



Sherilyn West
Town of Larkspur
SDP Application
May 25, 2016

RE: Project Narrative – 8440 Spruce Mountain Rd, Larkspur CO

Project Concept:

The applicant is applying for development of the property located at 8440 Spruce Mountain Rd in Larkspur to develop a Storage Yard with one 9,868 sq.ft., 2-story building (see Plan). The property is part of Lot 3 Douglas Valley Estates. The property is 6.97 acres, and zoned Commercial.

The proposed project supports the Town Comprehensive Plan and the County Master Plan in that it will be compatible with the rustic setting of the Town. It will be representative of Western communities in Colorado, and will be designed to match the natural environment that is unique to the area. In addition, the project will provide a needed service to the area that is currently not being met by another Commercial site near the project site.

Project Requirements:

The project site is within the Town of Larkspur's water and sanitary service area. It is part of the Black Hills Energy service area for gas, the Intermountain Rural Electric Association service area for electricity, and within the Larkspur Fire Protection District.

Sanitary utilities for the site will be brought from the ROW of Spruce Mountain Road via a sanitary manhole currently serving the property to the south (8520 Spruce Mountain Road). The proposed facility will be served by a 4-inch sanitary service line which drains by gravity to a proposed lift station just south of the proposed Larkspur Travel Center. The lift station will service the Larkspur Storage Yard and the Larkspur Travel Center. The lift station is currently under design. Wastewater will be pumped from the lift station via a 3-inch HDPE force main where it will be picked up by the existing manhole located to the south near 8520 Spruce Mountain Road.

Water will be brought from a connection in the ROW of Spruce Mountain Road to the proposed project site. The point of connection is approximated to be in the ROW opposite of 8440 Spruce Mountain Road. We anticipate one 2-inch tap.

The Larkspur Fire Protection District will require the site to meet the requirements for the ICC Fire Code (2012 Edition). The proposed project will ensure that the utilities available to the south can meet the fire flow that will be anticipated for the proposed project and use.

Project Impacts:

The proposed storage yard will not have significant impacts on Town parks and recreational facilities. Nor will it significantly impact residents of Larkspur. The proposed site is situated on the north end of the Town, with direct access on and off of the Interstate. It will result in minimal traffic, and access will be off of Spruce Mountain Rd. The storage yard will be gravel vs concrete creating less drainage concern for the site. And, the gravel yard will be screened with landscape and fencing, per Town standards.



An extended detention basin (EDB) is proposed to be constructed to detain stormwater runoff for water quality before being released into existing drainage basins where it will follow historic drainage patterns. The EDB will consist of two basins, east and west with east EDB acting as an equalization and diversion basin for routing into the west EDB. Runoff will be released through an outlet structure designed according to the Urban Drainage and Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual. Flow will be routed to the outlet structure by means of a concrete trickle channel at a slope of 0.5%. Side slopes of the proposed EDB will be 4:1 (25%).

Project Summary:

The proposed storage yard will store construction equipment when it is not in use at a construction site. The first floor of the building will have 3 bays used to fix the equipment being stored, and an administrative office area. The second floor is proposed future office space. The development will bring additional jobs, revenue and services that do not currently exist within the Town limits. The addition of these jobs, revenue and services, make this project a great benefit to the town, without negatively impacting the residents.