



January 26, 2024

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

Re: Narrative for the Meadows D1 Training Facility

We are submitting this narrative for a future development project per the Town of Castle Rock requirements. The project is a commercial one-story building for fitness training and exercise. The project will be located in the Meadows Town Center area between Future Street and Billberry Street just north of Meadows Blvd as Lot 2A-3A, Block 3, Filing No. 20, Phase 1 - Amendment No. 16.

The facility will be owned and operated by a company named D1. The D1 business offers athletic based training that is age-specific (kids 7+ to adults) and developed with the science behind Division 1 collegiate strength and conditioning programs. All classes, personal training, and team training sessions are delivered by expert coaches and designed to take anyone who considers themselves an athlete to THEIR next level. You pick the goal, we help you get there.

The building will consist of 9,450 square feet, a single story that will contain offices and exercise equipment. The construction will be Type V-B with fire sprinklers for fire protection.

Access to the site is off Billberry Street where there is a private drive shared by the D1 and the Ubergrippen climbing gym to the north. Foot traffic and bicycles can access the site from the south side via the tunnel under Meadows Blvd. Th

The site will have adequate parking and asphalt pavement along with shrubs and grasses for landscaping. Drainage for the site will utilize a storm drainage system that was constructed with the Ubergrippen site. Additional private storm pipes will be utilized to transport runoff from the site and downstream to the regional detention pond.

Utilities such as water, sanitary sewer and power are adjacent to the site so they are readily available for connecting to the building.

We are excited for this project as it will help to provide additional services to the Town Center.

Sincerely,

Roth Lang Engineering Group

A handwritten signature in black ink, appearing to read 'Kurt Lang', is written over a light blue circular stamp.

Kurt Lang, P.E.
Principle