

**HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.**

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Town of Castle Rock, CO  
Planning Department  
Castle Rock, Colorado 80012

February 15, 2021

RE: Young American PUD

Property:

Owner: 113 M LLC  
Developer: Highline C. M. Inc.  
Roy Mason  
720.329.6976

Dear Sir,

I. Location

**I. INTRODUCTION**

Young-American Subdivision is a proposed single family and Multi-family subdivision located in Castle Rock, Colorado. The site consists of 113 Acres located on the East of the Town of Castle Rock, Colorado. The site is located in the Southeast One-Quarter of Section 12, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado

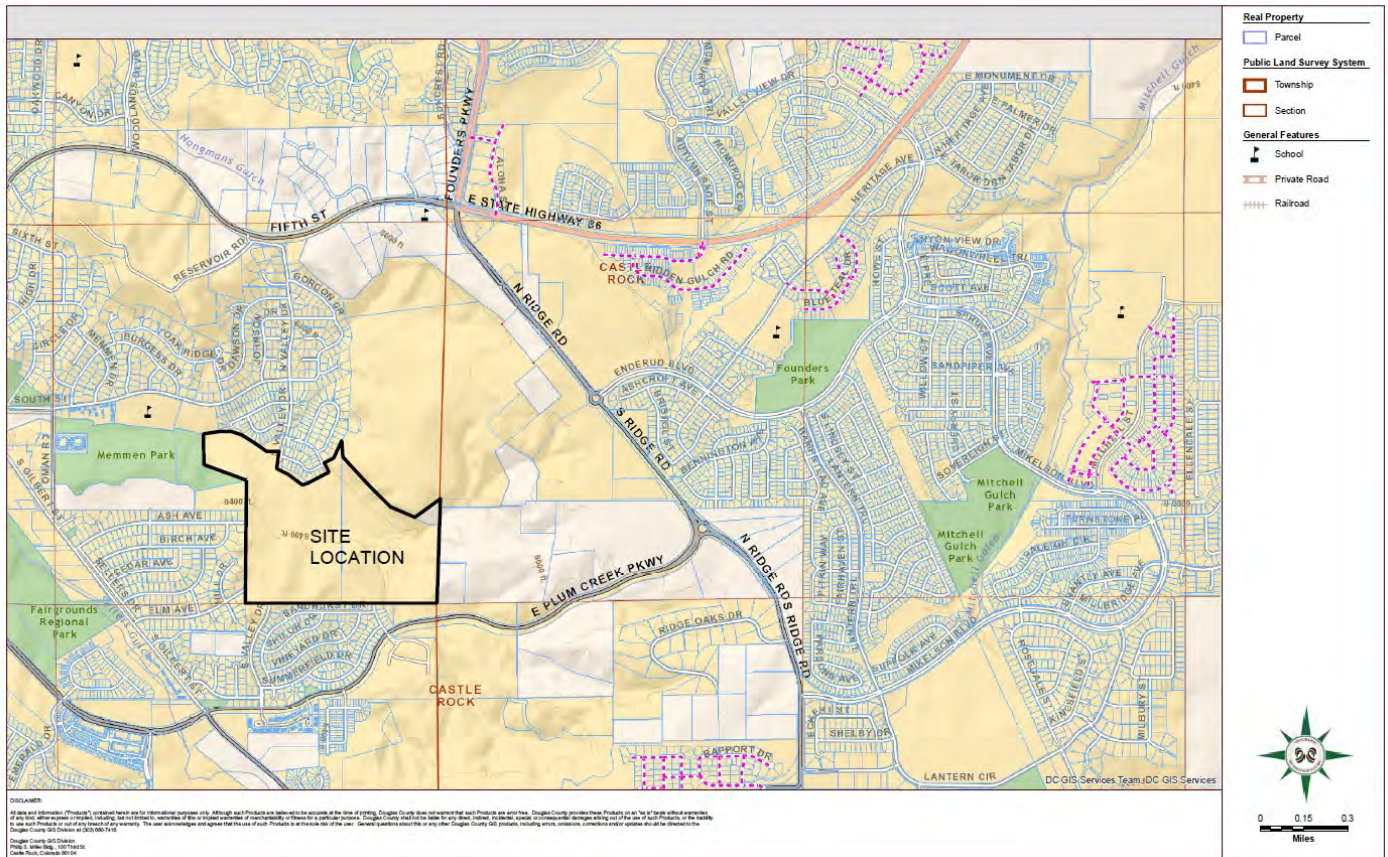
The property is annexed into the Town of Castle Rock and has completed the PUD planning process for zoning, land use and density, all approved by the Town of Castle Rock as part of the Young American Young PUD in 1983. The approved PUD contains a 14 acre park site which is not a part of this application. The Land Use Summary contained in the approved PUD allowed for 667 dwelling units.

**II. PROPOSED PROJECT**

Young - American PUD Subdivision is a proposed single family subdivision consisting of approximately 198 lots for Duplex and 283 lots for single family detached homes. The proposed site plan was prepared to be in substantial compliance with the approved Young – American PUD.

The annexation agreement states that the Town of Castle Rock will provide water and sanitary sewer service to the property. The property has sufficient water rights for approximately 100 single family equivalents. Additional water will be required to be purchased from the town for additional 381 proposed single family dwelling units.

Existing topography was used to plan roadways and lots layout in order to minimize grading activities and maintain general shape of the existing topography. South Valley Drive, being a collector road, is proposed to be connected through the site for access.



### III. Questions

1. Two sanitary sewer plan and profiles depicting different alignments to connect to the existing sanitary sewer mh OS-3 in Valley Drive.

If the sanitary sewer is proposed in Valley Drive, crossing the existing channel may have conflicts with the proposed box culvert.

A second alignment proposes to cross the channel upstream of Valley Drive, and run along the north side of the existing channel to tie in to existing mh OS-3.

2. Design Standards for Channel Improvements

a. General: Who will Own & Maintain the channel? The attached preliminary SDP depicts the channel and private open space to be dedicated to the TCR.

- b. Does the Town have a typical cross-section of the channel requirements for maintenance and access.
- c. Copy of channel improvement plans constructed adjacent to Southridge Townhouse Subdivision, and drainage report
- d. Typical drop structure detail
- e. Is a low flow channel required

Thank you for your consideration,

Russell B. Hall, PE&PLS