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Town of Castle Rock Planning Division

**RE: Project Narrative for Pre-Application Meeting – Site Development Plan**

The Town of Castle Rock Fire and Rescue is proposing a new construction project consisting of a combined Fire Station and Logistics Facility. The new building will be located in the Open Space on the east side of Castle Oaks Drive, south of Pleasant View Drive, in parcels #234929303016 and #234929303017. The proposed site is approximately 3.1 acres in area. It is not planned to be platted since it is located within Town of Castle Rock property. The existing property lines for parcel 234929303017 will be vacated and a new parcel dedicated.

The new building will be approximately 23,900 SF on the main level with mezzanines totaling 3,700 SF, for a gross area of about 27,600 SF. There will be 6 apparatus bays split between the fire station function and logistics maintenance function, with living quarters for the firefighters on the south end of the building and logistics offices on the north end of the building. Each function will have a separate building entrance facing Castle Oaks Drive with an accessible route to each entrance.

The property will be connected to Castle Oaks Drive via a single vehicular access point, with a driveway providing access to all four sides of the building. There will be two separate parking areas: the south parking lot for firefighters and public visitors will hold 25 spaces, while the north parking lot for maintenance staff and visitors will hold 13 spaces. The site is steeply sloped, requiring a retaining wall along the north, east, and south edges of the lot to create a buildable surface. Surface and underground drainage will be directed to the northwest corner of the site where a full spectrum detention basin with water quality facilities will be located. A new emergency signal device is proposed at the intersection of the driveway with Castle Oaks Drive, and a pedestrian crossing will provide access to the public sidewalk on the west side of Castle Oaks.

Proposed building elevations are shown on the following pages.



