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August 12, 2025

Snarf's Sandwiches Parking Lot Improvements
619 Wilcox St, Castle Rock, CO 80104
Project Number: SDP25-0019

PROJECT NARRATIVE

Project Overview:

This application is for a site development plan amendment for the Snarf's Sandwiches property located at 619 N Wilcox Street in Castle Rock, Colorado. The scope includes modifications to the existing parking lot to improve vehicle circulation and site functionality. Specific improvements include restriping of parking stalls, the addition of a sidewalk with stairs on the west side of the property, and the installation of a dedicated trash enclosure. No changes are proposed to the building. All work is confined to the existing developed area of the site.

Compliance with Town Regulations:

The proposed improvements generally comply with the Town of Castle Rock Municipal Code, the 2030 Comprehensive Master Plan, Town of Castle Rock Storm Drainage Design and Technical Criteria Manual (February 2025) and the Mile High Flood District Urban Storm Drainage Criteria Manual (March 2024 updates). The MS4 Permit Application and Permanent Water Quality Determination Worksheet have been completed and included in the submittal. The proposed driveway is 20 feet wide with a proposed max grade of 5%, both of which are necessary due to existing physical site constraints, including the location of utility infrastructure along the alley frontage and elevations of the alley.

Infrastructure & Utility Assessment:

The property is served by existing Town water and sanitary sewer infrastructure. No new utility services are proposed. The drainage compliance letter confirms that stormwater runoff patterns will remain unchanged, with flow directed toward the alley and Wilcox Street and no alteration to the ultimate discharge. The proposed work increases impervious area by 0.63%, resulting in a 0.05 cfs increase in 100-year peak runoff. Total land disturbance is 0.05 acres. Based on project size and disturbance, permanent water quality features are not required.



Impacts and Mitigation:

This project includes the addition of a new driveway connection to the alley on the west side of the property. The alley access is intended to function as a secondary access point for both patrons and service vehicles to support improved internal circulation and accessibility. All proposed improvements are located within the subject property. No work is proposed in the public right-of-way. Existing landscaping will remain as-is. This project has a positive impact by enhancing aesthetics and functionality of an existing business in the downtown district.

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