



August 21, 2022

Larry Hearold
Town of Castle Rock Development Services
100 North Wilcox Street
Castle Rock, CO 80104

RE: Sunset Point – Filing No. 1 – Project Narrative

Dear Mr. Hearold:

This letter has been prepared in support of Sunset Point Filing No. 1, a new single-family residential community within the overall Sunset Point Development, formerly known as Bella Mesa. An approximate 293.2 +/- acre property located within sections 4, 5, 8, and 9, Township 8 south, Range 66 West of the 6th P.M, Town of Castle Rock, County of Douglas, State of Colorado. The project is a zoned Planned Development and is part of the Bella Mesa Planned Development Plan (R-SF Use Area).

The proposed Construction Documents (CD) for Sunset Point Filing No. 1 is for the 232 single-family detached lots, open space, and associated roadways and infrastructure on 101.8 +/- acres. The site is currently an undeveloped parcel of land located to the north of Castlewood Ranch 2 & Founders Village 24 subdivisions.

The proposed layout is well integrated with the surrounding areas, minimizes impacts to the natural environment, and incorporates generous buffers to adjacent land and existing uses. Active and passive park and recreation areas are incorporated throughout the neighborhood, and an expansive sidewalk and trail network will provide opportunities for non-motorized travel and recreation for future residents and the surrounding community. Consistent with the PDP and the development agreement for the property.

Public infrastructure is proposed with the development including roadway/traffic infrastructure, water and sewer facilities, along with stormwater infrastructure. The east and west segments of Mitchell Street will be extended into the proposed development, serving as two primary vehicular access points and forming a primary collector roadway through the subdivision.

Compliance

The project complies with the Town's 2030 Comprehensive and Vision Plans and complies with the Bella Mesa Planned Development Plan (PDP). The project maintains similar design concepts and principals as adjacent areas of the development. The project meets current zoning for the property.

Impacts

The project will have minimal impacts to the surrounding properties and the general public. Extensive setbacks and buffering will be provided to mitigate any impacts to adjacent areas.



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Durable landscaping and building architecture will be provided to enhance the property and alleviate any visual impacts. The site design will facilitate high-quality pedestrian connectivity to parks and open space, while preserving views and existing natural features on the property and integrating seamlessly into the surrounding neighborhoods.

Infrastructure

The project currently lies within an existing PDP and the proposed density has been planned for and designed with previous filings of the of the Bella Mesa projects.

The development will have two (2) points of connection to the existing water system. Stubs are located within the existing easterly and westerly portions of Mitchell Street. The proposed water system will be looped by connecting to said existing 12" Town of Castle Rock Green Zone watermain. The proposed water system will be routed through the development to provide water service to all lots, and additional internal loops will be provided through the site to maintain required pressures.

In addition, the development will connect to the existing 6" force main located within the westerly portion of the existing Mitchell Street that has been sized to accommodate sanitary flows from this project. This force main will be routed through the development into a proposed lift station, where the sanitary lines from the proposed development ultimately outfall. Flows from the lift station will be pumped into the proposed 6" force main and ultimately pumped into the Plum Creek Wastewater Treatment Plant.

Lastly, the development will drain towards two (2) proposed detention ponds located on-site. These off-line detention ponds will discharge towards Mitchell Gulch. The improvements proposed within Sunset Point Filing No. 1 are not anticipated to impact the existing floodplain or wetlands of Mitchell Gulch. Any areas not draining to the proposed drainage facility will follow historic drainage patterns generally west ultimately entering the Mitchell Gulch drainage conveyance downstream of the proposed site.

Variances

No variances are being requested as a part of this CD Application.

Sincerely,
CORE Consultants, Inc.

A handwritten signature in blue ink, appearing to read "K. Rohrbough".

Kevin Rohrbough, PE
Team Lead



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