

**826 PARK STREET EXPANSION & 200
WOLFENSBERGER ROAD
CONCEPT UTILITY LETTER**

Prepared for:



826 Park St. #200
Castle Rock, CO 80109



826 Park St.
Castle Rock, CO 80109

Prepared by:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

December 2024

Matrix Project No. 24.1310
Town of Castle Rock Project No. PDP24-0004

I. INTRODUCTION / SITE DESCRIPTION

The purpose of this Concept Utility Letter is to confirm that the utilities associated with this development can adequately support the development. The 826 Park Street building expansion and 200 Wolfensberger Road site is located between E Wolfensberger Road to the north and Eighth Street to the south. The site is east of Park Street and is made up of approximately 2.92 acres. The lots are currently developed with a hotel, church and office and associated drives, walks and landscaping. The proposed development includes an expansion to the church and the conversion of the existing hotel to market rate units and IDD housing. The two planning areas will be rezoned to a PD zone. The site is located as follows:

1. General Location: southwest $\frac{1}{4}$ of Section 2, Township 8 South, Range 67 West of the 6th P.M. in the Town of Castle Rock, County of Douglas, State of Colorado.
2. Surrounding Developments: The site is bordered on the west by 884 Park Street and 222 Wolfensberger Road. To the north is Wolfensberger Road, to the east is 150 Wolfensberger Road, and to the south is Eighth Street.

Refer to Appendix B for the Vicinity Map.

II. DESCRIPTION OF EXISTING/PROPOSED WATER AND WSEWATER

a. EXISTING WATER SYSTEM

The site is located in the yellow water pressure zone. Water service to the existing church and office is provided by an existing 1" Type K copper water commercial line with irrigation combined water meter that extends from the west side of the building to the existing 6" water line located under Park Street.

Water service to the existing hotel is provided by a 2" commercial with irrigation combined water meter for the site that provides a connection to the existing 8" water main to the north and an unused $\frac{3}{4}$ " water service south of the hotel.

b. PROPOSED WATER SYSTEM

The existing water system will be repurposed to fit the proposed use with no increase to the demand. The existing water meters shall be evaluated for adequacy based on the new plumbing fixtures and proposed demand.

c. EXISTING WASTEWATER SYSTEM

Wastewater service to the existing church and office is provided by a 4" service line with a connection at the eastern boundary of the existing building. The 4" service line goes through an existing grease interceptor before tying into the existing 8" PVC main at a manhole located northeast of the church.

Wastewater Service to the existing hotel is provided by a 4" service line that connects to the eastern side of the building. This service line extends to the south and ties in to the existing 8" main south of the hotel site. There is a second existing 4" unused sewer service to the south.



d. PROPOSED WASTEWATER SYSTEM

The existing wastewater system will be repurposed to fit the proposed use with no increase to the demand. The existing sewer services shall be evaluated for adequacy based on the new plumbing fixtures and proposed demand.

III. SUMMARY

This Concept Utility Letter describes the existing water and wastewater utilities servicing the proposed 826 Park Street building expansion and 200 Wolfensberger Road site. The existing utilities comply with the standards set forth in the latest Town of Castle Rock Water System Design and Wastewater Collection Design Manuals. Any future development of the existing water and wastewater infrastructure needed to serve this site is the responsibility of the developer. There are no utilities proposed with this project. Any unused water and wastewater service lines will be removed at the main.

IV. REFERENCES

1. *Town of Castle Rock Water System Design*, Castle Rock Water, December 2018
2. *Town of Castle Rock Wastewater Collection Design*, Castle Rock Water, December 2018

APPENDICES

APPENDIX A

PCWRA INDUSTRY INFORMATION QUESTIONNAIRE



Industry Information Questionnaire

In order to properly evaluate, process, and issue a connection approval to discharge into the sanitary sewer, an Industry Information Questionnaire must be completed online.

HANDWRITTEN COPIES WILL NOT BE ACCEPTED.

(Additional applications may be required.)

PROPOSED LOCATION OF COMMERCIAL, PRODUCTION OR MANUFACTURING FACILITY

Proposed Facility Name * Castle Oaks Covenant Church
Name of new or existing business

Street Address * 826 Park St

City * Castle Rock

State CO

Postal Code * 80109

Is this a multi-tenant building? * ☐ Yes ☒ No

COMPANY OWNERS INFORMATION

Company Name * Castle Oaks Covenant Church

Mailing Address * 826 Park St

City * Castle Rock

State * CO

Postal Code * 80109

Contact Name * Nicole Devries

Phone Number * (303)-660-1935

Contact Email * ndevries@wearewellspring.org

PROPERTY OWNER OF THE PROPOSED LOCATION

Property Owner Name * CASTLE OAKS EVANGELICAL COVENANT

Property Owner Mailing Address * 826 Park St

City * Castle Rock

State * CO

Postal Code * 80109

Property Owner Contact Name * Nicole Devries

Phone Number * (303)-660-1935

Email * ndevries@wearewellspring.org

AUTHORIZED REPRESENTATIVE IN OFFICIAL DEALINGS WITH PCWRA

Authorized Representative Name * Steven Greco

Title (i.e. Owner, Manager, General Contractor, etc.) * Architect

Phone Number *

(303)-525-3695

Email *

sgreco@e10arch.com

BUSINESS INFORMATION



Will this be a new build? *

- ☐ Yes
☒ No

Will there be any plumbing additions/changes? *

- ☐ Yes
☒ No

Provide a brief description of the commercial, manufacturing, or service activities your business plans to conduct: *

An existing church building with office space.

When did/will the business begin operations? *

10/1/2024

Comments

The space is already occupied. The Town of Castle Rock has requested this form be completed as part of the Planned Development review process.

Business Category *

- ☒ Assembly
☐ Auto Services
☐ Dental (please provide NAICS or SIC code below)
☐ Food Processing/Service
☐ Industrial (please provide NAICS or SIC code below)
☐ Manufacturing (please provide NAICS or SIC code below)
☐ Medical (please provide NAICS or SIC code below)
☐ Office (Not Medical)
☐ Retail
☐ Vehicle/Equipment Wash
☐ Warehouse/Storage
☐ Other

Comments

Will there be other businesses leasing or occupying space at this facility? *

- ☐ Yes ☒ No

Will the business dispose of any chemicals or hazardous waste? *

- ☐ Yes ☒ No

Permit number assigned by Building Division if applicable

Signature *

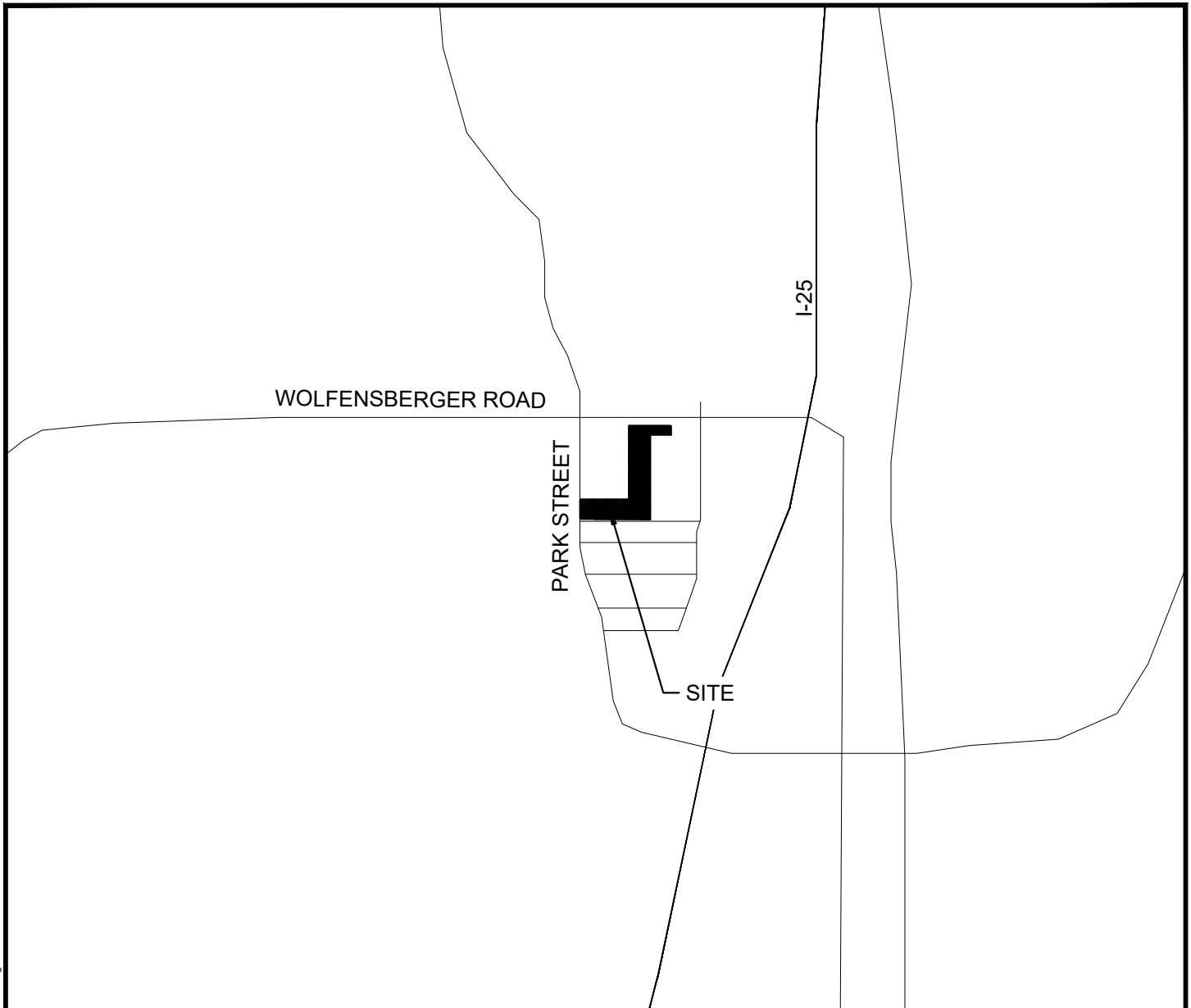
I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and/or imprisonment.

Steven Greco

APPENDIX B

VICINITY MAP

FILE NAME: S:\24-1310-005 Unity 2 PD Plan\200 Design\220 Drainage-WR\222 Reports\Phab\01\01\REV\G\01\03-22\001-100-48-23 PVI



VICINITY MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 1000ft.

PREPARED BY:



826 PARK STREET & 200

WOLFENSBERGER ROAD VICINITY MAP

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE

HORIZ. 1"=1000'

VERT.

DATE ISSUED: JUNE 2024

SHEET 1 OF 1

DRAWING No.

VM

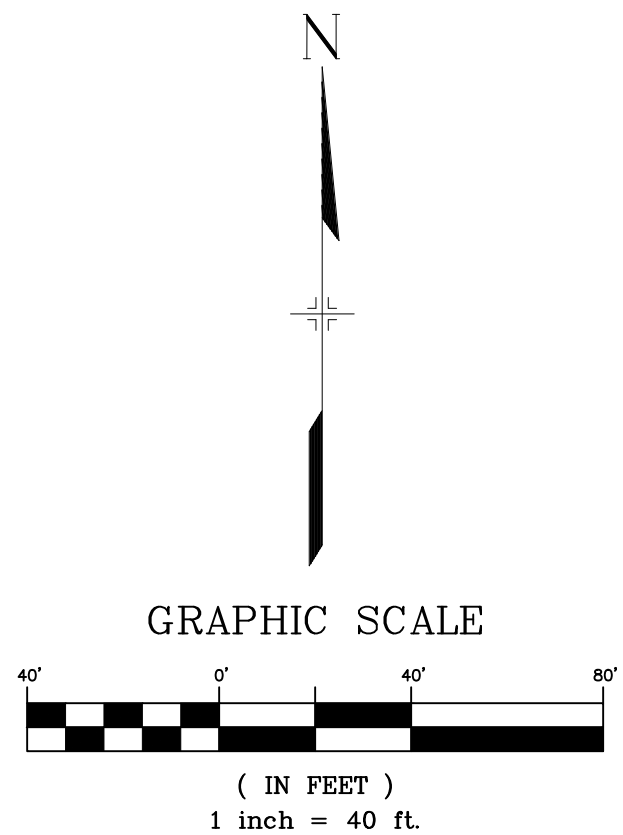
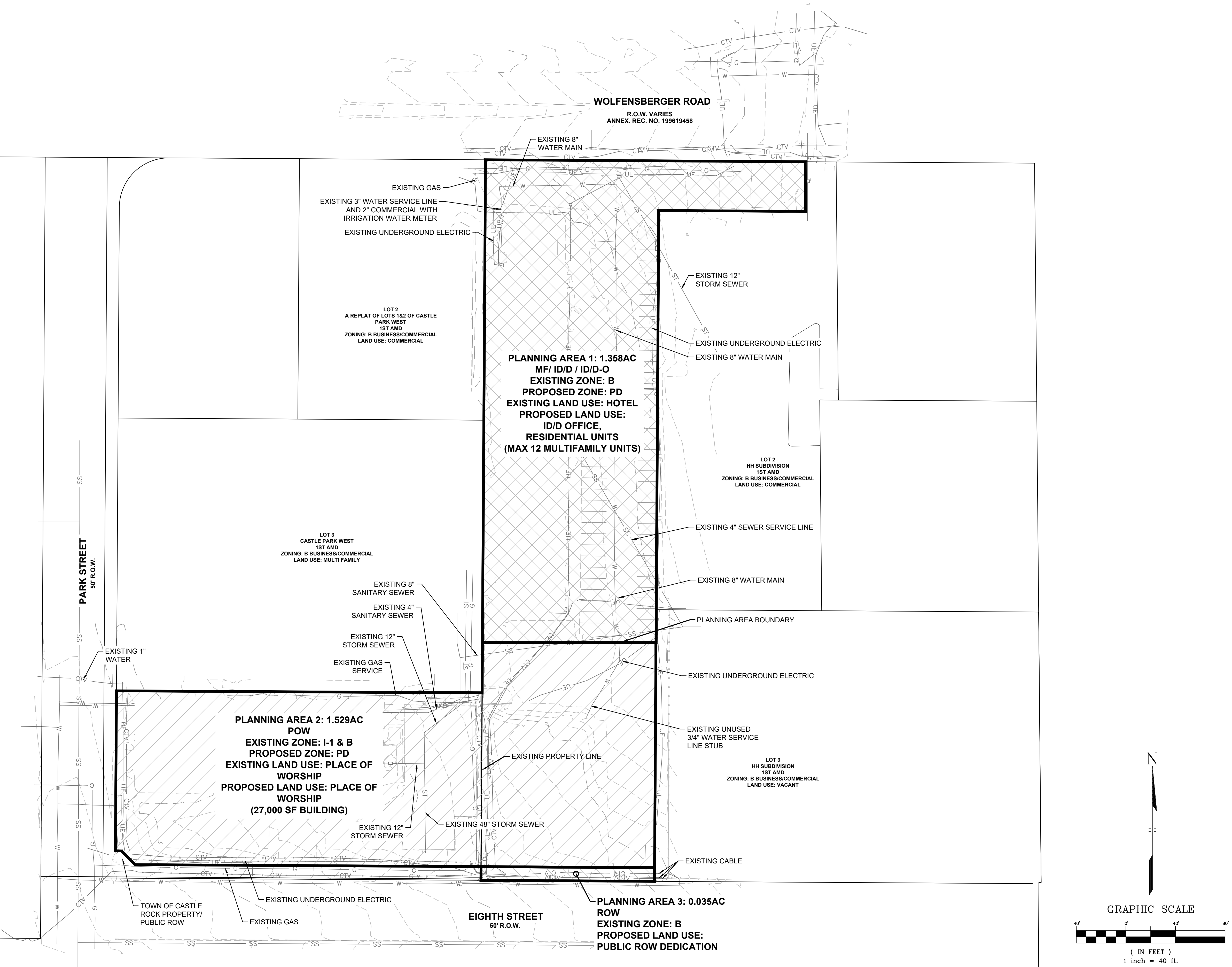
APPENDIX C

PLANNED DEVELOPMENT PLAN

FILE LOCATION: S:\24.1310.005\UNIT 2 PD PLAN\500 CAD\DD\504 PLAN SET\DEVELOPMENT PLAN\PD02.DWG

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PARCEL
- EXISTING CONTOURS
- PLANNING AREA BOUNDARY
- PLANNING AREA 1
- PLANNING AREA 2
- PLANNING AREA 3

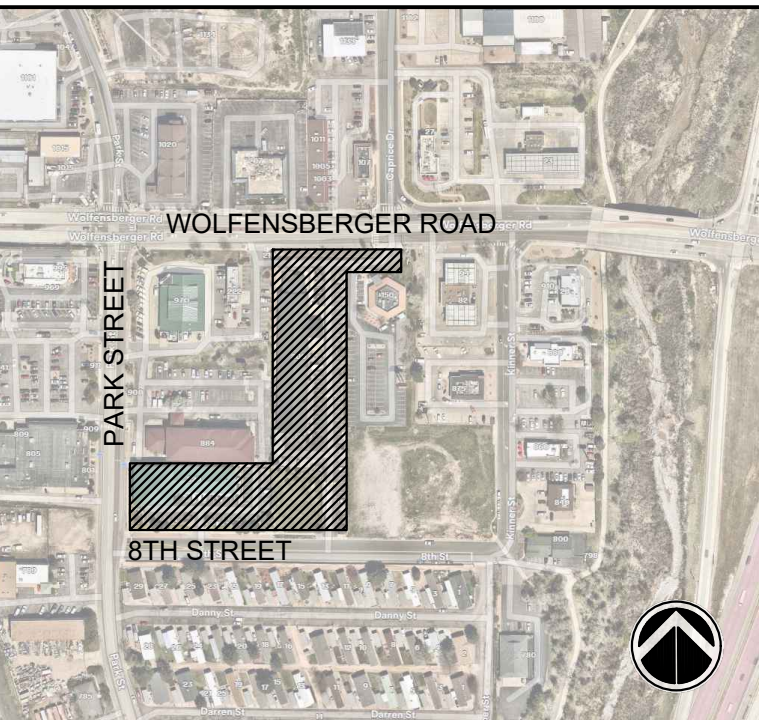


CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
WELLSPRING COMMUNITY
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935
CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:

VICINITY MAP:



PROJECT:
**826 PARK ST. EXPANSION AND
200 WOLFENBERGER ROAD
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
JANUARY 30, 2025**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:
PROJECT NO: 24.1310.005
DRAWN BY: WCG
CHECKED BY: JS
APPROVED BY: RAF

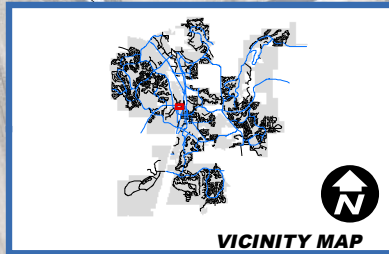
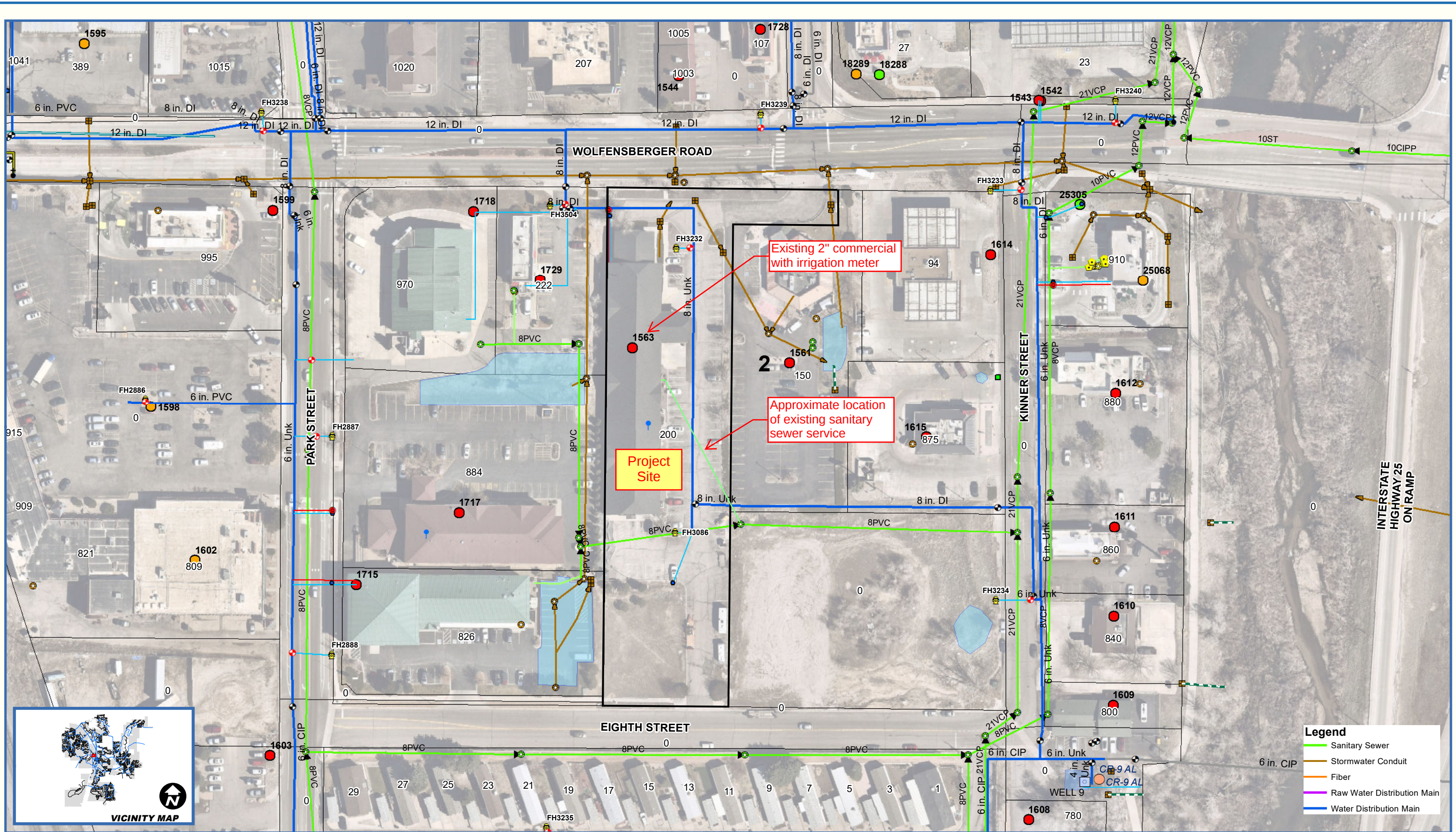
SHEET TITLE:
PD PLAN

PD02

SHEET 02 OF 03
826 PARK STREET EXPANSION AND 200 WOLFENBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0004

APPENDIX D

UTILITY MAP PROVIDED BY CASTLE ROCK WATER, ENGINEERING DIVISION



- Legend**
- Sanitary Sewer
 - Stormwater Conduit
 - Fiber
 - Raw Water Distribution Main
 - Water Distribution Main



0 50 100 200 300 Feet
1 inch = 100 feet



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent in and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2020, Town of Castle Rock Utilities Mapping.

**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

Document Path: \\crsan1\UTshare\GIS\Standard Maps\10.6\11x17 LndScp_10.6.mxd

Date: 7/7/2021

APPENDIX E

PCWRA/CRW GREASE INTERCEPTOR ACKNOWLEDGEMENT FORM



Commercial Business Building Permit Grease Interceptor Requirement

All Commercial Business Building Permits for new business and construction of new buildings, remodels, or tenant improvement permits will be required to comply with Town Code 13.05, Grease Interceptors Required. Applicant will be required to submit an Industry Information Questionnaire through Plum Creek Water Reclamation Authority (PCWRA) to verify if the business will require an oil/grease interceptor. Please go to the PCWRA website at:

https://www.pcwracolorado.org/pretreatment/commercial_businesses/index.php

CONSTRUCTION DRAWINGS

Please note PCWRA requires all new commercial buildings to provide a stub-out for a separate waste line for future interceptor installation, if not proposed with the project. All drainage fixtures and grease waste lines that are tied to the oil/grease must be shown in the construction drawings as well as the location of the oil/grease.

ACKNOWLEDGEMENT

The applicant must sign and date this form to acknowledge that the applicant has read and understands the Town's Code requirement regarding Grease Interceptors, PCWRA's requirement to complete an Industry Information Questionnaire and Food Service Application, and the Town's requirement that a letter from PCWRA must be provided with the Town of Castle Rock Building Permit. This signed form is required to be included in the Utility Report with the Predevelopment Plan (PDP), Site Development Plan (SDP) and Construction Document (CD) submittals.

826 PARK STREET EXPANSION & 200 WOLFENSBERGER ROAD

Name of Project

826 PARK STREET, CASTLE ROCK, CO 80109

Address of property, if known

April Lamar

Digitally signed by April Lamar
DN: C=US,
E=april.lamar@matrixdesigngroup.com,
CN=April Lamar
Reason: I have reviewed this document
Date: 2025.01.10 08:12:42-07'00'

Signature

Date

100 North Wilcox Street Castle Rock, CO 80104 P: 303.660.1015 F: 303.660.1024

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