9/13/2024

Town of Castle Rock | Development Services Department
Town Hall, 100 N. Wilcox St.,
Castle Rock, CO 80104
P: (720) 733-3513

RE: Taft House – SDP Amendment Project Narrative

To Whom It May Concern,

The purpose of this letter is to request a review of this submittal package for the construction of a new pool, pool deck, and pool amenities, and the construction of private auxiliary drainage system modifications and minor grading changes for Taft House. The site is located at 3570 Celestial Ave., Castle Rock, CO 80109.

Ownership wishes to remove and replace the existing pool, pool deck, and pool amenities that have been leaking for several years, causing a significant water loss into the groundwater system. Additionally, ownership wishes to make minor grading changes west and south of Taft House along with the installation of modifications to the private auxiliary drainage system south and east of Taft House and the pool area. These measures will be implemented to mitigate/eliminate the causes of catastrophic flooding of Taft House and the pool during large storm events, which has been documented yearly for the past 4 years.

The proposed grading and drainage system changes are minor and are within the general conformance of the original approved grading and drainage design for the site.

No new impervious area is being introduced to the site. All runoff that is being collected has been accounted for in the original drainage calculations and no modifications to the to the overall site runoff outfall amounts is anticipated.

If you need additional materials or have any questions regarding the provided information, please feel free to contact me at sdouglas@pengsolutions.com or 720-388-8126. Thank you for your consideration in the matter and we look forward to discussing this project further with town staff through the submittal process.

Sincerely,

Stephen Douglas, P.E.
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