



February 3, 2023

Donna Ferguson
Town of Castle Rock Development Services
100 North Wilcox Street
Castle Rock, CO 80104

RE: Terrain North Basin – Phase 2 – Planning Area 8 – Project Narrative

Dear Ms. Ferguson:

This letter has been prepared in support of Planning Area 8 as Phase 2 of Terrain North Basin within the overall Terrain development in Castle Rock, Colorado. The overall Terrain development is a Planned Development Plan (PDP), consisting of single-family homes, multi-family homes, commercial development, community parks and school site on 1,180+/- acres in Castle Rock, Colorado. The overall Terrain North Basin project is located within Sections 29, 30, 31, & 32 Township 7 South, Range 66 West of the 6th Principal Meridian, Castle Rock, Colorado, while Phase 2 as the proposed project site is within the west half of Section 32 and the east half of Section 31.

The proposed Site Development Plan (SDP) and Construction Documents (CD) for Phase 2 of Terrain North Basin, Planning Area 8 is for the 29 single-family detached lots, open space, and associated roadways and infrastructure on 42.4 +/- acres. The site is currently an undeveloped parcel of land adjacent to McMurdo Gulch and Castle Oaks Drive.

A mix of existing and proposed infrastructure will provide access and utility service to the portions of this Terrain development included within the Construction Documents. Castle Oaks Drive is currently paved along the southerly limits of the project, south to the intersection with Autumn Sage Street. The constraints that limit developable area on-site include:

1. PA-8 is located on the east side of McMurdo Gulch and will require a box culvert crossing under the proposed Weststrand Street.
2. Castle Oaks Drive currently exists as a 2 lane paved road along the southerly portion of Planning Area 8 and gravel road to the north. It is being proposed that it be paved past the proposed intersection with Weststrand Street.
3. A Floodplain Modification Study will be prepared for the changes in the floodplain limits.

Compliance

The project complies with the Town's 2030 Comprehensive and Vision Plans and complies with the Planned Development Plan (PDP) for the Terrain Master Plan. The project maintains similar design concepts and principals as adjacent areas of the development and in the Terrain development. The project meets the current zoning for the property and complies with the various technical manuals adopted by the Town of Castle Rock.

Impacts

The project provides single-family residential lots within the beauty of the McMurdo Gulch corridor as envisioned for this area in the previously adopted Zoning documents for the property. The project is situated on the rural interface and northeastern edge of the town and minimizes impacts to the surrounding properties. The design of Castle Oaks Drive, and the use of a modified roadway section, will closely maintain the vertical alignment. Improvements within McMurdo Gulch and associated tributary will be limited to on (1) boulder cascade drop structure and one (1) box culvert crossing.

Infrastructure

The project currently lies within an existing PDP and the proposed density has been planned for and designed with previous filings of the Castle Oaks Estates and Terrain projects.

The Planning Area will have two (2) connections to the existing water system, a 16" DIP Water Main that connects to the Cobblestone development to the north. All of the mains are located in the Town of Castle Rock's Liberty Village Blue Zone and will be used to create a loop through the development. From this main, service connections will be provided to each residential lot.

In addition, the development will connect to the existing sanitary sewer, McMurdo Gulch Interceptor. These sanitary sewer lines ultimately outfall to the existing lift station at the northeast corner of the overall Terrain property. The sanitary flows are then discharged into an existing force main which runs south to the Escavara development.

Lastly, the development will drain towards a proposed detention pond located on-site. This off-line detention pond will discharge towards McMurdo Gulch. Any areas not draining to the proposed drainage facility will follow historic drainage patterns generally flowing north ultimately entering the McMurdo Gulch drainage conveyance downstream of the proposed site.

Variances

Castle Oaks Drive (North) TCV20-0021 – Previously Approved:

Town of Castle Rock Transportation Design Criteria Manual:
Section 2.2.4 – Minor Residential Collector Roadway Section

As the North Basin project is situated in a rural interface area and Castle Oaks Drive currently exists, modifications to the street section are requested. This request to remove the easterly sidewalk will reduce the roadway footprint and significantly reduce grading impacts to the CCC Structures. The loss of this sidewalk will be offset by the construction of the Front Range Trail which provides identical connectivity adjacent to Castle Oaks Drive.

Sincerely,

CORE Consultants Inc.



Andrew Kidder, PE
Senior Project Manager