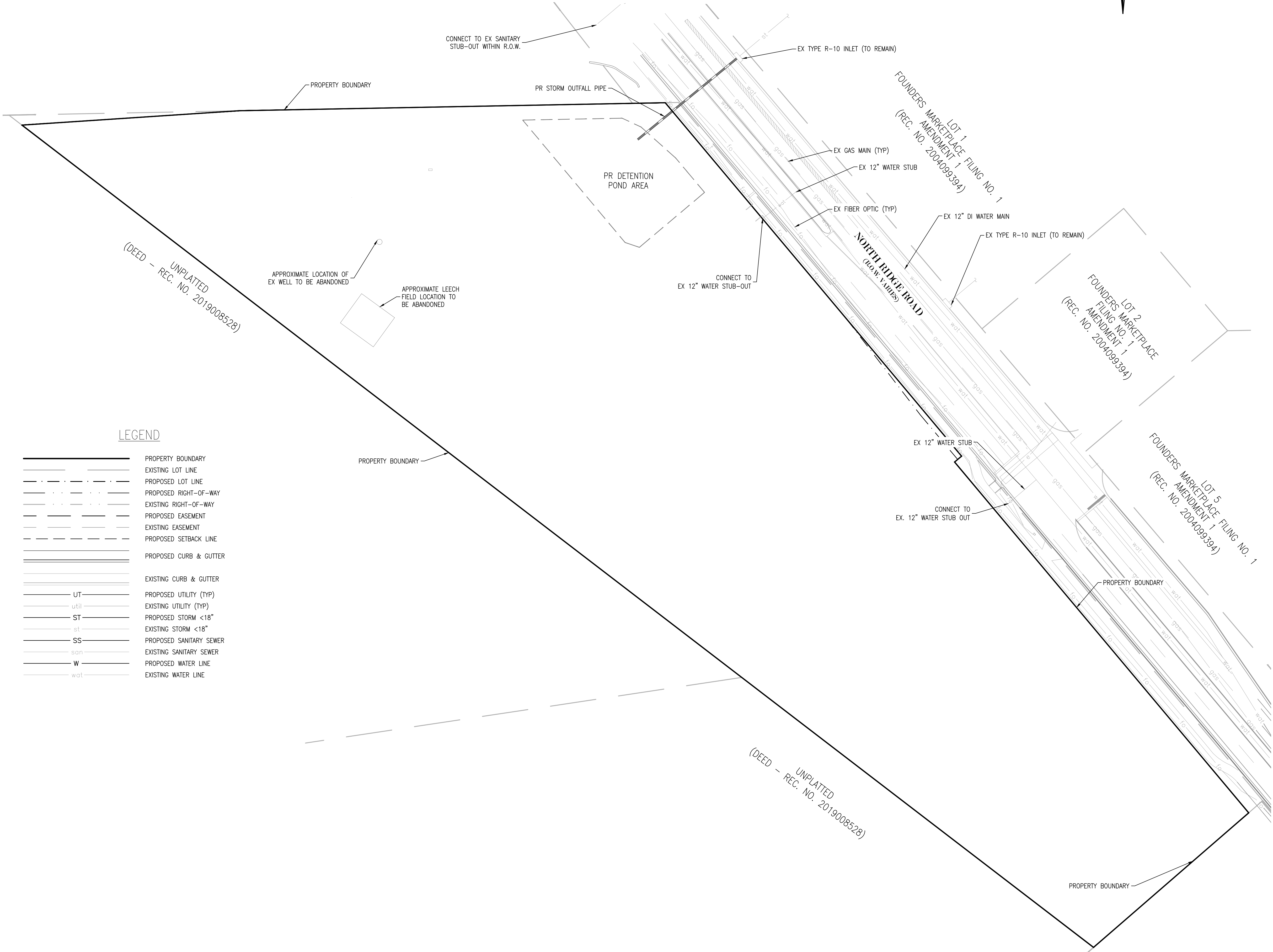
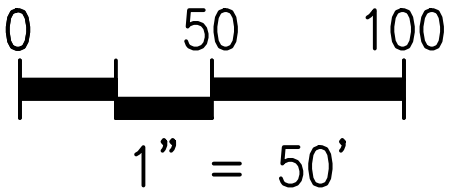
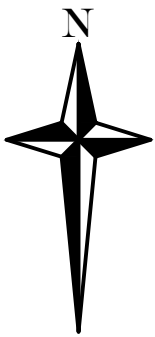
1. *Preliminary Geotechnical Engineering Report, Cole Garner Geotechnical, February 7th, 2022.*
2. *Federal Emergency Management Agency, February 5th, 2014, Flood Insurance Rate Map.*
3. *Town of Castle Rock Water System Design Criteria Manual, 2018.*
4. *Town of Castle Rock Wastewater System Design Criteria Manual, 2018.*

APPENDIX



RIDGEVIEW TOWN CENTER
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18\"/>
	EXISTING STORM <18\"/>
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE

Prepared For

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RIDGEVIEW TOWN CENTER
TOWN OF CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

Drawn by: SK
Checked by: CK
Issue Date: 01/17/2025
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Sheet Name

UTILITY PLAN

Sheet Number

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