

Rock Creek Development, Inc.

April 26th, 2016

Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027

RE: Plat and Final Plat/Site Plan for Rock Creek Ranch Project Narrative

Staff, Planning Commission, and Board of Trustees:

Please allow this letter to serve as the project narrative for the above mentioned project

Overview:

Rock Creek Development, Inc (RCD), is submitting a Final Plat and Final Plat Site Plan for the existing parcels of vacant land known as lots 1 & 2, Block 1, Rock Creek Ranch Filing No. 17B. The site totals 13.597 acres and is zoned RAC pursuant to the Horizons at Rock Creek P.U.D Amendment No. 22. RAC zoning allows a mix of uses including, but not limited to, hotels, office, and retail.

In order for the site to be developed by end users RCD intends to install the horizontal infrastructure including water, storm, sanitary, roads, and dry utilities to create “pad ready” development sites. The submitted plat subdivides the parcel in to three lots and two tracts. RCD in conjunction with Coalton Metro District will install the horizontal infrastructure reflected in the Final Plat/Site Plan upon approval by Planning Commission and the Town Board. Payment for the improvements will initially be funded by RCD. At the completion of the improvements Coalton Metro District will take ownership of any infrastructure facilities that are not dedicated to the Town, a utility, or some other metro district.

Coalton Metropolitan District:

The Coalton Metropolitan District (CMD) was approved by the Town and formed in December of 2010. CMD has been in a state of hibernation up to this point as there has been no reason for it to operate. Going forward CMD will own and maintain Tract A and Tract B as these are common elements that support the entire development. Rock Creek Holdings, LLC, current owner of the entire development, will dedicate, via deed, Tract A and Tract B to Coalton Metropolitan District.

Phasing:

- Phase 1 – Horizontal Infrastructure Construction, which includes the road within Tract A, all master utilities to each parcel (water, sewer, storm), and detention for the entire site.
- Phase 2 – Vertical construction on Lots 1, 2, & 3. Timing of construction for each lot yet to be determined. Each vertical developer will submit a site specific Final Plat/Site Plan for their site to be approved by the Town of Superior.

Plat Specifics:

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The plat is subdividing the existing lots 1 & 2, Block 1, Rock Creek Ranch Filing No. 17B and creating the following lots/tracts:

Lots & Tracts:

- 1.) Lot 1 – 7.224 Acre lot that is currently zoned RAC. RCD plans to submit a re-zoning application for this site in conjunction with the first commercial development on Lot 2 or 3. The rezoning request will be to modify the zoning to R2A, which allows up to 18 DU/AC. RAC and R2A were the original zoning classifications for this overall parcel when it was first included in the Rock Creek Ranch PUD.
- 2.) Lot 2 – 2.372 Acre lot that is currently zoned, and will remain zoned, RAC. This lot will develop as per the allowed uses in the RAC zoning.
- 3.) Lot 3 – 2.454 Acre lot that is currently zoned, and will remain zoned, RAC. This lot will develop as per the allowed uses in the RAC zoning.
- 4.) Tract A - .661 Acre tract that will serve as the main spine road through the site. It will connect the existing $\frac{3}{4}$ movement intersection at Coalton Road to the full movement intersection at Flatiron Crossing. Lot 1, lot 2, and lot 3 will also connect in to this road for site access. Tract A is being retained by the Owner on the Plat.
- 5.) Tract B - .886 Acre tract that is required to provide the water quality and detention needed for the basin we are in pursuant to the Autrey Basin Drainage Plan. More information on this is included in the drainage section of this narrative. Tract B is being retained by the Owner on the Plat.

Existing Easements:

- 1.) There is an existing 30' irrigation easement with a ditch that was recorded at reception No. 01266976 that travels on a diagonal plane from Coalton Road to Autrey Reservoir. The Agreement was originally between Richmond Homes and Superior Metro District No. 1. As a subsequent land owner RCD is now known as the Grantor. It is our understanding that Superior Metro District No. 1 uses this easement to fill Autrey Reservoir. Pursuant to section 9 of the easement agreement Grantor has the right to relocate the easement in conjunction with Grantee. RCD plans to leave the easement “as is” for now, with the final developer ultimately moving the easement to a location that fits within their site plan. RCD also anticipates that it will be piped at that time. In addition RCD obtained an easement that is recorded at reception No. 2939878 that allows us to move the location of the drainage tie in to Autrey Reservoir from its current location to a location that works better with the final development. That tie in location is yet to be determined.
- 2.) There is a 15' walk easement at the northeast corner of the site that was recorded at reception No. 2175847. This easement is for the purpose of giving Bell Flatirons the right to have the existing sidewalk that leads from their internal paths to Flatirons Mall. RCD is in discussion with Bell Flatirons asking them to allow the final developer to re-orient the path around the future development as long as a 15' path is maintained and continues to serve the same purpose.
- 3.) There is an existing 26' UE and EVA recorded at reception no. 1539987. RCD would like to vacate this easement and replace it with a 45' Utility and Access easement across Tract A, which provides the same level of service.
- 4.) There is an existing access and emergency access easement located along West Flatirons Crossing that provides access between West Flatirons Crossing and Connor Way. The easement will remain and serve the same purpose.

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- 5.) There are 10' utility easements that are located on the southern and western property boundaries that will remain in place.

Proposed Easements:

- 1.) New 27'-37' Utility Easement along the front of Lot 1 for the installation of domestic and raw water lines.
- 2.) New 37' Utility Easement along the front of Lot 2 for the installation of domestic water, raw water, and storm sewer.
- 3.) New 37' Utility Easement along the front of Lot 3 for installation of domestic water stub, raw water stub, and storm sewer.
- 4.) New 45' Public Access and Utility Easement that runs congruent with Tract A for the installation of domestic water, fire hydrants, and sanitary sewer and general public use of the road and sidewalk. The easement terminates at the existing access and emergency access easement along West Flatirons Crossing.
- 5.) New variable width Utility Easement near West Flatirons Crossings for the new water line and existing dry utilities that both run into Rock Creek Ranch Filing 17.
- 6.) New Temporary Construction Easement in Rock Creek Ranch Filing 17 along the existing emergency access that connects to Connor Way to allow for the road and utility work to occur.
- 7.) New variable width Access Easement located in the southwest corner of Lot 1 for the new Coalton Rd. sidewalk that is outside of the right of way.
- 8.) New variable width Access Easement located in the southeast corner of Lot 3 for the new Coalton Rd. sidewalk that is outside of the right of way. The access easement also allows for ingress/egress on the right/right out access between Lots 2 and 3 on to Coalton Road.
- 9.) New 10'x20' Sign Easement

Final Plat Site Plan

Sheet 1 – General project information, Signature Blocks and Sheet Index.

Sheet 2 & 3 - These sheets of the site plan show the overall site layout and gives a main overview of site features.

- **Lot Site Access:** Lot 1 will acquire access off of Tract A at a location that is yet to be determined. Lot 1 also has the option of installing an access on to Tyler Drive via an easement that was secured when RCD purchased the property. Future tie-in to Tyler Drive, should it be necessary, will require coordination with Bell Flatirons, the owner of Tyler Drive. Lots 2 & 3 will acquire access off of Tract A at a location that is yet to be determined. In addition we have created an additional right in/right out joint access between the two lots off of Coalton Road.
- **Tract A Access:** This sheet shows Tract A, which is a private road, connecting to the existing $\frac{3}{4}$ movement intersection at Coalton Road and Tract A. The only restricted movement is a left turn out of the site at this intersection. There are no plans to make this a full movement intersection as east bound traffic can travel to Flatirons Crossing and then down to Coalton Road. Coalton Road improvements are adequate to handle the site traffic and no additional improvements to Coalton Road are proposed. The east end of the private road connects to the full movement signalized intersection at West Flatiron crossing. There are existing curb returns that the road connect to. The Tract A typical street section is located on sheet 2.
- **Coalton Road Sidewalk:** A new sidewalk will be constructed extending the length of the project. The west end of the sidewalk connects to the existing walk on the east side of Tyler Drive.

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- **Tract A Access:** This sheet shows Tract A connecting to the full movement signalized intersection at West Flatiron crossing.
- **Emergency Vehicle Access:** There is an existing Access and Emergency Access easement that connects our site to the parcel to the north of us. The parcel to the north of us has paved to their property line and we plan on making an asphalt connection to their existing asphalt. The grade at this connection is 10%. The Town has determined that public access is beneficial to the area and has requested that to occur. The existing Access and Emergency Access easement is intended to provide the public legal access. The existing at grade trail that crossed the existing emergency access will be reconfigured with handicap ramps.
- **Tract A Sidewalks:** The plan is to have the final developer of Lot 1 install a sidewalk within their property that parallels Tract A. In the future, Lot 1 will likely provide a sidewalk connection to the existing trail that surrounds the reservoir. This connection would connect to the existing sidewalk that runs along the north side of our access to West Flatirons Crossing. Lots 2 & 3 would also install a sidewalk that parallels Tract A, but would cross over, via a cross walk, and connect to the existing sidewalks that runs along the north side of our access to West Flatirons Crossing. The intent is that the adjacent future property owners landscape a 4' treelawn and provide a 5' walk paralleling the private road.
- **Tract B:** Tract B is intended to be utilized for Stormwater and Drainage and contains the Pond D4b expansion. The Town requested that a sign easement be placed on Tract B for a future Town entry monument sign to be constructed along Coalton Road.
- **Existing Utility and Emergency Vehicle Access Easement:** The existing UE and EVA that runs through Lot 1 will be vacated in the future. There are existing dry utility lines in the easement that must be relocated before the easement can be vacated.

Sheet 4 & 5 – These sheets show the demolition that occurs with the project and also site related geometry.

- **Coalton Road:** There is existing barb wire fence along Coalton Road that RDC will remove. The existing curb returns have non-conforming handicap ramps so they will be replaced with ramps that meet the Town standard. In order to do so, the entire returns will be replaced, but the existing cross pan will remain except for that portion that will be demolished with the sanitary sewer trenching. The road will also require an asphalt patch due to the sanitary sewer work taking place.

There is an existing transformer and empty concrete vault located near the right in/right out access. The transformer will require it to be relocated and the vault will be removed. There are also miscellaneous signs that will be removed or relocated.

- **Tyler Drive:** The road will require an asphalt patch due to the potable water and reclaimed water work taking place. Existing curb and gutter and landscaping will be replaced as necessary for this work.

Sheet 6– This sheet shows the signs and roadway striping required for the project.

- **Coalton Road Signs:** A right turn must turn righty and a right arrow sign are placed along the road to control traffic for the existing right turn lane that enters the project. The right in/right out

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access has a stop sign and right turn only sign for the right out movement. A one way sign is located in the center median opposing the exit. A Type III barricade is placed in the right in/right out access to prevent traffic from entering the site. The 3/4 access private road has a stop sign and right turn only sign for the right out movement. A one way sign is located in the center median opposing the exit.

- **Connor Way Signs:** A stop sign is located at the south end at the intersection with the private road.
- **Coalton Striping:** Two sets of right turn arrows are provided, one before the right in/right out access and the other before the private road access. The existing right turn lane is otherwise striped as necessary for a right turn lane.

Sheet 7 & 8 – These sheets show the overall utility layout for domestic water, raw water, sanitary sewer and storm.

- **Water:** A new 8” potable water line will be looped from a new connection on the west side of Tyler drive to an existing stub within the property known as Tract F, Rock Creek Ranch Filing No. 17. The water line will travel along the south side of Lot 1 until it gets to Tract A and then will follow Tract A until it jogs north to make the connection to the property north of us. RCD will utilize the existing utility easement to make the connection and coordinate with Bell Flatirons to minimize disruption. RDC is also running an 8” water stub from Tract A along the southern boundary of lot 2 and in to Lot 3. This stub is for Lot 3 to loop their internal water line. RDC will also construct a stub from the water line in to Lot 1 for future connection. There are three fire hydrants located along the private road. The hydrant near West Flatirons Crossing will serve as means to drain the water main since that is the lowpoint of the system. There is a hydrant located on Lot 1 along Coalton that also provides an isolation valve. It is expected that individual lots will provide future hydrants to serve the requirements for each site’s fire protection. Lot 3 should also provide a hydrant on the southern end to serve as a means to drain the line.
- **Sanitary:** RDC will make two sanitary sewer connections to the existing main within Coalton Road. The first connection will be at the intersection of Tract A and Coalton Road. This connection will enter in to the site from Coalton Road and will travel along Tract A and will terminate just short of the intersection of Tract A and West Flatirons Crossing. This sanitary sewer will serve primarily Lot 1 and you will notice that we have included 3 stubs in to lot 1 for future connection. We have also installed a stub from this main sanitary trunk line in to the southwest corner of Lot 2. Lot 3 will be served by the existing stub in to the property from the sanitary line in Coalton.
- **Storm:** Tract B will contain the expanded Pond D4b volume and the storm sewer entracnes into the pond. More information as it relates to detention will be explained further later in this narrative. The storm pipe travels from Tract B (Detention Pond) along and through lots 2 & 3 and terminates once it is stubbed in to lot 1. This will allow all future development the opportunity to tie in to the storm pipe that feeds the detention pond. There are two inlets in Tract B, one on the south end and o0ne on the east end. Both inlets serve to collect Stormwater from the private road and convey it to the pond.
- **Dry Utilities:** The electric and gas service run along Coalton Road and within the existing EVA and UE that is within Lot 3. RCD has met with Xcel energy and discussed the movement of these

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lines to within the new utility easement along Tract A, that will be dedicated via the plat. All lots will have immediate access to both electric and gas based upon the existing utilities that run within Coalton.

- **Overall Concept:** The overall concept for these lots is that they are pad ready with all utilities readily available.

Sheet 9 & 10 – These sheets show the proposed grading for the site.

- **Grading:** The western portion of the site contains a large stockpile of soil west of the existing irrigation ditch. The intent is to make the western portion of the site flatter so that the future development of Lot 1 is moving less material. The ditch itself is remaining during this project, but is anticipated to be piped in the future. A temporary ditch crossing is installed to allow construction traffic to cross the ditch without having to enter a surrounding street.

The eastern portion of the site is graded to construct the private road within Tract A and to also provide a more buildable pad for Lot 3. In order to Build Lot 3, fill material is being taken from Lot 1 and placed on Lot 3, which requires a retaining wall to be constructed along the eastern lot line for Lot 3.

Sheet 11 – This sheet shows the retaining wall plan and profile.

Retaining Wall: A retaining wall is located at the boundary between Lot 3 and Tract B and is required to set pad grading for Lot 3. Fill will be brought to Lot 3 to raise the area to more appropriate grades for development. The maximum height of the wall is set at 12 feet and there is a single tier of wall to maximize the detention volume of Pond D4b. A handrail is provided at the top of the wall for fall protection. The wall and handrail will be constructed and maintained by the Coalton Metro District.

Sheets 12 & 13 – These sheets show site sections looking at the retaining wall along Tract B.

- **Site Sections:** Two site sections are provided looking from West Flatiron Crossing towards the retaining wall. The sections show that a portion of the wall will be located below the plane of the roadway. The site sections also show the extent of fill being placed behind the wall.

Sheet 14 – This sheet shows the drainage plan for the project.

- **Drainage Design:** The project is part of the Autrey basin and is identified in the Autrey Basin Drainage Plan (Master Plan) as Basin D2. Basin D2 drains to existing detention pond D4b located at the northwest corner of Coalton Road and West Flatiron Crossing. The Master Plan identified Basin D2 as being 22.9 acres at 69% impervious coverage. This project delineated Basin D2 based on survey data and field verifications and determined that there is 20.9 acres draining to the pond at 68% imperviousness. Pond D4b is operated/maintained by a joint effort between Broomfield, the Flatirons Mall and Coalton Metro District. The pond will be expanded from 5.3 acre-ft to 5.9 acre-ft with the grading and retaining wall on Tract B. The Master Plan had the pond modeled as 5.3 acre-ft, but the volume expansion will provide additional storage in case future development has impervious coverages that push the amount over what the Master Plan had modeled.

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At this point, no specific design for Pond D4b has been found, but the Town is hopeful that some recent files obtained from a consultant may contain the information. With that said, the Master Plan stated that it was working with the surrounding developments that would have built Pond D4b and had incorporated their information into the Master Plan model, so it is believed that as long as the Master Plan conditions are not exceeded, the pond will function as designed or even release less than the Master Plan flow. Since the basin delineated by this project is less than the Master Plan, we believe that this project meets the Master Plan design and no further study of the pond or downstream infrastructure is warranted. Without the specific report for Pond D4b available, it is unknown what the water quality design for the pond was intended to entail. The pond does release less (5.0 cfs) during the 100-yr than would typically be allowed (22.9 cfs) under the 1.0 cfs/ acre criteria. It is believed that the pond releases less than what would be allowed due to downstream infrastructure capacity.

Water quality is provided based on the calculated tributary area and impervious coverages analyzed. The required water quality volume is determined to be 0.64 acre-ft and occurs at 12" of depth above the permanent water pool. The existing outlet structure will be modified to provide the required volume and release rate for water quality.

Lot 1 will drain to the private road or a storm sewer stub located along Coalton. The Lot is modeled as having an 80% impervious rate, which is realistic due to the 20% open space requirement. The development of Lot 1 will be required to provide its own site specific drainage report.

Lot 2 will drain to the storm sewer extension located along Coalton. The Lot is modeled as having an 80% impervious rate, which is realistic due to the 20% open space requirement. The development of Lot 2 will be required to provide its own site specific drainage report.

Lot 3 will drain to the storm sewer extension located along Coalton and also on the north side of the lot. The impervious value from this lot was determined by a preliminary site plan for a hotel. The development of Lot 3 will be required to provide its own site specific drainage report.

The private road has a 10' Type R on grade inlet located on the south end near the Coalton Road intersection. Bypass flows will flow into Coalton and be captured by an existing Type R inlet located near the intersection with Flat Iron Crossing. The private road also contains a 15' Type R on grade inlet at the east end near West Flatiron Crossing. Bypass flows flow to West Flatiron Crossing to an existing Type R inlet that drains to Pond D 4B.

Sheets 15-17 – These three sheets show the Landscape Plan for the streetscape along Coalton Road and in front of the retaining wall.

- The streetscape along Coalton Road uses a combination of flagstone, turf, large street trees, ornamental trees, shrubs and ornamental grasses. A alternating pattern was used to create visual interest and variation and plant material. Ornamental trees and perennials were used to flank the drive entrances and corners.

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- Along the retaining wall a few trees were added to create visual interest, soften the large area and blend with the existing pond area.

Sheets 18-22 – These Sheets show the irrigation design for the landscaping along Coalton Road.

- **Irrigation Design:** The irrigation tap is located on the 4" reclaimed water line on the west end of Lot 1. It is a 3/4" tap with a 3/4" irrigation meter that will provide service for the Coalton Creek Metro District. The irrigation serves the landscaping that runs along Coalton Road from Tyler Drive to West Flatiron Crossing. The future developed lots will have individual irrigation meters and systems for their site specific requirements.

Sheet 23 – This sheet shows the photometric plan for the lighting along the private road in Tract A

- **Lighting:** There are existing street lights along Coalton Road so the only street lights proposed with this project are those along the private road in Tract A. There are a total of 5 overhead lights spaced out along the east and south sides of the road to provide adequate coverage.

Other Important Info:

- 1.) **Ownership and Maintenance.** In accordance with the Coalton Metro District service plan the metro district will own and maintain the internal road that is shown as Tract A on the plat and the water quality pond that is shown as Tract B on the plat. In addition Coalton Metro District will maintain the landscaping and sidewalk that is initially installed by RDC along Coalton Road as well as the retaining wall in Tract B. Once the final vertical developer develops their site they shall then take responsibility of the maintenance of the landscaping and sidewalk along their frontage.
- 2.) **Mineral Rights:** RCD will notify mineral estate holders 30 days prior to public hearing pursuant to the state requirements.

If you should have any questions as it relates to the above please contact Kris Barnes with Resolute Investments, Inc at (303)572-4371

Sincerely,

Gary Rohr