Final Utility Report

Dawson Trails Filing No. 3
Town of Castle Rock, CO
CD25-0026

Martin/Martin, Inc. Project No.: 24.0433

November 13, 2025

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UTILITY REPORT APPROVAL BLOCKS

Engineer's Statement:

The enclosed utility report, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: _____
Registered Professional Engineer
State Of Colorado No. _____
(Affix Seal)

Owner/Developer's Statement:

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

_____
Name of Developer

_____
Authorized Signature

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I. PROJECT LOCATION AND DESCRIPTION

A. General

The purpose of this Final Utility Report is to present the analysis and design of the water and wastewater distribution systems for the Dawson Trails Filing No.3 residential and commercial developments to accommodate the ultimate build-out. As part of this report, the capacity of each system has been analyzed in accordance with standard engineering practice and Town of Castle Rock criteria. The Dawson Trails Planned Development Plan (PDP) Amendment No. 1 dated September 2024 (included in Appendix D) was used to determine the number of single-family homes, multi-family homes, and commercial/industrial areas that are anticipated to calculate the associated utility demands for this development. The design put forward in this Report is based on the PDP density concept.

B. Site Location

Dawson Trails Filing No. 3 is located in a part of Sections 27, 28, 33, and 34 of Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado. The site is bordered by the Twin Oaks subdivision to the north, Interstate 25 to the east, Douglas County undeveloped agricultural parcels to the south, and Keene Ranch subdivision to the west. A vicinity map is included in Appendix F. The site is currently undeveloped.

C. Project Description

The Dawson Trails Filing No.3 project is part of the proposed Dawson Trails Planned Development Plan (PDP) Amendment No.1 in Castle Rock, Colorado. The project consists of adding roadway, utility, and drainage infrastructure as well as performing overlot grading to support future residential and commercial developments. The Filing No.3 site will consist of approximately 3,492 Single Family, Multi-family, Townhomes and Duplex units, approximately 305,000 square feet of commercial development, one school site and 109 +/- acres of community parks. The project adds approximately 13,000 linear feet of collector roadways and four regional detention and water quality ponds.

The overall Dawson Trails site is approximately 2,064 acres. Dawson Trails Filing No.3 is located south of Filing No.2. This project's site is approximately 375 acres and consists of planning areas C2-1, C2-2, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, MF-2, MF-3, MF-4, and G-1 (a planning area map can be found in Appendix F of this report). Additionally, the added infrastructure will need to support all or portions of future planning areas C-1, C-2, B-2, A, G-2, PL-1.09, and PL-1.10.

This report analyzes the proposed water and sanitary sewer systems which will be constructed as part of the Dawson Trails Filing No.3 development. Maps are provided to show the conceptual locations and sizes for the water and wastewater systems. This report also provides the results of the hydraulic analysis of the proposed utility networks implementing criteria from the Town of Castle Rock Water System Design 2018 Criteria Manual and the Wastewater Collection Design 2018

Criteria Manual. In addition, The Overall Utility Plans and the Water and Sanitary Sewer Plan and Profile sheets from the construction documents have been included in Appendix F. These plans show the connections to the adjacent existing infrastructure for the water and wastewater networks.

Easements will be provided for utilities that fall out of the public right-of-way. These easements will be dedicated on the Final Plat or via separate instrument or at the time of final design/construction documents. The proposed water and wastewater lines will be located primarily within the roadways to enhance accessibility within the site.

II. Land Use Data

The Dawson Trails Filing No.3 Land Use Map can be found in Appendix F, which depicts the location and land areas of the following Planning Areas:

Planning Area	Lot Type	Proposed # of Units	Allowable Transfer In	Max # of Units	SFE/ Unit	SFE
C2-1	Single Family	89	20%	107	1.00	107
C2-2	Single Family	256	20%	307	1.00	307
D-1	Single Family	47	20%	56	1.00	56
D-2	Single Family	84	20%	101	1.00	101
D-3	Duplex	86	20%	103	1.00	103
D-4	Motor Court Lots	160	20%	192	1.00	192
D-5	Single Family	95	20%	114	1.00	114
D-6	Single Family	44	20%	53	1.00	53
D-7	Townhome	101	20%	121	0.65	79
D-8	Townhome	109	20%	131	0.65	85
D-9	Townhome	71	20%	85	0.65	55
MF-2	Multi-Family/Mixed Use	184	0%	184	1.00	184
MF-3	Multi-Family	291	20%	349	0.65	227
MF-4	Multi-Family	285	20%	342	0.65	222

G-1	Commercial/Industrial	101	0%	101	1.00	101
Future C-1	Single Family	389	15%	447	1.00	447
Future C-2	Single Family	385	20%	462	1.00	462
Future B-2	Single Family	228	0%	228	1.00	228
Future A	Single Family	471	0%	471	1.00	471
Future G-2	Commercial/Industrial	13	0%	13	1.00	13
Future PL-1.09	Elementary School	17	0%	17	1.00	17
Future PL-1.10	Public Land	30	0%	30	1.00	30
					Total:	**3,655**

III. WATER SYSTEM

A. General

The Dawson Trails Filing No.3 water system will be served by a network of Red and Green Zone water distribution lines operated by Castle Rock Water, located in the ROW within the Filing No.3 site. An Overall Water Map has been included in Appendix F.

B. Water Distribution System

The layout and design of the major water distribution system proposed in this report conforms with the Town of Castle Rock 2017 Water Master Plan. The site spans over two (2) different water zones – The Red Zone and the Green Zone. The water distribution system bringing potable water to the site is shown on the Overall Water Map in Appendix F and will consist of the following:

- 8” PVC water line
- 12” PVC water line
- 16” PVC water line

C. Regional Offsite Improvements

Regional Offsite Improvements required for this development are a part of Dawson Trails Filing No.2 development, and the required improvements can be found in the Dawson Trails Filing No.2 Final Utility Report which has been provided in Appendix E.

D. Demand Categories, Design Criteria

Water consumption demands from Section 4.4.1 of the Water System Design 2018 Criteria Manual are summarized in Table 3.1 below

Table 3.1 Water System Design Criteria

CRITERIA	VALUE
Average Day Demand (ADD) per SFE	265 gallons per day (gpd)
Maximum Daily Demand (MDD) Factor	2.5 times ADD
Peak Hour Demand (PHD) Factor	5.5 times ADD
Minimum Static Pressure with Zero Demand (20% Tank Storage)	43 psi
Maximum Static Pressure with Zero Demand (100% Tank Storage)	125 psi
Minimum Dynamic Pressures (Based on 20% Tank Storage) **Maximum Daily Demand (MDD) + Fire Flow** **Peak Hour Demand**	 20 psi 35 psi
Maximum velocity w/ PHD	10 fps
Maximum velocity w/ MDD	5 fps
Maximum velocity w/ MDD + FF	15 fps
Maximum headloss through 16”	2.0ft/1000ft
Maximum headloss through 20”	1.5ft/1000ft
Maximum headloss through 24” and larger	1ft/1000ft

The Criteria for Single Family Equivalents (SFE) per Section 4.4.1 of the Water System Design 2018 Criteria Manual are summarized in Table 3.2 below:

Table 3.2 Single Family Equivalents

CRITERIA	VALUE
Single Family Residential and Duplexes	1.0 / D.U.
Multi-family Residential (Townhomes & Apartments)	0.65 / D.U.
Industrial / Commercial	3.0 / acre
Schools	Varies
Parks	9.38/acre

Parameters used with the model of the Dawson Trails Water System are defined as follows:

- **Average Day Demand (ADD)** is the total water use during a year divided by the number of days in a year (365)
- **Maximum Day Demand (MDD)** is the average demand in the month with the overall highest usage during the year (typically June, July or August). MDD is used to size water pipelines when combined with fire flows. MDD, in conjunction with fire flow demand, is also used to size water storage tanks. The typical storage volume is calculated adding the MDD and Fire Flow per section 4.4.2 of the Town of Castle Rock Water System Design 2018 Criteria Manual.
- **Peak Hour Demand (PHD)** is the highest hourly demand occurring during the year. PHD is used to evaluate the required size of distribution pipelines. Known irrigation demands were applied to all junctions for public area irrigation and are consistent

with landscaping and irrigation construction documents provided by Norris Design. See Appendix A for Annual Estimated Irrigation Demands.

- **Fire Flow Demand (FFD) –** Fire Flow requirements within the Town of Castle Rock are dictated by the Town's Fire Department and the latest edition of the International Fire Code (IFC). Fire Flow Demands (FFD) vary depending on building usage (residential versus commercial), building square footage and type of building construction which are defined in Appendix B of the IFC. A fifty percent (50%) reduction of the required fire flow may be allowed for approved residential sprinkler systems, and a seventy-five percent (75%) reduction may be allowed for commercial sprinkler systems at the discretion of the town of Castle Rock Fire Chief. The minimum fire flow for the water distribution system is 1,500 gpm, unless otherwise approved by the Fire Department.

  Commercial schools and multi-family residential are the only buildings anticipated to have sprinkler systems with the Dawson Trails Filing No. 3 development. The specific building areas in square feet, construction type and usages are not known currently. A Fire Flow Demand of 1,500 gpm was used in analysis for all single family, duplex, and townhome planned areas while a Fire Flow demand of 3,000 gpm was used for the commercial/industrial planned areas. See Appendix C for Filing 3 Fire Flow Report Table for all corresponding analysis.

  There are three (3) 1-inch irrigation taps proposed for Filing 3, with a maximum flow rate of 18 gallons per minute each. The Filing 3 irrigation system will serve 8.09acres of streetscape landscape, including 4.63 acres of permanent irrigation and 3.46 acres of temporary native seed irrigation. See Appendix for Annual Estimated Irrigation Demands.

E. Existing Water System

1. Existing Distribution System

The existing domestic water distribution system contains three connection points from Dawson Trails Filing No.2 into Dawson Trails Filing No.3, consisting of 2- 12" connections and 1- 16" connection. The 16" transmission main connection point is in Gamble Ridge Blvd. The two 12" connections are located at Dawson Trails Blvd and Blanca Peak Pkwy.

2. Existing Supply Facilities

The Final Utility Report for Dawson Trails Filing No.2 identifies that two storage tanks were planned to be installed to supply water to the Dawson Trails development. An initial tank constructed in Dawson Trails Filing No.2 to serve the Red Zone and another tank to be constructed at a later date located near Dawson Trails Filing No.3 to serve the Green Zone. No additional storage is required.

F. Proposed Water System

1. Proposed Distribution System

The proposed water distribution system proposed in this report conforms with the Town of Castle Rock 2017 and 2023 Water Master Plan. The site spans over two (2) different water zones – The Red Zone and the Green Zone. The water distribution system bringing potable water to the site is shown on the Overall Water Map in Appendix F and will consist of the following:

- 8" PVC water line
- 12" PVC water line
- 16" PVC water line

2. Land Dedication Requirements

Easements will be dedicated to the Town of Castle Rock for water system components that are located outside of the Town dedicated Right-of-Way or otherwise located on private property.

G. Proposed Water System Modeling and Analysis

The water network was modeled using InfoWater modeling software. The results from the InfoWater analysis are placed in Appendix C.

Simulations were run for the following scenarios using the InfoWater software:

- Minimum and Maximum Static Pressure Average Day Demand
- Minimum and Maximum Static Pressure Max Day Demand
- Minimum and Maximum Static Pressure Peak Hour Demand
- Minimum and Maximum Static Pressure Max Day Demand + Fire Flow (MDD+FF)

The steady state simulations (PHD and MDD+FF) were run separately for each pressure zone since booster pump stations and pressure reducing valves will isolate one zone from another.

Average Day Demand

ADD scenarios were performed on each pressure zone assuming full buildout and tank levels at 200% & 100% full. The model output was evaluated for junction pressure and pipe velocity. The minimum and maximum static pressure observed during both scenarios were 50.22 psi, 57.84 psi, 102.80 psi and 110.42 psi, respectively. All pipe velocities are withing the Town of Castle Rocks criteria. A full output report is included in Appendix C.

Max Day Demand

MDD scenarios were performed on each pressure zone assuming full buildout and tank levels at 20% & 100% full. The model output was evaluated for junction pressure and pipe velocity. The site water storage requirement, given the largest planned site with a MDD of 462,000 and two hydrants used for two hours at 1,500 GPM each, was calculated to be

0.822 MG. The minimum and maximum static pressure observed during both scenarios were 49.97 psi, 57.59 psi, 102.35 psi and 109.98 psi, respectively. All pipe velocities are withing the Town of Castle Rocks criteria. A full output report is included in Appendix C.

Peak Hour Demand

PHD scenarios were performed on each pressure zone assuming full buildout and tank levels at 20% & 100% full. The PHD factor was applied to the Average Day Demand and the model output was evaluated for junction pressure and pipe velocity. The minimum and maximum static pressure observed were 46.38 psi, 54.01 psi, 94.83 psi and 102.46 psi, respectively. All pipe velocities are withing the Town of Castle Rocks criteria. A full output report is included in Appendix C.

MDD+FF

A maximum day demand plus fire flow scenario for each pressure zone was performed. As stated previously, the fire flow demand for all commercial, multi-family or school development is assumed to be 3,000 gpm. The fire flow for all single-family residential development is 1,500 gpm. The minimum and maximum static pressure observed with tank levels at 20% were 34.43 psi and 97.78 psi, respectively. For the single-family residential development fire flow to satisfy the minimum pressures requirement during a low-tank scenario (20% full), the Red Zone pump must be operational. All pipe velocities are within the Town of Castle Rocks criteria. A full output report is included in Appendix C.

H. Variances

No variances are requested with the proposed water supply system.

IV. Wastewater Collection

A. General

The wastewater collection system will consist of gravity sewer lines that will be owned and operated by the Town of Castle Rock. The main lines will run within the proposed ROW or along the perimeter of tracts in easements. The primary main lines run east/west while secondary mains lines run north/south. The main lines intersect at junctions and connect to the interceptor running north/south along the east edge of the site. The interceptor and mains are shown on the Overall Sanitary Sewer Map in Appendix F.

	Use	Quantities	Totals
Residential	Multi-Family (DU)	813	3492
	Single Family (DU)	2236	
	Townhomes	338	
	Duplex (DU)	104	
	School (EA)	1	

Non-Residential	Parks (SFE)		
	Commercial/Industrial	13	
	Public Land		

Table 4.1 Land Use Summary Table

B. Wastewater Collection System

The plan presented in this report is in general conformance with the Castle Rock 2016 and 2022 Wastewater Master Plan. Exceptions to the Wastewater Master Plan are 1) a 21-inch interceptor main replaced the 15-inch main at the downstream end of the interceptor, as part of Dawson Trails Filing No.2 project; and 2) The Town is responsible for reconnecting the sanitary sewer main across Plum Creek Parkway as part of Filing No.2 development to tie into the existing wastewater collection system, as identified by the Dawson Trails Filing No.2 Final Utility Report. The Town anticipates upsizing these interceptors to effectively convey the flows of the ultimate buildout.

The wastewater collection system serving the Dawson Trails Filing No.3 will consist of the following

- 8”/12”/15”/21” gravity sanitary sewer
- A future lift station for Planning Area A, on the west side of the ridge

Routing

As shown on the Overall Wastewater Map, Dawson Trails Filing No.3 connects four basins (Basin 1, Basin 2, Basin 3A & Basin 3B) to the main interceptor, located along the eastern boundary of the site. The Dawson Trails Filing No.3 sanitary system connects to the interceptor at Junction 3.

Flows generated by Basin 1 will load the system at Junction 1 in Dawson Trails Blvd through a future 12” main with the development of those planning areas. The load from Basin 1 was determined by the area of the contributing Planning Areas and density. Flows continue downstream through a 12” main running north in Dawson Trails Blvd to Junction J-2.

Flows generated by Basin 2 will be conveyed through a 12” system flowing east along Snowmass Peak Blvd. and load the overall system at Junction 2 where the flows are combined with flows from Basin 1 and connected to the 15” main running north in Dawson Trails Blvd towards Junction 3. The load from Basin 2 was determined by the area of the contributing Planning Areas and density.

Flows generated by Basin 3A will be conveyed through a 12” system flowing east along Continental Blvd. and load the overall system at Junction 3 where the flows are combined with flows from Basin 1 & Basin 2 connecting to the 15” main in Dawson Trails Blvd, turning east to connect at the 21” interceptor on the east side of the site. The load from Basin 3A was determined by the area of the contributing Planning Areas and density as well as accounting for flow from Basin 3B coming from the future 6” force main.

Flows generated by Basin 3B will be conveyed to a future lift station location (Junction 3A) then pumped to Basin 3A through a 6” force main. The load from Basin 3B was determined by the area of

the contributing Planning Areas and density. Flows continue downstream through a 12" main running east in Continental Blvd through Basin 3A to Junction 3 where the pipe size is increased to 15" before connecting to the 21" interceptor on the east side of the site.

Flows from Basins 1, 2, 3A, & 3B combine at Junction 3, proceed toward Junction J-4 through the 21" interceptor, where a connection with the 21" interceptor constructed with Filing No.2 construction.

C. Regional and Offsite Improvements

The existing Town of Castle Rock system has undersized sanitary sewer mains serving the southwest quadrant of Town. The existing mains were removed and replaced with a 24-inch sanitary sewer interceptor north from Filing No.2

D. Demand Categories, Design Criteria

Wastewater demands were taken from Section 4.4.1.1 Wastewater System Average Daily Flow (ADF) of the Town of Castle Rock Wastewater Collection Design 2018 Criteria Manual

Table 4.2 Wastewater Collection System Evaluation Parameters

FLOW PARAMETERS	
Average Daily Flow (ADF)	200 gpd / dwelling unit
Peaking Factor (PF)	PF= 3.65*[(ADF)^-0.168] Maximum PF = 5
Infiltration and Inflow (I/I)	I/I= 0.1*(ADF)
Peak Design Flow (PDF)	**PDF= ADF* PF+(I/I)**
GRAVITY FLOW PIPE PARAMETERS	
Minimum Pipe Size	8-inch
Manning's Roughness Coefficient (n)	.013 (.011 Town Criteria)
Minimum Velocity	2.0 ft/s
Maximum Velocity	10.0 ft/s
Maximum Flow in Pipe (d/D)	0.75
FORCE MAIN PARAMETERS	
Minimum Pipe Size	4-inch
Minimum Velocity	3.0 ft/s
Maximum Velocity	7.0 ft/s
Maximum Velocity	10.0 ft/s
Maximum Flow in Pipe (d/D)	0.75

Parameters used with the model of the Dawson Trails collection system are as follows:

Average Daily Flows (ADF) (Wastewater) are the total wastewater flows generated in the year divided by the number of days in a year (365). Average Daily Flows or base flows contribute to the collection system from residential, industrial, commercial and schools.

Peaking Factor (PF) is the portion of the Peak Design Flow calculation exclusive if the Infiltration and Inflow (I/I) flow and is determined by multiplying the ADF by a Peaking Factor. The Peaking Factor, when multiplied by the Average Daily Flow, is used to determine the Peak Design Flow.

Peak Design Flow (PDF) is the highest hourly demand during the year. These flows were used for the analysis of the sanitary sewer system.

E. Existing Wastewater System

The Dawson Trails Filing No.3 Wastewater System will connect to the Town of Castle Rock Wastewater System at the southern termination of the Dawson Trails Filing No.2 Wastewater System Located north and east of Pond A. The existing sewer is a 21" PVC Sewer. The design for this interceptor was done under a separate set of construction documents and Final Utility Report prepared by Core Engineering in September 2022.

F. Proposed Wastewater System

1. Proposed Collection System

The proposed wastewater system will consist primarily of 12" sewer pipe for Basins 1, 2, 3A & 3B.

Flows from future Planning Areas A, C-1, C-2, D, G-1 & G2 were estimated in accordance with the PDP. Future residential and commercial densities were used to determine demands that could be expected from these Planning Areas. The flowrates were then added to the sanitary sewer at the upstream end of the sewer proposed to be constructed with Filing No.3.

2. Proposed Wastewater Facilities

A future lift station will be required at the low point of Planning Area A, on the west side Gambel Ridge, since that area will be lower than the high point for Basin 3. It is estimated the sewage will be pumped from Junction J3A-01 to Junction J3.01 through a 6" force main.

Estimated flow from the lift station is 535 gpm, based on the dwelling unit count defined by the PDP. The low elevation of the lift station is estimated at 6,545'. The elevation of Gambel Ridge, where the force main crosses the ridge, is estimated to be 6,730' and used as the design high point elevation for the force main, being conservative. This is over an approximate distance of 2,800 LF (lift station to ridge). Using Flowmaster, this calculated to a pressure of 88 psi (roughly 204' of head) to get up to the ridge. An additional 10' of head was added to that, to be even more conservative. The Brake Horsepower Equation was used to size the pump, resulting in a 75 HP pump being required at the lift station.

This indicates that the lift station should be designed with two 75 HP pumps. Our recommendation would be to split the 75 HP pump into two 40 HP pumps, so that only an additional 40 HP redundancy pump would be required, i.e. a total of three

40 HP pumps total (with one as the redundancy pump) rather than two 75 HP pumps.

3. Land Dedication Requirements

Wastewater Easements will be dedicated to the Town of Castle Rock for wastewater system components that are located outside of the Town dedicated Right-of-Way or otherwise located on private property.

V. Conclusions

Executive Summary

The Final Utility Report is intended to provide analysis and guidance to ensure Filing No.3 and all other future developments that will contribute wastewater flow to the Filing No.3 wastewater system are constructed in accordance with the overall needs and requirements of the development and that the proposed infrastructure considers the full buildout condition.

The initial Domestic Water connections planned with Dawson Trails Filing No.3 will be within the Red Zone of the water pressure map and dependent on the completion of Dawson Trails Filing No. 2 development, including connections to the Blue Zone north of Crystal Valley Pkwy as well as a proposed Red Zone storage tank. Additionally, as Dawson Trails Filing No.3 is developed into the Green Zone, another storage tank will need to be constructed along with booster pumps and pressure reducing valves to connect the Red & Green Zones together.

The developers and design engineers will continue to work closely with the Town of Castle Rock as the various phases of the project are designed and constructed to ensure adequate infrastructure is provided to ultimately serve the full build-out of the development.

Compliance with Master Plans

The proposed water and wastewater layouts presented in the report provide systems which are in compliance with the 2016, 2017, 2022 and 20223 Master Plan updates.

Final Utility Report

The layout and design of the water and wastewater system proposed in this report, although in conformance with the Town of Castle Rock Water and Wastewater Collection System Design Criteria Manuals, is general in nature. Once a more refined design for future development is available, a Final Utility Report shall be prepared and submitted with a final plat and construction drawings for each portion of the development.

REFERENCES

TOCR (Town of Castle Rock). December 4, 2018. Town of Castle Rock Water System Design Criteria Manual. Retrieved from: https://www.crgov.com/DocumentCenter/View/1529/Water-Criteria-Manual-PDF?bidId=

TOCR (Town of Castle Rock). December 4, 2018. Town of Castle Rock Wastewater Collection Design Criteria Manual. Retrieved from: https://www.crgov.com/DocumentCenter/View/1528/Wastewater-Collection-Design-Criteria-Manual-PDF?bidId=

TOCR (Town of Castle Rock). 2016. Town of Castle Rock. 2016 Wastewater Master Plan.

TOCR (Town of Castle Rock). 2022. Town of Castle Rock. 2016 Wastewater Master Plan.

TOCR (Town of Castle Rock). 2017. Town of Castle Rock. 2017 Water Master Plan.

TOCR (Town of Castle Rock). 2023. Town of Castle Rock. 2017 Water Master Plan.

Dawson Trails Filing #3 Planned Development Plan. January 2025.

Dawson Trails Filing No. 2 Infrastructure Final Utility Report, December 2024, Prepared by EMK Consultants, Inc.

APPENDICES

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- **Irrigation Demands**
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Appendix A
WATER DEMANDS

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- Irrigation Demands
- Hydraulic Worksheet(s) and Irrigation Chart(s)

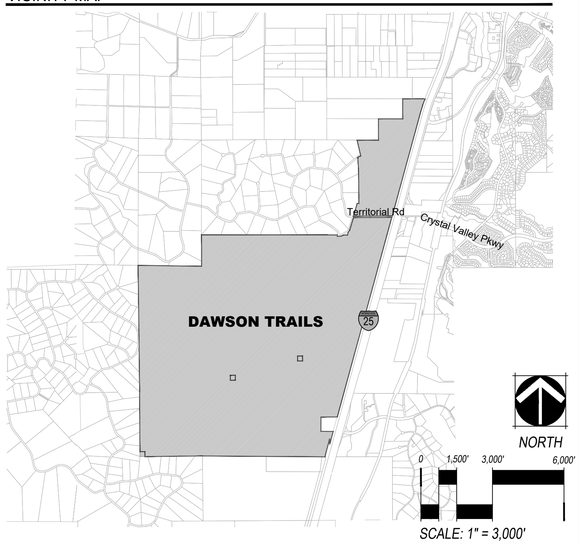
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SCALE: 1" = 3,000'

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	2,063.7		100.0%

SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....PD ZONING REGULATION APPENDIX

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAP APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRIERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING;
THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;
THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING;
THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
COVER

SHEET
1 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	**5,850**
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	**2,400**
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	**3,200,000**

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	**2,063.7**		**100.0%**

OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	**11.0%**
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.1	22.4%
OSP (PRIVATE)	70.8	25.8%
SUBTOTAL	*532.9*	*25.8%*
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	**747.9**	**36.2%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.5**	**47.3%**

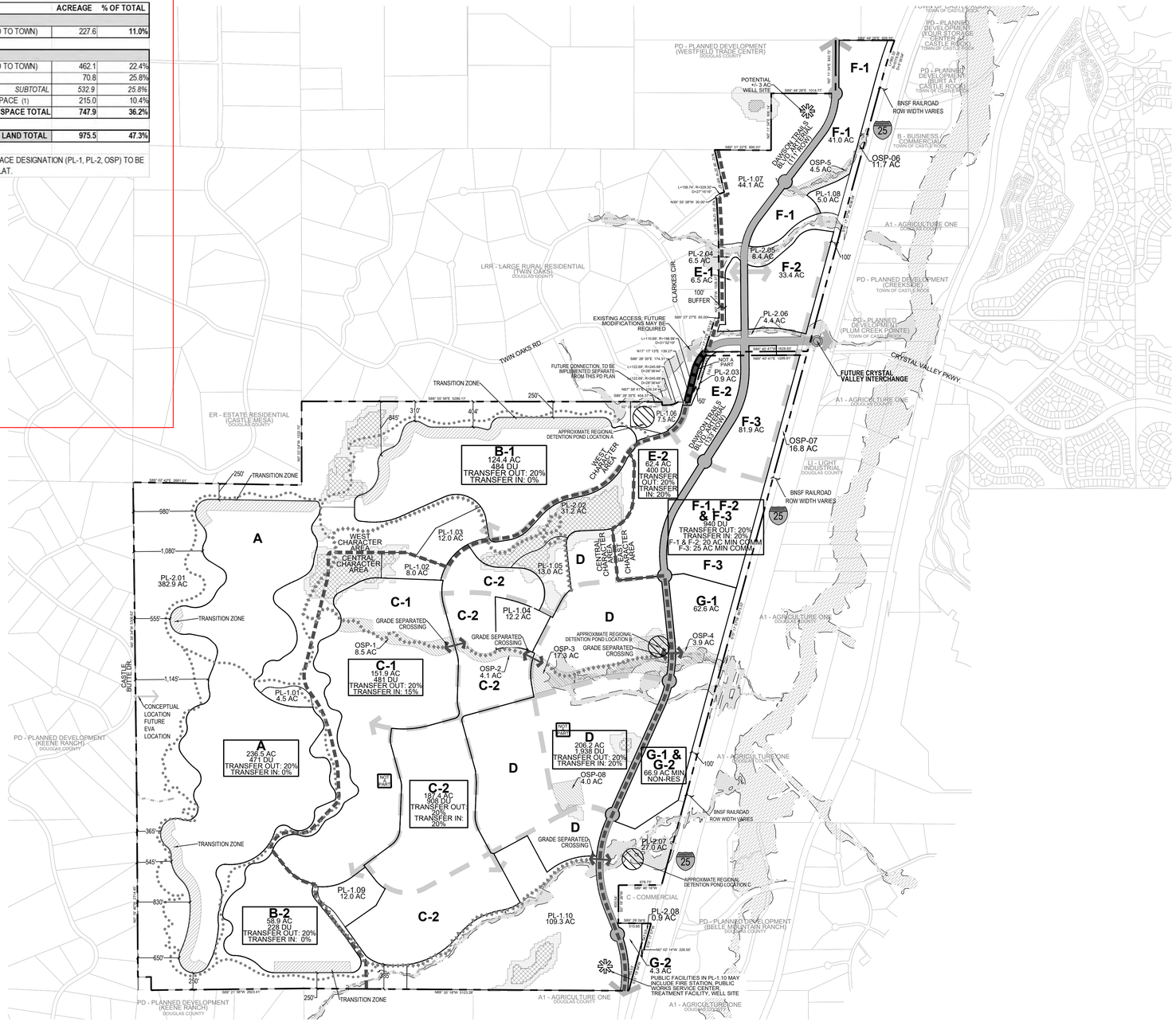
NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CDS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F & G, HOSPITALITY, MEDICAL, OFFICE MULTI-FAMILY RESIDENTIAL, AND VERTICAL MIXED-USE ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.



LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- 100 YEAR FLOODPLAIN (FEMA)

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

NORTH SCALE 1" = 900' (0, 450, 900, 1,800)

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
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303-984-9800

ENGINEER & SURVEYOR:
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
OVERALL PD PLAN

SHEET 3 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM NORTH OF CVI TO PLUM CREEK PWKY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

PHASE 4B:

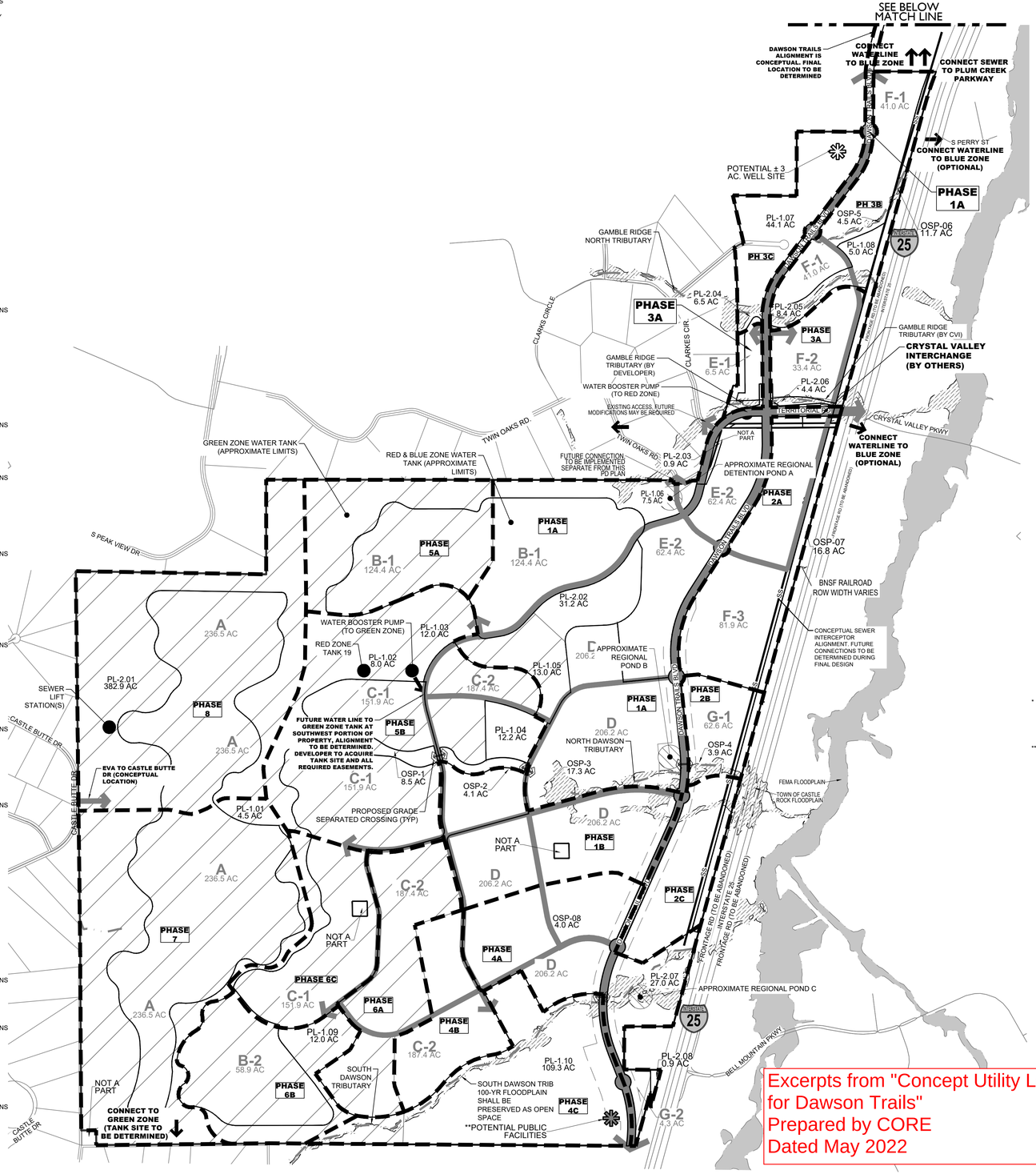
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

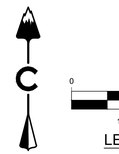
PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

*PHASE 5A:

- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE





LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SS SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PLANNING AREAS B-1 AND C-2, NO OVERLOT GRADING PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

DRAFT

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 18

MB SW
DJ, JR

CHECKED BY:
DRAWN BY:

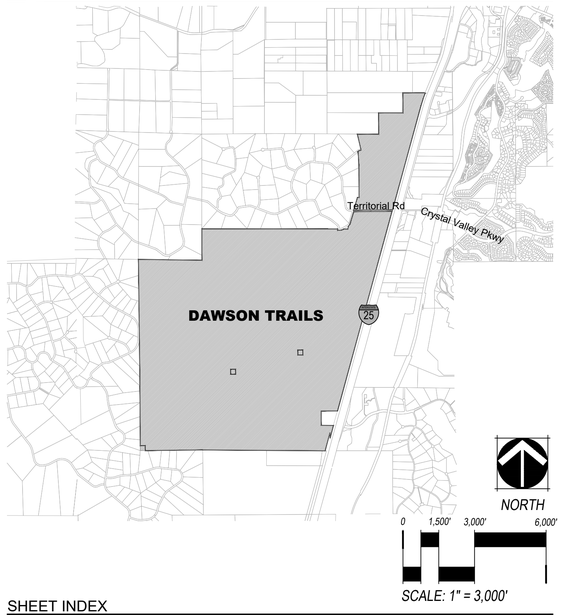
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....ARCHITECTURAL DESIGN STANDARDS
SHEET 20.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND IN PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:
BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS OF LAND:

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'53" E, A DISTANCE OF 1262.04 FEET TO THE POINT OF BEGINNING;
THENCE N 00°37'44" W, A DISTANCE OF 208.93 FEET;
THENCE S 89°47'24" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°40'40" E, A DISTANCE OF 208.93 FEET;
THENCE N 89°47'27" W, A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'19" W, A DISTANCE OF 1765.57 FEET TO THE POINT OF BEGINNING;
THENCE N 89°46'42" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.19 FEET;
THENCE S 89°55'33" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°45'12" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OR PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SQ. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);
2. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);
4. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;
5. THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);
6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
7. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);
8. THENCE N. 85°14'11" W., A DISTANCE OF 10.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W 1/4 S21 S22 PLS 38486 2018") AS BEING N. 02°26'33" W.

AND LESS AND EXCEPT THAT RETAINED RIGHT- OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404 .

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS;

PARCEL 2:
COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS RW-18 AND RW-18A IN THAT DEED RECORDED AT RECEPTION NO. 2021056802.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (1)
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90' (1)
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90' (1)
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90' (1)
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90' (1)
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90' (1)
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

PLANNING AREAS	1,257.4		60.9%
OPEN SPACE (PL-2 & OS)	533.0		25.8%
PUBLIC LAND DEDICATION (PL-1)	227.6		11.0%
ROW (ARTERIAL)	45.7		2.2%
TOTAL PROPERTY (APPROXIMATELY)	2,063.7		100.0%

LAND USE SUMMARY NOTE:
1.) FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

PDP STANDARD NOTES

1. A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
COVER

SHEET
1 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM THE NORTHERN PROJECT BOUNDARY TO PLUM CREEK PWKY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE INTERCHANGE REACH 25,000 VPD, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN ½ OF DAWSON TRAILS BLVD TO COMPLETE ROADWAY SECTION, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WEST ½ OF DAWSON TRAILS BLVD BETWEEN THE NORTHERN PROJECT BOUNDARY AND PLUM CREEK PARKWAY WHEN TRAFFIC VOLUMES ON THIS SECTION REACH 12,000 VPD.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE.
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT FULL ROADWAY SECTION OF DAWSON TRAILS BLVD NORTH OF CVI TO THE NORTHERN PROJECT BOUNDARY
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

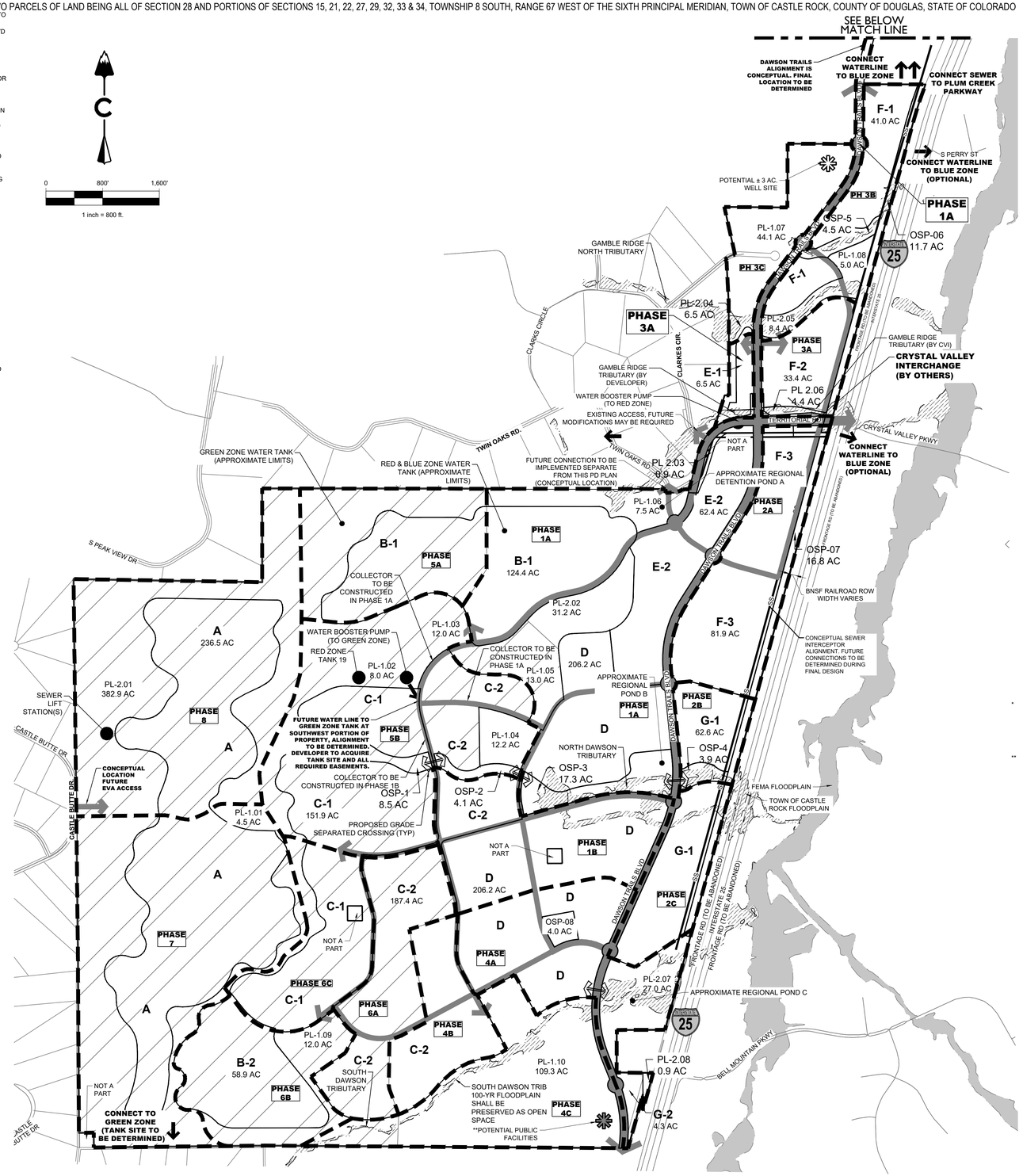
PHASE 4B:

- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

CHECKED BY: MB, SW
DRAWN BY: DJ, JR



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5A:

- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

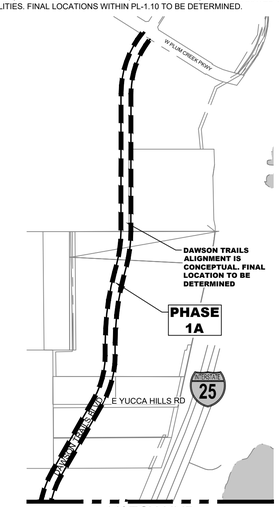
- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PHASE 1A AND PLANNING AREA C-2, NO OVERLOT GRADING AND ASSOCIATED INFRASTRUCTURE, PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.



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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 20

Lot Counts

Planning Area	Lot Type	Proposed # of Units	Allowable Transfer In	Max # of Units	SFE/ Unit	SFE
C2-1	Single Family	89	20%	107	1.00	107
C2-2	Single Family	256	20%	307	1.00	307
D-1	Single Family	47	20%	56	1.00	56
D-2	Single Family	84	20%	101	1.00	101
D-3	Duplex	86	20%	103	1.00	103
D-4	Motor Court Lots***	160	20%	192	1.00	192
D-5	Single Family	95	20%	114	1.00	114
D-6	Single Family	44	20%	53	1.00	53
D-7	Townhome	101	20%	121	0.65	79
D-8	Townhome	109	20%	131	0.65	85
D-9	Townhome	71	20%	85	0.65	55
MF-2**	Multi-Family/Mixed Use	101	20%	121	0.65	79
MF-3	Multi-Family	291	20%	349	0.65	227
MF-4	Multi-Family	285	20%	342	0.65	222
G-1*	Commercial/Industrial	111	0%	111	1.00	111
Future C1-1	Single Family	246	15%	283	1.00	283
Future C1-2	Single Family	135	15%	155	1.00	155
Future C-2	Single Family	385	20%	462	1.00	462
Future B-2	Single Family	228	0%	228	1.00	228
Future A-1	Single Family	333	0%	333	1.00	333
Future A-2	Single Family	138	0%	138	1.00	138
Future G-2*	Commercial/Industrial	2.75	0%	3	1.00	3
Future PL-1.01*	Public Land	2	0%	2	1.00	2
Future PL-1.09*	Elementary School	8.5	0%	9	1.00	9
Future PL-1.10-1*	Public Land	2.5	0%	3	1.00	3
Future PL-1.10-2*	Public Land	2	0%	2	1.00	2
					Total:	**3,508**

* SFEs from CORE Overall Water Map dated 8/21/2024.

**MF-2 Multi-Family units from "PA-C2 & PA-D Lotting Plan" dated September 2024 by Norris Design.

*** Motor Court Lots counted as "Single Family Residential" (1 SFE/Unit)

Water Demands

Planning Area	SFE	Average Daily (ADD) (GPD)	Max Daily (MDD) (GPD)	Max Daily (MDD) (GPM)	Peak Hour (PHD) (GPD)	Peak Hour (PHD) (GPM)
C2-1	107	42,720	106,800	74	234,960	163
C2-2	307	122,880	307,200	213	675,840	469
D-1	56	22,560	56,400	39	124,080	86
D-2	101	40,320	100,800	70	221,760	154
D-3	103	41,280	103,200	72	227,040	158
D-4	192	76,800	192,000	133	422,400	293
D-5	114	45,600	114,000	79	250,800	174
D-6	53	21,120	52,800	37	116,160	81
D-7	79	31,512	78,780	55	173,316	120
D-8	85	34,008	85,020	59	187,044	130
D-9	55	22,152	55,380	38	121,836	85
MF-2	79	31,512	78,780	55	173,316	120
MF-3	227	90,792	226,980	158	499,356	347
MF-4	222	88,920	222,300	154	489,060	340
G-1	111	44,400	111,000	77	244,200	170
Future C1-1	283	113,160	282,900	196	622,380	432
Future C1-2	155	62,100	155,250	108	341,550	237
Future C-2	462	184,800	462,000	321	1,016,400	706
Future B-2	228	91,200	228,000	158	501,600	348
Future A-1	333	133,200	333,000	231	732,600	509
Future A-2	138	55,200	138,000	96	303,600	211
Future G-2	3	1,100	2,750	2	6,050	4
Future PL-1.01	2	800	2,000	1	4,400	3
Future PL-1.09	9	3,400	8,500	6	18,700	13
Future PL-1.10-1	3	1,000	2,500	2	5,500	4
Future PL-1.10-2	2	800	2,000	1	4,400	3
Total:	**3,508**	**1,403,336**	**3,508,340**	**2,436**	**7,718,348**	**5,360**

Dawson Trails Filing 3 Infrastructure

Annual Estimated Irrigation Demand

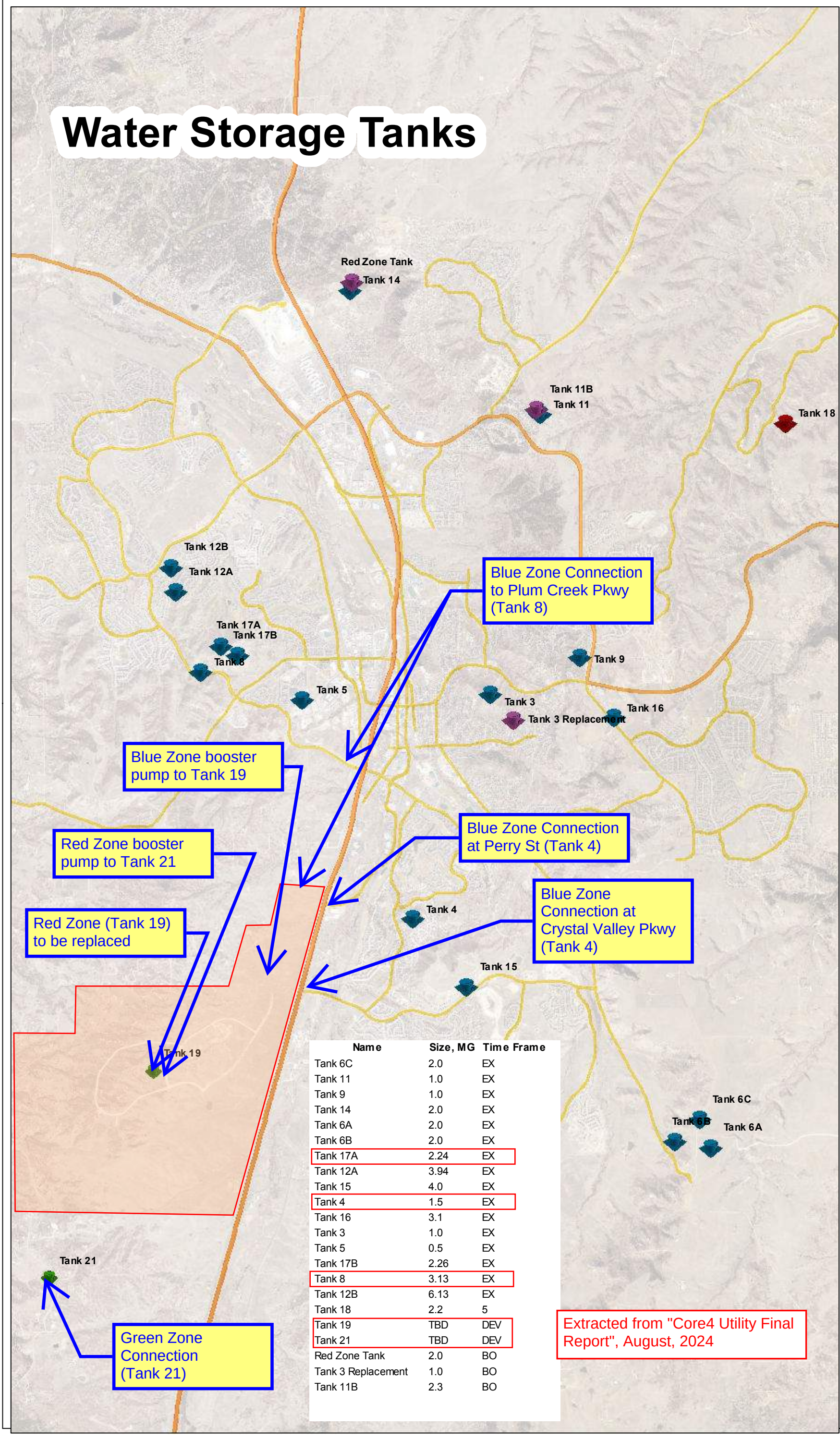
Area Name	Drip / Low Flow Trees & Shrubs (Acres)	Rotor / Rotary Native Seed (Acres)	Drip / Low Flow Trees in Native (Acres)	Annual Water Use (Gal)	Annual Water Use (Acr/Ft)	Peak Flow Required (GPM)
Dawson Trails Flg 3 Infra	3.39	1.84	0.91	2,826,274	8.7	110.0
Temporary Irrigation	0.00	1.68	0.00	633,207	1.9	24.6
TOTAL	3.39	3.51	0.91	3,459,480	10.62	134.59

APPENDIX B
WATER STORAGE

- Confirmation Memo for Required Fire Flow

From appendix A, largest MDD is 462,000 with the largest FF being 3,000 GPM resulting in a need for storage of at least 0.822 MG.

Water Storage Tanks



Name	Size, MG	Time Frame
Tank 6C	2.0	EX
Tank 11	1.0	EX
Tank 9	1.0	EX
Tank 14	2.0	EX
Tank 6A	2.0	EX
Tank 6B	2.0	EX
Tank 17A	2.24	EX
Tank 12A	3.94	EX
Tank 15	4.0	EX
Tank 4	1.5	EX
Tank 16	3.1	EX
Tank 3	1.0	EX
Tank 5	0.5	EX
Tank 17B	2.26	EX
Tank 8	3.13	EX
Tank 12B	6.13	EX
Tank 18	2.2	5
Tank 19	TBD	DEV
Tank 21	TBD	DEV
Red Zone Tank	2.0	BO
Tank 3 Replacement	1.0	BO
Tank 11B	2.3	BO

Extracted from "Core4 Utility Final Report", August, 2024

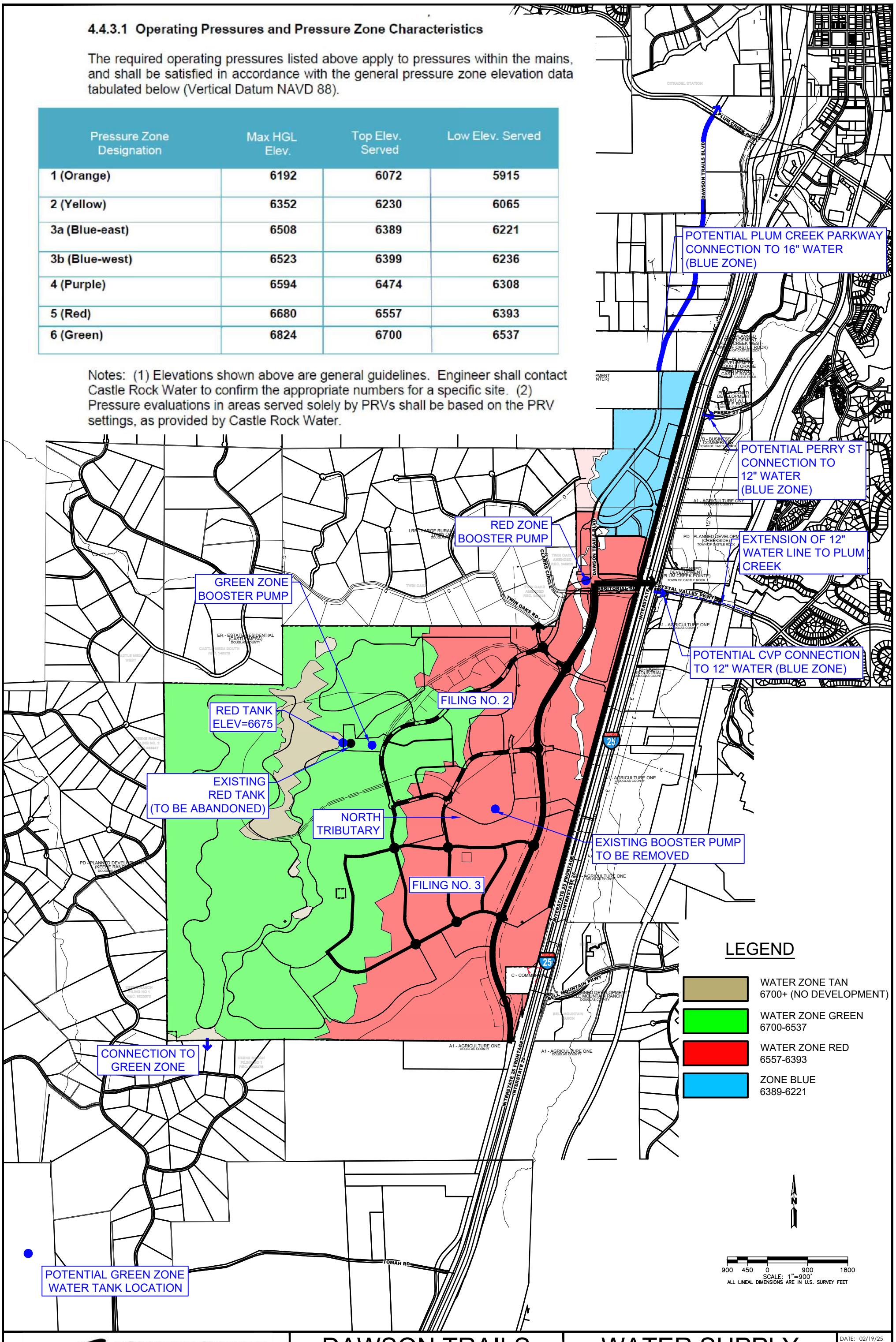
Figure 3.1

4.4.3.1 Operating Pressures and Pressure Zone Characteristics

The required operating pressures listed above apply to pressures within the mains, and shall be satisfied in accordance with the general pressure zone elevation data tabulated below (Vertical Datum NAVD 88).

Pressure Zone Designation	Max HGL Elev.	Top Elev. Served	Low Elev. Served
1 (Orange)	6192	6072	5915
2 (Yellow)	6352	6230	6065
3a (Blue-east)	6508	6389	6221
3b (Blue-west)	6523	6399	6236
4 (Purple)	6594	6474	6308
5 (Red)	6680	6557	6393
6 (Green)	6824	6700	6537

Notes: (1) Elevations shown above are general guidelines. Engineer shall contact Castle Rock Water to confirm the appropriate numbers for a specific site. (2) Pressure evaluations in areas served solely by PRVs shall be based on the PRV settings, as provided by Castle Rock Water.



MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

DAWSON TRAILS FILING No. 3

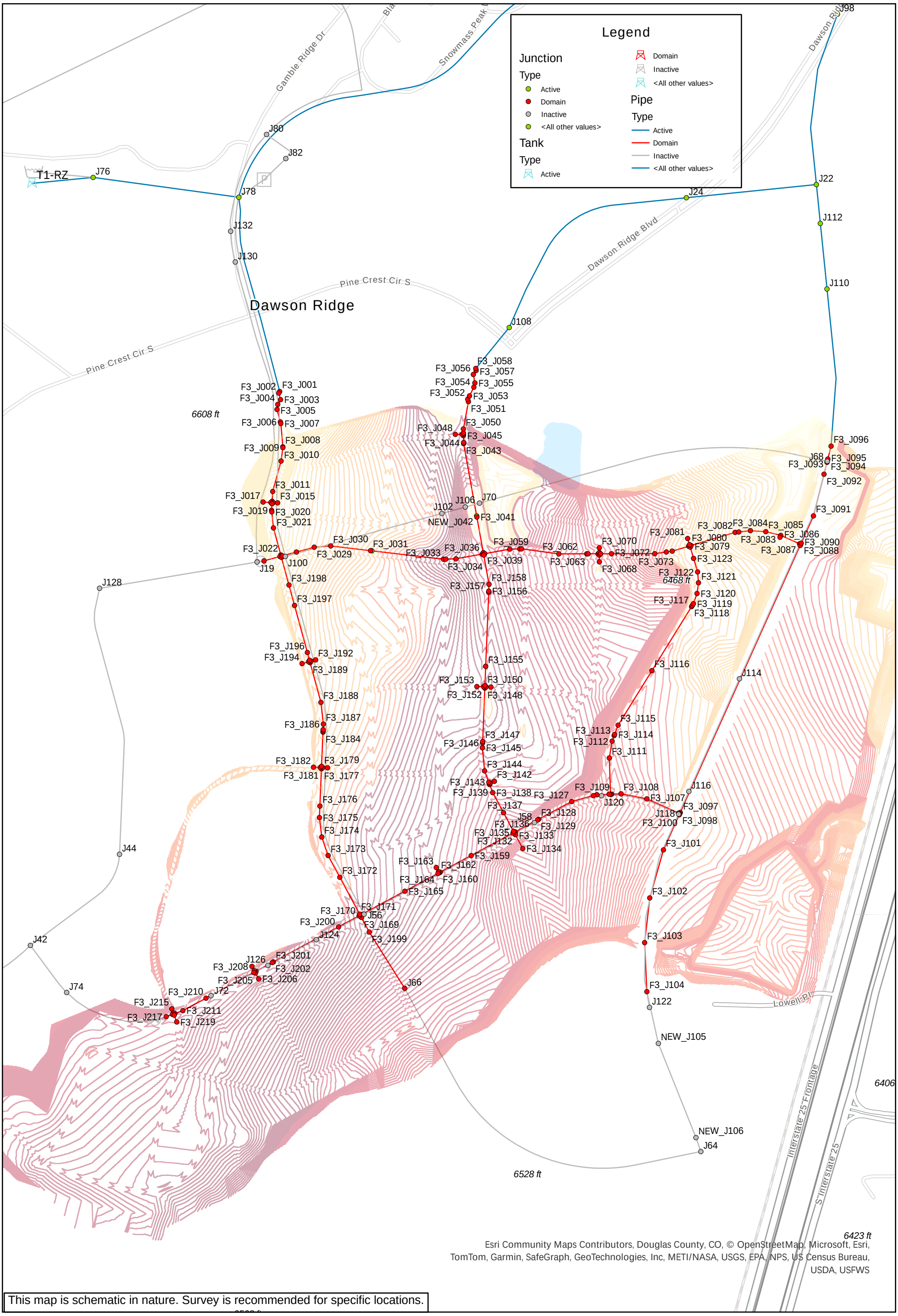
WATER SUPPLY ZONES EXHIBIT

DATE: 02/19/25
DRAWN BY: NRM
JOB NO. 24.0433
SHEET 2

2/20/2025 4:15 PM - \\MMCIVIL MARTIN LOCAL\CIVIL\KUNTZ\24.0433-DAWSON TRAILS\ENGI\UTILITY\CAD\2 WATER SUPPLY ZONES EXHIBIT.DWG

APPENDIX C
WATER HYDRAULIC ANALYSIS AND MODELING

- Fire Flow Test Results



4	Sheet Number:	Date: February 20, 2025			**Dawson Trails Filing 3**	N	MARTIN/MARTIN CONSULTING ENGINEERS
							12499 WEST COLFAX AVE. LAKEWOOD, CO 80215
		Design By: SEP			Phase 1 Water Distribution System Model		P.O. BOX 151500 303.431.6100
		Drawn By: SEP					
		Principal in Charge: WPW					

This map is schematic in nature. Survey is recommended for specific locations.

Pipe Diameter

- 8"
- 12"
- 16"
- 20"
- 24"
- Parcels

N

0 200 400 800 1,200 1,600 Feet

Red Zone Tank

16" 16" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 8" 8"

Pine Crest Cir S

Dawson Ridge

Lowell Pl

I-25 Frontage

E Frontage Rd

6608 ft

6528 ft

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 1	Date: May 2, 2025 Design By: SEP Drawn By: SEP Principal in Charge: WPW	**Dawson Trails Filing 3** Phase 1 - Water System Pipe Sizes	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 P.O. BOX 151500 303.431.6100

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
F3_J003
56.47 psi
F3_J046
77.88 psi
16"
F3_J013
62.13 psi
12"
12"
F3_J083
104.45 psi
F3_J077
99.51 psi
F3_J088
110.42 psi
F3_J023
63.72 psi
F3_J031
71.13 psi
F3_J037
80.81 psi
12"
F3_J066
89.79 psi
12"
12"
12"
8"
F3_J190
68.07 psi
F3_J116
96.25 psi
F3_J149
77.33 psi
12"
12"
8"
F3_J178
70.69 psi
F3_J140
81.01 psi
F3_J110
93.09 psi
F3_J098
98.11 psi
12"
F3_J131
84.66 psi
12"
F3_J161
79.5 psi
12"
F3_J167
74.86 psi
12"
12"
F3_J204
67.33 psi
12"
F3_J104
103.31 psi
F3_J213
64.95 psi

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 1B

Date: May 2, 2025
Design By: SEP
Drawn By: SEP
Principal in Charge: WPW

Dawson Trails Filing 3

Phase 1 - Average Day Demand - Tank 100%
Water System Pressures

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVE. LAKEWOOD, CO 80215
P.O. BOX 151500 303.431.6100

Filing 3 Average Daily Demand

Junctions - Tank 100% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,677.90	57.84
F3_J017	0	6,535.36	6,677.62	61.64
F3_J015	15	6,534.93	6,677.62	61.83
F3_J013	0	6,534.24	6,677.62	62.13
F3_J020	0	6,533.68	6,677.57	62.35
F3_J025	0	6,533.33	6,677.35	62.4
F3_J023	0	6,530.30	6,677.35	63.72
F3_J217	0	6,526.59	6,676.02	64.75
F3_J219	30	6,526.34	6,676.02	64.86
F3_J215	0	6,526.25	6,676.02	64.89
F3_J213	0	6,526.12	6,676.02	64.95
F3_J028	0	6,527.13	6,677.24	65.04
F3_J198	0	6,526.42	6,677.23	65.35
F3_J210	0	6,523.97	6,676.02	65.88
F3_J206	30	6,521.12	6,676.02	67.12
F3_J208	0	6,521.02	6,676.02	67.16
F3_J204	0	6,520.64	6,676.02	67.33
F3_J196	0	6,520.36	6,676.95	67.85
F3_J194	0	6,520.22	6,676.91	67.89
F3_J192	28	6,520.10	6,676.91	67.95
F3_J190	0	6,519.81	6,676.91	68.07
F3_J185	0	6,515.56	6,676.65	69.8
F3_J182	0	6,513.77	6,676.52	70.52
F3_J180	32	6,513.66	6,676.52	70.57
F3_J178	0	6,513.37	6,676.52	70.69
F3_J031	0	6,512.54	6,676.70	71.13
F3_J176	0	6,511.06	6,676.40	71.64
F3_J200	0	6,506.74	6,676.03	73.35
F3_J172	0	6,506.56	6,676.17	73.49
F3_J167	26.89	6,503.26	6,676.03	74.86
F3_J153	51	6,497.77	6,675.74	77.12
F3_J151	27	6,497.65	6,675.75	77.17
F3_J149	0	6,497.29	6,675.75	77.33
F3_J165	0	6,497.05	6,675.95	77.52
F3_J048	15	6,496.39	6,675.65	77.68
F3_J034	0	6,496.70	6,676.16	77.76
F3_J155	0	6,496.05	6,675.77	77.87
F3_J046	40.33	6,495.91	6,675.65	77.88
F3_J044	0	6,495.44	6,675.67	78.09

F3_J146	0	6,494.06	6,675.75	78.73
J66	29	6,492.95	6,676.03	79.33
F3_J163	15	6,492.76	6,675.88	79.35
F3_J161	0	6,492.40	6,675.89	79.5
F3_J157	0	6,491.50	6,675.84	79.88
F3_J037	0	6,489.38	6,675.88	80.81
F3_J142	24	6,489.11	6,675.75	80.87
F3_J140	0	6,488.78	6,675.75	81.01
F3_J159	0	6,487.70	6,675.83	81.52
F3_J041	0	6,487.19	6,675.81	81.73
F3_J137	0	6,483.79	6,675.76	83.18
F3_J060	0	6,482.77	6,675.83	83.65
F3_J131	0	6,480.37	6,675.76	84.66
F3_J128	0	6,476.45	6,675.73	86.35
F3_J134	16	6,474.20	6,675.76	87.34
F3_J063	0	6,470.76	6,675.74	88.82
F3_J070	8	6,468.79	6,675.73	89.67
F3_J066	0	6,468.51	6,675.73	89.79
F3_J068	27	6,468.00	6,675.73	90.01
F3_J126	0	6,463.79	6,675.67	91.81
F3_J110	0	6,460.81	6,675.65	93.09
F3_J116	63	6,453.51	6,675.64	96.25
F3_J074	0	6,450.26	6,675.66	97.67
F3_J098	0	6,449.18	6,675.61	98.11
F3_J118	0	6,448.94	6,675.64	98.23
F3_J120	0	6,448.16	6,675.64	98.57
F3_J081	8	6,446.37	6,675.64	99.34
F3_J077	0	6,445.98	6,675.64	99.51
F3_J083	0	6,434.53	6,675.59	104.45
F3_J086A	22	6,423.00	6,675.56	109.43
F3_J088	0	6,420.70	6,675.54	110.42

Filing 3 Average Daily Demand

Pipes - Phase 1 - Tank 100% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	1,125.57	1.8	0.07	0.9	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	1,125.57	1.8	0.13	0.9	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	1,125.57	1.8	0.01	0.88	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	1,125.57	1.8	0.01	0.9	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	1,125.57	1.8	0.03	0.91	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	1,125.57	1.8	0.03	0.9	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	1,125.57	1.8	0.04	0.9	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	1,125.57	1.8	0	0.98	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	616.98	1.75	0.01	1.24	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	616.98	1.75	0.19	1.2	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	616.98	1.75	0.07	1.2	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	616.98	1.75	0.02	1.22	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	616.98	1.75	0.52	1.2	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	616.98	1.75	0.01	1.17	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	616.98	1.75	0.29	1.2	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	616.98	1.75	0.12	1.2	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	616.98	1.75	0.13	1.2	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	616.98	1.75	0.01	1.17	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	616.98	1.75	0.1	1.2	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	1,085.24	1.73	0.01	0.85	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	1,085.24	1.73	0.05	0.84	Open
P312	F3_J011	F3_J010	188.82	16	120	-1,085.24	1.73	0.16	0.84	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	1,085.24	1.73	0.07	0.84	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	1,070.24	1.71	0.01	0.85	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	1,070.24	1.71	0.01	0.82	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	1,070.24	1.71	0.03	0.83	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	1,070.24	1.71	0.01	0.78	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	1,070.24	1.71	0.08	0.82	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	1,070.24	1.71	0.14	0.82	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	453.25	1.29	0	0.65	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-453.25	1.29	0.03	0.68	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-453.25	1.29	0.12	0.68	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-453.25	1.29	0	0.65	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-453.25	1.29	0.09	0.68	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-453.25	1.29	0.2	0.68	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-425.25	1.21	0	0.59	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-425.25	1.21	0.08	0.6	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-425.25	1.21	0.15	0.6	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-425.25	1.21	0	0.65	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-425.25	1.21	0	0.59	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-425.25	1.21	0	0.59	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-425.25	1.21	0.12	0.6	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-425.25	1.21	0.02	0.61	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-393.24	1.12	0.06	0.52	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-393.24	1.12	0.04	0.53	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-393.24	1.12	0	0.52	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-393.24	1.12	0.06	0.52	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-393.24	1.12	0	0.52	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-393.24	1.12	0.13	0.52	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-393.24	1.12	0.08	0.52	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-393.24	1.12	0.12	0.52	Open

F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	298.07	0.85	0.01	0.31	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	298.07	0.85	0	0.33	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	298.07	0.85	0.14	0.31	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	298.07	0.85	0	0.32	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	298.07	0.85	0	0.33	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	298.07	0.85	0.07	0.31	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	298.07	0.85	0	0.33	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-277.32	0.79	0	0.26	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-277.32	0.79	0.06	0.27	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	-277.32	0.79	0	0.26	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-277.32	0.79	0.08	0.27	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-262.32	0.74	0	0.2	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	-262.32	0.74	0	0.26	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-262.32	0.74	0.05	0.25	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-262.32	0.74	0.07	0.25	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	246.1	0.7	0.04	0.22	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	246.1	0.7	0.03	0.22	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	246.1	0.7	0	0.2	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	246.1	0.7	0.01	0.22	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	246.1	0.7	0.01	0.22	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	246.1	0.7	0	0.2	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	246.1	0.7	0	0.2	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	246.1	0.7	0	0.23	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	246.1	0.7	0.05	0.22	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	242.74	0.69	0	0.2	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	242.74	0.69	0	0.22	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	242.74	0.69	0.01	0.22	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	242.74	0.69	0.01	0.22	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	242.74	0.69	0.04	0.21	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	242.74	0.69	0	0.24	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	242.74	0.69	0	0.22	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	242.74	0.69	0.01	0.2	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	242.74	0.69	0.01	0.2	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	242.24	0.69	0.05	0.21	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	242.24	0.69	0.02	0.22	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.50	12	120	242.24	0.69	0.02	0.21	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	242.24	0.69	0	0.2	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	242.24	0.69	0	0.2	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	242.24	0.69	0.04	0.21	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	242.24	0.69	0	0.26	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-217.14	0.62	0	0.13	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-217.14	0.62	0	0.2	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-217.14	0.62	0.03	0.17	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-217.14	0.62	0.04	0.17	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-217.14	0.62	0.02	0.17	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-217.14	0.62	0	0.19	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-217.14	0.62	0.01	0.17	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-217.14	0.62	0	0.2	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	211.1	0.6	0.01	0.17	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	211.1	0.6	0.01	0.16	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	211.1	0.6	0.01	0.16	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	211.1	0.6	0.02	0.16	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	211.1	0.6	0	0.2	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	211.1	0.6	0	0.2	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	211.1	0.6	0.04	0.16	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	198.82	0.56	0.01	0.15	Open

F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	198.82	0.56	0.01	0.15	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	198.82	0.56	0.04	0.15	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	198.82	0.56	0	0.15	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	198.82	0.56	0.01	0.15	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	198.82	0.56	0	0.13	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	176.82	0.5	0	0.07	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	176.82	0.5	0.01	0.12	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-72.82	0.46	0.03	0.17	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	72.82	0.46	0	0.13	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-72.82	0.46	0	0.13	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-72.82	0.46	0.02	0.17	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-72.82	0.46	0.07	0.17	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-72.82	0.46	0.01	0.16	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-72.82	0.46	0	0.2	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-158.42	0.45	0.02	0.1	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-158.42	0.45	0	0.07	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-158.42	0.45	0.02	0.1	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-158.42	0.45	0.01	0.1	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-158.42	0.45	0	0.07	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	51	0.33	0	0.13	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	51	0.33	0	0.08	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	-96.42	0.27	0	0.07	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	-96.42	0.27	0.07	0.04	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	30	0.19	0	0.07	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	30	0.19	0	0.02	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	29.18	0.19	0	0.03	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	29.18	0.19	0	0.07	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	29.18	0.19	0	0.03	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	29.18	0.19	0	0.03	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	-65.42	0.19	0	0	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	62	0.18	0	0	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	62	0.18	0	0.02	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	62	0.18	0.01	0.02	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	27	0.17	0	0.02	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	27	0.17	0	0.07	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	242.74	0.17	0	0.01	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	60.02	0.17	0	0	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	60.02	0.17	0.01	0.02	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	60.02	0.17	0	0.02	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	60.02	0.17	0	0	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	60.02	0.17	0	0.02	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.50	12	120	60.02	0.17	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	58.72	0.17	0	0.01	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	58.72	0.17	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	58.72	0.17	0	0.02	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	58.72	0.17	0	0.01	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	58.72	0.17	0.01	0.02	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	58.72	0.17	0	0.02	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	24	0.15	0	0	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	24	0.15	0	0.02	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	15	0.1	0	0	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	15	0.1	0	0.07	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	15	0.1	0	0.01	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	15	0.1	0	0	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	32	0.09	0	0	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	32	0.09	0	0	Open

F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	30.02	0.09	0	0	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	30.02	0.09	0	0	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	30.02	0.09	0	0	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	30.02	0.09	0	0	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	30.02	0.09	0	0.01	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	30	0.09	0	0.01	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	30	0.09	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-29	0.08	0	0	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	29	0.08	0	0	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	28	0.08	0	0.02	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	28	0.08	0	0	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	27	0.08	0	0.01	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	27	0.08	0	0	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	22	0.06	0	0	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	29	0.05	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	29	0.05	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	16	0.05	0	0.01	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	16	0.05	0	0	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	16	0.05	0	0	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	15	0.04	0	0	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	15	0.04	0	0	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	5.18	0.03	0	0	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	5.18	0.03	0	0	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	5.18	0.03	0	0	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	5.18	0.03	0	0	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	5.18	0.03	0	0	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	5.18	0.03	0	0	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	5.18	0.03	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	8	0.02	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	8	0.02	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	8	0.02	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	8	0.02	0	0	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-4.28	0.01	0	0	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-4.28	0.01	0	0	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-4.28	0.01	0	0	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-4.28	0.01	0	0	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-4.28	0.01	0	0	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-4.28	0.01	0	0	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-4.28	0.01	0	0	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-4.28	0.01	0	0	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-4.28	0.01	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	0	0	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open

F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
8"

F3_J003 48.85 psi
F3_J046 70.26 psi
F3_J013 54.5 psi
F3_J023 56.09 psi
F3_J031 63.5 psi
F3_J037 73.18 psi
F3_J066 82.16 psi
F3_J077 91.88 psi
F3_J083 96.83 psi
F3_J088 102.8 psi
F3_J190 60.45 psi
F3_J149 69.7 psi
F3_J116 88.62 psi
F3_J178 63.07 psi
F3_J140 73.39 psi
F3_J110 85.46 psi
F3_J098 90.49 psi
F3_J131 77.04 psi
F3_J161 71.88 psi
F3_J167 67.24 psi
F3_J204 59.7 psi
F3_J213 57.32 psi
F3_J104 95.68 psi

Pine Crest Cir S
Dawson Ridge Blvd
Lowell Pl
I-25 Frontage
E Frontage Rd
6608 ft
6528 ft

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 1A

Date: May 2, 2025
Design By: SEP
Drawn By: SEP
Principal in Charge: WPW

Dawson Trails Filing 3

Phase 1 - Average Day Demand - Tank 20%
Water System Pressures

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVE. LAKEWOOD, CO 80215
P.O. BOX 151500 303.431.6100

Filing 3 Average Daily Demand

Junctions - Tank 20% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,660.30	50.22
F3_J017	0	6,535.36	6,660.02	54.02
F3_J015	15	6,534.93	6,660.02	54.2
F3_J013	0	6,534.24	6,660.02	54.5
F3_J020	0	6,533.68	6,659.98	54.72
F3_J025	0	6,533.33	6,659.75	54.78
F3_J023	0	6,530.30	6,659.75	56.09
F3_J217	0	6,526.59	6,658.42	57.12
F3_J219	30	6,526.34	6,658.42	57.23
F3_J215	0	6,526.25	6,658.42	57.27
F3_J213	0	6,526.12	6,658.42	57.32
F3_J028	0	6,527.13	6,659.64	57.42
F3_J198	0	6,526.42	6,659.63	57.72
F3_J210	0	6,523.97	6,658.42	58.26
F3_J206	30	6,521.12	6,658.42	59.49
F3_J208	0	6,521.02	6,658.42	59.54
F3_J204	0	6,520.64	6,658.42	59.7
F3_J196	0	6,520.36	6,659.35	60.22
F3_J194	0	6,520.22	6,659.31	60.27
F3_J192	28	6,520.10	6,659.31	60.32
F3_J190	0	6,519.81	6,659.31	60.45
F3_J185	0	6,515.56	6,659.05	62.18
F3_J182	0	6,513.77	6,658.92	62.89
F3_J180	32	6,513.66	6,658.92	62.94
F3_J178	0	6,513.37	6,658.92	63.07
F3_J031	0	6,512.54	6,659.10	63.5
F3_J176	0	6,511.06	6,658.80	64.02
F3_J200	0	6,506.74	6,658.43	65.73
F3_J172	0	6,506.56	6,658.57	65.86
F3_J167	26.89	6,503.26	6,658.43	67.24
F3_J153	51	6,497.77	6,658.15	69.49
F3_J151	27	6,497.65	6,658.15	69.54
F3_J149	0	6,497.29	6,658.15	69.7
F3_J165	0	6,497.05	6,658.35	69.89
F3_J048	15	6,496.39	6,658.05	70.05
F3_J034	0	6,496.70	6,658.56	70.13
F3_J155	0	6,496.05	6,658.17	70.25
F3_J046	40.33	6,495.91	6,658.05	70.26
F3_J044	0	6,495.44	6,658.07	70.47

F3_J146	0	6,494.06	6,658.15	71.1
J66	29	6,492.95	6,658.43	71.7
F3_J163	15	6,492.76	6,658.28	71.72
F3_J161	0	6,492.40	6,658.29	71.88
F3_J157	0	6,491.50	6,658.24	72.25
F3_J037	0	6,489.38	6,658.28	73.18
F3_J142	24	6,489.11	6,658.15	73.24
F3_J140	0	6,488.78	6,658.15	73.39
F3_J159	0	6,487.70	6,658.23	73.89
F3_J041	0	6,487.19	6,658.21	74.1
F3_J137	0	6,483.79	6,658.16	75.55
F3_J060	0	6,482.77	6,658.23	76.03
F3_J131	0	6,480.37	6,658.16	77.04
F3_J128	0	6,476.45	6,658.13	78.72
F3_J134	16	6,474.20	6,658.16	79.71
F3_J063	0	6,470.76	6,658.15	81.19
F3_J070	8	6,468.79	6,658.13	82.04
F3_J066	0	6,468.51	6,658.13	82.16
F3_J068	27	6,468.00	6,658.13	82.38
F3_J126	0	6,463.79	6,658.07	84.18
F3_J110	0	6,460.81	6,658.05	85.46
F3_J116	63	6,453.51	6,658.04	88.62
F3_J074	0	6,450.26	6,658.06	90.04
F3_J098	0	6,449.18	6,658.01	90.49
F3_J118	0	6,448.94	6,658.04	90.6
F3_J120	0	6,448.16	6,658.04	90.94
F3_J081	8	6,446.37	6,658.04	91.72
F3_J077	0	6,445.98	6,658.04	91.88
F3_J083	0	6,434.53	6,657.99	96.83
F3_J086A	22	6,423.00	6,657.96	101.81
F3_J088	0	6,420.70	6,657.94	102.8

Filing 3 Average Daily Demand

Pipes - Phase 1 - Tank 20% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	1,125.56	1.8	0.07	0.9	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	1,125.56	1.8	0.13	0.9	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	1,125.56	1.8	0.01	0.93	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	1,125.56	1.8	0.01	0.9	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	1,125.56	1.8	0.03	0.91	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	1,125.56	1.8	0.03	0.9	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	1,125.56	1.8	0.04	0.9	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	1,125.56	1.8	0	0.88	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	616.98	1.75	0.01	1.24	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	616.98	1.75	0.19	1.2	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	616.98	1.75	0.07	1.21	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	616.98	1.75	0.02	1.19	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	616.98	1.75	0.52	1.2	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	616.98	1.75	0.01	1.24	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	616.98	1.75	0.29	1.2	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	616.98	1.75	0.12	1.2	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	616.98	1.75	0.13	1.2	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	616.98	1.75	0.01	1.17	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	616.98	1.75	0.1	1.2	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	1,085.23	1.73	0.01	0.85	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	1,085.23	1.73	0.05	0.84	Open
P312	F3_J011	F3_J010	188.82	16	120	-1,085.23	1.73	0.16	0.84	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	1,085.23	1.73	0.07	0.85	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	1,070.23	1.71	0.01	0.85	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	1,070.23	1.71	0.01	0.82	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	1,070.23	1.71	0.03	0.81	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	1,070.23	1.71	0.01	0.85	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	1,070.23	1.71	0.08	0.82	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	1,070.23	1.71	0.14	0.82	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	453.24	1.29	0	0.65	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-453.24	1.29	0.03	0.68	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-453.24	1.29	0.12	0.68	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-453.24	1.29	0	0.65	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-453.24	1.29	0.09	0.68	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-453.24	1.29	0.2	0.68	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-425.23	1.21	0	0.65	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-425.23	1.21	0.08	0.6	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-425.23	1.21	0.15	0.6	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-425.23	1.21	0	0.58	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-425.23	1.21	0	0.65	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-425.23	1.21	0	0.59	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-425.23	1.21	0.12	0.6	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-425.23	1.21	0.02	0.6	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-393.23	1.12	0.06	0.52	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-393.23	1.12	0.04	0.52	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-393.23	1.12	0	0.52	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-393.23	1.12	0.06	0.52	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-393.23	1.12	0	0.52	Open

F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-393.23	1.12	0.13	0.52	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-393.23	1.12	0.08	0.52	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-393.23	1.12	0.12	0.52	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	298.07	0.85	0.01	0.31	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	298.07	0.85	0	0.33	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	298.07	0.85	0.14	0.31	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	298.07	0.85	0	0.32	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	298.07	0.85	0	0.33	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	298.07	0.85	0.07	0.31	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	298.07	0.85	0	0.26	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-277.33	0.79	0	0.33	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-277.33	0.79	0.06	0.27	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	-277.33	0.79	0	0.26	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-277.33	0.79	0.08	0.27	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-262.33	0.74	0	0.26	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	-262.33	0.74	0	0.26	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-262.33	0.74	0.05	0.25	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-262.33	0.74	0.07	0.25	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	246.1	0.7	0.04	0.22	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	246.1	0.7	0.03	0.22	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	246.1	0.7	0	0.26	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	246.1	0.7	0.01	0.22	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	246.1	0.7	0.01	0.22	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	246.1	0.7	0	0.2	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	246.1	0.7	0	0.2	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	246.1	0.7	0	0.18	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	246.1	0.7	0.05	0.22	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	242.74	0.69	0	0.2	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	242.74	0.69	0	0.22	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	242.74	0.69	0.01	0.21	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	242.74	0.69	0	0.2	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	242.74	0.69	0.04	0.21	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	242.74	0.69	0	0.2	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	242.74	0.69	0	0.22	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	242.74	0.69	0.01	0.22	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	242.74	0.69	0.01	0.22	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	242.24	0.69	0.05	0.21	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	242.24	0.69	0.02	0.22	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.50	12	120	242.24	0.69	0.02	0.21	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	242.24	0.69	0	0.24	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	242.24	0.69	0	0.2	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	242.24	0.69	0.04	0.21	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	242.24	0.69	0	0.2	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-217.15	0.62	0	0.2	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-217.15	0.62	0	0.2	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-217.15	0.62	0.03	0.17	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-217.15	0.62	0.04	0.17	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-217.15	0.62	0.02	0.17	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-217.15	0.62	0	0.16	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-217.15	0.62	0.01	0.18	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-217.15	0.62	0	0.13	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	211.1	0.6	0.01	0.16	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	211.1	0.6	0.01	0.16	Open

F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	211.1	0.6	0.01	0.16	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	211.1	0.6	0.02	0.17	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	211.1	0.6	0	0.2	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	211.1	0.6	0	0.2	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	211.1	0.6	0.04	0.16	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	198.83	0.56	0.01	0.15	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	198.83	0.56	0.01	0.14	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	198.83	0.56	0.04	0.15	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	198.83	0.56	0	0.15	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	198.83	0.56	0.01	0.15	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	198.83	0.56	0	0.13	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	176.83	0.5	0	0.13	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	176.83	0.5	0.01	0.12	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-72.81	0.46	0.03	0.16	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	72.81	0.46	0	0.13	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-72.81	0.46	0	0.13	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-72.81	0.46	0.02	0.17	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-72.81	0.46	0.07	0.17	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-72.81	0.46	0.01	0.17	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-72.81	0.46	0	0.2	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-158.42	0.45	0.02	0.1	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-158.42	0.45	0	0.13	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-158.42	0.45	0.02	0.1	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-158.42	0.45	0.01	0.1	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-158.42	0.45	0	0.13	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	51	0.33	0	0.07	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	51	0.33	0	0.08	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	-96.42	0.27	0	0	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	-96.42	0.27	0.07	0.04	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	30	0.19	0	0	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	30	0.19	0	0.04	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	29.19	0.19	0	0.03	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	29.19	0.19	0	0.07	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	29.19	0.19	0	0.03	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	29.19	0.19	0	0.03	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	-65.42	0.19	0	0	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	62	0.18	0	0	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	62	0.18	0	0.02	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	62	0.18	0.01	0.02	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	27	0.17	0	0.03	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	27	0.17	0	0	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	242.74	0.17	0	0	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	60	0.17	0	0	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	60	0.17	0.01	0.02	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	60	0.17	0	0.02	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	60	0.17	0	0.07	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	60	0.17	0	0.01	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.50	12	120	60	0.17	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	58.73	0.17	0	0.03	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	58.73	0.17	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	58.73	0.17	0	0.02	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	58.73	0.17	0	0.01	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	58.73	0.17	0.01	0.02	Open

F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	58.73	0.17	0	0.02	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	24	0.15	0	0	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	24	0.15	0	0.02	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	15	0.1	0	0.02	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	15	0.1	0	0	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	15	0.1	0	0.01	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	15	0.1	0	0	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	32	0.09	0	0	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	32	0.09	0	0	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	30	0.09	0	0	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	30	0.09	0	0	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	30	0.09	0	0.01	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	30	0.09	0	0	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	30	0.09	0	0	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	30	0.09	0	0	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	30	0.09	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-29	0.08	0	0	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	29	0.08	0	0	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	28	0.08	0	0	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	28	0.08	0	0	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	27	0.08	0	0	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	27	0.08	0	0	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	22	0.06	0	0	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	29	0.05	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	29	0.05	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	16	0.05	0	0	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	16	0.05	0	0	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	16	0.05	0	0	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	15	0.04	0	0	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	15	0.04	0	0	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	5.19	0.03	0	0	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	5.19	0.03	0	0	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	5.19	0.03	0	0	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	5.19	0.03	0	0	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	5.19	0.03	0	0	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	5.19	0.03	0	0	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	5.19	0.03	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	8	0.02	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	8	0.02	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	8	0.02	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	8	0.02	0	0	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-4.27	0.01	0	0	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-4.27	0.01	0	0	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-4.27	0.01	0	0	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-4.27	0.01	0	0	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-4.27	0.01	0	0	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-4.27	0.01	0	0	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-4.27	0.01	0	0	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-4.27	0.01	0	0	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-4.27	0.01	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	0	0	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	0	0	0	0	Open

F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
8"

F3_J003
56.26 psi
F3_J046
77.55 psi
F3_J013
61.83 psi
F3_J023
63.38 psi
F3_J031
70.76 psi
F3_J037
80.41 psi
F3_J066
89.32 psi
F3_J077
99.03 psi
F3_J083
103.99 psi
F3_J088
109.98 psi
F3_J190
67.6 psi
F3_J149
76.72 psi
F3_J116
95.73 psi
F3_J178
70.14 psi
F3_J140
80.42 psi
F3_J110
92.57 psi
F3_J098
97.6 psi
F3_J131
84.09 psi
F3_J161
78.91 psi
F3_J167
74.24 psi
F3_J204
66.69 psi
F3_J213
64.31 psi
F3_J104
102.78 psi

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 2B	Date: May 2, 2025 Design By: SEP Drawn By: SEP Principal in Charge: WPW	**Dawson Trails Filing 3** Phase 1 - Max Day Demand - Tank 100% Water System Pressures	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 P.O. BOX 151500 303.431.6100

Filing 3 Max Daily Demand

Junctions - Tank 100% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,677.33	57.59
F3_J017	0	6,535.36	6,676.94	61.35
F3_J015	37	6,534.93	6,676.94	61.53
F3_J013	0	6,534.24	6,676.94	61.83
F3_J020	0	6,533.68	6,676.88	62.05
F3_J025	0	6,533.33	6,676.58	62.07
F3_J023	0	6,530.30	6,676.58	63.38
F3_J217	0	6,526.59	6,674.53	64.1
F3_J219	71	6,526.34	6,674.53	64.21
F3_J215	0	6,526.25	6,674.53	64.25
F3_J213	0	6,526.12	6,674.53	64.31
F3_J028	0	6,527.13	6,676.45	64.7
F3_J198	0	6,526.42	6,676.37	64.97
F3_J210	0	6,523.97	6,674.54	65.24
F3_J206	71	6,521.12	6,674.54	66.48
F3_J208	0	6,521.02	6,674.54	66.52
F3_J204	0	6,520.64	6,674.54	66.69
F3_J196	0	6,520.36	6,675.89	67.39
F3_J194	0	6,520.22	6,675.83	67.42
F3_J192	70	6,520.10	6,675.83	67.48
F3_J190	0	6,519.81	6,675.83	67.6
F3_J185	0	6,515.56	6,675.44	69.28
F3_J182	0	6,513.77	6,675.24	69.96
F3_J180	79	6,513.66	6,675.24	70.01
F3_J178	0	6,513.37	6,675.24	70.14
F3_J031	0	6,512.54	6,675.85	70.76
F3_J176	0	6,511.06	6,675.08	71.07
F3_J200	0	6,506.74	6,674.59	72.73
F3_J172	0	6,506.56	6,674.78	72.89
F3_J167	26.89	6,503.26	6,674.60	74.24
F3_J153	127	6,497.77	6,674.33	76.5
F3_J151	66	6,497.65	6,674.35	76.56
F3_J149	0	6,497.29	6,674.35	76.72
F3_J165	0	6,497.05	6,674.55	76.91
F3_J155	0	6,496.05	6,674.44	77.3
F3_J048	37	6,496.39	6,674.89	77.34
F3_J034	0	6,496.70	6,675.25	77.37
F3_J046	40.33	6,495.91	6,674.89	77.55
F3_J044	0	6,495.44	6,674.89	77.76

F3_J146	0	6,494.06	6,674.36	78.13
J66	71	6,492.95	6,674.59	78.7
F3_J163	37	6,492.76	6,674.51	78.75
F3_J161	0	6,492.40	6,674.51	78.91
F3_J157	0	6,491.50	6,674.78	79.41
F3_J142	59	6,489.11	6,674.37	80.27
F3_J037	0	6,489.38	6,674.95	80.41
F3_J140	0	6,488.78	6,674.37	80.42
F3_J159	0	6,487.70	6,674.48	80.93
F3_J041	0	6,487.19	6,674.93	81.35
F3_J137	0	6,483.79	6,674.42	82.6
F3_J060	0	6,482.77	6,674.86	83.23
F3_J131	0	6,480.37	6,674.45	84.09
F3_J128	0	6,476.45	6,674.45	85.79
F3_J134	38	6,474.20	6,674.45	86.77
F3_J063	0	6,470.76	6,674.69	88.36
F3_J070	19	6,468.79	6,674.66	89.2
F3_J066	0	6,468.51	6,674.66	89.32
F3_J068	67	6,468.00	6,674.66	89.54
F3_J126	0	6,463.79	6,674.44	91.28
F3_J110	0	6,460.81	6,674.44	92.57
F3_J116	158	6,453.51	6,674.44	95.73
F3_J074	0	6,450.26	6,674.56	97.19
F3_J098	0	6,449.18	6,674.44	97.6
F3_J118	0	6,448.94	6,674.49	97.73
F3_J120	0	6,448.16	6,674.50	98.07
F3_J081	20	6,446.37	6,674.53	98.86
F3_J077	0	6,445.98	6,674.53	99.03
F3_J083	0	6,434.53	6,674.52	103.99
F3_J086A	55	6,423.00	6,674.51	108.98
F3_J088	0	6,420.70	6,674.51	109.98

Filing 3 Max Daily Demand

Pipes - Phase 1 - Tank 100% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	1,332.26	2.13	0.04	1.23	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	1,332.26	2.13	0.09	1.23	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	1,332.26	2.13	0.17	1.23	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	1,332.26	2.13	0.01	1.27	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	1,332.26	2.13	0.05	1.24	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	1,332.26	2.13	0.01	1.21	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	1,332.26	2.13	0.04	1.23	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	1,332.26	2.13	0.01	1.22	Open
P312	F3_J011	F3_J010	188.82	16	120	-1,291.93	2.06	0.22	1.16	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	1,291.93	2.06	0.09	1.16	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	1,291.93	2.06	0.07	1.17	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	1,291.93	2.06	0.01	1.11	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	1,254.92	2	0.01	1.04	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	1,254.92	2	0.11	1.1	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	1,254.92	2	0.01	1.13	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	1,254.92	2	0.04	1.1	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	1,254.92	2	0.01	1.11	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	1,254.92	2	0.19	1.1	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	652.41	1.85	0.01	1.37	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	652.41	1.85	0.15	1.33	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	652.41	1.85	0.13	1.33	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	652.41	1.85	0.32	1.33	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	652.41	1.85	0.01	1.37	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	652.41	1.85	0.57	1.33	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	652.41	1.85	0.02	1.33	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	652.41	1.85	0.08	1.34	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	652.41	1.85	0.21	1.33	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	652.41	1.85	0.01	1.37	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	652.41	1.85	0.12	1.33	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-602.5	1.71	0.01	1.11	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	602.5	1.71	0.01	1.17	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-602.5	1.71	0.2	1.15	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-602.5	1.71	0.15	1.15	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-602.5	1.71	0.33	1.15	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-602.5	1.71	0.06	1.16	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-532.5	1.51	0.01	0.91	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-532.5	1.51	0.03	0.92	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-532.5	1.51	0.12	0.91	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-532.5	1.51	0.19	0.92	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-532.5	1.51	0.01	0.91	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-532.5	1.51	0.01	0.92	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-532.5	1.51	0.23	0.92	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-532.5	1.51	0.01	0.91	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-453.49	1.29	0.15	0.68	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-453.49	1.29	0.05	0.68	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-453.49	1.29	0.01	0.72	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-453.49	1.29	0.1	0.68	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-453.49	1.29	0.08	0.68	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-453.49	1.29	0	0.65	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-453.49	1.29	0.17	0.68	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-453.49	1.29	0.08	0.68	Open

F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-163.62	1.04	0.03	0.73	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-163.62	1.04	0.01	0.78	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	163.62	1.04	0.01	0.72	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-163.62	1.04	0.33	0.74	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-163.62	1.04	0.09	0.74	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-163.62	1.04	0.01	0.78	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-163.62	1.04	0.13	0.74	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	346.01	0.98	0.09	0.41	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	346.01	0.98	0.06	0.41	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	346.01	0.98	0.07	0.41	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	346.01	0.98	0	0.39	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	346.01	0.98	0	0.39	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	346.01	0.98	0.02	0.41	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	346.01	0.98	0	0.41	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	346.01	0.98	0.02	0.41	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	346.01	0.98	0	0.39	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	127	0.81	0	0.46	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	127	0.81	0.02	0.46	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	260.01	0.74	0	0.26	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	260.01	0.74	0.01	0.25	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	260.01	0.74	0.02	0.24	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	260.01	0.74	0.02	0.24	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	260.01	0.74	0	0.26	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	260.01	0.74	0.02	0.24	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	260.01	0.74	0.06	0.24	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	-213.59	0.61	0	0.2	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-213.59	0.61	0.05	0.17	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-213.59	0.61	0.04	0.17	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-213.59	0.61	0	0.13	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.50	8	120	88.38	0.56	0	0.26	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	88.38	0.56	0.01	0.24	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	88.38	0.56	0.03	0.23	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	88.38	0.56	0.03	0.24	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	177.77	0.5	0	0.13	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	-176.59	0.5	0	0.07	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-176.59	0.5	0.03	0.12	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-176.59	0.5	0.02	0.12	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-176.59	0.5	0	0.13	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-162.02	0.46	0.01	0.1	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-162.02	0.46	0.01	0.1	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-162.02	0.46	0	0.07	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-162.02	0.46	0.05	0.1	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-162.02	0.46	0	0.13	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-162.02	0.46	0	0.11	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-162.02	0.46	0.01	0.1	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-162.02	0.46	0.01	0.1	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-162.02	0.46	0.01	0.11	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	71	0.45	0.01	0.16	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	71	0.45	0	0.13	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	155	0.44	0.03	0.09	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	155	0.44	0.02	0.09	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	155	0.44	0	0.07	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-154.78	0.44	0	0.07	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-154.78	0.44	0.02	0.09	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-154.78	0.44	0.02	0.09	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-154.78	0.44	0.01	0.09	Open

F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-154.78	0.44	0	0.1	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-154.78	0.44	0	0.1	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-154.78	0.44	0.01	0.09	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	66	0.42	0	0.13	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	66	0.42	0	0.14	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	142.78	0.41	0.04	0.08	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	142.78	0.41	0	0.07	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	142.78	0.41	0.02	0.08	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	142.78	0.41	0	0.07	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	142.78	0.41	0	0.08	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	142.78	0.41	0	0.07	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	142.78	0.41	0	0.08	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	142.01	0.4	0.01	0.08	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	142.01	0.4	0	0.07	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	142.01	0.4	0.01	0.08	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	142.01	0.4	0	0.07	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	142.01	0.4	0.03	0.08	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	142.01	0.4	0	0.13	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	59	0.38	0	0.09	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	59	0.38	0	0.13	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	100.77	0.29	0.07	0.04	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	100.77	0.29	0	0.07	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	37	0.24	0	0.05	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	37	0.24	0	0	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	37	0.24	0	0.05	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	37	0.24	0	0.07	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	79	0.22	0	0.03	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	79	0.22	0	0	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	78	0.22	0	0.02	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	78	0.22	0	0.02	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	78	0.22	0	0.03	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	78	0.22	0	0.03	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	78	0.22	0	0	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	78	0.22	0.01	0.03	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	71.01	0.2	0	0	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	71.01	0.2	0	0	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	71.01	0.2	0	0.02	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	71.01	0.2	0.01	0.02	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	71.01	0.2	0	0.02	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	71	0.2	0	0.02	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	71	0.2	0	0.02	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	71	0.2	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-71	0.2	0.01	0.02	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	70	0.2	0	0.07	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	70	0.2	0	0.02	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	67	0.19	0	0.02	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	67	0.19	0	0	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	29.38	0.19	0	0.02	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	29.38	0.19	0	0.03	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	29.38	0.19	0	0.07	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	29.38	0.19	0.01	0.03	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	29.38	0.19	0	0.07	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	29.38	0.19	0	0	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	29.38	0.19	0	0.03	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	65.45	0.19	0	0.02	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	65.45	0.19	0	0.02	Open

F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	65.45	0.19	0	0.02	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	65.45	0.19	0	0	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	65.45	0.19	0	0	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	65.45	0.19	0	0.03	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	65.45	0.19	0	0.02	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	65.45	0.19	0	0.02	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	65.45	0.19	0	0.07	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	55	0.16	0	0.04	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-54.23	0.15	0	0	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-54.23	0.15	0	0.01	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-54.23	0.15	0	0	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-54.23	0.15	0	0.01	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-54.23	0.15	0	0.02	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-50.21	0.14	0	0.01	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-50.21	0.14	0	0.02	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-50.21	0.14	0	0.01	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-50.21	0.14	0	0.01	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-50.21	0.14	0	0	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-50.21	0.14	0	0.01	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-50.21	0.14	0	0	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-50.21	0.14	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	71	0.11	0	0	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	71	0.11	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	38	0.11	0	0.01	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	38	0.11	0	0	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	38	0.11	0	0	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	37	0.1	0	0	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	37	0.1	0	0.07	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	23	0.07	0	0	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	23	0.07	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	20	0.06	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	20	0.06	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	19	0.05	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	19	0.05	0	0	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	65.45	0.05	0	0.01	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-4.02	0.01	0	0	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-4.02	0.01	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-4.02	0.01	0	0	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-4.02	0.01	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-4.02	0.01	0	0	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-4.02	0.01	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	1	0	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	1	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open

F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
8"

F3_J003 48.64 psi
F3_J046 69.92 psi
F3_J013 54.2 psi
F3_J023 55.76 psi
F3_J031 63.14 psi
F3_J037 72.78 psi
F3_J066 81.7 psi
F3_J077 91.4 psi
F3_J083 96.36 psi
F3_J088 102.35 psi
F3_J190 59.98 psi
F3_J149 69.1 psi
F3_J116 88.1 psi
F3_J178 62.51 psi
F3_J140 72.79 psi
F3_J110 84.94 psi
F3_J098 89.98 psi
F3_J131 76.47 psi
F3_J161 71.28 psi
F3_J167 66.62 psi
F3_J204 59.06 psi
F3_J213 56.68 psi
F3_J104 95.16 psi

Pine Crest Cir S
Dawson Ridge Blvd
Lowell Pl
I-25 Frontage Rd
E Frontage Rd
6608 ft
6528 ft

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 2A

Date: May 2, 2025
Design By: SEP
Drawn By: SEP
Principal in Charge: WPW

Dawson Trails Filing 3

Phase 1 - Max Day Demand - Tank 20%
Water System Pressures

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVE. LAKEWOOD, CO 80215
P.O. BOX 151500 303.431.6100

Filing 3 Max Daily Demand

Junctions - Tank 20% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,659.73	49.97
F3_J017	0	6,535.36	6,659.34	53.72
F3_J015	37	6,534.93	6,659.34	53.91
F3_J013	0	6,534.24	6,659.34	54.2
F3_J020	0	6,533.68	6,659.28	54.42
F3_J025	0	6,533.33	6,658.98	54.44
F3_J023	0	6,530.30	6,658.98	55.76
F3_J217	0	6,526.59	6,656.93	56.48
F3_J219	71	6,526.34	6,656.93	56.58
F3_J215	0	6,526.25	6,656.93	56.62
F3_J213	0	6,526.12	6,656.93	56.68
F3_J028	0	6,527.13	6,658.85	57.07
F3_J198	0	6,526.42	6,658.77	57.35
F3_J210	0	6,523.97	6,656.94	57.61
F3_J206	71	6,521.12	6,656.94	58.85
F3_J208	0	6,521.02	6,656.94	58.9
F3_J204	0	6,520.64	6,656.94	59.06
F3_J196	0	6,520.36	6,658.29	59.77
F3_J194	0	6,520.22	6,658.23	59.8
F3_J192	70	6,520.10	6,658.23	59.85
F3_J190	0	6,519.81	6,658.23	59.98
F3_J185	0	6,515.56	6,657.84	61.65
F3_J182	0	6,513.77	6,657.64	62.34
F3_J180	79	6,513.66	6,657.64	62.39
F3_J178	0	6,513.37	6,657.64	62.51
F3_J031	0	6,512.54	6,658.25	63.14
F3_J176	0	6,511.06	6,657.48	63.44
F3_J200	0	6,506.74	6,656.99	65.1
F3_J172	0	6,506.56	6,657.18	65.26
F3_J167	26.89	6,503.26	6,657.00	66.62
F3_J153	127	6,497.77	6,656.73	68.88
F3_J151	66	6,497.65	6,656.75	68.94
F3_J149	0	6,497.29	6,656.75	69.1
F3_J165	0	6,497.05	6,656.95	69.28
F3_J155	0	6,496.05	6,656.84	69.67
F3_J048	37	6,496.39	6,657.29	69.72
F3_J034	0	6,496.70	6,657.65	69.74
F3_J046	40.33	6,495.91	6,657.29	69.92
F3_J044	0	6,495.44	6,657.29	70.13

F3_J146	0	6,494.06	6,656.76	70.5
J66	71	6,492.95	6,656.99	71.08
F3_J163	37	6,492.76	6,656.91	71.13
F3_J161	0	6,492.40	6,656.91	71.28
F3_J157	0	6,491.50	6,657.18	71.79
F3_J142	59	6,489.11	6,656.77	72.65
F3_J037	0	6,489.38	6,657.35	72.78
F3_J140	0	6,488.78	6,656.77	72.79
F3_J159	0	6,487.70	6,656.88	73.31
F3_J041	0	6,487.19	6,657.33	73.72
F3_J137	0	6,483.79	6,656.82	74.97
F3_J060	0	6,482.77	6,657.26	75.6
F3_J131	0	6,480.37	6,656.85	76.47
F3_J128	0	6,476.45	6,656.85	78.17
F3_J134	38	6,474.20	6,656.85	79.14
F3_J063	0	6,470.76	6,657.09	80.74
F3_J070	19	6,468.79	6,657.06	81.58
F3_J066	0	6,468.51	6,657.06	81.7
F3_J068	67	6,468.00	6,657.06	81.92
F3_J126	0	6,463.79	6,656.84	83.65
F3_J110	0	6,460.81	6,656.84	84.94
F3_J116	158	6,453.51	6,656.84	88.1
F3_J074	0	6,450.26	6,656.96	89.56
F3_J098	0	6,449.18	6,656.84	89.98
F3_J118	0	6,448.94	6,656.89	90.1
F3_J120	0	6,448.16	6,656.90	90.45
F3_J081	20	6,446.37	6,656.93	91.23
F3_J077	0	6,445.98	6,656.93	91.4
F3_J083	0	6,434.53	6,656.92	96.36
F3_J086A	55	6,423.00	6,656.91	101.35
F3_J088	0	6,420.70	6,656.91	102.35

Filing 3 Max Daily Demand

Pipes - Phase 1 - Tank 20% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	1,332.25	2.13	0.04	1.23	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	1,332.25	2.13	0.09	1.23	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	1,332.25	2.13	0.17	1.23	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	1,332.25	2.13	0.01	1.27	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	1,332.25	2.13	0.05	1.24	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	1,332.25	2.13	0.01	1.21	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	1,332.25	2.13	0.04	1.23	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	1,332.25	2.13	0.01	1.22	Open
P312	F3_J011	F3_J010	188.82	16	120	-1,291.92	2.06	0.22	1.16	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	1,291.92	2.06	0.09	1.16	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	1,291.92	2.06	0.07	1.16	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	1,291.92	2.06	0.01	1.17	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	1,254.91	2	0.01	1.11	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	1,254.91	2	0.11	1.1	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	1,254.91	2	0.01	1.13	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	1,254.91	2	0.04	1.1	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	1,254.91	2	0.01	1.11	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	1,254.91	2	0.18	1.1	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	652.41	1.85	0.01	1.37	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	652.41	1.85	0.15	1.33	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	652.41	1.85	0.13	1.33	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	652.41	1.85	0.32	1.33	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	652.41	1.85	0.01	1.3	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	652.41	1.85	0.57	1.33	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	652.41	1.85	0.02	1.33	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	652.41	1.85	0.08	1.34	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	652.41	1.85	0.21	1.33	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	652.41	1.85	0.01	1.3	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	652.41	1.85	0.12	1.33	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-602.5	1.71	0.01	1.17	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	602.5	1.71	0.01	1.17	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-602.5	1.71	0.2	1.15	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-602.5	1.71	0.15	1.15	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-602.5	1.71	0.34	1.15	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-602.5	1.71	0.06	1.15	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-532.5	1.51	0.01	0.91	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-532.5	1.51	0.03	0.92	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-532.5	1.51	0.12	0.92	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-532.5	1.51	0.19	0.92	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-532.5	1.51	0.01	0.91	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-532.5	1.51	0.01	0.92	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-532.5	1.51	0.22	0.91	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-532.5	1.51	0.01	0.91	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-453.49	1.29	0.15	0.68	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-453.49	1.29	0.05	0.68	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-453.49	1.29	0.01	0.72	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-453.49	1.29	0.1	0.68	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-453.49	1.29	0.08	0.68	Open

F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-453.49	1.29	0	0.65	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-453.49	1.29	0.17	0.68	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-453.49	1.29	0.08	0.68	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-163.62	1.04	0.03	0.75	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-163.62	1.04	0.01	0.78	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	163.62	1.04	0.01	0.78	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-163.62	1.04	0.33	0.74	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-163.62	1.04	0.09	0.74	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-163.62	1.04	0.01	0.72	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-163.62	1.04	0.13	0.74	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	346.01	0.98	0.09	0.41	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	346.01	0.98	0.06	0.41	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	346.01	0.98	0.07	0.41	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	346.01	0.98	0	0.46	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	346.01	0.98	0	0.46	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	346.01	0.98	0.02	0.41	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	346.01	0.98	0	0.41	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	346.01	0.98	0.02	0.41	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	346.01	0.98	0	0.46	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	127	0.81	0	0.46	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	127	0.81	0.02	0.47	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	260.01	0.74	0	0.2	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	260.01	0.74	0.01	0.25	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	260.01	0.74	0.02	0.24	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	260.01	0.74	0.02	0.24	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	260.01	0.74	0	0.2	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	260.01	0.74	0.02	0.25	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	260.01	0.74	0.06	0.24	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	-213.6	0.61	0	0.13	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-213.6	0.61	0.05	0.17	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-213.6	0.61	0.04	0.17	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-213.6	0.61	0	0.13	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.50	8	120	88.38	0.56	0	0.26	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	88.38	0.56	0.01	0.24	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	88.38	0.56	0.03	0.24	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	88.38	0.56	0.03	0.24	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	177.77	0.5	0	0.13	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	-176.6	0.5	0	0.13	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-176.6	0.5	0.03	0.12	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-176.6	0.5	0.02	0.12	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-176.6	0.5	0	0.13	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-162.01	0.46	0.01	0.1	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-162.01	0.46	0.01	0.1	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-162.01	0.46	0	0.13	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-162.01	0.46	0.05	0.1	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-162.01	0.46	0	0.07	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-162.01	0.46	0	0.11	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-162.01	0.46	0.01	0.1	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-162.01	0.46	0.01	0.11	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-162.01	0.46	0.01	0.1	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	71	0.45	0.01	0.16	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	71	0.45	0	0.2	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	155	0.44	0.03	0.09	Open

F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	155	0.44	0.02	0.09	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	155	0.44	0	0.13	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-154.77	0.44	0	0.13	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-154.77	0.44	0.02	0.09	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-154.77	0.44	0.02	0.09	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-154.77	0.44	0.01	0.09	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-154.77	0.44	0	0.1	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-154.77	0.44	0	0.1	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-154.77	0.44	0.01	0.09	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	66	0.42	0	0.13	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	66	0.42	0	0.15	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	142.78	0.41	0.04	0.08	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	142.78	0.41	0	0.07	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	142.78	0.41	0.02	0.08	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	142.78	0.41	0	0.13	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	142.78	0.41	0	0.08	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	142.78	0.41	0	0.07	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	142.78	0.41	0	0.08	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	142.01	0.4	0.01	0.08	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	142.01	0.4	0	0.07	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	142.01	0.4	0.01	0.08	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	142.01	0.4	0	0.07	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	142.01	0.4	0.04	0.08	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	142.01	0.4	0	0.07	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	59	0.38	0	0.11	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	59	0.38	0	0.07	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	100.77	0.29	0.07	0.04	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	100.77	0.29	0	0	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	37	0.24	0	0.05	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	37	0.24	0	0.07	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	37	0.24	0	0.05	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	37	0.24	0	0.07	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	79	0.22	0	0.02	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	79	0.22	0	0	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	78	0.22	0	0.04	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	78	0.22	0	0.02	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	78	0.22	0	0.03	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	78	0.22	0	0.03	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	78	0.22	0	0.07	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	78	0.22	0.01	0.02	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	71	0.2	0	0.07	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	71	0.2	0	0	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	71	0.2	0	0.03	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	71	0.2	0.01	0.02	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	71	0.2	0	0.02	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	71	0.2	0	0.02	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	71	0.2	0	0.02	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	71	0.2	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-71	0.2	0.01	0.02	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	70	0.2	0	0	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	70	0.2	0	0.03	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	67	0.19	0	0.02	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	67	0.19	0	0	Open

F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	29.38	0.19	0	0.03	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	29.38	0.19	0	0.03	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	29.38	0.19	0	0.07	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	29.38	0.19	0.01	0.03	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	29.38	0.19	0	0	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	29.38	0.19	0	0	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	29.38	0.19	0	0.03	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	65.45	0.19	0	0.02	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	65.45	0.19	0	0.02	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	65.45	0.19	0	0.02	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	65.45	0.19	0	0.02	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	65.45	0.19	0	0.04	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	65.45	0.19	0	0	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	65.45	0.19	0	0.02	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	65.45	0.19	0	0.02	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	65.45	0.19	0	0	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	55	0.16	0	0	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-54.23	0.15	0	0	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-54.23	0.15	0	0.01	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-54.23	0.15	0	0	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-54.23	0.15	0	0.02	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-54.23	0.15	0	0.01	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-50.21	0.14	0	0.01	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-50.21	0.14	0	0.02	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-50.21	0.14	0	0.01	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-50.21	0.14	0	0.01	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-50.21	0.14	0	0.07	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-50.21	0.14	0	0.01	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-50.21	0.14	0	0	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-50.21	0.14	0	0.07	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	71	0.11	0	0	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	71	0.11	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	38	0.11	0	0.01	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	38	0.11	0	0	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	38	0.11	0	0	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	37	0.1	0	0.02	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	37	0.1	0	0	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	23	0.07	0	0	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	23	0.07	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	20	0.06	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	20	0.06	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	19	0.05	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	19	0.05	0	0	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	65.45	0.05	0	0	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-4.01	0.01	0	0	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-4.01	0.01	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-4.01	0.01	0	0.01	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-4.01	0.01	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-4.01	0.01	0	0	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-4.01	0.01	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	1	0	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	1	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open

F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
16"
12"
12"
12"
8"
8"
12"
12"
12"
12"
12"
12"
12"
12"
12"
12"

F3_J003
53.16 psi
F3_J046
70.58 psi
F3_J013
57.7 psi
F3_J023
58.75 psi
F3_J031
65.13 psi
F3_J037
73.51 psi
F3_J066
82.02 psi
F3_J077
91.53 psi
F3_J083
96.48 psi
F3_J088
102.46 psi
F3_J190
61.93 psi
F3_J149
68.98 psi
F3_J116
88.12 psi
F3_J178
63.65 psi
F3_J140
72.71 psi
F3_J110
84.96 psi
F3_J098
89.98 psi
F3_J131
76.5 psi
F3_J161
71.4 psi
F3_J167
66.87 psi
F3_J204
59.24 psi
F3_J213
56.84 psi
F3_J104
95.09 psi

6608 ft
6528 ft
Pine Crest Cir S
Dawson Ridge Blvd
Lowell Pl
I-25 Frontage
E Frontage Rd

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 3B

Date: May 2, 2025
Design By: SEP
Drawn By: SEP
Principal in Charge: WPW

Dawson Trails Filing 3

Phase 1 - Peak Hour Demand - Tank 100%
Water System Pressures

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVE. LAKEWOOD, CO 80215
P.O. BOX 151500 303.431.6100

Filing 3 Peak Hour Demand

Junctions - Tank 100% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,669.05	54.01
F3_J217	0	6,526.59	6,657.30	56.64
F3_J219	157	6,526.34	6,657.29	56.74
F3_J215	0	6,526.25	6,657.30	56.78
F3_J213	0	6,526.12	6,657.30	56.84
F3_J017	0	6,535.36	6,667.41	57.22
F3_J015	80	6,534.93	6,667.41	57.4
F3_J025	0	6,533.33	6,665.89	57.44
F3_J013	0	6,534.24	6,667.41	57.7
F3_J210	0	6,523.97	6,657.32	57.78
F3_J020	0	6,533.68	6,667.15	57.83
F3_J023	0	6,530.30	6,665.89	58.75
F3_J206	156	6,521.12	6,657.32	59.01
F3_J208	0	6,521.02	6,657.35	59.07
F3_J204	0	6,520.64	6,657.35	59.24
F3_J028	0	6,527.13	6,665.36	59.89
F3_J198	0	6,526.42	6,665.02	60.06
F3_J194	0	6,520.22	6,662.73	61.75
F3_J192	154	6,520.10	6,662.73	61.8
F3_J196	0	6,520.36	6,663.00	61.81
F3_J190	0	6,519.81	6,662.73	61.93
F3_J185	0	6,515.56	6,661.10	63.06
F3_J182	0	6,513.77	6,660.26	63.47
F3_J180	174	6,513.66	6,660.25	63.52
F3_J178	0	6,513.37	6,660.26	63.65
F3_J176	0	6,511.06	6,659.60	64.36
F3_J031	0	6,512.54	6,662.84	65.13
F3_J200	0	6,506.74	6,657.54	65.34
F3_J172	0	6,506.56	6,658.33	65.76
F3_J167	26.89	6,503.26	6,657.60	66.87
F3_J153	278	6,497.77	6,656.40	68.73
F3_J151	146	6,497.65	6,656.47	68.82
F3_J149	0	6,497.29	6,656.50	68.98
F3_J165	0	6,497.05	6,657.36	69.46
F3_J155	0	6,496.05	6,656.88	69.69
F3_J048	83	6,496.39	6,658.79	70.37
F3_J146	0	6,494.06	6,656.54	70.4
F3_J046	40.33	6,495.91	6,658.80	70.58
F3_J044	0	6,495.44	6,658.81	70.79

F3_J034	0	6,496.70	6,660.31	70.89
F3_J163	81	6,492.76	6,657.18	71.24
J66	160	6,492.95	6,657.55	71.32
F3_J161	0	6,492.40	6,657.19	71.4
F3_J157	0	6,491.50	6,658.31	72.28
F3_J142	130	6,489.11	6,656.56	72.56
F3_J140	0	6,488.78	6,656.57	72.71
F3_J159	0	6,487.70	6,657.07	73.39
F3_J037	0	6,489.38	6,659.03	73.51
F3_J041	0	6,487.19	6,658.96	74.43
F3_J137	0	6,483.79	6,656.78	74.95
F3_J060	0	6,482.77	6,658.64	76.2
F3_J131	0	6,480.37	6,656.91	76.5
F3_J128	0	6,476.45	6,656.90	78.19
F3_J134	85	6,474.20	6,656.91	79.17
F3_J063	0	6,470.76	6,657.93	81.1
F3_J070	43	6,468.79	6,657.79	81.9
F3_J066	0	6,468.51	6,657.79	82.02
F3_J068	147	6,468.00	6,657.79	82.24
F3_J126	0	6,463.79	6,656.88	83.67
F3_J110	0	6,460.81	6,656.88	84.96
F3_J116	347	6,453.51	6,656.88	88.12
F3_J074	0	6,450.26	6,657.38	89.74
F3_J098	0	6,449.18	6,656.85	89.98
F3_J118	0	6,448.94	6,657.07	90.18
F3_J120	0	6,448.16	6,657.10	90.54
F3_J081	43	6,446.37	6,657.23	91.36
F3_J077	0	6,445.98	6,657.23	91.53
F3_J083	0	6,434.53	6,657.19	96.48
F3_J086A	120	6,423.00	6,657.16	101.46
F3_J088	0	6,420.70	6,657.16	102.46

Filing 3 Peak Hour Demand

Pipes - Phase 1 - Tank 100% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	2,847.05	4.54	0.03	5.08	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	2,847.05	4.54	0.05	5.03	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	2,847.05	4.54	0.2	5.02	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	2,847.05	4.54	0.17	5.03	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	2,847.05	4.54	0.7	5.03	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	2,847.05	4.54	0.05	5.03	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	2,847.05	4.54	0.39	5.03	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	2,847.05	4.54	0.15	5.02	Open
P312	F3_J011	F3_J010	188.82	16	120	-2,806.72	4.48	0.92	4.9	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	2,806.72	4.48	0.29	4.89	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	2,806.72	4.48	0.04	4.88	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	2,806.72	4.48	0.4	4.89	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	2,726.71	4.35	0.03	4.62	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	2,726.71	4.35	0.04	4.64	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	2,726.71	4.35	0.18	4.63	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	2,726.71	4.35	0.78	4.64	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	2,726.71	4.35	0.45	4.64	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	2,726.71	4.35	0.04	4.69	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	1,417.29	4.02	0.62	5.61	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	1,417.29	4.02	0.56	5.61	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	1,417.29	4.02	1.35	5.61	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	1,417.29	4.02	2.42	5.61	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	1,417.29	4.02	0.08	5.61	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	1,417.29	4.02	0.34	5.61	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	1,417.29	4.02	0.9	5.61	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	1,417.29	4.02	0.49	5.61	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-1,309.42	3.71	1.41	4.84	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-1,309.42	3.71	0.23	4.84	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-1,309.42	3.71	0.04	4.89	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-1,309.42	3.71	0.61	4.84	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	1,309.42	3.71	0.04	4.82	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-1,309.42	3.71	0.83	4.84	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-1,155.41	3.28	0.5	3.84	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-1,155.41	3.28	0.94	3.84	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-1,155.41	3.28	0.78	3.84	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-1,155.41	3.28	0.03	3.84	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-1,155.41	3.28	0.03	3.83	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-1,155.41	3.28	0.13	3.84	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-1,155.41	3.28	0.03	3.86	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-1,155.41	3.28	0.03	3.84	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-981.4	2.78	0.19	2.84	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-981.4	2.78	0.63	2.84	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-981.4	2.78	0.71	2.84	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-981.4	2.78	0.42	2.84	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-981.4	2.78	0.02	2.8	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-981.4	2.78	0.33	2.84	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-981.4	2.78	0.02	2.8	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-981.4	2.78	0.33	2.84	Open

F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-358.55	2.29	0.37	3.17	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	358.55	2.29	0.02	3.19	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-358.55	2.29	0.56	3.17	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-358.55	2.29	0.13	3.17	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-358.55	2.29	0.02	3.19	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-358.55	2.29	1.4	3.17	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-358.55	2.29	0.02	3.19	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	760.13	2.16	0.1	1.77	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	760.13	2.16	0.01	1.82	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	760.13	2.16	0.02	1.77	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	760.13	2.16	0.01	1.76	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	760.13	2.16	0.11	1.77	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	760.13	2.16	0.01	1.76	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	760.13	2.16	0.3	1.77	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	760.13	2.16	0.4	1.77	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	760.13	2.16	0.27	1.77	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	278	1.77	0.08	1.98	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	278	1.77	0.01	1.95	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	570.13	1.62	0.07	1.04	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	570.13	1.62	0.27	1.04	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	570.13	1.62	0.01	1.04	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	570.13	1.62	0.01	1.04	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	570.13	1.62	0.04	1.04	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	570.13	1.62	0.11	1.04	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	570.13	1.62	0.07	1.04	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-481.5	1.37	0.17	0.76	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-481.5	1.37	0.01	0.78	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-481.5	1.37	0.22	0.76	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.50	12	120	-481.5	1.37	0.01	0.78	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	195.45	1.25	0.05	1.03	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	195.45	1.25	0.14	1.03	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	195.45	1.25	0.13	1.03	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	195.45	1.25	0.01	0.98	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-400.5	1.14	0	0.59	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-400.5	1.14	0.15	0.54	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.50	12	120	-400.5	1.14	0	0.52	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-400.5	1.14	0.11	0.54	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	386.52	1.1	0	0.52	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	156	1	0.03	0.69	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	156	1	0	0.65	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-350.43	0.99	0.03	0.42	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-350.43	0.99	0.19	0.42	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-350.43	0.99	0	0.39	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-350.43	0.99	0.01	0.41	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-350.43	0.99	0.03	0.42	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-350.43	0.99	0.03	0.42	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-350.43	0.99	0	0.46	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-350.43	0.99	0.04	0.42	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-350.43	0.99	0.03	0.42	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	340	0.96	0.12	0.4	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	340	0.96	0.09	0.4	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	340	0.96	0	0.39	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-329.81	0.94	0.03	0.37	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-329.81	0.94	0.1	0.38	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-329.81	0.94	0	0.39	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-329.81	0.94	0.07	0.38	Open

F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-329.81	0.94	0.03	0.38	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-329.81	0.94	0	0.34	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-329.81	0.94	0	0.39	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	146	0.93	0.02	0.6	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	146	0.93	0	0.59	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	313.01	0.89	0.15	0.34	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	313.01	0.89	0.05	0.34	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	313.01	0.89	0	0.39	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	313.01	0.89	0	0.39	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	313.01	0.89	0.04	0.34	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	313.01	0.89	0	0.33	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	298.6	0.85	0	0.32	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	298.6	0.85	0.01	0.31	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	298.6	0.85	0.14	0.31	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	298.6	0.85	0.07	0.31	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	130	0.83	0	0.52	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	130	0.83	0.01	0.47	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	216.52	0.61	0	0.2	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	216.52	0.61	0.3	0.17	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	83	0.53	0.01	0.22	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	83	0.53	0	0.2	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	81	0.52	0.01	0.21	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	81	0.52	0	0.2	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	176.7	0.5	0.01	0.12	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	176.7	0.5	0.01	0.12	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	176.7	0.5	0.03	0.12	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	176.7	0.5	0	0.13	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	176.7	0.5	0.01	0.12	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	176.7	0.5	0	0.07	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	175.27	0.5	0	0.13	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	175.27	0.5	0	0.12	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	175.27	0.5	0.02	0.11	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	175.27	0.5	0	0.11	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	175.27	0.5	0.01	0.11	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	175.27	0.5	0	0.11	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	175.27	0.5	0	0.13	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	175.27	0.5	0	0.12	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	175.27	0.5	0	0.12	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	174	0.49	0	0.12	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	174	0.49	0	0.07	Open
P-51	J66	F3_J199	397.59	12	120	-160	0.45	0.04	0.1	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	160	0.45	0.01	0.1	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	157.01	0.45	0.03	0.1	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	157.01	0.45	0.01	0.09	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	157.01	0.45	0	0.13	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	157.01	0.45	0	0.1	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	157.01	0.45	0	0.07	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	157	0.45	0	0.07	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	157	0.45	0	0.1	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	154	0.44	0	0.1	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	154	0.44	0	0.07	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	65.45	0.42	0	0.2	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	65.45	0.42	0	0.13	Open

F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	65.45	0.42	0.04	0.14	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	65.45	0.42	0.01	0.14	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	65.45	0.42	0.02	0.13	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	65.45	0.42	0	0.13	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	65.45	0.42	0	0.15	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	147	0.42	0	0.08	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	147	0.42	0	0.13	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-123.48	0.35	0.01	0.06	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-123.48	0.35	0.01	0.06	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-123.48	0.35	0	0.07	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-123.48	0.35	0	0.07	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-123.48	0.35	0	0.06	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-120.06	0.34	0	0.06	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-120.06	0.34	0	0.07	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-120.06	0.34	0	0.05	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-120.06	0.34	0.01	0.06	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-120.06	0.34	0.01	0.06	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-120.06	0.34	0	0.07	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-120.06	0.34	0.01	0.06	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-120.06	0.34	0	0	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	120	0.34	0	0.08	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	160	0.26	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	160	0.26	0	0.07	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	85	0.24	0	0.07	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	85	0.24	0	0.03	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	85	0.24	0	0	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	80	0.23	0	0.07	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	80	0.23	0	0.02	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	56.7	0.16	0	0.02	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	56.7	0.16	0	0	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	175.27	0.12	0	0.01	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	43	0.12	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	43	0.12	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	43	0.12	0	0.02	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	43	0.12	0	0	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-3.43	0.01	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-3.43	0.01	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-3.43	0.01	0	0	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-3.43	0.01	0	0	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-3.43	0.01	0	0	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-3.43	0.01	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	0	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open

F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

16"
12"
F3_J003
45.54 psi
F3_J046
62.95 psi
16"
F3_J013
50.08 psi
12"
12"
F3_J083
88.85 psi
F3_J077
83.91 psi
F3_J088
94.83 psi
F3_J023
51.12 psi
F3_J031
57.5 psi
F3_J037
65.88 psi
12"
F3_J066
74.39 psi
12"
12"
12"
12"
8"
F3_J190
54.3 psi
F3_J116
80.49 psi
F3_J149
61.36 psi
12"
12"
8"
F3_J178
56.02 psi
F3_J140
65.08 psi
F3_J110
77.33 psi
F3_J098
82.36 psi
12"
F3_J131
68.87 psi
12"
F3_J161
63.78 psi
12"
F3_J167
59.25 psi
12"
12"
F3_J204
51.61 psi
12"
F3_J213
49.21 psi
F3_J104
87.46 psi

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 3A	Date: May 2, 2025 Design By: SEP Drawn By: SEP Principal in Charge: WPW	**Dawson Trails Filing 3** Phase 1 - Peak Hour Demand - Tank 20% Water System Pressures	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 P.O. BOX 151500 303.431.6100

Filing 3 Peak Hour Demand

Junctions - Tank 20% - No RZ Pump

ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
F3_J009	40.33	6,544.41	6,651.45	46.38
F3_J217	0	6,526.59	6,639.70	49.01
F3_J219	157	6,526.34	6,639.69	49.12
F3_J215	0	6,526.25	6,639.70	49.16
F3_J213	0	6,526.12	6,639.70	49.21
F3_J017	0	6,535.36	6,649.81	49.59
F3_J015	80	6,534.93	6,649.81	49.78
F3_J025	0	6,533.33	6,648.29	49.81
F3_J013	0	6,534.24	6,649.81	50.08
F3_J210	0	6,523.97	6,639.72	50.15
F3_J020	0	6,533.68	6,649.55	50.21
F3_J023	0	6,530.30	6,648.29	51.12
F3_J206	156	6,521.12	6,639.72	51.39
F3_J208	0	6,521.02	6,639.75	51.45
F3_J204	0	6,520.64	6,639.75	51.61
F3_J028	0	6,527.13	6,647.76	52.27
F3_J198	0	6,526.42	6,647.42	52.43
F3_J194	0	6,520.22	6,645.13	54.12
F3_J192	154	6,520.10	6,645.13	54.18
F3_J196	0	6,520.36	6,645.40	54.18
F3_J190	0	6,519.81	6,645.13	54.3
F3_J185	0	6,515.56	6,643.50	55.44
F3_J182	0	6,513.77	6,642.66	55.85
F3_J180	174	6,513.66	6,642.65	55.89
F3_J178	0	6,513.37	6,642.66	56.02
F3_J176	0	6,511.06	6,642.00	56.74
F3_J031	0	6,512.54	6,645.24	57.5
F3_J200	0	6,506.74	6,639.94	57.72
F3_J172	0	6,506.56	6,640.73	58.13
F3_J167	26.89	6,503.26	6,640.00	59.25
F3_J153	278	6,497.77	6,638.80	61.11
F3_J151	146	6,497.65	6,638.87	61.19
F3_J149	0	6,497.29	6,638.90	61.36
F3_J165	0	6,497.05	6,639.77	61.84
F3_J155	0	6,496.05	6,639.28	62.06
F3_J048	83	6,496.39	6,641.19	62.74
F3_J146	0	6,494.06	6,638.94	62.78
F3_J046	40.33	6,495.91	6,641.20	62.95
F3_J044	0	6,495.44	6,641.21	63.16

F3_J034	0	6,496.70	6,642.71	63.26
F3_J163	81	6,492.76	6,639.58	63.62
J66	160	6,492.95	6,639.95	63.69
F3_J161	0	6,492.40	6,639.59	63.78
F3_J157	0	6,491.50	6,640.71	64.65
F3_J142	130	6,489.11	6,638.96	64.93
F3_J140	0	6,488.78	6,638.97	65.08
F3_J159	0	6,487.70	6,639.47	65.76
F3_J037	0	6,489.38	6,641.43	65.88
F3_J041	0	6,487.19	6,641.36	66.8
F3_J137	0	6,483.79	6,639.18	67.33
F3_J060	0	6,482.77	6,641.04	68.58
F3_J131	0	6,480.37	6,639.31	68.87
F3_J128	0	6,476.45	6,639.30	70.56
F3_J134	85	6,474.20	6,639.31	71.54
F3_J063	0	6,470.76	6,640.33	73.47
F3_J070	43	6,468.79	6,640.19	74.27
F3_J066	0	6,468.51	6,640.19	74.39
F3_J068	147	6,468.00	6,640.19	74.61
F3_J126	0	6,463.79	6,639.28	76.04
F3_J110	0	6,460.81	6,639.28	77.33
F3_J116	347	6,453.51	6,639.28	80.49
F3_J074	0	6,450.26	6,639.78	82.12
F3_J098	0	6,449.18	6,639.25	82.36
F3_J118	0	6,448.94	6,639.47	82.56
F3_J120	0	6,448.16	6,639.50	82.91
F3_J081	43	6,446.37	6,639.63	83.74
F3_J077	0	6,445.98	6,639.63	83.91
F3_J083	0	6,434.53	6,639.59	88.85
F3_J086A	120	6,423.00	6,639.56	93.84
F3_J088	0	6,420.70	6,639.56	94.83

Filing 3 Peak Hour Demand

Pipes - Phase 1 - Tank 20% - No RZ Pump

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	2,847.04	4.54	0.02	4.98	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	2,847.04	4.54	0.05	5.03	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	2,847.04	4.54	0.2	5.03	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	2,847.04	4.54	0.17	5.03	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	2,847.04	4.54	0.7	5.03	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	2,847.04	4.54	0.05	5.03	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	2,847.04	4.54	0.39	5.03	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	2,847.04	4.54	0.15	5.02	Open
P312	F3_J011	F3_J010	188.82	16	120	-2,806.71	4.48	0.92	4.9	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	2,806.71	4.48	0.29	4.9	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	2,806.71	4.48	0.04	4.88	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	2,806.71	4.48	0.4	4.89	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	2,726.71	4.35	0.04	4.69	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	2,726.71	4.35	0.04	4.64	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	2,726.71	4.35	0.18	4.65	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	2,726.71	4.35	0.78	4.64	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	2,726.71	4.35	0.45	4.64	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	2,726.71	4.35	0.03	4.62	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	1,417.29	4.02	0.62	5.61	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	1,417.29	4.02	0.56	5.61	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	1,417.29	4.02	1.35	5.61	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	1,417.29	4.02	2.42	5.61	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	1,417.29	4.02	0.08	5.61	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	1,417.29	4.02	0.34	5.61	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	1,417.29	4.02	0.9	5.61	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	1,417.29	4.02	0.04	5.6	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	1,417.29	4.02	0.49	5.6	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	-1,309.41	3.71	1.41	4.84	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	-1,309.41	3.71	0.23	4.85	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	-1,309.41	3.71	0.04	4.83	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	-1,309.41	3.71	0.61	4.84	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	1,309.41	3.71	0.04	4.82	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	-1,309.41	3.71	0.83	4.84	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	-1,155.41	3.28	0.5	3.84	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	-1,155.41	3.28	0.94	3.84	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	-1,155.41	3.28	0.78	3.84	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	-1,155.41	3.28	0.03	3.84	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	-1,155.41	3.28	0.03	3.89	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	-1,155.41	3.28	0.13	3.84	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	-1,155.41	3.28	0.03	3.86	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	-1,155.41	3.28	0.03	3.84	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	-981.4	2.78	0.19	2.84	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	-981.4	2.78	0.63	2.84	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	-981.4	2.78	0.71	2.84	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	-981.4	2.78	0.42	2.84	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	-981.4	2.78	0.02	2.87	Open

F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	-981.4	2.78	0.33	2.84	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	-981.4	2.78	0.02	2.87	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	-981.4	2.78	0.33	2.84	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-358.55	2.29	0.37	3.17	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	358.55	2.29	0.02	3.19	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-358.55	2.29	0.56	3.17	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-358.55	2.29	0.13	3.17	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-358.55	2.29	0.02	3.13	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-358.55	2.29	1.4	3.17	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-358.55	2.29	0.02	3.13	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	760.13	2.16	0.11	1.77	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	760.13	2.16	0.01	1.76	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	760.13	2.16	0.02	1.73	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	760.13	2.16	0.01	1.76	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	760.13	2.16	0.11	1.77	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	760.13	2.16	0.01	1.76	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	760.13	2.16	0.3	1.77	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	760.13	2.16	0.4	1.77	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	760.13	2.16	0.27	1.77	Open
F3_J152_F3_J153	F3_J152	F3_J153	40.49	8	120	278	1.77	0.08	1.98	Open
F3_J149_F3_J152	F3_J149	F3_J152	7.5	8	120	278	1.77	0.02	2.02	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	570.13	1.62	0.07	1.04	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	570.13	1.62	0.27	1.04	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	570.13	1.62	0.01	1.04	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	570.13	1.62	0.01	1.04	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	570.13	1.62	0.04	1.03	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	570.13	1.62	0.11	1.04	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	570.13	1.62	0.07	1.04	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	-481.51	1.37	0.17	0.76	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	-481.51	1.37	0.01	0.78	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	-481.51	1.37	0.22	0.76	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.50	12	120	-481.51	1.37	0.01	0.78	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	195.45	1.25	0.05	1.02	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	195.45	1.25	0.14	1.03	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	195.45	1.25	0.13	1.03	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	195.45	1.25	0.01	1.04	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	-400.51	1.14	0	0.52	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	-400.51	1.14	0.15	0.54	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.50	12	120	-400.51	1.14	0	0.52	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	-400.51	1.14	0.11	0.54	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	386.51	1.1	0	0.52	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	156	1	0.03	0.68	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	156	1	0	0.65	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-350.43	0.99	0.03	0.42	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-350.43	0.99	0.19	0.42	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-350.43	0.99	0	0.46	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-350.43	0.99	0.01	0.45	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-350.43	0.99	0.03	0.42	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-350.43	0.99	0.03	0.42	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-350.43	0.99	0	0.39	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-350.43	0.99	0.04	0.42	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-350.43	0.99	0.03	0.42	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	340	0.96	0.12	0.4	Open

F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	340	0.96	0.09	0.4	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	340	0.96	0	0.39	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-329.81	0.94	0.03	0.38	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-329.81	0.94	0.1	0.38	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-329.81	0.94	0	0.39	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-329.81	0.94	0.07	0.38	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-329.81	0.94	0.03	0.38	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-329.81	0.94	0	0.39	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-329.81	0.94	0	0.34	Open
F3_J150_F3_J151	F3_J150	F3_J151	28.49	8	120	146	0.93	0.02	0.6	Open
F3_J149_F3_J150	F3_J149	F3_J150	7.5	8	120	146	0.93	0	0.59	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	313	0.89	0.15	0.34	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	313	0.89	0.05	0.34	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	313	0.89	0	0.33	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	313	0.89	0	0.33	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	313	0.89	0.04	0.34	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	313	0.89	0	0.39	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	298.6	0.85	0	0.32	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	298.6	0.85	0.01	0.31	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	298.6	0.85	0.14	0.31	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	298.6	0.85	0.07	0.31	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	298.6	0.85	0	0.33	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	130	0.83	0	0.46	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	130	0.83	0.01	0.49	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	216.51	0.61	0	0.13	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	216.51	0.61	0.3	0.17	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	83	0.53	0.01	0.2	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	83	0.53	0	0.2	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	81	0.52	0.01	0.19	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	81	0.52	0	0.2	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	176.71	0.5	0.01	0.12	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	176.71	0.5	0.01	0.12	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	176.71	0.5	0.03	0.12	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	176.71	0.5	0	0.11	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	176.71	0.5	0.01	0.12	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	176.71	0.5	0	0.13	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	175.27	0.5	0	0.07	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	175.27	0.5	0	0.12	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	175.27	0.5	0.02	0.12	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	175.27	0.5	0	0.13	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	175.27	0.5	0.01	0.11	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	175.27	0.5	0	0.11	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	175.27	0.5	0	0.13	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	175.27	0.5	0	0.12	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	175.27	0.5	0	0.12	Open
F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	174	0.49	0	0.12	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	174	0.49	0	0.13	Open
P-51	J66	F3_J199	397.59	12	120	-160	0.45	0.04	0.1	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	160	0.45	0.01	0.1	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	157	0.45	0.03	0.09	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	157	0.45	0.02	0.1	Open

F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	157	0.45	0	0.07	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	157	0.45	0	0.1	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	157	0.45	0	0.07	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	157	0.45	0	0.13	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	157	0.45	0	0.09	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	154	0.44	0	0.09	Open
F3_J190_F3_J191	F3_J190	F3_J191	7.5	12	120	154	0.44	0	0.13	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	65.45	0.42	0	0.13	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	65.45	0.42	0	0.13	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	65.45	0.42	0.04	0.14	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	65.45	0.42	0.01	0.14	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	65.45	0.42	0.02	0.14	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	65.45	0.42	0	0.13	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	65.45	0.42	0	0.13	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	147	0.42	0	0.08	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	147	0.42	0	0.07	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	-123.49	0.35	0.01	0.06	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	-123.49	0.35	0.01	0.06	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	-123.49	0.35	0	0.07	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	-123.49	0.35	0	0.07	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	-123.49	0.35	0	0.06	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	-120.06	0.34	0	0.06	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	-120.06	0.34	0	0.07	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	-120.06	0.34	0	0.05	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	-120.06	0.34	0.01	0.06	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	-120.06	0.34	0.01	0.06	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	-120.06	0.34	0	0.07	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	-120.06	0.34	0.01	0.06	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	-120.06	0.34	0	0.07	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	120	0.34	0	0.04	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	160	0.26	0	0.06	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	160	0.26	0	0	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	85	0.24	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	85	0.24	0	0.03	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	85	0.24	0	0.07	Open
F3_J013_F3_J014	F3_J013	F3_J014	7.5	12	120	80	0.23	0	0.07	Open
F3_J014_F3_J015	F3_J014	F3_J015	25.86	12	120	80	0.23	0	0.02	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	56.71	0.16	0	0.02	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	56.71	0.16	0	0	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	175.27	0.12	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	43	0.12	0	0.01	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	43	0.12	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	43	0.12	0	0.02	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	43	0.12	0	0	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-3.43	0.01	0	0	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-3.43	0.01	0	0	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-3.43	0.01	0	0	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-3.43	0.01	0	0	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-3.43	0.01	0	0	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-3.43	0.01	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	0	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open

F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J016_F3_J017	F3_J016	F3_J017	45.98	12	120	0	0	0	0	Open
F3_J013_F3_J016	F3_J013	F3_J016	7.5	12	120	0	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open

Filing 3 Fire Flow Report

Parameters: Phase 1 - Tank 100% - No RZ Pump

1,500 gpm - Continental Blvd Cxn near Gambel Ridge Blvd Disconnected

3,000 gpm - Road C near Snowmass Peak Blvd Disconnected

2 hours 1,500 gpm FF across domain, 3,000 gpm FF near Multifamily/Commercial

ID	Elevation (ft)	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)	Critical Pipe Velocity at Available Flow (ft/s)	Pass/Fail
F3_J217	6654.11	0	64.1	6,674.53	1,500.00	55.05	4,002.89	20	11.36	Pass
F3_J219	6654.11	71	64.21	6,674.53	1,500.00	55.14	4,075.40	20	11.56	Pass
F3_J215	6654.11	0	64.25	6,674.53	1,500.00	55.24	4,023.88	20	11.41	Pass
F3_J213	6654.11	40.33	57.59	6,677.33	1,500.00	55.32	10,908.49	21.22	15.04	Pass
F3_J009	6657.03	0	64.31	6,674.53	1,500.00	55.38	4,057.37	20	11.71	Pass
F3_J210	6654.12	0	65.24	6,674.54	1,500.00	56.95	4,332.71	20	12.49	Pass
F3_J206	6654.11	71	66.48	6,674.54	1,500.00	58.14	2,350.07	50.56	15	Pass
F3_J017	6656.1	0	66.52	6,674.54	1,500.00	58.47	2,350.07	50.4	15	Pass
F3_J208	6654.12	0	61.35	6,676.94	1,500.00	58.66	5,287.67	46.44	15	Pass
F3_J025	6655.26	37	61.53	6,676.94	1,500.00	58.9	5,287.67	47.32	15	Pass
F3_J015	6656.1	0	62.07	6,676.58	1,500.00	59.02	5,287.67	44.44	15	Pass
F3_J013	6656.1	0	61.83	6,676.94	1,500.00	59.29	11,021.42	20	14.72	Pass
F3_J020	6655.96	0	66.69	6,674.54	1,500.00	59.37	4,853.09	20	14.17	Pass
F3_J204	6654.12	0	62.05	6,676.88	1,500.00	59.47	10,940.31	20	14.5	Pass
F3_J023	6655.26	0	63.38	6,676.58	1,500.00	60.61	10,643.54	20	13.86	Pass
F3_J028	6655.19	0	64.97	6,676.37	1,500.00	61.68	5,966.12	42.8	15.03	Pass
F3_J198	6655.13	0	64.7	6,676.45	1,500.00	61.71	6,501.04	42.52	15.02	Pass
F3_J194	6654.79	0	67.42	6,675.83	1,500.00	63.22	5,287.67	41.08	15	Pass
F3_J192	6654.79	70	67.48	6,675.83	1,500.00	63.29	5,287.67	41.99	15	Pass
F3_J196	6654.83	0	67.39	6,675.89	1,500.00	63.38	6,969.59	29.38	15.14	Pass
F3_J190	6654.79	0	67.6	6,675.83	1,500.00	63.53	7,063.01	27.72	15.11	Pass
F3_J153	6654.13	0	69.28	6,675.44	1,500.00	64.78	7,351.73	20	14.07	Pass
F3_J185	6654.57	0	69.96	6,675.24	1,500.00	65.17	5,287.67	38.42	15	Pass
F3_J151	6654.14	79	70.01	6,675.24	1,500.00	65.24	5,287.67	39.52	15	Pass
F3_J182	6654.46	0	70.14	6,675.24	1,500.00	65.47	7,208.45	20	13.22	Pass
F3_J180	6654.46	127	76.5	6,674.33	1,500.00	65.95	2,350.07	57.04	15	Pass
F3_J178	6654.46	0	71.07	6,675.08	1,500.00	66.27	7,127.01	20	12.28	Pass
F3_J149	6654.15	66	76.56	6,674.35	1,500.00	66.33	2,350.07	56.87	15	Pass
F3_J031	6654.87	0	72.73	6,674.59	1,500.00	67.2	5,175.00	36.68	15.08	Pass
F3_J176	6654.38	0	70.76	6,675.85	1,500.00	67.22	8,348.96	28.97	15.14	Pass
F3_J155	6654.19	0	76.72	6,674.35	1,500.00	67.25	4,271.43	26.64	15.06	Pass
F3_J200	6654.13	0	72.89	6,674.78	1,500.00	67.89	7,095.44	20	11.19	Pass
F3_J172	6654.22	0	77.3	6,674.44	1,500.00	68.14	4,011.12	33.6	15.11	Pass

F3_J146	6654.14	26.89	74.24	6,674.60	1,500.00	69.18	7,194.14	20	10.73	Pass
F3_J167	6654.13	0	78.13	6,674.36	1,500.00	69.19	3,989.91	35.77	15.05	Pass
F3_J048	6654.38	59	80.27	6,674.37	1,500.00	71.72	2,350.07	63.86	15	Pass
F3_J034	6654.54	37	77.34	6,674.89	1,500.00	71.81	2,350.07	66.9	15	Pass
F3_J142	6654.13	0	76.91	6,674.55	1,500.00	71.86	7,430.82	20	11.36	Pass
F3_J157	6654.31	71	78.7	6,674.59	1,500.00	72.17	5,287.67	32.45	15	Pass
F3_J046	6654.38	0	80.42	6,674.37	1,500.00	72.55	3,398.56	52.48	15.01	Pass
F3_J044	6654.38	0	79.41	6,674.78	1,500.00	72.82	3,061.68	60.01	15.02	Pass
F3_J140	6654.13	40.33	77.55	6,674.89	1,500.00	73	8,074.72	20.13	15	Pass
F3_J165	6654.13	37	78.75	6,674.51	1,500.00	73.01	2,350.07	67.98	15	Pass
J66	6654.25	0	77.76	6,674.89	1,500.00	73.24	7,945.35	22.15	15	Pass
F3_J163	6654.13	0	77.37	6,675.25	1,500.00	73.62	9,726.23	20	14.62	Pass
F3_J161	6654.13	0	78.91	6,674.51	1,500.00	73.9	7,677.77	20	12.41	Pass
F3_J037	6654.38	0	80.93	6,674.48	1,500.00	75.99	7,973.26	20	13.46	Pass
F3_J041	6654.38	0	82.6	6,674.42	1,500.00	76.27	3,016.39	64.7	15.01	Pass
F3_J137	6654.13	0	80.41	6,674.95	1,500.00	76.62	10,091.34	20	13.77	Pass
F3_J159	6654.13	0	81.35	6,674.93	1,500.00	77.28	7,139.94	41.95	15.05	Pass
F3_J060	6654.35	0	83.23	6,674.86	1,500.00	79.18	7,625.92	40.43	15.15	Pass
F3_J131	6654.13	0	84.09	6,674.45	1,500.00	79.26	8,501.94	20	11.77	Pass
F3_J128	6654.13	0	85.79	6,674.45	1,500.00	80.96	8,639.21	20	12.58	Pass
F3_J134	6654.13	38	86.77	6,674.45	1,500.00	81.63	5,287.67	54.23	15	Pass
F3_J063	6654.3	0	88.36	6,674.69	1,500.00	84.01	9,065.46	25.31	15.03	Pass
F3_J070	6654.29	19	89.2	6,674.66	1,500.00	84.72	5,287.67	61.61	15	Pass
F3_J066	6654.29	0	89.32	6,674.66	1,500.00	84.94	9,380.14	21.99	15.01	Pass
F3_J068	6654.29	67	89.54	6,674.66	1,500.00	85.02	5,287.67	61.99	15	Pass
F3_J126	6654.13	0	91.28	6,674.44	1,500.00	86.49	9,208.98	20	14.85	Pass
F3_J110	6654.13	0	92.57	6,674.44	1,500.00	87.81	9,389.06	20	11.05	Pass
F3_J116	6654.05	158	95.73	6,674.44	1,500.00	90.67	9,184.26	20	13.54	Pass
F3_J074	6654.27	0	97.6	6,674.44	1,500.00	92.46	8,399.74	28.92	15.02	Pass
F3_J098	6654.13	0	97.19	6,674.56	1,500.00	92.73	9,850.11	24.07	14.98	Pass
F3_J118	6654.05	0	97.73	6,674.49	1,500.00	92.89	8,248.64	36.17	15.04	Pass
F3_J120	6654.05	0	98.07	6,674.50	1,500.00	93.29	7,961.62	41.11	15.05	Pass
F3_J081	6654.27	20	98.86	6,674.53	1,500.00	94.28	5,287.67	71.17	15	Pass
F3_J077	6654.27	0	99.03	6,674.53	1,500.00	94.57	10,428.16	20	12.74	Pass
F3_J083	6654.26	0	103.99	6,674.52	1,500.00	99.39	9,771.64	29.09	15.01	Pass
F3_J086A	6654.25	55	108.98	6,674.51	1,500.00	104.33	5,287.67	81.23	15	Pass
F3_J088	6654.25	0	109.98	6,674.51	1,500.00	105.41	11,026.43	20	12.78	Pass
F3_J111	6654.1	0	93.18	6,674.44	3,000.00	80.34	8,489.18	28.16	15	Pass

Filing 3 Fire Flow Report

Parameters: Phase 1 - Tank 20%

1,500 gpm - Gambel Ridge Blvd South of Tank Disconnected

3,000 gpm - Road C north of Snowmass Peak Blvd Cxn Disconnected

2 hours 1,500 gpm FF individually across domain, 3,000 gpm FF near Multifamily/Commercial

ID	Elevation (ft)	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)	Critical Pipe Velocity at Available Flow (ft/s)	Pass/Fail
F3_J009	6657.03	40.33	55.62	6,672.77	1,500.00	34.43	2,323.84	20	3.71	Pass
F3_J217	6654.11	0	63.20	6,672.45	1,500.00	37.97	2,257.04	20	6.40	Pass
F3_J219	6654.11	71	63.31	6,672.45	1,500.00	38.06	2,330.85	20	6.61	Pass
F3_J215	6654.11	0	63.35	6,672.45	1,500.00	38.16	2,265.95	20	6.43	Pass
F3_J213	6654.11	0	63.41	6,672.45	1,500.00	38.30	2,275.61	20	6.66	Pass
F3_J017	6656.1	0	59.54	6,672.77	1,500.00	38.45	2,488.91	20	7.06	Pass
F3_J015	6656.1	37	59.73	6,672.77	1,500.00	38.68	2,541.62	20	7.21	Pass
F3_J013	6656.1	0	60.03	6,672.77	1,500.00	39.08	2,531.30	20	4.16	Pass
F3_J020	6655.96	0	60.27	6,672.77	1,500.00	39.36	2,548.48	20	4.19	Pass
F3_J025	6655.26	0	60.42	6,672.78	1,500.00	39.42	2,543.42	20	7.22	Pass
F3_J210	6654.12	0	64.34	6,672.46	1,500.00	39.87	2,366.21	20	6.91	Pass
F3_J023	6655.26	0	61.73	6,672.78	1,500.00	41.02	2,647.24	20	5.56	Pass
F3_J206	6654.11	71	65.57	6,672.46	1,500.00	41.06	2,193.40	27.15	14.00	Pass
F3_J208	6654.12	0	65.62	6,672.46	1,500.00	41.39	2,193.40	26	14.00	Pass
F3_J204	6654.12	0	65.78	6,672.46	1,500.00	42.29	2,519.03	20	7.55	Pass
F3_J028	6655.19	0	63.13	6,672.81	1,500.00	42.51	2,727.90	20	5.79	Pass
F3_J198	6655.13	0	63.40	6,672.73	1,500.00	42.54	2,710.45	20	5.30	Pass
F3_J194	6654.79	0	66.03	6,672.61	1,500.00	44.73	2,778.91	20	7.88	Pass
F3_J192	6654.79	70	66.08	6,672.61	1,500.00	44.81	2,855.37	20	8.10	Pass
F3_J196	6654.83	40	65.97	6,672.62	1,500.00	44.83	2,838.88	20	5.11	Pass
F3_J190	6654.79	0	66.21	6,672.61	1,500.00	45.04	2,806.32	20	4.97	Pass
F3_J185	6654.57	0	68.03	6,672.57	1,500.00	46.72	2,873.81	20	4.56	Pass
F3_J182	6654.46	0	68.80	6,672.55	1,500.00	47.31	2,884.40	20	8.18	Pass
F3_J180	6654.46	79	68.84	6,672.54	1,500.00	47.38	2,969.74	20	8.42	Pass
F3_J178	6654.46	0	68.97	6,672.55	1,500.00	47.62	2,912.22	20	4.46	Pass
F3_J176	6654.38	0	69.97	6,672.54	1,500.00	48.61	2,958.26	20	4.27	Pass
F3_J031	6654.87	0	69.53	6,673.00	1,500.00	49.44	3,119.36	20	7.07	Pass
F3_J153	6654.13	127	75.74	6,672.56	1,500.00	50.02	2,193.40	36.51	14.00	Pass
F3_J200	6654.13	0	71.83	6,672.51	1,500.00	50.12	2,995.88	20	8.90	Pass
F3_J151	6654.14	66	75.80	6,672.58	1,500.00	50.40	2,193.40	35.56	14.00	Pass
F3_J172	6654.22	0	71.91	6,672.53	1,500.00	50.61	3,057.53	20	4.76	Pass
F3_J149	6654.15	0	75.96	6,672.58	1,500.00	51.32	2,786.01	20	10.20	Pass
F3_J167	6654.13	26.89	73.34	6,672.52	1,500.00	52.10	3,161.92	20	5.78	Pass

F3_J155	6654.19	0	76.54	6,672.69	1,500.00	52.24	2,837.75	20	11.02	Pass
F3_J146	6654.14	0	77.36	6,672.59	1,500.00	53.19	2,881.51	20	10.85	Pass
F3_J165	6654.13	0	76.04	6,672.55	1,500.00	55.03	3,291.48	20	6.34	Pass
J66	6654.25	71	77.80	6,672.51	1,500.00	55.09	3,164.71	20	8.98	Pass
F3_J142	6654.13	59	79.50	6,672.59	1,500.00	55.67	2,193.40	41.91	14.00	Pass
F3_J163	6654.13	37	77.91	6,672.57	1,500.00	56.38	2,193.40	44.2	14.00	Pass
F3_J140	6654.13	0	79.64	6,672.59	1,500.00	56.50	3,095.67	20	13.61	Pass
F3_J157	6654.31	0	78.68	6,673.09	1,500.00	57.01	2,848.99	29.54	14.11	Pass
F3_J034	6654.54	0	76.47	6,673.19	1,500.00	57.11	3,597.76	20	9.01	Pass
F3_J161	6654.13	0	78.07	6,672.57	1,500.00	57.27	3,417.52	20	6.93	Pass
F3_J048	6654.38	37	77.01	6,674.13	1,500.00	57.59	2,193.40	46.92	14.00	Pass
F3_J046	6654.38	40.33	77.22	6,674.13	1,500.00	58.78	3,857.97	20	7.59	Pass
F3_J044	6654.38	0	77.40	6,674.07	1,500.00	58.93	3,820.46	20	7.34	Pass
F3_J159	6654.13	0	80.12	6,672.60	1,500.00	59.56	3,552.37	20	7.46	Pass
F3_J137	6654.13	0	81.82	6,672.62	1,500.00	60.17	2,845.73	33.19	14.08	Pass
F3_J037	6654.38	0	79.69	6,673.28	1,500.00	60.84	3,875.01	20	6.79	Pass
F3_J041	6654.38	40	80.74	6,673.52	1,500.00	62.00	3,983.80	20	7.17	Pass
F3_J131	6654.13	0	83.31	6,672.64	1,500.00	63.12	3,771.75	20	6.93	Pass
F3_J060	6654.35	0	82.55	6,673.28	1,500.00	63.57	3,973.23	20	7.03	Pass
F3_J128	6654.13	40	85.03	6,672.70	1,500.00	64.97	3,914.33	20	7.52	Pass
F3_J134	6654.13	38	85.99	6,672.64	1,500.00	65.48	3,854.50	20	10.93	Pass
F3_J063	6654.3	0	87.75	6,673.28	1,500.00	68.67	4,189.39	20	6.03	Pass
F3_J070	6654.29	19	88.60	6,673.27	1,500.00	69.42	4,218.00	20	11.97	Pass
F3_J066	6654.29	0	88.72	6,673.27	1,500.00	69.64	4,235.92	20	6.41	Pass
F3_J068	6654.29	67	88.95	6,673.27	1,500.00	69.72	4,270.82	20	12.12	Pass
F3_J126	6654.13	0	90.58	6,672.85	1,500.00	70.89	4,208.81	20	8.90	Pass
F3_J110	6654.13	0	91.89	6,672.89	1,500.00	72.33	4,300.93	20	4.81	Pass
F3_J116	6654.05	158	95.09	6,672.98	1,500.00	75.49	4,565.56	20	7.42	Pass
F3_J098	6654.13	0	96.96	6,672.94	1,500.00	77.25	4,463.91	20	7.03	Pass
F3_J074	6654.27	0	96.63	6,673.28	1,500.00	77.71	4,657.42	20	8.50	Pass
F3_J118	6654.05	0	97.15	6,673.14	1,500.00	77.86	4,579.74	20	9.04	Pass
F3_J120	6654.05	0	97.50	6,673.17	1,500.00	78.29	4,618.21	20	9.39	Pass
F3_J081	6654.27	20	98.32	6,673.28	1,500.00	79.37	4,747.65	20	13.47	Pass
F3_J077	6654.27	0	98.49	6,673.28	1,500.00	79.67	4,784.72	20	6.87	Pass
F3_J083	6654.26	0	103.51	6,673.43	1,500.00	84.77	5,029.76	20	8.44	Pass
F3_J086A	6654.25	55	108.56	6,673.55	1,500.00	89.96	4,935.15	29.18	14.00	Pass
F3_J088	6654.25	0	109.59	6,673.63	1,500.00	91.18	5,440.78	20	11.49	Pass
F3_J111	6654.1	0	85.35	6,656.38	3,000.00	57.99	4,935.15	22.39	14.00	Pass

Filing 3 Fire Flow Report

Phase 1 - Tank 20%

1,500 gpm - Continental Blvd East Cxn to Gambel Ridge Blvd Disconnected

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-32	J96	J54	685.49	16	120	-3,906.95	6.23	6.19	9.03	Open
P-31	J54	J94	1,102.88	16	120	-3,906.95	6.23	9.96	9.03	Open
P-33	J98	J96	257.33	16	120	-3,595.02	5.74	1.99	7.74	Open
P-42	J112	J22	233.74	12	120	-1,933.38	5.48	2.33	9.97	Open
P-40	J22	J98	1,042.76	16	120	-3,378.79	5.39	7.2	6.9	Open
P-41	J110	J112	393.46	12	120	-1,695.52	4.81	3.08	7.82	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-1,664.24	4.72	0.08	7.57	Open
P-43	J110	F3_J096	943.16	12	120	1,664.24	4.72	7.12	7.55	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-1,664.24	4.72	0.6	7.54	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-1,664.24	4.72	0.08	7.57	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-1,664.24	4.72	0.06	7.56	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-1,664.24	4.72	1.35	7.55	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-1,664.24	4.72	1.94	7.55	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-1,664.24	4.72	0.55	7.55	Open
P-4	J22	J24	780.94	12	120	1,445.41	4.1	4.54	5.82	Open
P-38	J108	F3_J058	315.91	12	120	1,377.32	3.91	1.68	5.32	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	-1,377.32	3.91	0.27	5.32	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	-1,377.32	3.91	0.14	5.31	Open
P-39	J24	J108	1,453.67	12	120	1,377.32	3.91	7.73	5.32	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	-1,377.32	3.91	0.12	5.3	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	-1,377.32	3.91	0.08	5.34	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	-1,377.32	3.91	0.88	5.32	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	-1,377.32	3.91	0.13	5.31	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	-1,377.32	3.91	0.04	5.34	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	-1,377.32	3.91	0.07	5.32	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	-1,377.32	3.91	0.15	5.33	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	-1,299.99	3.69	0.04	4.82	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	-1,299.99	3.69	0.04	4.75	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	-1,299.99	3.69	0.03	4.75	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	-1,299.99	3.69	0.2	4.78	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	-1,299.99	3.69	2.1	4.78	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	-1,259.99	3.57	0.03	4.49	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	-1,259.99	3.57	0.97	4.51	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	-1,241.62	3.52	0.7	4.39	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	-1,241.62	3.52	0.27	4.39	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	-1,241.62	3.52	0.06	4.39	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	-1,241.62	3.52	0.03	4.36	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	-1,241.62	3.52	1.89	4.39	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	-1,241.62	3.52	0.03	4.43	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	-1,241.62	3.52	1.05	4.39	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	-1,241.62	3.52	0.43	4.39	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	-1,241.62	3.52	0.48	4.39	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	-1,241.62	3.52	0.38	4.39	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	-1,241.62	3.52	0.03	4.36	Open
P-30	J94	J92	929.45	16	120	-2,182.70	3.48	2.86	3.07	Open
P-67	J92	J140	2,722.51	20	120	3,342.59	3.41	6.21	2.28	Open
P-66	J140	J78	3,777.58	20	120	3,229.87	3.3	8.09	2.14	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	-939.19	2.66	0.32	2.61	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	-939.19	2.66	0.02	2.67	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	-1,577.34	2.52	0.02	1.65	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	-1,577.34	2.52	0.16	1.68	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	-1,577.34	2.52	0.01	1.69	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	-1,577.34	2.52	0.01	1.69	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	-1,577.34	2.52	0.07	1.69	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	-1,577.34	2.52	0.28	1.68	Open
F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	-884.19	2.51	0.22	2.34	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	-884.19	2.51	0.16	2.34	Open

F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	-884.19	2.51	0.64	2.34	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	-884.19	2.51	0.22	2.34	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	-884.19	2.51	0.05	2.34	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	-884.19	2.51	0.02	2.34	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	-1,540.34	2.46	0.09	1.62	Open
P312	F3_J011	F3_J010	188.82	16	120	1,540.34	2.46	0.3	1.61	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	-1,540.34	2.46	0.13	1.61	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	-1,540.34	2.46	0.01	1.56	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	840.61	2.38	0.02	2.15	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	840.61	2.38	0.29	2.13	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	840.61	2.38	0.48	2.13	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	840.61	2.38	0.04	2.14	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	840.61	2.38	0.16	2.13	Open
P-18	J76	J78	878.68	24	120	-3,229.87	2.29	0.77	0.88	Open
P-181	T1-RZ	J76	366.47	24	120	-3,229.87	2.29	0.32	0.88	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	801.62	2.27	0.01	1.95	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	801.62	2.27	0.55	1.95	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	801.62	2.27	0.01	1.95	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	801.62	2.27	0.41	1.95	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	800.61	2.27	0.29	1.95	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	800.61	2.27	0.01	1.95	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	800.61	2.27	0.01	1.89	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	764.62	2.17	0.53	1.79	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	764.62	2.17	0.01	1.82	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	764.62	2.17	0.01	1.82	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	764.62	2.17	0.4	1.79	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	725.05	2.06	0.01	1.63	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	291	1.86	0.02	2.15	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-291	1.86	0.02	2.15	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-291	1.86	0.38	2.15	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-291	1.86	0.09	2.15	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-291	1.86	0.25	2.15	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-291	1.86	0.02	2.15	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-291	1.86	0.95	2.15	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	648.05	1.84	2.3	1.32	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	648.05	1.84	0.01	1.37	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	524.73	1.49	0.1	0.89	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	524.73	1.49	0.1	0.89	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	524.73	1.49	0.01	0.85	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	524.73	1.49	0.22	0.89	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	524.73	1.49	0.06	0.89	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	524.73	1.49	0.2	0.89	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	524.73	1.49	0.01	0.91	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	524.73	1.49	0.13	0.89	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-505.56	1.43	0.01	0.78	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-505.56	1.43	0.01	0.85	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-505.56	1.43	0.06	0.82	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-505.56	1.43	0.07	0.83	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-505.56	1.43	0.05	0.84	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-505.56	1.43	0.05	0.83	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-505.56	1.43	0.05	0.83	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-505.56	1.43	0.01	0.86	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-505.56	1.43	0.37	0.83	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	493.05	1.4	0.01	0.78	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	493.05	1.4	0.12	0.79	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	493.05	1.4	0.01	0.78	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	493.05	1.4	0.17	0.79	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	493.05	1.4	0.04	0.8	Open
F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	445.73	1.26	0.01	0.72	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	445.73	1.26	0	0.65	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	445.73	1.26	0.13	0.66	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	445.73	1.26	0	0.65	Open

F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	445.73	1.26	0.16	0.66	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	445.73	1.26	0.09	0.66	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	445.73	1.26	0.02	0.66	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	445.73	1.26	0	0.65	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	375.73	1.07	0.02	0.48	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	375.73	1.07	0	0.46	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	-358.63	1.02	0	0.46	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	-358.63	1.02	0.03	0.44	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	-358.63	1.02	0.02	0.44	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	-358.63	1.02	0.04	0.44	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	-358.63	1.02	0.11	0.44	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	-358.63	1.02	0.03	0.44	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	-358.63	1.02	0	0.39	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-347.56	0.99	0.04	0.41	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-347.56	0.99	0.01	0.42	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-347.56	0.99	0.02	0.41	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-347.56	0.99	0.16	0.42	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-347.56	0.99	0.09	0.42	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-347.56	0.99	0	0.46	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	-1,377.32	0.98	0.01	0.19	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	335.73	0.95	0.05	0.39	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	335.73	0.95	0.11	0.39	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	335.73	0.95	0.07	0.39	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	-335.73	0.95	0	0.39	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	-272.63	0.77	0.04	0.26	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	-272.63	0.77	0	0.26	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	-272.63	0.77	0	0.26	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	-272.63	0.77	0.02	0.27	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	-272.63	0.77	0	0.26	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	-272.63	0.77	0.04	0.27	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	-272.63	0.77	0.06	0.27	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	-272.63	0.77	0.02	0.27	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	-272.63	0.77	0	0.23	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	-98	0.63	0	0.26	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	-98	0.63	0	0.26	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	-98	0.63	0.01	0.29	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	-98	0.63	0.09	0.29	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	-98	0.63	0.04	0.29	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	-98	0.63	0	0.26	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	-98	0.63	0.02	0.29	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	71	0.45	0.01	0.16	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	71	0.45	0	0.13	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	155	0.44	0	0.07	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	155	0.44	0.03	0.09	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	155	0.44	0.02	0.09	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	142	0.4	0	0.13	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	142	0.4	0	0.07	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	142	0.4	0.01	0.08	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	142	0.4	0.01	0.08	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	142	0.4	0.03	0.08	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	142	0.4	0	0.07	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	59	0.38	0	0.11	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	59	0.38	0	0.13	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	-39	0.25	0	0.06	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	-39	0.25	0	0.07	Open
F3_J131_F3_J136	F3_J131	F3_J136	7.5	8	120	-39	0.25	0	0	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	-39	0.25	0.01	0.05	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	-39	0.25	0.01	0.05	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	37	0.24	0	0.05	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	37	0.24	0	0.05	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	37	0.24	0	0	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	37	0.24	0	0.07	Open

F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	79	0.22	0	0.03	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	79	0.22	0	0	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	71	0.2	0	0.02	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	71	0.2	0	0.02	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	71	0.2	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-71	0.2	0.01	0.02	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	71	0.2	0	0	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	71	0.2	0	0.02	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	71	0.2	0	0	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	71	0.2	0	0.02	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	71	0.2	0.01	0.02	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	70	0.2	0	0.02	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	67	0.19	0	0.01	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	67	0.19	0	0.07	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	55	0.16	0	0.04	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	71	0.11	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	71	0.11	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	38	0.11	0	0.01	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	38	0.11	0	0	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	38	0.11	0	0.07	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	20	0.06	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	20	0.06	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	19	0.05	0	0	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	19	0.05	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	1	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	1	0	0	0	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	-0.01	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	0	0	0	0	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	0	0	0	0	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.5	12	120	0	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	0	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	0	0	0	0	Open

Filing 3 Fire Flow Report

Phase 1 - Tank 20% - No RZ Pump

1,500 gpm - Continental Blvd East Cxn to Gambel Ridge Blvd Disconnected

ID	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-32	J96	J54	685.49	16	120	-3,906.97	6.23	6.19	9.03	Open
P-31	J54	J94	1,102.88	16	120	-3,906.97	6.23	9.96	9.03	Open
P-33	J98	J96	257.33	16	120	-3,595.04	5.74	1.99	7.74	Open
P-42	J112	J22	233.74	12	120	-1,933.40	5.48	2.33	9.97	Open
P-40	J22	J98	1,042.76	16	120	-3,378.81	5.39	7.2	6.9	Open
P-41	J110	J112	393.46	12	120	-1,695.54	4.81	3.08	7.82	Open
P-43	J110	F3_J096	943.16	12	120	1,664.26	4.72	7.12	7.55	Open
F3_J090_F3_J091	F3_J090	F3_J091	178.76	12	120	-1,664.26	4.72	1.35	7.55	Open
F3_J091_F3_J092	F3_J091	F3_J092	257.05	12	120	-1,664.26	4.72	1.94	7.55	Open
F3_J092_F3_J093	F3_J092	F3_J093	73.5	12	120	-1,664.26	4.72	0.56	7.55	Open
F3_J093_F3_J094	F3_J093	F3_J094	10	12	120	-1,664.26	4.72	0.08	7.57	Open
F3_J094_F3_J095	F3_J094	F3_J095	10	12	120	-1,664.26	4.72	0.08	7.52	Open
F3_J095_F3_J096	F3_J095	F3_J096	79.47	12	120	-1,664.26	4.72	0.6	7.55	Open
F3_J088_F3_J090	F3_J088	F3_J090	7.5	12	120	-1,664.26	4.72	0.06	7.56	Open
P-66	J140	J78	3,777.58	20	120	-4,300.80	4.39	13.75	3.64	Open
P-67	J92	J140	2,722.51	20	120	-4,188.08	4.28	9.43	3.46	Open
P-4	J22	J24	780.94	12	120	1,445.42	4.1	4.54	5.82	Open
P-30	J94	J92	929.45	16	120	-2,478.83	3.96	3.61	3.89	Open
P-38	J108	F3_J058	315.91	12	120	1,377.33	3.91	1.68	5.32	Open
F3_J054_F3_J055	F3_J054	F3_J055	26.22	12	120	-1,377.33	3.91	0.14	5.33	Open
P-39	J24	J108	1,453.67	12	120	1,377.33	3.91	7.73	5.32	Open
F3_J055_F3_J056	F3_J055	F3_J056	51.4	12	120	-1,377.33	3.91	0.27	5.32	Open
F3_J052_F3_J053	F3_J052	F3_J053	22.46	12	120	-1,377.33	3.91	0.12	5.33	Open
F3_J051_F3_J052	F3_J051	F3_J052	15.44	12	120	-1,377.33	3.91	0.08	5.31	Open
F3_J056_F3_J057	F3_J056	F3_J057	28.96	12	120	-1,377.33	3.91	0.15	5.31	Open
F3_J050_F3_J051	F3_J050	F3_J051	165.81	12	120	-1,377.33	3.91	0.88	5.32	Open
F3_J049_F3_J050	F3_J049	F3_J050	23.99	12	120	-1,377.33	3.91	0.13	5.33	Open
F3_J046_F3_J049	F3_J046	F3_J049	7.5	12	120	-1,377.33	3.91	0.04	5.28	Open
F3_J057_F3_J058	F3_J057	F3_J058	12.3	12	120	-1,377.33	3.91	0.07	5.32	Open
F3_J045_F3_J046	F3_J045	F3_J046	7.5	12	120	-1,300.00	3.69	0.04	4.82	Open
F3_J043_F3_J044	F3_J043	F3_J044	6.16	12	120	-1,300.00	3.69	0.03	4.75	Open
F3_J042_F3_J043	NEW_J042	F3_J043	438.59	12	120	-1,300.00	3.69	2.1	4.78	Open
F3_J041_F3_J042	F3_J041	NEW_J042	7.5	12	120	-1,300.00	3.69	0.04	4.75	Open
F3_J044_F3_J045	F3_J044	F3_J045	42.26	12	120	-1,300.00	3.69	0.2	4.77	Open
F3_J037_F3_J038	F3_J037	F3_J038	7.5	12	120	-1,260.00	3.57	0.03	4.56	Open
F3_J038_F3_J041	F3_J038	F3_J041	215.92	12	120	-1,260.00	3.57	0.97	4.51	Open
F3_J036_F3_J037	F3_J036	F3_J037	7.5	12	120	-1,241.63	3.52	0.03	4.36	Open
F3_J034_F3_J035	F3_J034	F3_J035	61.06	12	120	-1,241.63	3.52	0.27	4.38	Open
F3_J023_F3_J027	F3_J023	F3_J027	7.5	12	120	-1,241.63	3.52	0.03	4.43	Open
F3_J035_F3_J036	F3_J035	F3_J036	159.81	12	120	-1,241.63	3.52	0.7	4.39	Open
F3_J033_F3_J034	F3_J033	F3_J034	13.57	12	120	-1,241.63	3.52	0.06	4.39	Open
F3_J032_F3_J033	NEW_J032	F3_J033	431.06	12	120	-1,241.63	3.52	1.89	4.39	Open
F3_J031_F3_J032	F3_J031	NEW_J032	7.5	12	120	-1,241.63	3.52	0.03	4.36	Open
F3_J029_F3_J030	F3_J029	F3_J030	99.03	12	120	-1,241.63	3.52	0.44	4.39	Open
F3_J028_F3_J029	F3_J028	F3_J029	109.99	12	120	-1,241.63	3.52	0.48	4.39	Open
F3_J027_F3_J028	F3_J027	F3_J028	87.14	12	120	-1,241.63	3.52	0.38	4.39	Open
F3_J030_F3_J031	F3_J030	F3_J031	239.87	12	120	-1,241.63	3.52	1.05	4.39	Open
P-18	J76	J78	878.68	24	120	4,300.80	3.05	1.32	1.5	Open
P-181	T1-RZ	J76	366.47	24	120	4,300.80	3.05	0.55	1.5	Open
F3_J087_F3_J088	F3_J087	F3_J088	7.5	12	120	-939.20	2.66	0.02	2.6	Open
F3_J086_F3_J087	F3_J086	F3_J087	123.12	12	120	-939.20	2.66	0.32	2.62	Open
F3_J020_F3_J021	F3_J020	F3_J021	96.33	16	120	-1,577.34	2.52	0.16	1.69	Open
F3_J019_F3_J020	F3_J019	F3_J020	9.48	16	120	-1,577.34	2.52	0.02	1.65	Open
F3_J018_F3_J019	F3_J018	F3_J019	39	16	120	-1,577.34	2.52	0.07	1.69	Open
F3_J013_F3_J018	F3_J013	F3_J018	7.5	16	120	-1,577.34	2.52	0.01	1.69	Open
F3_J022_F3_J023	F3_J022	F3_J023	7.5	16	120	-1,577.34	2.52	0.01	1.69	Open
F3_J021_F3_J022	F3_J021	F3_J022	167.53	16	120	-1,577.34	2.52	0.28	1.68	Open

F3_J084_F3_J085	F3_J084	F3_J085	92.07	12	120	-884.2	2.51	0.22	2.34	Open
F3_J083_F3_J084	F3_J083	F3_J084	69.91	12	120	-884.2	2.51	0.16	2.34	Open
F3_J082_F3_J083	F3_J082	F3_J083	22.11	12	120	-884.20	2.51	0.05	2.34	Open
F3_J079_F3_J082	F3_J079	F3_J082	274.7	12	120	-884.20	2.51	0.64	2.34	Open
F3_J077_F3_J079	F3_J077	F3_J079	7.5	12	120	-884.20	2.51	0.02	2.34	Open
F3_J085_F3_J086	F3_J085	F3_J086	92.07	12	120	-884.20	2.51	0.22	2.34	Open
F3_J009_F3_J010	F3_J009	F3_J010	80.72	16	120	-1,540.34	2.46	0.13	1.61	Open
P312	F3_J011	F3_J010	188.82	16	120	1,540.34	2.46	0.3	1.61	Open
F3_J012_F3_J013	F3_J012	F3_J013	7.5	16	120	-1,540.34	2.46	0.01	1.56	Open
F3_J011_F3_J012	F3_J011	F3_J012	58.6	16	120	-1,540.34	2.46	0.09	1.62	Open
F3_J124_F3_J125	F3_J124	F3_J125	73.89	12	120	840.62	2.38	0.16	2.13	Open
F3_J125_F3_J126	F3_J125	F3_J126	20.75	12	120	840.62	2.38	0.04	2.12	Open
F3_J110_F3_J124	F3_J110	F3_J124	7.5	12	120	840.62	2.38	0.02	2.15	Open
F3_J126_F3_J127	F3_J126	F3_J127	135.28	12	120	840.62	2.38	0.29	2.13	Open
F3_J127_F3_J128	F3_J127	F3_J128	224.21	12	120	840.62	2.38	0.48	2.13	Open
F3_J135_F3_J159	F3_J135	F3_J159	283.92	12	120	801.63	2.27	0.55	1.95	Open
F3_J131_F3_J135	F3_J131	F3_J135	7.5	12	120	801.63	2.27	0.01	1.95	Open
F3_J159_F3_J160	F3_J159	F3_J160	209.92	12	120	801.63	2.27	0.41	1.95	Open
F3_J160_F3_J161	F3_J160	F3_J161	7.5	12	120	801.63	2.27	0.01	1.95	Open
F3_J130_F3_J131	F3_J130	F3_J131	7.5	12	120	800.62	2.27	0.01	1.95	Open
F3_J129_F3_J130	F3_J129	F3_J130	150.92	12	120	800.62	2.27	0.29	1.95	Open
F3_J128_F3_J129	F3_J128	F3_J129	7.5	12	120	800.62	2.27	0.01	1.95	Open
F3_J166_F3_J167	F3_J166	F3_J167	7.5	12	120	764.63	2.17	0.01	1.82	Open
F3_J165_F3_J166	F3_J165	F3_J166	295.39	12	120	764.63	2.17	0.53	1.79	Open
F3_J161_F3_J164	F3_J161	F3_J164	7.5	12	120	764.63	2.17	0.01	1.82	Open
F3_J164_F3_J165	F3_J164	F3_J165	224.92	12	120	764.63	2.17	0.4	1.79	Open
F3_J088_F3_J089	F3_J088	F3_J089	7.5	12	120	725.06	2.06	0.01	1.63	Open
F3_J156_F3_J157	F3_J156	F3_J157	7.5	8	120	-291	1.86	0.02	2.21	Open
F3_J149_F3_J154	F3_J149	F3_J154	7.5	8	120	-291	1.86	0.02	2.15	Open
F3_J155_F3_J156	F3_J155	F3_J156	442.34	8	120	-291	1.86	0.95	2.15	Open
F3_J154_F3_J155	F3_J154	F3_J155	115.14	8	120	-291	1.86	0.25	2.15	Open
F3_J157_F3_J158	F3_J157	F3_J158	40.62	8	120	-291	1.86	0.09	2.15	Open
F3_J037_F3_J040	F3_J037	F3_J040	7.5	8	120	291	1.86	0.02	2.15	Open
F3_J158_F3_J040	F3_J158	F3_J040	177.65	8	120	-291	1.86	0.38	2.15	Open
F3_J089_F3_J097	F3_J089	F3_J097	1,748.98	12	120	648.06	1.84	2.3	1.32	Open
F3_J097_F3_J098	F3_J097	F3_J098	7.5	12	120	648.06	1.84	0.01	1.3	Open
F3_J176_F3_J177	F3_J176	F3_J177	223.11	12	120	524.73	1.49	0.2	0.89	Open
F3_J171_F3_J172	F3_J171	F3_J172	250.03	12	120	524.73	1.49	0.22	0.89	Open
F3_J175_F3_J176	F3_J175	F3_J176	68.52	12	120	524.73	1.49	0.06	0.89	Open
F3_J174_F3_J175	F3_J174	F3_J175	117.08	12	120	524.73	1.49	0.1	0.89	Open
F3_J173_F3_J174	F3_J173	F3_J174	117.08	12	120	524.73	1.49	0.1	0.89	Open
F3_J172_F3_J173	F3_J172	F3_J173	147.52	12	120	524.73	1.49	0.13	0.89	Open
F3_J167_F3_J171	F3_J167	F3_J171	7.5	12	120	524.73	1.49	0.01	0.85	Open
F3_J177_F3_J178	F3_J177	F3_J178	7.49	12	120	524.73	1.49	0.01	0.91	Open
F3_J117_F3_J118	F3_J117	F3_J118	7.5	12	120	-505.56	1.43	0.01	0.85	Open
F3_J077_F3_J078	F3_J078	F3_J077	7.5	12	120	-505.56	1.43	0.01	0.85	Open
F3_J123_F3_J078	F3_J123	F3_J078	70.48	12	120	-505.56	1.43	0.06	0.83	Open
F3_J122_F3_J123	F3_J122	F3_J123	84.42	12	120	-505.56	1.43	0.07	0.83	Open
F3_J121_F3_J122	F3_J121	F3_J122	64.83	12	120	-505.56	1.43	0.05	0.83	Open
F3_J120_F3_J121	F3_J120	F3_J121	64.84	12	120	-505.56	1.43	0.05	0.84	Open
F3_J119_F3_J120	F3_J119	F3_J120	64.84	12	120	-505.56	1.43	0.05	0.83	Open
F3_J118_F3_J119	F3_J118	F3_J119	13.12	12	120	-505.56	1.43	0.01	0.82	Open
F3_J116_F3_J117	F3_J116	F3_J117	449.84	12	120	-505.56	1.43	0.37	0.83	Open
F3_J098_F3_J099	F3_J098	F3_J099	7.5	12	120	493.06	1.4	0.01	0.85	Open
F3_J107_F3_J108	F3_J107	F3_J108	156.55	12	120	493.06	1.4	0.12	0.79	Open
F3_J108_F3_J109	F3_J108	F3_J109	56.17	12	120	493.06	1.4	0.04	0.79	Open
F3_J109_F3_J110	F3_J109	F3_J110	7.5	12	120	493.06	1.4	0.01	0.78	Open
F3_J099_F3_J107	F3_J099	F3_J107	208.04	12	120	493.06	1.4	0.17	0.79	Open
F3_J188_F3_J189	F3_J188	F3_J189	245.64	12	120	445.72	1.26	0.16	0.66	Open
F3_J189_F3_J190	F3_J189	F3_J190	7.53	12	120	445.72	1.26	0.01	0.71	Open
F3_J178_F3_J183	F3_J178	F3_J183	7.47	12	120	445.72	1.26	0	0.65	Open
F3_J187_F3_J188	F3_J187	F3_J188	131.13	12	120	445.72	1.26	0.09	0.66	Open

F3_J185_F3_J186	F3_J185	F3_J186	7.5	12	120	445.72	1.26	0	0.65	Open
F3_J183_F3_J184	F3_J183	F3_J184	204.27	12	120	445.72	1.26	0.13	0.66	Open
F3_J184_F3_J185	F3_J184	F3_J185	7.5	12	120	445.72	1.26	0	0.65	Open
F3_J186_F3_J187	F3_J186	F3_J187	32.79	12	120	445.72	1.26	0.02	0.67	Open
F3_J190_F3_J195	F3_J190	F3_J195	7.49	12	120	375.72	1.07	0	0.46	Open
F3_J195_F3_J196	F3_J195	F3_J196	48.16	12	120	375.72	1.07	0.02	0.48	Open
F3_J076_F3_J077	F3_J076	F3_J077	7.5	12	120	-358.64	1.02	0	0.46	Open
F3_J066_F3_J071	F3_J066	F3_J071	7.5	12	120	-358.64	1.02	0	0.46	Open
F3_J071_F3_J072	F3_J071	F3_J072	65.3	12	120	-358.64	1.02	0.03	0.44	Open
F3_J072_F3_J073	F3_J072	F3_J073	258.29	12	120	-358.64	1.02	0.11	0.44	Open
F3_J073_F3_J074	F3_J073	F3_J074	69.91	12	120	-358.64	1.02	0.03	0.44	Open
F3_J074_F3_J075	F3_J074	F3_J075	35.52	12	120	-358.64	1.02	0.02	0.44	Open
F3_J075_F3_J076	F3_J075	F3_J076	102.55	12	120	-358.64	1.02	0.05	0.44	Open
F3_J115_F3_J116	F3_J115	F3_J116	383.44	12	120	-347.56	0.99	0.16	0.42	Open
F3_J110_F3_J111	F3_J110	F3_J111	216.85	12	120	-347.56	0.99	0.09	0.41	Open
F3_J112_F3_J113	F3_J112	F3_J113	35.19	12	120	-347.56	0.99	0.01	0.42	Open
F3_J113_F3_J114	F3_J113	F3_J114	7.47	12	120	-347.56	0.99	0	0.39	Open
F3_J114_F3_J115	F3_J114	F3_J115	59.25	12	120	-347.56	0.99	0.02	0.41	Open
F3_J111_F3_J112	F3_J111	F3_J112	101.89	12	120	-347.56	0.99	0.04	0.42	Open
F3_J053_F3_J054	F3_J053	F3_J054	57.95	24	120	-1,377.33	0.98	0.01	0.18	Open
F3_J197_F3_J198	F3_J197	F3_J198	126.29	12	120	335.72	0.95	0.05	0.39	Open
F3_J196_F3_J197	F3_J196	F3_J197	291.48	12	120	335.72	0.95	0.11	0.39	Open
F3_J198_F3_J026	F3_J198	F3_J026	171.08	12	120	335.72	0.95	0.07	0.39	Open
F3_J023_F3_J026	F3_J023	F3_J026	7.5	12	120	-335.72	0.95	0	0.39	Open
F3_J039_F3_J059	F3_J039	F3_J059	151.86	12	120	-272.64	0.77	0.04	0.27	Open
F3_J037_F3_J039	F3_J037	F3_J039	7.5	12	120	-272.64	0.77	0	0.26	Open
F3_J065_F3_J066	F3_J065	F3_J066	7.5	12	120	-272.64	0.77	0	0.26	Open
F3_J064_F3_J065	F3_J064	F3_J065	60.15	12	120	-272.64	0.77	0.02	0.27	Open
F3_J063_F3_J064	F3_J063	F3_J064	7.5	12	120	-272.64	0.77	0	0.26	Open
F3_J062_F3_J063	F3_J062	F3_J063	167.08	12	120	-272.64	0.77	0.04	0.26	Open
F3_J061_F3_J062	F3_J061	F3_J062	224.7	12	120	-272.64	0.77	0.06	0.27	Open
F3_J059_F3_J060	F3_J059	F3_J060	59.42	12	120	-272.64	0.77	0.02	0.26	Open
F3_J060_F3_J061	F3_J060	F3_J061	10.74	12	120	-272.64	0.77	0	0.27	Open
F3_J148_F3_J149	F3_J148	F3_J149	7.5	8	120	-98	0.63	0	0.33	Open
F3_J146_F3_J147	F3_J146	F3_J147	7.5	8	120	-98	0.63	0	0.26	Open
F3_J145_F3_J146	F3_J145	F3_J146	29.95	8	120	-98	0.63	0.01	0.29	Open
F3_J147_F3_J148	F3_J147	F3_J148	319.71	8	120	-98	0.63	0.09	0.29	Open
F3_J144_F3_J145	F3_J144	F3_J145	138.63	8	120	-98	0.63	0.04	0.29	Open
F3_J140_F3_J143	F3_J140	F3_J143	7.5	8	120	-98	0.63	0	0.26	Open
F3_J143_F3_J144	F3_J143	F3_J144	72.16	8	120	-98	0.63	0.02	0.29	Open
F3_J205_F3_J206	F3_J205	F3_J206	40.49	8	120	71	0.45	0.01	0.16	Open
F3_J204_F3_J205	F3_J204	F3_J205	7.5	8	120	71	0.45	0	0.2	Open
F3_J098_F3_J100	F3_J098	F3_J100	7.5	12	120	155	0.44	0	0.13	Open
F3_J101_F3_J102	F3_J101	F3_J102	298.5	12	120	155	0.44	0.03	0.09	Open
F3_J100_F3_J101	F3_J100	F3_J101	229.95	12	120	155	0.44	0.02	0.09	Open
F3_J203_F3_J204	F3_J203	F3_J204	7.5	12	120	142	0.4	0	0.07	Open
F3_J167_F3_J170	F3_J167	F3_J170	7.5	12	120	142	0.4	0	0.07	Open
F3_J170_F3_J200	F3_J170	F3_J200	139.45	12	120	142	0.4	0.01	0.08	Open
F3_J202_F3_J203	F3_J202	F3_J203	110.29	12	120	142	0.4	0.01	0.08	Open
F3_J200_F3_J201	F3_J200	F3_J201	442.34	12	120	142	0.4	0.04	0.08	Open
F3_J201_F3_J202	F3_J201	F3_J202	7.5	12	120	142	0.4	0	0.07	Open
F3_J141_F3_J142	F3_J141	F3_J142	25.77	8	120	59	0.38	0	0.11	Open
F3_J140_F3_J141	F3_J140	F3_J141	7.5	8	120	59	0.38	0	0.13	Open
F3_J138_F3_J139	F3_J138	F3_J139	51.47	8	120	-39	0.25	0	0.05	Open
F3_J139_F3_J140	F3_J139	F3_J140	7.5	8	120	-39	0.25	0	0.07	Open
F3_J131_F3_J136	F3_J131	F3_J136	7.5	8	120	-39	0.25	0	0.07	Open
F3_J137_F3_J138	F3_J137	F3_J138	135.96	8	120	-39	0.25	0.01	0.05	Open
F3_J136_F3_J137	F3_J136	F3_J137	126.84	8	120	-39	0.25	0.01	0.05	Open
F3_J047_F3_J048	F3_J047	F3_J048	40.77	8	120	37	0.24	0	0.05	Open
F3_J162_F3_J163	F3_J162	F3_J163	28.49	8	120	37	0.24	0	0.05	Open
F3_J046_F3_J047	F3_J046	F3_J047	7.5	8	120	37	0.24	0	0.07	Open
F3_J161_F3_J162	F3_J161	F3_J162	7.5	8	120	37	0.24	0	0.07	Open

F3_J179_F3_J180	F3_J179	F3_J180	28.49	12	120	79	0.22	0	0.03	Open
F3_J178_F3_J179	F3_J178	F3_J179	7.5	12	120	79	0.22	0	0	Open
F3_J218_F3_J219	F3_J218	F3_J219	43.37	12	120	71	0.2	0	0.02	Open
F3_J211_F3_J212	F3_J211	F3_J212	50.68	12	120	71	0.2	0	0.03	Open
F3_J213_F3_J218	F3_J213	F3_J218	7.5	12	120	71	0.2	0	0	Open
P-51	J66	F3_J199	397.59	12	120	-71	0.2	0.01	0.02	Open
F3_J204_F3_J209	F3_J204	F3_J209	7.5	12	120	71	0.2	0	0.07	Open
F3_J169_F3_J199	F3_J169	F3_J199	98.97	12	120	71	0.2	0	0.02	Open
F3_J212_F3_J213	F3_J212	F3_J213	7.5	12	120	71	0.2	0	0	Open
F3_J210_F3_J211	F3_J210	F3_J211	156.76	12	120	71	0.2	0	0.02	Open
F3_J209_F3_J210	F3_J209	F3_J210	324.56	12	120	71	0.2	0.01	0.02	Open
F3_J191_F3_J192	F3_J191	F3_J192	28.49	12	120	70	0.2	0	0.02	Open
F3_J067_F3_J068	F3_J067	F3_J068	40.5	12	120	67	0.19	0	0.02	Open
F3_J066_F3_J067	F3_J066	F3_J067	7.51	12	120	67	0.19	0	0	Open
F3_J086_F3_J086A	F3_J086	F3_J086A	11.73	12	120	55	0.16	0	0	Open
F3_J168_F3_J169	F3_J168	F3_J169	7.53	16	120	71	0.11	0	0	Open
F3_J167_F3_J168	F3_J167	F3_J168	7.5	16	120	71	0.11	0	0	Open
F3_J131_F3_J132	F3_J131	F3_J132	7.5	12	120	38	0.11	0	0	Open
F3_J133_F3_J134	F3_J133	F3_J134	94.01	12	120	38	0.11	0	0.01	Open
F3_J132_F3_J133	F3_J132	F3_J133	7.5	12	120	38	0.11	0	0	Open
F3_J077_F3_J080	F3_J077	F3_J080	7.5	12	120	20	0.06	0	0	Open
F3_J080_F3_J081	F3_J080	F3_J081	38.49	12	120	20	0.06	0	0.01	Open
F3_J069_F3_J070	F3_J069	F3_J070	28.48	12	120	19	0.05	0	0	Open
F3_J066_F3_J069	F3_J066	F3_J069	7.49	12	120	19	0.05	0	0	Open
F3_J102_F3_J103	F3_J102	F3_J103	268.94	12	120	1	0	0	0	Open
F3_J103_F3_J104	F3_J103	F3_J104	293.14	12	120	1	0	0	0	Open
F3_J204_F3_J207	F3_J204	F3_J207	7.5	8	120	0.01	0	0	0	Open
F3_J207_F3_J208	F3_J207	F3_J208	29.99	8	120	0	0	0	0	Open
F3_J190_F3_J193	F3_J190	F3_J193	7.5	12	120	0.01	0	0	0	Open
F3_J002_F3_J003	F3_J002	F3_J003	40.65	16	120	-0.01	0	0	0	Open
F3_J005_F3_J006	F3_J005	F3_J006	76.84	16	120	-0.01	0	0	0	Open
F3_J193_F3_J194	F3_J193	F3_J194	40.49	12	120	0	0	0	0	Open
F3_J178_F3_J181	F3_J178	F3_J181	7.5	12	120	0	0	0	0	Open
F3_J181_F3_J182	F3_J181	F3_J182	40.49	12	120	0	0	0	0	Open
F3_J001_F3_J001	F3_J001	F3_J002	10.87	16	120	0	0	0	0	Open
F3_J008_F3_J009	F3_J008	F3_J009	5	16	120	0	0	0	0	Open
F3_J007_F3_J008	F3_J007	F3_J008	139.89	16	120	0	0	0	0	Open
F3_J006_F3_J007	F3_J006	F3_J007	10	16	120	0	0	0	0	Open
F3_J004_F3_J005	F3_J004	F3_J005	30.61	16	120	0	0	0	0	Open
F3_J003_F3_J004	F3_J003	F3_J004	33.04	16	120	0	0	0	0	Open
F3_J024_F3_J025	F3_J024	F3_J025	98.46	12	120	0	0	0	0	Open
F3_J213_F3_J216	F3_J213	F3_J216	7.50	12	120	0	0	0	0	Open
F3_J216_F3_J217	F3_J216	F3_J217	40.23	12	120	0	0	0	0	Open
F3_J023_F3_J024	F3_J023	F3_J024	7.5	12	120	0	0	0	0	Open
F3_J213_F3_J214	F3_J213	F3_J214	7.5	12	120	0	0	0	0	Open
F3_J214_F3_J215	F3_J214	F3_J215	25.74	12	120	0	0	0	0	Open

This map is schematic in nature. Survey is recommended for specific locations.

Junction
Water Main
Parcels
N
0 125 250 500 750 1,000
Feet

Red Zone Tank

Disconnect for 1,500 gpm fire flow scenario

F3_J009
- 1,500 gpm fire flow scenario
- Lowest static psi location (40.3 psi)

Disconnect for 3,000 gpm fire flow scenario

F3_J111
- 3,000 gpm fire flow scenario
- Connection point to commercial development

16" 12" 8"

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 4	Date: August 25, 2025 Design By: SEP Drawn By: SEP Principal in Charge: WPW	**Dawson Trails Filing 3** Phase 1 - Max Day Demand + FF - Tank 20% Demand and Disconnect Locations	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 P.O. BOX 151500 303.431.6100

APPENDIX D
WASTEWATER FLOWS

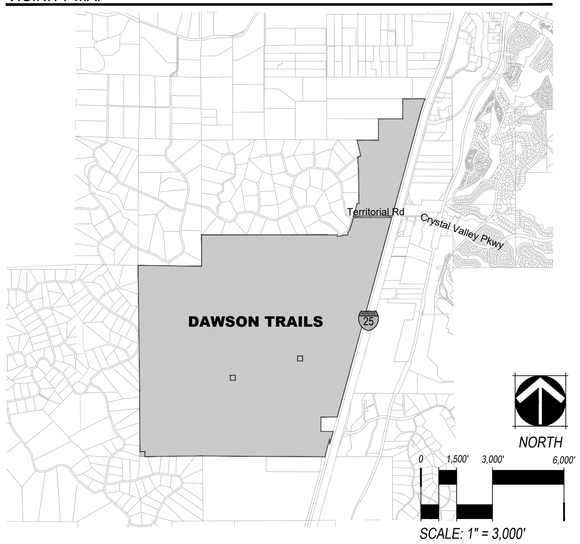
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SCALE: 1" = 3,000'

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	2,063.7		100.0%

SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....PD ZONING REGULATION APPENDIX

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAP APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRIERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING;
THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;
THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING;
THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
COVER

SHEET
1 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	**5,850**
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	**2,400**
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	**3,200,000**

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	**2,063.7**		**100.0%**

OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	**11.0%**
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.1	22.4%
OSP (PRIVATE)	70.8	25.8%
SUBTOTAL	*532.9*	*25.8%*
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	**747.9**	**36.2%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.5**	**47.3%**

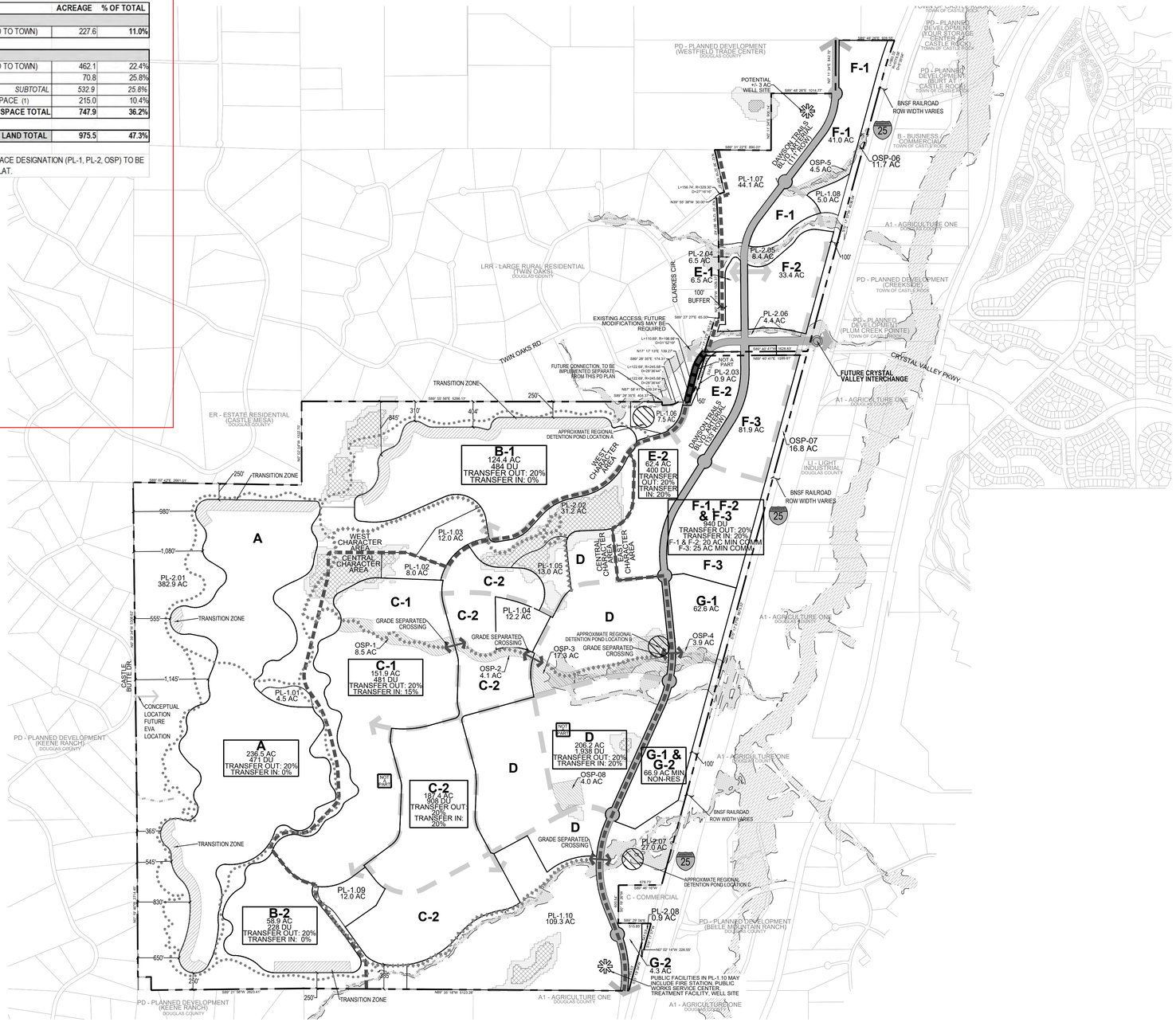
NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CDS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F & G, HOSPITALITY, MEDICAL, OFFICE MULTI-FAMILY RESIDENTIAL, AND VERTICAL MIXED-USE ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.



LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- 100 YEAR FLOODPLAIN (FEMA)

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

NORTH SCALE 1" = 900' (0, 450, 900, 1,800)

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

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WESTSIDE INVESTMENT PARTNERS
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SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
OVERALL PD PLAN

SHEET 3 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM NORTH OF CVI TO PLUM CREEK PWKY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

PHASE 4B:

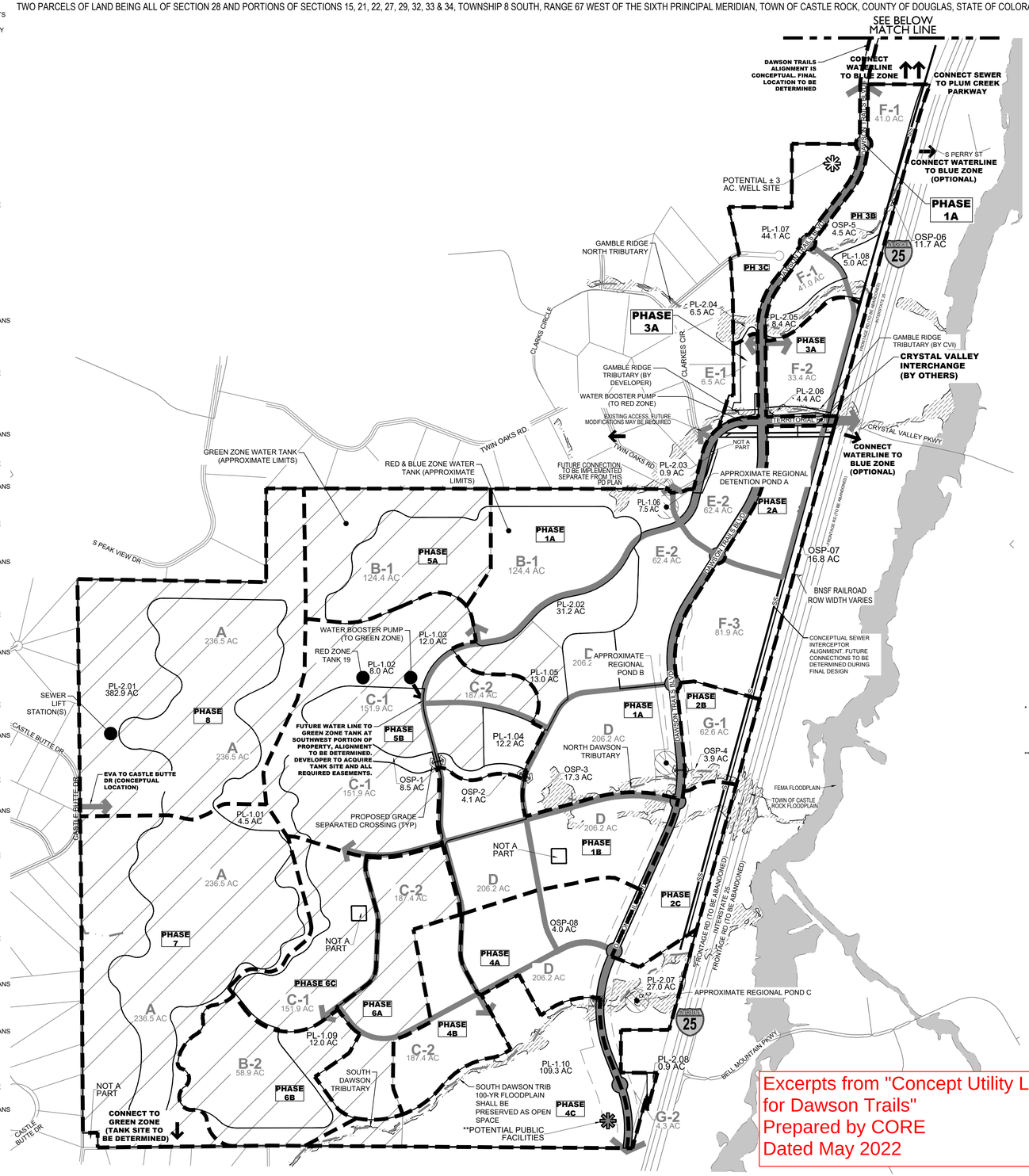
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

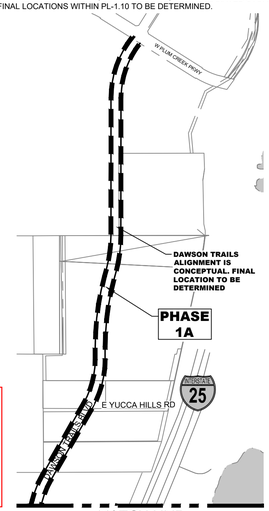
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

*PHASE 5A:

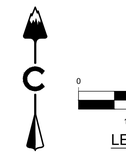
- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE



Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022



MATCH LINE SEE ABOVE



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SS SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PLANNING AREAS B-1 AND C-2, NO OVERLOT GRADING PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.

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3473 S. BROADWAY
ENGLEWOOD, CO 80113
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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

DRAFT

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 18

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

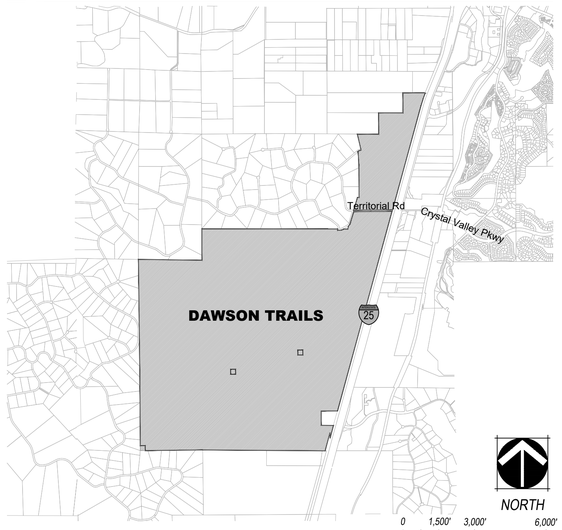
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....ARCHITECTURAL DESIGN STANDARDS
SHEET 20.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND IN PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:
BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS OF LAND:

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'53" E, A DISTANCE OF 1262.04 FEET TO THE POINT OF BEGINNING;
THENCE N 00°37'44" W, A DISTANCE OF 208.93 FEET;
THENCE S 89°47'24" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°40'40" E, A DISTANCE OF 208.93 FEET;
THENCE N 89°47'27" W, A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'19" W, A DISTANCE OF 1765.57 FEET TO THE POINT OF BEGINNING;
THENCE N 89°46'42" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.19 FEET;
THENCE S 89°55'33" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°45'12" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OR PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SQ. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);
2. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);
4. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;
5. THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);
6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
7. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);
8. THENCE N. 85°14'11" W., A DISTANCE OF 10.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W 1/4 S21 S22 PLS 38486 2018") AS BEING N. 02°26'33" W.

AND LESS AND EXCEPT THAT RETAINED RIGHT- OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404 .

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS;

PARCEL 2:
COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS RW-18 AND RW-18A IN THAT DEED RECORDED AT RECEPTION NO. 2021056802.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (1)
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90' (1)
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90' (1)
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90' (1)
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90' (1)
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90' (1)
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

PLANNING AREAS	1,257.4		60.9%
OPEN SPACE (PL-2 & OS)	533.0		25.8%
PUBLIC LAND DEDICATION (PL-1)	227.6		11.0%
ROW (ARTERIAL)	45.7		2.2%
TOTAL PROPERTY (APPROXIMATELY)	2,063.7		100.0%

LAND USE SUMMARY NOTE:
1.) FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

PDP STANDARD NOTES

1. A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
COVER

SHEET
1 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM THE NORTHERN PROJECT BOUNDARY TO PLUM CREEK PKWY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE INTERCHANGE REACH 25,000 VPD, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN ½ OF DAWSON TRAILS BLVD TO COMPLETE ROADWAY SECTION, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WEST ½ OF DAWSON TRAILS BLVD BETWEEN THE NORTHERN PROJECT BOUNDARY AND PLUM CREEK PARKWAY WHEN TRAFFIC VOLUMES ON THIS SECTION REACH 12,000 VPD.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT FULL ROADWAY SECTION OF DAWSON TRAILS BLVD NORTH OF CVI TO THE NORTHERN PROJECT BOUNDARY
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

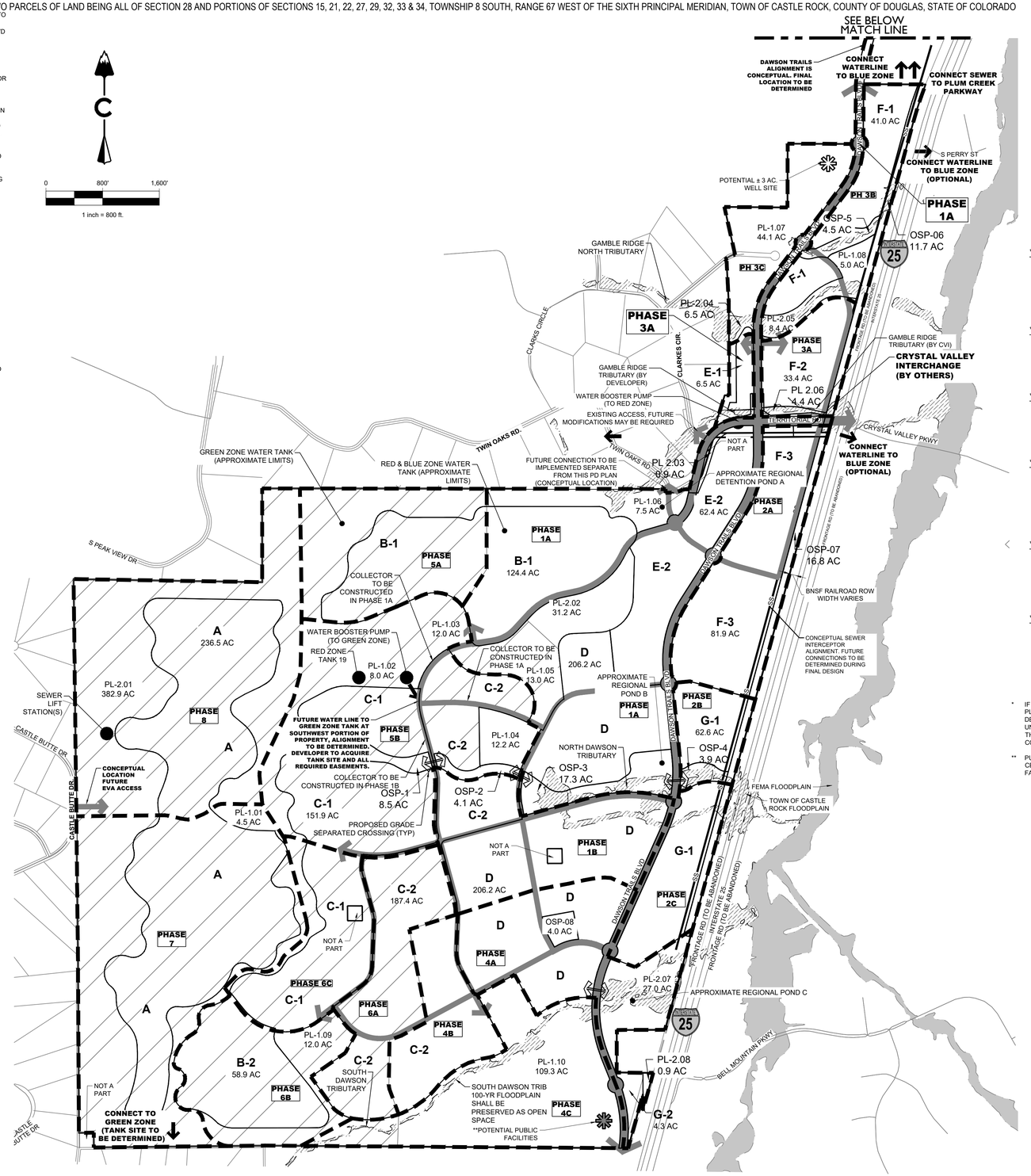
PHASE 4B:

- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

CHECKED BY: MB, SW
DRAWN BY: DJ, JR



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5A:

- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

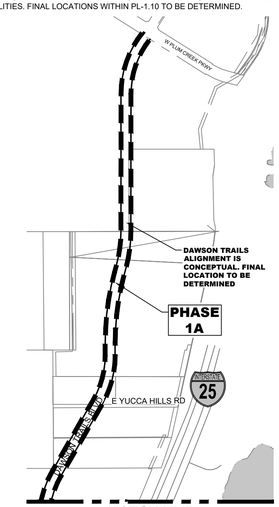
- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PHASE 1A AND PLANNING AREA C-2, NO OVERLOT GRADING AND ASSOCIATED INFRASTRUCTURE PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.



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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 20

Lot Counts

Planning Area	Lot Type	Proposed # of Units	Allowable Transfer In	Max # of Units	SFE/ Unit	SFE
C2-1	Single Family	89	20%	107	1.00	107
C2-2	Single Family	256	20%	307	1.00	307
D-1	Single Family	47	20%	56	1.00	56
D-2	Single Family	84	20%	101	1.00	101
D-3	Duplex	86	20%	103	1.00	103
D-4	Motor Court Lots***	160	20%	192	1.00	192
D-5	Single Family	95	20%	114	1.00	114
D-6	Single Family	44	20%	53	1.00	53
D-7	Townhome	101	20%	121	0.65	79
D-8	Townhome	109	20%	131	0.65	85
D-9	Townhome	71	20%	85	0.65	55
MF-2**	Multi-Family/Mixed Use	101	20%	121	0.65	79
MF-3	Multi-Family	291	20%	349	0.65	227
MF-4	Multi-Family	285	20%	342	0.65	222
G-1*	Commercial/Industrial	111	0%	111	1.00	111
Future C1-1	Single Family	246	15%	283	1.00	283
Future C1-2	Single Family	135	15%	155	1.00	155
Future C-2	Single Family	385	20%	462	1.00	462
Future B-2	Single Family	228	0%	228	1.00	228
Future A-1	Single Family	333	0%	333	1.00	333
Future A-2	Single Family	138	0%	138	1.00	138
Future G-2*	Commercial/Industrial	2.75	0%	3	1.00	3
Future PL-1.01*	Public Land	2	0%	2	1.00	2
Future PL-1.09*	Elementary School	8.5	0%	9	1.00	9
Future PL-1.10-1*	Public Land	2.5	0%	3	1.00	3
Future PL-1.10-2*	Public Land	2	0%	2	1.00	2
					Total:	**3,508**

* SFEs from CORE Overall Water Map dated 8/21/2024.

**MF-2 Multi-Family units from "PA-C2 & PA-D Lotting Plan" dated September 2024 by Norris Design.

*** Motor Court Lots counted as "Single Family Residential" (1 SFE/Unit)

Wastewater Demands

Planning Area	SFE	Average Daily (ADD) (GPD)	Peaking Factor (PF)	Infiltration/Inflow (GPD)	Peak Flow (PDF) (GPD)	Peak Flow (PDF) (GPM)
C2-1	107	21,360	5.00	2,136	108,936	76
C2-2	307	61,440	5.00	6,144	313,344	218
D-1	56	11,280	5.00	1,128	57,528	40
D-2	101	20,160	5.00	2,016	102,816	71
D-3	103	20,640	5.00	2,064	105,264	73
D-4	192	38,400	5.00	3,840	195,840	136
D-5	114	22,800	5.00	2,280	116,280	81
D-6	53	10,560	5.00	1,056	53,856	37
D-7	79	15,756	5.00	1,576	80,356	56
D-8	85	17,004	5.00	1,700	86,720	60
D-9	55	11,076	5.00	1,108	56,488	39
MF-2	79	15,756	5.00	1,576	80,356	56
MF-3	227	45,396	5.00	4,540	231,520	161
MF-4	222	44,460	5.00	4,446	226,746	157
G-1	111	22,200	5.00	2,220	113,220	79
Future C1-1	283	56,580	5.00	5,658	288,558	200
Future C1-2	155	31,050	5.00	3,105	158,355	110
Future C-2	462	92,400	5.00	9,240	471,240	327
Future B-2	228	45,600	5.00	4,560	232,560	162
Future A-1	333	66,600	5.00	6,660	339,660	236
Future A-2	138	27,600	5.00	2,760	140,760	98
Future G-2	3	550	5.00	55	2,805	2
Future PL-1.01	2	400	5.00	40	2,040	1
Future PL-1.09	9	1,700	5.00	170	8,670	6
Future PL-1.10-1	3	500	5.00	50	2,550	2
Future PL-1.10-2	2	400	5.00	40	2,040	1
Total:	**3,508**	**701,668**			**3,578,507**	**2,485**

Filing 3 - Dawson Trails

Sanitary Flow Results

	Design Point			Residential			Non-Residential				Peak Flow			Infiltration & Inflow	Cumultive Total Flow			Sewer Design								
Design Point Location	Planning Area	Phase	Contributing Flow (gpm)	MutiFamily (Dus)	Single Family (DUs)	Average Daily Flow (GPD)	School (EA)	Parks (SFE)	Commercial/Industrial (SFE)	Average Daily Flow (GPD)	Total Average Daily Flow (GPD)	Total Average flow (gpm)	Peak Hour Flow (gpm)	Infiltration and Inflow (gpm)	Total Peak Sewage Flow (gpm)	Cumulative Total Peak Flow (gpm)	Cumulative Total Peak Flow (cfs)	Pipe Size (in)	Approximate Minimum Design Pipe Slope (%)	Min Pipe Slope (%)	Max Pipe Slope (%)	Capacity (gpm) @ 75% depth @ Min Pipe Slope	Capacity (gpm) @ 75% depth @ Max Slope	Capacity (gpm) @ 75% depth @ Design Slope	Capacity Remaining (gpm)	Percent Capacity (75% Max)
	Future G-2	Future							3	550	550	0.38	1.91	0.04	2	1.95	0.004339978									
J-0.01			1.95															8	0.4	0.4	8	313	1,354	313	311.05	0.01
J-0.02	Future PL-1.10-2	Future	1.95					2		400	400	0.28	1.39	0.03	1.42	3.36	0.007496325	8	0.4	0.4	8	313	1,354	313	309.64	0.01
J-0.03	G-1	1	3						111	22,200	22,200	15.42	77.08	1.54	78.63	81.99	0.182673612	8	0.4	0.4	8	313	1,354	313	231.01	0.26
	Future B-2	Future	98		228	45,600					45,600	31.67	158.33	3.17	161.50	259.25	0.577611593									
	Future A-2.1	Future			138	27,600					27,600	19.17	95.83	1.92	97.75	97.75	0.217787978									
J-1.01			259															12	0.4	0.22	5	588	2,659	793	533.75	0.33
J-1.02	C2-2	1	259		307	61,440					61,440	42.67	213.33	4.27	217.60	476.85	1.062426569	12	0.4	0.22	5	588	2,659	793	316.15	0.60
J-1.03	Future PL-1.10-1	Future	477					3		500	500	0.35	1.74	0.03	1.77	478.62	1.066372003	15	0.4	0.15	4	1,024	4,946	1672	1193.38	0.29
J-1.04	D-9	1	479		55	11,076					11,076	7.69	38.46	0.77	39.23	517.85	1.153771265	15	0.4	0.15	4	1,024	4,946	1672	1154.15	0.31
J-1.05	MF-4	1	518	222		44,460					44,460	30.88	154.38	3.09	157.46	675.31	1.50459929	15	0.4	0.15	4	1,024	4,946	1672	996.69	0.40
	Future C1-2	Future			155	31,050					31,050	21.56	107.81	2.16	109.97	109.97	0.245011475									
	Future PL-1.09	Future	110				9			1,700	1,700	1.18	5.90	0.12	6.02	115.99	0.258425952									
J-2.01			116															12	0.8	0.22	5	588	2,659	1121	1005.01	0.10
	Future C-2	Future			462	92,400					92,400	64.17	320.83	6.42	327.25	327.25	0.729116273									
J-2.02			327															12	0.8	0.22	5	588	2,659	1121	793.75	0.29
J-2.04	D-5	1	123		114	22,800					22,800	15.83	79.17	1.58	80.75	203.71	0.453866989	8	2	0.4	8	313	1,354	699	495.29	0.29
J-2.04	D-6	1	166		53	10,560					10,560	7.33	36.67	0.73	37.40	203.71	0.453866989	8	2	0.4	8	313	1,354	699	495.29	0.29
J-2.04	D-7	1	148		79	15,756					15,756	10.94	54.71	1.09	55.80	203.71	0.453866989	8	2	0.4	8	313	1,354	699	495.29	0.29
J-2.04	D-8.1	1	174		42	8,402					8,402	5.83	29.17	0.58	29.76	203.71	0.453866989	8	2	0.4	8	313	1,354	699	495.29	0.29
J-2.05	MF-3	1	1,322	227		45,396					45,396	31.53	157.63	3.15	160.78	1483.04	3.30422238	15	1.3	0.15	4	1,024	4,946	3014	1530.96	0.49
J-2.06	MF-2	1	1,483	79		15,756					15,756	10.94	54.71	1.09	55.80	1538.84	3.428550908	15	1.3	0.15	4	1,024	4,946	3014	1475.16	0.51
	Future C1-1	Future	335		283	56,580					56,580	39.29	196.46	3.93	200.39	535.43	1.192941538									
	Future PL-1.01	Future						2		400	400	0.28	1.39	0.03	1.42	1.42	0.003156348									
	Future A-1	Future	1		333	66,600					66,600	46.25	231.25	4.63	235.88	237.29	0.528688206									
	Future A-2.2	Future			138	27,600					27,600	19.17	95.83	1.92	97.75	97.75	0.217787978									
J-3.01			535															12	0.8	0.22	5	588	2,659	1121	585.57	0.48
J-3.02	C2-1	1			107	21,360					21,360	14.83	74.17	1.48	75.65	75.65	0.168548957	8	0.5	0.4	8	313	1,354	350	274.35	0.22
J-3.03	D-2	1	73		101	20,160					20,160	14.00	70.00	1.40	71.40	144.50	0.321947445	8	0.9	0.4	8	313	1,354	469	324.50	0.31
J-3.03	D-3	1	71		103	20,640					20,640	14.33	71.67	1.43	73.10	144.50	0.321947445	8	0.9	0.4	8	313	1,354	469	324.50	0.31
J-3.04	D-4	1	642		192	38,400					38,400	26.67	133.33	2.67	136.00	777.54	1.732377107	12	2.6	0.22	5	588	2,659	2021	1243.46	0.38
J-3.04	D-8.2	1	747		43	8,602					8,602	5.97	29.87	0.60	30.47	777.54	1.732377107	12	2.6	0.22	5	588	2,659	2021	1243.46	0.38
J-3.05	D-1	1	778		56	11,280					11,280	7.83	39.17	0.78	39.95	817.49	1.821386107	12	3.6	0.22	5	588	2,659	2378	1560.51	0.34

APPENDIX E
WASTEWATER HYDRAULIC MODELING

MATCH LINE SHEET 3

JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-1.01	27,600	-	98	98
J-1.02	13,800	-	49	147
J-1.03	-	3,375	12	159
J-1.04	45,600	-	162	320
J-1.05	18,200	-	65	385
J-1.06	18,200	-	65	449
J-1.07	18,200	-	65	514
J-1.08	-	500	2	516
J-1.09	-	400	2	517
J-1.10	-	551	2	2
J-1	-	-	-	519
J-2.01	19,600	-	70	70
J-2.02	72,600	-	257	327
J-2.03	69,600	-	247	573
J-2.04	-	400	2	575
J-2.05	34,600	-	123	697
J-2.06	-	2,204	8	705
J-2	-	-	-	1,224
J-3A.01	-	400	2	2
J-3A.02	66,600	-	236	237
J-3A	-	-	-	335
J-3.01	5,200	-	19	354
J-3.02	39,200	-	139	493
J-3.03	39,000	-	138	631
J-3.04	31,000	-	110	741
J-3.05	92,340	-	327	327
J-3.05A	-	-	-	1,068
J-3.06	-	20,000	71	1,139
J-3	-	-	-	2,363
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
J-4.04	-	3,375	12	160
J-4.05	26,600	-	94	254
J-4.06	72,400	-	257	511
J-4.07	-	20,000	71	582
J-4	-	-	-	2,945
J-5.01	-	6,000	21	21
J-5.02	37,000	-	131	152
J-5.03	26,200	-	93	245
J-5.04	33,600	-	119	364
J-5.05	-	9,500	34	398
J-5.06	26,000	-	92	92
J-5.07	26,000	231,000	910	1,400
J-5.08	70,200	63,906	475	1,875
J-5	-	-	-	4,820
J-6.01	-	8,000	28	28
J-6.02	52,000	12,479	228	257
J-6	-	-	-	5,077
J-7.01	-	40,000	142	142
J-7.02	-	5,000	18	160
J-7.03	-	27,500	97	257
J-7	-	-	-	5,334
J-8.01	-	400	2	2
J-8.02	-	10,000	36	37
J-8.03	-	400	2	39
J-8	-	-	-	5,372
J-9.01	-	3,030	11	11
J-9	-	-	-	5,383
TOTAL	1,023,140	468,421	-	5,383

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	2,098	5,850
	SINGLE FAMILY (DU)	3,752	
NON-RESIDENTIAL	SCHOOL (EA)	2	3,200,000
	PARKS (SFE)	10	
	CAR WASH (AC)	3	
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL/ OFFICE (SF)	1,225,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

LEGEND

- 8" PROPOSED SANITARY
- 10" PROPOSED SANITARY
- 12" PROPOSED SANITARY
- 15" PROPOSED SANITARY
- 18" PROPOSED SANITARY
- 21" PROPOSED SANITARY
- 24" PROPOSED SANITARY
- 27" PROPOSED SANITARY
- FORCE MAIN SANITARY
- FLOW DIRECTION ARROW
- HIGH POINT
- LOW POINT
- SANITARY JUNCTION
- SANITARY INPUT PT.
- LIFT STATION

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3A
- BASIN 3B
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9

X SFD (DU)	SINGLE FAMILY (UNITS)
X MF (DU)	MULTI-FAMILY (UNITS)
X SC (EA)	SCHOOL (UNITS)
X COM (SF)	COMMERCIAL (UNITS)
RL	RETAIL
O	OFFICE
H	HOTEL
I	INDUSTRIAL
RT	RESTAURANT
CW	CAR WASH
X PK (SFE)	PARK (UNITS)

1 inch = 400 ft.

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

DETAILED WASTEWATER MAP

DAWSON TRAILS OFFSITE SANITARY SEWER

DATE: 3/24/23

CREATED BY: CGV

JOB NO. 20-224

SHEET 2 OF 5

2022-10-10 (4:13 PM) Caroline Van Horn X:\20-224 Dawson\Civil\CAD\Plans\Sanitary Offsite\Utility Detailed Wastewater Maps.dwg

Filing 3 Average Day Flows

Phase 1 flows

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (gpm)	Velocity (ft/s)	d/D	q/Q	Critical Depth (ft)	Full Flow (gpm)
D040_D039	D040	D039	8.00	308.508	0.01	68.30	2.67	0.22	0.11	0.18	643.499
D030_D004	D030	D004	15.00	301.364	0.01	191.91	2.99	0.174	0.07	0.25	2905.287
J-2.05_J-2.06	J-2.05	J-2.06	15.00	652.989	0.01	180.97	2.94	0.169	0.06	0.25	2907.068
D004_D003	D004	D003	15.00	217.23	0.02	247.19	4.38	0.159	0.06	0.29	4502.052
D001_T003	D001	T003	21.00	270.298	0.01	261.22	2.46	0.155	0.05	0.27	5039.374
T003_T002	T003	T002	21.00	300.004	0.01	261.22	2.46	0.155	0.05	0.27	5042.121
T002_T001	T002	T001	21.00	400	0.01	261.22	2.46	0.155	0.05	0.27	5042.154
D002_D001	D002	D001	15.00	376.736	0.03	247.19	4.57	0.155	0.05	0.29	4776.32
D034_D033	D034	D033	15.00	401.057	0.01	149.44	2.77	0.154	0.05	0.22	2906.837
J-2.06_D030	J-2.06	D030	15.00	400	0.02	191.91	3.71	0.15	0.05	0.25	3954.006
D033_J-2.05	D033	J-2.05	15.00	309.871	0.01	149.44	2.96	0.147	0.05	0.22	3189.447
J-1.05_D065	J-1.05	D065	15.00	300.441	0.00	81.14	1.68	0.143	0.04	0.16	1837.225
D040.2_D040.1	D040.2	D040.1	8.00	133.062	0.01	28.33	2.06	0.143	0.04	0.11	642.937
J-3.03_D040.2	J-3.03	D040.2	8.00	390.734	0.01	28.33	2.06	0.143	0.04	0.11	643.416
D040.1_J-2.04	D040.1	J-2.04	8.00	67.096	0.01	28.33	2.06	0.143	0.04	0.11	643.657
D065_D034	D065	D034	15.00	226.2	0.00	81.14	1.68	0.143	0.04	0.16	1843.85
D003_D002	D003	D002	15.00	197.224	0.04	247.19	5.20	0.141	0.04	0.29	5755.213
D089_D088	D089	D088	12.00	79.518	0.00	42.67	1.41	0.141	0.04	0.13	1001.081
D092_D091	D092	D091	12.00	30.288	0.00	42.67	1.42	0.14	0.04	0.13	1009.2
D086_D085	D087	D086	12.00	92.995	0.00	42.67	1.42	0.14	0.04	0.13	1011.329
D082_D081	D082	D081	12.00	320.349	0.00	42.67	1.42	0.14	0.04	0.13	1013.48
D083_D082	D083	D082	12.00	264.903	0.00	42.67	1.42	0.14	0.04	0.13	1014.217
D090_D089	D090	D089	12.00	79.518	0.00	42.67	1.43	0.14	0.04	0.13	1017.1
D088_D087	D088	D087	12.00	79.518	0.00	42.67	1.43	0.14	0.04	0.13	1017.1
D086_D083	D086	D083	12.00	176.262	0.00	42.67	1.43	0.14	0.04	0.13	1017.588
D081_D080	D081	D080	12.00	114.034	0.00	42.67	1.43	0.14	0.04	0.13	1018.317
D091_D090	D091	D090	12.00	49.23	0.00	42.67	1.43	0.139	0.04	0.13	1021.93
J-0.03_G001	J-0.03	G001	8.00	399.852	0.00	14.03	1.08	0.138	0.04	0.08	343.993
G001_D001	G001	D001	8.00	379.866	0.00	14.03	1.08	0.138	0.04	0.08	343.99
D016_D015	D016	D015	8.00	341.235	0.01	14.86	1.19	0.134	0.04	0.08	384.955
D073_J-1.04	D073	J-1.04	12.00	52.419	0.01	42.67	1.58	0.13	0.04	0.13	1171.803
D093_D092	D093	D092	12.00	92.995	0.01	42.67	1.66	0.126	0.03	0.13	1266.209
D096_D095	D096	D095	12.00	122.077	0.01	42.67	1.80	0.119	0.03	0.13	1414.381
D095_D094	D095	D094	12.00	161.732	0.01	42.67	1.81	0.119	0.03	0.13	1431.919
D094_D093	D094	D093	12.00	212.552	0.01	42.67	1.87	0.116	0.03	0.13	1495.804
D039_D038.2	D039	D038.2	12.00	163.791	0.02	68.30	3.00	0.116	0.03	0.16	2403.258
D038.2_D038.1	D038.2	D038.1	12.00	163.775	0.02	68.30	3.02	0.115	0.03	0.16	2429.359
D077_D076	D077	D076	12.00	164.94	0.01	42.67	1.89	0.115	0.03	0.13	1523.884
D067_J-1.05	D067	J-1.05	15.00	82.531	0.00	50.31	1.45	0.114	0.03	0.13	1838.23
D017_D016	D017	D016	8.00	341.235	0.01	14.86	1.51	0.114	0.03	0.08	543.613
J-3.02_D017	J-3.02	D017	8.00	44.923	0.01	14.86	1.51	0.114	0.03	0.08	544.268
J-1.03_D074	J-1.03	D074	12.00	270.402	0.01	42.67	2.01	0.111	0.03	0.13	1654.677
J-1.02_D096	J-1.02	D096	12.00	85.353	0.01	42.67	2.03	0.11	0.03	0.13	1682.58
D036.1_D036	D036.1	D036	12.00	115.12	0.03	68.30	3.28	0.109	0.03	0.16	2726.894
D035_D034.1	D035	D034.1	12.00	71.507	0.03	68.30	3.28	0.109	0.03	0.16	2727.925
D034.1_D034	D034.1	D034	12.00	156.42	0.03	68.30	3.28	0.109	0.03	0.16	2728.504
D038_D037	D038	D037	12.00	108.017	0.03	68.30	3.28	0.109	0.03	0.16	2729.277
D038.1_D038	D038.1	D038	12.00	112.77	0.03	68.30	3.28	0.109	0.03	0.16	2730.226
D036_D035	D036	D035	12.00	71.51	0.03	68.30	3.28	0.109	0.03	0.16	2734.449
D037_D036.1	D037	D036.1	12.00	80.078	0.03	68.30	3.29	0.109	0.03	0.16	2734.909
D076_J-1.03	D076	J-1.03	12.00	270.402	0.01	42.67	2.05	0.109	0.03	0.13	1711.166
D005_D004	D005	D004	12.00	71.799	0.02	55.28	2.70	0.108	0.02	0.14	2262.718
D069_D068	D069	D068	12.00	209.053	0.02	50.31	2.63	0.103	0.02	0.14	2264.445
D074_D073	D074	D073	12.00	307.77	0.02	42.67	2.25	0.102	0.02	0.13	1943.02
D070_D069	D070	D069	12.00	70.272	0.02	50.31	2.74	0.1	0.02	0.14	2411.738
J-3.04_D010	J-3.04	D010	12.00	110.801	0.03	47.50	2.94	0.092	0.02	0.13	2728.992

D009_D008	D009	D008	12.00	252.053	0.03	47.50	2.94	0.092	0.02	0.13	2730.451
D010_D009	D010	D009	12.00	95.104	0.03	47.50	2.94	0.092	0.02	0.13	2731.346
J-1.04_D071	J-1.04	D071	12.00	173.97	0.03	50.31	3.17	0.091	0.02	0.14	2967.617
D071_D070	D071	D070	12.00	39.851	0.04	50.31	3.26	0.089	0.02	0.14	3089.799
D080_D079	D080	D079	12.00	144.31	0.03	42.67	2.79	0.088	0.02	0.13	2649.244
J-3.05_D005	J-3.05	D005	12.00	152.145	0.05	55.28	3.67	0.087	0.02	0.14	3511.997
D068_D067	D068	D067	12.00	210.666	0.04	50.31	3.43	0.086	0.02	0.14	3313.949
D079_D078	D079	D078	12.00	274.813	0.03	42.67	2.99	0.084	0.02	0.13	2923.993
D078_D077	D078	D077	12.00	274.813	0.04	42.67	3.13	0.082	0.01	0.13	3131.006
D008_D007	D008	D007	12.00	108.882	0.05	47.50	3.51	0.081	0.01	0.13	3510.579
D007_J-3.05	D007	J-3.05	12.00	87.17	0.05	47.50	3.51	0.081	0.01	0.13	3510.962
D014_D013	D014	D013	12.00	200.481	0.03	14.86	2.07	0.053	0.01	0.07	2729.437
D013_D012	D013	D012	12.00	225.354	0.03	14.86	2.07	0.053	0.01	0.07	2729.264
D015_D014	D015	D014	12.00	268.903	0.03	14.86	2.09	0.053	0.01	0.07	2765.469
D012_J-3.04	D012	J-3.04	12.00	343.528	0.05	14.86	2.41	0.048	0.00	0.07	3399.102
J-2.04_D040	J-2.04	D040	8.00	20.845	307.53	68.30	87.40	0.021	0.00	0.18	95363.931
D047_D046	D047	D046	12.00	212.264	0.01	0.00	0.00	0	0.00	0.00	1828.26
D046_D045	D046	D045	12.00	227.536	0.02	0.00	0.00	0	0.00	0.00	1974.268
D045_D044	D045	D044	12.00	263.827	0.02	0.00	0.00	0	0.00	0.00	2431.959
D044_D043	D044	D043	12.00	271.815	0.02	0.00	0.00	0	0.00	0.00	2431.223
D043_D042	D043	D042	12.00	250.569	0.02	0.00	0.00	0	0.00	0.00	2430.911
D042_D039	D042	D039	12.00	257.073	0.02	0.00	0.00	0	0.00	0.00	2431.012
D085_D084	D085	D084	8.00	68.602	0.00	0.00	0.00	0	0.00	0.00	341.156
D084_D083	D084	D083	8.00	184.305	0.00	0.00	0.00	0	0.00	0.00	344.577
D028_D027	D028	D027	12.00	187.994	0.01	0.00	0.00	0	0.00	0.00	1432.173
D027_D026	D027	D026	12.00	215.478	0.03	0.00	0.00	0	0.00	0.00	2684.349
D026_D025	D026	D025	12.00	96.727	0.03	0.00	0.00	0	0.00	0.00	2678.731
G003_J-0.03	G003	J-0.03	8.00	362.134	0.00	0.00	0.00	0	0.00	0.00	344.103
G004_G003	G004	G003	8.00	399.852	0.00	0.00	0.00	0	0.00	0.00	343.993
D055_D053	D055	D053	12.00	353.442	0.01	0.00	0.00	0	0.00	0.00	1897.427
G006_G005	G006	G005	8.00	379.869	0.02	0.00	0.00	0	0.00	0.00	661.44
D049_D048	D049	D048	12.00	90.89	0.01	0.00	0.00	0	0.00	0.00	1826.857
G008_G007	G008	G007	8.00	62.484	0.02	0.00	0.00	0	0.00	0.00	659.853
G009_G008	G009	G008	8.00	256.647	0.00	0.00	0.00	0	0.00	0.00	344.5
G010_G009	G010	G009	8.00	112.826	0.00	0.00	0.00	0	0.00	0.00	343.432
G011_G010	G011	G010	8.00	321.051	0.00	0.00	0.00	0	0.00	0.00	344.704
G013_J-0.02	G013	J-0.02	8.00	133.199	0.00	0.00	0.00	0	0.00	0.00	343.025
G014_G013	G014	G013	8.00	319.158	0.00	0.00	0.00	0	0.00	0.00	344.383
G015_G014	G015	G014	8.00	303.097	0.00	0.00	0.00	0	0.00	0.00	343.59
J-0.01_G015	J-0.01	G015	8.00	303.097	0.00	0.00	0.00	0	0.00	0.00	345.007
J-0.02_G011	J-0.02	G011	8.00	197.616	0.00	0.00	0.00	0	0.00	0.00	343.828
D025_D024	D025	D024	12.00	339.082	0.04	0.00	0.00	0	0.00	0.00	3001.077
J-1.01_J-1.02	J-1.01	J-1.02	12.00	123.139	0.03	0.00	0.00	0	0.00	0.00	2922.035
D024_D023	D024	D023	12.00	339.082	0.04	0.00	0.00	0	0.00	0.00	2999.814
D023_D022	D023	D022	12.00	76.406	0.04	0.00	0.00	0	0.00	0.00	2997.177
D057_D055	D057	D055	12.00	264.844	0.01	0.00	0.00	0	0.00	0.00	1895.079
D022_D015	D022	D015	12.00	156.198	0.04	0.00	0.00	0	0.00	0.00	3000.388
J-2.01_D063	J-2.01	D063	12.00	143.516	0.01	0.00	0.00	0	0.00	0.00	1416.382
J-2.02_D051	J-2.02	D051	12.00	77.675	0.01	0.00	0.00	0	0.00	0.00	1828.275
D048_D047	D048	D047	12.00	93.7	0.01	0.00	0.00	0	0.00	0.00	1829.497
D050_D049	D050	D049	12.00	319.572	0.01	0.00	0.00	0	0.00	0.00	1829.296
D051_D050	D051	D050	12.00	293.63	0.01	0.00	0.00	0	0.00	0.00	1826.349
J-3.01_D028	J-3.01	D028	12.00	143.685	0.01	0.00	0.00	0	0.00	0.00	1434.382
D053_D045	D053	D045	12.00	361.514	0.02	0.00	0.00	0	0.00	0.00	2430.858
G007_G006	G007	G006	8.00	379.745	0.02	0.00	0.00	0	0.00	0.00	660.959
D060_D057	D060	D057	12.00	244.393	0.01	0.00	0.00	0	0.00	0.00	1896.663
D062_D060	D062	D060	12.00	39.224	0.01	0.00	0.00	0	0.00	0.00	1898.572
D063_D062	D063	D062	12.00	46.973	0.01	0.00	0.00	0	0.00	0.00	1900.507
G005_G004	G005	G004	8.00	379.857	0.00	0.00	0.00	0	0.00	0.00	343.994

Filing 3 Average Day Flows

Build-out flows

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (gpm)	Velocity (ft/s)	d/D	q/Q	Critical Depth (ft)	Full Flow (gpm)
D030_D004	D030	D004	15.00	301.364	0.01	1,706.00	5.49	0.551	0.59	0.79	2905.287
J-2.05_J-2.06	J-2.05	J-2.06	15.00	652.989	0.01	1,650.00	5.44	0.539	0.57	0.78	2907.068
D004_D003	D004	D003	15.00	217.23	0.02	2,523.00	8.41	0.535	0.56	0.96	4502.052
D040_D039	D040	D039	8.00	308.508	0.01	348.00	4.19	0.524	0.54	0.42	643.499
D002_D001	D002	D001	15.00	376.736	0.03	2,523.00	8.79	0.517	0.53	0.96	4776.32
D001_T003	D001	T003	21.00	270.298	0.01	2,608.00	4.71	0.51	0.52	0.89	5039.374
T003_T002	T003	T002	21.00	300.004	0.01	2,608.00	4.71	0.51	0.52	0.89	5042.121
T002_T001	T002	T001	21.00	400	0.01	2,608.00	4.71	0.51	0.52	0.89	5042.154
D034_D033	D034	D033	15.00	401.057	0.01	1,489.00	5.31	0.507	0.51	0.73	2906.837
D089_D088	D089	D088	12.00	79.518	0.00	478.00	2.81	0.487	0.48	0.43	1001.081
D092_D091	D092	D091	12.00	30.288	0.00	478.00	2.82	0.484	0.47	0.43	1009.2
D086_D085	D087	D086	12.00	92.995	0.00	478.00	2.83	0.484	0.47	0.43	1011.329
D082_D081	D082	D081	12.00	320.349	0.00	478.00	2.83	0.483	0.47	0.43	1013.48
D083_D082	D083	D082	12.00	264.903	0.00	478.00	2.83	0.483	0.47	0.43	1014.217
D090_D089	D090	D089	12.00	79.518	0.00	478.00	2.84	0.482	0.47	0.43	1017.1
D088_D087	D088	D087	12.00	79.518	0.00	478.00	2.84	0.482	0.47	0.43	1017.1
D086_D083	D086	D083	12.00	176.262	0.00	478.00	2.84	0.482	0.47	0.43	1017.588
D081_D080	D081	D080	12.00	114.034	0.00	478.00	2.84	0.482	0.47	0.43	1018.317
D091_D090	D091	D090	12.00	49.23	0.00	478.00	2.85	0.481	0.47	0.43	1021.93
D033_J-2.05	D033	J-2.05	15.00	309.871	0.01	1,489.00	5.69	0.48	0.47	0.73	3189.447
D003_D002	D003	D002	15.00	197.224	0.04	2,523.00	10.11	0.463	0.44	0.96	5755.213
J-2.06_D030	J-2.06	D030	15.00	400	0.02	1,706.00	6.91	0.459	0.43	0.79	3954.006
D073_J-1.04	D073	J-1.04	12.00	52.419	0.01	496.00	3.19	0.454	0.42	0.44	1171.803
D093_D092	D093	D092	12.00	92.995	0.01	478.00	3.34	0.426	0.38	0.43	1266.209
J-1.05_D065	J-1.05	D065	15.00	300.441	0.00	692.00	3.10	0.425	0.38	0.49	1837.225
D065_D034	D065	D034	15.00	226.2	0.00	692.00	3.11	0.424	0.38	0.49	1843.85
D028_D027	D028	D027	12.00	187.994	0.01	535.00	3.77	0.423	0.37	0.46	1432.173
J-3.01_D028	J-3.01	D028	12.00	143.685	0.01	535.00	3.77	0.423	0.37	0.46	1434.382
D005_D004	D005	D004	12.00	71.799	0.02	817.00	5.90	0.415	0.36	0.58	2262.718
D096_D095	D096	D095	12.00	122.077	0.01	478.00	3.62	0.401	0.34	0.43	1414.381
D095_D094	D095	D094	12.00	161.732	0.01	478.00	3.66	0.398	0.33	0.43	1431.919
D039_D038.2	D039	D038.2	12.00	163.791	0.02	797.00	6.12	0.397	0.33	0.57	2403.258
D038.2_D038.1	D038.2	D038.1	12.00	163.775	0.02	797.00	6.17	0.394	0.33	0.57	2429.359
D094_D093	D094	D093	12.00	212.552	0.01	478.00	3.77	0.389	0.32	0.43	1495.804
D077_D076	D077	D076	12.00	164.94	0.01	478.00	3.83	0.385	0.31	0.43	1523.884
J-1.03_D074	J-1.03	D074	12.00	270.402	0.01	496.00	4.10	0.375	0.30	0.44	1654.677
D036.1_D036	D036.1	D036	12.00	115.12	0.03	797.00	6.71	0.37	0.29	0.57	2726.894
D035_D034.1	D035	D034.1	12.00	71.507	0.03	797.00	6.72	0.37	0.29	0.57	2727.925
D034.1_D034	D034.1	D034	12.00	156.42	0.03	797.00	6.72	0.37	0.29	0.57	2728.504
D038_D037	D038	D037	12.00	108.017	0.03	797.00	6.72	0.37	0.29	0.57	2729.277
D038.1_D038	D038.1	D038	12.00	112.77	0.03	797.00	6.72	0.37	0.29	0.57	2730.226
D036_D035	D036	D035	12.00	71.51	0.03	797.00	6.73	0.37	0.29	0.57	2734.449
D037_D036.1	D037	D036.1	12.00	80.078	0.03	797.00	6.73	0.37	0.29	0.57	2734.909
D067_J-1.05	D067	J-1.05	15.00	82.531	0.00	535.00	2.89	0.369	0.29	0.43	1838.23
J-3.04_D010	J-3.04	D010	12.00	110.801	0.03	777.00	6.67	0.365	0.29	0.56	2728.992
D009_D008	D009	D008	12.00	252.053	0.03	777.00	6.67	0.365	0.29	0.56	2730.451
D010_D009	D010	D009	12.00	95.104	0.03	777.00	6.68	0.365	0.28	0.56	2731.346
J-1.02_D096	J-1.02	D096	12.00	85.353	0.01	478.00	4.11	0.365	0.28	0.43	1682.58
D076_J-1.03	D076	J-1.03	12.00	270.402	0.01	478.00	4.16	0.361	0.28	0.43	1711.166
D074_D073	D074	D073	12.00	307.77	0.02	496.00	4.61	0.345	0.26	0.44	1943.02
G001_D001	G001	D001	8.00	379.866	0.00	85.00	1.82	0.339	0.25	0.20	343.99
J-0.03_G001	J-0.03	G001	8.00	399.852	0.00	85.00	1.82	0.339	0.25	0.20	343.993
D069_D068	D069	D068	12.00	209.053	0.02	535.00	5.26	0.331	0.24	0.46	2264.445
J-3.05_D005	J-3.05	D005	12.00	152.145	0.05	817.00	8.12	0.328	0.23	0.58	3511.997
D040.2_D040.1	D040.2	D040.1	8.00	133.062	0.01	144.00	3.31	0.322	0.22	0.26	642.937

D013_D012	D013	D012	12.00	225.354	0.03	611.00	6.24	0.322	0.22	0.49	2729.264
D014_D013	D014	D013	12.00	200.481	0.03	611.00	6.24	0.322	0.22	0.49	2729.437
J-3.03_D040.2	J-3.03	D040.2	8.00	390.734	0.01	144.00	3.31	0.322	0.22	0.26	643.416
D040.1_J-2.04	D040.1	J-2.04	8.00	67.096	0.01	144.00	3.31	0.321	0.22	0.26	643.657
D070_D069	D070	D069	12.00	70.272	0.02	535.00	5.50	0.32	0.22	0.46	2411.738
D008_D007	D008	D007	12.00	108.882	0.05	777.00	8.00	0.32	0.22	0.56	3510.579
D007_J-3.05	D007	J-3.05	12.00	87.17	0.05	777.00	8.00	0.32	0.22	0.56	3510.962
D015_D014	D015	D014	12.00	268.903	0.03	611.00	6.30	0.319	0.22	0.49	2765.469
D026_D025	D026	D025	12.00	96.727	0.03	535.00	5.93	0.303	0.20	0.46	2678.731
D027_D026	D027	D026	12.00	215.478	0.03	535.00	5.94	0.303	0.20	0.46	2684.349
D016_D015	D016	D015	8.00	341.235	0.01	76.00	1.91	0.301	0.20	0.19	384.955
D043_D042	D043	D042	12.00	250.569	0.02	449.00	5.26	0.291	0.19	0.42	2430.911
D042_D039	D042	D039	12.00	257.073	0.02	449.00	5.26	0.291	0.19	0.42	2431.012
D044_D043	D044	D043	12.00	271.815	0.02	449.00	5.26	0.291	0.19	0.42	2431.223
D045_D044	D045	D044	12.00	263.827	0.02	449.00	5.27	0.291	0.19	0.42	2431.959
D080_D079	D080	D079	12.00	144.31	0.03	478.00	5.70	0.288	0.18	0.43	2649.244
J-1.04_D071	J-1.04	D071	12.00	173.97	0.03	535.00	6.38	0.287	0.18	0.46	2967.617
D012_J-3.04	D012	J-3.04	12.00	343.528	0.05	611.00	7.30	0.287	0.18	0.49	3399.102
D051_D050	D051	D050	12.00	293.63	0.01	327.00	3.92	0.286	0.18	0.36	1826.349
D049_D048	D049	D048	12.00	90.89	0.01	327.00	3.92	0.286	0.18	0.36	1826.857
D047_D046	D047	D046	12.00	212.264	0.01	327.00	3.92	0.286	0.18	0.36	1828.26
J-2.02_D051	J-2.02	D051	12.00	77.675	0.01	327.00	3.92	0.286	0.18	0.36	1828.275
D050_D049	D050	D049	12.00	319.572	0.01	327.00	3.93	0.286	0.18	0.36	1829.296
D048_D047	D048	D047	12.00	93.7	0.01	327.00	3.93	0.286	0.18	0.36	1829.497
D023_D022	D023	D022	12.00	76.406	0.04	535.00	6.43	0.286	0.18	0.46	2997.177
D024_D023	D024	D023	12.00	339.082	0.04	535.00	6.43	0.286	0.18	0.46	2999.814
D022_D015	D022	D015	12.00	156.198	0.04	535.00	6.43	0.286	0.18	0.46	3000.388
D025_D024	D025	D024	12.00	339.082	0.04	535.00	6.43	0.286	0.18	0.46	3001.077
D071_D070	D071	D070	12.00	39.851	0.04	535.00	6.57	0.282	0.17	0.46	3089.799
D046_D045	D046	D045	12.00	227.536	0.02	327.00	4.15	0.275	0.17	0.36	1974.268
D079_D078	D079	D078	12.00	274.813	0.03	478.00	6.12	0.273	0.16	0.43	2923.993
D068_D067	D068	D067	12.00	210.666	0.04	535.00	6.91	0.272	0.16	0.46	3313.949
D078_D077	D078	D077	12.00	274.813	0.04	478.00	6.42	0.264	0.15	0.43	3131.006
D017_D016	D017	D016	8.00	341.235	0.01	76.00	2.45	0.253	0.14	0.19	543.613
J-3.02_D017	J-3.02	D017	8.00	44.923	0.01	76.00	2.45	0.252	0.14	0.19	544.268
J-1.01_J-1.02	J-1.01	J-1.02	12.00	123.139	0.03	260.00	5.12	0.202	0.09	0.32	2922.035
J-2.01_D063	J-2.01	D063	12.00	143.516	0.01	122.00	2.46	0.198	0.09	0.21	1416.382
D057_D055	D057	D055	12.00	264.844	0.01	122.00	3.02	0.172	0.06	0.21	1895.079
D060_D057	D060	D057	12.00	244.393	0.01	122.00	3.02	0.172	0.06	0.21	1896.663
D055_D053	D055	D053	12.00	353.442	0.01	122.00	3.02	0.172	0.06	0.21	1897.427
D062_D060	D062	D060	12.00	39.224	0.01	122.00	3.02	0.172	0.06	0.21	1898.572
D063_D062	D063	D062	12.00	46.973	0.01	122.00	3.03	0.172	0.06	0.21	1900.507
D053_D045	D053	D045	12.00	361.514	0.02	122.00	3.60	0.152	0.05	0.21	2430.858
G010_G009	G010	G009	8.00	112.826	0.00	13.00	1.05	0.133	0.04	0.08	343.432
J-0.02_G011	J-0.02	G011	8.00	197.616	0.00	13.00	1.05	0.133	0.04	0.08	343.828
G005_G004	G005	G004	8.00	379.857	0.00	13.00	1.05	0.133	0.04	0.08	343.994
G004_G003	G004	G003	8.00	399.852	0.00	13.00	1.05	0.133	0.04	0.08	343.993
G003_J-0.03	G003	J-0.03	8.00	362.134	0.00	13.00	1.05	0.133	0.04	0.08	344.103
G009_G008	G009	G008	8.00	256.647	0.00	13.00	1.05	0.133	0.04	0.08	344.5
G011_G010	G011	G010	8.00	321.051	0.00	13.00	1.05	0.133	0.04	0.08	344.704
G013_J-0.02	G013	J-0.02	8.00	133.199	0.00	9.00	0.94	0.112	0.03	0.06	343.025
G015_G014	G015	G014	8.00	303.097	0.00	9.00	0.94	0.111	0.03	0.06	343.59
G014_G013	G014	G013	8.00	319.158	0.00	9.00	0.94	0.111	0.03	0.06	344.383
J-0.01_G015	J-0.01	G015	8.00	303.097	0.00	9.00	0.95	0.111	0.03	0.06	345.007
G008_G007	G008	G007	8.00	62.484	0.02	13.00	1.66	0.097	0.02	0.08	659.853
G007_G006	G007	G006	8.00	379.745	0.02	13.00	1.66	0.097	0.02	0.08	660.959
G006_G005	G006	G005	8.00	379.869	0.02	13.00	1.66	0.097	0.02	0.08	661.44
J-2.04_D040	J-2.04	D040	8.00	20.845	307.53	348.00	143.80	0.044	0.00	0.42	95363.931
D084_D083	D084	D083	8.00	184.305	0.00	0.00	0.00	0	0.00	0.00	344.577

D085_D084	D085	D084		8.00	68.602	0.00	0.00	0.00	0	0.00	0.00	341.156

Filing 3 Peak Day Flows

Phase 1 flows

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (gpm)	Velocity (ft/s)	d/D	q/Q	Critical Depth (ft)	Full Flow (gpm)
D040_D039	D040	D039	8.00	308.508	0.01	348.00	4.19	0.524	0.54	0.42	643.499
D030_D004	D030	D004	15.00	301.364	0.01	979.00	4.76	0.4	0.34	0.59	2905.287
J-2.05_J-2.06	J-2.05	J-2.06	15.00	652.989	0.01	923.00	4.69	0.387	0.32	0.57	2907.068
D004_D003	D004	D003	15.00	217.23	0.02	1,261.00	7.01	0.362	0.28	0.67	4502.052
D001_T003	D001	T003	21.00	270.298	0.01	1,333.00	3.94	0.351	0.27	0.63	5039.374
T003_T002	T003	T002	21.00	300.004	0.01	1,333.00	3.94	0.351	0.26	0.63	5042.121
T002_T001	T002	T001	21.00	400	0.01	1,333.00	3.94	0.351	0.26	0.63	5042.154
D002_D001	D002	D001	15.00	376.736	0.03	1,261.00	7.32	0.351	0.26	0.67	4776.32
D034_D033	D034	D033	15.00	401.057	0.01	762.00	4.45	0.349	0.26	0.52	2906.837
J-2.06_D030	J-2.06	D030	15.00	400	0.02	979.00	5.95	0.339	0.25	0.59	3954.006
D033_J-2.05	D033	J-2.05	15.00	309.871	0.01	762.00	4.75	0.333	0.24	0.52	3189.447
J-1.05_D065	J-1.05	D065	15.00	300.441	0.00	414.00	2.69	0.323	0.23	0.38	1837.225
D065_D034	D065	D034	15.00	226.2	0.00	414.00	2.70	0.322	0.23	0.38	1843.85
D040.2_D040.1	D040.2	D040.1	8.00	133.062	0.01	144.00	3.31	0.322	0.22	0.26	642.937
J-3.03_D040.2	J-3.03	D040.2	8.00	390.734	0.01	144.00	3.31	0.322	0.22	0.26	643.416
D040.1_J-2.04	D040.1	J-2.04	8.00	67.096	0.01	144.00	3.31	0.321	0.22	0.26	643.657
D003_D002	D003	D002	15.00	197.224	0.04	1,261.00	8.37	0.318	0.22	0.67	5755.213
D089_D088	D089	D088	12.00	79.518	0.00	218.00	2.27	0.317	0.22	0.29	1001.081
D092_D091	D092	D091	12.00	30.288	0.00	218.00	2.28	0.316	0.22	0.29	1009.2
D086_D085	D087	D086	12.00	92.995	0.00	218.00	2.29	0.315	0.22	0.29	1011.329
D082_D081	D082	D081	12.00	320.349	0.00	218.00	2.29	0.315	0.22	0.29	1013.48
D083_D082	D083	D082	12.00	264.903	0.00	218.00	2.29	0.315	0.22	0.29	1014.217
D088_D087	D088	D087	12.00	79.518	0.00	218.00	2.30	0.314	0.21	0.29	1017.1
D090_D089	D090	D089	12.00	79.518	0.00	218.00	2.30	0.314	0.21	0.29	1017.1
D086_D083	D086	D083	12.00	176.262	0.00	218.00	2.30	0.314	0.21	0.29	1017.588
D081_D080	D081	D080	12.00	114.034	0.00	218.00	2.30	0.314	0.21	0.29	1018.317
D091_D090	D091	D090	12.00	49.23	0.00	218.00	2.31	0.314	0.21	0.29	1021.93
G001_D001	G001	D001	8.00	379.866	0.00	72.00	1.74	0.311	0.21	0.18	343.99
J-0.03_G001	J-0.03	G001	8.00	399.852	0.00	72.00	1.74	0.311	0.21	0.18	343.993
D016_D015	D016	D015	8.00	341.235	0.01	76.00	1.91	0.301	0.20	0.19	384.955
D073_J-1.04	D073	J-1.04	12.00	52.419	0.01	218.00	2.54	0.292	0.19	0.29	1171.803
D093_D092	D093	D092	12.00	92.995	0.01	218.00	2.69	0.281	0.17	0.29	1266.209
D096_D095	D096	D095	12.00	122.077	0.01	218.00	2.91	0.265	0.15	0.29	1414.381
D095_D094	D095	D094	12.00	161.732	0.01	218.00	2.93	0.264	0.15	0.29	1431.919
D094_D093	D094	D093	12.00	212.552	0.01	218.00	3.03	0.258	0.15	0.29	1495.804
D039_D038.2	D039	D038.2	12.00	163.791	0.02	348.00	4.85	0.257	0.15	0.37	2403.258
D038.2_D038.1	D038.2	D038.1	12.00	163.775	0.02	348.00	4.89	0.256	0.14	0.37	2429.359
D077_D076	D077	D076	12.00	164.94	0.01	218.00	3.07	0.256	0.14	0.29	1523.884
D067_J-1.05	D067	J-1.05	15.00	82.531	0.00	257.00	2.35	0.253	0.14	0.30	1838.23
D017_D016	D017	D016	8.00	341.235	0.01	76.00	2.45	0.253	0.14	0.19	543.613
J-3.02_D017	J-3.02	D017	8.00	44.923	0.01	76.00	2.45	0.252	0.14	0.19	544.268
J-1.03_D074	J-1.03	D074	12.00	270.402	0.01	218.00	3.25	0.245	0.13	0.29	1654.677
J-1.02_D096	J-1.02	D096	12.00	85.353	0.01	218.00	3.29	0.243	0.13	0.29	1682.58
D036.1_D036	D036.1	D036	12.00	115.12	0.03	348.00	5.31	0.241	0.13	0.37	2726.894
D035_D034.1	D035	D034.1	12.00	71.507	0.03	348.00	5.31	0.241	0.13	0.37	2727.925
D034.1_D034	D034.1	D034	12.00	156.42	0.03	348.00	5.31	0.241	0.13	0.37	2728.504
D038_D037	D038	D037	12.00	108.017	0.03	348.00	5.31	0.241	0.13	0.37	2729.277
D038.1_D038	D038.1	D038	12.00	112.77	0.03	348.00	5.32	0.241	0.13	0.37	2730.226
D076_J-1.03	D076	J-1.03	12.00	270.402	0.01	218.00	3.33	0.241	0.13	0.29	1711.166
D036_D035	D036	D035	12.00	71.51	0.03	348.00	5.32	0.241	0.13	0.37	2734.449
D037_D036.1	D037	D036.1	12.00	80.078	0.03	348.00	5.32	0.241	0.13	0.37	2734.909
D005_D004	D005	D004	12.00	71.799	0.02	282.00	4.38	0.238	0.13	0.33	2262.718
D069_D068	D069	D068	12.00	209.053	0.02	257.00	4.26	0.227	0.11	0.31	2264.445
D074_D073	D074	D073	12.00	307.77	0.02	218.00	3.65	0.226	0.11	0.29	1943.02
D070_D069	D070	D069	12.00	70.272	0.02	257.00	4.46	0.22	0.11	0.31	2411.738
J-3.04_D010	J-3.04	D010	12.00	110.801	0.03	242.00	4.78	0.201	0.09	0.31	2728.992

D009_D008	D009	D008	12.00	252.053	0.03	242.00	4.78	0.201	0.09	0.31	2730.451
D010_D009	D010	D009	12.00	95.104	0.03	242.00	4.78	0.201	0.09	0.31	2731.346
J-1.04_D071	J-1.04	D071	12.00	173.97	0.03	257.00	5.16	0.199	0.09	0.31	2967.617
D071_D070	D071	D070	12.00	39.851	0.04	257.00	5.31	0.195	0.08	0.31	3089.799
D080_D079	D080	D079	12.00	144.31	0.03	218.00	4.54	0.194	0.08	0.29	2649.244
J-3.05_D005	J-3.05	D005	12.00	152.145	0.05	282.00	5.97	0.192	0.08	0.33	3511.997
D068_D067	D068	D067	12.00	210.666	0.04	257.00	5.58	0.188	0.08	0.31	3313.949
D079_D078	D079	D078	12.00	274.813	0.03	218.00	4.87	0.185	0.08	0.29	2923.993
D078_D077	D078	D077	12.00	274.813	0.04	218.00	5.11	0.179	0.07	0.29	3131.006
D008_D007	D008	D007	12.00	108.882	0.05	242.00	5.71	0.178	0.07	0.31	3510.579
D007_J-3.05	D007	J-3.05	12.00	87.17	0.05	242.00	5.71	0.178	0.07	0.31	3510.962
D013_D012	D013	D012	12.00	225.354	0.03	76.00	3.39	0.115	0.03	0.17	2729.264
D014_D013	D014	D013	12.00	200.481	0.03	76.00	3.39	0.115	0.03	0.17	2729.437
D015_D014	D015	D014	12.00	268.903	0.03	76.00	3.42	0.114	0.03	0.17	2765.469
D012_J-3.04	D012	J-3.04	12.00	343.528	0.05	76.00	3.95	0.103	0.02	0.17	3399.102
J-2.04_D040	J-2.04	D040	8.00	20.845	307.53	348.00	143.80	0.044	0.00	0.42	95363.931
D047_D046	D047	D046	12.00	212.264	0.01	0.00	0.00	0	0.00	0.00	1828.26
D046_D045	D046	D045	12.00	227.536	0.02	0.00	0.00	0	0.00	0.00	1974.268
D045_D044	D045	D044	12.00	263.827	0.02	0.00	0.00	0	0.00	0.00	2431.959
D044_D043	D044	D043	12.00	271.815	0.02	0.00	0.00	0	0.00	0.00	2431.223
D043_D042	D043	D042	12.00	250.569	0.02	0.00	0.00	0	0.00	0.00	2430.911
D042_D039	D042	D039	12.00	257.073	0.02	0.00	0.00	0	0.00	0.00	2431.012
D085_D084	D085	D084	8.00	68.602	0.00	0.00	0.00	0	0.00	0.00	341.156
D028_D027	D028	D027	12.00	187.994	0.01	0.00	0.00	0	0.00	0.00	1432.173
D027_D026	D027	D026	12.00	215.478	0.03	0.00	0.00	0	0.00	0.00	2684.349
D026_D025	D026	D025	12.00	96.727	0.03	0.00	0.00	0	0.00	0.00	2678.731
D025_D024	D025	D024	12.00	339.082	0.04	0.00	0.00	0	0.00	0.00	3001.077
G003_J-0.03	G003	J-0.03	8.00	362.134	0.00	0.00	0.00	0	0.00	0.00	344.103
G004_G003	G004	G003	8.00	399.852	0.00	0.00	0.00	0	0.00	0.00	343.993
D053_D045	D053	D045	12.00	361.514	0.02	0.00	0.00	0	0.00	0.00	2430.858
G006_G005	G006	G005	8.00	379.869	0.02	0.00	0.00	0	0.00	0.00	661.44
D084_D083	D084	D083	8.00	184.305	0.00	0.00	0.00	0	0.00	0.00	344.577
G008_G007	G008	G007	8.00	62.484	0.02	0.00	0.00	0	0.00	0.00	659.853
G009_G008	G009	G008	8.00	256.647	0.00	0.00	0.00	0	0.00	0.00	344.5
G010_G009	G010	G009	8.00	112.826	0.00	0.00	0.00	0	0.00	0.00	343.432
G011_G010	G011	G010	8.00	321.051	0.00	0.00	0.00	0	0.00	0.00	344.704
G013_J-0.02	G013	J-0.02	8.00	133.199	0.00	0.00	0.00	0	0.00	0.00	343.025
G014_G013	G014	G013	8.00	319.158	0.00	0.00	0.00	0	0.00	0.00	344.383
G015_G014	G015	G014	8.00	303.097	0.00	0.00	0.00	0	0.00	0.00	343.59
J-0.01_G015	J-0.01	G015	8.00	303.097	0.00	0.00	0.00	0	0.00	0.00	345.007
J-0.02_G011	J-0.02	G011	8.00	197.616	0.00	0.00	0.00	0	0.00	0.00	343.828
D024_D023	D024	D023	12.00	339.082	0.04	0.00	0.00	0	0.00	0.00	2999.814
J-1.01_J-1.02	J-1.01	J-1.02	12.00	123.139	0.03	0.00	0.00	0	0.00	0.00	2922.035
D023_D022	D023	D022	12.00	76.406	0.04	0.00	0.00	0	0.00	0.00	2997.177
D022_D015	D022	D015	12.00	156.198	0.04	0.00	0.00	0	0.00	0.00	3000.388
D055_D053	D055	D053	12.00	353.442	0.01	0.00	0.00	0	0.00	0.00	1897.427
D049_D048	D049	D048	12.00	90.89	0.01	0.00	0.00	0	0.00	0.00	1826.857
J-2.01_D063	J-2.01	D063	12.00	143.516	0.01	0.00	0.00	0	0.00	0.00	1416.382
J-2.02_D051	J-2.02	D051	12.00	77.675	0.01	0.00	0.00	0	0.00	0.00	1828.275
D048_D047	D048	D047	12.00	93.7	0.01	0.00	0.00	0	0.00	0.00	1829.497
D050_D049	D050	D049	12.00	319.572	0.01	0.00	0.00	0	0.00	0.00	1829.296
G007_G006	G007	G006	8.00	379.745	0.02	0.00	0.00	0	0.00	0.00	660.959
J-3.01_D028	J-3.01	D028	12.00	143.685	0.01	0.00	0.00	0	0.00	0.00	1434.382
D051_D050	D051	D050	12.00	293.63	0.01	0.00	0.00	0	0.00	0.00	1826.349
D057_D055	D057	D055	12.00	264.844	0.01	0.00	0.00	0	0.00	0.00	1895.079
D060_D057	D060	D057	12.00	244.393	0.01	0.00	0.00	0	0.00	0.00	1896.663
D062_D060	D062	D060	12.00	39.224	0.01	0.00	0.00	0	0.00	0.00	1898.572
D063_D062	D063	D062	12.00	46.973	0.01	0.00	0.00	0	0.00	0.00	1900.507
G005_G004	G005	G004	8.00	379.857	0.00	0.00	0.00	0	0.00	0.00	343.994

Filing 3 Peak Day Flows

Build-out flows

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (gpm)	Velocity (ft/s)	d/D	q/Q	Critical Depth (ft)	Full Flow (gpm)
D030_D004	D030	D004	15.00	301.364	0.01	1,706.00	5.49	0.551	0.59	0.79	2905.287
J-2.05_J-2.06	J-2.05	J-2.06	15.00	652.989	0.01	1,650.00	5.44	0.539	0.57	0.78	2907.068
D004_D003	D004	D003	15.00	217.23	0.02	2,523.00	8.41	0.535	0.56	0.96	4502.052
D040_D039	D040	D039	8.00	308.508	0.01	348.00	4.19	0.524	0.54	0.42	643.499
D002_D001	D002	D001	15.00	376.736	0.03	2,523.00	8.79	0.517	0.53	0.96	4776.32
D001_T003	D001	T003	21.00	270.298	0.01	2,608.00	4.71	0.51	0.52	0.89	5039.374
T003_T002	T003	T002	21.00	300.004	0.01	2,608.00	4.71	0.51	0.52	0.89	5042.121
T002_T001	T002	T001	21.00	400	0.01	2,608.00	4.71	0.51	0.52	0.89	5042.154
D034_D033	D034	D033	15.00	401.057	0.01	1,489.00	5.31	0.507	0.51	0.73	2906.837
D089_D088	D089	D088	12.00	79.518	0.00	478.00	2.81	0.487	0.48	0.43	1001.081
D092_D091	D092	D091	12.00	30.288	0.00	478.00	2.82	0.484	0.47	0.43	1009.2
D086_D085	D087	D086	12.00	92.995	0.00	478.00	2.83	0.484	0.47	0.43	1011.329
D082_D081	D082	D081	12.00	320.349	0.00	478.00	2.83	0.483	0.47	0.43	1013.48
D083_D082	D083	D082	12.00	264.903	0.00	478.00	2.83	0.483	0.47	0.43	1014.217
D090_D089	D090	D089	12.00	79.518	0.00	478.00	2.84	0.482	0.47	0.43	1017.1
D088_D087	D088	D087	12.00	79.518	0.00	478.00	2.84	0.482	0.47	0.43	1017.1
D086_D083	D086	D083	12.00	176.262	0.00	478.00	2.84	0.482	0.47	0.43	1017.588
D081_D080	D081	D080	12.00	114.034	0.00	478.00	2.84	0.482	0.47	0.43	1018.317
D091_D090	D091	D090	12.00	49.23	0.00	478.00	2.85	0.481	0.47	0.43	1021.93
D033_J-2.05	D033	J-2.05	15.00	309.871	0.01	1,489.00	5.69	0.48	0.47	0.73	3189.447
D003_D002	D003	D002	15.00	197.224	0.04	2,523.00	10.11	0.463	0.44	0.96	5755.213
J-2.06_D030	J-2.06	D030	15.00	400	0.02	1,706.00	6.91	0.459	0.43	0.79	3954.006
D073_J-1.04	D073	J-1.04	12.00	52.419	0.01	496.00	3.19	0.454	0.42	0.44	1171.803
D093_D092	D093	D092	12.00	92.995	0.01	478.00	3.34	0.426	0.38	0.43	1266.209
J-1.05_D065	J-1.05	D065	15.00	300.441	0.00	692.00	3.10	0.425	0.38	0.49	1837.225
D065_D034	D065	D034	15.00	226.2	0.00	692.00	3.11	0.424	0.38	0.49	1843.85
D028_D027	D028	D027	12.00	187.994	0.01	535.00	3.77	0.423	0.37	0.46	1432.173
J-3.01_D028	J-3.01	D028	12.00	143.685	0.01	535.00	3.77	0.423	0.37	0.46	1434.382
D005_D004	D005	D004	12.00	71.799	0.02	817.00	5.90	0.415	0.36	0.58	2262.718
D096_D095	D096	D095	12.00	122.077	0.01	478.00	3.62	0.401	0.34	0.43	1414.381
D095_D094	D095	D094	12.00	161.732	0.01	478.00	3.66	0.398	0.33	0.43	1431.919
D039_D038.2	D039	D038.2	12.00	163.791	0.02	797.00	6.12	0.397	0.33	0.57	2403.258
D038.2_D038.1	D038.2	D038.1	12.00	163.775	0.02	797.00	6.17	0.394	0.33	0.57	2429.359
D094_D093	D094	D093	12.00	212.552	0.01	478.00	3.77	0.389	0.32	0.43	1495.804
D077_D076	D077	D076	12.00	164.94	0.01	478.00	3.83	0.385	0.31	0.43	1523.884
J-1.03_D074	J-1.03	D074	12.00	270.402	0.01	496.00	4.10	0.375	0.30	0.44	1654.677
D036.1_D036	D036.1	D036	12.00	115.12	0.03	797.00	6.71	0.37	0.29	0.57	2726.894
D035_D034.1	D035	D034.1	12.00	71.507	0.03	797.00	6.72	0.37	0.29	0.57	2727.925
D034.1_D034	D034.1	D034	12.00	156.42	0.03	797.00	6.72	0.37	0.29	0.57	2728.504
D038_D037	D038	D037	12.00	108.017	0.03	797.00	6.72	0.37	0.29	0.57	2729.277
D038.1_D038	D038.1	D038	12.00	112.77	0.03	797.00	6.72	0.37	0.29	0.57	2730.226
D036_D035	D036	D035	12.00	71.51	0.03	797.00	6.73	0.37	0.29	0.57	2734.449
D037_D036.1	D037	D036.1	12.00	80.078	0.03	797.00	6.73	0.37	0.29	0.57	2734.909
D067_J-1.05	D067	J-1.05	15.00	82.531	0.00	535.00	2.89	0.369	0.29	0.43	1838.23
J-3.04_D010	J-3.04	D010	12.00	110.801	0.03	777.00	6.67	0.365	0.29	0.56	2728.992
D009_D008	D009	D008	12.00	252.053	0.03	777.00	6.67	0.365	0.29	0.56	2730.451
D010_D009	D010	D009	12.00	95.104	0.03	777.00	6.68	0.365	0.28	0.56	2731.346
J-1.02_D096	J-1.02	D096	12.00	85.353	0.01	478.00	4.11	0.365	0.28	0.43	1682.58
D076_J-1.03	D076	J-1.03	12.00	270.402	0.01	478.00	4.16	0.361	0.28	0.43	1711.166
D074_D073	D074	D073	12.00	307.77	0.02	496.00	4.61	0.345	0.26	0.44	1943.02
G001_D001	G001	D001	8.00	379.866	0.00	85.00	1.82	0.339	0.25	0.20	343.99
J-0.03_G001	J-0.03	G001	8.00	399.852	0.00	85.00	1.82	0.339	0.25	0.20	343.993
D069_D068	D069	D068	12.00	209.053	0.02	535.00	5.26	0.331	0.24	0.46	2264.445
J-3.05_D005	J-3.05	D005	12.00	152.145	0.05	817.00	8.12	0.328	0.23	0.58	3511.997
D040.2_D040.1	D040.2	D040.1	8.00	133.062	0.01	144.00	3.31	0.322	0.22	0.26	642.937

D013_D012	D013	D012	12.00	225.354	0.03	611.00	6.24	0.322	0.22	0.49	2729.264
D014_D013	D014	D013	12.00	200.481	0.03	611.00	6.24	0.322	0.22	0.49	2729.437
J-3.03_D040.2	J-3.03	D040.2	8.00	390.734	0.01	144.00	3.31	0.322	0.22	0.26	643.416
D040.1_J-2.04	D040.1	J-2.04	8.00	67.096	0.01	144.00	3.31	0.321	0.22	0.26	643.657
D070_D069	D070	D069	12.00	70.272	0.02	535.00	5.50	0.32	0.22	0.46	2411.738
D008_D007	D008	D007	12.00	108.882	0.05	777.00	8.00	0.32	0.22	0.56	3510.579
D007_J-3.05	D007	J-3.05	12.00	87.17	0.05	777.00	8.00	0.32	0.22	0.56	3510.962
D015_D014	D015	D014	12.00	268.903	0.03	611.00	6.30	0.319	0.22	0.49	2765.469
D026_D025	D026	D025	12.00	96.727	0.03	535.00	5.93	0.303	0.20	0.46	2678.731
D027_D026	D027	D026	12.00	215.478	0.03	535.00	5.94	0.303	0.20	0.46	2684.349
D016_D015	D016	D015	8.00	341.235	0.01	76.00	1.91	0.301	0.20	0.19	384.955
D043_D042	D043	D042	12.00	250.569	0.02	449.00	5.26	0.291	0.19	0.42	2430.911
D042_D039	D042	D039	12.00	257.073	0.02	449.00	5.26	0.291	0.19	0.42	2431.012
D044_D043	D044	D043	12.00	271.815	0.02	449.00	5.26	0.291	0.19	0.42	2431.223
D045_D044	D045	D044	12.00	263.827	0.02	449.00	5.27	0.291	0.19	0.42	2431.959
D080_D079	D080	D079	12.00	144.31	0.03	478.00	5.70	0.288	0.18	0.43	2649.244
J-1.04_D071	J-1.04	D071	12.00	173.97	0.03	535.00	6.38	0.287	0.18	0.46	2967.617
D012_J-3.04	D012	J-3.04	12.00	343.528	0.05	611.00	7.30	0.287	0.18	0.49	3399.102
D051_D050	D051	D050	12.00	293.63	0.01	327.00	3.92	0.286	0.18	0.36	1826.349
D049_D048	D049	D048	12.00	90.89	0.01	327.00	3.92	0.286	0.18	0.36	1826.857
D047_D046	D047	D046	12.00	212.264	0.01	327.00	3.92	0.286	0.18	0.36	1828.26
J-2.02_D051	J-2.02	D051	12.00	77.675	0.01	327.00	3.92	0.286	0.18	0.36	1828.275
D050_D049	D050	D049	12.00	319.572	0.01	327.00	3.93	0.286	0.18	0.36	1829.296
D048_D047	D048	D047	12.00	93.7	0.01	327.00	3.93	0.286	0.18	0.36	1829.497
D023_D022	D023	D022	12.00	76.406	0.04	535.00	6.43	0.286	0.18	0.46	2997.177
D024_D023	D024	D023	12.00	339.082	0.04	535.00	6.43	0.286	0.18	0.46	2999.814
D022_D015	D022	D015	12.00	156.198	0.04	535.00	6.43	0.286	0.18	0.46	3000.388
D025_D024	D025	D024	12.00	339.082	0.04	535.00	6.43	0.286	0.18	0.46	3001.077
D071_D070	D071	D070	12.00	39.851	0.04	535.00	6.57	0.282	0.17	0.46	3089.799
D046_D045	D046	D045	12.00	227.536	0.02	327.00	4.15	0.275	0.17	0.36	1974.268
D079_D078	D079	D078	12.00	274.813	0.03	478.00	6.12	0.273	0.16	0.43	2923.993
D068_D067	D068	D067	12.00	210.666	0.04	535.00	6.91	0.272	0.16	0.46	3313.949
D078_D077	D078	D077	12.00	274.813	0.04	478.00	6.42	0.264	0.15	0.43	3131.006
D017_D016	D017	D016	8.00	341.235	0.01	76.00	2.45	0.253	0.14	0.19	543.613
J-3.02_D017	J-3.02	D017	8.00	44.923	0.01	76.00	2.45	0.252	0.14	0.19	544.268
J-1.01_J-1.02	J-1.01	J-1.02	12.00	123.139	0.03	260.00	5.12	0.202	0.09	0.32	2922.035
J-2.01_D063	J-2.01	D063	12.00	143.516	0.01	122.00	2.46	0.198	0.09	0.21	1416.382
D057_D055	D057	D055	12.00	264.844	0.01	122.00	3.02	0.172	0.06	0.21	1895.079
D060_D057	D060	D057	12.00	244.393	0.01	122.00	3.02	0.172	0.06	0.21	1896.663
D055_D053	D055	D053	12.00	353.442	0.01	122.00	3.02	0.172	0.06	0.21	1897.427
D062_D060	D062	D060	12.00	39.224	0.01	122.00	3.02	0.172	0.06	0.21	1898.572
D063_D062	D063	D062	12.00	46.973	0.01	122.00	3.03	0.172	0.06	0.21	1900.507
D053_D045	D053	D045	12.00	361.514	0.02	122.00	3.60	0.152	0.05	0.21	2430.858
G010_G009	G010	G009	8.00	112.826	0.00	13.00	1.05	0.133	0.04	0.08	343.432
J-0.02_G011	J-0.02	G011	8.00	197.616	0.00	13.00	1.05	0.133	0.04	0.08	343.828
G005_G004	G005	G004	8.00	379.857	0.00	13.00	1.05	0.133	0.04	0.08	343.994
G004_G003	G004	G003	8.00	399.852	0.00	13.00	1.05	0.133	0.04	0.08	343.993
G003_J-0.03	G003	J-0.03	8.00	362.134	0.00	13.00	1.05	0.133	0.04	0.08	344.103
G009_G008	G009	G008	8.00	256.647	0.00	13.00	1.05	0.133	0.04	0.08	344.5
G011_G010	G011	G010	8.00	321.051	0.00	13.00	1.05	0.133	0.04	0.08	344.704
G013_J-0.02	G013	J-0.02	8.00	133.199	0.00	9.00	0.94	0.112	0.03	0.06	343.025
G015_G014	G015	G014	8.00	303.097	0.00	9.00	0.94	0.111	0.03	0.06	343.59
G014_G013	G014	G013	8.00	319.158	0.00	9.00	0.94	0.111	0.03	0.06	344.383
J-0.01_G015	J-0.01	G015	8.00	303.097	0.00	9.00	0.95	0.111	0.03	0.06	345.007
G008_G007	G008	G007	8.00	62.484	0.02	13.00	1.66	0.097	0.02	0.08	659.853
G007_G006	G007	G006	8.00	379.745	0.02	13.00	1.66	0.097	0.02	0.08	660.959
G006_G005	G006	G005	8.00	379.869	0.02	13.00	1.66	0.097	0.02	0.08	661.44
J-2.04_D040	J-2.04	D040	8.00	20.845	307.53	348.00	143.80	0.044	0.00	0.42	95363.931
D084_D083	D084	D083	8.00	184.305	0.00	0.00	0.00	0	0.00	0.00	344.577

D085_D084	D085	D084		8.00	68.602	0.00	0.00	0.00	0	0.00	0.00	341.156

FOR REFERENCE FILING 2

FINAL UTILITY REPORT

FOR

DAWSON TRAILS OFFSITE SANITARY SEWER
TOWN OF CASTLE ROCK, COLORADO
PROJECT NO. 23-0002

Prepared for:

ACM Dawson Trails VIII JV LLC
4100 E. Mississippi Ave, Ste. 500
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Prepared by:

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3473 South Broadway
Englewood, CO 80113
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Phone: 303-730-5975
CORE Project Number: 20-224

April 5, 2023

ENGINEER'S STATEMENT:

The enclosed utility report, and exhibits, were prepared by me, or under my direct supervision, and are correct to the best of my knowledge and belief. Said final utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility, or any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: _____
Joseph F. Ferris
Colorado Professional Engineer
License #55846
(Affix Seal)

OWNER/DEVELOPER'S STATEMENT:

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement, and comply with all recommendations and requirements outlined herein.

_____
Name of Developer

_____
Authorized Signature

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- Combined Wastewater Flow & Pipe Capacity Calculations

APPENDIX B – HYDRAULIC ANALYSIS AND MODELING

APPENDIX C – MAPS & PLANS

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- Town of Castle Rock Utility Maps
- Land Use Map
- Overall Wastewater System and Phasing Map
- Detailed Wastewater System Maps
- Overall Utility Plan
- Wastewater Utility Plans

APPENDIX D – REFERENCE EXCERPTS

- Conceptual Utility Letter for Dawson Trails
- Costco Wholesale Development Requirements
- Excerpts from Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line Well Water Lines
- Excerpts from the Dawson Trails Planned Development Plan and Zoning Regulations
- Excerpts from Town of Castle Rock Wastewater Master Plan (2016)

The purpose of this Final Utility Report is to provide an analysis and design of the proposed wastewater improvements associated with the Dawson Trails Offsite Sanitary Sewer project (Site). The analysis and design included herein meet the guidelines and standards set forth by the Town of Castle Rock (TOCR).

A. PROJECT LOCATION AND DESCRIPTION

The +/- 48-acre Site lies within portions of Sections 10, 11, 15, 22, and 27, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. The Site is bounded by the BNSF Railway and Interstate 25 to the east, Dawson Trails and various properties that include vacant, residential, commercial, agricultural, and utility land uses to the west, Dawson Trails to the south, and vacant land to the north. East Plum Creek runs adjacent to Interstate 25 to the east. A Vicinity Map is included in **Appendix C.**

The Site is linear in shape and generally runs south to north through Dawson Trails and several properties that include vacant, residential, commercial, agricultural, and utility land uses. An existing abandoned sanitary sewer main lies within the Site boundary. This existing main will be removed prior to installation of the proposed wastewater system. Excerpts from the construction drawings associated with the existing main [4] are included in **Appendix D**.

The proposed Site improvements include a sanitary sewer main (Interceptor), the entire length of the Site, that will connect the future Dawson Trails wastewater system to the Town's existing system. The Dawson Trails wastewater system mainlines will be designed and constructed in future phases of the project, including main infrastructure packages and individual parcel packages. The northern portion of the interceptor will be installed in one phase, and the southern portion of the interceptor will be installed in a future phase once deemed necessary. Excerpts from the construction drawings associated with the Interceptor [2] are included in **Appendix C.**

B. CALCULATED FLOWS

This report addresses the sanitary Interceptor that services the entire future Dawson Trails development. Per the approved Planned Development Plan (PDP) [5], Dawson Trails will consist of 5,850 residential units, 3.2 million square feet of commercial development, two (2) elementary school sites, and approximately 760 +/- acres of community parks, open space, and public land dedication.

Since there is a mix of residential and non-residential land uses, Average Daily Flows (ADFs) were calculated using flow rates per unit for the various land uses from section 4.4.1.1 of the TOCR Criteria. Flow calculation for the total Dawson Trials development is as follows:

- ADF = 1,507,328 gpd = 1,046.76 gpm
- Peaking Factor (PF) = 5.0
- Infiltration/Inflow (I) = 0.10 * ADF = 0.10 * 1,046.76 gpm = 104.68 gpm
- Peak Design Flow (PDF) = (PF * ADF) + I = (5.0 * 1,046.76 gpm) + 104.68 gpm = 5,338.48 gpm = 11.89 cfs

Note that the cumulative total PDF on the attached calculation table does not match the total PDF shown above because flows for a portion of Basin 3A was included at both Junction J-3A and Junction J-1.01. Since it is unclear at this time how these flows will ultimately be routed, both routes were sized to account for them.

A combined Wastewater Flow and Pipe Capacity Calculation Table is included in **Appendix A.** Wastewater Maps are included in **Appendix C.**

C. EXISTING WASTEWATER SYSTEM

An existing sanitary sewer main, consisting of 12 and 15-inch PVC pipe and associated manholes, was constructed and abandoned in the 1980s within the Site boundary. The existing main generally runs south to north along the west edge of the BNSF Railway from Territorial Road to Plum Creek Parkway. A relatively small portion of the existing main runs west to east within the Territorial Road right-of-way. The existing main will be removed and replaced with the proposed Interceptor. The proposed Interceptor will connect to a separate existing 18-inch PVC sanitary sewer main approximately 360 feet north of Plum Creek parkway. This existing main continues south to north along the west side of the BNSF Railway.

The Town's Wastewater Master Plan (Master Plan) [4] states "Modeling indicates that should Dawson Ridge eventually grow to its fully platted zoning level, 1,400 linear feet of 12-inch sewer will need to be upsized to 15 inch". The approved Dawson Trails Planned Development Plan and Zoning Regulations (PDP) proposes a higher density for the overall development than what was modeled in the Master Plan; therefore, the Interceptor is designed with larger pipe sizes than 12-inch. Excerpts from the Master Plan are included in **Appendix D**.

The existing 18-inch sanitary sewer main that will receive flows from the Dawson Trails development will eventually become a bottleneck as future phases of the Dawson Trails development are constructed. This existing main will need to be replaced (by others) at an undetermined time in the future to meet the full build-out capacity demands.

D. PROPOSED WASTEWATER SYSTEM

The proposed Interceptor consists of approximately 16,500 feet of sanitary sewer main consisting of 21 and 24-inch PVC pipe and associated manholes. The Interceptor will be installed from approximately 4,800 feet south of Territorial Road to approximately 360 feet north of Plum Creek Parkway, where it will connect to the existing 18-inch PVC sanitary sewer main owned and operated by the Town. The alignment of the Interceptor is in conformance with what is shown in the Master Plan for the Dawson Interceptor. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

These flows and any in Dawson may not exceed that outlined in the Town Criteria and those of the density of the approved PDP. A metering station that monitors wastewater flow rates will be required at the downstream end of the interceptor.

There are no lift stations, force mains, or pretreatment facilities that are currently proposed. It is anticipated that future development in Planning Area A, located on the west side of the site, will require a lift station as shown on the Overall Sanitary Map in **Appendix C**.

Most of the interceptor is outside of the public right-of-way and will therefore be within a proposed 30' utility easement. There is a proposed maintenance access road that runs along the west and north side of the sanitary interceptor, ensuring there is no difficulty for the Town to access or maintain the interceptor.

E. PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING

Pipe capacity and velocity calculations are included in the combined Wastewater Flow and Pipe Capacity Calculation Table is included in **Appendix A.**

F. POTENTIAL SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) ITEMS

No SIA items are anticipated.

G. POTENTIAL PERMITTING REQUIREMENTS

Permits for the proposed development will be applied for through the Town of Castle Rock and the State of Colorado, where applicable. Permits will be in place prior to the start of construction.

REFERENCES

1. CORE Consultants, Inc. May 2022. *Conceptual Utility Letter for Dawson Trails.*

2. CORE Consultants, Inc. December 2022. *Public Improvement Construction Plans Dawson Trails Blvd (North) – Phase 1*

3. Costco Wholesale. December 18, 2020. *Costco Wholesale Development Requirements.*

4. Merrik. October 20, 1986. *Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line Well Water Lines.*

5. Norris Design, CORE Consultants, Inc. September 2022. *Dawson Trails Planned Development Plan and Zoning Regulations*.

6. TOCR (Town of Castle Rock). December 4, 2018. *Town of Castle Rock Wastewater Collection System Design Criteria Manual.*

7. TOCR (Town of Castle Rock). 2016, *Wastewater Master Plan.*

8. TOCR (Town of Castle Rock). 2021, *Utility Maps.*

Software Used:

A. Autodesk, Inc. (2022). *Hydraflow Express Extension for Autodesk Civil 3D*.

B. Microsoft Corporation. (2022). *Microsoft Excel*

FOR REFERENCE FILING 2

FINAL UTILITY REPORT

FOR

DAWSON TRAILS FILING 2 INFRASTRUCTURE
TOWN OF CASTLE ROCK, COLORADO
CD23-0045

Prepared for:

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August 2024

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Appendix B – Water Modeling Calculations

Water Demand Calculations (By MSK Consulting)
MDD Diurnal Curve (By MSK Consulting)
Water Model Results (By MSK Consulting)
Annual Estimated Irrigation Demand (Norris Design)

Appendix C – Sanitary Calculations

Sanitary Calculations

Appendix D – Excerpts/ Previous Studies

Excerpts Town of Castle Rock Water Master Plan (2017)
Excerpts Town of Castle Rock Wastewater Master Plan (2016)
Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line
Town Utility Maps
Concept Utility Letter for Dawson Trails

Update Excerpts

Appendix E – Maps

Overall Utility and Phasing Map
Land Use Map
Overall Water Map
Overall Wastewater Map
Overall Utility Plan

1. PROJECT LOCATION AND DESCRIPTION

A. General

The purpose of this Final Utility Report is to present the design of the water and wastewater distribution systems for the Dawson Trails Filing 2 Infrastructure development. Final Utility Reports will be prepared for the various phases of the project as the project progresses through the Town's development process. This Final Utility Report analyzes the proposed infrastructure associated with the development of Dawson Trails, hereon referred to as the "Site".

B. Site Location

The Site is in part of Sections 21, 22, 27, 28, and 29 of Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado. The Site is bounded by Interstate 25 to the east, Keene Ranch Filing No. 1 to the west, an undeveloped Douglas County parcel to the south, and the Twin Oaks subdivision and Dawson Filing 1 Infrastructure to the north. A vicinity map for the site can be found in Appendix A.

C. Project Description

The purpose of this report is to analyze potential future densities of the development to ensure that proper infrastructure is accounted for and will be installed to accommodate the ultimate build-out of the project. Per the approved Planned Development Plan, dated September 2022 the Filing 2 Site will consist of approximately 2,233 residential units, 965,000 square feet of commercial development, one school site, and approximately 52 +/- acres of community parks, open space, and public land dedication across the Filing 2 site. The Filing 2 Site is approximately 670-acres and consists of planning areas B1, C2, D, E2, F3, G1, OSP-2, OSP-3, OSP-4, PL-1.02, PL-1.04, PL-1.05, PL-1.06, and PL-2.02. The Site is currently undeveloped but there were previous infrastructure improvements constructed and abandoned in the 1980s. These improvements include concrete roads, water lines, sanitary sewer lines, storm sewer, and water distribution infrastructure, including wells and a tank, all of which has been deemed unusable per conversations with the Town and is therefore anticipated to be removed or abandoned before development of the Site.

This report proposes conceptual locations and sizes for the water and wastewater systems and analyzes the proposed networks using criteria from the Town of Castle Rock Water System Design 2018 Criteria Manual and Wastewater Collection Design 2018 Criteria Manual.

This report analyzes the proposed water and sanitary sewer systems which will be constructed as part of the development, as well as the connections to the surrounding existing infrastructure shown in the construction drawings of CD23-0045. The utility design will conform to the current Town of Castle Rock standards. Easements will be provided for utilities that fall out of the public right-of-way. These will be dedicated on the final plat or at the time of final design/construction documents. The proposed water line will be accessible within the site, predominantly within the proposed roadways.

The Land Use Map for each Planning Area is included in Appendix E.

2. WATER SYSTEM

A. General

The Filing 2 water system will be served by a network of Red and Green Zone water distribution lines operated by Castle Rock Water, primarily located within the backbone road system within the Site. An Overall Water Map has been included in Appendix E.

B. Water Distribution System

The layout and design of the major water distribution system proposed in this report generally conforms with the Town of Castle Rock 2017 Water Master Plan. The Site spans over two (2) different water zones – the Red and Green Zone. The water distribution system bringing potable water to the Site is shown on the Overall Water Map in Appendix E and will consist of the following:

- An existing 16" waterline connection from Filing 1 Infrastructure in Dawson Trails Blvd south of the CVI Interchange.
- An existing 20" waterline connection from Filing 1 Infrastructure at the CVI interchange in Crystal Valley Pkwy and Gambel Ridge Blvd.
- Pressure Reducing Valves between zones
- Water Booster Pump from the Red Zone to Green Zone
- Tank 19 or Feed 3 (Red Zone)
- Tank 21 (Green Zone)

Tanks 19 and 21 have not been constructed, the tanks will need to be designed and located before high water and low water levels are established. See Appendix E for an Overall Water Plan Map. It is also to be noted that the Green Zone distribution lines and Tank 21 has not be modeled or drawn as a part of this submittal package. Green Zone to be included in next submittal package.

Raw Water

A potential three (3) acre well site as part of Filing 1 is anticipated for the Site, located near the northern corner of the site in PL-1.07, as shown in the Land Use Map in Appendix E. The well's respective transmission line to convey the raw water to a water treatment plant would also be constructed. It should be noted that there is potential for a public facility located in PL-1.10, in the southeastern corner of the Site, which could include a treatment facility or well site. In either condition, these raw water facilities will be maintained and operated by the Town. Any potential supply to the distribution system is not included in the model.

C. Regional Offsite Improvements

The Dawson Trails development will require three (3) significant offsite improvements located within the vicinity of the development. The first is the Tank 21 which will be a supply for the Green Zone. The exact location of the site has not yet been determined. The second offsite improvement will be the extension and connection of the 16" transmission main from Filing 1 located in Dawson Trails Blvd to the site. The third offsite improvement will be the extension and connection of the 20" transmission main from Filing 1 located in Crystal Valley Pkwy and Gambel Ridge Blvd. The two connections to Filing 1 Infrastructure will loop through the Filing 2 site to the Red Zone tank (Tank 19) located in PL-1.02. The Green Zone transmission mains have not been included in this submittal package.

D. Phasing

The utilities proposed with this Final Utility Report will be completed in one phase. The Overall Utility & Phasing Map for all of Dawson Trails Development can be found in Appendix E. The timeline of each phase is not yet determined. The phasing of the water infrastructure is an approximation and is subject to change based on the developer's discretion and further analysis during final design. The general phasing of the development transpires in a North to South and East to West direction, rising from the Blue, Red, then Green Zone as well as associated infrastructure for each.

E. Demand Categories, Design Criteria

Water consumption demands from Section 4.4.1 Design Demands were used for the Average Day Demands (ADD) and peaking factors as shown in Table 2.1: Water System Design Values from the Town of Castle Rock Water System Design 2018 Criteria Manual.

Table 2.1: Water System Design Values

Criteria	Value
Average Day Demand (ADD) per SFE	265 gallons per day (gpd)
Maximum Daily Demand (MDD) Factor	2.5 times ADD
Peak Hour Demand (PHD) Factor	5.5 times ADD
Minimum Static Pressure with Zero Demand (20% Tank Stage)	48.92 psi
Minimum Static Pressure with Zero Demand (100% Tank Stage)	56.72 psi
Minimum Dynamic Pressures (based on 20% Tank Stage) **Max Daily Demand + Fire Flow** **Peak Hour Demand**	 20 psi 35 psi

The following Single-Family Equivalents were used to calculate water demands.

Table 2.2: Single Family Equivalents

Criteria	Value
Single Family Residential and Duplexes	1.0 / dwelling unit
Multi-family Residential (Townhomes and Apartments)	0.65 / dwelling unit
Industrial / Commercial	3.0 / acre
Schools	0.85 / school-acre
Parks	Varies

Parameters used with the model of the Dawson Trails Water System are now as follows:

- **Average Day Demand (ADD)** is the total water use during a year divided by the number of days in a year (365).
- **Maximum Day Demand (MDD)** is the average demand in the month with the overall highest usage during the year (typically July or August). MDD is used to size water pipelines when combined with fire flows. MDD is also used to size water storage tanks (along with fire flow volumes).
- **Peak Hour Demand (PHD)** is the highest hourly demand occurring during the year. PHD is used to evaluate the required size of distribution pipelines. Known irrigation demands were applied to all junctions for public area irrigation and are consistent with

landscaping and irrigation construction documents provided by Norris Design. See Appendix B for Annual Estimated Irrigation Demands.

In addition to the parameters above, fire flows were analyzed (along with the Maximum Day Demand) as follows:

- **Fire Flow Demand (FFD)** – Fire flow requirements within Town of Castle Rock are dictated by the Town's Fire Department and the latest edition of the International Fire Code (IFC). Fire flow demands (FFD) vary depending on building usage (residential versus commercial), building square footage, and type of building construction which are defined in Appendix B of the IFC. A 50 percent reduction in required fire flow may be allowed for approved residential sprinkler systems, and a 75 percent reduction may be allowed for approved commercial sprinkler systems at the discretion of the Town of Castle Rock Fire Chief. The minimum fire flow for the water distribution system is 1,500 gpm, unless otherwise approved by the Fire Department.

Commercial, schools, and multi-family residential are the only buildings anticipated to have sprinklers within the Dawson Trails development. The specific building square footages, construction type, and usages are not known at this time. For the water model, a fire flow demand of 3,000 gpm was used at all junctions with the potential for these types of development.

F. Water System Modeling and Analysis

The water system was modeled by MSK Consulting, LLC. using InfoWater software. The InfoWater results are included in Appendix B along with a Vicinity Map in Appendix A for the simulation. Simulations were run for the following scenarios:

- Minimum and Maximum Static Pressures with Zero Demand (20% and 100% Tank level)
- Peak Hour Demand (PHD)
- Max Day Demand + Fire Flow (MDD+FF)
- Extended Period Simulation (EPS)

The steady-state simulations (PHD and MDD+FF) were run separately for each pressure zone since booster pump stations and pressure reducing valves will isolate one zone from another. For the EPS scenario, all three pressure zones were modeling concurrently.

Static Pressure with Zero Demand

Prior to applying any demands, the static pressures at each junction were evaluated for two conditions: 20% full tank and 100% full tank. The 20% full condition determines the low static pressure and the 100% full scenario reveals the maximum station pressure. For this analysis, the following tank levels were used:

Table 2.3 Tank Water Levels

Tank	20% Full Elevation	100% Full Elevation
Blue Zone	6490 ft	6508 ft
Red Zone	6662 ft	6680 ft

The majority of the junctions have a static pressure within the required range (43 psi to 125 psi). There are a few junctions in each pressure zone that will need to be raised or lowered during the final design process. Results are provided in Appendix B.

Peak Hour Demand

PHD scenarios were performed on each pressure zone assuming full buildout and the tank levels at 20% full. The PHD factors were applied to average day demands and the model output was evaluated for junction pressure and pipe velocity. A full output is included in Appendix B.

MDD+FF

A maximum day demand plus fire flow (MDD+FF) scenario for each pressure zone was performed. As stated previously, the fire flow demand for all commercial, multi-family, or school development is assumed to be 3,000 gpm. The fire flow for all single-family residential developments is 1,500 gpm. Fire flows were applied during the MDD condition, and all fire hydrant junctions satisfied the CRW's requirement of a minimum of 20 psi residual pressure. A summary of the results is provided below, and complete results are in Appendix B.

Table 2.4 MDD+FF Results

Zone	Lowest Residual Pressure (PSI)
Blue	28.79 (J12)
Red	62.39 (J108)

Extended Period Simulation

An Extended Period Simulation (EPS) was performed to analyze the distribution system during a 24-hour period during a maximum day condition. CRW provided the 24-hour diurnal curve (included in Appendix B) that were applied to the calculated MDD. As stated previously, the EPS scenario evaluated the three (3) pressure zones concurrently. The Green and Red Zone tanks were inputted into the model. The inputs included the total volume at buildout and the tank levels. The booster pump stations included a pump curve to allow for the analysis of discharge flows and pressures.

The EPS scenario provides a complete full day's analysis of the distribution system, including a "tank-filling" situation. It provides the upper end of each pump stations' output and the junction pressures and pipe velocities during those conditions. Generally, the demands in the EPS analysis are lower than either the PHD or MDD+FF scenarios. However, it was included in the water system analysis to provide initial results on the tanks' and booster pump stations' performances. In particular, the Red Zone Booster Pump Station was evaluated because this facility will be responsible for conveying the flows to meet the demands of both the Red and Green Zones. Results from the EPS analysis are included in Appendix B, but they are considered preliminary because pump curves for actual pumps were not used and the tank volumes are for full buildout. A more specific analysis will be performed during the design of each booster pump station and tank.

3. WASTEWATER COLLECTION SYSTEM

A. General

The wastewater collection system will be served with gravity sanitary sewer lines, lift station(s), and force mains operated by the Town of Castle Rock. The main lines will run within the backbone road system and in access roads along the perimeter of the tracts generally running west to east, while the interceptor will be running south to north along the east edge of the site. These runs are graphically shown in the Overall Sanitary Sewer Map in Appendix E. The anticipated total wastewater load for the Site is 4819.9 gallons per minute which includes flows upstream of the interceptor. Table 3.1 includes a synopsis of the different land uses accounted for. The ultimate outfall of the Site is near Plum Creek Parkway and the Interstate-25 Interchange, where the Town will convey the flow into a wastewater collection system.

Table 3.1 Land Use Summary Table

	Use	Quantities	Totals
Residential	Multi-Family (DU)	1,240	2,233
	Single Family (DU)	993	
Non-Residential	School (EA)	1	
	Parks (SFE)	0	
	Car Wash (AC)	0	
	Industrial (SF)	0	965,000
	Hotel (SF)	300,000	
	Restaurants (SF)	150,000	
	Retail/ Office (SF)	515,000	

B. Wastewater Collection System

The plan is in general accordance with the Castle Rock Water 2016 Wastewater Master Plan Update. The main discrepancy from the Master Plan is rather than a 15-inch pipe at the downstream end of the interceptor, further analysis concluded that a 24-inch pipe will be needed to accommodate for the density and magnitude of the Site. Additionally, the Town is responsible for reconnecting the sanitary sewer main across Plum Creek Parkway to tie into the existing wastewater collection system. The Town is anticipating upsizing these interceptors to adequately convey the flows of the ultimate buildout. The wastewater collection system serving the Dawson Trails Development will consist of the following:

- 8"/10"/12"/15"/18"/21"/24" gravity sanitary sewer
- Lift station(s)
- Sanitary sewer force main(s)

Routing

As shown in the Overall Wastewater Map for Filing 2, the Site highlights two out of the nine basins designated for the Dawson project. The two (2) basins included in Filing 2 include Basin 4 that intercepts at J-4 and Basin 5 that intercepts at J-5.

Flows generated by Basin 4 load the system at Junction 4.01, then continue downstream based on Planning Areas, varying in densities and therefore loads. Junction 5 then accepts flows from all flows in the Junction 5 mainline as well as those from the Junction 4 interceptor upstream and so

forth. The final load is applied to the system at Junction 9B, where the cumulative flow is conveyed north to the final outfall location. A hydraulic capacity and routing of the proposed pipes was done using a CORE developed spreadsheet. The results of this analysis can be found in Appendix C for Filing 2.

C. Regional and Offsite Improvements

The Town of Castle Rock currently has an existing 12 and 15-inch sanitary sewer gravity mains serving the southwest quadrant of Town and terminates at Territorial Road and Interstate-25. The existing mains will be removed and replaced with a 24-inch sanitary sewer interceptor running north along the west side of the I-25 Frontage Road to Plum Creek Parkway.

D. Phasing

The Overall Utility and Phasing Map can be found in Appendix E. The phasing generally moves in a north to south and east to west direction, in other words a downstream to upstream fashion. The northern portion of the sanitary interceptor bounding the east property line of the site will be constructed initially, while later phased mains and associated upstream interceptor lines will tie into it. Phasing locations and associated planning areas are discussed in Section 2.D of this report and additional phasing information can be found in the Approved PDP in Appendix D.

Phase 1

Phase 1 of the Dawson Trails development will include the design and construction of the sanitary sewer interceptor conveying flows from south to north along the east property boundary of the site, ultimately outfalling into the Town's collection system. The Town is responsible for reconnecting the sanitary line across Plum Creek Parkway and tying into the existing wastewater collection system. The Town is anticipating upsizing these interceptors to adequately serve the future development. Additionally, sanitary mains tying in at Junctions 6, 7, 8, and 9 be built in Phase 1 (See Appendix E in Filing 1 Wastewater Map).

Phase 2

Phase 2 of the Dawson Trails development will consist of gravity main lines running west to east from the construction extents to the downstream stub out of the interceptor line. Any necessary main lines, either by adjacent development or running beneath to the current construction of Dawson Trails Blvd. will be incorporated in this phase. Additionally, sanitary mains tying in at Junctions 4 and 5 shown in the Overall Wastewater Map in Appendix E will be built in Phase 2. A stub out at the upstream end of Junctions 3 and 4's runs should be provided for Phase 3 development. A stub out at the upstream end of Junctions 5's main line should be provided for Phase 4's development.

Phase 3

Phase 3 of the Dawson Trails development will consist of gravity main lines conveying flows west to east south of Phase 2 and complete buildout of any additional mainline within Dawson Trails Blvd. Additionally, sanitary mains tying in at Junctions 1,2, and 3 shown in the Overall Wastewater Map will be built in Phase 3. A stub out at the upstream end Junctions 1 and 2's main lines should be provided for Phase 5 development.

Phase 4

Phase 4 of the Dawson Trails development will include any necessary gravity mainlines conveying flows east and connecting to any existing stub outs constructed in Phase 2 or 3. Stub outs at the upstream end of Junction 3's run for the future force main should be accounted for. A portion of

the force main(s) will be built in this phase with stub outs on both ends to provide connections for Phase 6 development.

Phase 5
Phase 5 of the Dawson Trails development will entail gravity main lines conveying flow east, connecting to existing stub outs at the upstream end of Junctions 1, 2, and 3's main lines constructed in Phase 3. A stub out for Phase 6 at the upstream end of Junction 1 and 2's main line should be constructed. A portion of the force main(s) will be built in this phase, if deemed necessary, with stub outs on both ends to provide connections for Phase 6 development.

Phase 6
Phase 6 of the Dawson Trails development will include gravity mains conveying flows either to the north to the lift station(s) or east to existing sanitary sewer mains, depending on the final grading. A force main conveying flows from the lift station(s) to the existing gravity main on the Site will be constructed. Efforts will be made to minimize the number of lift stations required to service the development as operation and maintenance costs will be assessed. Flows developed from Phase 6 development have been accounted for in both Junction 1 and 3's runs.

E. Demand Categories, Design Criteria

Wastewater demands, were taken from 4.4.1.1 Wastewater System Average Daily Flow (ADF) of the Town of Castle Rock Wastewater Collection Design 2018 Criteria Manual.

Table 3.1 – Wastewater Collection System Evaluation Parameters

Flow Parameters	
Average Daily Flow (ADF)	200 gpd / dwelling unit
Peaking Factor (PF)	PF = 3.65 *[(ADF)^-0.168] Maximum PF = 5
Infiltration and Inflow (I/I)	I/I = 0.1 * ADF
Peak Design Flow (PDF)	PDF = ADF * PF + (I/I)
Gravity Flow Pipe Parameters	
Minimum Pipe Size	8-inch
Manning's Roughness Coefficient	0.011
Minimum Velocity	2.0 ft/s
Maximum Velocity	10.0 ft/s
Maximum Flow in Pipe (d/D)	0.75
Force Main Parameters	
Minimum Pipe Size	4-inch
Minimum Velocity	3.0 ft/s
Maximum Velocity	7.0 ft/s

The following Single-Family Equivalents were used to calculate Sanitary Demands.

Criteria	**Value**
Single Family Residential and Duplexes	1.0 / dwelling unit
Multi-family Residential (Townhomes and Apartments)	0.65 / dwelling unit
Industrial / Commercial	3.0 / acre
Schools	0.85 / school-acre
Parks	Varies

Parameters used with the model of the Dawson Trails collection system are as follows:

- **Average Daily Flow (ADF)** are the total wastewater flows generated in year divided by the number of days in a year (365). Average Daily Flows, or base flows, are contributed to the collection system from residential, industrial, commercial, and schools.
- **Peak Design Flow (PDF)** is the highest hourly demand occurring during the year. These flows were used for the analysis of the sanitary sewer system.

F. Wastewater System Modeling and Analysis

The wastewater system was modeled using an Excel spreadsheet shown in Appendix C. The runs are included in the Overall Sanitary Sewer Map in Appendix C. Preliminary road grades have been designed, therefore sanitary sewer slopes have been analyzed at a slope less than that of its associated roadway grade for a conservative evaluation.

4. CONCLUSIONS

Executive Summary

This Final Utility Report is intended to provide analysis and guidance to ensure the various filings and phases of the development are constructed in accordance with the overall needs and requirements of the development, and that the proposed infrastructure considers the full build-out condition.

The Town of Castle Rock currently does not have any domestic water connections to Dawson Trails. See Filing 1 CD's and Utility report for connections to the Blue Zone from Plum Creek Parkway and East of I-25. The Red and Green Zones will both need to construct new tanks for service. There will be booster pumps and pressure reducing valves connecting the zones to each other.

According to the 2010 Wastewater Master Plan, the existing 12" and 15" will need to be upsized to 15" and 18", respectively. However, the calculations within this report and conversations with the Town concluded that the sanitary sewer needs to be removed and replaced with a 24-inch interceptor based on the density from the Dawson Trails Planned Development Plan, approved in September of 2022.

The developers and design engineers will continue to work closely with the Town of Castle Rock as the various phases of the project are designed and constructed to ensure adequate infrastructure is provided to ultimately serve the full build-out of the development.

Compliance with Master Plans

The proposed water and wastewater layouts presented in the report provide systems which are in substantial conformance with the 2016 and 2017 Master Plan Updates.

Final Utility Report

The layout and design of the water and wastewater system proposed in this report, although in conformance with the Town of Castle Rock Water and Wastewater Collection System Design Criteria Manuals, is general in nature. Once a more refined design for the future development is available, a Final Utility Report shall be prepared and submitted with a final plat and construction drawings for each portion of the development.

REFERENCES

TOCR (Town of Castle Rock). December 4, 2018. Town of Castle Rock Water System Design Criteria Manual.

TOCR (Town of Castle Rock). December 4, 2018. Town of Castle Rock Wastewater Collection System Design Criteria Manual.

TOCR (Town of Castle Rock). 2016, Town of Castle Rock, 2016 Wastewater Master Plan.

TOCR (Town of Castle Rock). 2017. Town of Castle Rock, 2017 Water Master Plan Update.

Dawson Trails Planned Development Plan. September 2022.

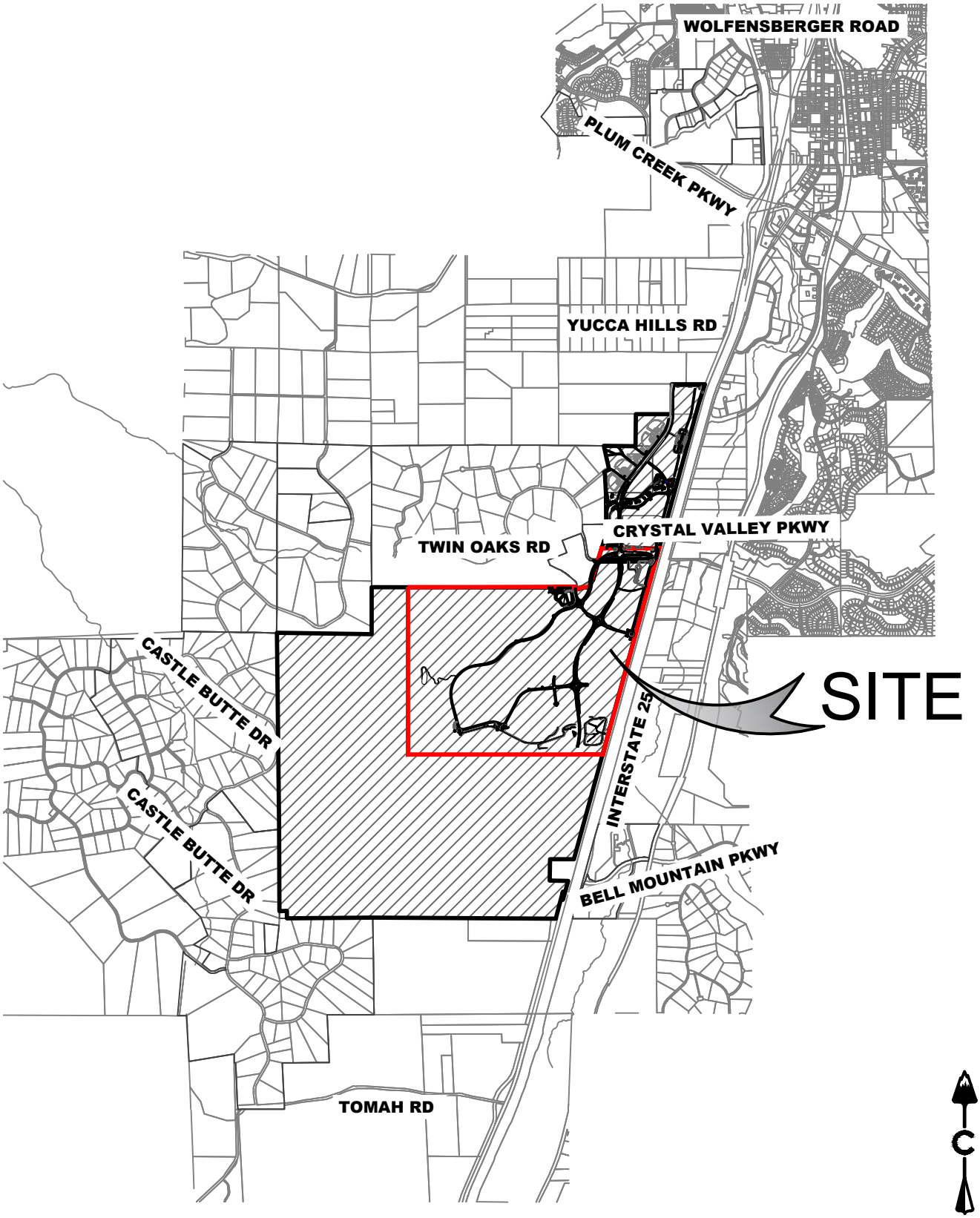
Computer Modeling Programs:

Bentley Systems, Inc., Version 2018. WaterCAD

Excel by Microsoft, Inc.

Appendix A

Figures



CORE CONSULTANTS. INC.
LIVEYOURCORE.COM

0 4,000'

1 inch = 4,000 ft.

DAWSON TRAILS
VICINITY MAP

CREATED BY: CGV DATE: 8/19/2024

SHEET NUMBER 1 OF 1 SHEETS

JOB NUMBER 20-224

8/19/2024 4:53 PM - X:\20-224 DAWSON\CIVIL\REPORTS\INFRA\FINAL UTILITY REPORT\A - FIGURES\VICINITY MAP.DWG;

Appendix B

Water Modeling / Calculations

Dawson Trails for Westside
Potable Water Model
Water Demands-Phase 1
Date: June 2024
MSK Project #: 52-001-01
Calc'd by: DLT

PRELIMINARY
6/27/24

Assumptions:

Average Day Demand (ADD) per SFE:	265.0 gpd	[7/17/23 Lowered by CRW per ordinance]
Max Day Demand (MDD) Factor:	2.5 x ADD	
Peak Hour Demand (PHD) Factor:	5.5 x ADD	
Irrigation ADD:	3,750 gpd/irrigated acre	

Table B1-1: Potable Water Demands for Phase 1 (w/ Irrigation)

A	B	C	D	E	F	G	H	I	J	K	L
No.	Planning Area	Pressure Zone	Total SFEs	ADD (gpd)	MDD (gpd)	MDD (gpm)	PHD (gpm)	Irrigated Area (ac)	Irrigation ADD (gpd)	Irrigation ADD (gpm)	Junction
1	F-1	Blue	0.0	0	0	0.0	0.0				J28
2	F-1	Blue	0.0	0	0	0.0	0.0				J18
3	F-1	Blue	0.0	0	0	0.0	0.0				J20
4	F-1	Blue	0.0	0	0	0.0	0.0				J20
5	E-1	Blue	0.0	0	0	0.0	0.0				J12
Blue Zone Totals			**0.0**	**0**	**0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	
6	F-2 (Ph. 1)	Red	0.0	0	0	0.0	0.0	2.29	8,595.6	5.97	J10
7	F-2 (Ph. 1)	Red	102.0	27,030	67,575	46.9	103.2				J14
8	F-3 (Ph. 1)	Red	62.5	16,563	41,406	28.8	63.3				J94
9	F-3	Red	0.0	0	0	0.0	0.0				J96
10	B-1 (Ph. 1)	Red	233.0	61,745	154,363	107.2	235.8				J140
11	D (Ph. 1)	Red	274.0	72,610	181,525	126.1	277.3				J98
12	D	Red	0.0	0	0	0.0	0.0				J24
13	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J112
14	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J114
15	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J120
16	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J102
17	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J58
18	D	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J118
19	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J108
20	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J106
21	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J126
22	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J124
23	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J66
24	C-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J122
25	G-1	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J110
26	G-1	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J116
27	G-2	Red	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J64
Red Zone Totals			**671.5**	**177,948**	**444,869**	**308.9**	**679.7**	**2.3**	**8,595.6**	**6.0**	
28	B-1	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J134
29	C-2	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J130
30	C-2	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J44
31	C-2	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J74
32	C-1	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J132
33	C-1	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J128
34	C-1	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J42
35	B-2	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J138
36	A	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J136
37	A	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J48
38	A	Green	0.0	0	0	0.0	0.0	0.0	0.0	0.0	J62
Green Zone Totals			**0.0**	**0**	**0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	
Buildout Totals (All Zones)			**671.5**	**177,948**	**444,869**	**308.9**	**679.7**	**2.3**	**8,595.6**	**6.0**	

Note:
1. The development composition in each Planning Area is preliminary and may change.

WESTSIDE PROPERTY

Dawson Trails Scenario #0 - Ph1, Static-no demands, Feed 1 OFF, Feed 2 OFF, PS OFF

Water Model Junction Report

Model Run Date: June 29, 2024

Table B2-1: Water Model Junction Report

							RZ Tank at 20%=6662.0		RZ Tank at 100%=6680.0	
ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	PHD Demand Applied (gpm)	Head (ft)	Pressure (psi)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	0.00	295.00	127.82	313.00	135.62
J100			Red	1	6,549.09	0.00	112.91	48.92	130.91	56.72
J102	FH	0.0	Red	1	6,498.44	0.00	163.56	70.87	181.56	78.67
J106	FH	0.0	Red	1	6,492.07	0.00	169.93	73.63	187.93	81.43
J108	FH	0.0	Red	1	6,496.31	0.00	165.69	71.79	183.69	79.59
J14	FH	102.0	Red	1	6,381.00	0.00	281.00	121.75	299.00	129.55
J140	FH	233.0	Red	1	6,467.50	0.00	194.50	84.27	212.50	92.07
J15		0.0	Red	1	6,381.00	0.00	281.00	121.75	299.00	129.55
J16			Red	1	6,350.00	0.00	312.00	135.18	330.00	142.98
J161			Red	1	6,386.00	0.00	276.00	119.58	294.00	127.38
J22			Red	1	6,433.62	0.00	228.38	98.95	246.38	106.75
J24	FH	274.0	Red	1	6,471.80	0.00	190.20	82.41	208.20	90.21
J50			Red	1	6,377.00	0.00	285.00	123.48	303.00	131.28
J54			Red	1	6,425.00	0.00	237.00	102.69	255.00	110.49
J70			Red	1	6,490.00	0.00	172.00	74.52	190.00	82.32
J76	Tank		Red	1	6,646.85	0.00	15.15	6.56	33.15	14.36
J78	Red-Green PS		Red	1	6,607.50	0.00	54.50	23.61	72.50	31.41
J92			Red	1	6,380.00	0.00	282.00	122.18	300.00	129.98
J94	FH	62.5	Red	1	6,395.02	0.00	266.98	115.68	284.98	123.47
J96	FH	0.0	Red	1	6,444.45	0.00	217.55	94.26	235.55	102.06
J98	FH	0.0	Red	1	6,443.18	0.00	218.82	94.81	236.82	102.61
		671.5				0.00				

WESTSIDE PROPERTY

Dawson Trails Scenario #3 - Ph1, SS, PHD, Feed 1 OFF, Feed 2 OFF, PS OFF, RZ Tank=6662.0

Dawson Trails Scenario #4B - Ph1, SS, MDD+FF, Costco FF Alternative (2,150 gpm)

Water Model Junction Report

Model Run Date: June 29, 2024

ADD:	265.0	gpd/SFE
MDD:	2.5	x ADD
PHD	5.5	x ADD

Minimum pressure= 6.74

Table B2-2: Water Model Junction Report

[Scenario #3 Results]

		671.5					PHD DMD = 685.6 gpm			
ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	Irrigation ADD (gpm)	PHD Demand Applied (gpm)	PHD + IRR ADD (gpm)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	5.97	0.00	**5.97**	6,662.01	127.83
J100			Red	1	6,549.09		0.00	**0.00**	6,662.30	49.05
J102	FH	0.0	Red	1	6,498.44		0.00	**0.00**	6,662.20	70.96
J106	FH	0.0	Red	1	6,492.07		0.00	**0.00**	6,662.19	73.71
J108	FH	0.0	Red	1	6,496.31		0.00	**0.00**	6,662.06	71.82
J14	FH	102.0	Red	1	6,381.00		103.24	**103.24**	6,662.00	121.76
J140	FH	233.0	Red	1	6,467.50		235.83	**235.83**	6,662.08	84.31
J15		0.0	Red	1	6,381.00		0.00	**0.00**	6,662.01	121.76
J16			Red	1	6,350.00		0.00	**0.00**	6,662.01	135.19
J161			Red	1	6,386.00		0.00	**0.00**	6,662.01	119.59
J17		0.0	Blue	1	6,351.40		0.00	**0.00**	6,493.00	61.35
J22			Red	1	6,433.62		0.00	**0.00**	6,661.96	98.94
J24	FH	274.0	Red	1	6,471.80		277.33	**277.33**	6,661.92	82.38
J50			Red	1	6,377.00		0.00	**0.00**	6,662.00	123.49
J54			Red	1	6,425.00		0.00	**0.00**	6,661.98	102.68
J70			Red	1	6,490.00		0.00	**0.00**	6,662.18	74.60
J76	Tank		Red	1	6,646.85		0.00	**0.00**	6,662.40	6.74
J78	Red-Green PS		Red	1	6,607.50		0.00	**0.00**	6,662.36	23.77
J88	Blue-Red PS		Blue	1	6,350.00		0.00	**0.00**	6,493.00	61.96
J92			Red	1	6,380.00		0.00	**0.00**	6,662.01	122.20
J94	FH	62.5	Red	1	6,395.02		63.26	**63.26**	6,662.00	115.68
J96	FH	0.0	Red	1	6,444.45		0.00	**0.00**	6,661.97	94.25
J98	FH	0.0	Red	1	6,443.18		0.00	**0.00**	6,661.97	94.80
		671.5				5.97	679.66	685.63		

WESTSIDE PROPERTY

Dawson Trails Scenario #3 - Ph1, SS, PHD+Irr, Feed 1 OFF, Feed 2 OFF, PS OFF, RZ Tank=6662.0

Dawson Trails Scenario #4B - Ph1, SS, MDD+FF+Irr, Costco FF Alternative (2,150 gpm)

Water Model Pipe Report

Model Run Date: June 29, 2024

Max Velocity Criteria =	10	ft/sec
Max Velocity =	0.53	ft/sec
Criteria met?	yes	

Table B2-3: Water Model Pipe Report

[Scenario #3 Results]

								PHD OUTPUT				
ID (Char)	Description (Char)	Zone (Char)	Phase (Int)	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-1		Red	1	J15	J161	83.66	12	120	95.75	0.27	0	0.04	Open
P-11		Red	1	J50	J16	1,423.65	12	120	-32.27	0.09	0.01	0	Open
P-18		Red	1	J76	J78	879.01	24	120	685.63	0.49	0.04	0.05	Open
P-2		Red	1	J10	J16	777.55	24	120	32.27	0.02	0	0	Open
P-29	Zone Bndy	Red	1	J88	J16	126.82	24	120	0.00	0	0	0	Closed
P294	Zone Bndy	Red	1	P1_PH1	J16	64.44	24	120	0.00	0	0	0	Open
P-30		Red	1	J94	J92	930.51	16	120	-137.31	0.22	0.02	0.02	Open
P-31		Red	1	J54	J94	1,101.20	16	120	-113.89	0.18	0.01	0.01	Open
P-32		Red	1	J96	J54	685.74	16	120	-113.89	0.18	0.01	0.01	Open
P-33		Red	1	J98	J96	257.42	16	120	-113.89	0.18	0	0.01	Open
P-35		Red	1	J102	J100	970.07	12	120	-163.44	0.46	0.1	0.1	Open
P-36		Red	1	J106	J102	144.99	12	120	-163.44	0.46	0.02	0.1	Open
P-37		Red	1	J70	J106	87.97	12	120	-163.44	0.46	0.01	0.1	Open
P-38		Red	1	J108	J70	1,096.69	12	120	-163.44	0.46	0.11	0.1	Open
P-39		Red	1	J24	J108	1,454.20	12	120	-163.44	0.46	0.15	0.1	Open
P-4		Red	1	J22	J24	781.22	12	120	113.89	0.32	0.04	0.05	Open
P-40		Red	1	J22	J98	1,043.14	16	120	-113.89	0.18	0.01	0.01	Open
P-66		Red	1	J140	J78	3,778.95	20	120	-522.19	0.53	0.28	0.07	Open
P-67		Red	1	J92	J140	2,723.50	20	120	-286.36	0.29	0.07	0.02	Open
P-68		Red	1	J78	J100	2,188.12	16	120	163.44	0.26	0.06	0.03	Open
P-69		Red	1	J10	J15	1,497.69	24	120	-53.31	0.04	0	0	Open
P-71		Red	1	J15	J92	570.16	24	120	-149.05	0.11	0	0	Open
P-72		Red	1	J161	J14	526.76	12	120	55.90	0.16	0.01	0.01	Open
P-74		Red	1	J14	J50	503.93	12	120	-32.27	0.09	0	0.01	Open
P-75		Red	1	J94	J161	1,617.47	12	120	-39.85	0.11	0.01	0.01	Open
P-91		Red	1	J10	J14	1,111.51	8	120	15.07	0.1	0.01	0.01	Open
SUPPLY3	Supply 3	Red	1	FEED3	J76	1.00	24	120	685.63	0.49	0	0	Open

WESTSIDE PROPERTY

Dawson Trails Scenario #4A - Ph1, SS, MDD+FF+Irr (standard), Feed 1 OFF, Feed 2 OFF, PS OFF, RZ Tank=6662.0

Water Model Fire Flow Report

Model Run Date: June 29, 2024

Table B2-4: Water Model Fire Flow Report

ID	Description (Char)	Junction of Interest	Zone (Char)	Elevation (ft)	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)	Pass /Fail
J102	FH	no	Red	6,498.44	0	71.02	6,662.35	3,000	63.63	8,664.90	20	Pass
J106	FH	no	Red	6,492.07	0	73.78	6,662.35	1,500	71.53	8,689.12	20	Pass
J108	FH	no	Red	6,496.31	0	71.93	6,662.32	3,000	62.39	7,641.77	20	Pass
J14	FH	yes	Red	6,381.00	46.93	121.89	6,662.31	2,000	118.73	13,958.05	20	Pass
J140	FH	no	Red	6,467.50	107.2	84.42	6,662.32	1,500	83.51	17,266.15	20	Pass
J24	FH	no	Red	6,471.80	126.06	82.54	6,662.29	3,000	73.32	8,845.14	20	Pass
J94	FH	no	Red	6,395.02	28.75	115.81	6,662.30	3,000	110.99	15,916.55	20	Pass
J96	FH	no	Red	6,444.45	0	94.39	6,662.30	3,000	87.84	11,597.58	20	Pass
J98	FH	no	Red	6,443.18	0	94.95	6,662.30	3,000	88.18	11,436.70	20	Pass

WESTSIDE PROPERTY

Dawson Trails Scenario #3 - Ph1, SS, PHD, Feed 1 OFF, Feed 2 OFF, PS OFF, RZ Tank=6662.0

Dawson Trails Scenario #4B - Ph1, SS, MDD+FF, Costco FF Alternative (2,150 gpm)

Water Model Junction Report

Model Run Date: June 29, 2024

Table B2-2: Water Model Junction Report

		671.5					[Scenario #4B Results] MDD DMD = 2,464.9 gpm			
ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	Irrigation ADD (gpm)	Demand Applied (gpm)	MDD + IRR ADD (gpm)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	5.97	0.00	5.97	6,656.53	125.45
J100			Red	1	6,549.09		0.00	0.00	6,661.41	48.67
J102	FH	0.0	Red	1	6,498.44		0.00	0.00	6,660.47	70.21
J106	FH	0.0	Red	1	6,492.07		0.00	0.00	6,660.33	72.91
J108	FH	0.0	Red	1	6,496.31		0.00	0.00	6,659.19	70.58
J14	FH	102.0	Red	1	6,381.00		2196.93	2196.93	6,654.04	118.31
J140	FH	233.0	Red	1	6,467.50		107.20	107.20	6,658.85	82.91
J15		0.0	Red	1	6,381.00		0.00	0.00	6,656.66	119.45
J16			Red	1	6,350.00		0.00	0.00	6,656.50	132.80
J161			Red	1	6,386.00		0.00	0.00	6,656.43	117.18
J17		0.0	Blue	1	6,351.40		0.00	0.00	6,493.00	61.35
J22			Red	1	6,433.62		0.00	0.00	6,657.32	96.93
J24	FH	274.0	Red	1	6,471.80		126.06	126.06	6,657.79	80.59
J50			Red	1	6,377.00		0.00	0.00	6,654.68	120.32
J54			Red	1	6,425.00		0.00	0.00	6,657.03	100.54
J70			Red	1	6,490.00		0.00	0.00	6,660.25	73.77
J76	Tank		Red	1	6,646.85		0.00	0.00	6,662.40	6.74
J78	Red-Green PS		Red	1	6,607.50		0.00	0.00	6,661.93	23.58
J88	Blue-Red PS		Blue	1	6,350.00		0.00	0.00	6,493.00	61.96
J92			Red	1	6,380.00		0.00	0.00	6,656.86	119.96
J94	FH	62.5	Red	1	6,395.02		28.75	28.75	6,656.87	113.46
J96	FH	0.0	Red	1	6,444.45		0.00	0.00	6,657.13	92.15
J98	FH	0.0	Red	1	6,443.18		0.00	0.00	6,657.17	92.72
		671.5				5.97	2,458.94	2,464.91		

WESTSIDE PROPERTY

Dawson Trails Scenario #3 - Ph1, SS, PHD+Irr, Feed 1 OFF, Feed 2 OFF, PS OFF, RZ Tank=6662.0

Dawson Trails Scenario #4B - Ph1, SS, MDD+FF+Irr, Costco FF Alternative (2,150 gpm)

Water Model Pipe Report

Model Run Date: June 29, 2024

Max Velocity Criteria = 5 ft/sec

Max Velocity = 3.58 ft/sec

Criteria met? yes

Table B2-3: Water Model Pipe Report

[Scenario #4B Results]

									MDD OUTPUT				
ID (Char)	Description (Char)	Zone (Char)	Phase (Int)	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-1		Red	1	J15	J161	83.66	12	120	984.86	2.79	0.24	2.85	Open
P-11		Red	1	J50	J16	1,423.65	12	120	-636.81	1.81	1.81	1.27	Open
P-18		Red	1	J76	J78	879.01	24	120	2,464.91	1.75	0.47	0.53	Open
P-2		Red	1	J10	J16	777.55	24	120	636.81	0.45	0.03	0.04	Open
P-29	Zone Bndy	Red	1	J88	J16	126.82	24	120	0.00	0	0	0	Closed
P294	Zone Bndy	Red	1	P1_PH1	J16	64.44	24	120	0.00	0	0	0	Open
P-30		Red	1	J94	J92	930.51	16	120	115.32	0.18	0.01	0.01	Open
P-31		Red	1	J54	J94	1,101.20	16	120	422.04	0.67	0.16	0.15	Open
P-32		Red	1	J96	J54	685.74	16	120	422.04	0.67	0.1	0.15	Open
P-33		Red	1	J98	J96	257.42	16	120	422.04	0.67	0.04	0.15	Open
P-35		Red	1	J102	J100	970.07	12	120	-548.10	1.55	0.94	0.96	Open
P-36		Red	1	J106	J102	144.99	12	120	-548.10	1.55	0.14	0.97	Open
P-37		Red	1	J70	J106	87.97	12	120	-548.10	1.55	0.08	0.97	Open
P-38		Red	1	J108	J70	1,096.69	12	120	-548.10	1.55	1.06	0.97	Open
P-39		Red	1	J24	J108	1,454.20	12	120	-548.10	1.55	1.4	0.97	Open
P-4		Red	1	J22	J24	781.22	12	120	-422.04	1.2	0.46	0.59	Open
P-40		Red	1	J22	J98	1,043.14	16	120	422.04	0.67	0.15	0.15	Open
P-66		Red	1	J140	J78	3,778.95	20	120	-1,916.81	1.96	3.08	0.81	Open
P-67		Red	1	J92	J140	2,723.50	20	120	-1,809.61	1.85	1.99	0.73	Open
P-68		Red	1	J78	J100	2,188.12	16	120	548.10	0.87	0.52	0.24	Open
P-69		Red	1	J10	J15	1,497.69	24	120	-940.07	0.67	0.13	0.09	Open
P-71		Red	1	J15	J92	570.16	24	120	-1,924.93	1.37	0.19	0.34	Open
P-72		Red	1	J161	J14	526.76	12	120	1,262.83	3.58	2.39	4.53	Open
P-74		Red	1	J14	J50	503.93	12	120	-636.81	1.81	0.64	1.27	Open
P-75		Red	1	J94	J161	1,617.47	12	120	277.97	0.79	0.44	0.27	Open
P-91		Red	1	J10	J14	1,111.51	8	120	297.29	1.9	2.49	2.24	Open
SUPPLY3	Supply 3	Red	1	FEED3	J76	1.00	24	120	2,464.91	1.75	0	0.49	Open

WESTSIDE PROPERTY

Dawson Trails Scenario #0 - Buildout, Static-no demands, Feed 1 OFF, Feed 2 OFF, PS OFF,

Water Model Junction Report

Model Run Date: June 29, 2024

Table B2-7: Water Model Junction Report

							Tank at 20%, BZ=6490.0, RZ=6662.0, GZ=6806.0		Tank at 100%, BZ=6508.0, RZ=6618.0, GZ=6824.0			
ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	Demand (gpm)	Head (ft)	Pressure (psi)	Head (ft)	Pressure (psi)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	0.00	295.00	127.82	6,367.00	2758.67	313.00	135.62
J100			Red	1	6,549.09	0.00	112.91	48.92	6,549.09	2837.56	130.91	56.72
J102	FH	216.0	Red	1	6,498.44	0.00	163.56	70.87	6,498.44	2815.62	181.56	78.67
J106	FH	102.0	Red	1	6,492.07	0.00	169.93	73.63	6,492.07	2812.86	187.93	81.43
J108	FH	17.0	Red	1	6,496.31	0.00	165.69	71.79	6,496.31	2814.69	183.69	79.59
J110	FH	68.0	Red		6,432.18	0.00	229.82	99.58	6,432.18	2786.91	247.82	107.37
J112	FH	517.0	Red		6,433.00	0.00	229.00	99.22	6,433.00	2787.26	247.00	107.02
J114	FH	688.0	Red		6,460.00	0.00	202.00	87.52	6,460.00	2798.96	220.00	95.32
J116	FH	101.0	Red		6,452.69	0.00	209.31	90.69	6,452.69	2795.79	227.31	98.49
J118	FH	191.0	Red		6,450.00	0.00	212.00	91.85	6,450.00	2794.63	230.00	99.65
J12	FH	20.0	Blue	1	6,370.48	0.00	119.52	51.79	6,370.48	2760.17	137.52	59.58
J120	FH	2.0	Red		6,458.83	0.00	203.17	88.03	6,458.83	2798.45	221.17	95.83
J122	FH	5.0	Red		6,440.00	0.00	222.00	96.19	6,440.00	2790.29	240.00	103.99
J124	FH	189.0	Red		6,515.38	0.00	146.62	63.53	6,515.38	2822.95	164.62	71.33
J126	FH	114.0	Red		6,528.47	0.00	133.53	57.86	6,528.47	2828.63	151.53	65.65
J128	FH	222.0	Green		6,597.16	0.00	208.84	90.49	6,597.16	2858.39	226.84	98.28
J130	FH	169.0	Green		6,593.11	0.00	212.89	92.24	6,593.11	2856.63	230.89	100.04
J132	FH	92.0	Green		6,595.46	0.00	210.54	91.22	6,595.46	2857.65	228.54	99.02
J134	FH	239.0	Green		6,565.00	0.00	241.00	104.42	6,565.00	2844.45	259.00	112.22
J136	FH	333.0	Green		6,679.27	0.00	126.73	54.91	6,679.27	2893.96	144.73	62.71
J138	FH	228.0	Green		6,602.50	0.00	203.50	88.17	6,602.50	2860.70	221.50	95.97
J14	FH	102.0	Red	1	6,381.00	0.00	281.00	121.75	6,381.00	2764.73	299.00	129.55
J140	FH	245.0	Red	1	6,467.50	0.00	194.50	84.27	6,467.50	2802.21	212.50	92.07
J15		0.0	Red	1	6,381.00	0.00	281.00	121.75	6,381.00	2764.73	299.00	129.55
J16			Red	1	6,350.00	0.00	312.00	135.18	6,350.00	2751.30	330.00	142.98
J161			Red	1	6,386.00	0.00	276.00	119.58	6,386.00	2766.90	294.00	127.38
J17			Blue		6,351.40	0.00	138.60	60.05	6,351.40	2751.91	156.60	67.85
J18	FH	4.0	Blue	1	6,370.48	0.00	119.52	51.79	6,370.48	2760.17	137.52	59.58
J20	FH	36.0	Blue		6,352.61	0.00	137.39	59.53	6,352.61	2752.43	155.39	67.33
J22			Red	1	6,433.62	0.00	228.38	98.95	6,433.62	2787.53	246.38	106.75
J24	FH	148.0	Red	1	6,471.80	0.00	190.20	82.41	6,471.80	2804.07	208.20	90.21
J26	FH		Blue		6,320.51	0.00	169.49	73.44	6,320.51	2738.52	187.49	81.23
J28	FH	90.0	Blue		6,341.09	0.00	148.91	64.52	6,341.09	2747.44	166.91	72.32
J42	FH	167.0	Green		6,591.59	0.00	214.41	92.90	6,591.59	2855.97	232.41	100.70
J44	FH	334.0	Green		6,578.02	0.00	227.98	98.78	6,578.02	2850.10	245.98	106.58
J46			Green		6,637.06	0.00	168.94	73.20	6,637.06	2875.68	186.94	81.00
J48	FH	2.0	Green		6,701.21	0.00	104.79	45.40	6,701.21	2903.47	122.79	53.20
J50			Red	1	6,377.00	0.00	285.00	123.48	6,377.00	2763.00	303.00	131.28
J54			Red	1	6,425.00	0.00	237.00	102.69	6,425.00	2783.80	255.00	110.49
J56			Red		6,500.00	0.00	162.00	70.19	6,500.00	2816.29	180.00	77.99
J58	FH	384.0	Red		6,471.27	0.00	190.73	82.64	6,471.27	2803.84	208.73	90.44
J60	Tank		Green		6,806.00	0.00	0.00	0.00	6,806.00	2948.87	18.00	7.80
J62	FH	138.0	Green		6,642.50	0.00	163.50	70.84	6,642.50	2878.03	181.50	78.64
J64	FH	13.0	Red		6,430.00	0.00	232.00	100.52	6,430.00	2785.96	250.00	108.32
J66	FH	25.0	Red		6,492.95	0.00	169.05	73.25	6,492.95	2813.24	187.05	81.04
J68			Red		6,440.00	0.00	222.00	96.19	6,440.00	2790.29	240.00	103.99
J70			Red	1	6,490.00	0.00	172.00	74.52	6,490.00	2811.96	190.00	82.32
J72			Green		6,533.66	0.00	272.34	118.00	6,533.66	2830.88	290.34	125.80
J74	FH	17.0	Green		6,582.76	0.00	223.24	96.72	6,582.76	2852.15	241.24	104.52
J76	RZ Tank		Red	1	6,646.85	0.00	15.15	6.56	6,646.85	2879.92	33.15	14.36
J78	GZBPS		Red	1	6,607.50	0.00	54.50	23.61	6,607.50	2862.87	72.50	31.41
J80			Green		6,607.54	0.00	198.46	85.99	6,607.54	2862.89	216.46	93.79
J82			Green		6,593.54	0.00	212.46	92.05	6,593.54	2856.82	230.46	99.85
J84			Blue	1	6,339.66	0.00	150.34	65.14	6,339.66	2746.82	168.34	72.94
J86			Blue	1	6,286.00	0.00	204.00	88.39	6,286.00	2723.57	222.00	96.19
J88	RZBPS		Blue		6,350.00	0.00	140.00	60.66	6,350.00	2751.30	158.00	68.46
J90			Blue	1	6,346.49	0.00	143.51	62.18	6,346.49	2749.78	161.51	69.98
J92			Red	1	6,380.00	0.00	282.00	122.18	6,380.00	2764.30	300.00	129.98
J94	FH	509.0	Red	1	6,395.02	0.00	266.98	115.68	6,395.02	2770.81	284.98	123.47
J96	FH	678.0	Red	1	6,444.45	0.00	217.55	94.26	6,444.45	2792.22	235.55	102.06
J98	FH	470.0	Red	1	6,443.18	0.00	218.82	94.81	6,443.18	2791.67	236.82	102.61
		6,875.0				0.00						

WESTSIDE PROPERTY

Dawson Trails Scenario #11 - Buildout, SS, PHD+Irr, Feed 1, 3, 4 ON, Feed 2 OFF, RZ and GZ PS OFF, RZ Tank=6662.4

Dawson Trails Scenario #12B - Buildout, SS, MDD+FF+Irr, Costco FF Alternative (2,150 gpm)

Water Model Junction Report

Model Run Date: June 30, 2024

ADD:	265.0	gpd/SFE
MDD:	2.5	x ADD
PHD	5.5	x ADD

Table B2-8: Water Model Junction Report

[Scenario #11 Results]

PHD DMD = 7,765.5 gpm

ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	Irrigation ADD (gpm)	PHD Demand Applied (gpm)	PHD + IRR ADD (gpm)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	5.97	0.00	**5.97**	6,650.66	122.91
J100			Red	1	6,549.09		0.00	**0.00**	6,650.95	44.14
J102	FH	216.0	Red	1	6,498.44	35.67	218.63	**254.30**	6,645.86	63.88
J106	FH	102.0	Red	1	6,492.07	35.67	103.24	**138.91**	6,645.34	66.41
J108	FH	17.0	Red	1	6,496.31	35.67	17.21	**52.88**	6,644.52	64.22
J110	FH	68.0	Red		6,432.18	35.67	68.83	**104.50**	6,643.06	91.38
J112	FH	517.0	Red		6,433.00	35.67	523.28	**558.95**	6,643.24	91.10
J114	FH	688.0	Red		6,460.00	35.67	696.36	**732.03**	6,639.87	77.94
J116	FH	101.0	Red		6,452.69	35.67	102.23	**137.90**	6,639.84	81.09
J118	FH	191.0	Red		6,450.00	35.67	193.32	**228.99**	6,639.84	82.26
J12	FH	20.0	Blue	1	6,370.48		20.24	**20.24**	6,492.80	53.00
J120	FH	2.0	Red		6,458.83	35.67	2.02	**37.69**	6,639.85	78.44
J122	FH	5.0	Red		6,440.00	35.67	5.06	**40.73**	6,639.99	86.66
J124	FH	189.0	Red		6,515.38	35.67	191.30	**226.97**	6,640.82	54.35
J126	FH	114.0	Red		6,528.47	35.67	115.39	**151.06**	6,640.79	48.67
J128	FH	222.0	Green		6,597.16	23.02	224.70	**247.72**	6,715.14	51.12
J130	FH	169.0	Green		6,593.11	23.02	171.05	**194.07**	6,714.77	52.71
J132	FH	92.0	Green		6,595.46	23.02	93.12	**116.14**	6,714.77	51.70
J134	FH	239.0	Green		6,565.00	23.02	241.90	**264.92**	6,714.91	64.96
J136	FH	333.0	Green		6,679.27	23.02	337.05	**360.07**	6,716.58	16.17
J138	FH	228.0	Green		6,602.50	23.02	230.77	**253.79**	6,720.56	51.16
J14	FH	102.0	Red	1	6,381.00		103.24	**103.24**	6,650.58	116.81
J140	FH	245.0	Red	1	6,467.50		247.98	**247.98**	6,654.35	80.96
J15		0.0	Red	1	6,381.00		0.00	**0.00**	6,650.66	116.85
J16			Red	1	6,350.00		0.00	**0.00**	6,650.66	130.27
J161			Red	1	6,386.00		0.00	**0.00**	6,650.58	114.64
J17			Blue		6,351.40		0.00	**0.00**	6,492.80	61.27
J18	FH	4.0	Blue	1	6,370.48	12.72	4.05	**16.77**	6,492.80	53.00
J20	FH	36.0	Blue		6,352.61		36.44	**36.44**	6,492.80	60.75
J22			Red	1	6,433.62		0.00	**0.00**	6,643.82	91.08
J24	FH	148.0	Red	1	6,471.80		149.80	**149.80**	6,643.93	74.59
J26	FH		Blue		6,320.51		0.00	**0.00**	6,492.80	74.65
J28	FH	90.0	Blue		6,341.09		91.09	**91.09**	6,492.80	65.74
J42	FH	167.0	Green		6,591.59	23.02	169.03	**192.05**	6,717.65	54.62
J44	FH	334.0	Green		6,578.02	23.02	338.06	**361.08**	6,716.14	59.85
J46			Green		6,637.06		0.00	**0.00**	6,725.13	38.16
J48	FH	2.0	Green		6,701.21	23.02	2.02	**25.04**	6,720.95	8.55
J50			Red	1	6,377.00		0.00	**0.00**	6,650.60	118.55
J54			Red	1	6,425.00		0.00	**0.00**	6,646.11	95.81
J56			Red		6,500.00		0.00	**0.00**	6,640.97	61.08
J58	FH	384.0	Red		6,471.27	35.67	388.67	**424.34**	6,639.88	73.06
J60	Tank		Green		6,806.00		0.00	**0.00**	6,805.99	-0.01
J62	FH	138.0	Green		6,642.50	23.02	139.68	**162.70**	6,731.13	38.40
J64	FH	13.0	Red		6,430.00	35.67	13.16	**48.83**	6,640.16	91.06
J66	FH	25.0	Red		6,492.95	35.67	25.30	**60.97**	6,640.78	64.05
J68			Red		6,440.00		0.00	**0.00**	6,642.82	87.88
J70			Red	1	6,490.00		0.00	**0.00**	6,645.10	67.20
J72			Green		6,533.66		0.00	**0.00**	6,717.64	79.72
J74	FH	17.0	Green		6,582.76	23.02	17.21	**40.23**	6,717.64	58.44
J76	RZ Tank		Red	1	6,646.85		0.00	**0.00**	6,662.40	6.74
J78	GZBPS		Red	1	6,607.50		0.00	**0.00**	6,660.40	22.92
J80			Green		6,607.54		0.00	**0.00**	6,714.81	46.48
J82			Green		6,593.54		0.00	**0.00**	6,714.81	52.54
J84			Blue	1	6,339.66		0.00	**0.00**	6,492.84	66.37
J86			Blue	1	6,286.00		0.00	**0.00**	6,493.00	89.69
J88	RZBPS		Blue		6,350.00		0.00	**0.00**	6,492.80	61.88
J90			Blue	1	6,346.49		0.00	**0.00**	6,492.81	63.40
J92			Red	1	6,380.00		0.00	**0.00**	6,650.69	117.29
J94	FH	509.0	Red	1	6,395.02		515.19	**515.19**	6,648.70	109.92
J96	FH	678.0	Red	1	6,444.45		686.24	**686.24**	6,644.50	86.68
J98	FH	470.0	Red	1	6,443.18		475.71	**475.71**	6,644.24	87.12
		6,875.0				806.90	**6,958.55**	**7,765.53**		

WESTSIDE PROPERTY

Dawson Trails Scenario #11 - Buildout, SS, PHD+Irr, Feed 1, 3, 4 ON, Feed 2 OFF, RZ and GZ PS OFF, RZ Tank=6662.4

Dawson Trails Scenario #12B - Buildout, SS, MDD+FF, Costco FF Alternative

Water Model Pipe Report

Model Run Date: June 30, 2024

Max Velocity Criteria = 10 ft/sec

Max Velocity = 6.29 ft/sec

Criteria met? yes

Table B2-9: Water Model Pipe Report

[Scenario #11 Results]

PHD OUTPUT

ID	Description (Char)	Zone (Char)	Phase (Int)	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-1		Red	1	J15	J161	83.66	12	120	565.73	1.6	0.09	1.03	Open
P-10		Green		J46	J48	2,269.53	12	120	776.51	2.2	4.18	1.84	Open
P-11		Red	1	J50	J16	1,423.65	12	120	-97.62	0.28	0.06	0.04	Open
P-13		Red		J56	J58	1,156.14	12	120	542.78	1.54	1.1	0.95	Open
P-14		Green		J60	J62	5,824.79	12	120	2,217.81	6.29	74.85	12.85	Open
P-141	Supply 4	Green		T2-GZ	J60	1.00	12	120	0.00	0	0	0.00	Closed
P-15		Red		J64	J66	2,301.39	12	120	-273.92	0.78	0.61	0.27	Open
P-16		Red		J68	J70	2,127.41	12	120	-579.19	1.64	2.27	1.07	Open
P-17		Green		J72	J74	945.67	12	120	0.00	0	0	0	Open
P-18		Red	1	J76	J78	879.01	24	120	5,383.19	3.82	1.99	2.27	Open
P-181	Supply 3	Red		T1-RZ	J76	1.00	24	120	0.00	0	0	0	Closed
P-19		Green		J80	J82	227.74	12	120	0.00	0	0	0	Open
P-2		Red	1	J10	J16	777.55	24	120	97.63	0.07	0	0	Open
P-20		Blue	1	J84	J86	6,218.83	16	120	-164.55	0.26	0.16	0.03	Open
P-21		Blue		J26	J88	1,436.03	12	120	-8.98	0.03	0	0	Open
P-22		Blue		J28	J90	342.27	12	120	-82.11	0.23	0.01	0.03	Open
P-23		Blue	1	J90	J84	1,172.78	16	120	-164.55	0.26	0.03	0.03	Open
P-24		Blue	1	J18	J90	1,011.16	16	120	-82.44	0.13	0.01	0.01	Open
P-25		Blue		J17	J88	1,707.01	24	120	0.00	0	0	0	Open
P-26		Blue		J88	J20	253.09	16	120	-13.16	0.02	0	0	Open
P-27		Blue	1	J12	J18	1,454.96	12	120	-16.07	0.05	0	0	Open
P-29	Zone Bndy	Red	1	J88	J16	126.82	24	120	0.00	0	0	0	Closed
P-291	Zone Bndy	Blue		J88	P1	68.07	24	120	0.00	0	0	0	Open
P-292	Zone Bndy	Red		P1	J16	61.69	24	120	0.00	0	0	0	Open
P293	Zone Bndy	Blue	1	J88	P1_PH1	64.87	24	120	0.00	0	0	0	Open
P294	Zone Bndy	Red	1	P1_PH1	J16	64.44	24	120	0.00	0	0	0	Open
P-3		Blue		J18	J20	646.08	16	120	49.60	0.08	0	0	Open
P-30		Red	1	J94	J92	930.51	16	120	-1,797.18	2.87	2	2.14	Open
P-31		Red	1	J54	J94	1,101.20	16	120	-1,887.67	3.01	2.59	2.35	Open
P-32		Red	1	J96	J54	685.74	16	120	-1,887.67	3.01	1.61	2.35	Open
P-33		Red	1	J98	J96	257.42	16	120	-1,201.43	1.92	0.26	1.02	Open
P-34		Red		J100	J56	2,226.75	12	120	1,255.70	3.56	9.98	4.48	Open
P-35		Red	1	J102	J100	970.07	12	120	-1,367.43	3.88	5.09	5.25	Open
P-36		Red	1	J106	J102	144.99	12	120	-1,113.13	3.16	0.52	3.58	Open
P-37		Red	1	J70	J106	87.97	12	120	-974.22	2.76	0.25	2.8	Open
P-38		Red	1	J108	J70	1,096.69	12	120	-395.03	1.12	0.58	0.53	Open
P-39		Red	1	J24	J108	1,454.20	12	120	-342.15	0.97	0.59	0.4	Open
P-4		Red	1	J22	J24	781.22	12	120	-192.35	0.55	0.11	0.14	Open
P-40		Red	1	J22	J98	1,043.14	16	120	-725.72	1.16	0.42	0.4	Open
P-41		Red		J110	J112	393.61	12	120	-359.12	1.02	0.17	0.44	Open
P-42		Red		J112	J22	233.82	12	120	-918.07	2.6	0.59	2.51	Open
P-43		Red		J68	J110	1,036.73	12	120	-254.62	0.72	0.24	0.23	Open
P-44		Red		J114	J68	1,405.64	12	120	-833.81	2.37	2.95	2.1	Open
P-45		Red		J116	J114	738.3	12	120	-101.78	0.29	0.03	0.04	Open
P-46		Red		J118	J116	148.99	12	120	36.12	0.1	0	0.01	Open
P-47		Red		J120	J118	481.07	12	120	80.75	0.23	0.01	0.03	Open
P-48		Red		J58	J120	435.82	12	120	118.44	0.34	0.02	0.06	Open
P-49		Red		J122	J118	1,191.76	12	120	184.36	0.52	0.15	0.13	Open
P-5		Blue		J26	J28	227.24	12	120	8.98	0.03	0	0	Open
P-50		Red		J64	J122	917.58	12	120	225.09	0.64	0.17	0.19	Open
P-51		Red		J66	J56	505.3	12	120	-334.89	0.95	0.2	0.39	Open
P-52		Red		J56	J124	323.43	12	120	378.03	1.07	0.16	0.48	Open
P-53	Zone Bndy	Red		J126	J72	384.78	12	120	0.00	0	0	0	Closed
P-54		Red		J124	J126	327.74	12	120	151.06	0.43	0.03	0.09	Open
P-55		Green		J74	J42	355.34	12	120	-40.23	0.11	0	0.01	Open
P-56		Green		J44	J128	1,616.96	12	120	431.45	1.22	1	0.62	Open
P-57		Green		J130	J128	2,911.06	12	120	-183.73	0.52	0.37	0.13	Open
P-58		Green		J132	J130	186.16	12	120	10.34	0.03	0	0	Open
P-59		Green		J80	J132	633.30	12	120	126.48	0.36	0.04	0.06	Open
P-60		Green		J134	J80	1,597.08	12	120	126.48	0.36	0.1	0.06	Open
P-61		Green		J136	J134	3,230.69	12	120	391.40	1.11	1.67	0.52	Open
P-62		Green		J48	J136	2,523.92	12	120	751.47	2.13	4.37	1.73	Open
P-63		Green		J138	J42	948.27	12	120	1,024.81	2.91	2.92	3.08	Open
P-64		Green		J46	J138	985.08	12	120	1,278.60	3.63	4.56	4.63	Open
P-65		Green		J62	J46	538.12	12	120	2,055.11	5.83	6	11.16	Open
P-66		Red	1	J140	J78	3,778.95	20	120	-2,760.06	2.82	6.05	1.6	Open
P-661		Red		J78	P2	100.00	12	120	0.00	0	0	0	Open
P-662		Green		P2	J82	100.00	12	120	0.00	0	0	0	Open
P-67		Red	1	J92	J140	2,723.50	20	120	-2,512.08	2.57	3.66	1.34	Open
P-68		Red	1	J78	J100	2,188.12	16	120	2,623.13	4.19	9.45	4.32	Open
P-69		Red	1	J10	J15	1,497.69	24	120	-149.17	0.11	0	0	Open
P-70		Blue		J12	J88	1,592.12	12	120	-4.17	0.01	0	0	Open
P-71		Red	1	J15	J92	570.16	24	120	-714.90	0.51	0.03	0.05	Open
P-72		Red	1	J161	J14	526.76	12	120	-39.94	0.11	0	0.01	Open
P-74		Red	1	J14	J50	503.93	12	120	-97.62	0.28	0.02	0.04	Open
P-75		Red	1	J94	J161	1,617.47	12	120	-605.67	1.72	1.88	1.16	Open
P-9		Green		J42	J44	788.06	12	120	792.53	2.25	1.51	1.91	Open
P-91		Red		J10	J14	1,111.51	8	120	45.57	0.29	0.08	0.07	Open
SUPPLY1	Supply 1	Blue	1	FEED1	J86	1.00	16	120	164.55	0.26	0	0	Open
SUPPLY2	Supply 2	Blue		FEED2	J17	887.22	24	120	0.00	0	0	0	Closed
SUPPLY3	Supply 3	Red	1	FEED3	J76	1	24	120	5,383.19	3.82	0	1.95	Open
SUPPLY4	Supply 4	Green		FEED4	J60	1	12	120	2,217.81	6.29	0.01	12.70	Open

WESTSIDE PROPERTY

Dawson Trails Scenario #12A - Buildout, SS, MDD+Irr, Feed 1, 3, 4 ON, Feed 2 OFF, RZ and GZ PS OFF, RZ Tank=6662.4

Water Model Fire Flow Report

Model Run Date: June 30, 2024

Table B2-4A: Water Model Fire Flow Report

ID	Description (Char)	Junction of Interest	Zone (Char)	Elevation (ft)	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)	Pass /Fail
J102	FH	no	Red	6,498.44	135.05	68.94	6,657.55	3,000	59.51	8,869.82	20	Pass
J106	FH	no	Red	6,492.07	82.6	71.64	6,657.40	1,500	67.84	9,061.21	20	Pass
J108	FH	no	Red	6,496.31	43.49	69.71	6,657.20	3,000	57.1	7,176.87	20	Pass
J110	FH	no	Red	6,432.18	66.95	97.33	6,656.79	3,000	86.04	10,433.17	20	Pass
J112	FH	no	Red	6,433.00	273.53	97	6,656.88	3,000	86.72	11,405.42	20	Pass
J114	FH	no	Red	6,460.00	352.2	84.77	6,655.63	3,000	67.64	7,478.28	20	Pass
J116	FH	no	Red	6,452.69	82.14	87.91	6,655.58	3,000	69.84	7,166.17	20	Pass
J118	FH	no	Red	6,450.00	123.54	89.08	6,655.58	3,000	70.93	7,264.98	20	Pass
J12	FH	no	Blue	6,370.48	9.2	53.06	6,492.95	3,000	28.79	3,565.97	20	Pass
J120	FH	no	Red	6,458.83	36.59	85.25	6,655.58	3,000	65.92	6,600.10	20	Pass
J122	FH	no	Red	6,440.00	37.97	93.42	6,655.60	3,000	71.14	6,371.18	20	Pass
J124	FH	no	Red	6,515.38	122.62	60.86	6,655.84	1,500	53.13	4,748.52	20	Pass
J126	FH	no	Red	6,528.47	88.12	55.18	6,655.83	1,500	46.47	3,890.35	20	Pass
J128	FH	no	Green	6,597.16	125.16	78.92	6,779.29	1,500	31.58	1,883.88	20	Pass
J130	FH	no	Green	6,593.11	100.77	80.62	6,779.18	1,500	31.63	1,850.43	20	Pass
J132	FH	no	Green	6,595.46	65.35	79.61	6,779.18	1,500	30.57	1,792.94	20	Pass
J134	FH	no	Green	6,565.00	132.98	92.82	6,779.23	1,500	43.87	2,125.17	20	Pass
J136	FH	no	Green	6,679.27	176.22	43.52	6,779.72	1,500	-3.65	1,058.46	20	Fail
J138	FH	no	Green	6,602.50	127.92	77.28	6,780.86	1,500	35.17	2,008.38	20	Pass
J14	FH	yes	Red	6,381.00	46.93	120.5	6,659.10	2,000	115.68	13,959.07	20	Pass
J140	FH	no	Red	6,467.50	112.72	83.48	6,660.16	1,500	81.52	17,084.32	20	Pass
J18	FH	no	Blue	6,370.48	14.56	53.06	6,492.95	3,000	32.93	3,959.71	20	Pass
J20	FH	no	Blue	6,352.61	16.56	60.81	6,492.95	3,000	40.2	4,387.72	20	Pass
J24	FH	no	Red	6,471.80	68.09	80.29	6,657.09	3,000	68.29	8,417.70	20	Pass
J26	FH	no	Blue	6,320.51	0	74.72	6,492.95	3,000	53.53	5,055.76	20	Pass
J28	FH	no	Blue	6,341.09	41.41	65.8	6,492.95	3,000	45.29	4,711.25	20	Pass
J42	FH	no	Green	6,591.59	99.85	81.64	6,780.00	1,500	37.39	2,011.05	20	Pass
J44	FH	no	Green	6,578.02	176.68	87.34	6,779.58	1,500	41.79	2,168.43	20	Pass
J48	FH	no	Green	6,701.21	23.94	34.55	6,780.95	3,000	-83.6	647.83	20	Fail
J58	FH	no	Red	6,471.27	212.34	79.87	6,655.59	3,000	60.06	6,326.06	20	Pass
J62	FH	no	Green	6,642.50	86.51	61.29	6,783.95	1,500	25.85	1,767.15	20	Pass
J64	FH	no	Red	6,430.00	41.65	97.77	6,655.64	3,000	74.31	6,354.92	20	Pass
J66	FH	no	Red	6,492.95	47.17	70.57	6,655.82	3,000	50.65	5,503.20	20	Pass
J74	FH	no	Green	6,582.76	30.84	85.46	6,780.00	3,000	-36.16	1,990.73	20	Fail
J94	FH	no	Red	6,395.02	234.18	114.2	6,658.57	3,000	107.22	16,567.25	20	Pass
J96	FH	no	Red	6,444.45	311.93	92.24	6,657.34	3,000	83.59	12,419.25	20	Pass
J98	FH	no	Red	6,443.18	216.23	92.76	6,657.25	3,000	83.95	12,237.14	20	Pass

WESTSIDE PROPERTY

Dawson Trails Scenario #11 - Buildout, SS, PHD+Irr, Feed 1, 3, 4 ON, Feed 2 OFF, RZ and GZ PS OFF, RZ Tank=6662.4

Dawson Trails Scenario #12B - Buildout, SS, MDD+FF+Irr, Costco FF Alternative (2,150 gpm)

Water Model Junction Report

Model Run Date: June 30, 2024

Table B2-8: Water Model Junction Report

ID	Description (Char)	SFE	Zone (Char)	Phase (Int)	Elevation (ft)	Irrigation ADD (gpm)	[Scenario #12B Results] MDD DMD = 6,120.0 gpm MDD + FF Demand Applied (gpm)	MDD+ FF + IRR ADD (gpm)	Head (ft)	Pressure (psi)
J10			Red	1	6,367.00	5.97	0.00	5.97	6,649.36	122.35
J100			Red	1	6,549.09		0.00	0.00	6,655.01	45.89
J102	FH	216.0	Red	1	6,498.44	35.67	99.38	135.05	6,651.52	66.33
J106	FH	102.0	Red	1	6,492.07	35.67	46.93	82.60	6,651.11	68.91
J108	FH	17.0	Red	1	6,496.31	35.67	7.82	43.49	6,650.21	66.69
J110	FH	68.0	Red		6,432.18	35.67	31.28	66.95	6,649.21	94.04
J112	FH	517.0	Red		6,433.00	35.67	237.86	273.53	6,649.18	93.67
J114	FH	688.0	Red		6,460.00	35.67	316.53	352.20	6,649.03	81.91
J116	FH	101.0	Red		6,452.69	35.67	46.47	82.14	6,649.05	85.08
J118	FH	191.0	Red		6,450.00	35.67	87.87	123.54	6,649.07	86.26
J12	FH	20.0	Blue	1	6,370.48		9.20	9.20	6,492.95	53.06
J120	FH	2.0	Red		6,458.83	35.67	0.92	36.59	6,649.11	82.45
J122	FH	5.0	Red		6,440.00	35.67	2.30	37.97	6,649.16	90.63
J124	FH	189.0	Red		6,515.38	35.67	86.95	122.62	6,649.76	58.23
J126	FH	114.0	Red		6,528.47	35.67	52.45	88.12	6,649.75	52.55
J128	FH	222.0	Green		6,597.16	23.02	102.14	125.16	6,779.29	78.92
J130	FH	169.0	Green		6,593.11	23.02	77.75	100.77	6,779.18	80.62
J132	FH	92.0	Green		6,595.46	23.02	42.33	65.35	6,779.18	79.61
J134	FH	239.0	Green		6,565.00	23.02	109.96	132.98	6,779.23	92.82
J136	FH	333.0	Green		6,679.27	23.02	153.20	176.22	6,779.72	43.52
J138	FH	228.0	Green		6,602.50	23.02	104.90	127.92	6,780.86	77.28
J14	FH	102.0	Red	1	6,381.00		2196.93	2196.93	6,646.84	115.19
J140	FH	245.0	Red	1	6,467.50		112.72	112.72	6,654.13	80.87
J15		0.0	Red	1	6,381.00		0.00	0.00	6,649.50	116.34
J16			Red	1	6,350.00		0.00	0.00	6,649.33	129.7
J161			Red	1	6,386.00		0.00	0.00	6,649.20	114.04
J17			Blue		6,351.40		0.00	0.00	6,492.95	61.33
J18	FH	4.0	Blue	1	6,370.48	12.72	1.84	14.56	6,492.95	53.06
J20	FH	36.0	Blue		6,352.61		16.56	16.56	6,492.95	60.81
J22			Red	1	6,433.62		0.00	0.00	6,649.19	93.41
J24	FH	148.0	Red	1	6,471.80		68.09	68.09	6,649.47	76.99
J26	FH		Blue		6,320.51		0.00	0.00	6,492.95	74.72
J28	FH	90.0	Blue		6,341.09		41.41	41.41	6,492.95	65.8
J42	FH	167.0	Green		6,591.59	23.02	76.83	99.85	6,780.00	81.64
J44	FH	334.0	Green		6,578.02	23.02	153.66	176.68	6,779.58	87.34
J46			Green		6,637.06		0.00	0.00	6,782.19	62.89
J48	FH	2.0	Green		6,701.21	23.02	0.92	23.94	6,780.95	34.55
J50			Red	1	6,377.00		0.00	0.00	6,647.49	117.2
J54			Red	1	6,425.00		0.00	0.00	6,649.23	97.16
J56			Red		6,500.00		0.00	0.00	6,649.81	64.91
J58	FH	384.0	Red		6,471.27	35.67	176.67	212.34	6,649.17	77.09
J60	Tank		Green		6,806.00		0.00	0.00	6,806.00	0
J62	FH	138.0	Green		6,642.50	23.02	63.49	86.51	6,783.95	61.29
J64	FH	13.0	Red		6,430.00	35.67	5.98	41.65	6,649.27	95.01
J66	FH	25.0	Red		6,492.95	35.67	11.50	47.17	6,649.68	67.91
J68			Red		6,440.00		0.00	0.00	6,649.37	90.72
J70			Red	1	6,490.00		0.00	0.00	6,650.89	69.72
J72			Green		6,533.66		0.00	0.00	6,780.00	106.74
J74	FH	17.0	Green		6,582.76	23.02	7.82	30.84	6,780.00	85.46
J76	RZ Tank		Red	1	6,646.85		0.00	0.00	6,662.40	6.74
J78	GZBPS		Red	1	6,607.50		0.00	0.00	6,660.73	23.06
J80			Green		6,607.54		0.00	0.00	6,779.19	74.38
J82			Green		6,593.54		0.00	0.00	6,779.19	80.44
J84			Blue	1	6,339.66		0.00	0.00	6,492.96	66.42
J86			Blue	1	6,286.00		0.00	0.00	6,493.00	89.69
J88	RZBPS		Blue		6,350.00		0.00	0.00	6,492.95	61.94
J90			Blue	1	6,346.49		0.00	0.00	6,492.95	63.46
J92			Red	1	6,380.00		0.00	0.00	6,649.71	116.87
J94	FH	509.0	Red	1	6,395.02		234.18	234.18	6,649.34	110.2
J96	FH	678.0	Red	1	6,444.45		311.93	311.93	6,649.16	88.7
J98	FH	470.0	Red	1	6,443.18		216.23	216.23	6,649.16	89.25
		6,875.0				806.90	5,312.98	6,119.96		

WESTSIDE PROPERTY

Dawson Trails Scenario #11 - Buildout, SS, PHD+Irr, Feed 1, 3, 4 ON, Feed 2 OFF, RZ and GZ PS OFF, RZ Tank=6662.4

Dawson Trails Scenario #12B - Buildout, SS, MDD+FF, Costco FF Alternative

Water Model Pipe Report

Model Run Date: June 30, 2024

Max Velocity Criteria = 5 ft/sec

Max Velocity = 3.56 ft/sec

Criteria met? yes

Table B2-9: Water Model Pipe Report

[Scenario #12B Results]

MDD+FF OUTPUT

ID	Description (Char)	Zone (Char)	Phase (Int)	From Node	To Node	Length (ft)	Diameter (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P-1		Red	1	J15	J161	83.66	12	120	1,106.66	3.14	0.3	3.55	Open
P-10		Green		J46	J48	2,269.53	12	120	402.91	1.14	1.24	0.55	Open
P-11		Red	1	J50	J16	1,423.65	12	120	-641.32	1.82	1.84	1.29	Open
P-13		Red		J56	J58	1,156.14	12	120	405.02	1.15	0.64	0.55	Open
P-14		Green		J60	J62	5,824.79	12	120	1,146.22	3.25	22.05	3.78	Open
P-141	Supply 4	Green		T2-GZ	J60	1.00	12	120	0	0	0	0	Closed
P-15		Red		J64	J66	2,301.39	12	120	-220.26	0.62	0.41	0.18	Open
P-16		Red		J68	J70	2,127.41	12	120	-466.69	1.32	1.52	0.72	Open
P-17		Green		J72	J74	945.67	12	120	0.00	0	0	0	Open
P-18		Red	1	J76	J78	879.01	24	120	4,892.03	3.47	1.67	1.9	Open
P-181	Supply 3	Red		T1-RZ	J76	1.00	24	120	0.00	0	0	0	Closed
P-19		Green		J80	J82	227.74	12	120	0.00	0	0	0	Open
P-2		Red	1	J10	J16	777.55	24	120	641.33	0.45	0.03	0.04	Open
P-20		Blue	1	J84	J86	6,218.83	16	120	-81.72	0.13	0.04	0.01	Open
P-21		Blue		J26	J88	1,436.03	12	120	-2.04	0.01	0	0	Open
P-22		Blue		J28	J90	342.27	12	120	-39.37	0.11	0	0.01	Open
P-23		Blue	1	J90	J84	1,172.78	16	120	-81.72	0.13	0.01	0.01	Open
P-24		Blue	1	J18	J90	1,011.16	16	120	-42.36	0.07	0	0	Open
P-25		Blue		J17	J88	1,707.01	24	120	0.00	0	0	0	Open
P-26		Blue		J88	J20	253.09	16	120	-4.34	0.01	0	0	Open
P-27		Blue	1	J12	J18	1,454.96	12	120	-6.90	0.02	0	0	Open
P-29	Zone Bndy	Red	1	J88	J16	126.82	24	120	0.00	0	0	0	Closed
P-291	Zone Bndy	Blue		J88	P1	68.07	24	120	0.00	0	0	0	Open
P-292	Zone Bndy	Red		P1	J16	61.69	24	120	0.00	0	0	0	Open
P293	Zone Bndy	Blue	1	J88	P1_PH1	64.87	24	120	0.00	0	0	0	Open
P294	Zone Bndy	Red	1	P1_PH1	J16	64.44	24	120	0.00	0	0	0	Open
P-3		Blue		J18	J20	646.08	16	120	20.90	0.03	0	0	Open
P-30		Red	1	J94	J92	930.51	16	120	-726.67	1.16	0.37	0.4	Open
P-31		Red	1	J54	J94	1,101.20	16	120	-342.94	0.55	0.11	0.1	Open
P-32		Red	1	J96	J54	685.74	16	120	-342.94	0.55	0.07	0.1	Open
P-33		Red	1	J98	J96	257.42	16	120	-31.01	0.05	0	0	Open
P-34		Red		J100	J56	2,226.75	12	120	883.19	2.51	5.2	2.34	Open
P-35		Red	1	J102	J100	970.07	12	120	-1,116.08	3.17	3.49	3.6	Open
P-36		Red	1	J106	J102	144.99	12	120	-981.03	2.78	0.41	2.84	Open
P-37		Red	1	J70	J106	87.97	12	120	-898.43	2.55	0.21	2.41	Open
P-38		Red	1	J108	J70	1,096.69	12	120	-431.74	1.22	0.68	0.62	Open
P-39		Red	1	J24	J108	1,454.20	12	120	-388.25	1.1	0.74	0.51	Open
P-4		Red	1	J22	J24	781.22	12	120	-320.16	0.91	0.28	0.36	Open
P-40		Red	1	J22	J98	1,043.14	16	120	185.22	0.3	0.03	0.03	Open
P-41		Red		J110	J112	393.61	12	120	138.59	0.39	0.03	0.08	Open
P-42		Red		J112	J22	233.82	12	120	-134.94	0.38	0.02	0.07	Open
P-43		Red		J68	J110	1,036.73	12	120	205.54	0.58	0.16	0.16	Open
P-44		Red		J114	J68	1,405.64	12	120	-261.15	0.74	0.34	0.24	Open
P-45		Red		J116	J114	738.3	12	120	91.05	0.26	0.03	0.03	Open
P-46		Red		J118	J116	148.99	12	120	173.19	0.49	0.02	0.11	Open
P-47		Red		J120	J118	481.07	12	120	156.09	0.44	0.05	0.09	Open
P-48		Red		J58	J120	435.82	12	120	192.68	0.55	0.06	0.14	Open
P-49		Red		J122	J118	1,191.76	12	120	140.64	0.4	0.09	0.08	Open
P-5		Blue		J26	J28	227.24	12	120	2.04	0.01	0	0	Open
P-50		Red		J64	J122	917.58	12	120	178.61	0.51	0.11	0.12	Open
P-51		Red		J66	J56	505.3	12	120	-267.43	0.76	0.13	0.26	Open
P-52		Red		J56	J124	323.43	12	120	210.74	0.6	0.05	0.16	Open
P-53	Zone Bndy	Red		J126	J72	384.78	12	120	0.00	0	0	0	Closed
P-54		Red		J124	J126	327.74	12	120	88.12	0.25	0.01	0.03	Open
P-55		Green		J74	J42	355.34	12	120	-30.84	0.09	0	0	Open
P-56		Green		J44	J128	1,616.96	12	120	221.50	0.63	0.29	0.18	Open
P-57		Green		J130	J128	2,911.06	12	120	-96.34	0.27	0.11	0.04	Open
P-58		Green		J132	J130	186.16	12	120	4.43	0.01	0	0	Open
P-59		Green		J80	J132	633.30	12	120	69.78	0.2	0.01	0.02	Open
P-60		Green		J134	J80	1,597.08	12	120	69.77	0.2	0.03	0.02	Open
P-61		Green		J136	J134	3,230.69	12	120	202.75	0.58	0.49	0.15	Open
P-62		Green		J48	J136	2,523.92	12	120	378.97	1.08	1.23	0.49	Open
P-63		Green		J138	J42	948.27	12	120	528.87	1.5	0.86	0.9	Open
P-64		Green		J46	J138	985.08	12	120	656.79	1.86	1.33	1.35	Open
P-65		Green		J62	J46	538.12	12	120	1,059.71	3.01	1.76	3.27	Open
P-66		Red	1	J140	J78	3,778.95	20	120	-2,892.75	2.95	6.6	1.75	Open
P-661		Red		J78	P2	100.00	12	120	0.00	0	0	0	Open
P-662		Green		P2	J82	100.00	12	120	0.00	0	0	0	Open
P-67		Red	1	J92	J140	2,723.50	20	120	-2,780.03	2.84	4.42	1.62	Open
P-68		Red	1	J78	J100	2,188.12	16	120	1,999.27	3.19	5.71	2.61	Open
P-69		Red	1	J10	J15	1,497.69	24	120	-946.70	0.67	0.14	0.09	Open
P-70		Blue		J12	J88	1,592.12	12	120	-2.30	0.01	0	0	Open
P-71		Red	1	J15	J92	570.16	24	120	-2,053.36	1.46	0.22	0.38	Open
P-72		Red	1	J161	J14	526.76	12	120	1,256.21	3.56	2.36	4.48	Open
P-74		Red	1	J14	J50	503.93	12	120	-641.32	1.82	0.65	1.29	Open
P-75		Red	1	J94	J161	1,617.47	12	120	149.55	0.42	0.14	0.09	Open
P-9		Green		J42	J44	788.06	12	120	398.18	1.13	0.42	0.53	Open
P-91		Red		J10	J14	1,111.51	8	120	299.40	1.91	2.52	2.27	Open
SUPPLY1	Supply 1	Blue	1	FEED1	J86	1.00	16	120	81.72	0.13	0	0	Open
SUPPLY2	Supply 2	Blue		FEED2	J17	887.22	24	120	0.00	0	0	0	Closed
SUPPLY3	Supply 3	Red	1	FEED3	J76	1	24	120	4,892.03	3.47	0	1.95	Open
SUPPLY4	Supply 4	Green		FEED4	J60	1	12	120	1,146.22	3.25	0	3.91	Open

Dawson Trails for Westside

Potable Water Model
Water Model Scenarios Summary
Date: June 2024
MSK Project #: 52-001-01
Calc'd by: DLT

PRELIMINARY
Not for the report
6/30/24

Assumptions:

1. These scenarios are based on the lower ADD value of 265 gpd/SFE requested by CRW to account for the Town's landscaping ordinance.
2. CRW does not want dedicated FF pumps in the RZ BPS. Fire flows will be handled by the tanks.

Summary of Scenario Results

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	Pass/Fail	Notes
No.	Run	Model Date	Development Area	Model Type	Demand Scenario	Max FF Demand	Red Zone Tank	Red Zone BPS	Blue Zone FEED1	Blue Zone FEED2	ID(s)	Pressure	Pass/Fail	ID(s)	Velocity	Pass?	
0	yes	6/30/24	Phase 1	SS	static - no demands	n/a	online	offline	16", closed	24", closed	n/a	n/a	n/a	n/a	n/a	n/a	
3	yes	6/29/24	Phase 1	SS	PHD+IRR	n/a	online	offline	16", closed	24", closed			see report	n/a	0.53	yes	
4A	yes	6/29/24	Phase 1	SS	MDD+IRR+FF	standard	online	offline	16", closed	24", closed			see report	n/a			Costco (J14) FF=2,000 gpm
4B	yes	6/29/24	Phase 1	SS	MDD+IRR+FF (Costco Alt)	2,150 (J14)	online	offline	16", closed	24", closed			see report	n/a	3.58	yes	Residual pressure at J14 must be 65 psi or higher
11	yes	6/30/24	Buildout	SS	PHD+IRR	n/a	online	offline	16", open	24", closed	n/a	n/a	see report	n/a	n/a	see report	Rez 1, 3, 4 are open. All PS are closed. Rez is closed
12A	yes	6/30/24	Buildout	SS	MDD+IRR+FF	standard	online	offline	16", open	24", closed	n/a	n/a	see report	n/a	n/a	n/a	Costco (J14) FF=2,000 gpm
12B	yes	6/30/24	Buildout	SS	MDD+IRR+FF (Costco Alt)	2,150 (J14)	online	offline	16", open	24", closed	J14	update	see report	n/a	n/a	n/a	Residual pressure at J14 must be 65 psi or higher

Model History:

No.	Date	Changes from Previous Model	Scenarios Run	
5	6/30/24	Update pipes/junctions in Phase 1 and BZ feed (only FEED2 for Ph 1). Added irrigation demand to Ph 1 and buildout.	See above	
4	6/8/24	Move J10, added 8" line within Costco area, close 16" FEED, open 24" FEED2	5A	6/10/24: No changes to the tank, pipelines or d
3	10/7/23	Found P-71 was closed in Scenarios 11,12,13; opened and reran. Changed P-293 and P-294 to 24".	11,12,13	
2	9/29/23	Responded to TCR comments on Crystal Valley Connection Submittal by EMK. Added the revised RZBPS location to J-88 and associated BZ and RZ pipe changes. Also increased FEED1 pipe to 16" based on Master Plan.	3,4,5,11,12,13	
1	7/20/23, 7/24/23	Revised RZBPS pumping scenarios to MDD demand over a 12-hour period based on CRW's comments. Reduced ADD to 265 gpd/SFE also based on CRW's comments, which changed MDD and PHD. Revised for both Ph 1 and buildout. Adjusted pipe sizes to meet criteria.	3,4,5,11,12,13	

NORRIS DESIGN
PEOPLE + PLACEMAKING
244 North College Avenue #165
Fort Collins, Colorado 80524
970.409.3414

Dawson Trails Infrastructure North Filing 1

Annual Estimated Irrigation Demand

Area Name	Drip / Low Flow Trees & Shrubs (Acres)	Rotor / Rotary Native Seed (Acres)	Trees in Native Drip / Low Flow Trees & Shrubs (Acres)	Annual Water Use (Gal)	Annual Water Use (Acr/Ft)	Peak Flow Required (GPM)
Dawson Trail North Infra	3.65	0.36	0.52	1,764,077	5.4	61.6
Temporary Irrigation	0.00	6.39	0.00	2,374,543	7.3	82.9
TOTAL	3.65	6.75	0.52	4,138,619	12.70	144.53

Appendix C

Sanitary Calculations

PROJECT: DAWSON TRAILS

08/20/24 Date
CGV Initials

Town of Castle Rock Criteria	Typical ADF/ Unit	Unit Conversions
Single Family Residential and Duplexes	200 GPD/DU	
Multi-Family Residential (Townhomes and Condos)	130 GPD/DU	
Retail/ Offices*	0.1 GPD/SF	
Restaurants*	1.5 GPD/SF	
Hotel**	75 GPD/Room	0.18 GPD/SF
Industrial***	600 GPD/AC	0.01 GPD/SF
Car Wash	5,000 GPD/AC	
Elementary School	3,375 GPD/School	
Parks	200 GPD/SFE	

*Restaurant area anticipated to be 10-15% of the allocated restaurant, retail and office space
**Assuming 115 rooms/ hotel and average 48,000 SF hotel
***Assuming 40% building area

Design Criteria				
		Slope	Capacity (gpm)	
Pipe (in)	Min	Max	Min	Max
8	0.40%	7.50%	374	1,619
10	0.28%	5.50%	536	2,514
12	0.22%	4.50%	780	3,698
15	0.15%	3.50%	1,224	5,913
18	0.11%	2.50%	1,705	8,126
21	0.09%	2.00%	2,326	10,964
24	0.08%	1.80%	3,131	14,850
27	0.07%	1.50%	4,009	18,559
30	0.06%	1.30%	4,916	22,882

PROJECTED FLOW DETERMINATION

DESIGN POINT						RESIDENTIAL			NON-RESIDENTIAL								PEAK FLOW			INFILTRATION & INFLOW		CUMULATIVE TOTAL FLOW						SEWER DESIGN								
Design Point Location	PLANNING AREA	Phase	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Multi Family (DU's)	Single Family (DU's)	Average Daily Flow (GPD)	School (EA.)	Parks (SFE)	Car Wash (AC)	Industrial (Gross SF)	Hotel (Gross SF)	Restaurants (Gross SF)	Retail / Office (Gross SF)	Average Daily Flow (GPD)	Total Average Daily Flow (GPD)	Total Average Flow (gpm)	Peak Hour Flow (gpm)	Infiltration & Inflow (GPD)	Infiltration & Inflow (gpm)	Total Peak Sewage Flow (gpm)	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Cumulative Total Peak Flow (gpm)	Cumulative Total Peak Flow (cfs)	Pipe Size (in)	Number of Pipes	Approximate Design Pipe Slope (ft/100 ft)	Min Pipe Slope (ft/100 ft)	Max Pipe Slope (ft/100 ft)	Capacity (gpm) @ 75% depth @ Min Pipe Slope	Capacity (gpm) @ 75% depth @ Max Slope	Capacity @ 75% depth (gpm) @ Design Slope	Capacity Remaining (gpm)	Percent Capacity (75% Max)
						a	b	c	d	dd	ddd	e	ee	f	ff	g	h	i	j	k	m	n	o	p	q	r	rr	s	t	u	w	x	y	z	aa	bb	cc
						Map	Map	130*a + 200*b	Map	Map	Map	Map	Map	Map	Map	3,375*d + 200*dd +5,000*ddd +0.05*e + 0.18*ee + 1.5*f + 0.1*ff	c + g	h/24/60	i * 5	0.1*h	k/(24*60)	j + m	r	r	r	n+o+p+q	r / 0.1337*60									aa - r	
J-4.01	C-1	1B & 2					92	18,400									18,400	12.78	63.89	1,840	1.28	65.2				65.2	0.15	8	1	2.50	0.40	7.50	374	1619	932	867	18%
J-4.02	C-2	1B	J-4.01				34	6,800									6,800	4.72	23.61	680	0.47	24.1	65.2			89.3	0.20	8	1	2.50	0.40	7.50	374	1619	932	843	21%
J-4.03	C-2	1B	J-4.02				83	16,600									16,600	11.53	57.64	1,660	1.15	58.8	89.3			148.1	0.33	8	1	2.50	0.40	7.50	374	1619	932	784	27%
J-4.04	PL-1.04	1B	J-4.03						1							3,375	3,375	2.34	11.72	338	0.23	12.0	148.1			160.1	0.36	8	1	2.00	0.40	7.50	374	1619	834	674	29%
J-4.05	D	1B	J-4.04				133	26,600									26,600	18.47	92.36	2,660	1.85	94.3	160.1			254.4	0.57	8	1	2.00	0.40	7.50	374	1619	834	580	38%
J-4.06	D	1B	J-4.05			300	167	72,400									72,400	50.28	251.39	7,240	5.03	256.5	254.4			510.9	1.14	8	1	1.00	0.40	7.50	374	1619	590	79	67%
J-4.07	G-1	1B	J-4.06												200,000	20,000	20,000	13.89	69.44	2,000	1.39	70.9	510.9			581.8	1.30	10	1	1.00	0.28	5.50	536	2514	1,069	487	50%
J-4			J-4.07	J-3																			581.8	2362.8		2944.6	6.56	21	1	0.20	0.09	2.00	2326	10964	3,458	513	67%
J-5.01	PL-1.02	4													60,000	6,000	6,000	4.17	20.83	600	0.42	21.3				21.3	0.05	8	1	0.40	0.40	7.50	374	1619	373	352	16%
J-5.02	B-1	4	J-5.01				185	37,000									37,000	25.69	128.47	3,700	2.57	131.1	21.3			152.4	0.34	8	1	0.40	0.40	7.50	374	1619	373	221	44%
J-5.03	B-1	1B	J-5.02				131	26,200									26,200	18.19	90.97	2,620	1.82	92.8	152.4			245.2	0.55	8	1	2.00	0.40	7.50	374	1619	834	589	36%
J-5.04	B-1	1B	J-5.03				168	33,600									33,600	23.33	116.67	3,360	2.33	119.0	245.2			364.2	0.81	8	1	2.00	0.40	7.50	374	1619	834	470	45%
J-5.05	E-2	1B	J-5.04												95,000	9,500	9,500	6.60	32.99	950	0.66	33.7	364.2			397.9	0.89	8	1	1.50	0.40	7.50	374	1619	722	324	51%
J-5.06	E-2	1B				200		26,000									26,000	18.06	90.28	2,600	1.81	92.1				92.1	0.21	8	1	0.50	0.40	7.50	374	1619	417	325	32%
J-5.07	E-2	1B	J-5.05	J-5.06		200		26,000						150,000	60,000	231,000	257,000	178.47	892.36	25,700	17.85	910.3	397.9	92.1		1400.3	3.12	12	1	0.75	0.22	4.50	780	3698	1,506	105	72%
J-5.08	F-3	1B	J-5.07			540		70,200					300,000		100,000	63,906	134,106	93.13	465.65	13,411	9.31	475.0	1400.3			1875.3	4.18	15	1	1.00	0.15	3.50	1224	5913	3,152	1,277	53%
J-5			J-5.08	J-4																			1875.3	2944.6		4819.9	10.74	21	1	0.50	0.09	2.00	2326	10964	5,467	647	69%

JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
J-4.04	-	3,375	12	160
J-4.05	26,600	-	94	254
J-4.06	72,400	-	257	511
J-4.07	-	20,000	71	582
J-4	-	-	-	2,945
J-5.01	-	6,000	21	21
J-5.02	37,000	-	131	152
J-5.03	26,200	-	93	245
J-5.04	33,600	-	119	364
J-5.05	-	9,500	34	398
J-5.06	26,000	-	92	92
J-5.07	26,000	231,000	910	1,400
J-5.08	70,200	63,906	475	1,875
J-5	-	-	-	4,820

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	1,240	2,233
	SINGLE FAMILY (DU)	993	
NON-RESIDENTIAL	SCHOOL (EA)	1	
	PARKS (SFE)	-	
	CAR WASH (AC)	-	
	INDUSTRIAL (SF)	-	965,000
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	150,000	
	RETAIL/ OFFICE (SF)	515,000	

Appendix D

Excerpts

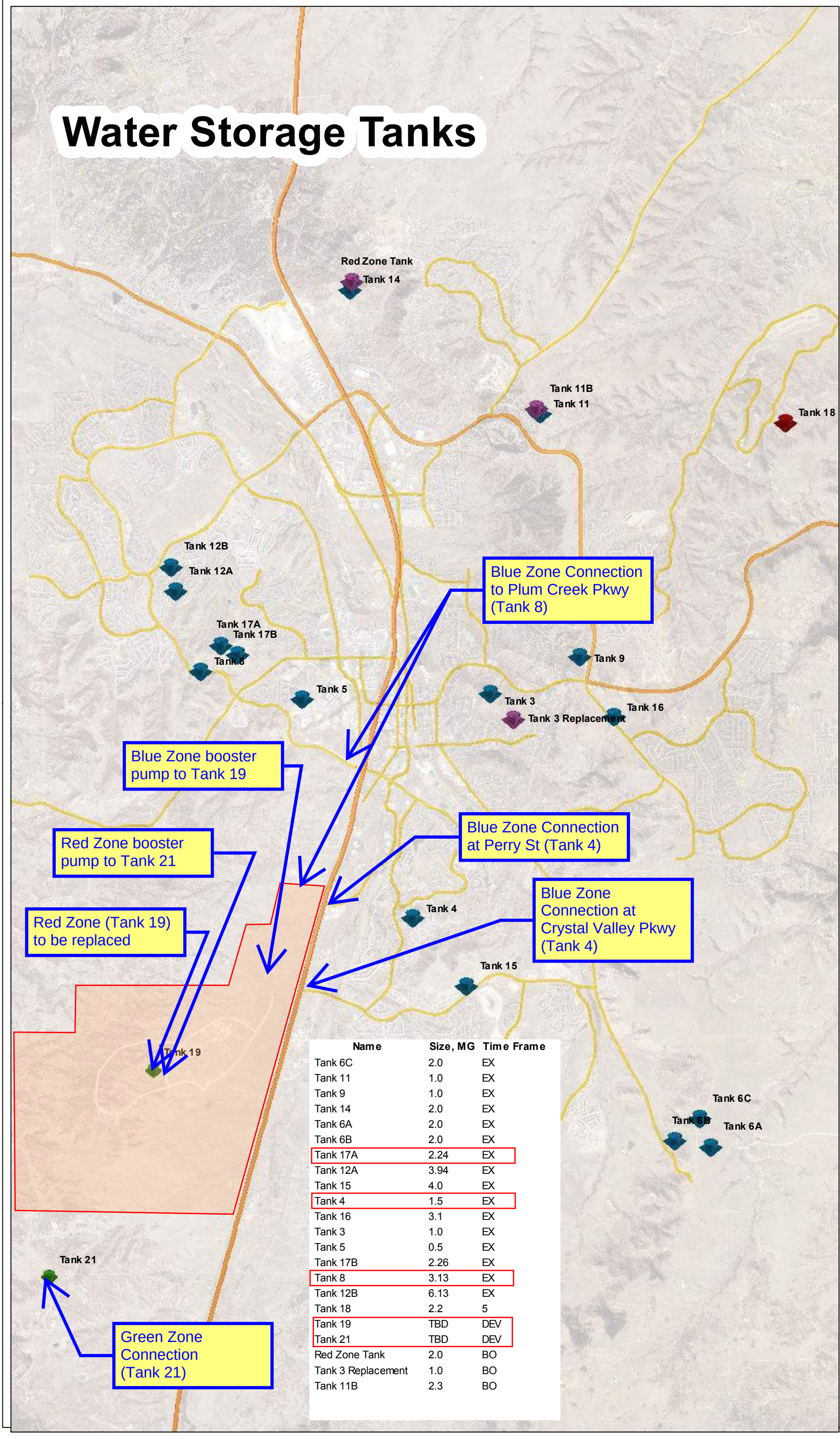
Water Master Plan
2017



Engineering Division

Excerpts from "Water Master Plan 2017"
Prepared by Castle Rock Water

Water Storage Tanks



Name	Size, MG	Time Frame
Tank 6C	2.0	EX
Tank 11	1.0	EX
Tank 9	1.0	EX
Tank 14	2.0	EX
Tank 6A	2.0	EX
Tank 6B	2.0	EX
Tank 17A	2.24	EX
Tank 12A	3.94	EX
Tank 15	4.0	EX
Tank 4	1.5	EX
Tank 16	3.1	EX
Tank 3	1.0	EX
Tank 5	0.5	EX
Tank 17B	2.26	EX
Tank 8	3.13	EX
Tank 12B	6.13	EX
Tank 18	2.2	5
Tank 19	TBD	DEV
Tank 21	TBD	DEV
Red Zone Tank	2.0	BO
Tank 3 Replacement	1.0	BO
Tank 11B	2.3	BO

Figure 3.1

Build-out Planning Numbers

Figure 4.4b

Data through June 30, 2017, please note that these are estimates, and numbers are subject to change

7/27/2017

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS SF	MF	Total	PLATTED (SF) SDP (MF) SF	MF*	Total	Full Growth @ 100% Build Out SF	MF	Total	COMMENTS
56	Arbors (2002)	38	80	118	0	0	0	38	80	118	Undeveloped, proposed to be developed in conjunction with Hillside
81	Auburn Ridge (2013)	0	289	289	0	289	289	0	289	289	Full development is expected in 2018, pending approved zoning & SDP recordation
2	Brookwood (2003)	72	0	72	72	0	72	72	0	72	Full development is expected
4	Cambridge Heights (2003)	0	100	100	0	0	0	0	100	100	Undeveloped, no dates for activity
5	Castle Highlands (1984)	132	358	490	131	200	331	132	358	490	Project completed, no additional lots are platted.
6	Castle Meadows (1989)	70	218	288	0	0	0	70	218	288	Full development is expected
7, 75, 80, 85, 93	Castle Oaks /Terrain (2002)	1992	775	2767	1696	0	1696	1992	775	2767	Full development is expected
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1062	1062	0	1550	1550	Project re-entitled by Alberta Corporation. Total MF build-out equals 1018 MF units, not the previously-entitled 1550 MF units.
11	Castle Ridge East (1996)	30	0	30	28	0	28	30	0	30	Project is complete
12 & 53	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126	126	0	126	Project is complete
27 & 71 & 74 & 28	CastleviewEstates - The Oaks of Castle Rock (1995)	248	326	574	239	0	239	248	326	574	Full development is expected
62	Castlewood Ranch (1998)	1300	0	1300	1288	0	1288	1300	0	1300	Remaining lots platted for sale, most will be custom homes, full development expected
straight zones, downtown	Central Castle Rock (varies)	1538	883	2421	1522	791	2313	1538	883	2421	Development nearly complete, approximately 20 SF units remaining
88	Covenant At Castle Rock (2014)	58	0	58	58	0	58	58	0	58	Full development is expected
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	1306	0	1306	2722	753	3475	Full development is expected
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0	2447	5453	7900	Project was entitled in the late 1980's. The property has been vacant since the early 1990's with no specific plans for improvement. All involved with property ownership and development discussions agree that a new land use plan, infrastructure plan, Development Agreement and service plan need to be submitted and approved by Council prior to any development of the site no matter what decision are made on the vesting question.
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2634	0	2634	1754	3667	5421	Project is approximately 75 built with the expectation of the entitled 5421 residential units will be constructed.
45, 86	Hazen Moore (2000)	243	0	243	161	0	161	243	0	243	Full development is expected
17	Heckendorf Ranch (1985)	406	224	630	301	0	301	406	224	630	A portion of the property is developed. Full development expected.
90	Hillside (2009)	120	0	120	0	0	0	120	0	120	Full development is expected
19	Lanterns (2003)	1200	0	1200	0	0	0	1200	0	1200	The property was recently entitled for an increase from 548 units to 1200 homes
41	Liberty Village (2004)	1245	0	1245	1212	0	1212	1245	0	1245	Full development is expected
20, 46, 69	Maher Ranch (1998)	2309	100	2409	761	96	857	2309	100	2409	Full development is expected
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	7188	240	7428	6642	4002	10644	The developer consistently states the intent to build the entitled number of lots.
22	Memmen Young Infill (1985)	559	476	1035	0	0	0	559	476	1035	The property is entitled and undeveloped but questions remain whether the entitled density can be reached due to topography, skyline / Ridgeline and presence of cap rock throughout the property.
23 & 24 & 25	Metzler Ranch (1996)	1056	660	1716	727	683	1410	1056	660	1716	It is uncertain at this time if the property will develop to the entitled number of residential homes.
49, 50, 65	Plum Creek (1983)	3025		3025	1177	360	1537	3025	0	3025	There are areas remaining where additional lots could be platted and homes constructed. It is uncertain at this time if or when the remaining lots will be built
no PD number, downtown mix	Plum Creek Ridge (2006)	92	70	162	65	45	110	92	70	162	Full development is expected, MF are Townhomes
29	Plum Creek South (1985)	307	198	505	140	0	140	307	198	505	They are close to completion, approx. 3.5 acres remaining undeveloped on north side of Emerald Drive. Full development is not expected.
60	Red Hawk (1996)	658	268	926	887	0	887	658	268	926	Full development is expected
47, 48	Scott II (1987)	85	220	305	78	220	298	85	220	305	This project is complete
42	Stanbro PD (1987)	32	92	124	0	0	0	32	92	124	Full development is expected
34	Villages at Castle Rock (1981)	0	626	626	0	0	0	0	626	626	Full development is expected
58	Wolfensberger - formerly Graham PD (1996)	0	56	56	0	56	56	0	56	56	Full development is expected
40, 33, and 35	Woodlands - Inc. Scott Ranch (1983)	1160	0	1160	551	0	551	1160	0	1160	Lots platted, but not all built. Full development is expected
36	Young American (1983)	78	1128	1206	375	186	561	78	1128	1206	Full development is expected
		ZONED UNITS			PLATTED (SF) SDP (MF) * MF counts shown approved by SDP						
		SF	MF	Total	SF	MF*	Total				
	TOTAL UNITS	31,744	22,572	54,316	22,723	4,228	26,951	31,744	22,572	54,316	approximately 1,725 SFA units within SF lots
	POPULATION ESTIMATES	96,582	45,144	141,686	69,878	8,455	77,534	95,294	45,144	140,438	Persons Per Household (3.04-SFD, 2.34-SFA, 2.00-MF)

Tank 6 to Crystal Valley Ranch Transmission

Transmission main from Tank 6 to Crystal Valley Ranch. The project consists of approximately 4,055 feet of 24 inch pipe. The estimated cost for the project is $1,004,000.

Blue Zone - Plum Creek to Frontage Road Transmission

Blue zone transmission main to loop blue zone in I-25 Frontage Rd. The project consists of approximately 5,000 feet of 24 inch pipe. The estimated cost for the project is $1,500,000.

Plum Creek WPF to Tank 12 Transmission

Transmission main from Plum Creek WTP to Tank 12 to accommodate plant expansion. The project consists of approximately 9,700 feet of 12" pipe. The estimated cost for the project is $1,601,000.



WISE Local Infrastructure Phase 1 – Horizontal Directional Drilling (HDD) installation of 36-inch pipeline

WISE Phase 2 Pipeline

27,000 linear feet of 30-36 inch parallel transmission main to move future water supplies. Will parallel the 36-inch WISE Local Infrastructure Phase 1 pipeline being constructed in 2017. Estimated future cost: $16-20 Million.

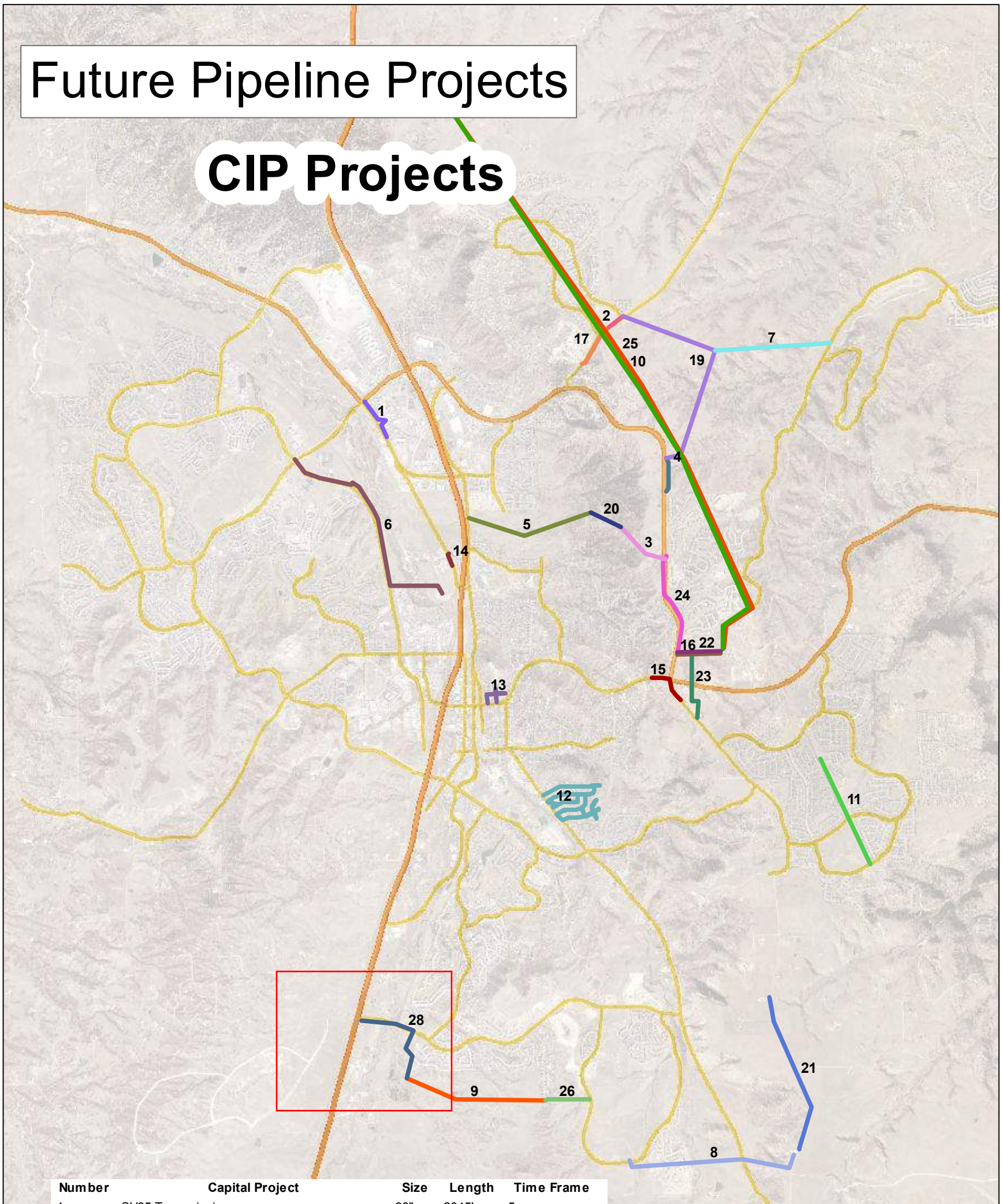
Table 5-1

	D	P	T	U	V	W	Z	AA
1		2018-2022	2023 - 2025	2026 - 2050	2051-2055			
2	**Water Fund Capital Improvement Program**	**Total**	**Total**	**Total**	**Total**	**Total 2018 - 2055**	**Total Capacity**	**Cost Justification**
3								
4	**Water Supply Wells**							
5	Well Redrill	$ 6,000,000	2000000	$ 26,000,000	$ 4,000,000	$ 38,000,000		
6	Repair & Maint Wells (Well Rehab/Replacement)	$4,000,000	$2,400,000	$20,000,000	$4,000,000	$30,400,000		ensure reliability of supply
7	Well Equipment Replacement	$500,000	$300,000	$2,500,000	$500,000	$3,800,000		ensure reliability of supply
8	Building 204 Improvements	$35,000	$0		$0	$35,000		27 year old buildling
10	Crystal Valley Ranch Wells - 1300 GPM ph1	$0	$0	$2,500,000	$0	$2,500,000	1300 gpm	ensure reliability of supply
11	Crystal Valley Ranch Wells - 1250 GPM ph2	$0	$0	$2,500,000	$0	$2,500,000	1250 gpm	ensure reliability of supply
12	Crystal Valley Ranch Wells - 1175 GPM ph3	$0	$0	$2,500,000	$0	$2,500,000	1175 gpm	ensure reliability of supply
13	Lanterns Wells 1500 gpm (raw line?; treat where?)	$3,938,007	$0		$0	$3,938,007	1500 gpm	ensure reliability of supply
15	VFD replacement (Well/ps/tmt plant)	$625,000	$375,000	$3,125,000	$625,000	$4,750,000	NA-no new	replace old, failing VFDs at wells/plant/pumpstations
16	**Treatment**							
18	Meadows Valves and Actuators Filter 5-8	$200,000	$0			$200,000	NC	replacing end of useful life
19	WTP Facility Upgrades	$250,000	$150,000	$1,250,000	$250,000	$1,900,000	NC	ensure reliability of treatment processes
20	WTP Equipment replacement	$500,000	$300,000	$2,500,000	$500,000	$3,800,000	NC	
23	Water Tmt Plant media replacement	$105,000	$105,000	$630,000		$840,000	no change	media has finite life, must be replaced/replenished
24	**Water Storage**							
25	Tank Rehab	$250,000	$150,000	$1,375,000	$250,000	$2,025,000	NC	ensure reliability of storage
26	Liberty Village Yellow Zone Tank (Tank 18) Liberty Village	$3,425,609	$0			$3,425,609	2.2 MG	ensure fire flow storage is in the zone
27	Tank 11B (was Tank 14B) 2.3 MG (Tower Rd)	$0	$0	$3,000,000		$3,000,000	2.3 MG	driven partly by WISE water/Pine Canyons
28	Tank (2.0 MG) Red Zone	$0	$0	$2,800,000		$2,800,000	2.0 MG	driven partly by WISe/future demands
29	Tank 6B Demolition	$250,000	$0			$250,000	-2.0 MG	tank is a liability
30	Tank 3 demolition	$0	$0	$150,000		$150,000	-1.0 MG	demolish old tank; build new
31	Tank 3 Replacement (Reservoir Road)	$0	$0	$1,500,000		$1,500,000	1.0 MG	tank built 1960; end of life
32	Add stairs to Tanks	$60,000	$0			$60,000		safety issue
35	Storage Tank Replacement	$0	$0	$1,500,000	$ 1,500,000	$3,000,000	replace: no net chang	replace aging tank
36	**Water Pumping**							
37	Green Zone Pumping Upgrades Ph1, Phase I (2100 gpm; 45 HP)	$0	$1,000,000			$1,000,000	2100 gpm (phase 1)	move WISE supplies
38	PS Equipment Replacement	$250,000	$150,000	$1,375,000	$275,000	$2,050,000	NC	ensure distribution reliability
39	Blue Zone PS Upsize (replace mid-duty pump, inc 1000 gpm)	$0	$75,000			$75,000	1000 gpm	meet demands
40	Red Zone Pumping Upsize, Ph1 (2245 gpm) 75 HP	$550,000	$0			$550,000	2245 gpm	move WISE supplies
41	Red Zone Pumping Upsize, Ph2 (4170 gpm) 125 HP	$0	$1,000,000			$1,000,000	4170 gpm (2000 addi	move WISE supplies
42	Red Zone Pumping Upsize,Ph3 (14,000 gpm) 425 HP	$0	$0	$1,000,000		$1,000,000	14,000 gpm (10,000 (	move WISE supplies
43	Milestone Pump Statlon PRV Valve	$75,000	$0			$75,000	NC	move WISE supplies
44	Green Zone Pumping Upgrades Phase II (9205 gpm)	$0	$0	$1,500,000		$1,500,000	9205 gpm (additional	move future renewable waters
47	**Transmission & Distribution**							
48	Young American Valve Replacement Program	$160,000	$0			$160,000	NC	
49	Waterline Rehab/Replacement	$1,250,000	$900,000	$7,500,000	$1,500,000	$11,150,000	NC	ensure reliability of distribution
50	Distribution System Upgrades (PRVs, pipelines, etc)	$1,250,000	$750,000	$6,250,000	$1,250,000	$9,500,000	NC	ensure reliability of distribution
51	Craig & Gould North Infrastructure Improvements (FF Issue)	$535,000	$0			$535,000	NC	fire flow issues; aging infrastructure
53	Electric Actuated Valves at Tanks	$225,000	$0			$225,000	NC	improve response to emergency
54	Tank Mixers	$50,000	$0			$50,000	NC	improve water quality
55	Facilitiies Paving Program	$250,000	$150,000	$1,375,000	$275,000	$2,050,000	NC	improve site access
56	Diamond Ridge Pump Station Control Valve	$75,000	$0			$75,000	NC	required to control WISE deliveries
57	Glovers Waterline Replacement phase 1	$374,000	$0			$374,000	NC	replace old pipe
58	Glovers Waterline Replacement phase 2	$363,000	$0			$363,000	NC	replace old pipe
59	Glovers Waterline Replacement phase 2	$594,000	$0			$594,000	NC	replace old pipe
60	Crowfoot Purple Line Upsize	$0	$0	$151,000		$151,000	3133 gpm	required to move WISE waters
61	Canyons South Red Zone Extension	$110,000	$0			$110,000	3133 gpm	Our commitment due to development agreement
62	Crowfoot Red Zone Upsize	$0	$0	$330,000		$330,000	3133 gpm	required to move WISE waters
63	Crowfoot to Crimson Sky (developer 16" or town build 16")	$0	$0	$1,812,000		$1,812,000	11,015 gpm	required to move WISE waters
64	Crimson Sky to Oaks Valve	$0	$0	$1,709,000		$1,709,000	7,050 gpm	required to move WISE waters
65	RWRWTC Tank 16 Transmission Line	$0	$0	$898,000		$898,000	7,050 gpm	required to move future supplies
66	Liggett Rd Upsize	$0	$120,000			$120,000	1371 gpm	required to move future treated water from PCWPF
68	5th Street Red Zone Connection	$0	$150,000			$150,000	1700 gpm	provide red zone surface to area
69	Tank 18 Blue Zone Transmission	$0	$0	$576,000		$576,000	1700 gpm	provide a second loop to Liberty Village
70	South Ridge Rd Transmission, 24"	$0	$0	$1,688,000		$1,688,000	7,050 gpm (10.15 MGD	required to move future supplies
71	Tank 6 to CVR Transmission, 24"	$0	$0	$1,004,000		$1,004,000	7,050 gpm	required to move future supplies
72	Cyrstal Valley Ranch Loop Rd Ph1, 24"	$0	$0	$559,000		$559,000	7,050 gpm	required to move future supplies
73	Crystal Valley Ranch Loop Rd Ph2, 20"	$0	$0	$2,109,000		$2,109,000	4,900 gpm	required to move future supplies
74	Blue Zone - Plum Creek to Frontage Road Transmission, 24"	$0	$0	$1,500,000		$1,500,000	7,050 gpm	required to move future supplies
75	costs could be sooner; dev at least 12")	$0	$0	$1,002,000		$1,002,000	3133 gpm	required to move future supplies
76	Tank 11 to Pine Canyon 20" Pipe (developer 16")	$325,000	$0			$325,000	4900 gpm	required to move future supplies
77	Pine Canyon Red Zone Transmission	$0	$0	$868,000		$868,000	4900 gpm	move WISE/Dominion flows
78	RWTP Red Zone Transmission	$0	$0	$392,000		$392,000	4900 gpm	move WISE/Dominion flows
79	RWTP Green Zone Transmission	$0	$0	$392,000		$392,000	4900 gpm	move WISE/Dominion flows
80	Plum Creek WTP to Tank 12 Transmission	$0	$0	$1,601,000		$1,601,000	1762 gpm	move future treated water to service area
82	Highway 85 Transmission	$703,000	$0			$703,000	4900 gpm	move WISE/Dominion flows
86	Woodlands Founders PRV	$0	$0	$94,000		$94,000	NA	upsize/replace to move more water
87	**Other Projects**							
88	Security Improvements	$200,000	$75,000	$875,000	$175,000	$1,325,000	NA	as needed for security
89	General Facility Upgrades	$375,000	$225,000	$1,875,000	$375,000	$2,850,000	NA	maintain assets
90	SCADA System Capital Improvements	$125,000	$75,000	$750,000	$125,000	$1,075,000	NA	keep up with technology
91	Facilities Capital Replacements (bldg components)	$375,000	$225,000	$1,875,000	$375,000	$2,850,000	NA	maintain assets
96	Admin/Customer Service Building	$1,403,641	$0			$1,403,641	NA	space issues
99	**Total Water Fund**	$29,756,257	$10,675,000	$114,890,000	$15,975,000	$171,296,257		

Excerpts from "Water Master Plan 2017"
Prepared by Castle Rock Water

Future Pipeline Projects

CIP Projects

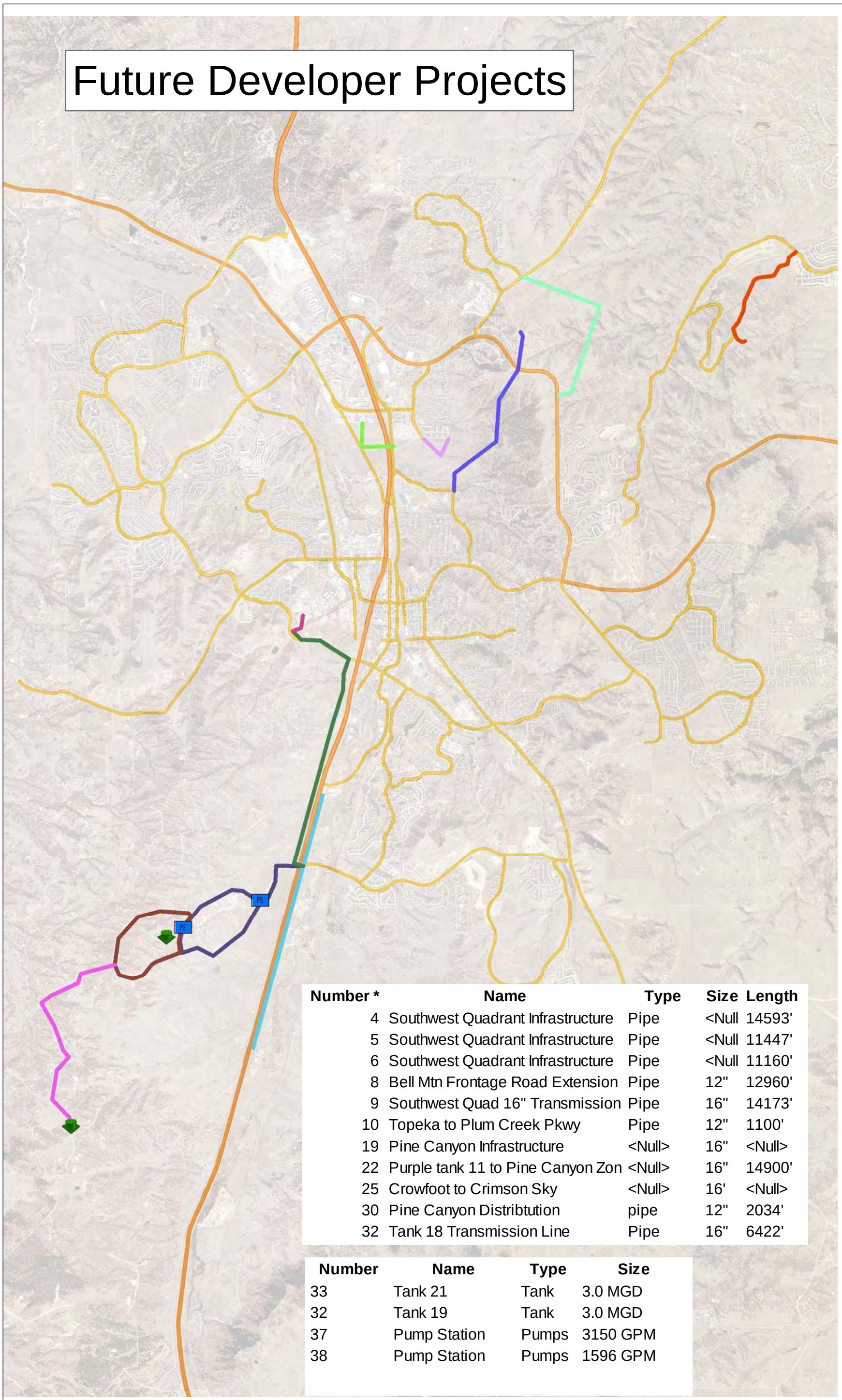


Number	Capital Project	Size	Length	Time Frame
1	SH85 Transmission	20"	2045'	5
10	WISE Pipeline Ph 1	36"	27000'	5
11	Founders Wells Raw Waterline	8"	4820'	5
12	Glovers Waterlines	8	10550	5
13	Craig and Gould North Improvements	8"	1800	5
14	Liggett Road Upsize	12"	600'	10
15	Fifth St. Red Zone Connection	12"	300'	10
16	Red Zone RWRWTC Transmission	20"	1885'	10
17	Crow foot Red Zone Upsize	16"	1965'	10
19	Crow foot to Crimson Sky	16'	9230'	20
2	Crow foot Purple Line Upsize	20"	725'	20
20	Pine Canyon Red Zone Transmission w/PRV	20"	1350'	BO
21	South Ridge Road Transmission	24"	6820'	BO
22	Green Zone RWRWTC Transmission	20"	1885'	BO
23	RWTP to Tank 16 Transmission	24"	3325'	BO
24	Crimson Sky to Oaks	20"	6840'	BO
25	WISE Pipeline Ph 2	30"	27000"	BO
26	Crystal Valley Ranch Loop Road Ph1	24"	1861'	BO
28	Blue Zone Plum Creek to Frontage Rd	24"	5000'	BO
3	Pine Canyon Red Zone Transmission	20"	2400'	BO
4	Part of Crimson Sky to Oaks	16"	1463'	BO
5	Pine Canyon Transmission w/PRV	16"	5510'	BO
6	PCWPF to Tank 12	12"	9700'	BO
7	Tank 18 Blue Zone Transmission	12"	3900'	BO
8	Tank 6 to Crystal Valley Ranch Transmission	24"	4053'	BO
9	Crystal Valley Ranch Loop Rd Ph2 w/PRV	20"	6000'	BO

Excerpts from "Water Master Plan 2017"
Prepared by Castle Rock Water

Figure 5.1

Future Developer Projects



Number *	Name	Type	Size	Length
4	Southwest Quadrant Infrastructure	Pipe	<Null	14593'
5	Southwest Quadrant Infrastructure	Pipe	<Null	11447'
6	Southwest Quadrant Infrastructure	Pipe	<Null	11160'
8	Bell Mtn Frontage Road Extension	Pipe	12"	12960'
9	Southwest Quad 16" Transmission	Pipe	16"	14173'
10	Topeka to Plum Creek Pkwy	Pipe	12"	1100'
19	Pine Canyon Infrastructure	<Null>	16"	<Null>
22	Purple tank 11 to Pine Canyon Zon	<Null>	16"	14900'
25	Crowfoot to Crimson Sky	<Null>	16'	<Null>
30	Pine Canyon Distribtution	pipe	12"	2034'
32	Tank 18 Transmission Line	Pipe	16"	6422'

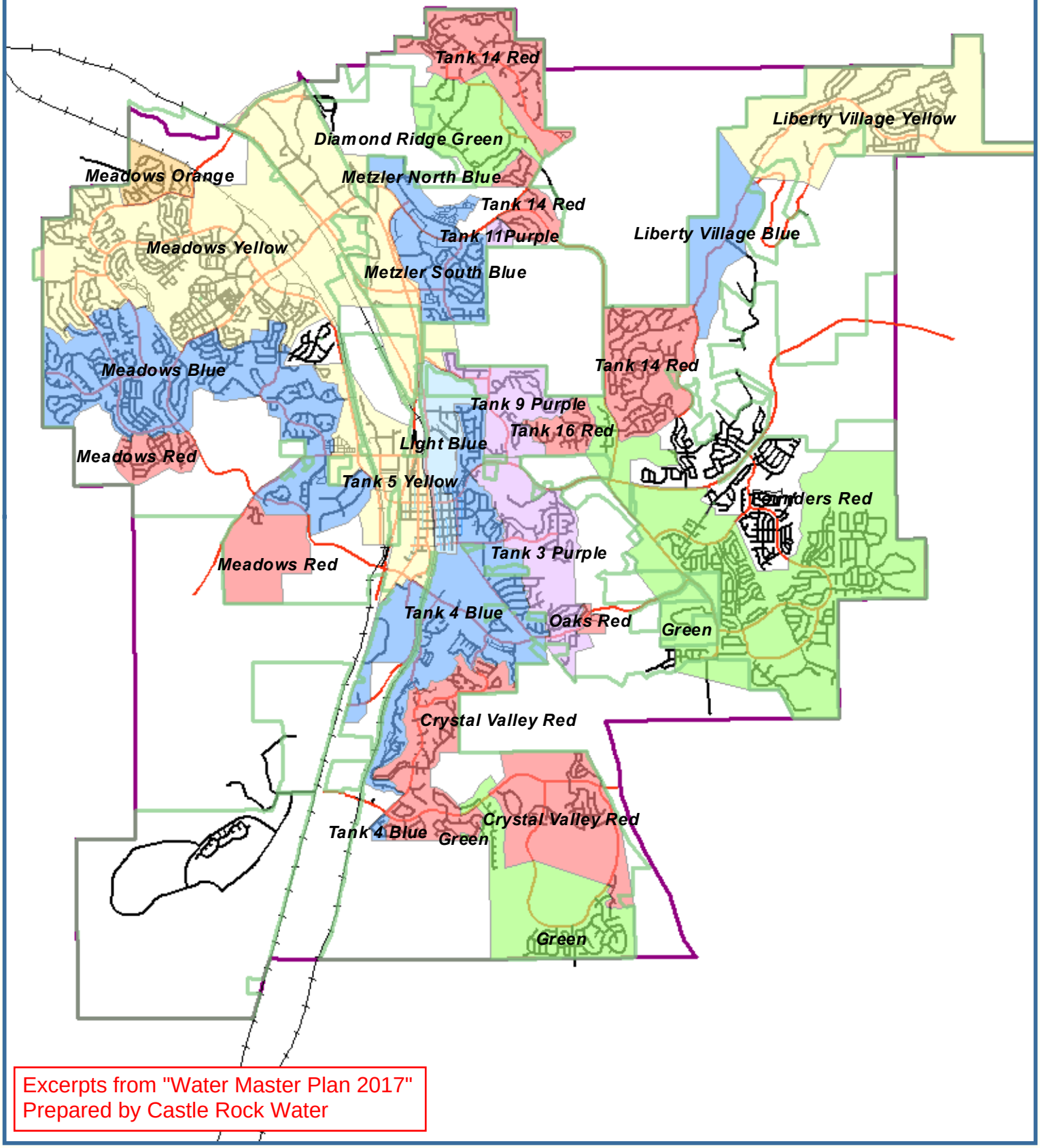
Number	Name	Type	Size
33	Tank 21	Tank	3.0 MGD
32	Tank 19	Tank	3.0 MGD
37	Pump Station	Pumps	3150 GPM
38	Pump Station	Pumps	1596 GPM

Excerpts from "Water Master Plan 2017"
Prepared by Castle Rock Water

Figure 5.3

Pressure Zones

Figure 7.1

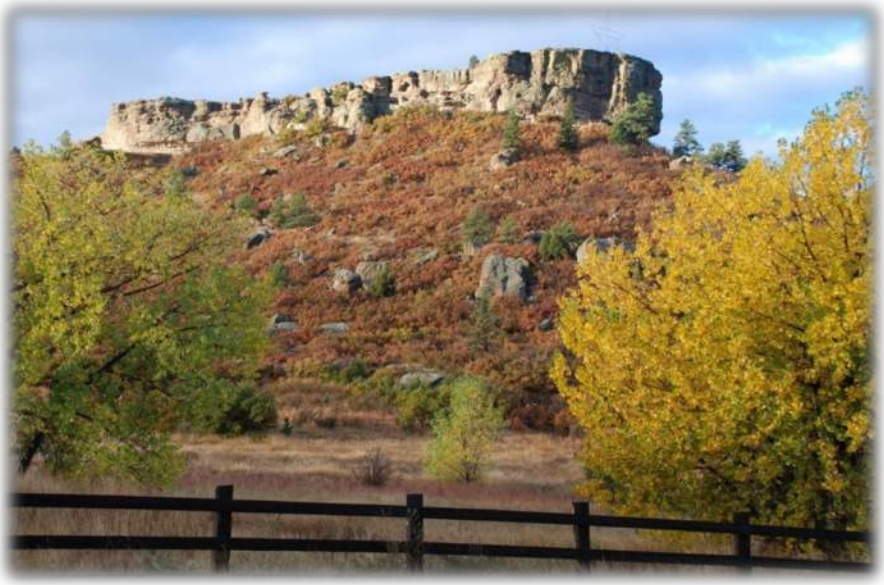


Excerpts from "Water Master Plan 2017"
Prepared by Castle Rock Water

CASTLE ROCK WATER
DISTRIBUTION SYSTEM
PRESSURE ZONES

Wastewater Master Plan

2016

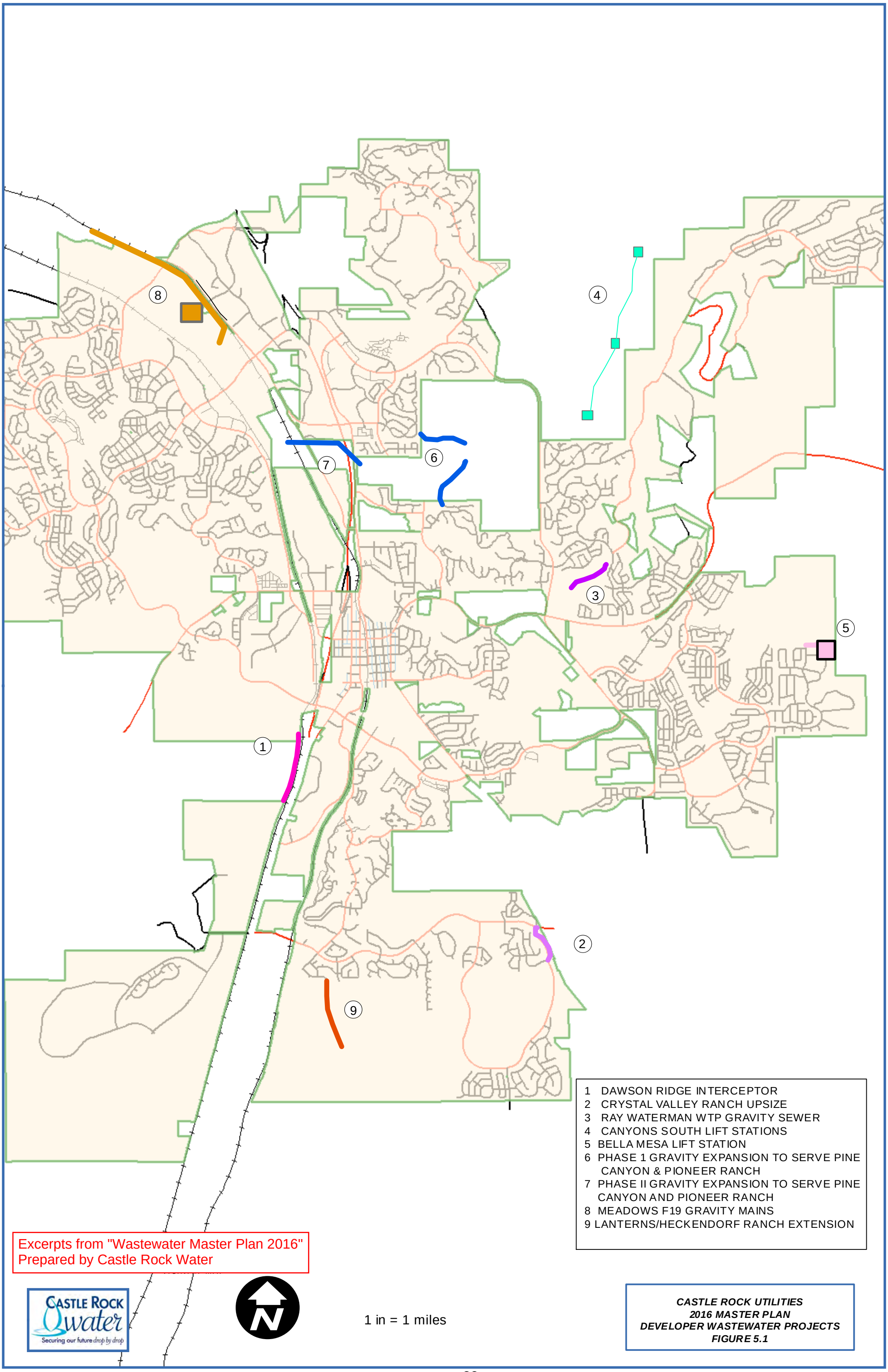


Engineering Division

Excerpts from "Wastewater Master Plan 2016"
Prepared by Castle Rock Water

Table 5-1
Developer Wastewater Projects: 2017-Future

Meadows Highway 85 Sewer Main to Serve Filing 19	8” and larger gravity pipelines to PCWRA; originally identified in previous master plans as a lift station, force main and gravity mains to serve the area
Gravity Expansion at SMH261 – Phase I (to serve Pine Canyon and Pioneer Ranch)	4,270 LF of 8" gravity pipeline
Gravity Expansion at SMH261 – Phase II (to serve Pine Canyon and Pioneer Ranch)	1,700 LF of 10” gravity pipeline
Bella Mesa Lift Station and Force Main (Founders Filing No. 24)	Proposed lift station and associated force mains/gravity mains
Canyons South	Two to three proposed lift stations and associated force and gravity mains
Lanterns Heckendorf Ranch Expansion	New gravity pipelines to serve area
Crystal Valley Ranch Upsize	Upsize 1,900 LF of 12” sewer to 15” (from SMH 6562 to SMH 6351); timing depends on rate of development; conservation efforts could mitigate the need to upsize; project evaluated as development proceeds; modeling will be reevaluated as development in the basin occurs, planning levels change, or new development is added to the service area basin.
Ray Waterman Treatment Plant (RWTP) Gravity Sewer	Development near the Ray Waterman Treatment Plant should install a gravity sewer main that connects to existing downstream gravity sewer. Upon completion of the missing section, the temporary lift station serving the RWTP and the King Soopers/Founders Marketplace shall be abandoned.
Dawson Ridge Interceptor Upsize	Modeling indicates that should Dawson Ridge eventually grow to its fully platted zoning level, 1,400 linear feet of 12 inch sewer will need to be upsized to 15 inch.



1 DAWSON RIDGE INTERCEPTOR
2 CRYSTAL VALLEY RANCH UPSIZE
3 RAY WATERMAN WTP GRAVITY SEWER
4 CANYONS SOUTH LIFT STATIONS
5 BELLA MESA LIFT STATION
6 PHASE 1 GRAVITY EXPANSION TO SERVE PINE CANYON & PIONEER RANCH
7 PHASE II GRAVITY EXPANSION TO SERVE PINE CANYON AND PIONEER RANCH
8 MEADOWS F19 GRAVITY MAINS
9 LANTERNS/HECKENDORF RANCH EXTENSION

Excerpts from "Wastewater Master Plan 2016"
Prepared by Castle Rock Water

CASTLE ROCK Qwater
Securing our future drop by drop

1 in = 1 miles

CASTLE ROCK UTILITIES
2016 MASTER PLAN
DEVELOPER WASTEWATER PROJECTS
FIGURE 5.1

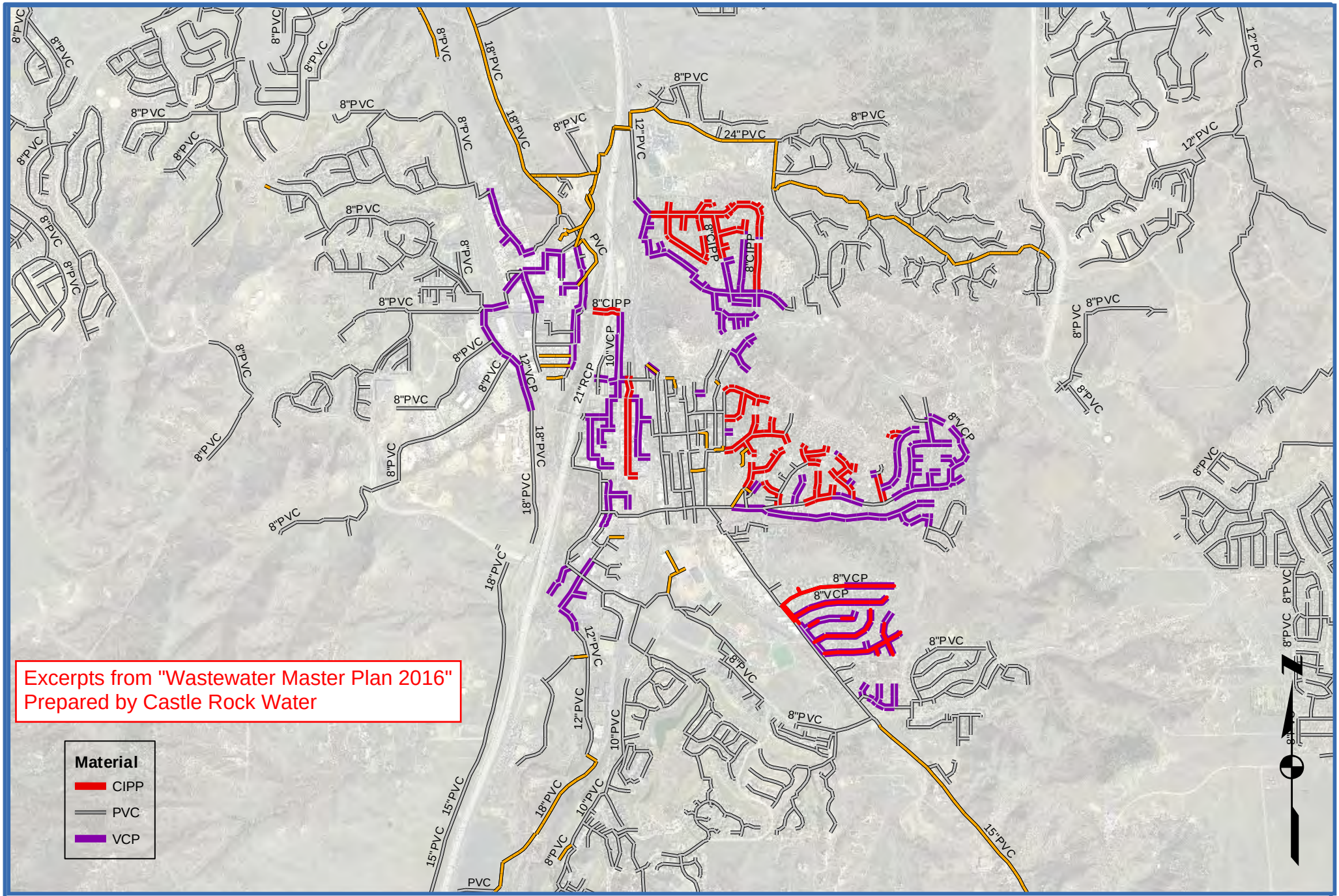


FIGURE 6.1

CASTLE ROCK UTILITIES SEWER PIPE MATERIALS 2016, VCP AND CIPP

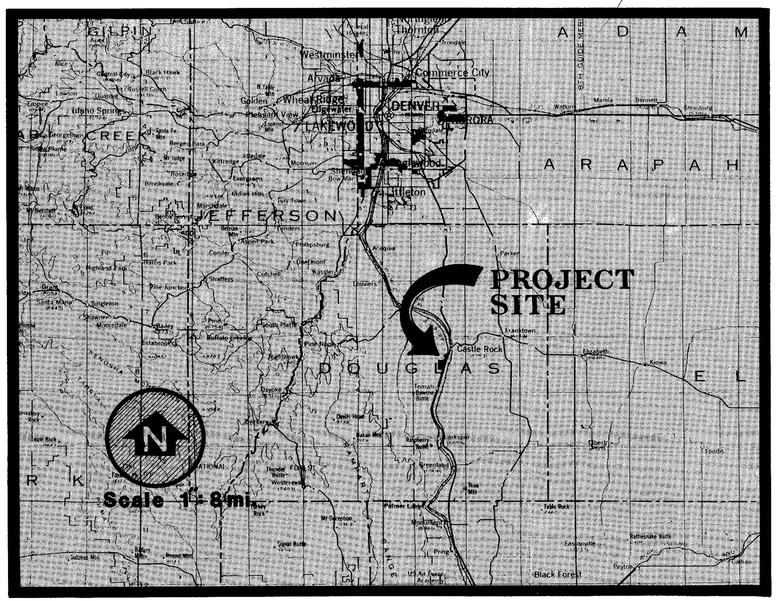
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10/20/86

D A W S O N R I D G E

C O N S T R U C T I O N D R A W I N G S

S A N I T A R Y S E W E R T R U N K L I N E

W E L L W A T E R L I N E S



VICINITY MAP

DEVELOPER

Bellamah Community Development

Telephone 303/799-1919
9085 E. Mineral Circle
Suite 330
Englewood, Colorado 80112

ENGINEER

MERRICK

Telep
(303
Post O
Denve 30

Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

#C04U017
Dawson Ridge
Sanitary Sewer Trunk Line & Well Water
Merrick
10/20/86

GENERAL NOTES

1. TOWN OF CASTLE ROCK PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH TOWN OF CASTLE ROCK DESIGN CRITERIA AND THE TOWN CODE. THE TOWN IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE TOWN OF CASTLE ROCK THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

2. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE, SANITARY SEWER LINE, AND STORM SEWER LINE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE MOST RECENT STANDARD CONSTRUCTION SPECIFICATIONS FOR THE TOWN OF CASTLE ROCK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES, LICENSES, AND PERMITS AS REQUIRED BY THE TOWN OF CASTLE ROCK, COLORADO, AND OTHER AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING STREET CUTTING PERMITS AND FOR RESTORATION OF SURFACING AS REQUIRED BY THE GOVERNING AUTHORITY. THIS SHALL INCLUDE RESTORATION OF EXISTING CONDITIONS ON PRIVATE PROPERTY (IF ANY).

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THOSE ASSOCIATED WITH THE WORK AND THE GENERAL PUBLIC THROUGHOUT THE DURATION OF THE CONTRACT.

6. THE CONTACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK, 688-9785, TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

7. THE CONTRACTOR SHALL CALL FOR LOCATION OF ANY EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION OR CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE CONTRACT DRAWINGS.

9. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

10. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

11. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

WATER LINE AND SANITARY SEWER GENERAL NOTES

1. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN 3 FEET NOR MORE THAN 8 FEET FROM CURB AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE 5 FEET.

2. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD, WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.

3. DUCTILE IRON PIPE (CLASS 52 FOR 4" AND 6" AND CLASS 50 FOR 8" AND LARGER) SHALL BE USED FOR WATER LINES.

4. ALL WATER PIPE SHALL BE BEDDED IN CLASS "B" BEDDING

5. A MINIMUM COVER OF 4-1/2 FEET BELOW FINAL GRADE SHALL BE MAINTAINED OVER ALL WATER LINES.

6. WATER LINE MEASUREMENTS ARE FROM CENTER OF APPURTENANCE TO CENTER OF APPURTENANCE.

7. WHEN A WATER MAIN IS DIPPED UNDER A STORM SEWER, PROVIDE A MINIMUM CLEARANCE OF 6" BETWEEN PIPES AND PROVIDE A CONCRETE CRADLE. WHEN A WATER MAIN IS DIPPED UNDER A SANITARY SEWER, PROVIDE A MINIMUM CLEARANCE OF 24" BETWEEN PIPES AND USE CONCRETE ENCASEMENT OF SANITARY SEWER LINE FOR 10' EACH SIDE OF WATER LINE.

8. GATE VALVES AS SHOWN HEREON SHALL BE PLACED WITHIN PAVED AREAS AND SHALL IN NO CASE BE LOCATED WITHIN CONCRETE GUTTERS OR CROSS PANS. ALL VALVES SHALL OPEN BY TURNING RIGHT (CLOCKWISE). TOPS OF VALVE BOXES TO BE ADJUSTED TO FINISH GRADE.

9. POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE CONFORMING TO THE REQUIREMENTS OF ASTM SPECIFICATION D3034-SDR 35 SHALL BE USED FOR ALL SANITARY SEWER MAINS. J-M MANUFACTURING, CERTAINTEED, DIAMOND PLASTICS, VINYL-TECH OR CONTINENTAL PLASTICS ARE APPROVED MANUFACTURERS.

10. ALL PVC JOINTS SHALL BE WATER TIGHT BELL AND SPIGOT TYPE.

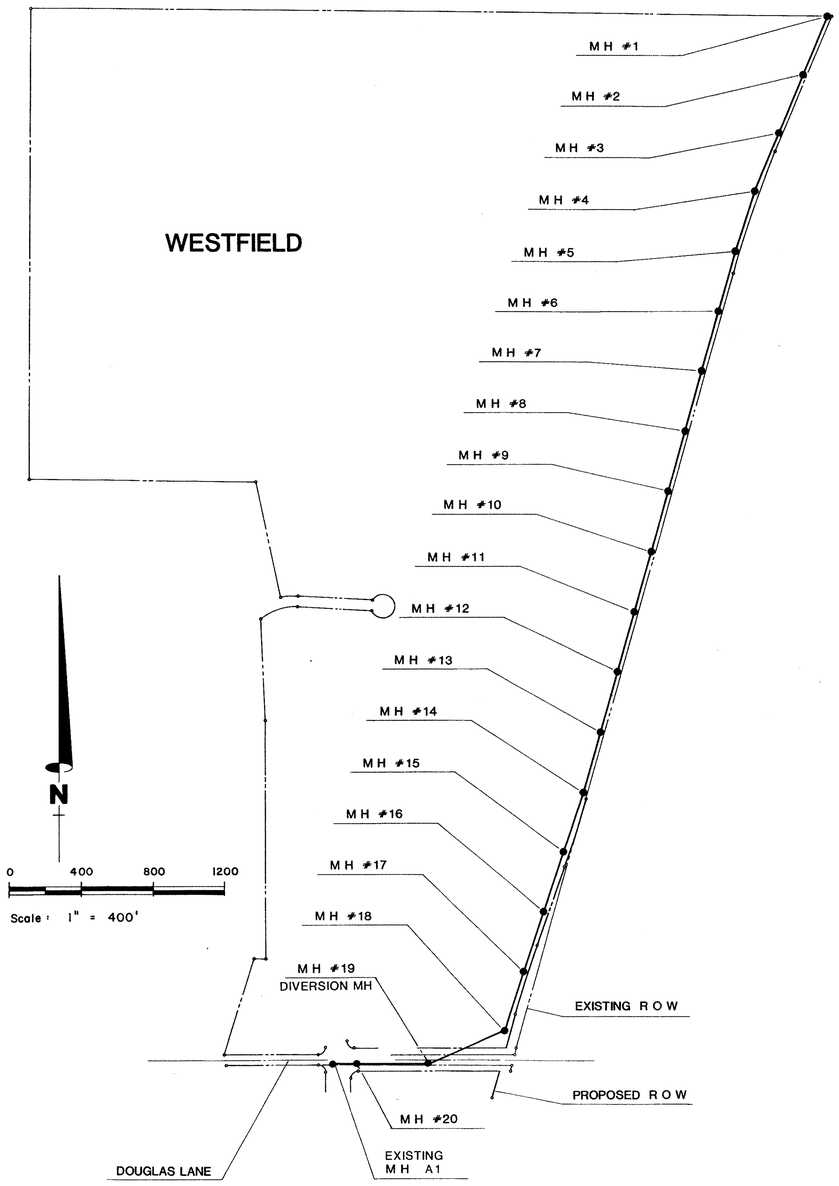
11. ALL SANITARY SEWER PIPE SHALL BE BEDDED IN CLASS "B" BEDDING.

12. SANITARY SEWER MEASUREMENTS ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

13. MANHOLE CONES SHALL BE ECCENTRIC.

14. MANHOLE RIMS SHALL BE SET 1.0 FOOT BELOW FINISHED RIM ELEVATION AND SHALL BE RAISED TO FINAL GRADE PRIOR TO PAVING, WITH 0-3 BRICK COURSES.

OVERALL SANITARY SEWER



DAWSON RIDGE

SHEET INDEX

SHEET	TITLE
A1	COVER SHEET
A2	GENERAL NOTES, OVERALL SANITARY SEWER, & SHEET INDEX
A3	OVERALL WELL WATER LINES
U1	SANITARY SEWER TRUNK LINE Sta. 0+00 to 10+75
U2	SANITARY SEWER TRUNK LINE Sta.10+75 to 24+55
U3	SANITARY SEWER TRUNK LINE Sta.24+55 to 38+28
U4	SANITARY SEWER TRUNK LINE Sta.38+28 to 52+12
U5	SANITARY SEWER TRUNK LINE Sta.52+12 to 61+25
U6	SANITARY SEWER TRUNK LINE Sta.61+25 to 6[illegible]
W1	WELL WATER LINE TO LARAMIE FOX HILLS & [illegible] WELLS
W2	WELL WATER LINE TO LARAMIE FOX HILLS [illegible]
W3	WELL WATER LINE TO LARAMIE FOX HILLS & [illegible]
W4	WELL WATER LINE TO DAWSON WELL
M1	SANITARY SEWER DETAILS
M2	WATER LINE DETAILS

APPROVED FOR ONE YEAR FROM THIS DATE

Director of P[illegible] — Date 3-26-87

Date 3-26-87

Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE

Bellamah Community Development
9085 E. Mineral Circle
Suite 250
Englewood, Colorado 80112

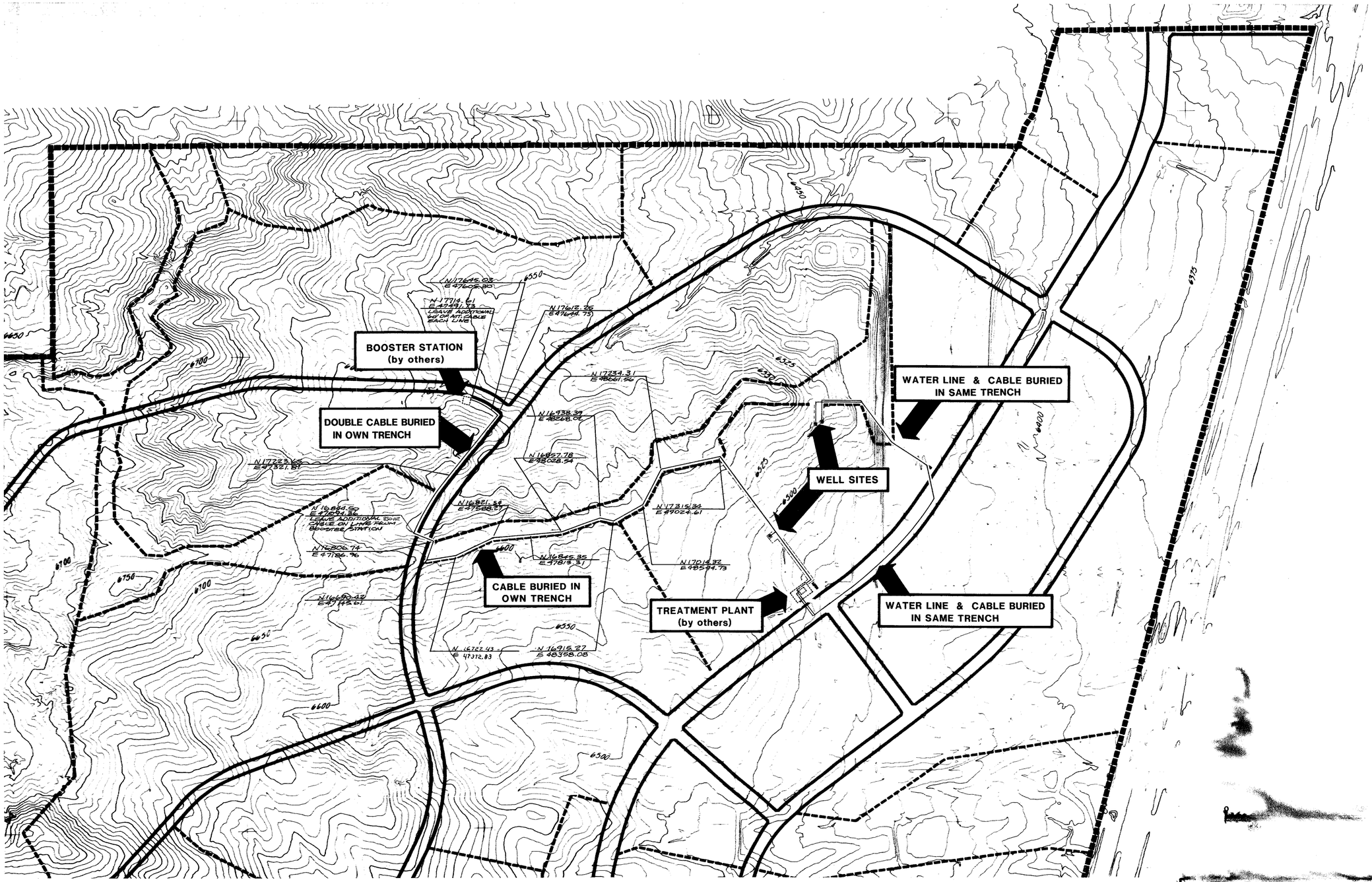
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REVISION	DATE	APPROVAL

DESIGN
DRAWN Benny
CHECKED
JOB NO 126-5220
DATE

GENERAL NOTES, SHEET INDEX
OVERALL SANITARY SEWER

SHEET A2
OF 15



Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

TELEDYNE POST N26624

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE 1" = 300'

Bellamah Community Development
9065 E. Nichard Circle
Suite 230
Englewood, Colorado 80112

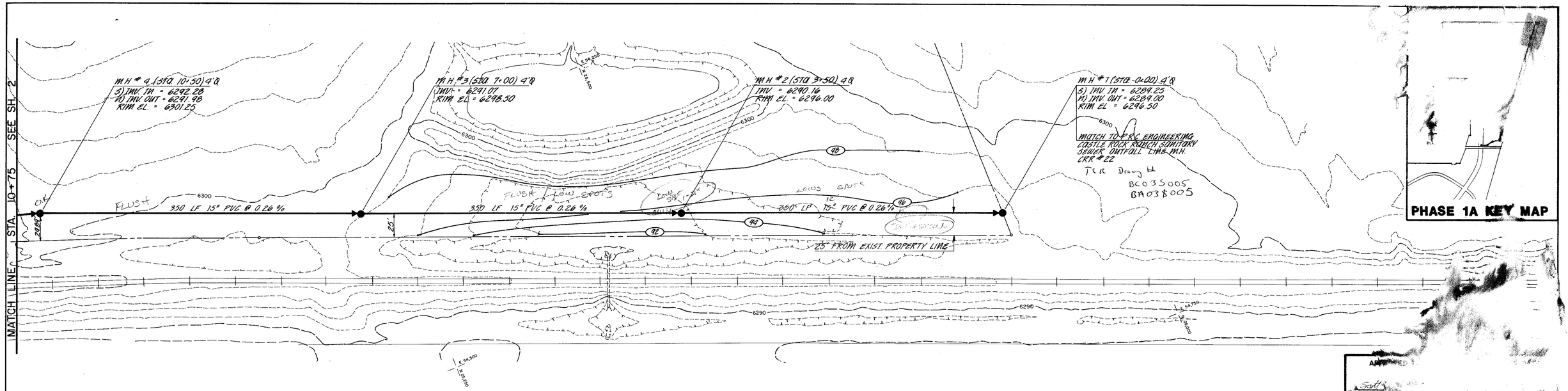
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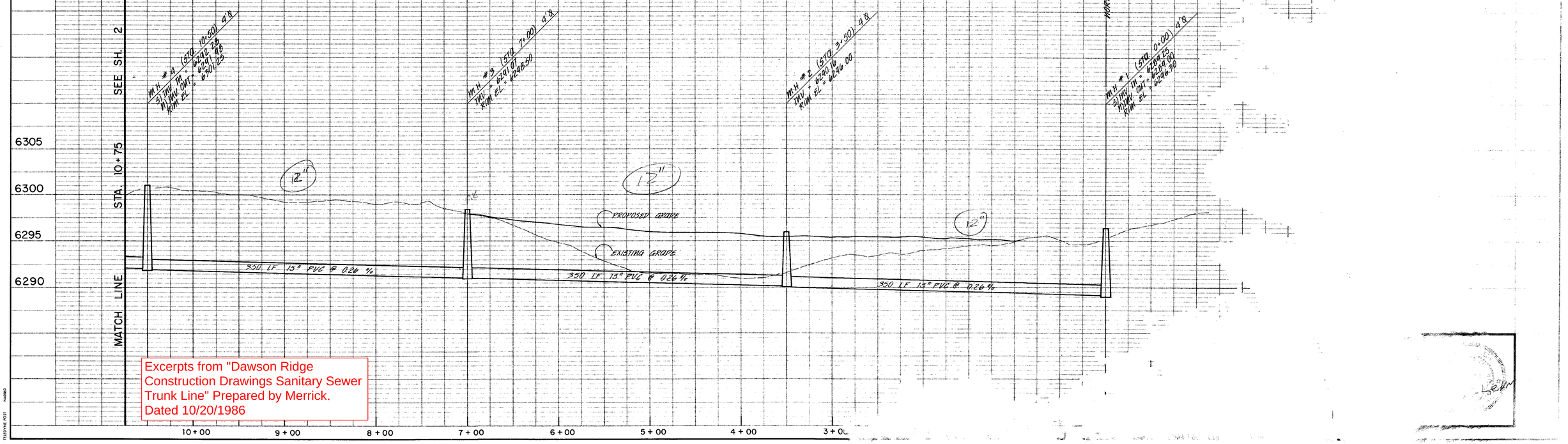
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DRAWN
CHECKED
JOB NO 126.3229

OVERALL WATER LINES

SHEET A3
OF 15

SANITARY SEWER TRUNK LINE





Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

TELESTYNE POST 740960

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

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HORIZ. 1" = 50'

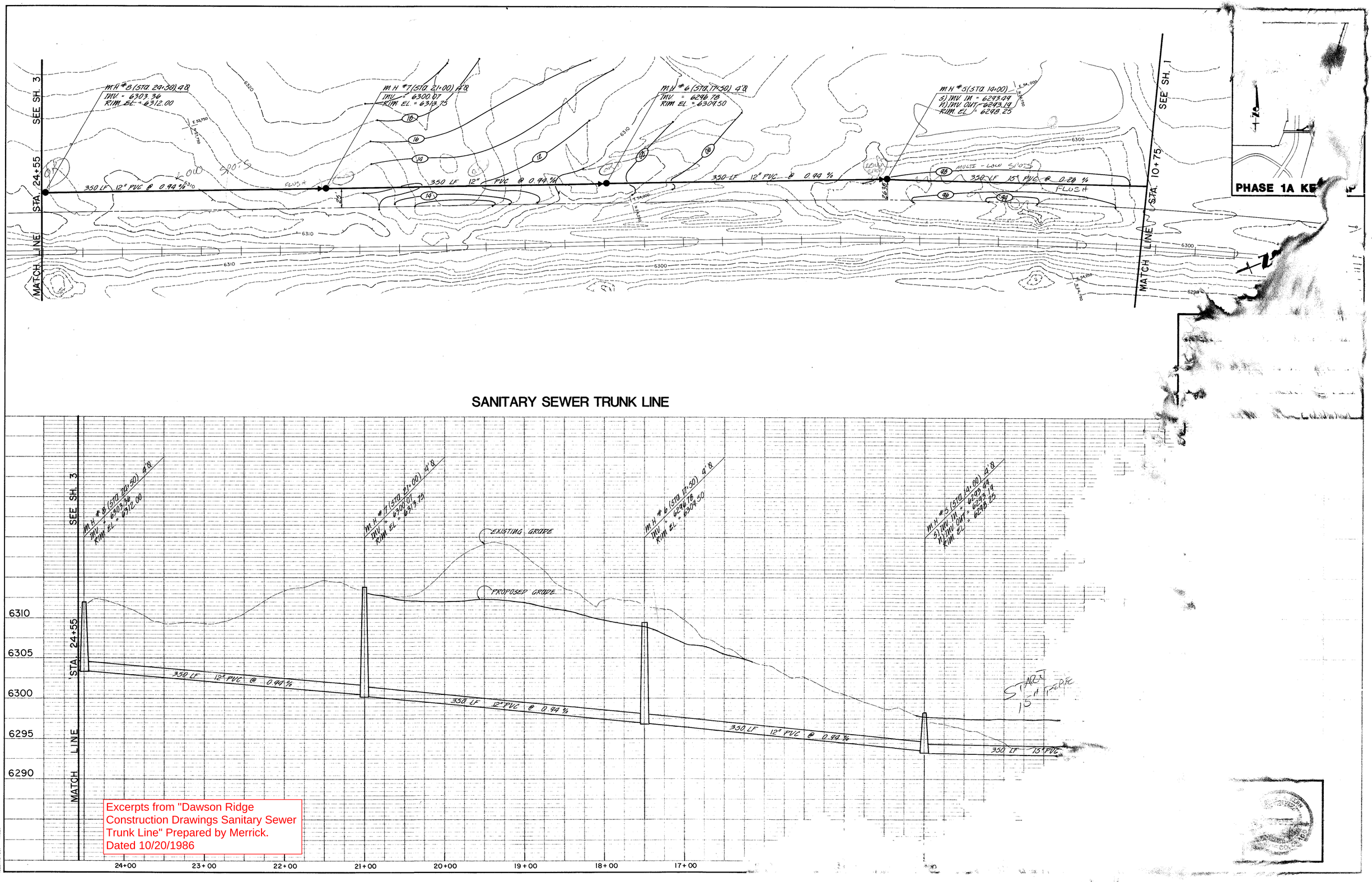
Bellamah Community Development
9085 E. Mineral Circle
Suite 230
Englewood, Colorado 80112

DAWSON RIDGE

DESIGN
DRAWN
CHECKED
JOB NO. 86-5229
DATE

SHEET U1
OF 15

SANITARY SEWER TRUNK LINE



Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

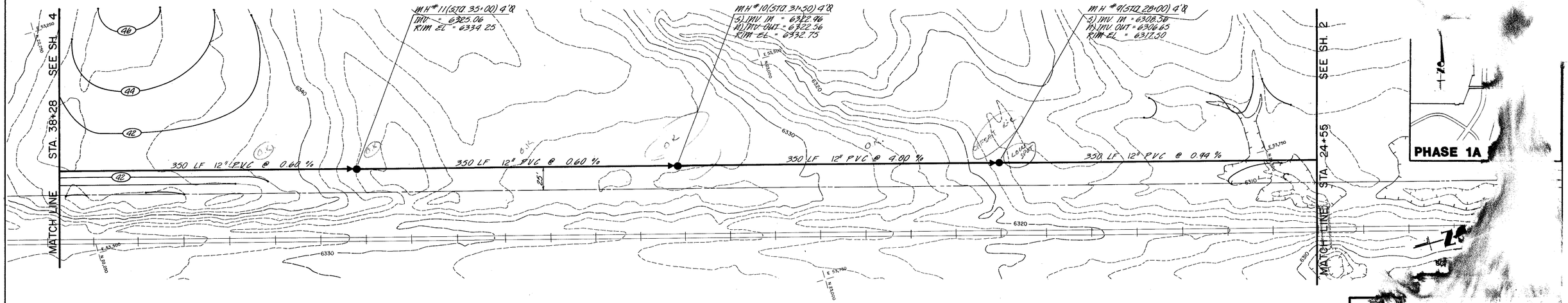
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Bellamah Community Development
8085 E. Mineral Circle
Suite 230
Englewood, Colorado 80112

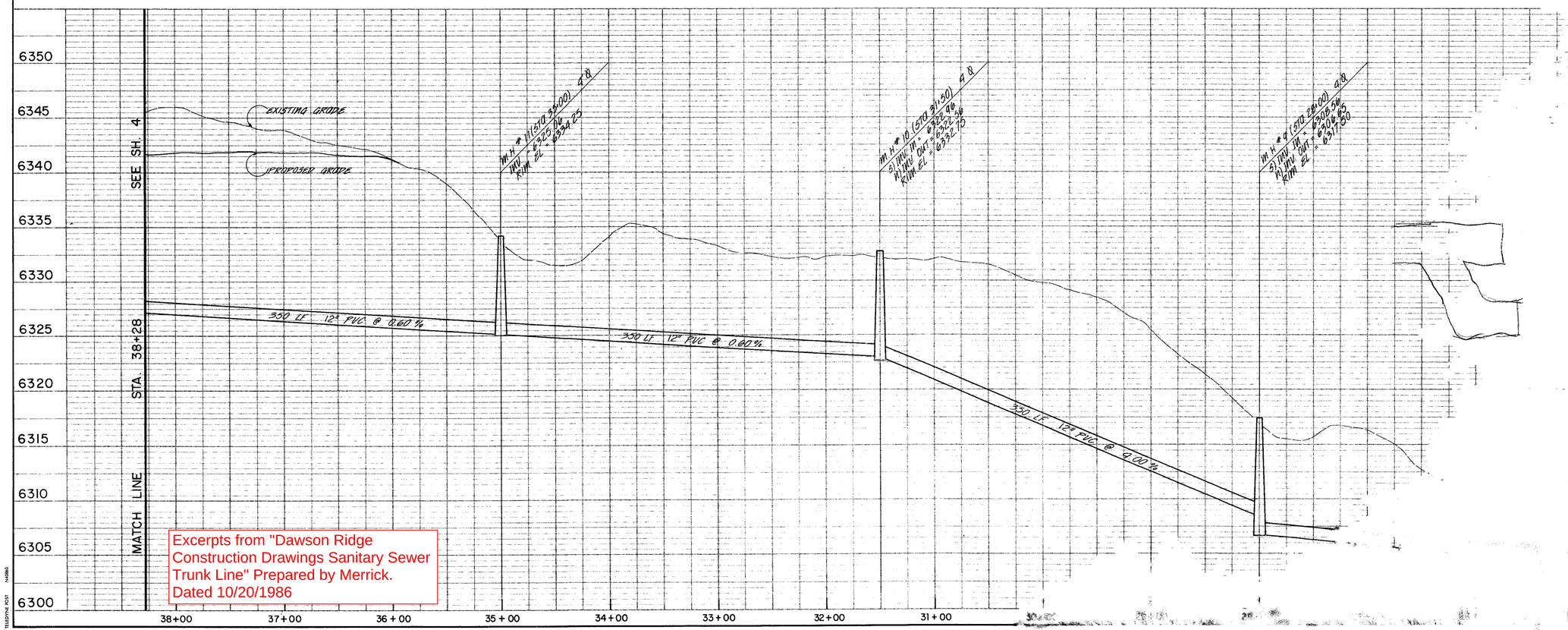
DAWSON RIDGE

DESIGN
DRAWN
CHECK
JOB NO. 122-3224
DATE

SHEET U2
OF 15



SANITARY SEWER TRUNK LINE



Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE VERT. 1" = 5'
HORIZ. 1" = 50"

Bellamah Community Development
9085 E. Mineral Circle
Suite 210
Englewood, Colorado 80112

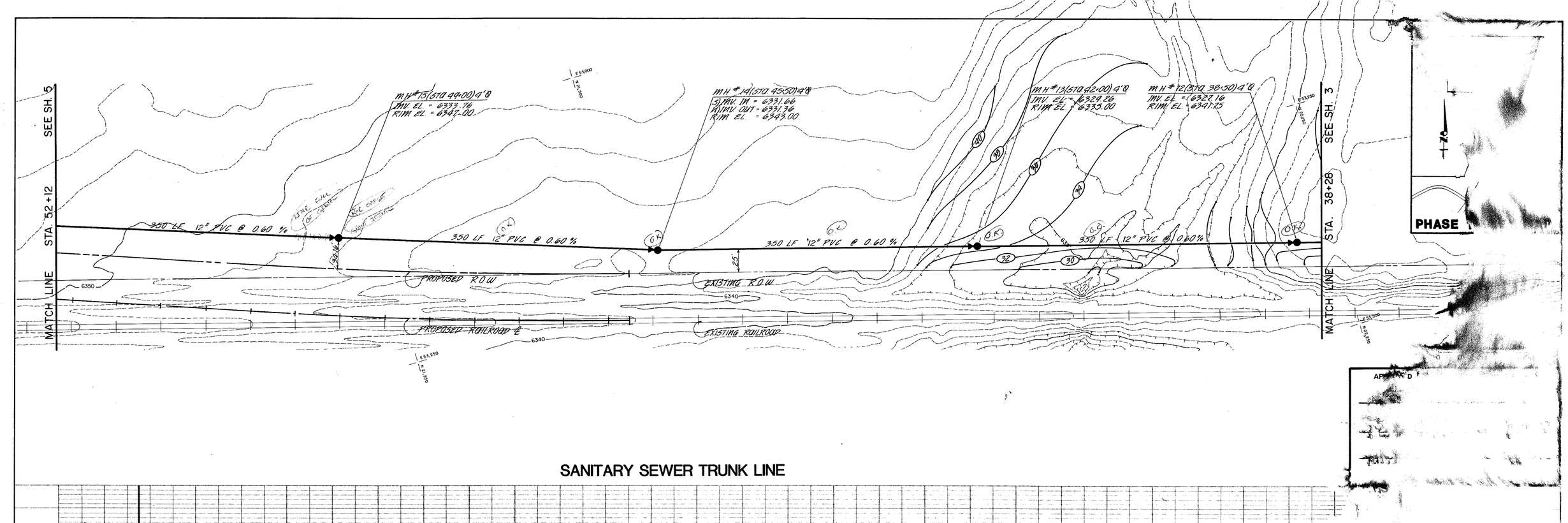
DAWSON RIDGE

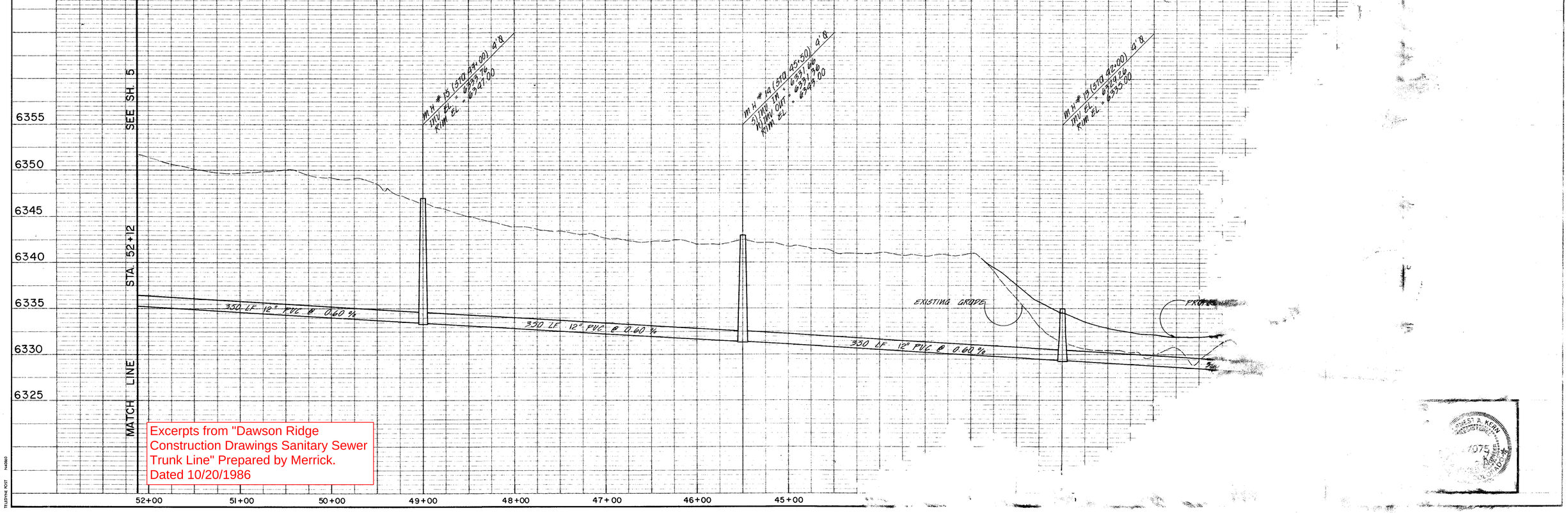
NO.	DATE	REVISIONS

JOB NO. 126.5229
DATE

SHEET U3
OF 15

SANITARY SEWER TRUNK LINE





Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

ERNEST A. KERN
1975
REGISTERED
PROFESSIONAL ENGINEER
STATE OF COLORADO

TELEDYNE POST N4060

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE VERT. 1" = 5'
HORIZ. 1" = 50'

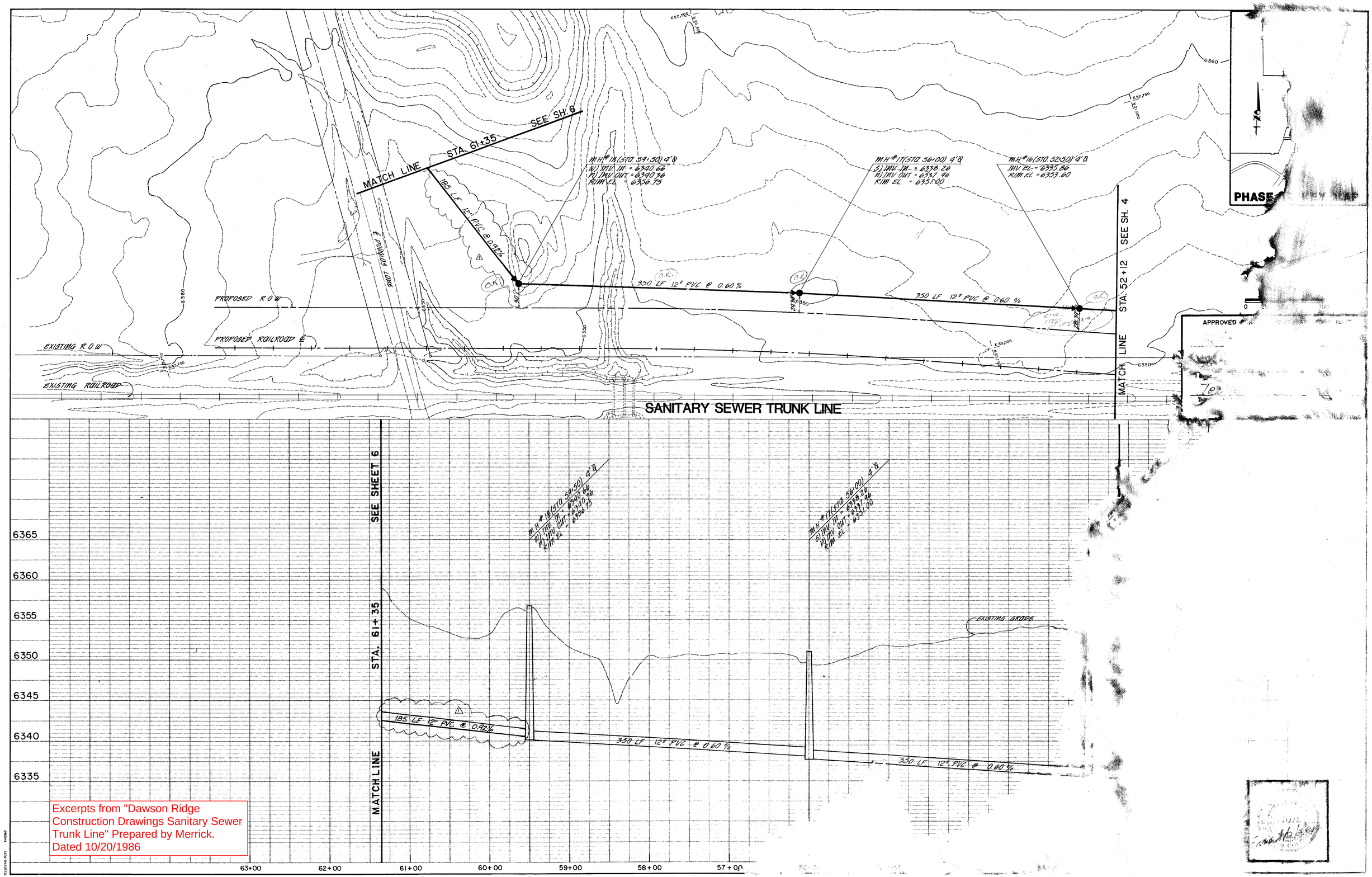
Bellamah Community Development
Mineral Circle
Suite 330
Englewood, Colorado 80112

DAWSON RIDGE

DESIGN | DRAWN | DATE | CHECKED

JOB NO. 328.5282

SHEET U4
OF 15



Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE VERT. 1" = 5'
HORIZ. 1" = 50'

Bellamah Community Development
9085 E. Mineral Circle
Suite 230
Englewood, Colorado 80112

DAWSON RIDGE

SHEET U5
15

SANITARY SEWER TRUNK LINE

SAW CUT 15" STUB @ MH - PLACE 8" PIPE 15" ABOVE INVERT OF 15" OPENING + GROUT ALLAROUND

INV. = 6362.83 PLUG END

140 L.F. 8" PVC @ 0.45%

100 L.F. 8" PVC @ 1.00%

131 L.F. 15" PVC @ 2.00%

INV. = 6348.96 PLUG END

E. DAWSON RIDGE BLVD.

STA. 69+62 EXISTING MH - A1
S) INV. IN = 6361.98
N) INV. IN = 6362.20 (PROPOSED 8")
E) INV. OUT = 6361.78
W) INV IN = 6362.36
RIM EL. = 6373.61

12" D.I.P. WATER

400 L.F. 15" P.V.C. @ 3.45%

8.75
11.25"

MH 2-1 (CH2M HILL PLANS)
MH # 20 (STA 68+21) 9'Ø
W) INV. IN = 6359.16
E) INV. OUT = 6359.00
RIM EL. = 6371.70

SEE CH2M HILL PLANS OF DOUGLAS LANE INTERCHANGE

E. DOUGLAS LANE

MH 2-2 (CH2M HILL PLANS)
MH # 19 (STA 64+22) 9'Ø
W) INV. IN = 6345.20
E) INV. OUT = 6345.00
E) INV OUT 6345.00 (PLUGGED)
RIM EL. = 6355.89
(SEE DETAIL SHEET M-1)

286 L.F. 12" P.V.C. @ 0.92%

STUB ONE PIPE LENGTH @ 5.20%

STA. 63+66
PROVIDE 55 L.F. OF CONC. ENCASEMENT CENTERED ON WATER LINE

DIVERSION MH
SEE DETAIL SHEET M-1

SEE SH. 5
STA. 61+35
MATCH LINE

EXISTING GRADE

PROPOSED GRADE

PLUG END 100 L.F. OF 8" PVC @ 1.00%

131 L.F. 15" PVC @ 2.00%

400 L.F. 15" PVC @ 3.45%

SEE CH2M HILL PLANS OF DOUGLAS LANE INTERCHANGE FOR FINISHED ROAD ELEVATIONS AND OTHER UTILITIES

PLUG END 140 L.F. OF 8" PVC @ 0.45%

286 L.F. 12" PVC @ 0.92%

DIVERSION MH SEE SHEET M-1

STA. 63+66 PROVIDE 55 L.F. OF CONC. ENCASEMENT CENTERED ON WATER LINE

SEE SH. 5
STA. 61+35
MATCH LINE

6380 6375 6370 6365 6360 6355 6350

69 + 00 68 + 00 67 + 00 66 + 00 65 + 00 64 + 00

PHASE II KEY MAP

APPROVED

Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

MERRICK
Merrick & Company
10855 East Bethany Drive
Denver, CO 303/751-0741

SCALE VERT. 1" = 5'
HORIZ. 1" = 50'

Bellamah Community Development
9085 E. Mineral Circle
Suite 230
Englewood, Colorado 80112

DAWSON RIDGE

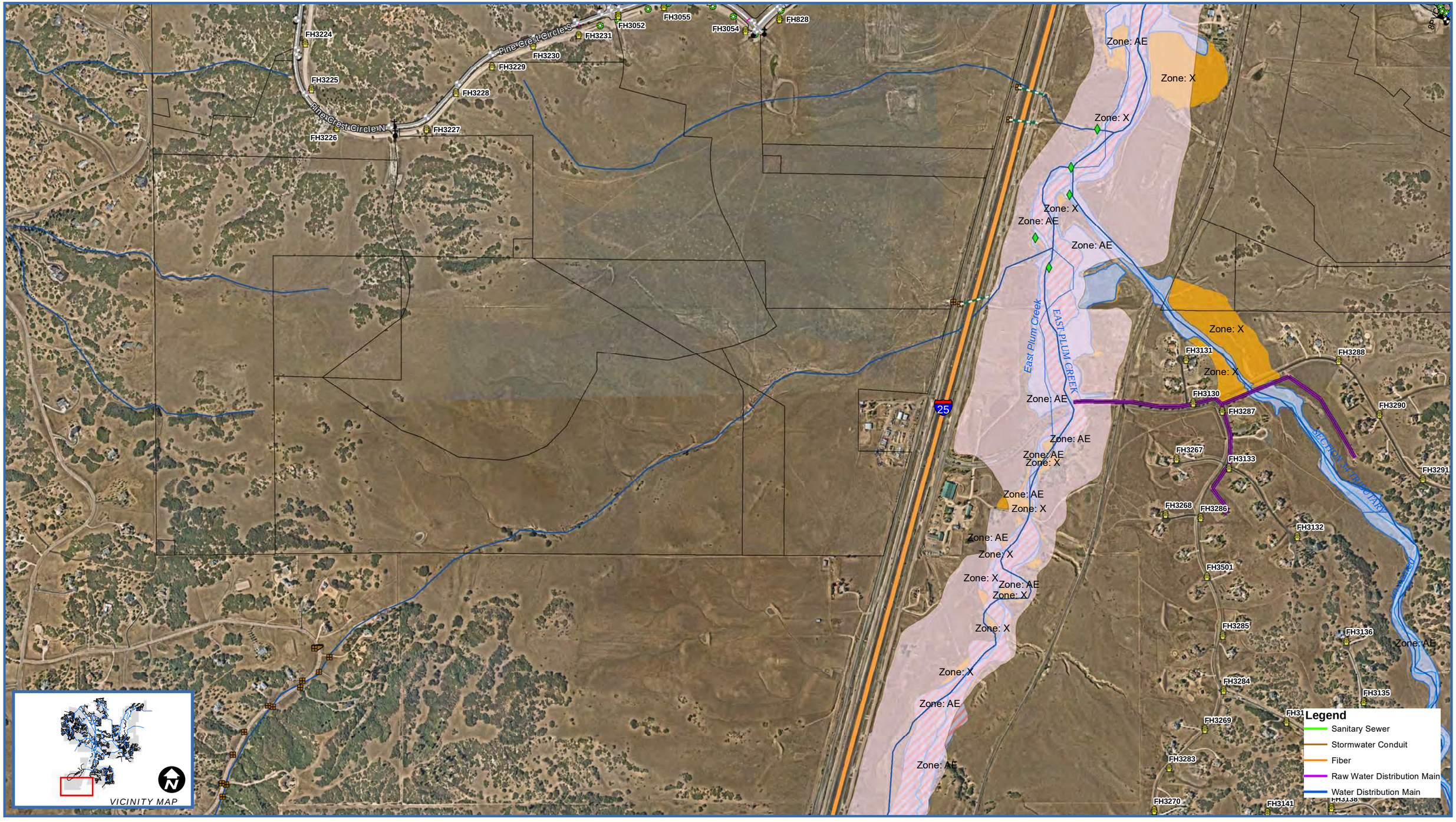
BY	DATE	REVISION
E. SHEET	7-7-86	
DAWSON RIDGE BLVD.	7-7-86	

SANITARY SEWER
Sta. 61+35 to 69+5

SHEET 15 OF 16

Town of Castle Rock Utility Maps

Attachment F



CASTLE ROCK Qwater
Securing our future drop by drop

0 487.5 975 1,950 2,925 Feet

1 inch = 964 feet

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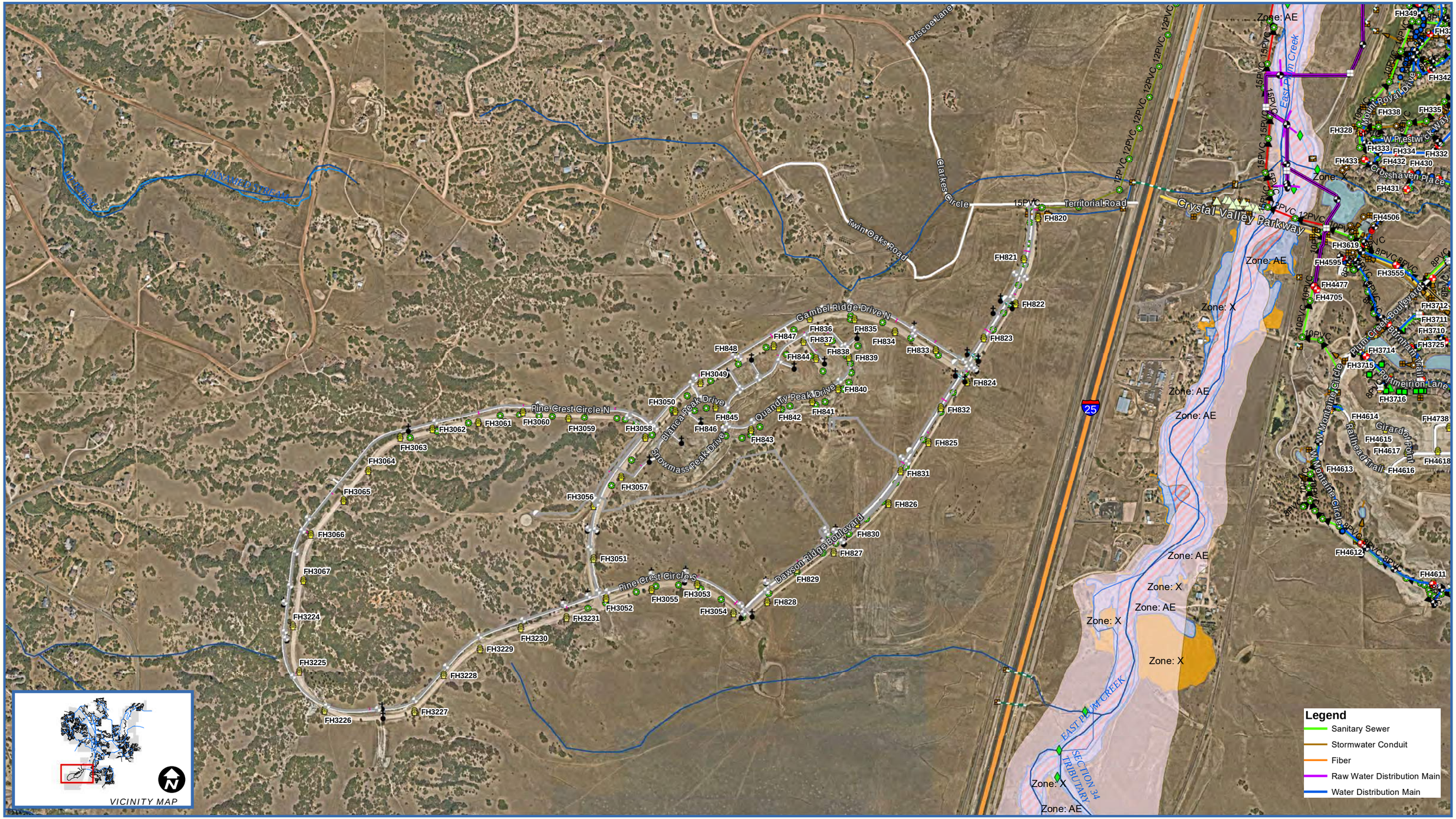
CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Date: 3/24/2021

Document Path: \\CRSAN1\UTUsers\tclose\Desktop\11x17 LndScp_10.6.mxd

Town of Castle Rock Utility Maps

Attachment G



CASTLE ROCK Qwater
Securing our future drop by drop

0 487.5 975 1,950 2,925 Feet

1 inch = 964 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6087. Copyright 2019, Town of Castle Rock Utilities Mapping.

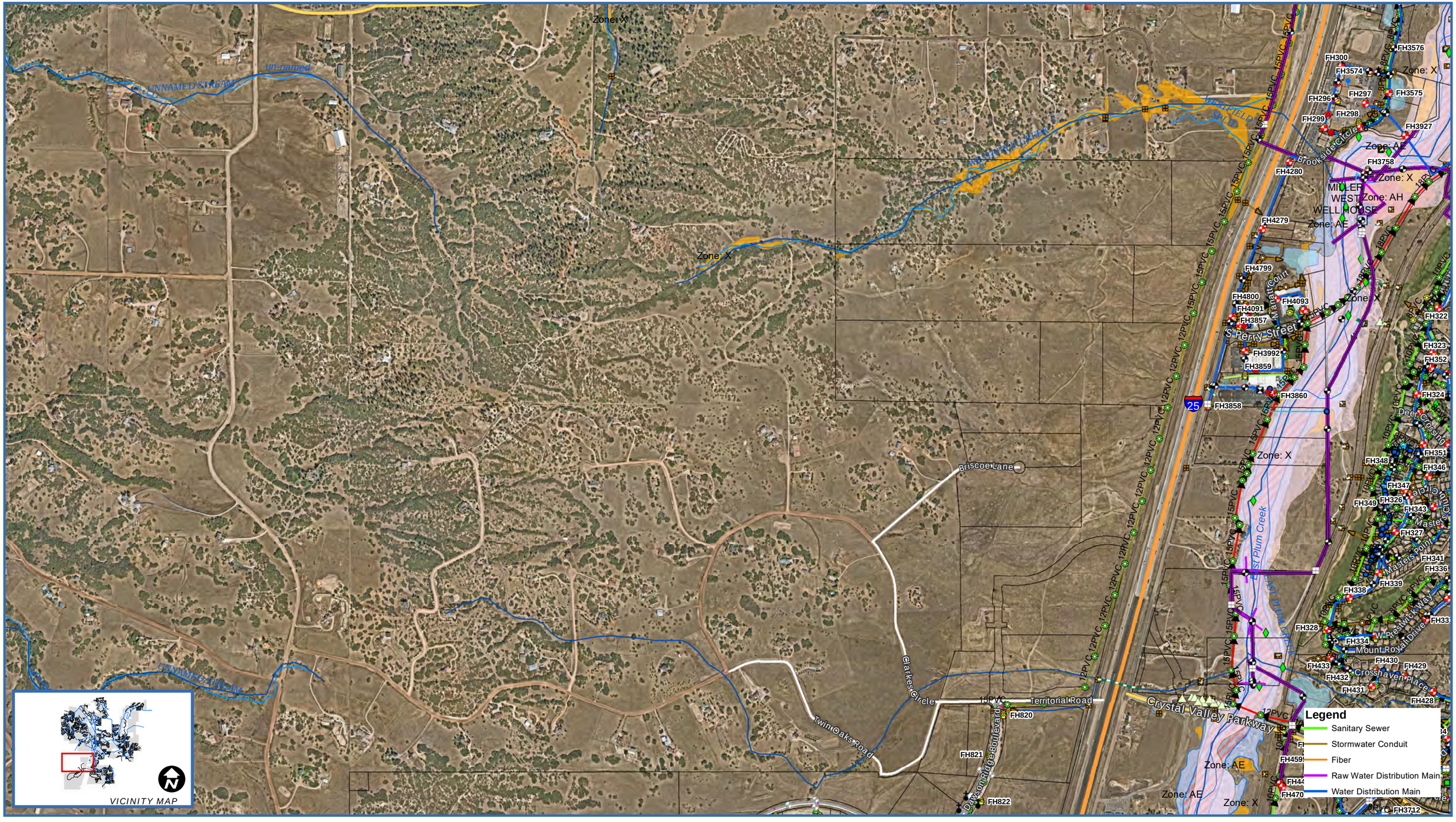
CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Date: 3/24/2021

Document Path: \\CRSAN1\UTUsers\tclose\Desktop\11x17 LndScp_10.6.mxd

Town of Castle Rock Utility Maps

Attachment H



CASTLE ROCK Qwater
Securing our future drop by drop

0 487.5 975 1,950 2,925 Feet

1 inch = 964 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6087. Copyright 2019, Town of Castle Rock Utilities Mapping.

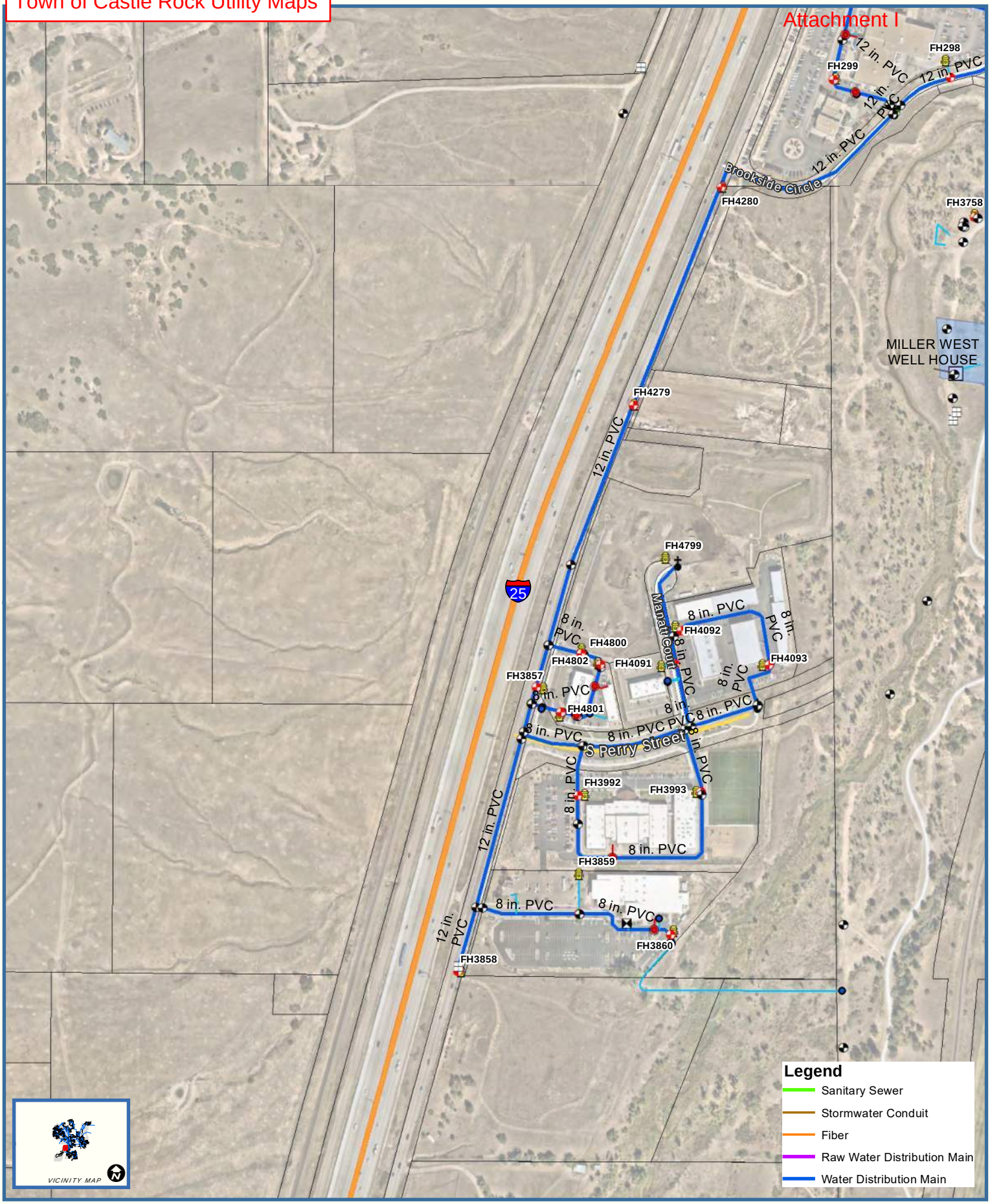
CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Date: 3/24/2021

Document Path: \\CRSAN1\UTUsers\tclose\Desktop\11x17 LndScp_10.6.mxd

Town of Castle Rock Utility Maps

Attachment I



CASTLE ROCK Qwater
Securing our future drop by drop

0 210 420 840 Feet

Date: 3/24/2021 1 inch = 417 feet

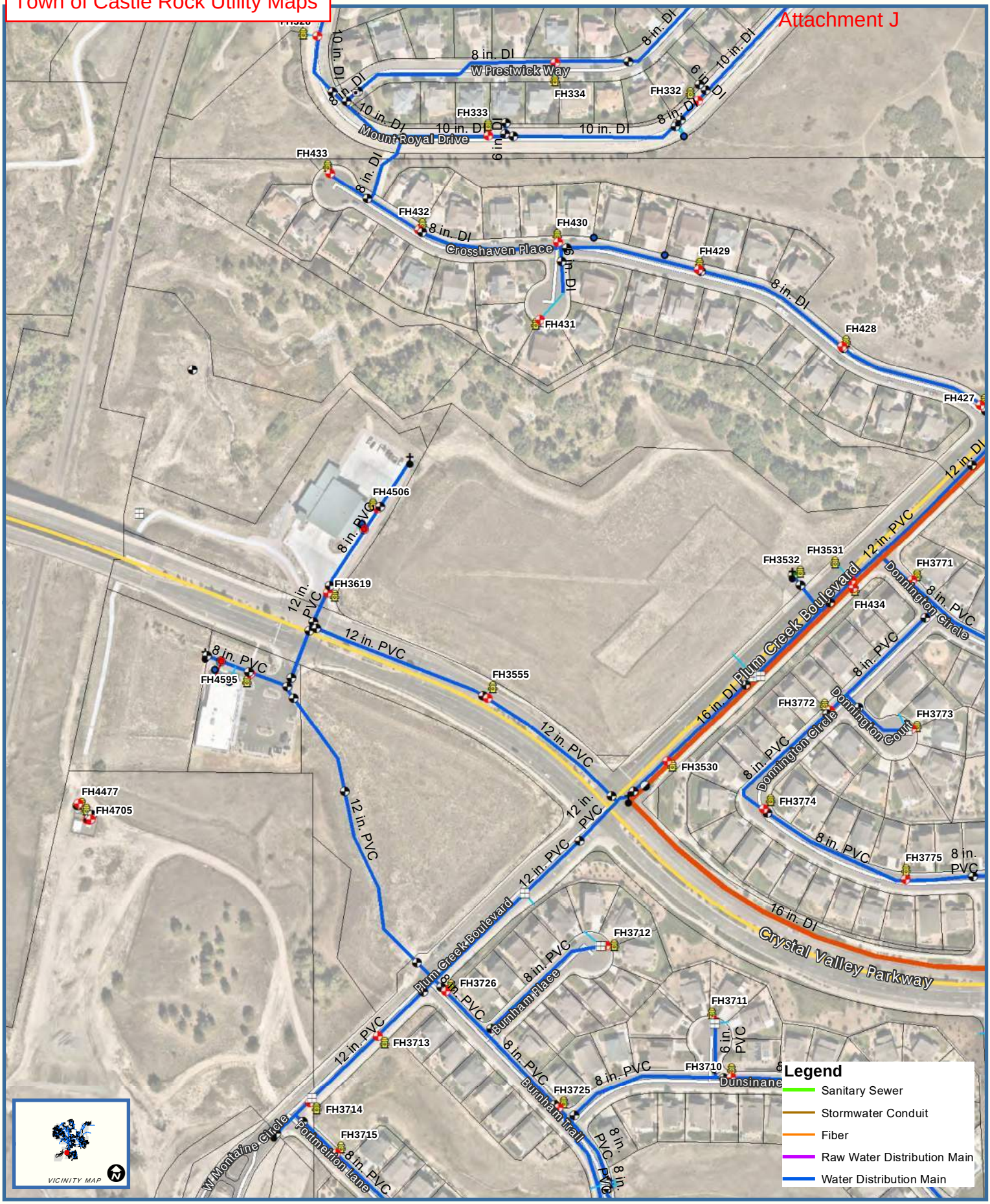
Document Path: J:\GIS\Standard Maps\10.6\Letter Portrait_10.6.mxd

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CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Town of Castle Rock Utility Maps

Attachment J



Castle Rock Water — Securing our future drop by drop

0 135 270 540 Feet

Date: 3/24/2021 1 inch = 269 feet

Document Path: J:\GIS\Standard Maps\10.6\Letter Portrait_10.6.mxd

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CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

I. PROJECT LOCATION AND DESCRIPTION

This Conceptual Utility Letter analyzes the existing and proposed utility infrastructure associated with the development of the Dawson Trails Master Planned Community. Dawson Trails is a proposed Planned Development (PD), consisting of single-family homes, multi-family homes, commercial development, community parks and school sites on approximately 2,061 +/- acres in Castle Rock, Colorado.

Site Location

This Conceptual Utility Letter is prepared for Dawson Trails, hereon referred to as the "Site". The Site is in a part of Sections 15, 21, 22, 27, 28, 29, 32, 33 & 34 of Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado. The Site is bounded by Interstate 25 to the east, Keene Ranch Filing No. 1 to the west, an undeveloped Douglas County parcel to the south, and the Twin Oaks subdivision to the north. See Appendix B for Vicinity Map.

Description of Property and Land Use

The Site is 2,063.7 ± acres and is generally undeveloped; however, there were previous infrastructure improvements constructed and abandoned in the 1980s. These abandoned improvements include concrete roads, water lines, sanitary sewer lines, storm sewer, and water distribution infrastructure including wells and a tank, all of which may be abandoned in place or removed as part of the proposed development of the Site.

The proposed development of the Site will consist of single-family homes, multi-family homes, commercial use, parks, open space, fire station, school sites and associated infrastructure. Based on Section 4.4.1 of the Town's Water System Design Criteria Manual, the water demand for the entire development will be approximately 7,500 SFE. This number is approximate and may be lower as the project will be developed under a Water Efficiency Plan (WEP).

II. EXISTING WATER SYSTEM

The Site does not currently have an active and operational domestic water system. Portions of an old water system were constructed in the 1980s; however, this infrastructure was never accepted by the Town or put into use. It was abandoned in place and will not be utilized to provide domestic water to the Site.

The Site is included in the Town's water system build-out planning. The Town's Water Master Plan designates the site as PD #54, which accounted for approximately 7,900 residential units. See Figures 4.4a and 4.4b in Appendix A. The proposed development will consist of less units than previously zoned and is in conformance with the Town's Master Plan.

The Site will provide a minimum of two (2) connection points to the Town's existing Water System for the required redundancy and looping. See Appendix A for the Concept Utility Map. The potential connection locations are as follows:

1. A connection to the 12" Blue Zone water main located within Crystal Valley Pkwy on the east side of I-25. This connection may require an extension of the existing 12" water main

Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

CONCEPTUAL UTILITY LETTER

FOR

DAWSON TRAILS
TOWN OF CASTE ROCK, COLORADO
PROJECT NO. PDP21-0001

Prepared for:

Dawson Trails I LLC
Dawson Trails II LLC
Westside Property Investment Company, Inc.
4100 E Mississippi Ave, Ste 500
Glendale, CO 80246
Contact: Lawrence Jacobson
Phone: 303-984-9800

Prepared by:

CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Kevin Rohrbough, PE
Phone: 303-703-4444
CORE Project Number: 20-224

May 2022

Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

within Crystal Valley Parkway to the west, below Plum Creek and across the interchange and to provide a future connection on the west side of I-25.
2. A connection to the 12" Blue Zone water main at Perry St. on the east side of I-25. This connection may require a directional bore below the existing railroad tracks and I-25.
3. A connection to the 16" proposed Blue Zone water main in Plum Creek Parkway. Meadows Blue Zone has a slightly higher HGL which will necessitate a PRV along Prairie Hawk to match the Tank 4 Blue Zone HGL. It is anticipated this water line will be constructed within Plum Creek Parkway as part of the Miller's Landing project.

Connections 1 and 2 as identified above are both gravity fed by Tank 4. Tank 4 has limited capacity to serve the development and the capacity will be analyzed during final engineering designs to determine the number of units (SFE's) that can be served by this connection. Connection 3, fed by Tank 8, along with either Connection 1 or 2 will provide the necessary looping to service the buildout of the development.

Water Tanks and Booster Pumps

Tank 4: The Crystal Valley Parkway connection (#1 See above) will utilize Tank 4 (1.51 MG, Blue Zone).

Tank 4: The Perry St. connection (#2 See above) will utilize Tank 4 (1.51 MG, Blue Zone).

Tank 8 & Tank 4: The Plum Creek Parkway connection (#3 See above) will utilize Tank 8 (3.13 MG, Blue Zone) & Tank 4 (1.51 MG, Blue Zone).

Tank 19: Will be reconstructed as part of the proposed development to provide water supply to the proposed Red Zone portions of the Site.

Tank 21: Will be constructed as part of the proposed development to provide water supply to the Green Zone portions of the Site.

Booster Pump 37: Will be relocated and reconstructed as part of the proposed development to boost water from the Blue Zone up to service the Red Zone portions of the development. The developer will coordinate the operation and maintenance costs for this pump station relocation with the Town of Castle Rock.

III. PROPOSED WATER SYSTEM

The Site is generally located within three (3) water pressure zones: Blue, Red, and Green. A portion of the Site is located above the Green Zone within the Tan Zone; however, no development is anticipated in that portion of the Site and no water service will be provided to the Tan Zone. See Appendix A for Concept Utility Map.

As mentioned in Section II, it is anticipated that the proposed water system will make a minimum of two (2) connections to the Town's system to provide looping of the main lines and adequate redundancy. Internal looping within each Planning Area will also be provided with the final design. Due to the geographic location of the Site relative to the Town's adjacent water system, it is anticipated that both connections will be made to the Town's Blue Zone. These connections and proposed water system will generally serve the eastern portion of the Site located in the Blue Zone. The water will be treated by either Meadows WTP, PS Miller WTP, Plum Creek Water Purification Facility, and/or Ray Waterman WTP.

Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

The anticipated water demand for the entire development is approximately 7,500 SFE (includes irrigation demand), based on land use demands provided in section 4.4.1 of the Town's Water System Design Criteria Manual. Based on the various land uses and expected SFE's in the three water pressure zones, efforts will be made to reduce the number of booster pumps and Pressure Reducing Valves (PRV) between the different water pressure zones. Infrastructure sizes may need to be increased due to transmission and tank piping alignments during final design. Each planning area will be expected to provide internal looping connections to the backbone water main infrastructure within each pressure zone.

A Water Efficiency Program (WEP) Report has been prepared by AquaSan Network for the development. The Program will provide various efficiencies of the water used on the project. The Program will reduce water demands throughout the project in a manner that is acceptable to the Town as well as the commercial and residential housing industries, while achieving benchmark water use goals in determination of impact fee assessments.

Red Zone
A new Red Zone Water Tank, adjacent to the existing abandoned Tank 19, will be constructed to provide a gravity feed to the Red Zone portions of the Site. The tank will be fed by a proposed Red Zone Booster Pump that will provide redundancy to the Red Zone and interconnect with the Town's Blue Zone through a Pressure Reducing Valve.

Green Zone
The Green Zone, western portion of the Site, will be serviced by an off-site Green Zone Tank, Tank 21, as identified on the Town's Water Master Plan. Due to the required hydraulic water surface elevation required to provide service to the Green Zone, the tank will need to be constructed off-site, to the southwest, so that it has the necessary elevation to serve the Green Zone. The location of the Green Zone tank will be determined during final designs. A water quality analysis will be provided for the green zone tank per Town of Castle Rock's Criteria.

It is anticipated that a booster pump will be constructed near the Red Zone water tank noted above. This will boost the water supply up to the Green Zone and a PRV will connect to the Red Zone to provide additional redundancy.

Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer. A well site and water treatment facility may be required for this development, based on Town of Castle Rock Water Resources requirements. See the Concept Utility Map for locations in Appendix A. Two ±3 acre well sites and one 6 acre water treatment facility may be required for this development.

IV. EXISTING WASTEWATER SYSTEM

The Site does not currently have an active or operational sanitary sewer wastewater collection system. Portions of an old sanitary system were constructed in the 1980s; however, this infrastructure was never accepted by the Town or put into use. It was abandoned in place and is not anticipated to be utilized to provide wastewater collection to the Site.

An existing 12" Off-Site Sewer Main, upsized to a 15" west of Perry Street and I-25 were constructed to convey flows north of the Site and ultimately connect to the Town's Wastewater collections system near Plum Creek Parkway and the Interstate 25 Interchange.

Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

This sewer main was not previously accepted by the Town and has never been utilized. It is anticipated that the off-site sewer main will be inspected and tested to see if it could be restored and accepted by the Town as it is currently constructed. If the main, or portions of the main, are deemed unusable then a new sewer main, or portions of the sewer main will be reconstructed within the existing easement to convey wastewater flows to the north and connect to the Town's collection system.

It is understood that during a part of the Plum Creek Parkway interchange project that the off-site sewer main was temporarily disconnected at Plum Creek Parkway. It is the responsibility of the Town to reconnect this line across Plum Creek Parkway and tie it into the existing downstream wastewater collection system.

Per coordination with the Town, it is noted that the existing wastewater collection system downstream from Plum Creek Parkway will be at or near capacity with the buildout of the development. The Town currently plans to upsize these downstream sanitary sewer mains to provide the additional capacity to serve this region of the Town.

V. PROPOSED WASTEWATER SYSTEM

The Site will be generally served by gravity sanitary sewer mains that will convey the wastewater flows from the west to east and from south to north See Appendix A for Concept Utility Map. The ultimate outfall of the Site is to the North with a connection to the Town's wastewater conveyance system near the Plum Creek Parkway and I-25 Interchange. The anticipated wastewater demand for the entire development is 7,000 SFE, based on land use demands provided in section 4.4.1 of the Town's Wastewater System Design Criteria Manual.

The western portion of the Site slopes from east to west and sanitary sewer flows will not be conveyed via gravity to the main wastewater collection system of the Site. It is anticipated that either one (1) or two (2) sanitary sewer lift stations will be required to serve this portion of the Site. Efforts will be made to minimize the number of Lift Stations required to service the development as operation and maintenance costs will be assessed for lift stations.

The sanitary sewer demands, both on-site and off-site, will be analyzed for the new zoning established with the Planned Development Plan Amendment and sewer mains will be sized according to the Town's standards and criteria.

A Master Utility Study will ultimately be prepared for the development to analyze the various land uses and their locations on the Site to ensure that the backbone infrastructure is sized to handle the build out of the development. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

DAWSON RIDGE

CONCEPT UTILITY MAP

POTENTIAL PLUM CREEK PARKWAY CONNECTION TO 16" WATER (BLUE ZONE)

SEWER CONNECTION TO PLUM CREEK PKWY

PROPOSED PRV

APPROXIMATE ±3 AC WELL SITE

POTENTIAL PERRY ST CONNECTION TO 12" WATER (BLUE ZONE)

RED ZONE BOOSTER PUMP

EXTENSION OF 12" WATER LINE TO PLUM CREEK

GREEN ZONE BOOSTER PUMP

POTENTIAL LIFT STATION LOCATIONS

EXISTING BLUE ZONE STUB

POTENTIAL CONNECTION TO WATER (BLUE ZONE)

RED TANK ELEV=6675

EXISTING RED TANK (TO BE ABANDONED)

EXISTING BOOSTER PUMP TO BE REMOVED

CONNECTION TO GREEN ZONE

*POTENTIAL PUBLIC FACILITY(S)

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

APPROXIMATE GREEN ZONE WATER TANK LOCATION (FINAL LOCATION TO BE DETERMINED DURING FINAL DESIGN)

LEGEND

- WATER ZONE TAN 6700+ (NO DEVELOPMENT)
- WATER ZONE GREEN 6700-6537
- WATER ZONE RED 6537-6393
- ZONE BLUE EAST 6389-6221

* PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.

0 900' 1,800'

1 inch = 900 ft.

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DATE: 05/27/22
CREATED BY: JRF
JOB NO. 20-224
SHEET 1

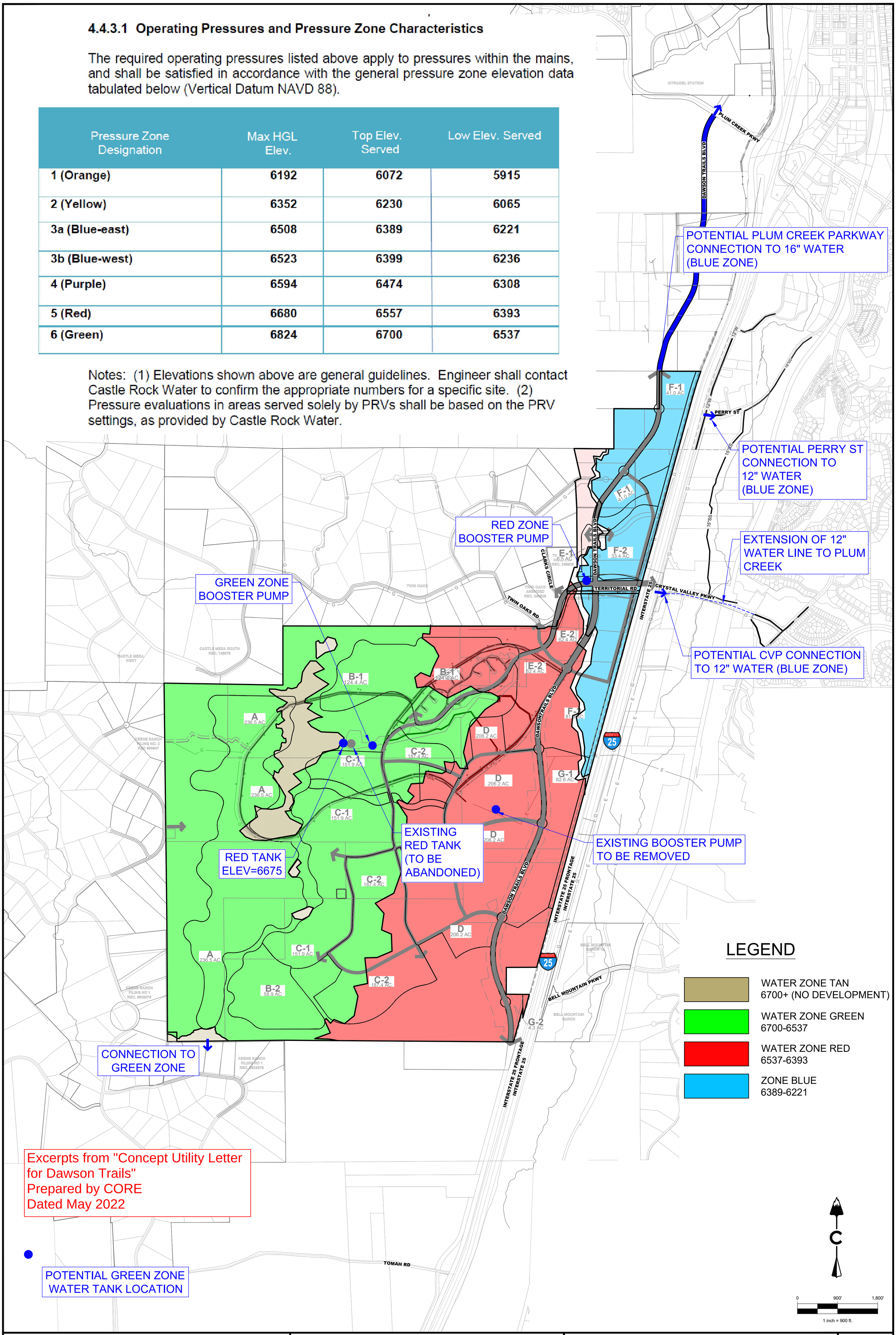
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4.4.3.1 Operating Pressures and Pressure Zone Characteristics

The required operating pressures listed above apply to pressures within the mains, and shall be satisfied in accordance with the general pressure zone elevation data tabulated below (Vertical Datum NAVD 88).

Pressure Zone Designation	Max HGL Elev.	Top Elev. Served	Low Elev. Served
1 (Orange)	6192	6072	5915
2 (Yellow)	6352	6230	6065
3a (Blue-east)	6508	6389	6221
3b (Blue-west)	6523	6399	6236
4 (Purple)	6594	6474	6308
5 (Red)	6680	6557	6393
6 (Green)	6824	6700	6537

Notes: (1) Elevations shown above are general guidelines. Engineer shall contact Castle Rock Water to confirm the appropriate numbers for a specific site. (2) Pressure evaluations in areas served solely by PRVs shall be based on the PRV settings, as provided by Castle Rock Water.



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ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DAWSON RIDGE

WATER SUPPLY ZONES

DATE: 05/27/22
CREATED BY: AM
JOB NO. 20-224
SHEET 1

5/27/2022 4:52 PM : X:\20-224 DAWSON\CIVIL\CAD\EXHIBITS\OVERALL\2021-06-29 - WATER SUPPLY ZONES\WATER SUPPLY ZONES EXHIBIT.DWG;

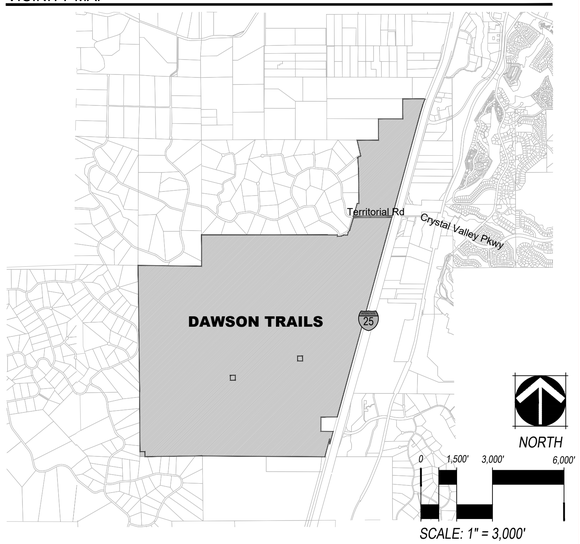
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SCALE: 1" = 3,000'

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	2,063.7		100.0%

SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....PD ZONING REGULATION APPENDIX

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAP APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRIERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING;
THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;
THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING;
THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET;
THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;
THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
COVER

SHEET
1 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90'
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	**5,850**
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	**2,400**
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	**3,200,000**

Planning Areas	1,257.4		60.9%
Open Space (PL-2 & OS)	532.9		25.8%
Public Land Dedication (PL-1)	227.6		11.0%
ROW (Arterial)	45.8		2.2%
TOTAL PROPERTY (Approximately)	**2,063.7**		**100.0%**

OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	**11.0%**
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.1	22.4%
OSP (PRIVATE)	70.8	25.8%
SUBTOTAL	*532.9*	*25.8%*
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	**747.9**	**36.2%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.5**	**47.3%**

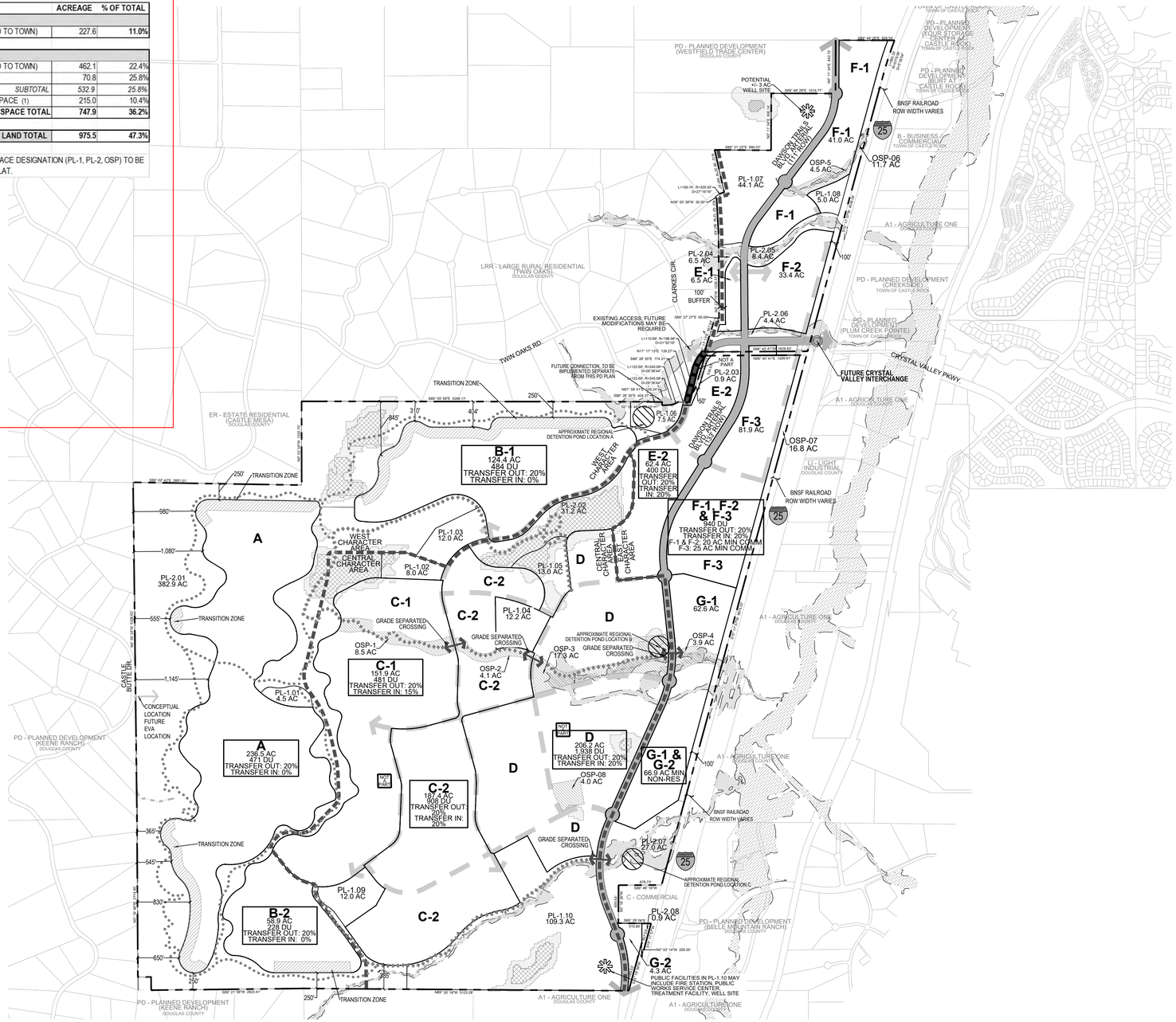
NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CDS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F & G, HOSPITALITY, MEDICAL, OFFICE MULTI-FAMILY RESIDENTIAL, AND VERTICAL MIXED-USE ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.



LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- 100 YEAR FLOODPLAIN (FEMA)

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

NORTH SCALE 1" = 900' (0, 450, 900, 1,800)

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

SHEET TITLE:
OVERALL PD PLAN

SHEET 3 OF 19

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM NORTH OF CVI TO PLUM CREEK PWKY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

PHASE 4B:

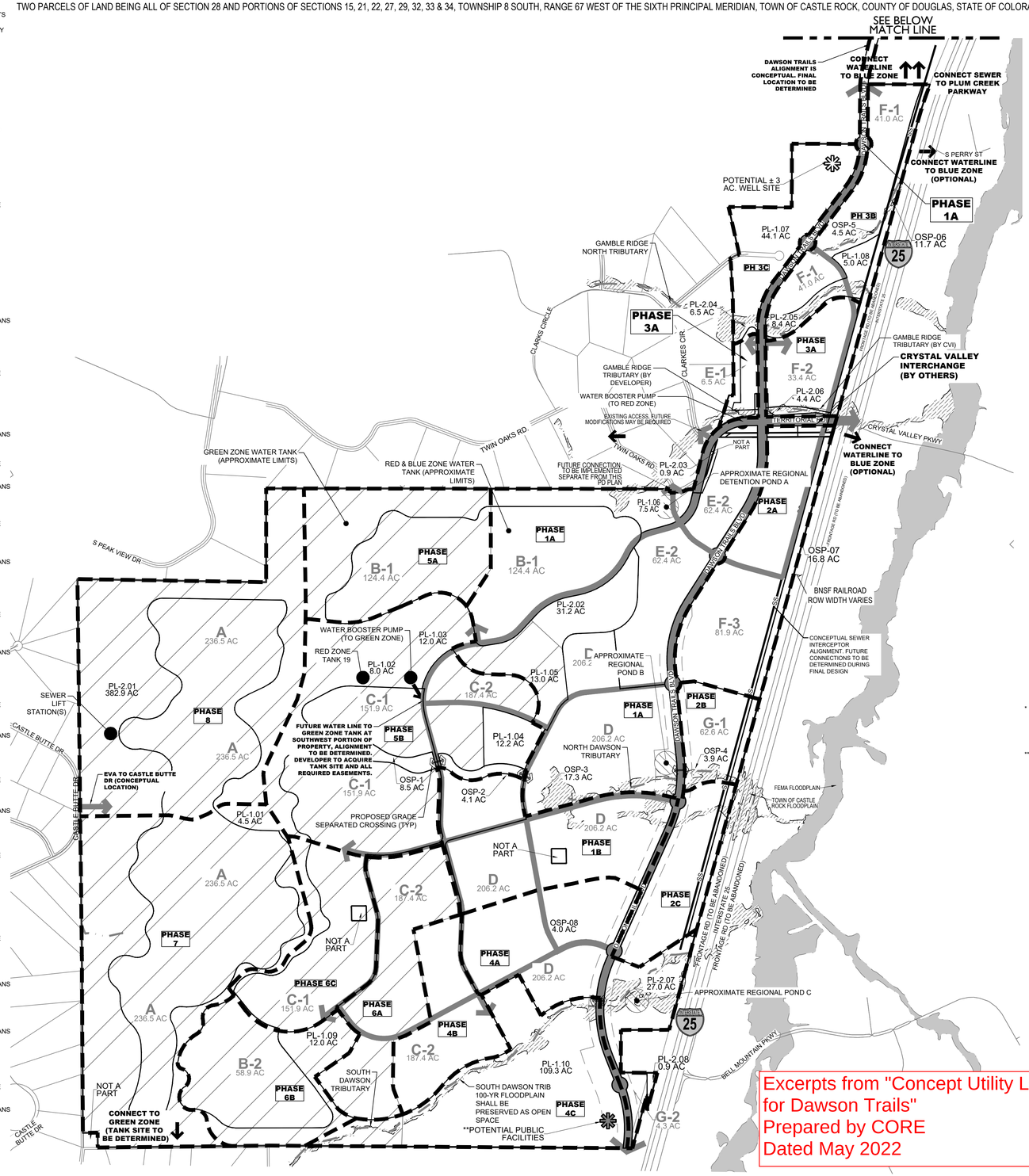
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

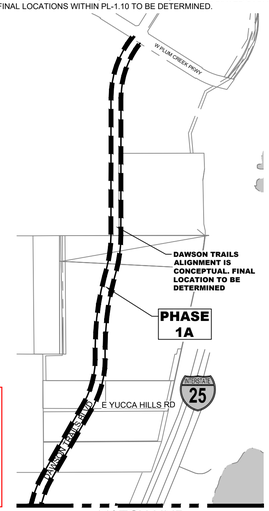
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

*PHASE 5A:

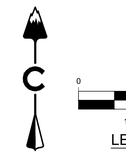
- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE



Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022



MATCH LINE SEE ABOVE



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SS SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PLANNING AREAS B-1 AND C-2, NO OVERLOT GRADING PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022

DRAFT

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 18

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

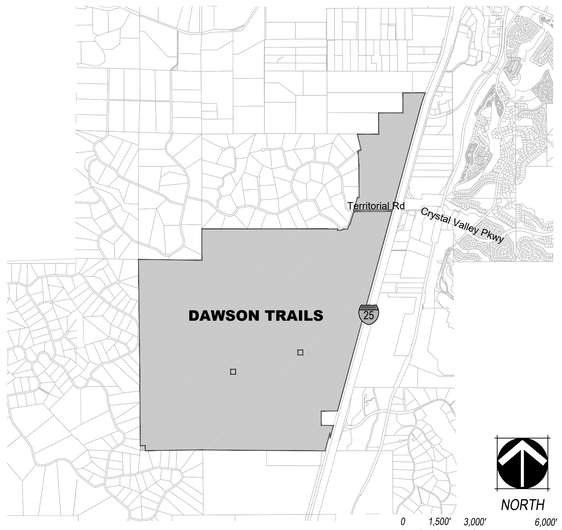
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

SHEET 1.....COVER
SHEET 2.....OWNERSHIP CERTIFICATION
SHEET 3-8.....PLANNED DEVELOPMENT PLAN
SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
SHEET 10.....NATURAL FEATURES MAP
SHEET 11.....PHASING PLAN
SHEET 12.....GRADING & DRAINAGE PLAN
SHEET 13.....WILDLAND MANAGEMENT PLAN
SHEET 14-18.....PD ZONING REGULATIONS
SHEET 19.....ARCHITECTURAL DESIGN STANDARDS
SHEET 20.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND IN PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:
BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS OF LAND:

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'53" E, A DISTANCE OF 1262.04 FEET TO THE POINT OF BEGINNING;
THENCE N 00°37'44" W, A DISTANCE OF 208.93 FEET;
THENCE S 89°47'24" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°40'40" E, A DISTANCE OF 208.93 FEET;
THENCE N 89°47'27" W, A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'19" W, A DISTANCE OF 1765.57 FEET TO THE POINT OF BEGINNING;
THENCE N 89°46'42" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.19 FEET;
THENCE S 89°55'33" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°45'12" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OR PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SQ. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);
2. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);
4. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;
5. THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);
6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
7. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);
8. THENCE N. 85°14'11" W., A DISTANCE OF 10.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W 1/4 S21 S22 PLS 38486 2018") AS BEING N. 02°26'33" W.

AND LESS AND EXCEPT THAT RETAINED RIGHT- OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404 .

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS;

PARCEL 2:
COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS RW-18 AND RW-18A IN THAT DEED RECORDED AT RECEPTION NO. 2021056802.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (1)
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	N/A	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
	Totals	N/A	545.5	3,327	N/A	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75'/90' (1)
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75'/90' (1)
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75'/90' (1)
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75'/90' (1)
	G-2	Non-Res	4.3	0	N/A		0.2%	75'/90' (1)
	Totals	N/A	292.1	1,340	N/A	118.4	14.2%	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

PLANNING AREAS	1,257.4		60.9%
OPEN SPACE (PL-2 & OS)	533.0		25.8%
PUBLIC LAND DEDICATION (PL-1)	227.6		11.0%
ROW (ARTERIAL)	45.7		2.2%
TOTAL PROPERTY (APPROXIMATELY)	2,063.7		100.0%

LAND USE SUMMARY NOTE:
1.) FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

PDP STANDARD NOTES

1. A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
COVER

SHEET
1 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM THE NORTHERN PROJECT BOUNDARY TO PLUM CREEK PKWY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE INTERCHANGE REACH 25,000 VPD, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN ½ OF DAWSON TRAILS BLVD TO COMPLETE ROADWAY SECTION, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WEST ½ OF DAWSON TRAILS BLVD BETWEEN THE NORTHERN PROJECT BOUNDARY AND PLUM CREEK PARKWAY WHEN TRAFFIC VOLUMES ON THIS SECTION REACH 12,000 VPD.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT FULL ROADWAY SECTION OF DAWSON TRAILS BLVD NORTH OF CVI TO THE NORTHERN PROJECT BOUNDARY
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

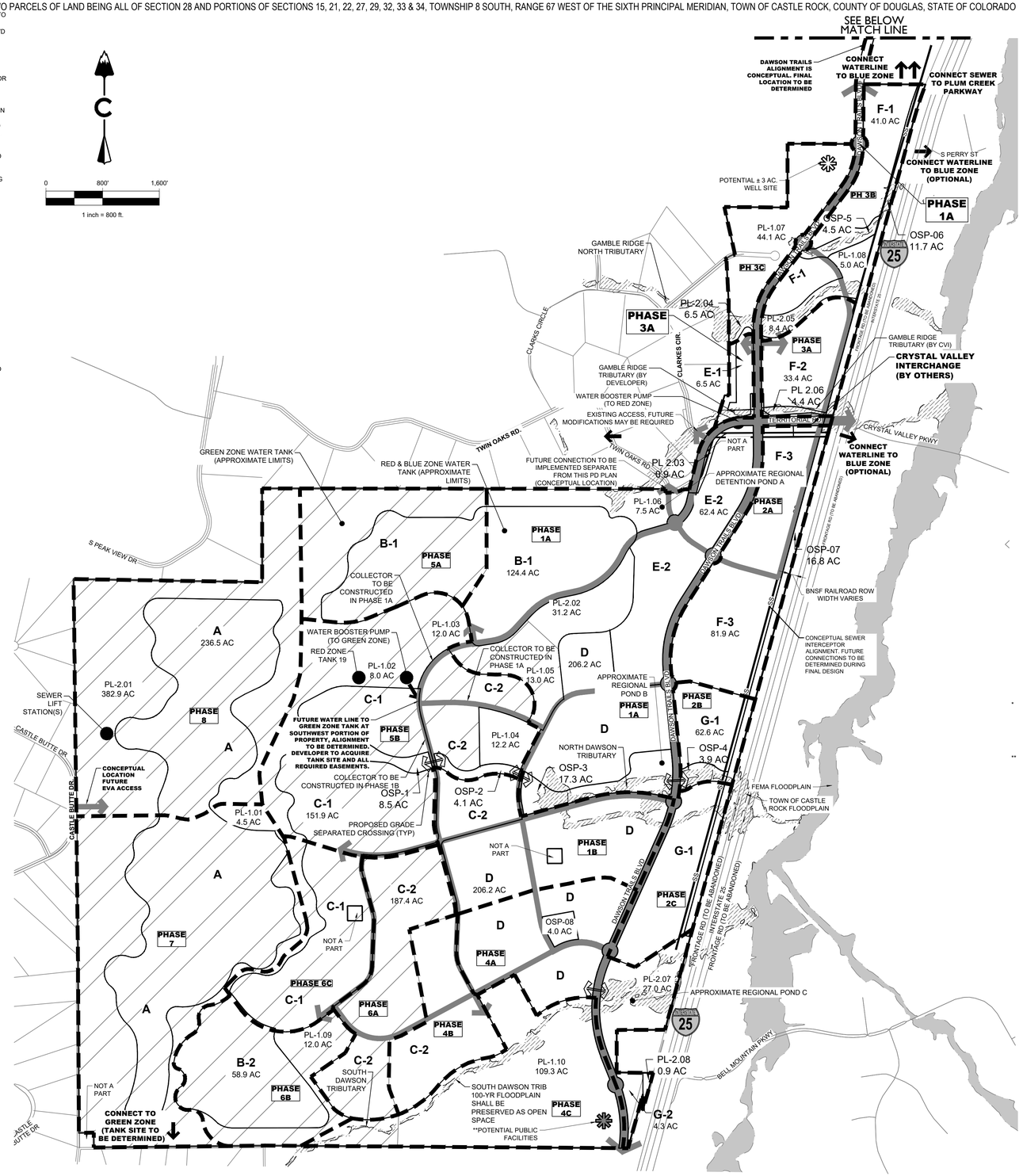
PHASE 4B:

- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

CHECKED BY: MB, SW
DRAWN BY: DJ, JR



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5A:

- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS.
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED.

*PHASE 7:

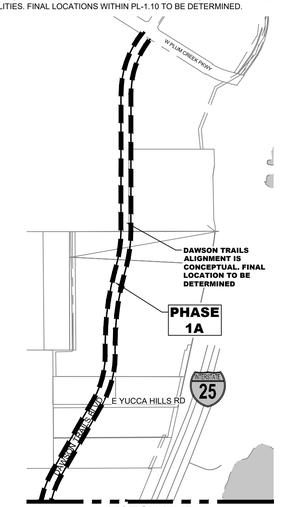
- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

* IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PHASE 1A AND PLANNING AREA C-2, NO OVERLOT GRADING AND ASSOCIATED INFRASTRUCTURE, PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.



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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLIMINARY P.U.D. SITE PLAN)

NOT FOR CONSTRUCTION

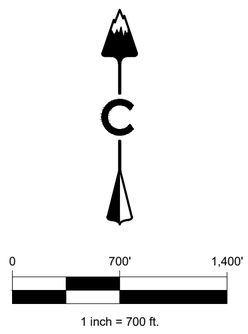
DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PHASING PLAN

SHEET
11 OF 20

Appendix E

Maps



LEGEND

- PROPOSED SANITARY
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER
- PROPOSED WATER TRANSMISSION LINE
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- BOOSTER PUMP (COLOR VARIES BY ZONE)
- PROPOSED TANK
- PRESSURE REDUCTION VALVE (PRV)
- LIFT STATION
- SANITARY FLOW DIRECTION ARROW
- PHASE

PLUM CREEK PKWY
CONNECT TO EXISTING WATER LINE PROVIDED BY TANK 8
PD - PLANNED DEVELOPMENT (PLUM CREEK WE TOWN OF CASTLE R
TOWN OF CASTLE RO
PD - PLANNED DEVELOPMENT (YOUR STORAGE CENTER AT CASTLE ROCK)
TOWN OF CASTLE ROCI
PD - PLANNED DEVELOPMENT (BURT AT CASTLE ROCK)
TOWN OF CASTLE ROCK
PD - PLANNED DEVELOPMENT (WESTFIELD TRADE CENTER)
DOUGLAS COUNTY
PRV
F-1
B - BUSINESS / COMMERCIAL
TOWN OF CASTLE ROCK
OSP-06
OSP-5
PL-1.08
A1 - AGRICULTURE ONE
DOUGLAS COUNTY
PUMP HOUSE
PL-1.07
PL-2.04
PL-2.05
1
WATER BOOSTER PUMP (BLUE TO RED ZONE)
LRR - LARGE RURAL RESIDENTIAL (TWIN OAKS)
DOUGLAS COUNTY
PD - PLANNED DEVELOPMENT (CREEKSIDE)
TOWN OF CASTLE ROCK
F-2
E-1
PL 2.06
PD - PLANNED DEVELOPMENT (PLUM CREEK POINTE)
TOWN OF CASTLE ROCK
FUTURE CRYSTAL VALLEY INTERCHANGE
E-2
A1 - AGRICULTURE ONE
DOUGLAS COUNTY
OSP-07
F-3
B-1
PL-1.06
LI - LIGHT INDUSTRIAL
DOUGLAS COUNTY
ER - ESTATE RESIDENTIAL (CASTLE MESA)
DOUGLAS COUNTY
4
B-1
PL-2.02
PL-1.03
2
F-3
PL-2.01
A
RED ZONE TANK 19 @ ±6656 HGL
PL-1.05
D
PL-1.02
C-2
C-1
PL-1.04
D
D
G-1
A1 - AGRICULTURE ONE
DOUGLAS COUNTY
OSP-2
OSP-3
OSP-4
OSP-1
PL-1.01
C-2
NOT A PART
D
G-1
INTERSTATE 25
A1 - AGRICULTURE ONE
DOUGLAS COUNTY
C-1
NOT A PART
6
A
5
C-1
3
DAWSON TRAILS BLVD
C - COMMERCIAL
C-2
PL-1.10
PD - PLANNED DEVELOPMENT (BELLE MOUNTAIN RANCH)
DOUGLAS COUNTY
PL-1.09
PL-2.08
G-2
CONNECT TO GREEN ZONE TANK 21 @ ±6800 HGL (SITE TO BE DETERMINED)
A1 - AGRICULTURE ONE
DOUGLAS COUNTY
A1 - AGRICULTURE ONE
DOUGLAS COUNTY

CORE
CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
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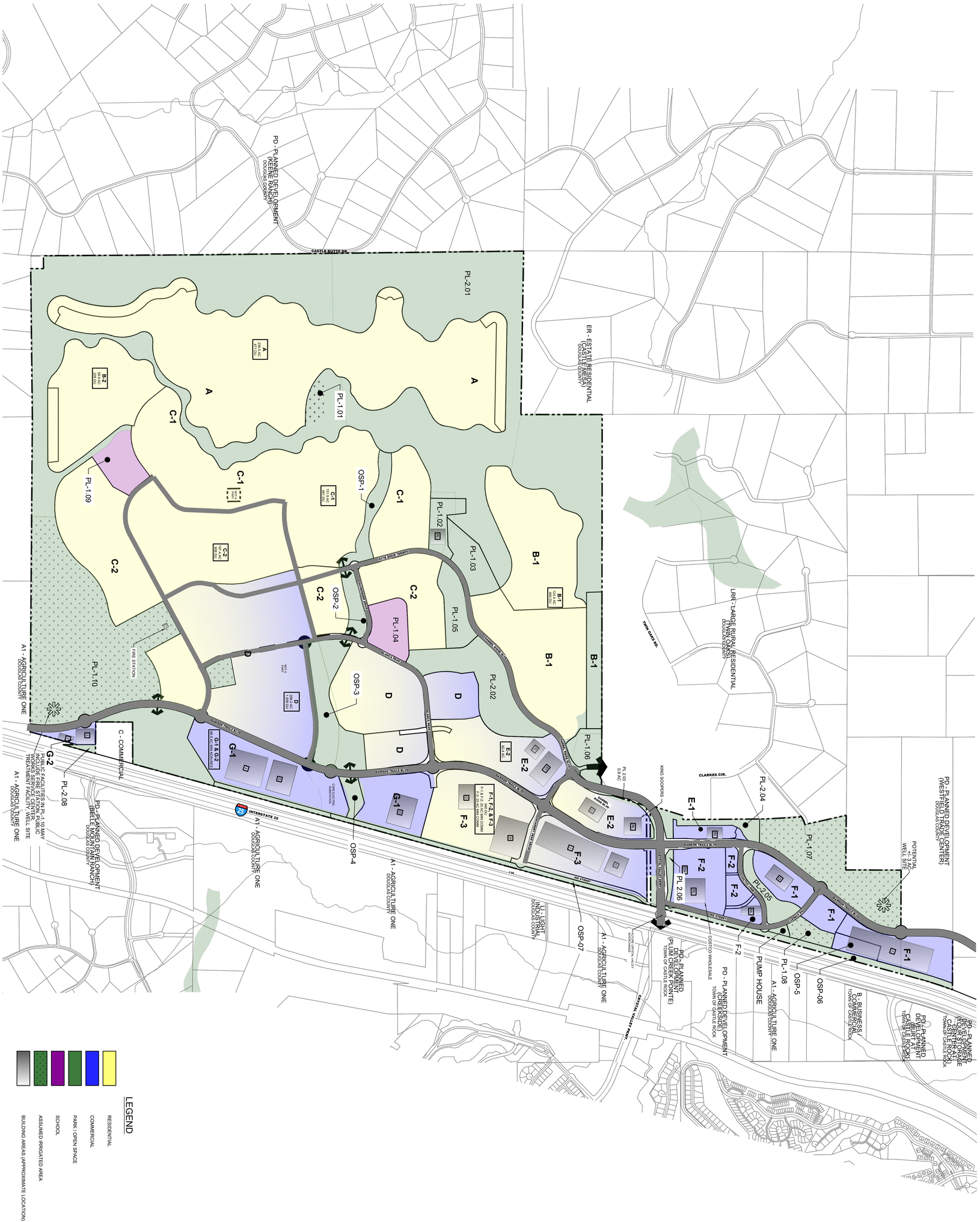
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DAWSON TRAILS

OVERALL UTILITY & PHASING MAP

DATE: 8/20/2024
CREATED BY: CGV
JOB NO. 20-224
SHEET 1 OF 5

2022-08-15 (9:38 AM) Tony Yuan X:\20-224 Dawson\Civil\Reports_Overall\Utility\Master Utility Report\E - Utility Maps PHASING MAP.dwg



SHEET 2 OF 5	DAWSON TRAILS	LAND USE MAP	CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM
JOB NO. 20-224			LAND DEVELOPMENT ENERGY PUBLIC INFRASTUCTURE
CREATED BY: TY			
DATE: 8/19/2024			



JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
J-4.04	-	3,375	12	160
J-4.05	26,600	-	94	254
J-4.06	72,400	-	257	511
J-4.07	-	20,000	71	582
J-4	-	-	-	2,945
J-5.01	-	6,000	21	21
J-5.02	37,000	-	131	152
J-5.03	26,200	-	93	245
J-5.04	33,600	-	119	364
J-5.05	-	9,500	34	398
J-5.06	26,000	-	92	92
J-5.07	26,000	231,000	910	1,400
J-5.08	70,200	63,906	475	1,875
J-5	-	-	-	4,820

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	1,240	2,233
	SINGLE FAMILY (DU)	993	
NON-RESIDENTIAL	SCHOOL (EA)	1	965,000
	PARKS (SFE)	-	
	CAR WASH (AC)	-	
	INDUSTRIAL (SF)	-	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	150,000	
	RETAIL/ OFFICE (SF)	515,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3
- BASIN 4
- BASIN 5

LEGEND

- 8" PROPOSED SANITARY
- 10" PROPOSED SANITARY
- 12" PROPOSED SANITARY
- 15" PROPOSED SANITARY
- 18" PROPOSED SANITARY
- 21" PROPOSED SANITARY
- 24" PROPOSED SANITARY
- 27" PROPOSED SANITARY
- FORCE MAIN SANITARY
- FLOW DIRECTION ARROW
- HIGH POINT
- LOW POINT
- SANITARY JUNCTION
- SANITARY INPUT PT.
- LIFT STATION

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OVERALL WASTEWATER MAP (1 OF 1)

DAWSON TRAILS

8/15/2024

CREATED BY: CGV

JOB NO. 20-224

SHEET 1 OF 1

2022-10-10 (4:13 PM) Tony Yuan X:\20-224 Dawson\Civil\Reports\INFRA1\Final Utility ReportE - Utility Maps OVERALL WASTEWATER MAP-F1.dwg

0 800' 1,600'

1 inch = 800 ft.

LEGEND

- WATER ZONE GREEN (TANK 6700 - 6537)
- WATER ZONE RED (TANK 6557 - 6393)
- WATER ZONE BLUE (TANK 6389 - 6221)
- PROPOSED GREEN ZONE WATER LINE
- PROPOSED RED ZONE WATER LINE
- PROPOSED BLUE ZONE WATER LINE
- EXISTING BLUE ZONE WATER LINE
- TRANSMISSION LINE (COLOR VARIES BY ZONE)
- BOOSTER PUMP (COLOR VARIES BY ZONE)
- WATER DEMAND PT. (COLOR VARIES BY ZONE)
- PROPOSED TANK (COLOR VARIES BY ZONE)
- PRV (COLOR VARIES PER ZONE)

PLUM CREEK PKWY

CONNECT TO EXISTING WATER LINE PROVIDED BY TANK 8

PRV

F-1 20.0 AC

OSP-06 11.8 AC

PERRY ST

OSP-5 4.5 AC

RES: 0 SFE
NON-RES: 90 SFE
TOTAL: 90 SFE

DAWSON TRAILS BLVD

RES: 0 SFE
NON-RES: 4 SFE
TOTAL: 4 SFE

F-1 6.3 AC

PL-1.08 5.0 AC

RES: 0 SFE
NON-RES: 3 SFE
TOTAL: 3 SFE

PL-1.07 44.1 AC

RES: 0 SFE
NON-RES: 33 SFE
TOTAL: 33 SFE

PUMP HOUSE 0.73 AC

F-1 11 AC

PL-2.04 7.0 AC

PL-2.05 7.2 AC

COSTCO LANE

E-1 0.53 AC

F-2 3.7 AC

CLARKES CIR.

RES: 0 SFE
NON-RES: 20 SFE
TOTAL: 20 SFE

F-2 2 AC

F-2 19.7 AC

RES: 0 SFE
NON-RES: 102 SFE
TOTAL: 102 SFE

F-2 3.6 AC

CONNECT TO EXISTING WATER LINE PROVIDED BY TANK 4

E-1 5.1 AC

PL-2.06 4.4 AC

IKE STREET

CRYSTAL VALLEY PKWY

CRYSTAL VALLEY PKWY.

FUTURE CRYSTAL VALLEY INTERCHANGE

TWIN OAKS RD.

E-2 63.3 AC

RES: 400 SFE
NON-RES: 70 SFE
TOTAL: 470 SFE

RES: 403 SFE
NON-RES: 106 SFE
TOTAL: 509 SFE

OSP-07 16.8 AC

F-3 81.9 AC

PL-1.06 7.5 AC

RES: 245 SFE
NON-RES: 0 SFE
TOTAL: 245 SFE

B1 124.4 AC

RES: 239 SFE
NON-RES: 0 SFE
TOTAL: 239 SFE

GAMBEL RIDGE BLVD

QUANDRY PEAK DRIVE

RES: 537 SFE
NON-RES: 141 SFE
TOTAL: 678 SFE

F-1, F-2, & F-3
940 DU
F-1 & F-2: 20 AC MIN COMM
F-3: 25 AC MIN COMM

WATER BOOSTER PUMP (RED TO GREEN ZONE)

PL-2.02 31.2 AC

PL-1.03 12.0 AC

PL-1.05 13.0 AC

D 206.2 AC

RES: 133 SFE
NON-RES: 15 SFE
TOTAL: 148 SFE

A

PL-2.01 382.9 AC

RES: 333 SFE
NON-RES: 0 SFE
TOTAL: 333 SFE

PL-1.02 8.0 AC

RED ZONE TANK 19 @ ±6656 HGL

C-2 31.7 AC

RES: 92 SFE
NON-RES: 0 SFE
TOTAL: 92 SFE

RES: 169 SFE
NON-RES: 0 SFE
TOTAL: 169 SFE

RES: 0 SFE
NON-RES: 17 SFE
TOTAL: 17 SFE

C-1

PL-1.04 12.2 AC

BLANCA PEAK PKWY

RES: 467 SFE
NON-RES: 50 SFE
TOTAL: 517 SFE

RES: 0 SFE
NON-RES: 68 SFE
TOTAL: 68 SFE

G-1 62.6 AC

D 206.2 AC

D 206.2 AC

SCHROEDER DRIVE

OSP-1 8.5 AC

C-1 151.9 AC 481 DU

OSP-3 16.1 AC

OSP-4 3.9 AC

CORE ELECTRIC SUBSTATION

OSP-2 7.3 AC

RES: 102 SFE
NON-RES: 0 SFE
TOTAL: 102 SFE

C-2

PL-1.01 4.5 AC

RES: 0 SFE
NON-RES: 2 SFE
TOTAL: 2 SFE

RES: 195 SFE
NON-RES: 21 SFE
TOTAL: 216 SFE

D 206.2 AC 1,938 DU

RES: 222 SFE
NON-RES: 0 SFE
TOTAL: 222 SFE

RES: 622 SFE
NON-RES: 66 SFE
TOTAL: 688 SFE

G-1 & G-2
66.9 AC MIN
NON-RES

A 236.5 AC 471 DU

C-1

NOT A PART

C-2 187.4 AC 908 DU

D

OSP-08 4.0 AC

RES: 0 SFE
NON-RES: 2 SFE
TOTAL: 2 SFE

G-1

RES: 0 SFE
NON-RES: 101 SFE
TOTAL: 101 SFE

RES: 348 SFE
NON-RES: 36 SFE
TOTAL: 384 SFE

RES: 173 SFE
NON-RES: 18 SFE
TOTAL: 191 SFE

INTERSTATE 25

CASTLE BUTTE DR.

RES: 138 SFE
NON-RES: 0 SFE
TOTAL: 138 SFE

C-1

RES: 167 SFE
NON-RES: 0 SFE
TOTAL: 167 SFE

RES: 334 SFE
NON RES: 0 SFE
TOTAL: 334 SFE

RES: 114 SFE
NON-RES: 0 SFE
TOTAL: 114 SFE

RES: 189 SFE
NON-RES: 0 SFE
TOTAL: 189 SFE

RES: 0 SFE
NON-RES: 25 SFE
TOTAL: 25 SFE

RES: 0 SFE
NON-RES: 5 SFE
TOTAL: 5 SFE

RES: 228 SFE
NON-RES: 0 SFE
TOTAL: 228 SFE

B-2 58.9 AC 228 DU

RES: 0 SFE
NON-RES: 17 SFE
TOTAL: 17 SFE

C-2

PL-1.09 12.0 AC

PL-1.10 109.3 AC

RES: 0 SFE
NON-RES: 13 SFE
SFE: 13 UNITS

PL-2.08 0.9 AC

G-2 4.3 AC

CONNECT TO GREEN ZONE TANK 21 @ ±6800 HGL (SITE TO BE DETERMINED)

2021-09-11 (4:36 PM) Tony Yuan X:\20-224 Dawson\CivilReports_Overall\Utility\Master Utility Report\E - Utility Maps OVERALL WATER MAP.dwg

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DAWSON TRAILS

OVERALL WATER MAP

DATE: 8/21/2024
CREATED BY: CGV
JOB NO. 20-224
SHEET 3 OF 5

N

Legend

- Junction

TYPE

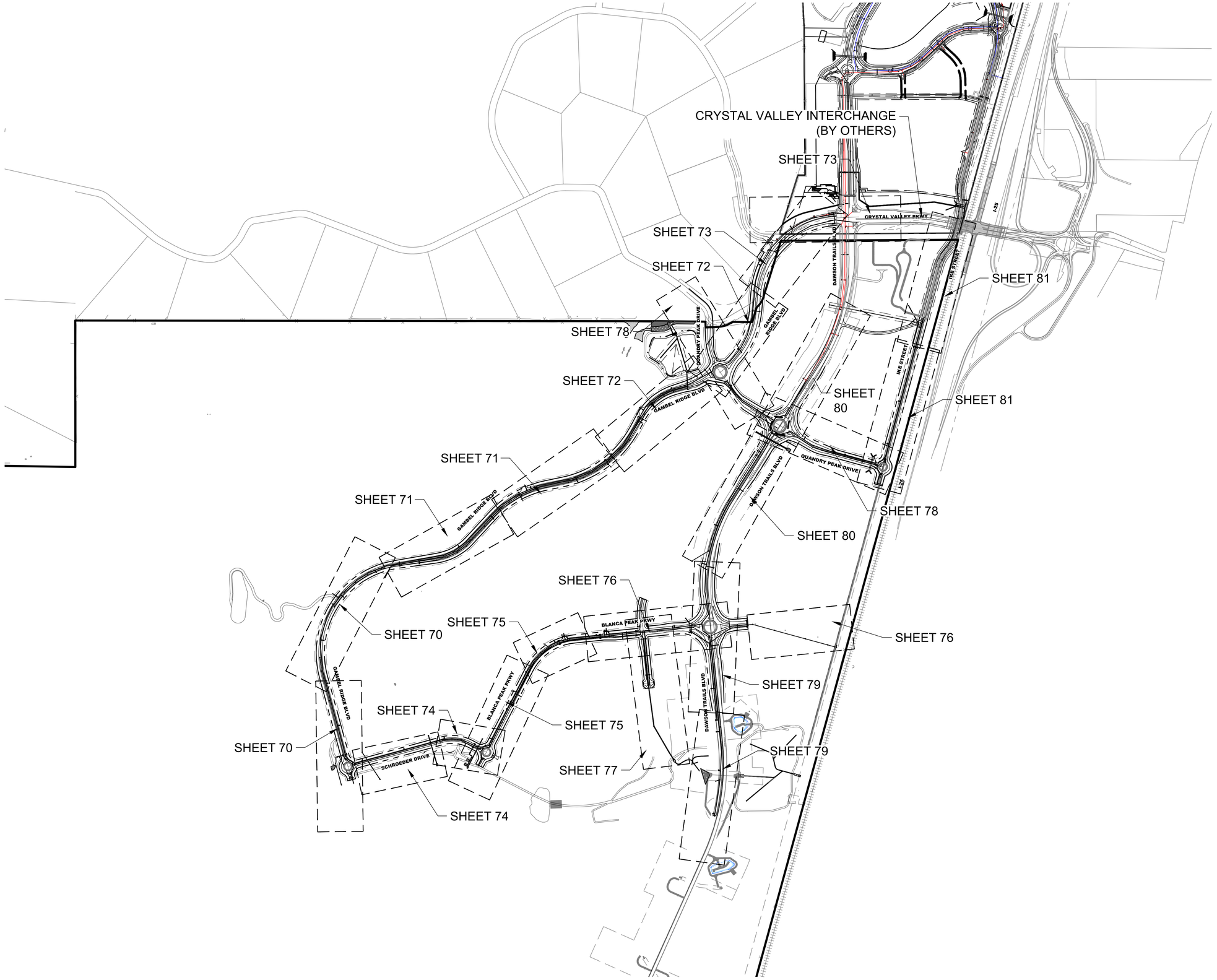
- Active
- Domain
- Inactive
- Pipe Active
- Pipe Inactive

ZONE

- Blue
- Red
- P-ROW
- P-PlanningArea
- E-Bndry

SUPPLY1
FEED1
P-20
J84
P-23
J90
P-22
J28
J26
P-24
P-21
J18
P-3
P-27
J20
P-4
J16
P-70
P-2
J12
P-69
J10
P-25
P-91
P-11
J15
P-72
P-74
SUPPLY2
FEED2
J14
J50
J17
P-75
J92
P-30
P-67
J94
J140
P-31
J54
P-32
J96
P-33
J98
P-40
J134
P-61
P-60
P-66
J136
SUPPLY3
FEED3
P-18
J80
J78
J82
J76
P-59
P-58
J132
J130
P-62
P-39
J24
P-4
J22
J112
J110
P-41
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J128
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P-44
J114
P-10
P-56
P-45
P-48
P-47
J118
J58
J120
J44
P-13
P-49
J62
P-65
J46
P-64
J42
P-9
P-55
P-52
J56
P-51
J126
P-53
P-17
J74
J72
J66
J122
P-15
P-50
J64
P-14
J60
FEED4

MSK consulting 7157 S. Andes Cir Centennial, CO 80016 303-903-0918	PRELIMINARY	WESTSIDE INVESTMENT PARTNERS DAWSON TRAILS FIGURE B1 PHASE 1 WATER DISTRIBUTION SYSTEM MODEL PIPE & JUNCTION ID JUNE 2023 | JN: 52-001-01



BASIS OF BEARINGS

SEE COVER SHEET FOR BASIS OF BEARINGS & BENCHMARK.

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BYRON J. GLENN DATE

STATE OF COLORADO # 31485

TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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ENERGY
PUBLIC INFRASTRUCTURE

CORE

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1	1ST SUBMITTAL	10/31/23	JF
2	2ND SUBMITTAL	8/23/24	BG

DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN INDEX

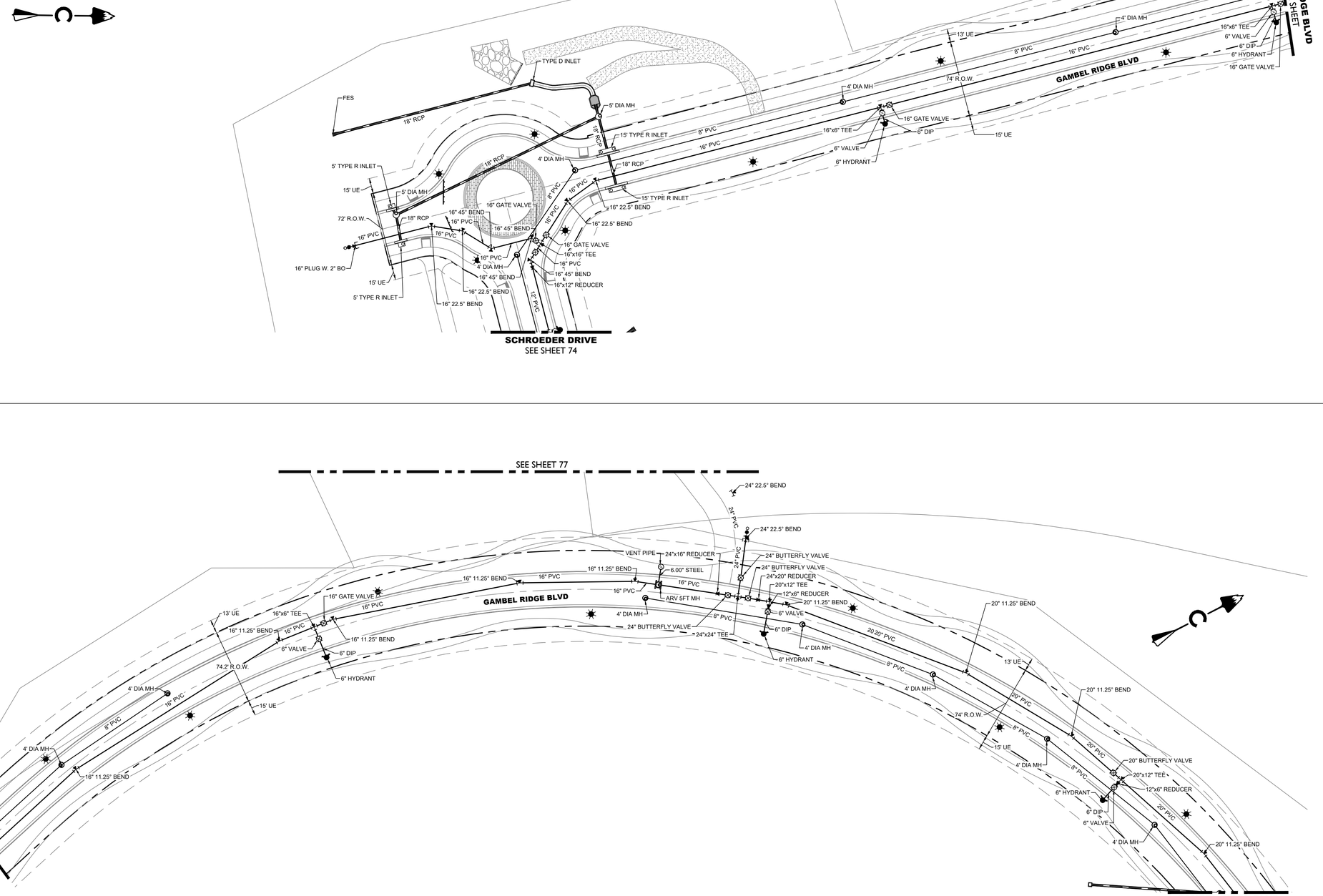
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CHECKED BY: BG

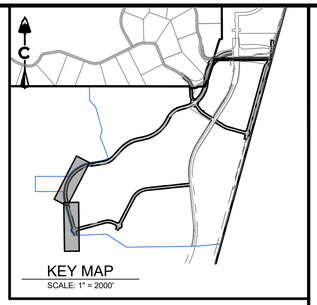
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SHEET 69 OF 315

8/22/2024 4:10 PM X:\20-224 Dawson\Civil\CAD\Plans\INFRA11\CDs OVERALL UTILITY PLAN INDEX.dwg



NOTES:
1. ALL STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.



0 50' 100'

1 inch = 50 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION & STUB OUT
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- IRR — EXISTING IRRIGATION & STUB OUT
- EXISTING STORM & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- IRR — FUTURE IRRIGATION & STUB OUT
- SS — FUTURE SANITARY & STUB OUT
- W — FUTURE STORM & STUB OUT
- FUTURE WATER & STUB OUT
- IRRIGATION SERVICE
- SANITARY SERVICE
- WATER SERVICE
- ① ② ③ ④ BLOCK NUMBER
- EXISTING / PROPOSED
- STREET LIGHT POLES
- POWER POLES
- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- AIR RELEASE VALVE MH & VENT PIPE
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- OH — EXISTING OVER HEAD ELECTRIC
- STORM UNDERDRAIN
- 100 YEAR FLOODPLAIN
- WETLAND

NOTES:

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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (1 OF 12)

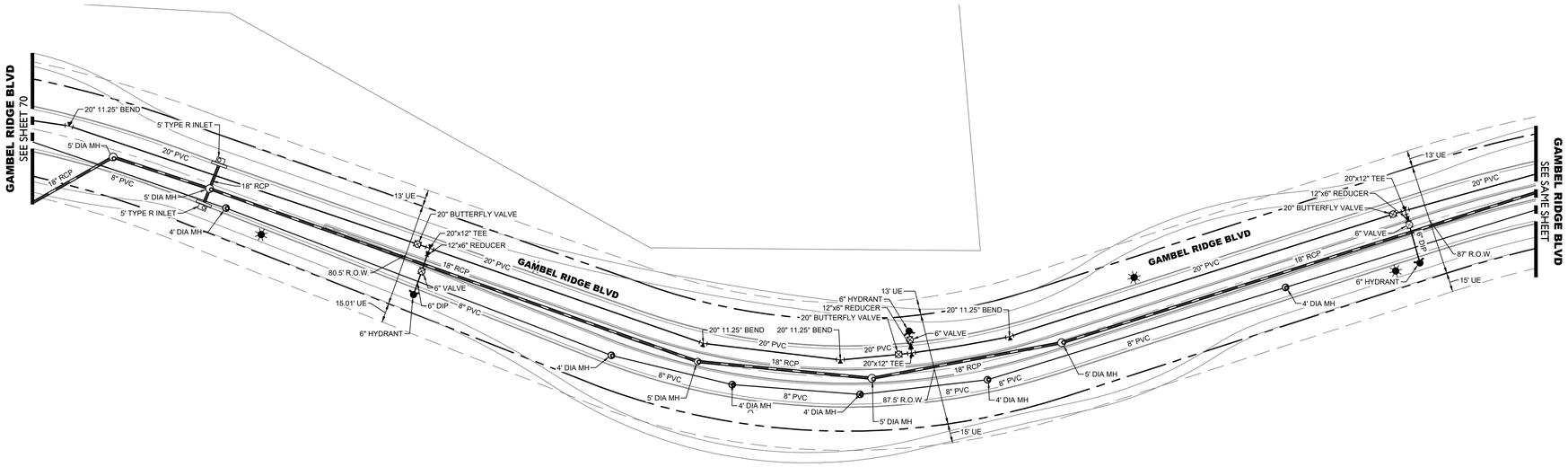
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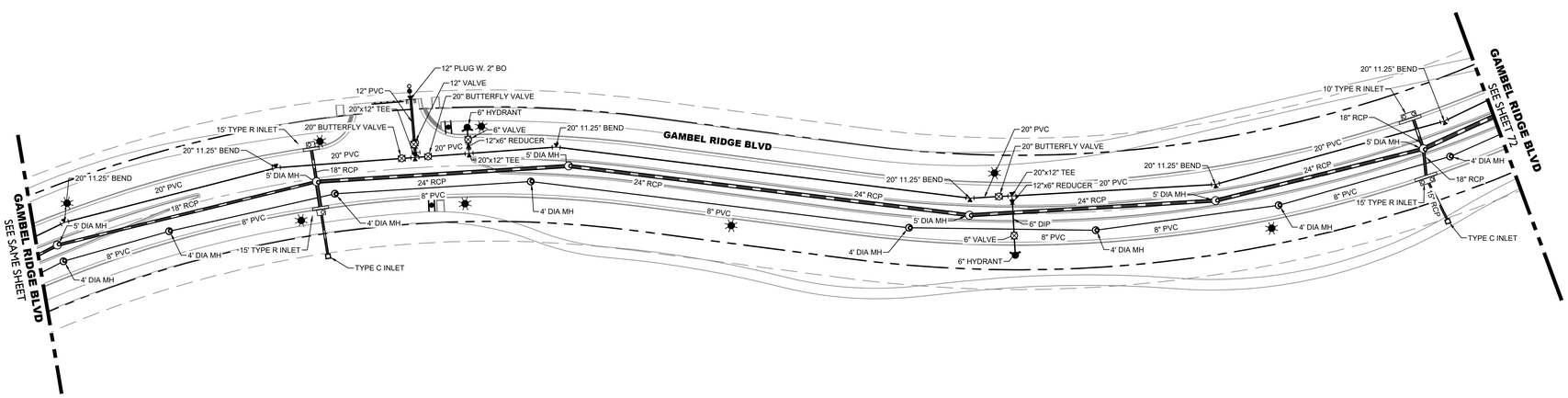
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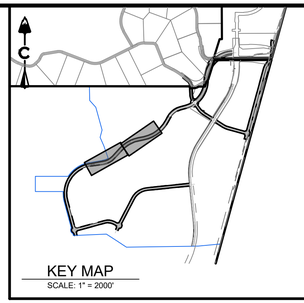
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SHEET 70 OF 315

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0 50' 100'

1 inch = 50 ft.

LEGEND

- EASEMENT
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- EXISTING SANITARY & STUB OUT
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- FUTURE IRRIGATION & STUB OUT
- FUTURE SANITARY & STUB OUT
- FUTURE STORM & STUB OUT
- FUTURE WATER & STUB OUT
- IRRIGATION SERVICE
- SANITARY SERVICE
- WATER SERVICE
- BLOCK NUMBER (1 2 3 4)

EXISTING / PROPOSED

- STREET LIGHT POLES
- POWER POLES
- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (2 OF 12)

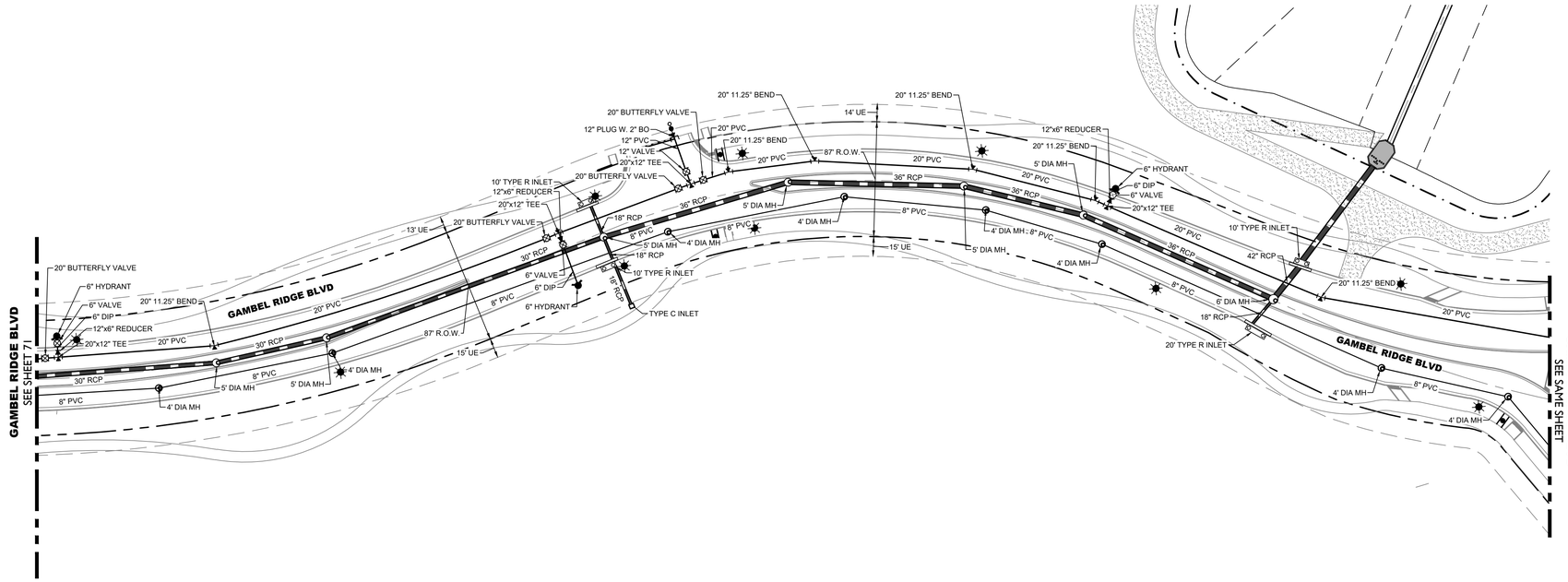
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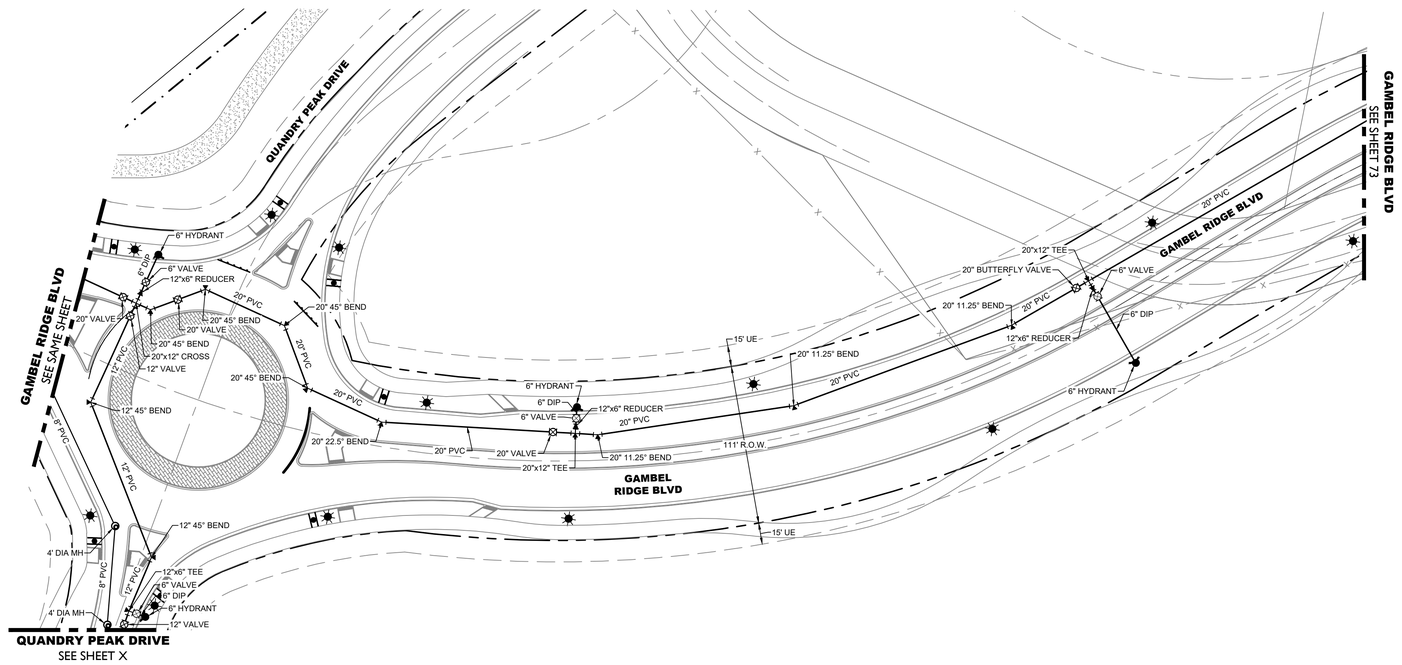
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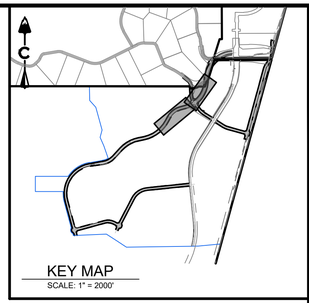
JOB NO. 20-224

SHEET 71 OF 315

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BYRON J. GLENN DATE

STATE OF COLORADO # 31485

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/31/23	JF
2	2ND SUBMITTAL	8/23/24	BG

DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (3 OF 12)

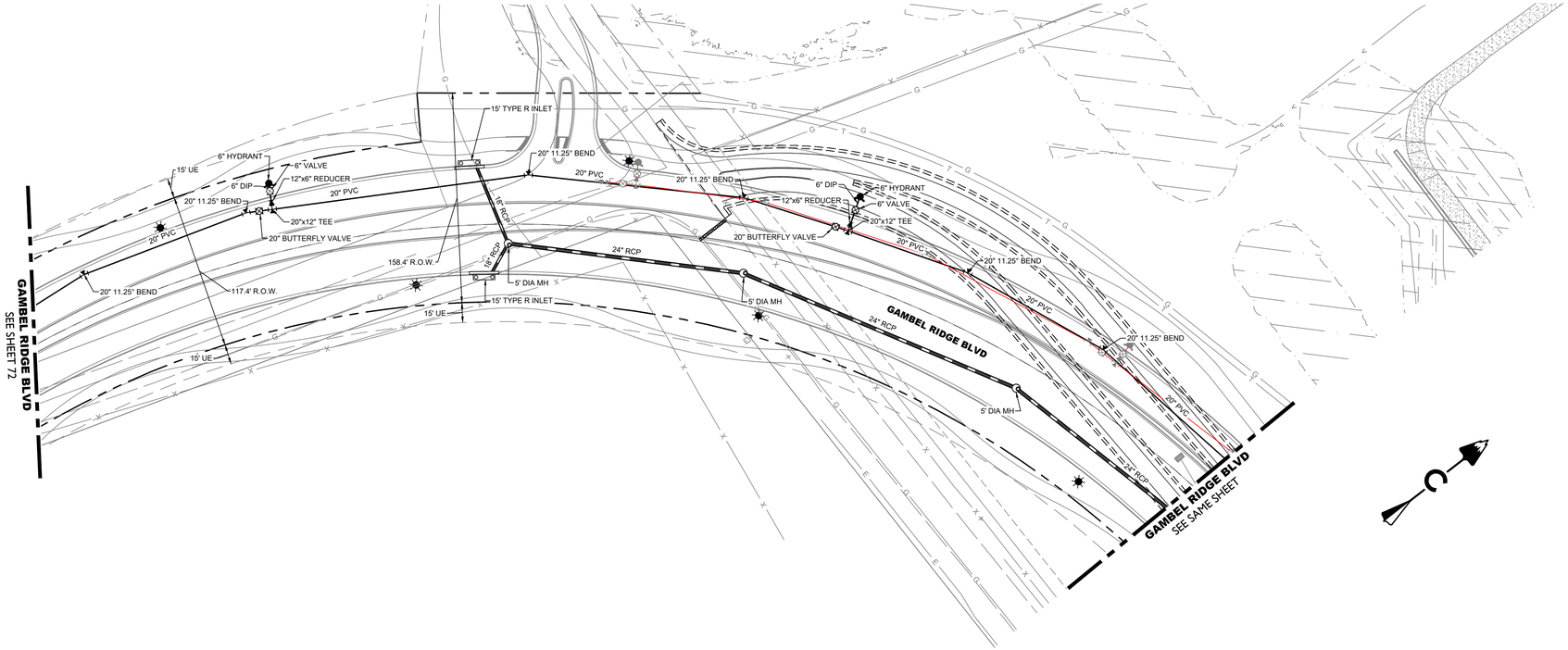
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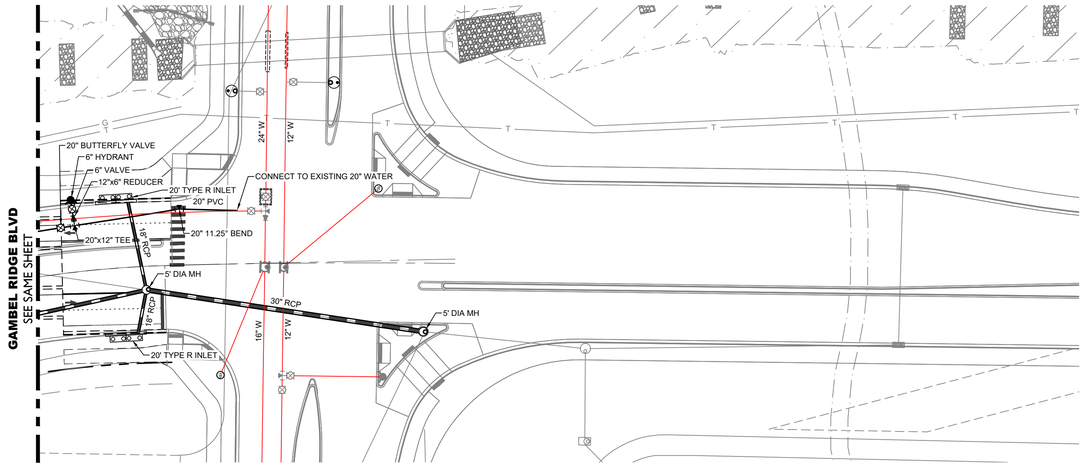
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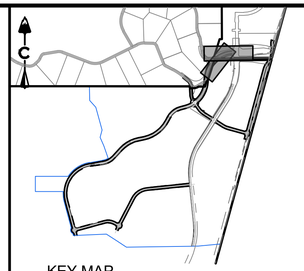
JOB NO. 20-224

SHEET 72 OF 315

8/22/2024 4:12 PM X:\20-224 Dawson\Civil\CAD\Plans\INFRA11\CDs OVERALL UTILITY PLAN.dwg







0 50' 100'

1 inch = 50 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION & STUB OUT
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- IRRIGATION SERVICE
- SANITARY SERVICE
- WATER SERVICE
- BLOCK NUMBER (EXISTING / PROPOSED)
- STREET LIGHT POLES
- POWER POLES
- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
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- STORM MANHOLES
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- RIPRAP
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- WETLAND

NOTES:

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BASIS OF BEARINGS

SEE COVER SHEET FOR BASIS OF BEARINGS & BENCHMARK.

PROFESSIONAL ENGINEER CERTIFICATION

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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (4 OF 12)

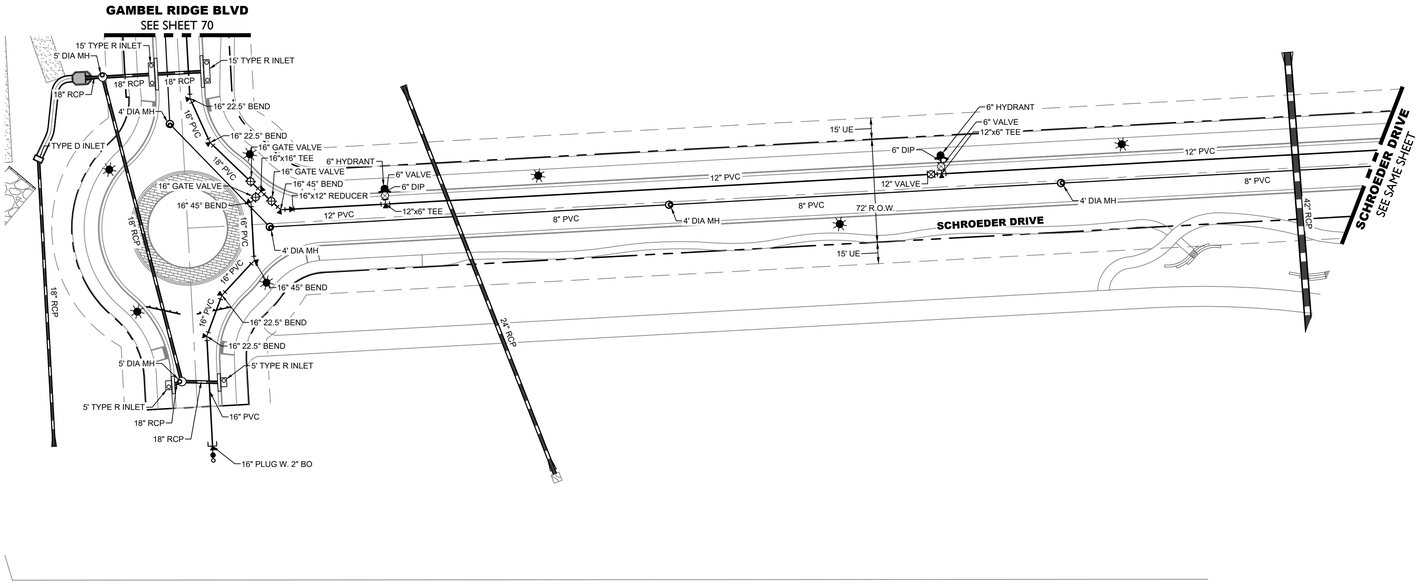
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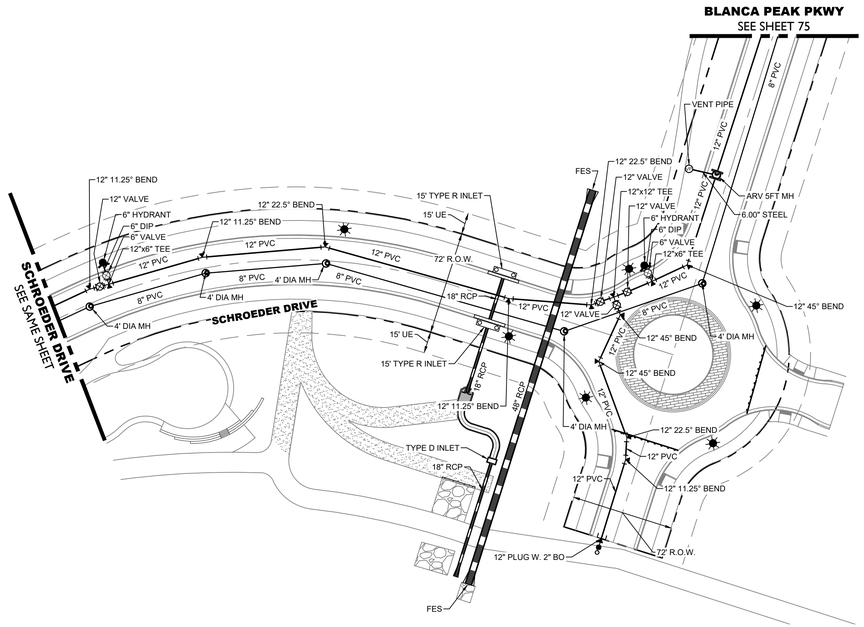
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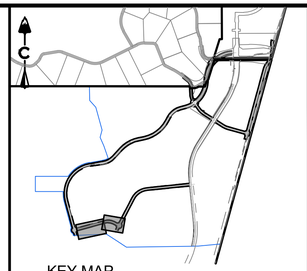
JOB NO. 20-224

SHEET 73 OF 315

8/22/2024 4:12 PM X:\20-224 Dawson\Civil\CAD\Plans\INFRA\1CDs OVERALL UTILITY PLAN.dwg







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CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (5 OF 12)

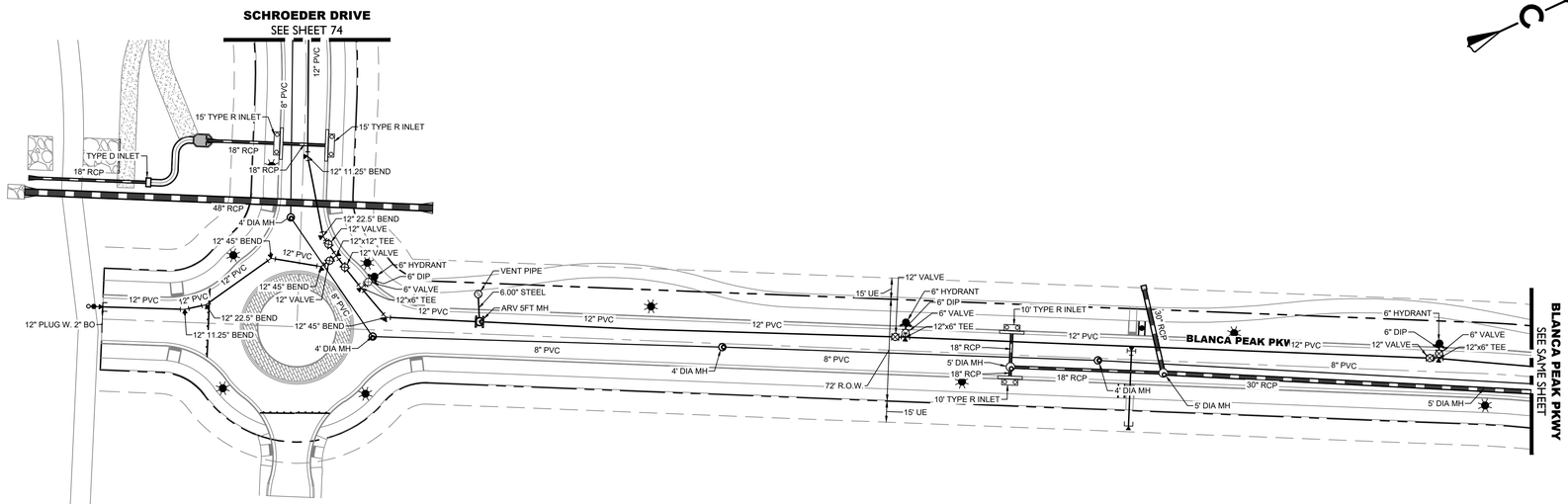
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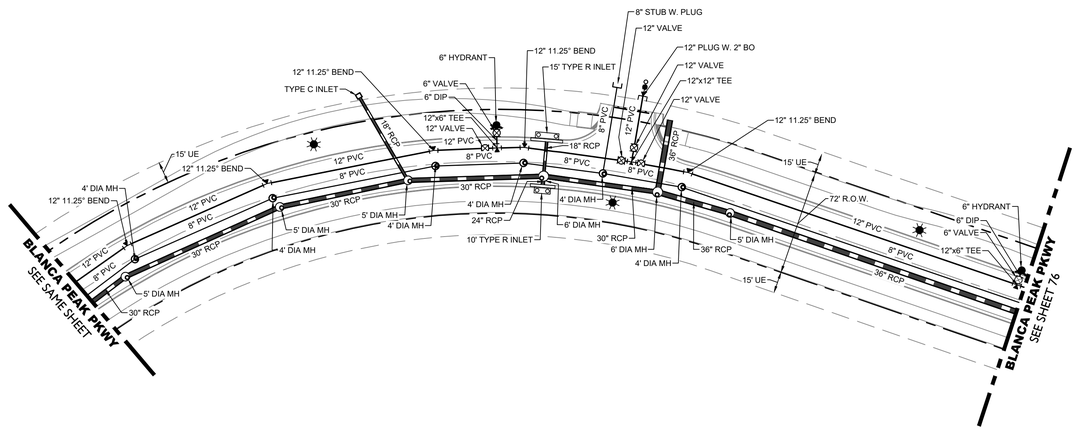
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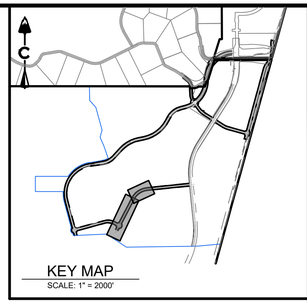
JOB NO. 20-224

SHEET 74 OF 315

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CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (6 OF 12)

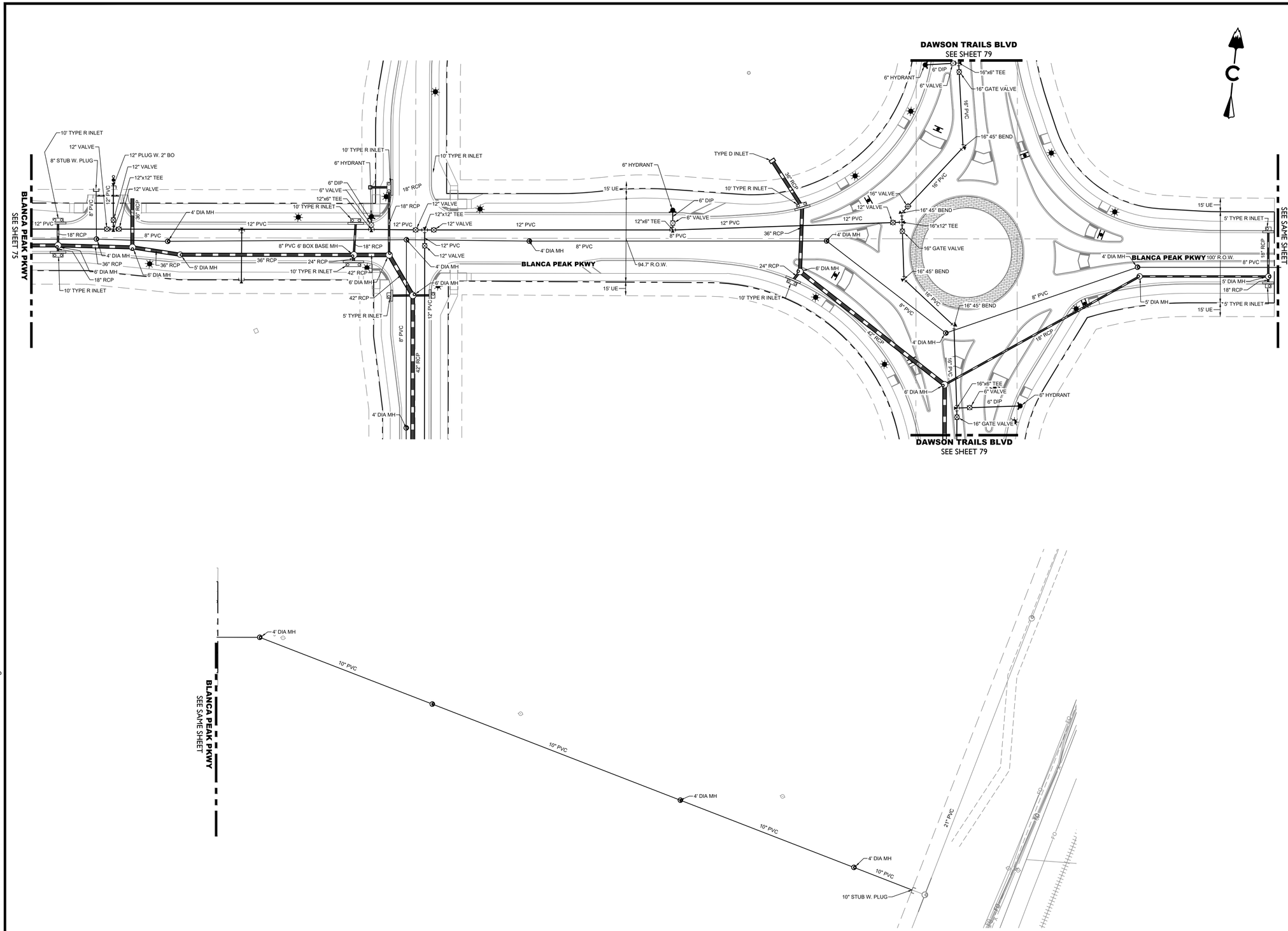
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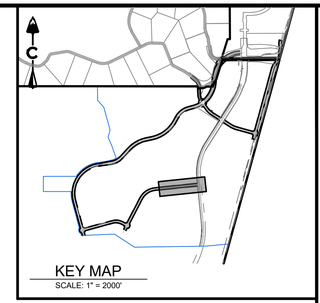
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CHECKED BY: BG

JOB NO. 20-224

SHEET 75 OF 315

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- ① ② ③ ④ — BLOCK NUMBER

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NOTES:

1. ALL MANHOLES LOCATED OUTSIDE DEDICATED STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH A LOCKING-TYPE COVER. MANHOLE RING SHALL BE BOLTED TO THE MANHOLE CONE AND THE MANHOLE LID SHALL BE RAISED IN ACCORDANCE WITH TOCR STANDARD DETAIL SS-3.
2. ALL STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
3. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (7 OF 12)

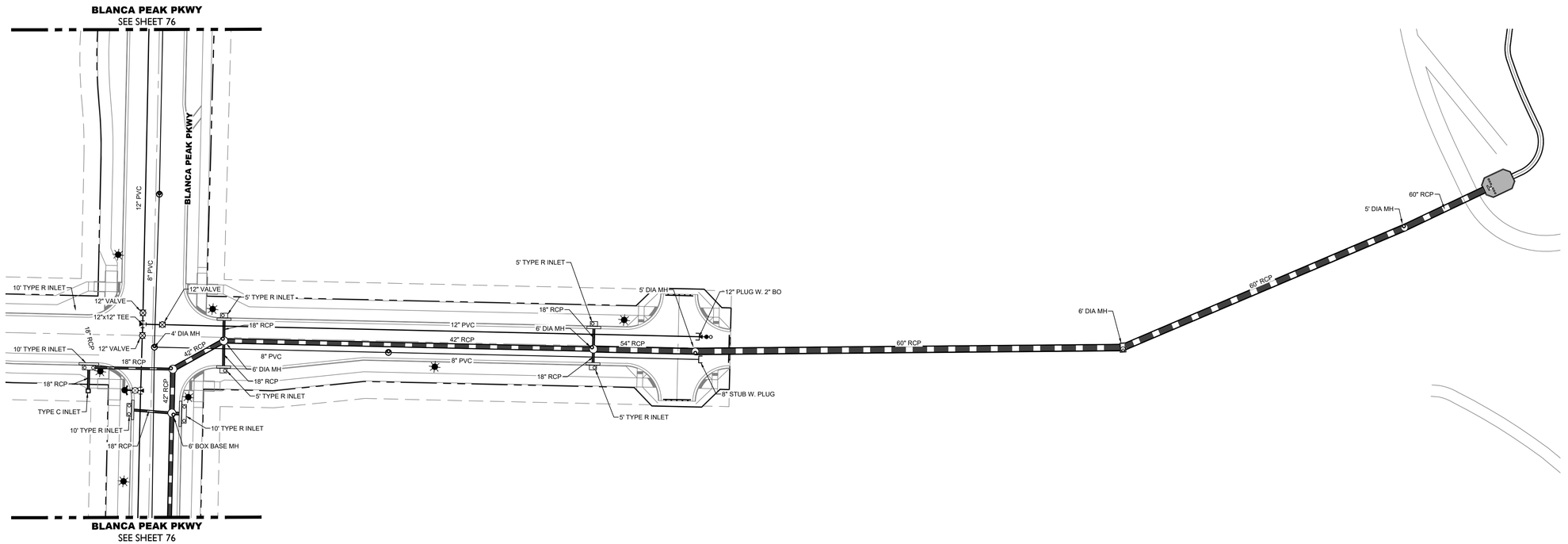
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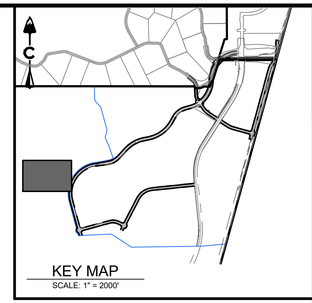
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SHEET 76 OF 315

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PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES — DATE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/31/23	JF
2	2ND SUBMITTAL	8/23/24	BG

DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (8 OF 12)

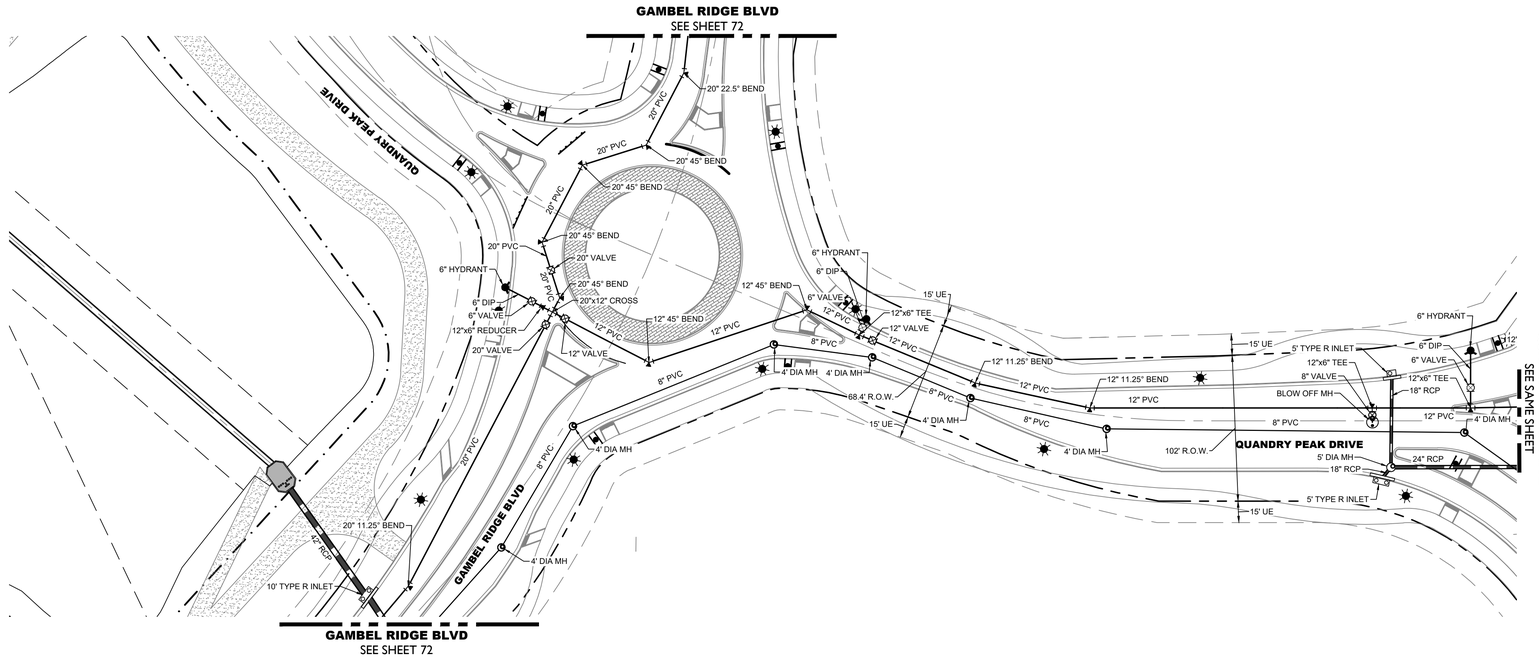
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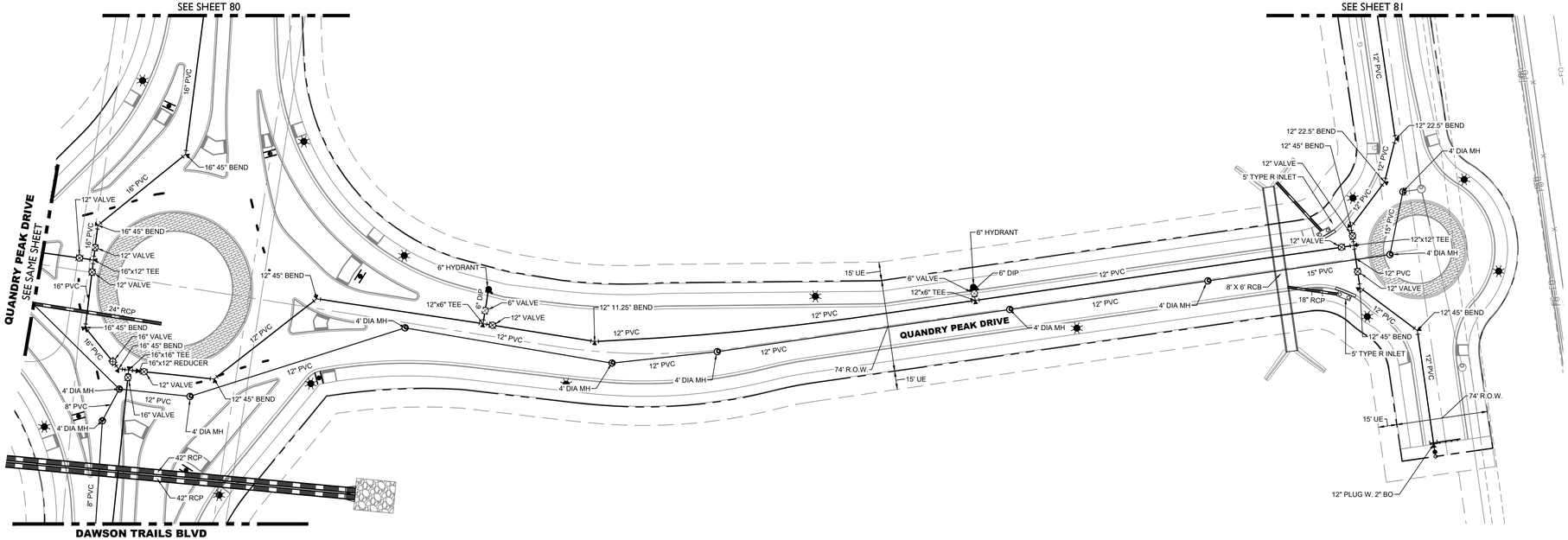
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JOB NO. 20-224

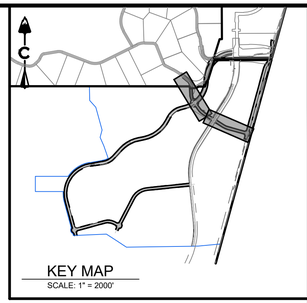
SHEET 77 OF 315

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NOTES:
1. ALL STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.



0 50' 100'

1 inch = 50 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION & STUB OUT
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- IRR — EXISTING IRRIGATION & STUB OUT
- EXISTING STORM & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- IRR — FUTURE IRRIGATION & STUB OUT
- SS — FUTURE SANITARY & STUB OUT
- FUTURE STORM & STUB OUT
- W — FUTURE WATER & STUB OUT
- IRRIGATION SERVICE
- SANITARY SERVICE
- WATER SERVICE
- 1 2 3 4 — BLOCK NUMBER

EXISTING / PROPOSED

- STREET LIGHT POLES
- POWER POLES
- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- AIR RELEASE VALVE MH & VENT PIPE
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- OH — EXISTING OVER HEAD ELECTRIC
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- 100 YEAR FLOODPLAIN
- WETLAND

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BASIS OF BEARINGS

SEE COVER SHEET FOR BASIS OF BEARINGS & BENCHMARK.

PROFESSIONAL ENGINEER CERTIFICATION

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BYRON J. GLENN — DATE

STATE OF COLORADO # 31485

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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (9 OF 12)

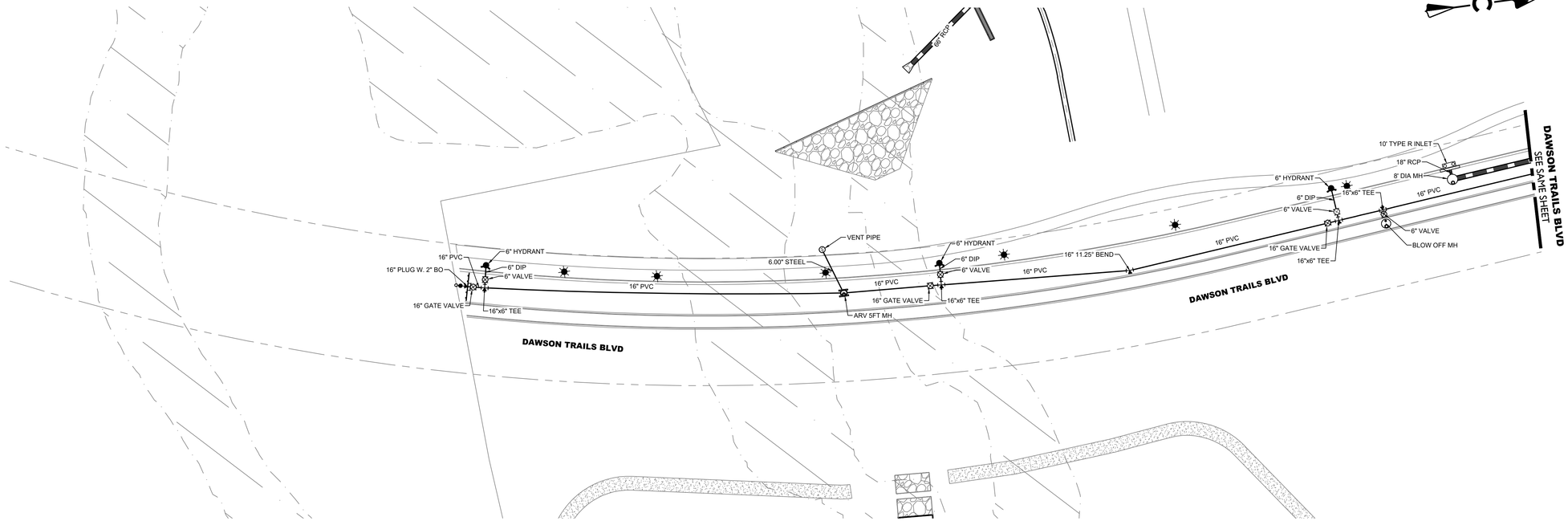
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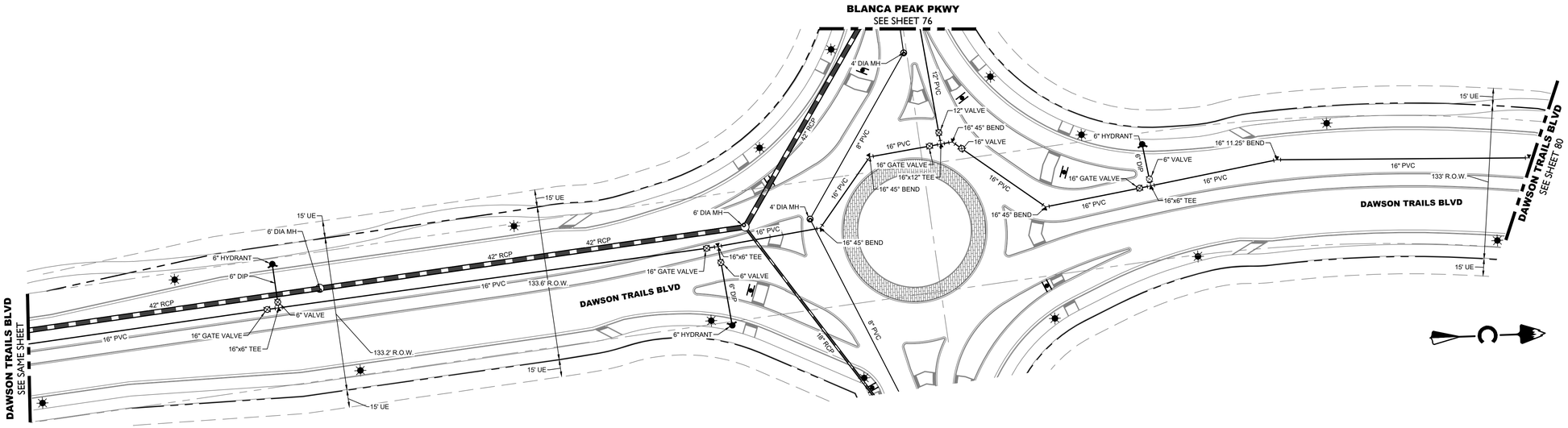
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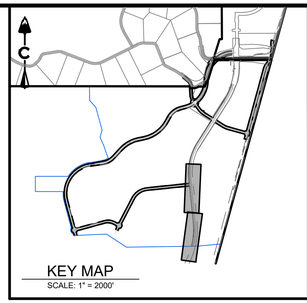
SHEET 78 OF 315

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- FUTURE WATER & STUB OUT
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- SANITARY SERVICE
- WATER SERVICE
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- POWER POLES
- GUY WIRE
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- SANITARY CLEAN OUT
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CASTLE ROCK, COLORADO

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OVERALL UTILITY PLAN (10 OF 12)

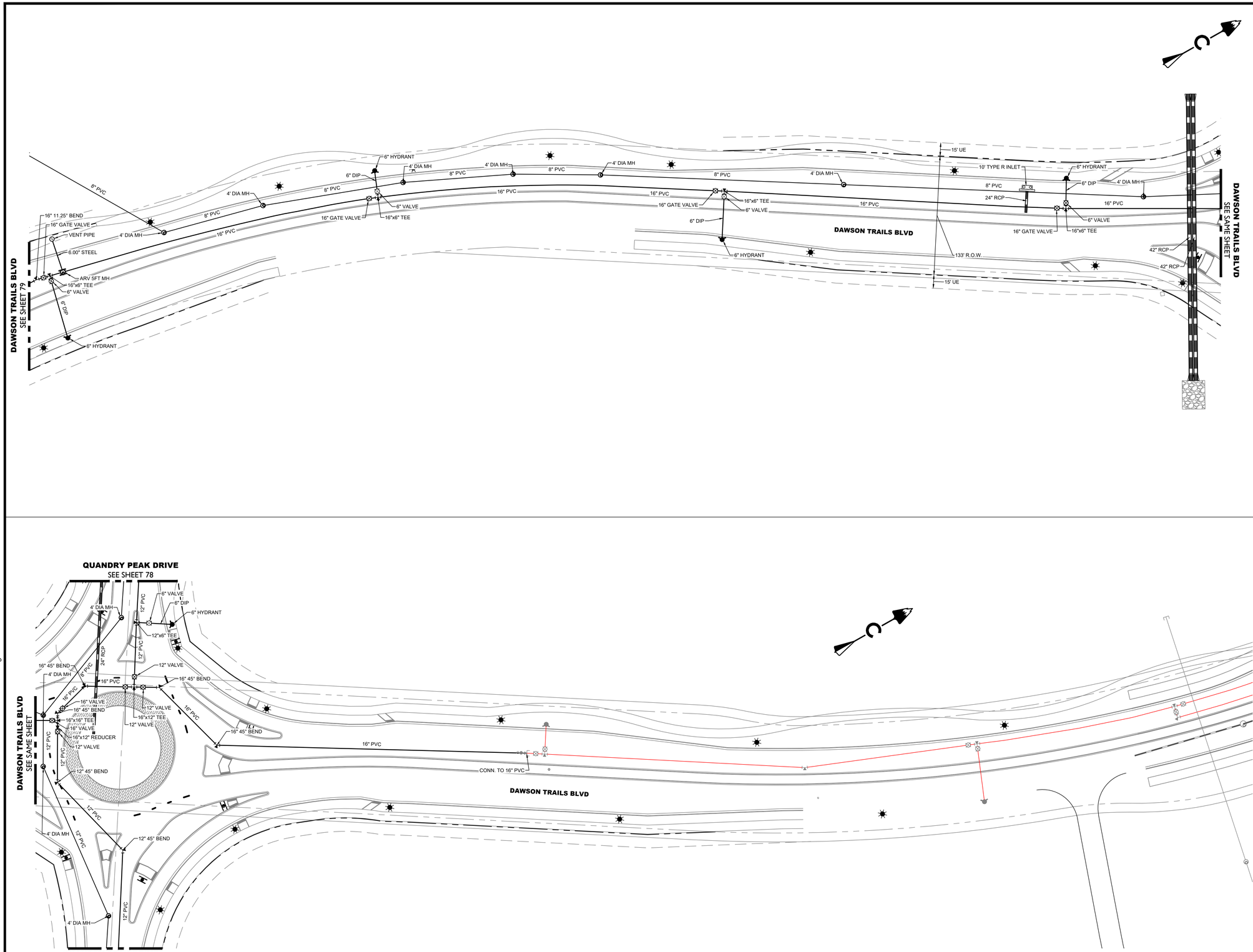
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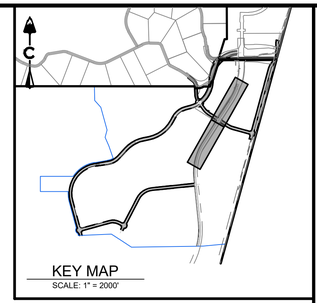
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CHECKED BY: BG

JOB NO. 20-224

SHEET 79 OF 315

8/22/2024 4:13 PM X:\20-224 Dawson\Civil\CAD\Plans\INFRA11CDs OVERALL UTILITY PLAN.dwg





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2. A CASTLE ROCK TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.

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DAWSON TRAILS - FILING 2 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (11 OF 12)

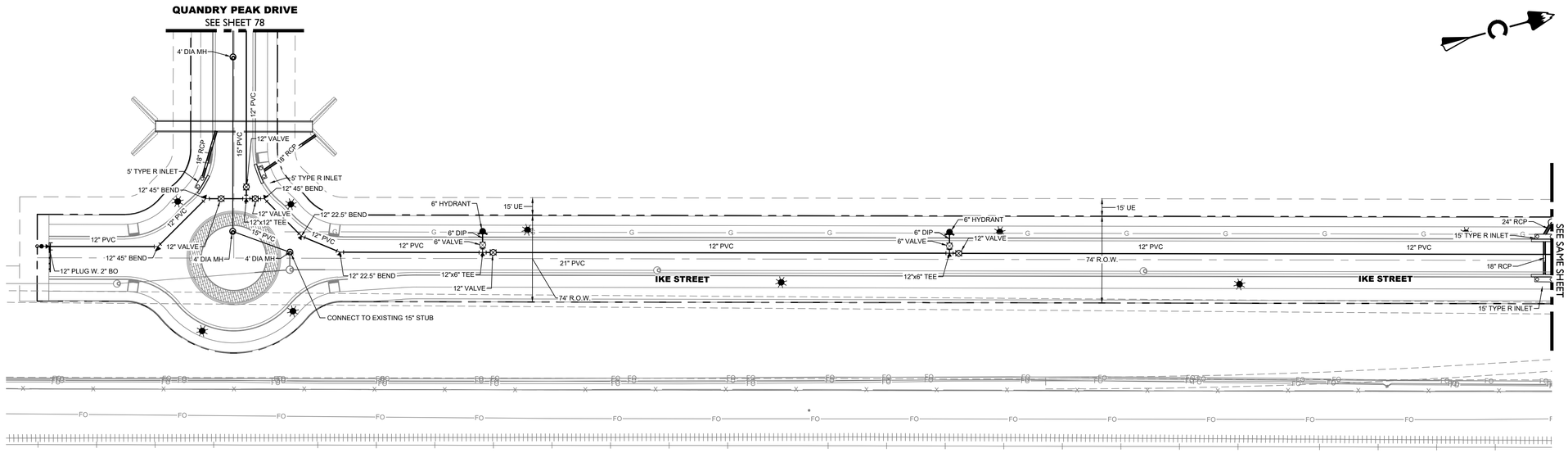
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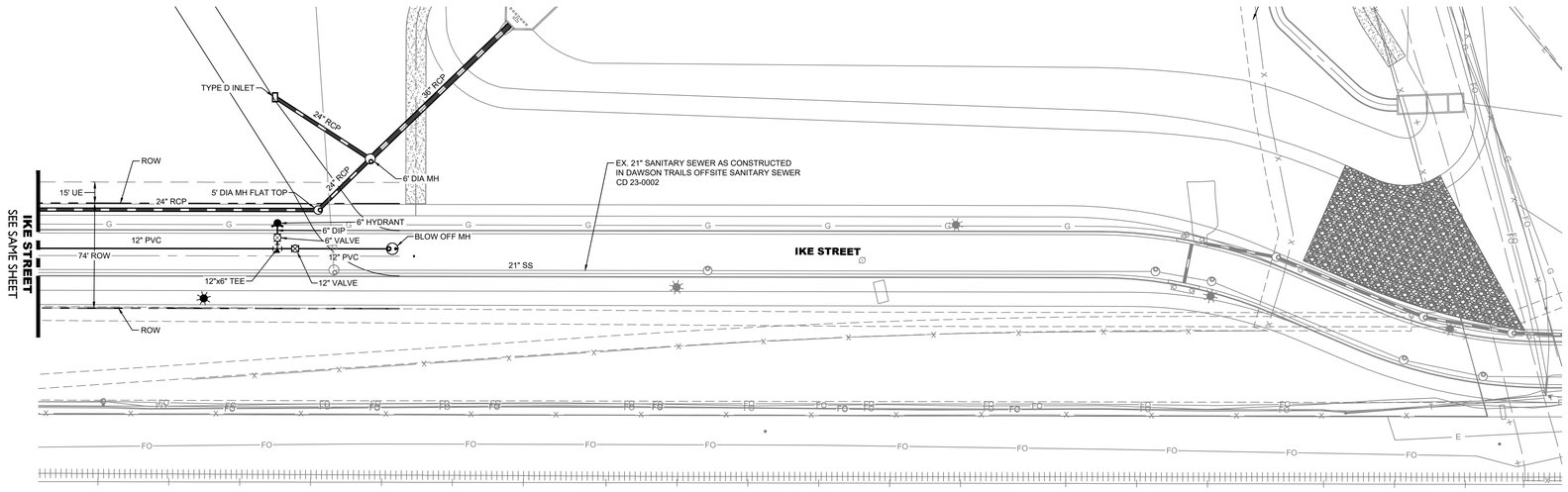
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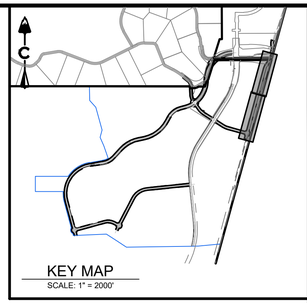
SHEET 80 OF 315

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CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (12 OF 12)

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DRAWN BY: CT
CHECKED BY: BG

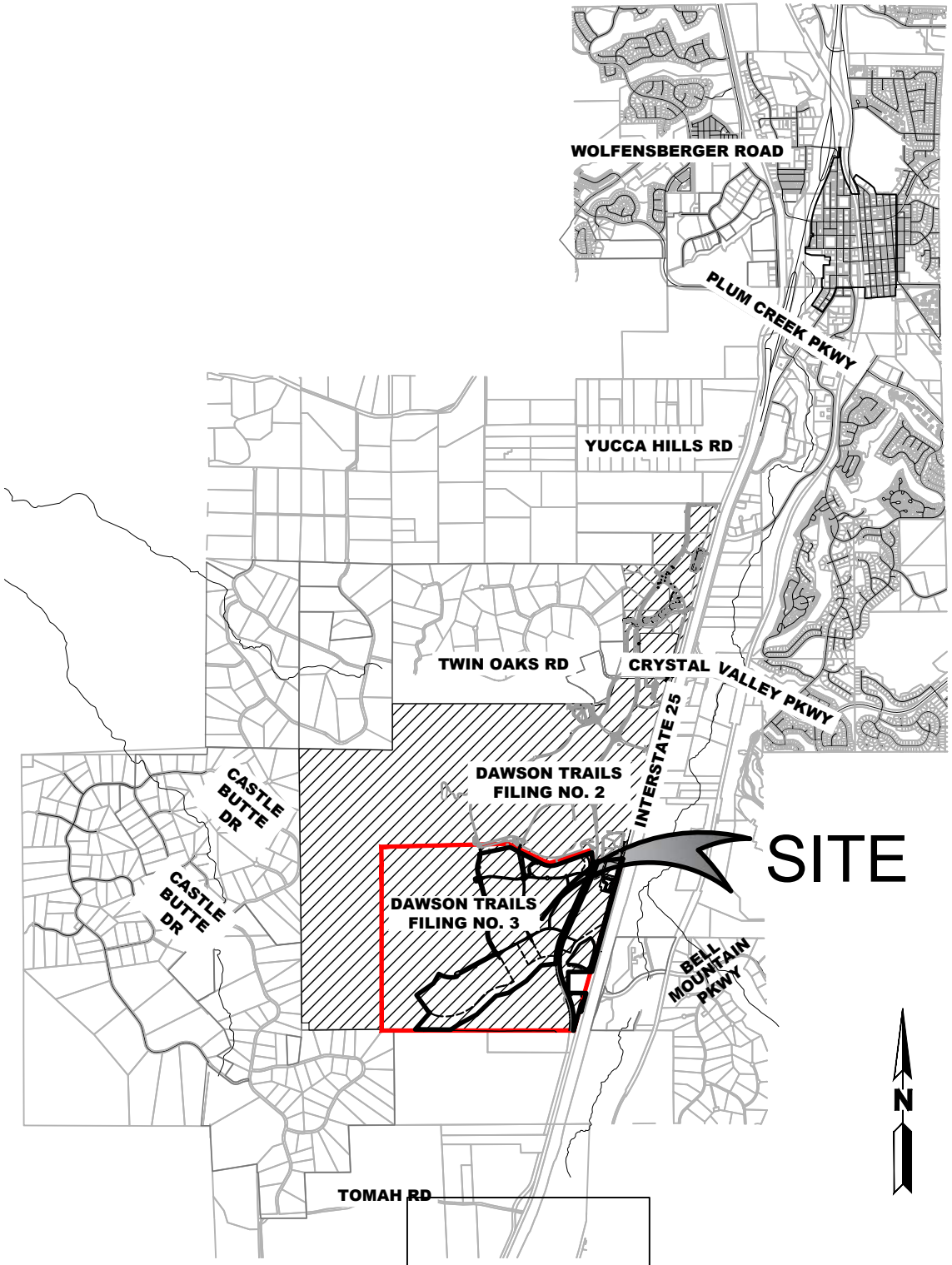
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SHEET 81 OF 315

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APPENDIX F
MAPS AND PLANS

- Vicinity Map
- Utility Map(s) provided by the Utilities Department
- Overall Utility Plan from CDs
- Water/Wastewater Utility Plan(s)



DAWSON TRAILS FILING No. 3

VICINITY MAP

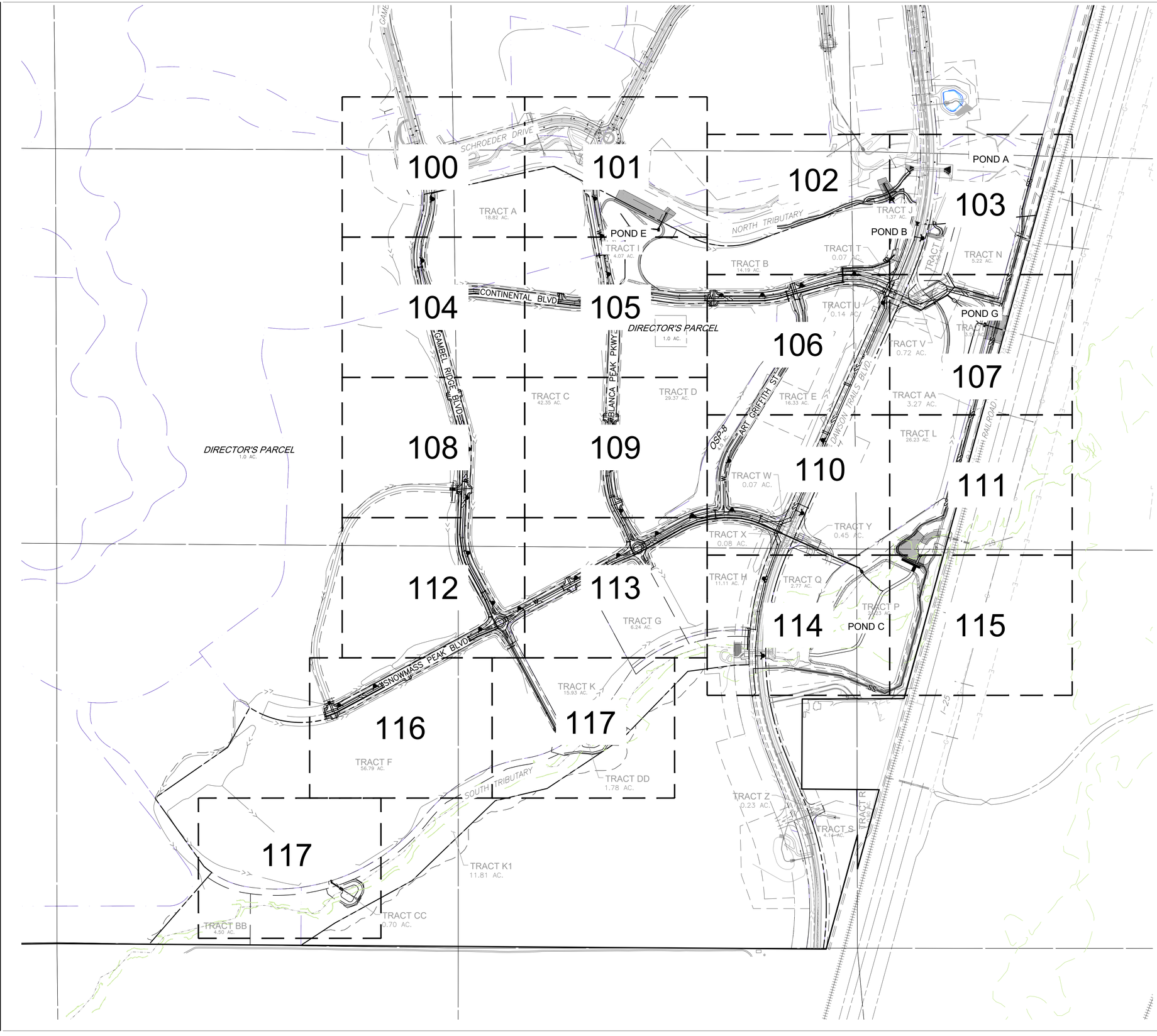
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DRAWN BY: NRM

JOB NO. 24.0433

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue
303.431.6100
Lakewood, Colorado 80215
martinmartin.com

DRAWING LOCATION: G:\KUNTZ\24.0433-Dawson Trails\ENG\UTILITY\CAD\1 VICINITY MAP.dwg



N

300 150 0 300 600

SCALE: 1"=300'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

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DAVID KUNTZ, PE — DATE
STATE OF COLORADO #39347

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martinmartin.com

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DAWSON TRAILS
FILING NO. 3
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

OVERALL UTILITY PLAN INDEX

No.	Issue / Revision	Date	Name
1	1ST SUBMITTAL FOR REVIEW	05/02/25	DK
2	2ND SUBMITTAL FOR REVIEW	09/26/25	DK
3	3RD SUBMITTAL FOR REVIEW	04/10/26	DK
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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL,J.CLAMP,B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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Sheet Number:

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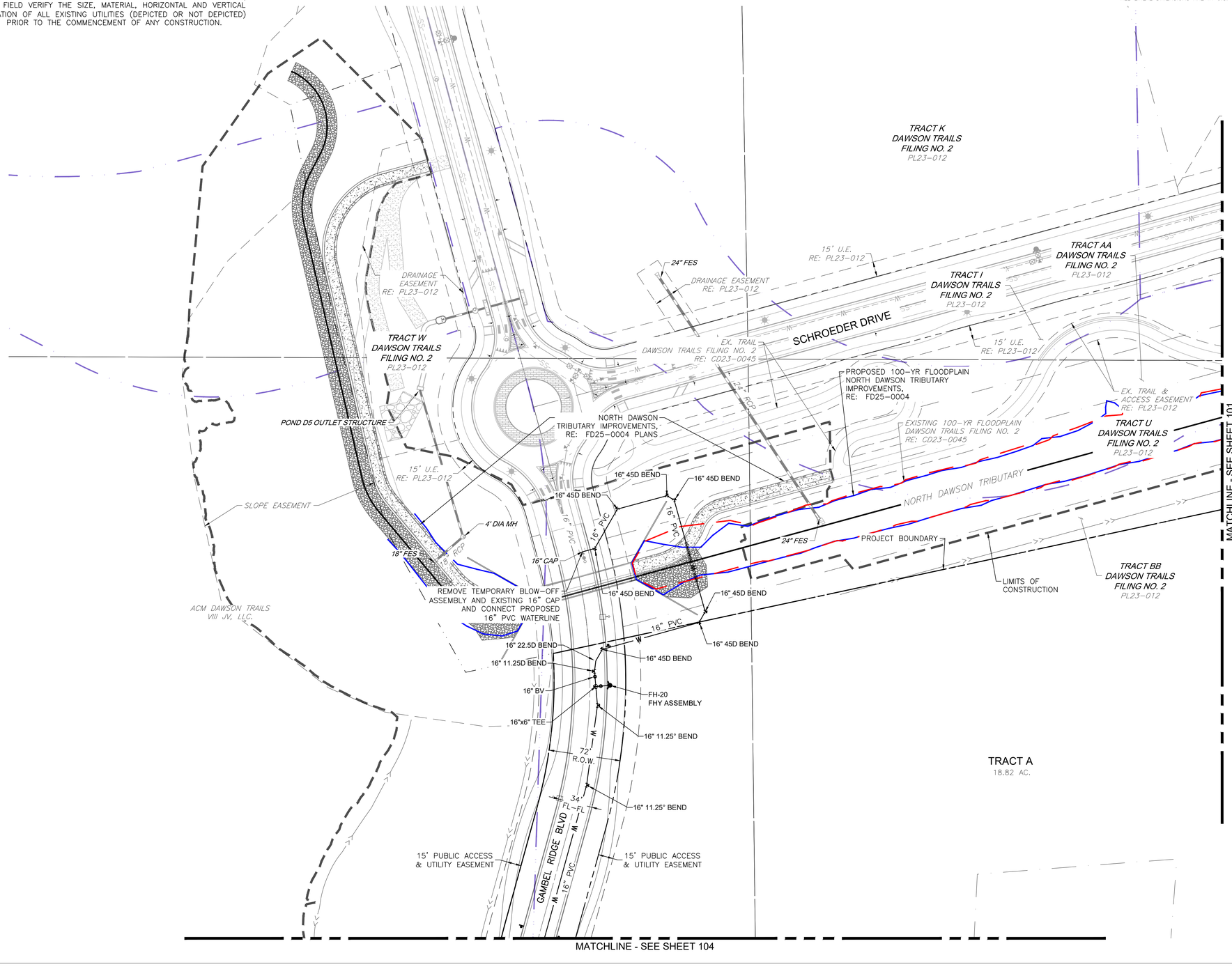
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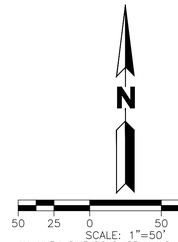
CALL 811 3–BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

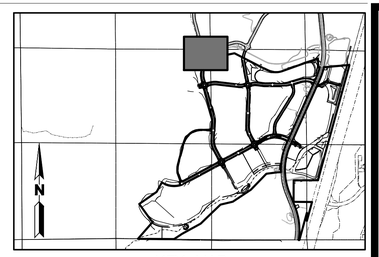
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KEY MAP
SCALE: 1"=2000'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
>>	SWALE	<<
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

BASIS OF BEARING
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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NOT FOR CONSTRUCTION

DAVID KUNTZ, PE DATE
STATE OF COLORADO #39347

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TOWN OF CASTLE ROCK APPROVAL
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12499 West Colfax Avenue
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

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CASTLE ROCK, COLORADO
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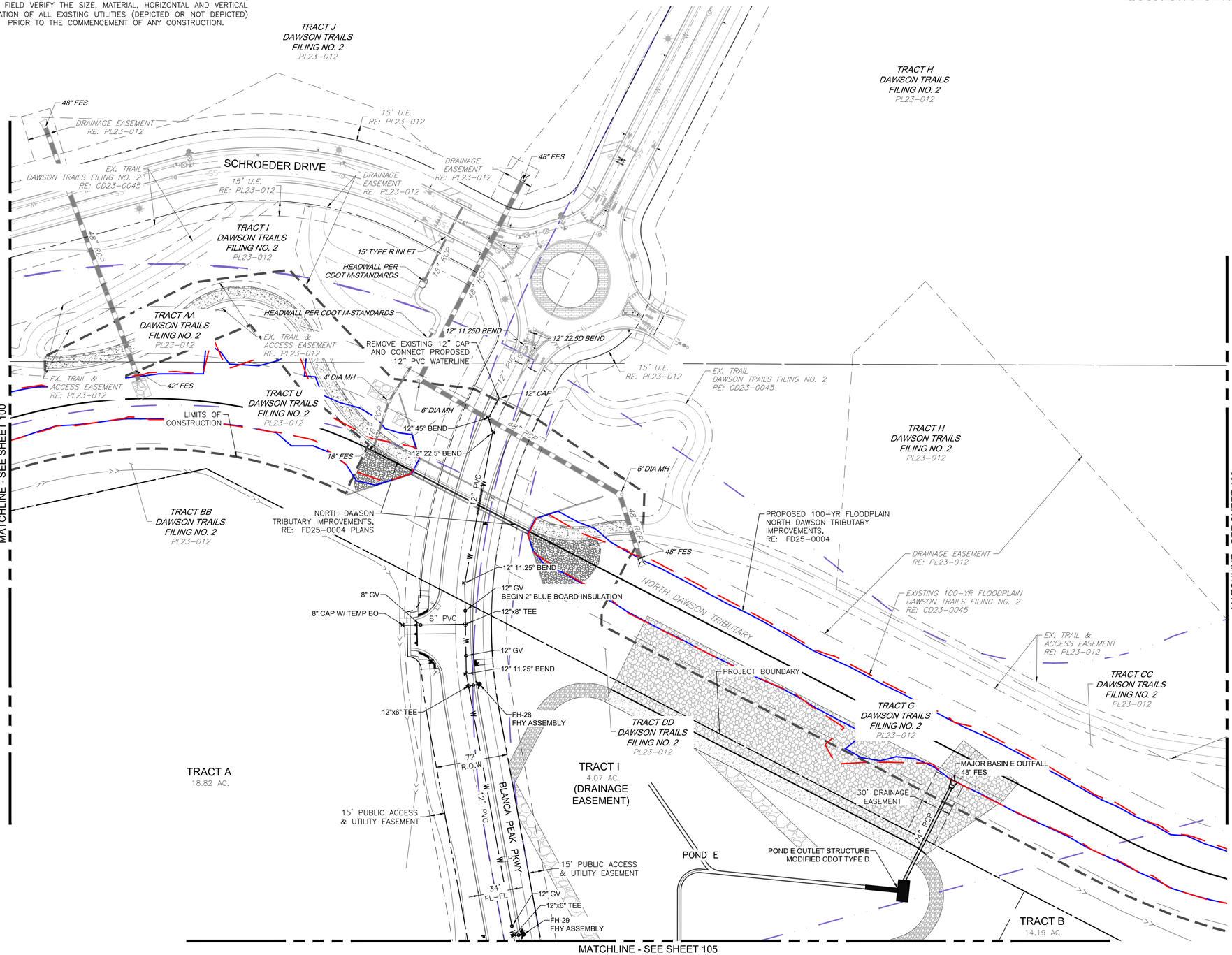
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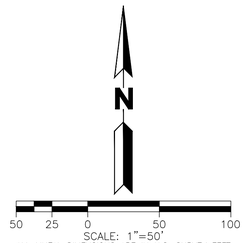
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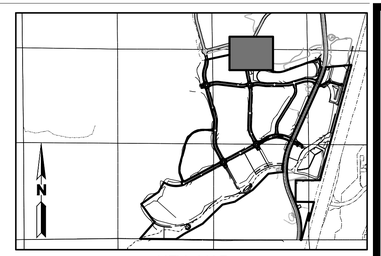
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KEY MAP
SCALE: 1"=2000'

LEGEND

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	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
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	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
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>>	SWALE	<<
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
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Job Number 24.0433
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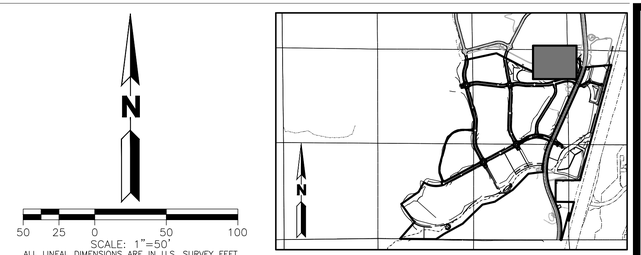
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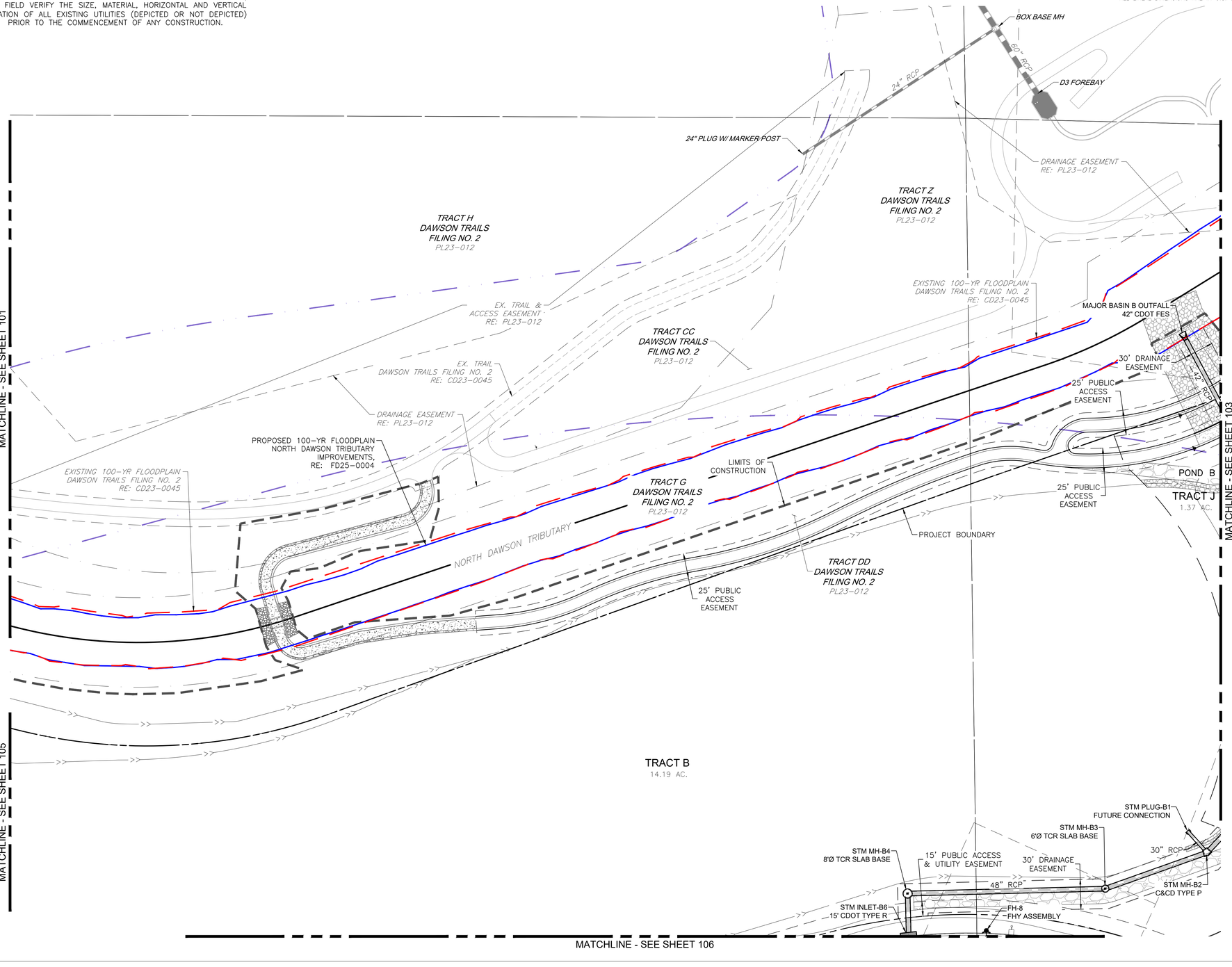
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KEY MAP
SCALE: 1"=2000'



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	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
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	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
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5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
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SS	SANITARY SEWER	SS
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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL/J.CLAMP/B.CASSO
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102
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PLOT DATE: Friday, July 10, 2026 11:27 AM LAST SAVED BY: MWOOD
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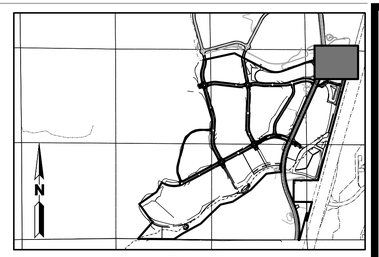
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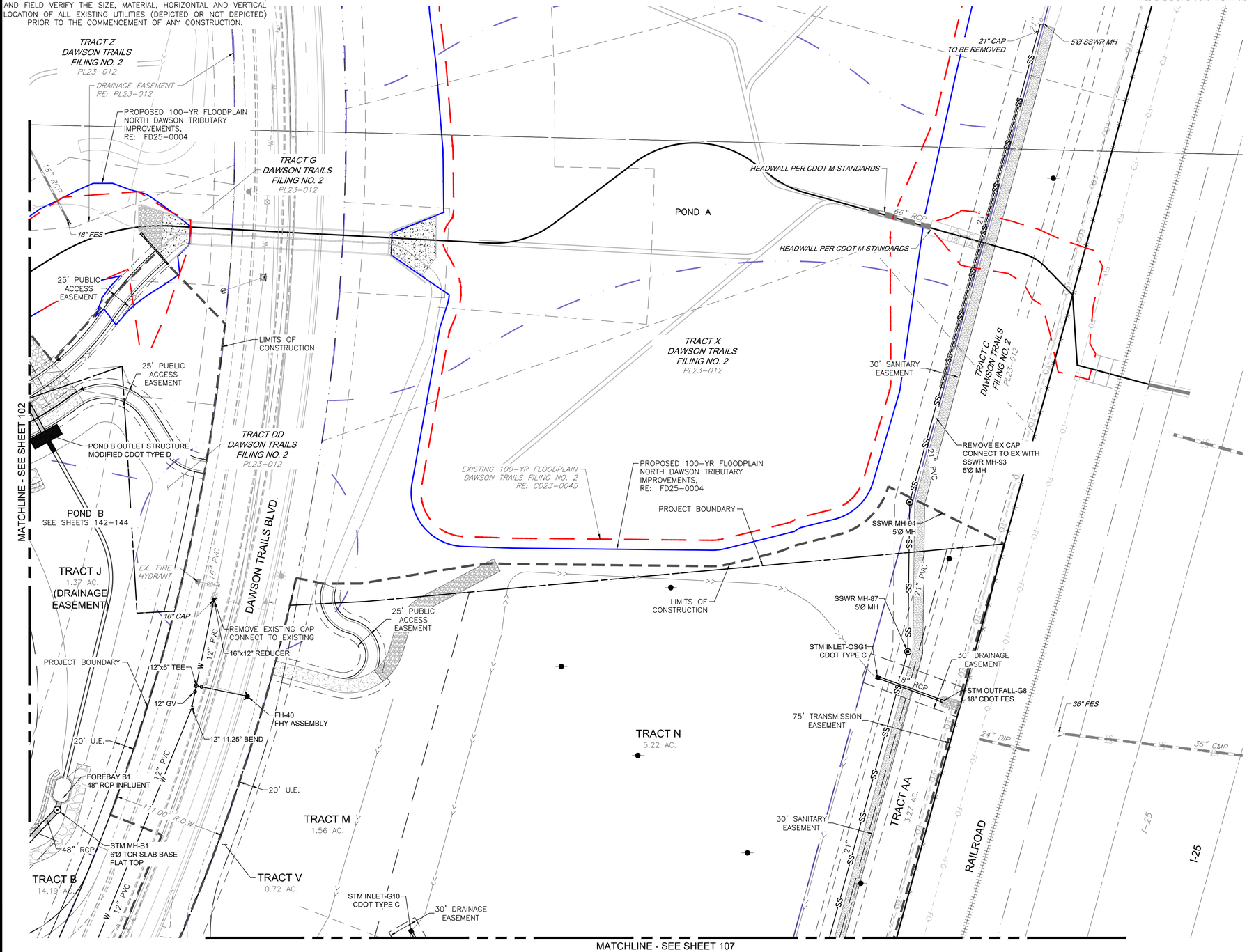
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N

50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'



LEGEND

EXISTING		PROPOSED
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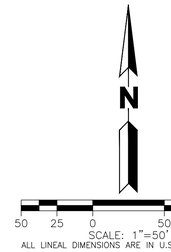
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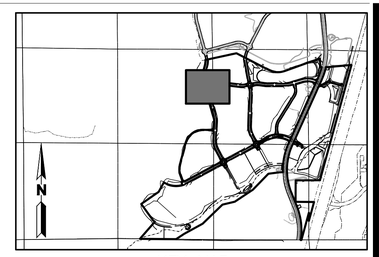
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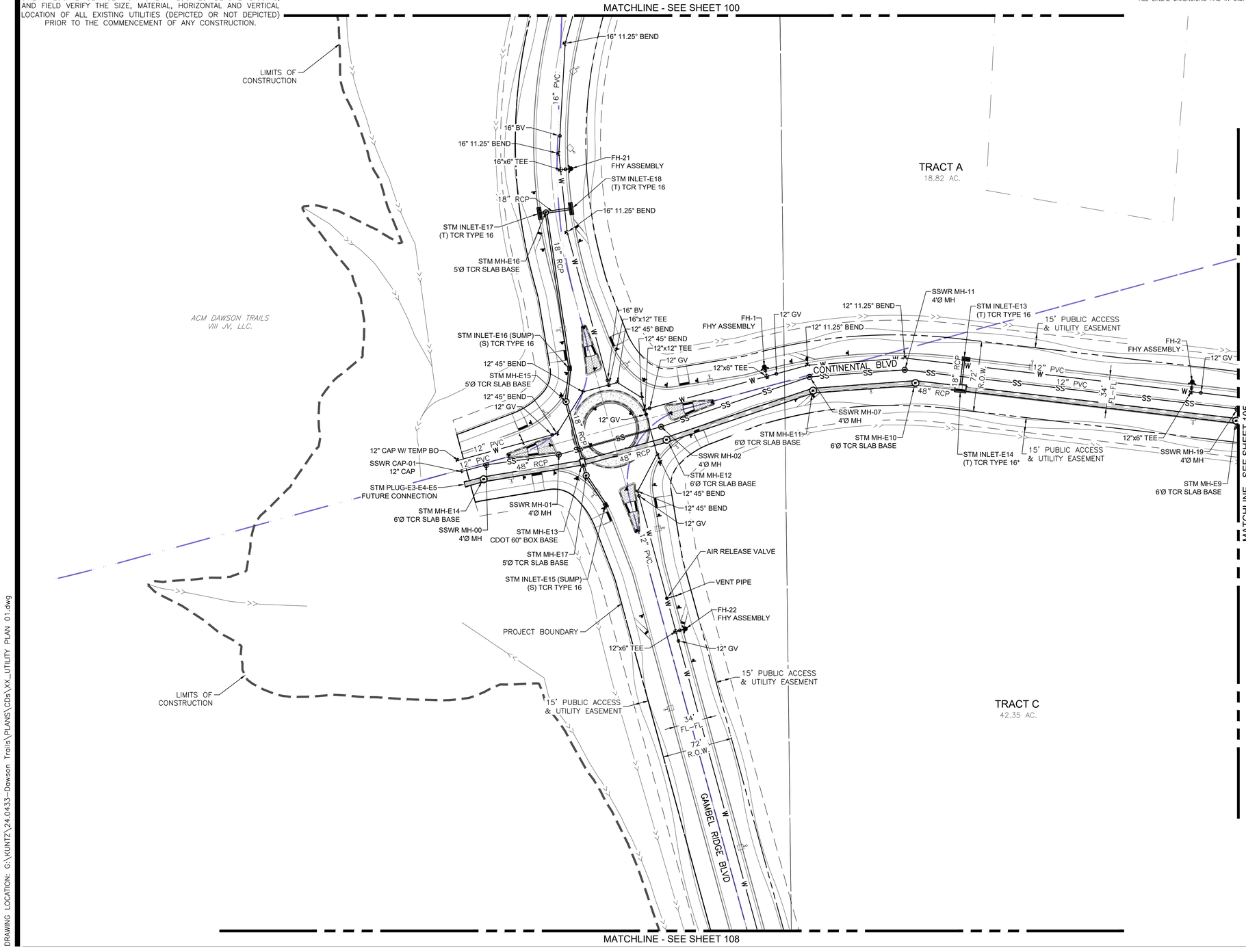
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KEY MAP
SCALE: 1"=2000'



LEGEND

EXISTING		PROPOSED
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	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
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	SWALE	
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
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	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
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DRIVE	DESCRIPTIONS	DRIVE

BASIS OF BEARING
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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NOT FOR CONSTRUCTION

DAVID KUNTZ, PE DATE
STATE OF COLORADO #39347

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DEVELOPMENT SERVICES DATE

MARTIN/MARTIN CONSULTING ENGINEERS
Lakewood, Colorado 80215
12499 West Colfax Avenue
303.431.6100
martinmartin.com

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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL,J.CLAMP,B.CASSO
Drawn By M. WOOD
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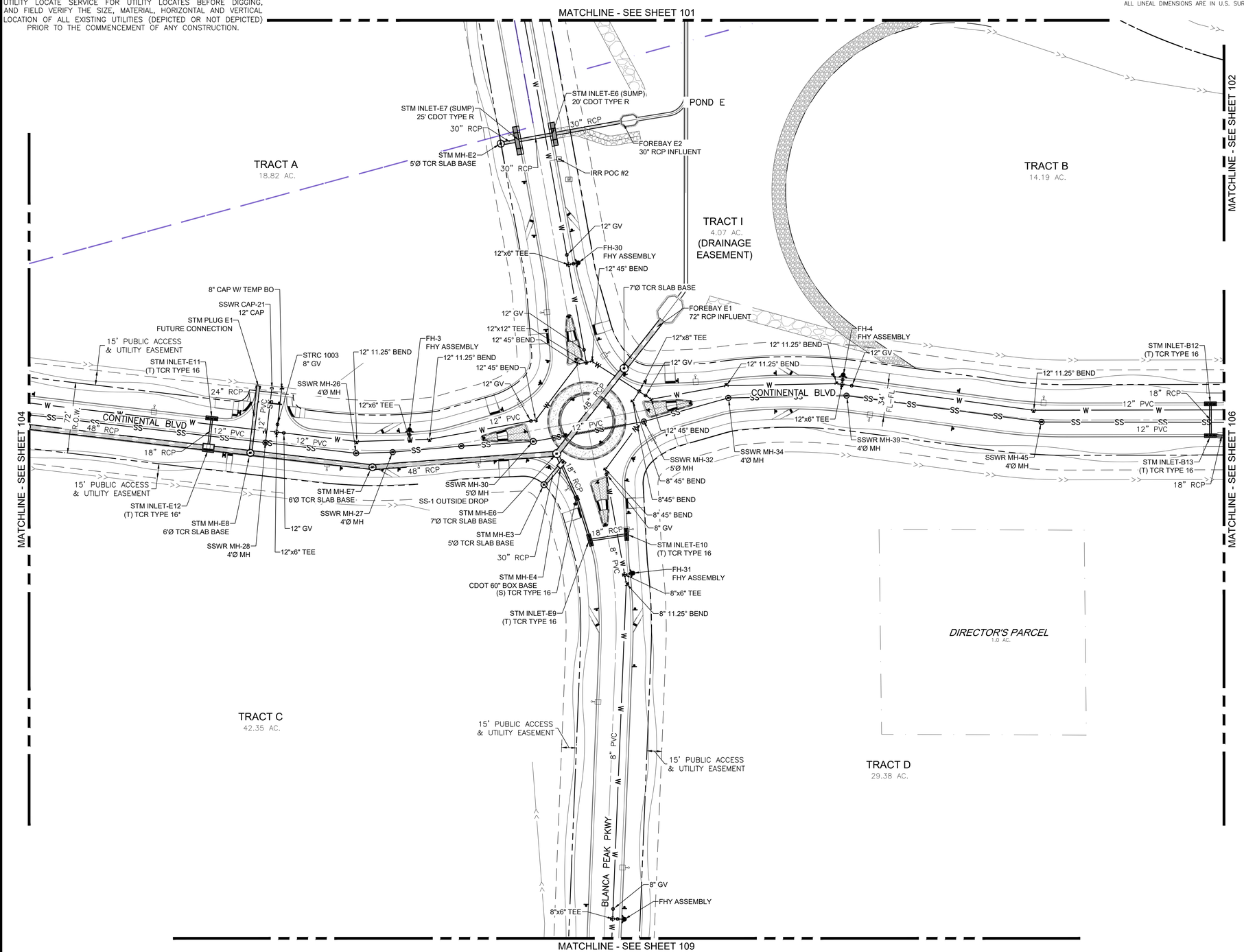
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DRAWING LOCATION: G:\KUNTZ\24.0433-Dawson Trails\PLANS\CDs\XX_UTILITY PLAN 01.dwg

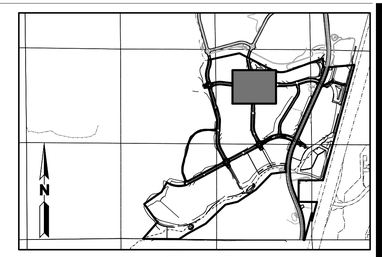
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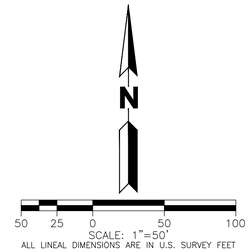
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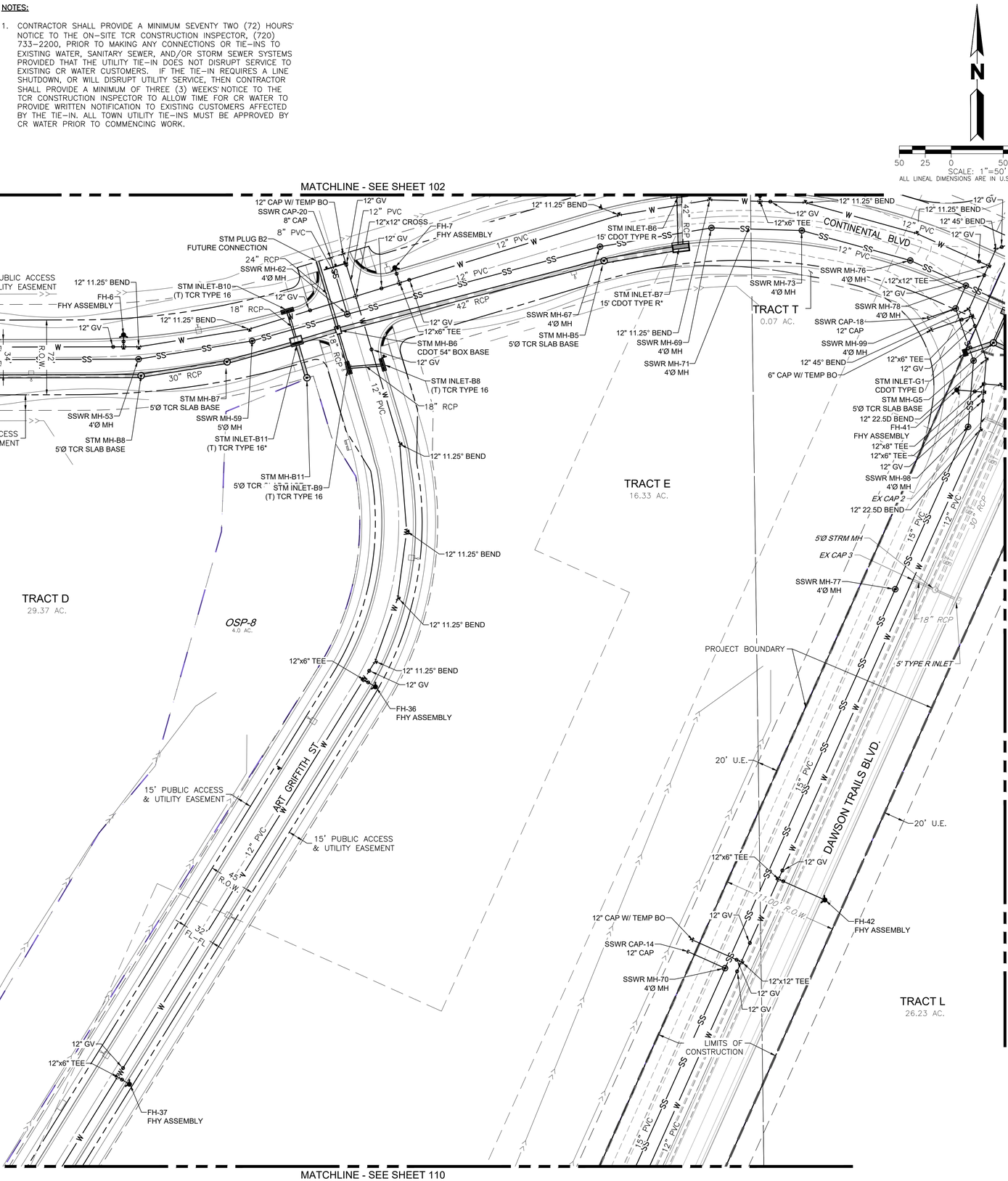
COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

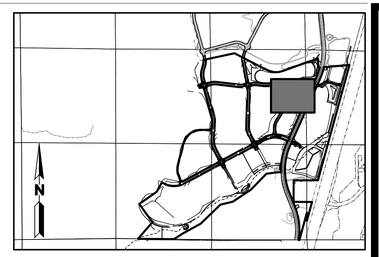
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KEY MAP
SCALE: 1"=2000'

N
50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL,H.CLAMP,B.CASSO
Drawn By M. WOOD
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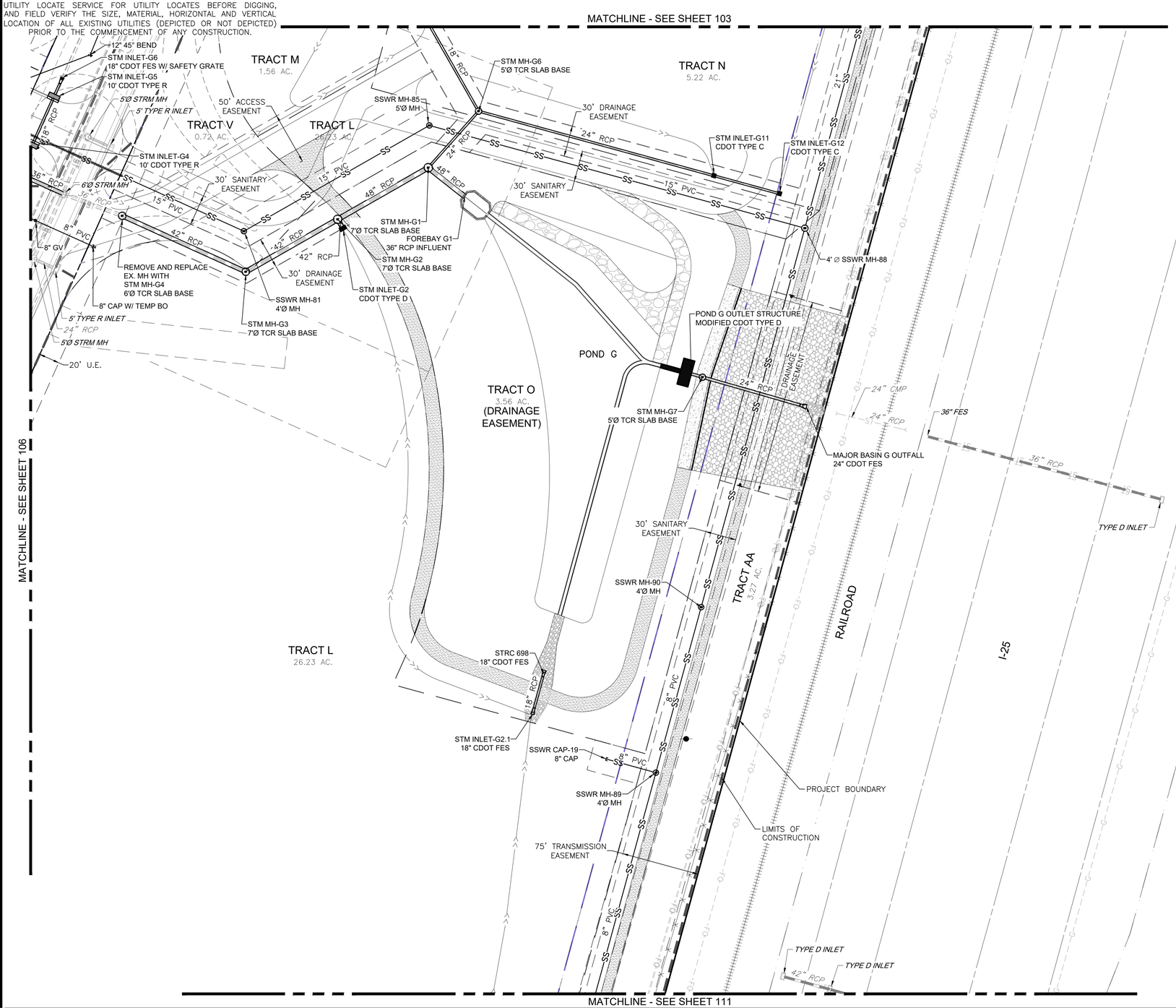
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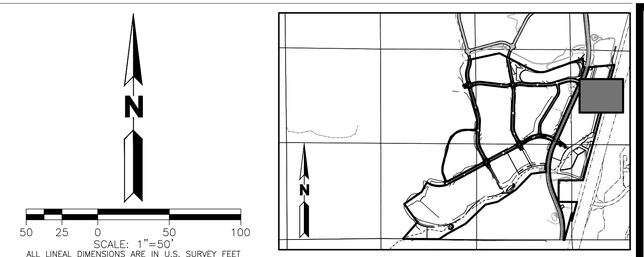
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SCALE: 1"=2000'

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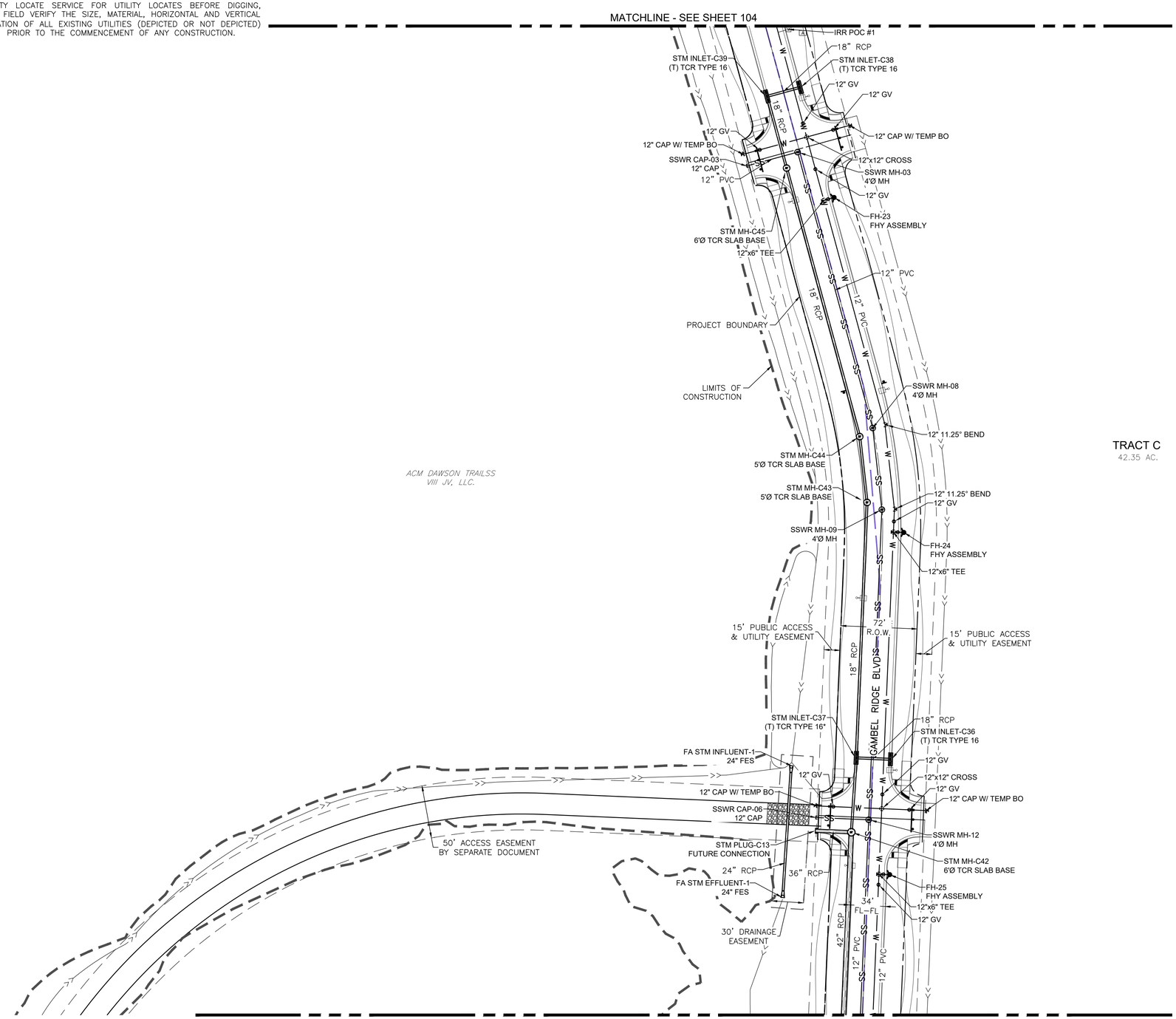
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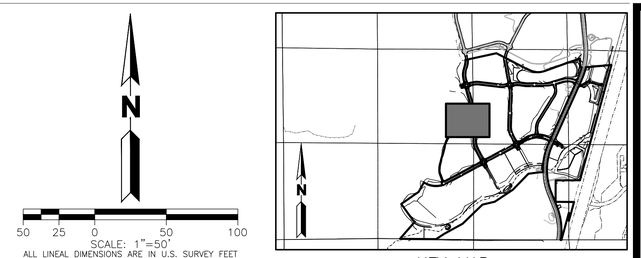
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TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES DATE

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

NOT FOR CONSTRUCTION

DAWSON TRAILS
FILING NO. 3
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

No.	Issue / Revision	Date	Name
1	1ST SUBMITTAL FOR REVIEW	05/02/25	DK
2	2ND SUBMITTAL FOR REVIEW	09/26/25	DK
3	3RD SUBMITTAL FOR REVIEW	04/10/26	DK
4	4TH SUBMITTAL FOR REVIEW	07/10/26	DK

Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL/J.CLAMP/B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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Sheet Number:
108
OF 322

PLOT DATE: Friday, July 10, 2026 11:31 AM LAST SAVED BY: MWOOD
DRAWING LOCATION: G:\KUNTZ\24.0433-Dawson Trails\PLANS\CDs\XX_UTILITY PLAN 02.dwg

CALL 811 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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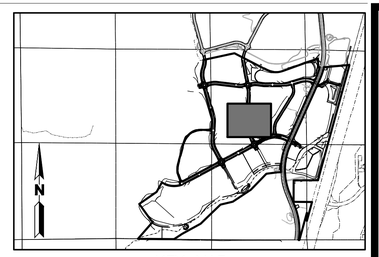
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N

50 25 0 50 100

SCALE: 1"=50'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'

MATCHLINE - SEE SHEET 105

MATCHLINE - SEE SHEET 108

MATCHLINE - SEE SHEET 106

MATCHLINE - SEE SHEET 110

MATCHLINE - SEE SHEET 113

TRACT C
42.35 AC.

TRACT D
29.37 AC.

OSP-8
4.0 AC.

BLANCA PEAK PKWY

VENT PIPE
AIR RELEASE VALVE
STM INLET-C26 (T) TCR TYPE 16
STM INLET-C27 (T) TCR TYPE 16
8" GV
8"x8" CROSS
8" CAP W/ TEMP BO
SSWR CAP-04
8" CAP
SSWR MH-29 4'Ø MH
STM MH-C23 5'Ø TCR SLAB BASE
FH-33 FHY ASSEMBLY
8"x6" TEE
15' PUBLIC ACCESS & UTILITY EASEMENT
72' R.O.W.
SSWR MH-33 4'Ø MH
8" 11.25° BEND
STM MH-C22 5'Ø TCR SLAB BASE
STM INLET-C25 (T) TCR TYPE 16
SSWR MH-35 4'Ø MH
STM INLET-C24 (T) TCR TYPE 16
SSWR CAP-05
SSWR MH-36 4'Ø MH
STM MH-C21 5'Ø TCR SLAB BASE
SSWR MH-37 4'Ø MH
FH-35 FHY ASSEMBLY
FH-34 FHY ASSEMBLY
FH-18 FHY ASSEMBLY
12"x6" TEE
IRR POC #3
12" 11.25° BEND
8" PVC
18" RCP
12" PVC

LEGEND

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	SECTION LINE	
	EASEMENT	
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	RETAINING WALL	
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	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
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ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
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SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

BASIS OF BEARING
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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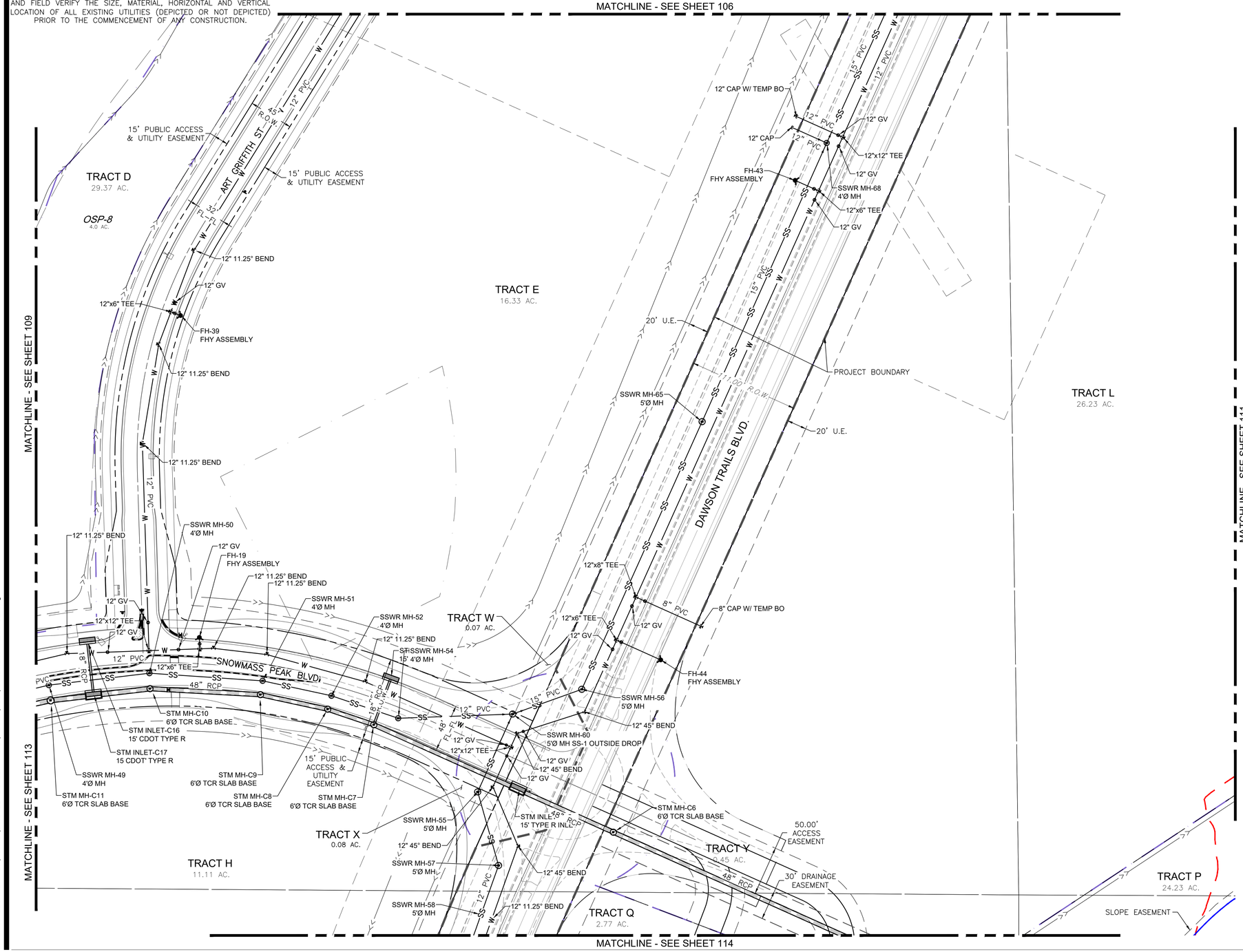
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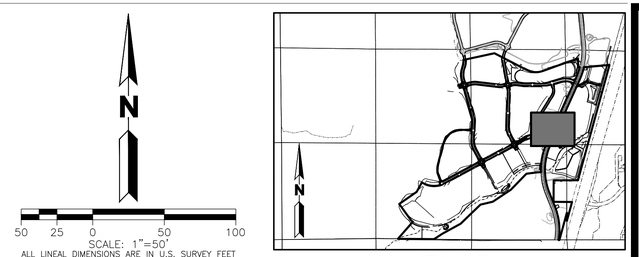
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KEY MAP
SCALE: 1"=2000'

LEGEND

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	LIMITS OF CONSTRUCTION	
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ST	STORM MANHOLE	ST
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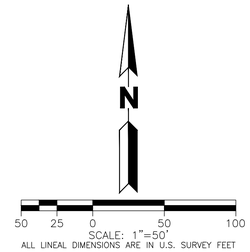


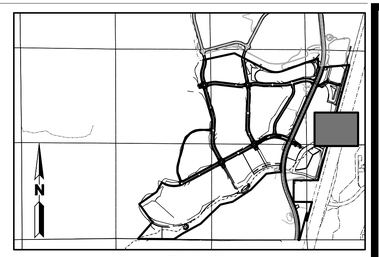
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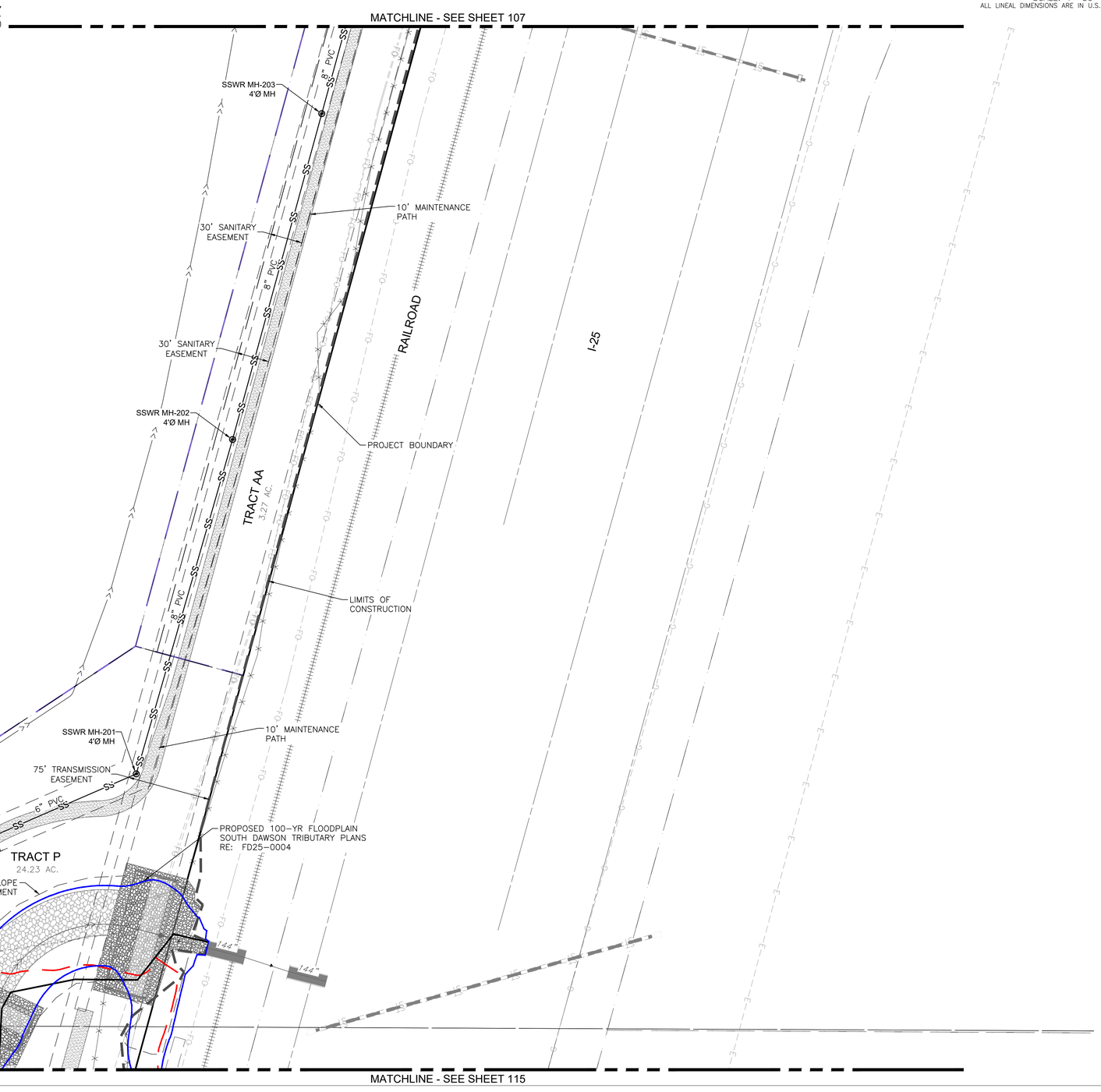
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SCALE: 1"=2000'



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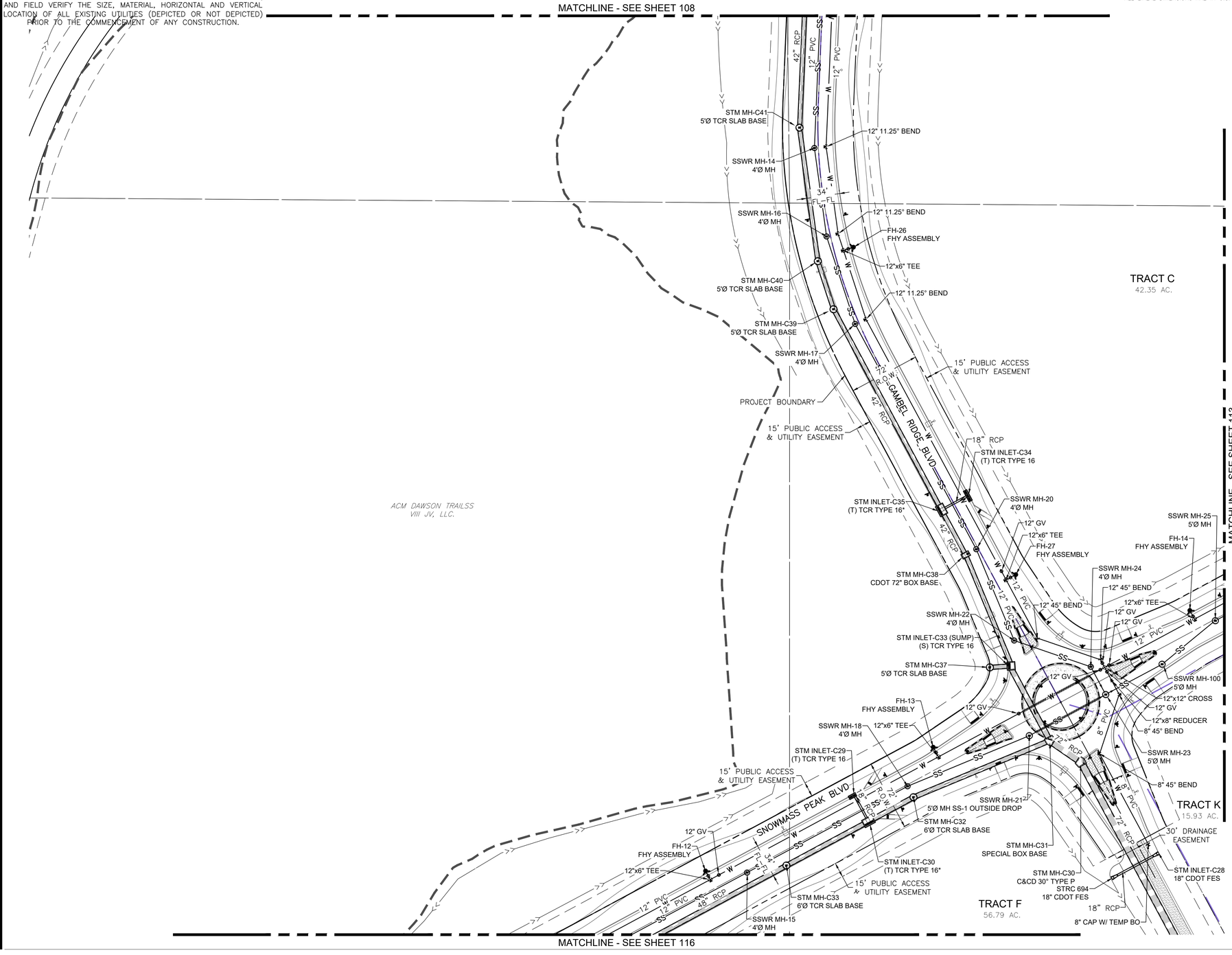
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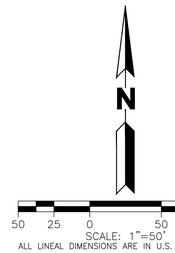
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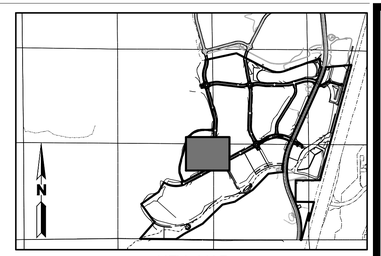
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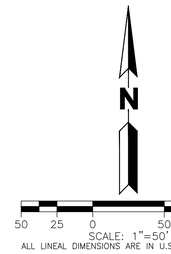
COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

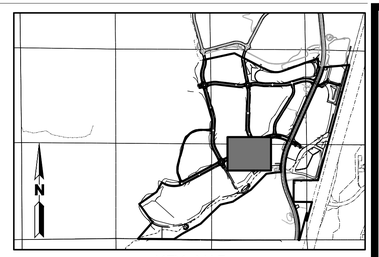
CALL 811 3–BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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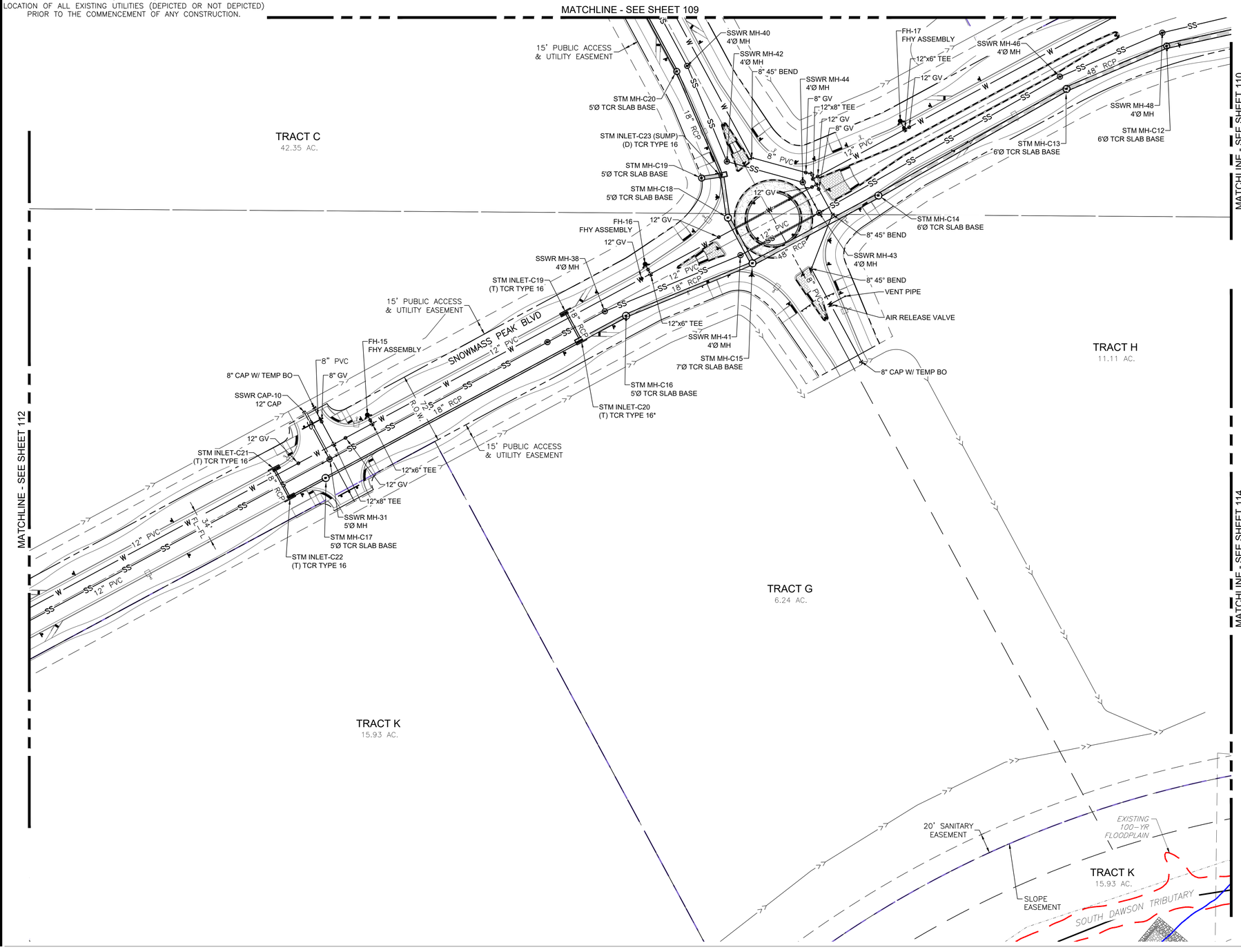
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KEY MAP
SCALE: 1"=2000'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
>>	SWALE	<<
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
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OHE	OVERHEAD ELECTRIC	
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	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

BASIS OF BEARING
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

PROFESSIONAL ENGINEER CERTIFICATION:

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NOT FOR CONSTRUCTION

DAVID KUNTZ, PE DATE
STATE OF COLORADO #39347

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

DEVELOPMENT SERVICES DATE

MARTIN/MARTIN CONSULTING ENGINEERS
Lakewood, Colorado 80215
12499 West Colfax Avenue
303.431.6100
martinmartin.com

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CASTLE ROCK, COLORADO
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OVERALL UTILITY PLAN

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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL,J.CLAMP,B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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Sheet Number:
113
OF 322

PLOT DATE: Friday, July 10, 2026 11:31 AM LAST SAVED BY: MWOOD
DRAWING LOCATION: G:\KUNTZ\24.0433–Dawson Trails\PLANS\CDs\XX_UTILITY PLAN 02.dwg

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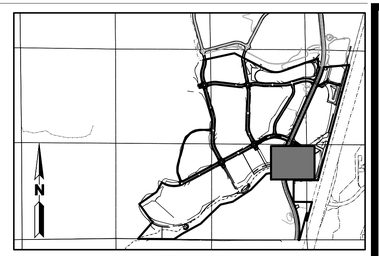
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N

50 25 0 50 100

SCALE: 1"=50'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'

MATCHLINE - SEE SHEET 110

MATCHLINE - SEE SHEET 113

MATCHLINE - SEE SHEET 115

TRACT H
11.11 AC.

TRACT K
10.93 AC.

TRACT L
26.23 AC.

TRACT Q
2.77 AC.

TRACT P
24.23 AC.

PROJECT BOUNDARY

FH-45
FHY ASSEMBLY

12"x6" TEE

SSWR MH-61
4'Ø MH

12" 11.25° BEND

LIMITS OF CONSTRUCTION

171.00' R.O.W.

DAWSON TRAILS BLVD.

SSWR MH-63
4'Ø MH

20.00' U.E.

20' U.E.

20' SANITARY EASEMENT

SSWR CAP-07
12" CAP

12" PVC

SSWR MH-74
4'Ø VAC BREAK MH

STM MH-C47
5'Ø TCR SLAB BASE

30' DRAINAGE EASEMENT

5'Ø TCR SLAB BASE

30" RCP

SLOPE EASEMENT

SOUTH DAWSON TRIBUTARY

120"

12" GV

FH-47
FHY ASSEMBLY

STM OUTFALL-C9
30 INCH CORE INTO EXISTING CULVERT

SSWR CO-203
6" CLEAN OUT W/ CONCRETE COLLAR

SLOPE EASEMENT BY SEPARATE DOCUMENT

SOUTH DAWSON TRIBUTARY IMPROVEMENTS, RE: FD25-0004 PLANS

SSWR CO-202
6" CLEAN OUT W/ CONCRETE COLLAR

12" CAP W/ TEMP BO

SSWR CO-201
6" CLEAN OUT W/ CONCRETE COLLAR

PROPOSED 100-YR FLOODPLAIN
SOUTH DAWSON TRIBUTARY PLANS
RE: FD25-0004

EXISTING 100-YR FLOODPLAIN

STM MH-C5
6'Ø TCR SLAB BASE

30' DRAINAGE EASEMENT

STM MH-C4
6'Ø TCR SLAB BASE

STM MH-C3
6'Ø TCR SLAB BASE

48" RCP

STM MH-C1
6'Ø TCR SLAB BASE

STM MH-C2
6'Ø TCR SLAB BASE

FOREBAY-C0 (P4)
FOREBAY

SLOPE EASEMENT

PROPOSED 100-YR FLOODPLAIN
SOUTH DAWSON TRIBUTARY PLANS
RE: FD25-0004

SSWR CO-204
6" CLEAN OUT W/ CONCRETE COLLAR

SSWR CO-205
6" CLEAN OUT W/ CONCRETE COLLAR

SSWR CO-206
6" CLEAN OUT W/ CONCRETE COLLAR

30' SANITARY EASEMENT

SSWR CO-207
6" CLEAN OUT W/ CONCRETE COLLAR

SLOPE EASEMENT

6" PVC

LEGEND

EXISTING		PROPOSED
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SS	SANITARY MANHOLE	SS
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	FIRE HYDRANT	
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	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

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Sheet Number:

114

OF 322

PLOT DATE: Friday, July 10, 2026 11:31 AM LAST SAVED BY: MWOOD
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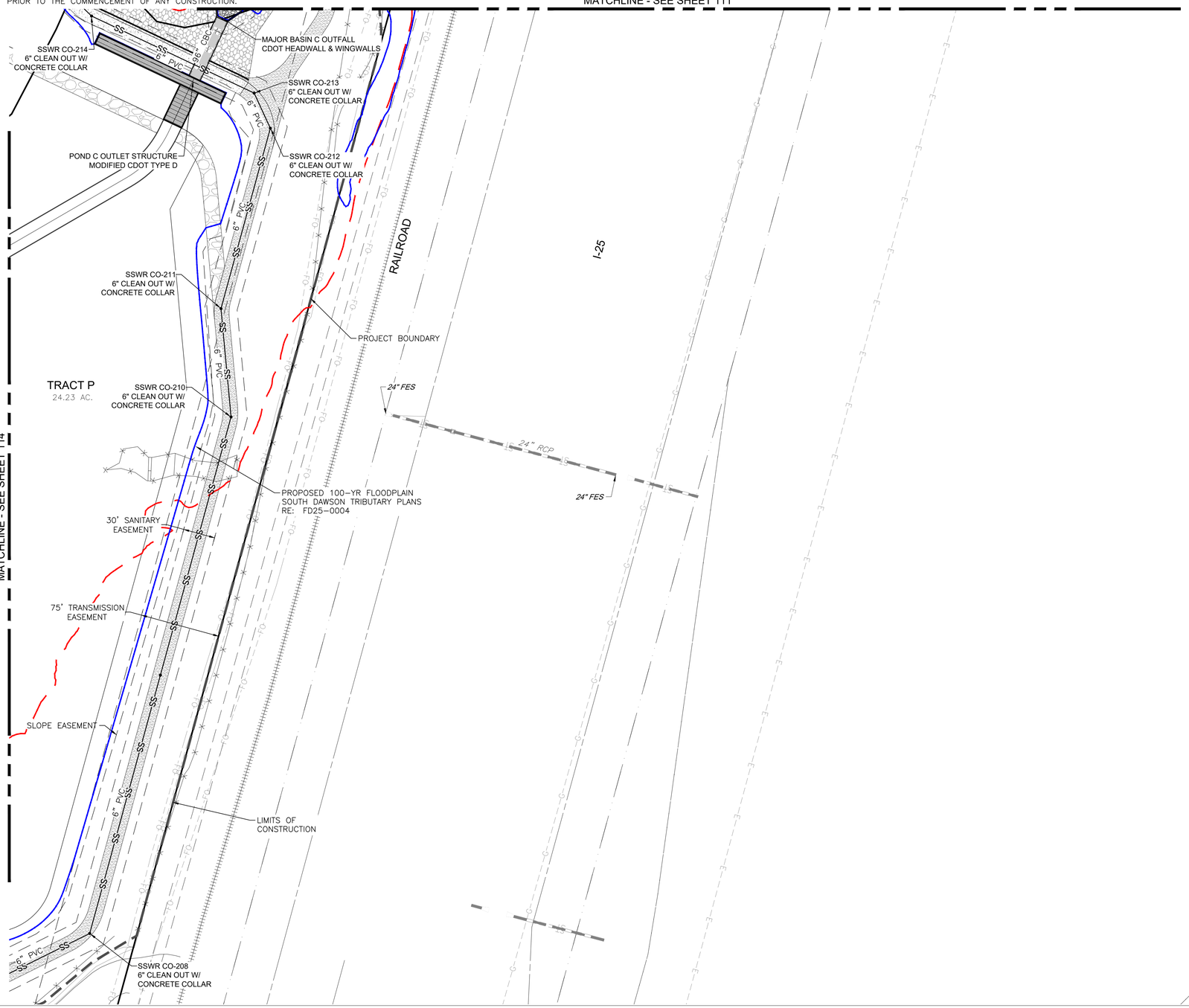
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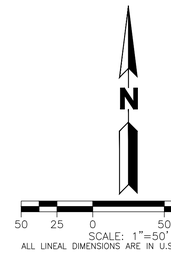
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KEY MAP
SCALE: 1"=2000'

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	EASEMENT	
	LIMITS OF CONSTRUCTION	
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5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
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	FIRE HYDRANT	
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	DESCRIPTIONS	

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CASTLE ROCK, COLORADO

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Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL,J.CLAMP,B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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115
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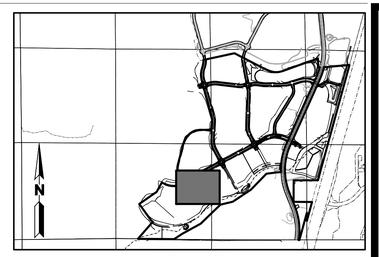
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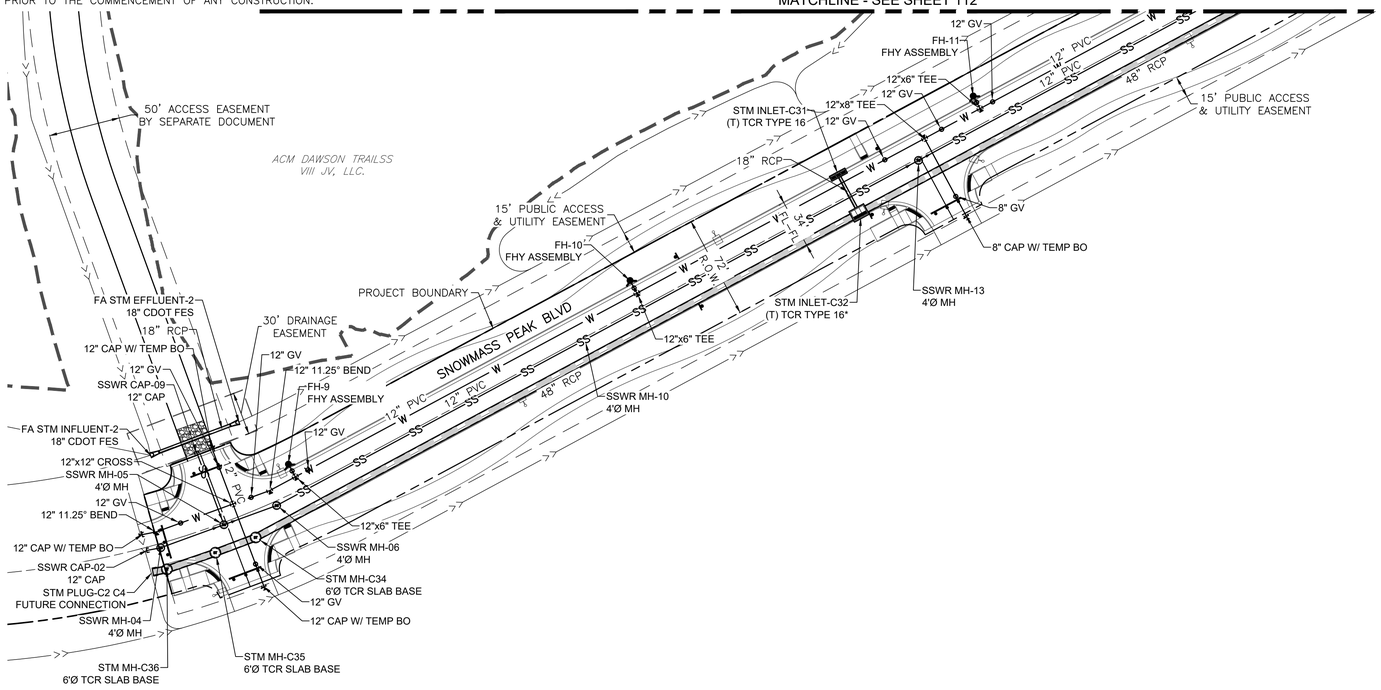
N

50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'

MATCHLINE - SEE SHEET 112



MATCHLINE - SEE SHEET 117

TRACT F
56.79 AC.

SLOPE EASEMENT

SOUTH DAWSON TRIBUTARY

TRACT K1
11.81 AC.

MATCHLINE - SEE SHEET 118

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
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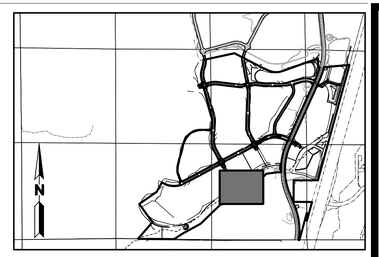
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1. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

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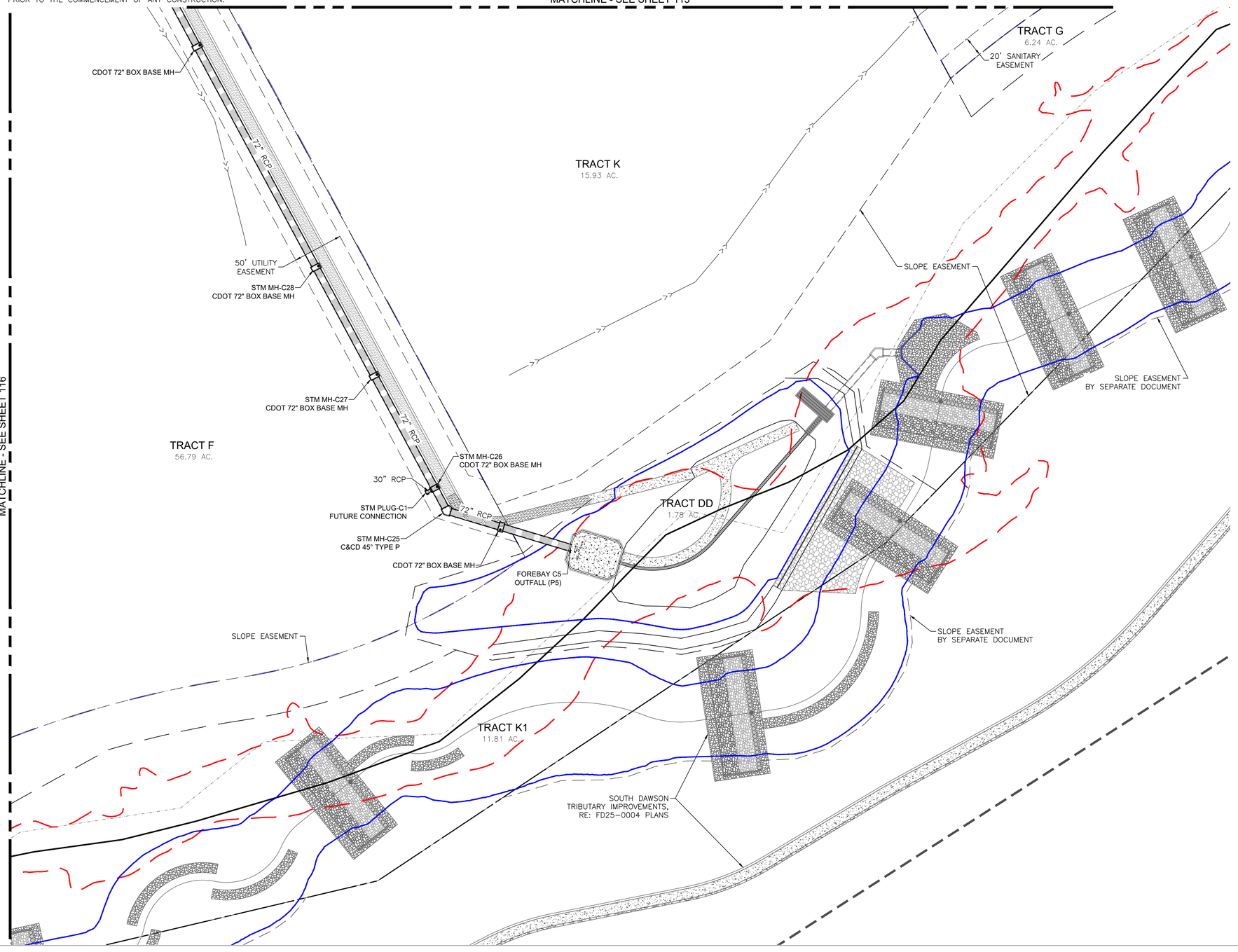
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SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'

MATCHLINE - SEE SHEET 116

MATCHLINE - SEE SHEET 113



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
>>	SWALE	<<
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
ST	STORM MANHOLE	ST
	STORM INLET	
<	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
T	TELEPHONE LINE	
CT	CABLE TV	
G	GAS LINE	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

BASIS OF BEARING
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

NOT FOR CONSTRUCTION

DAVID KUNTZ, PE DATE
STATE OF COLORADO #39347

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES DATE

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

NOT FOR CONSTRUCTION

DAWSON TRAILS
FILING NO. 3
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

No.	Issue / Revision	Date	Name
1	1ST SUBMITTAL FOR REVIEW	05/02/25	DK
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3	3RD SUBMITTAL FOR REVIEW	04/10/26	DK
4	4TH SUBMITTAL FOR REVIEW	07/10/26	DK

Job Number 24.0433
Project Manager D. KUNTZ
Design By N.NOEL/J.CLAMP/B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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Sheet Number:
117
OF 322

PLOT DATE: Friday, July 10, 2026 11:32 AM LAST SAVED BY: MWOOD
DRAWING LOCATION: G:\KUNTZ\24.0433-Dawson Trails\PLANS\CDs\XX_UTILITY PLAN 02.dwg

CALL 811 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

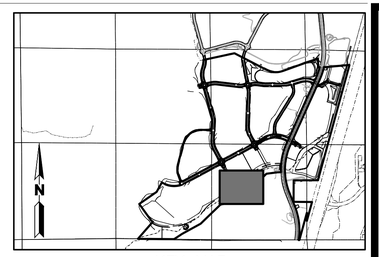
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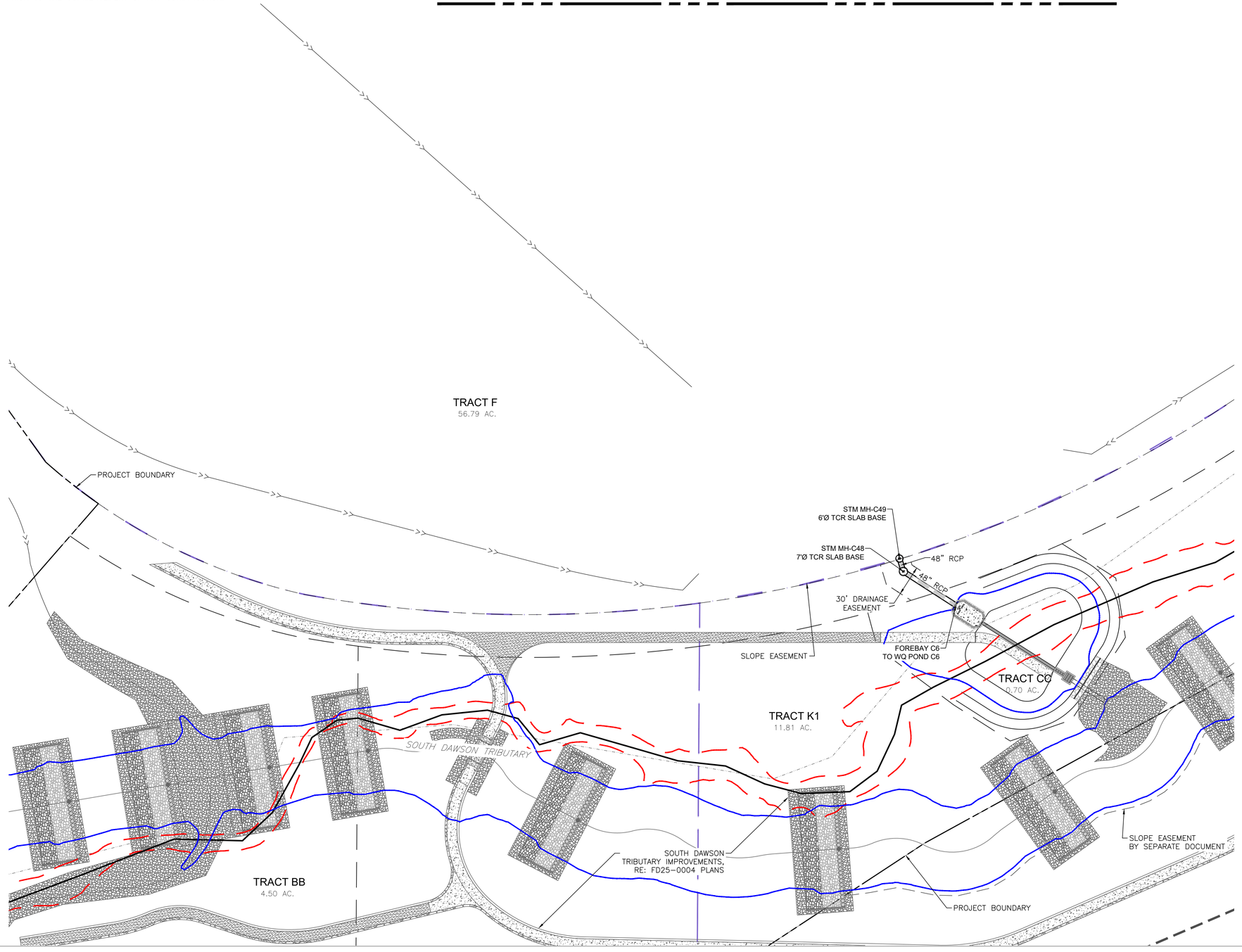
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50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"=2000'

MATCHLINE - SEE SHEET 116



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	LIMITS OF CONSTRUCTION	
	PLANNING BOUNDARIES	
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5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	
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	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	
	LIGHT POLE	
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T	TELEPHONE LINE	
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DRIVE	SIGN	DRIVE
	DESCRIPTIONS	

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12499 West Colfax Avenue
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303.431.6100
martinmartin.com

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Job Number 24.0433
Project Manager D. KUNTZ
Design By N:\DEL,J\.CLAMP.B.CASSO
Drawn By M. WOOD
Principal In Charge D. KUNTZ

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118
OF 322

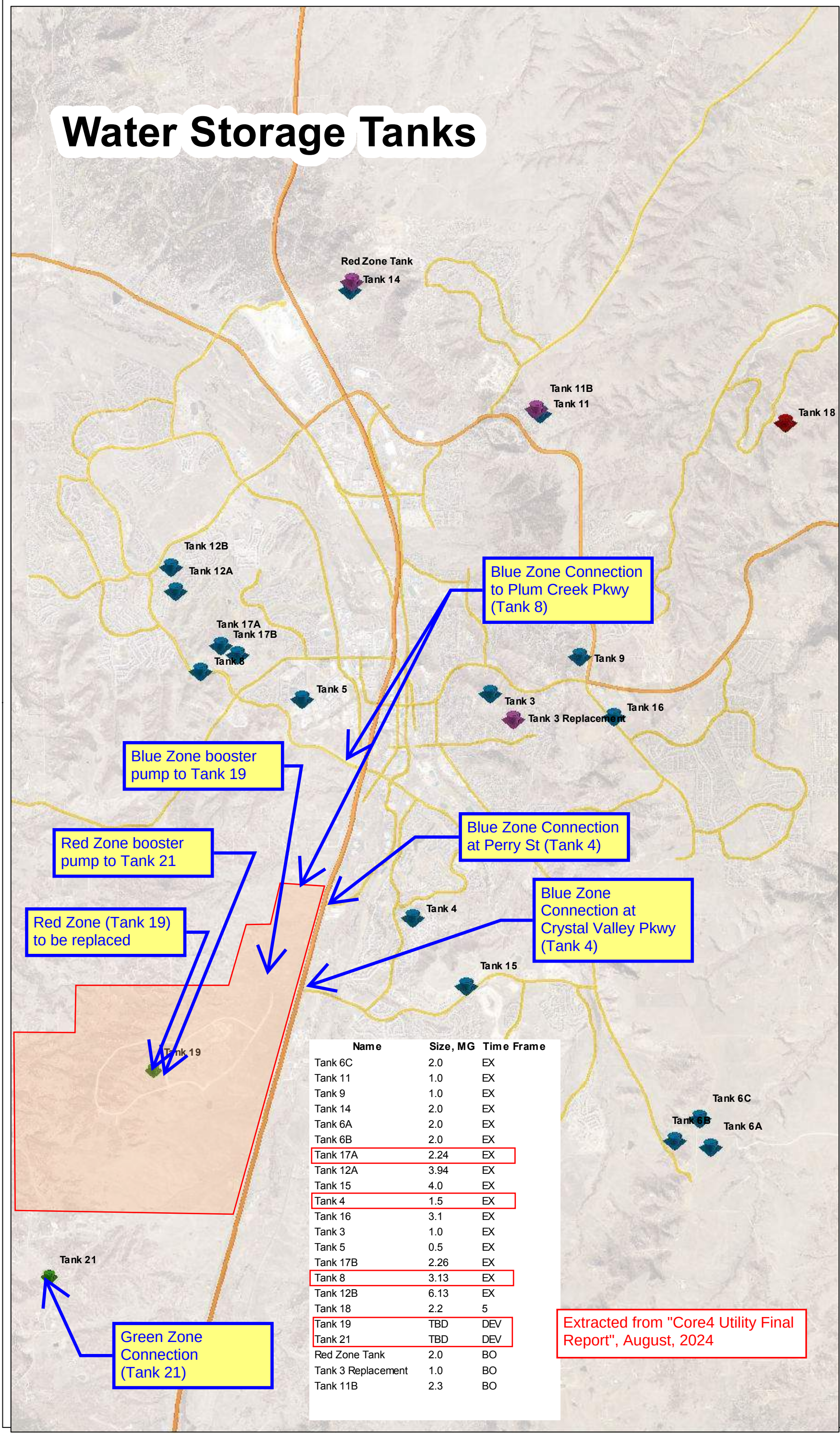
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DRAWING LOCATION: G:\KUNTZ\24.0433-Dawson Trails\PLANS\CDs\XX_UTILITY PLAN 02.dwg

Water Master Plan
2023



Engineering Division

Water Storage Tanks

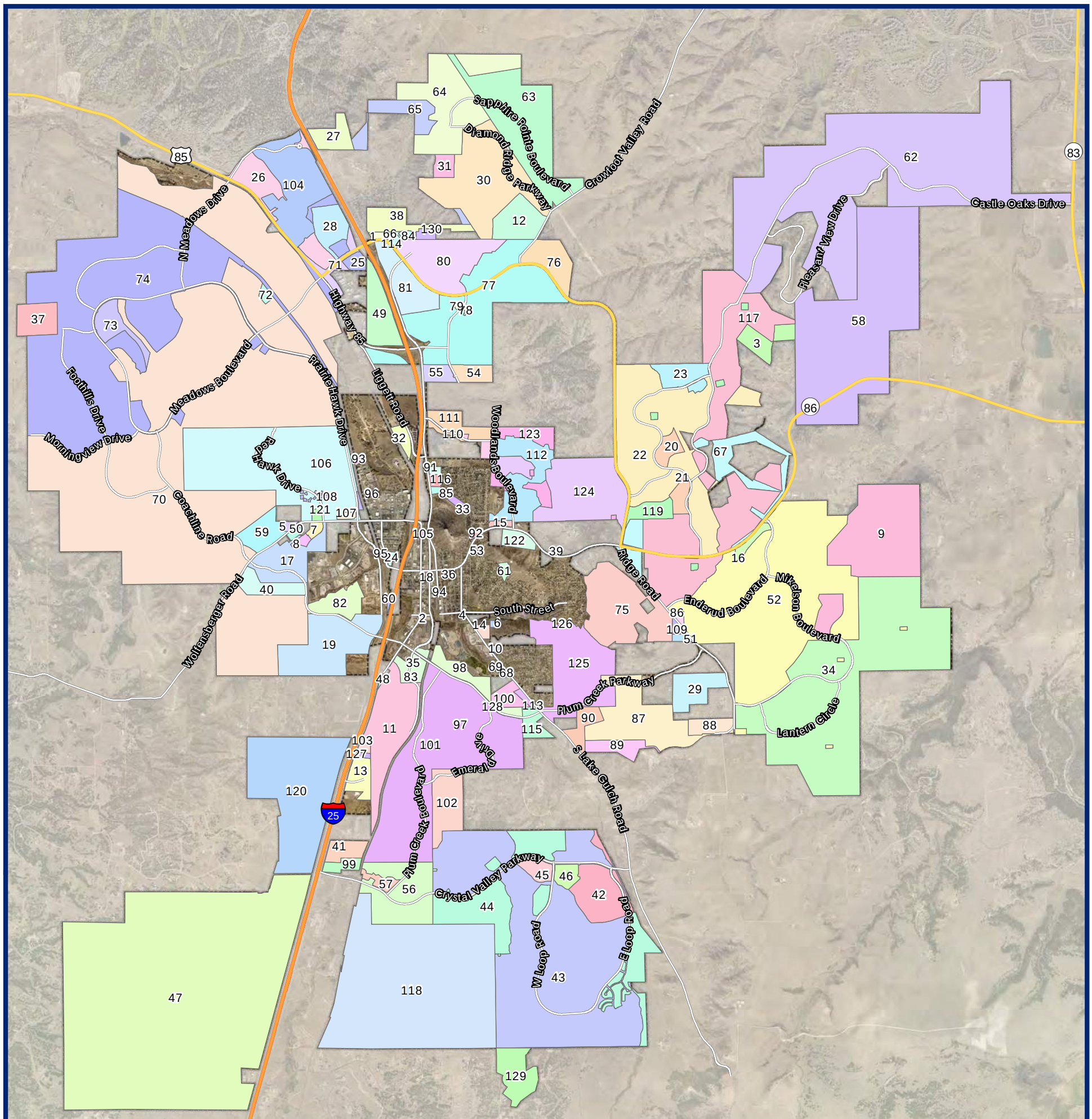


Name	Size, MG	Time Frame
Tank 6C	2.0	EX
Tank 11	1.0	EX
Tank 9	1.0	EX
Tank 14	2.0	EX
Tank 6A	2.0	EX
Tank 6B	2.0	EX
Tank 17A	2.24	EX
Tank 12A	3.94	EX
Tank 15	4.0	EX
Tank 4	1.5	EX
Tank 16	3.1	EX
Tank 3	1.0	EX
Tank 5	0.5	EX
Tank 17B	2.26	EX
Tank 8	3.13	EX
Tank 12B	6.13	EX
Tank 18	2.2	5
Tank 19	TBD	DEV
Tank 21	TBD	DEV
Red Zone Tank	2.0	BO
Tank 3 Replacement	1.0	BO
Tank 11B	2.3	BO

Extracted from "Core4 Utility Final Report", August, 2024

Figure 3.1

FIGURE 3.7 PLANNING AREAS



Planned Development Zoning

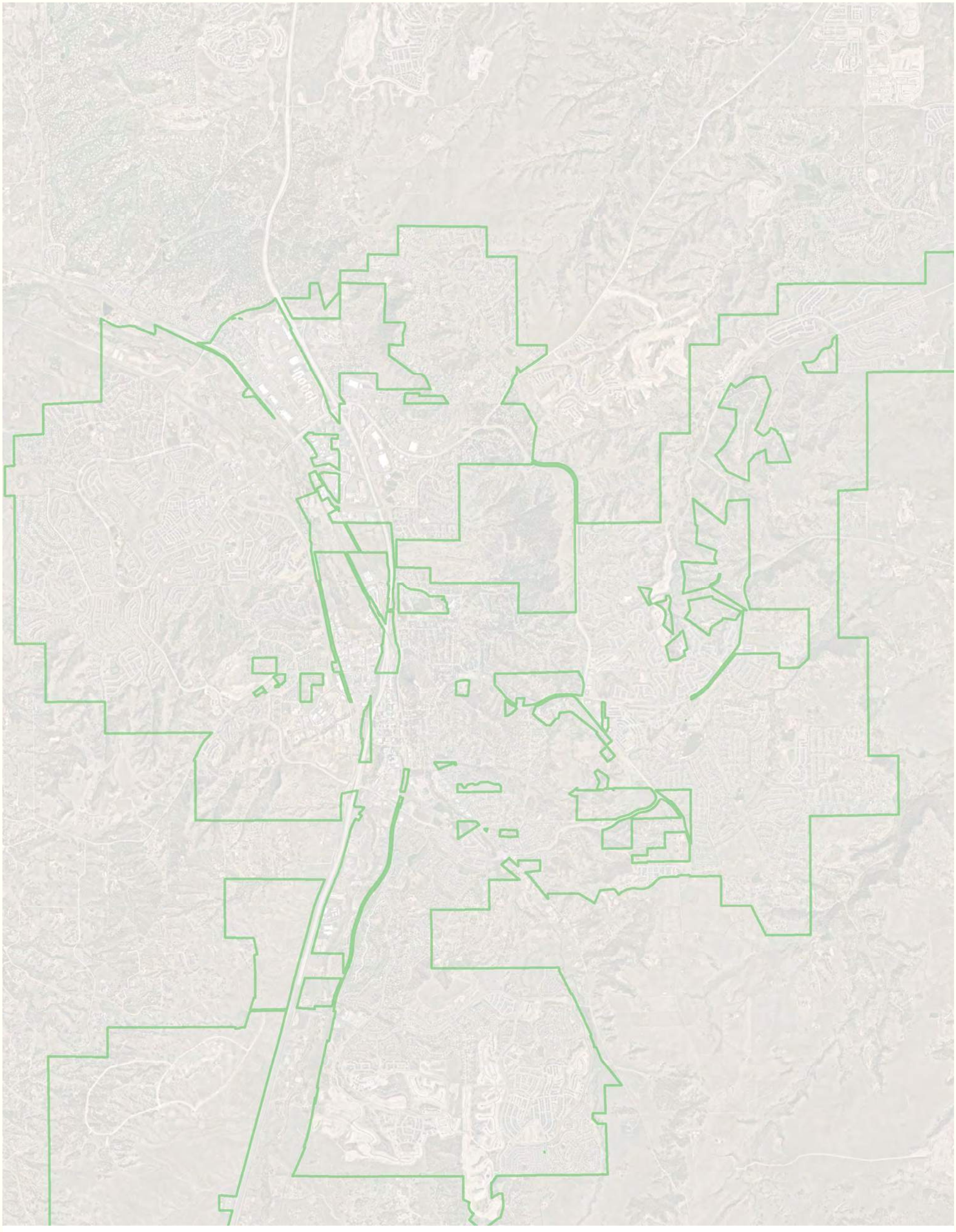
An illustration of the names and boundaries of all Planned Developments and Amendments. There is no significance represented by the colors used except to delineate boundaries. Numbers in table do not represent chronological order of Planned Development approvals. There are two types of zoning mapped within the Town: Standard Zone districts and Planned Development (PD) districts. Standard Zoning consists of a series of pre-established districts. The criteria for these zone districts (permitted uses, setback requirements, and maximum building heights) remain the same, no matter where the zone is located. Standard Zoning is an historic approach to land use management and is still in effect for the core of Town, which refers to the older downtown area and nearby residential areas. Each Planned Development district is unique and relates to a development plan that was prepared specifically for that property (typically large properties). All "newer" communities situated within the Town are zoned PD. For a detailed explanation of zoning requirements, specific to either Standard or PD Zoning districts, refer to Title 17 of the Town of Castle Rock Municipal Code.

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Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 10/15/2020

Legend

1. 1-25 AND FOUNDERS PKWY CONOCO PD
2. 18 WILCOX PD
3. 1ST AMD TO CASTLE OAKS PRELIM PD SITE PLAN AMD 1
4. 710 SOUTH STREET
5. ARBORS PD
6. ASPEN MEADOWS PD
7. AUBURN RIDGE PDP NO.1
8. AUBURN RIDGE PDP NO.1 AMD 1
9. BELLA MESA PDP
10. BISHOP COURT PD
11. BROOKSIDE BUSINESS CENTER AMENDED
12. BROOKWOOD PD
13. BURT AT CASTLE ROCK PD
14. BW SQUARED PD
15. CALVARY CHAPEL PDP
16. CAMBRIDGE HEIGHTS PD
17. CASTLE HIGHLANDS MAJOR MODIFICATION
18. CASTLE MANOR PD
19. CASTLE MEADOWS INTERCHANGE OVERLAY PDP
20. CASTLE OAKS AMEND NO. 1 PPD, 2ND
21. CASTLE OAKS AMEND NO. 1 PPD, 3RD
22. CASTLE OAKS AMENDMENT NO. 1
23. CASTLE OAKS ESTATES PDP NO. 1
24. CASTLE PARK SOUTH PD
25. CASTLE PINES COMMERCIAL AMENDMENT (1995)
26. CASTLE PINES COMMERCIAL AMENDMENT (2000)
27. CASTLE PINES COMMERCIAL MAJOR MODIFICATION
28. CASTLE PINES COMMERCIAL PD
29. CASTLE RIDGE PD
30. CASTLE ROCK ESTATES I AMENDMENT
31. CASTLE ROCK ESTATES II PD
32. CASTLE ROCK MARINE PD
33. CASTLEVIEW CONDOMINIUMS PD
34. CASTLEWOOD RANCH MINOR AMENDMENT
35. CENTRE ON PLUM CREEK FLG 2 AMENDED
36. CHRISTS EPISCOPAL CHURCH PD
37. CHURCH OF THE ROCK PD
38. COOPER-HOOK PD
39. COUNTRY ACRES PD
40. COVENANT AT CASTLE ROCK PDP
41. CREEKSIDE PD
42. CRYSTAL VALLEY RANCH 2ND AMENDMENT
43. CRYSTAL VALLEY RANCH 4TH AMENDMENT
44. CRYSTAL VALLEY RANCH MAJOR AMENDMENT
45. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 5
46. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 6
47. DAWSON RIDGE AMENDMENT
48. DEMIS PD
49. DOUGLAS COUNTY JUSTICE CENTER MAJOR MODIFICATION
50. EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD
51. FAITH LUTHERAN CHURCH PD
52. FOUNDERS VILLAGE AMENDED (1986)
53. GANNON MED/DENTAL PD
54. HAZEN MOORE AMENDMENT
55. HAZEN MOORE PDP NO. 1
56. HECKENDORF RANCH AMD NO.1
57. HECKENDORF RANCH PDP AMD NO.4
58. HERITAGE FARM PD
59. HILLSIDE PDP
60. KREFT PD
61. LARRYS PD
62. LIBERTY VILLAGE 2ND AMENDMENT
63. MAHER RANCH MAJOR AMENDMENT (PHASE 1)
64. MAHER RANCH MAJOR AMENDMENT (PHASE 2)
65. MAHER RANCH PD
66. MAIN PLACE PD
67. MALL AND OFFICE CENTER INFILL
68. MASTER MAGNETICS 2 PD
69. MASTER MAGNETICS PD
70. MEADOWS FOURTH AMENDMENT
71. MEADOWS PARKWAY PD
72. MEADOWS PDP NO. 1
73. MEADOWS PDP NO. 2
74. MEADOWS THIRD AMENDMENT
75. MEMMEN YOUNG INFILL
76. METZLER RANCH 2ND MAJOR AMENDMENT
77. METZLER RANCH PD (1996)
78. METZLER RANCH PD 5TH AMENDMENT
79. METZLER RANCH PPD 4TH AMENDMENT
80. METZLER RANCH THIRD MAJOR AMENDMENT
81. MILESTONE OFFICE CAMPUS AMENDED (1998)
82. MILLER'S LANDING INTERCHANGE OVERLAY PDP
83. MILLER RANCH PD
84. MONTANA VISTA PDP
85. MOUNTAIN SHADOWS PD
86. MT. ZION LUTHERAN CHURCH PD
87. OAKS OF CASTLE ROCK AMD NO.1
88. OAKS OF CASTLE ROCK AMENDMENT NO. 3
89. OAKS OF CASTLE ROCK AMENDMENT NO. 4
90. OAKS OF CASTLE ROCK PD
91. OAKWOOD APARTMENTS PD
92. OAKWOOD PARK PD
93. OMNI STORAGE PD
94. P S MILLER HOUSE
95. PARK STREET BUSINESS CENTER II PD
96. PD (ORD# 3.60 & 3.61)
97. PLUM CREEK AMENDED
98. PLUM CREEK FIRST AMENDMENT
99. PLUM CREEK POINTE AMENDMENT
100. PLUM CREEK RIDGE PD
101. PLUM CREEK SECOND AMENDMENT
102. PLUM CREEK SOUTH PD
103. PLUM CREEK WEST PD
104. PROMENADE AT CASTLE ROCK PDP
105. Q-PETROLEUM PD
106. RED HAWK AMENDMENT NO. 1
107. RED HAWK CROSSINGS PDP NO. 1
108. RED HAWK PD
109. RIDGE VIEW PD
110. SCOTT II AMENDED
111. SCOTT II MAJOR MODIFICATION
112. SCOTT RANCH PD
113. SELLERS LANDING PD
114. SHOPPES ON FOUNDERS
115. STANBRO PD
116. STONE CREEK APARTMENTS PD
117. TERRAIN PDP
118. THE LANTERNS AMENDMENT NO. 3
119. VILLAGES AT CASTLE ROCK PD
120. WESTFIELD TRADE CENTER AMENDMENT
121. WOLFENSBERGER PDP
122. WOODLANDS CROSSING PD
123. WOODLANDS MINOR MODIFICATION
124. WOODLANDS SECOND AMENDMENT
125. YOUNG AMERICAN PD
126. YOUNG AMERICAN SECOND AMENDMENT
127. YOUR STORAGE CENTER AT CASTLE ROCK PDP
128. YOUTH FOR CHRIST PD
129. RIDGE ESTATES
130. ALEXANDER PLACE PD



VICINITY MAP

VICINITY MAP

0 2,100 4,200 8,400 12,600 Feet

1 inch = 4,167 feet

Date: 3/1/2023 Document Path: J:\GIS\Standard Maps\10.6\11x17 Portrait.mxd

CASTLE ROCK WATER
FIGURE 3.1
HYDRAULIC MODEL

Wastewater Master Plan

2022



Engineering Division

OBJECTID_1	Facility Type	Location
1	Lift Station	Castle Oaks Lift Station
2	Lift Station	Mitchell Creek Lift Station
3	Lift Station	Maher Ranch Lift Station
4	Lift Station	Sellars Gulch Lift Station
5	Lift Station	Castlewood 2 Lift Station
6	Lift Station	Meadows 17 Lift Station
7	Lift Station	Meadows 5 Lift Station
8	Lift Station	Meadows 15 Lift Station
9	Lift Station	Castlewood 1 Lift Station
10	LS-Abandoned	Ray Waterman Lift Station
11	Flow Splitter Box	North Flume
12	Odor Control	Woodlands Odor Control
13	Odor Control	Maher Ranch Odor Control
14	Grinder	Meadows Grinder
15	Siphon/Grinder	Mitchell Street Depressed Sewer & Grinder
16	Connection/Flow Station	Cobblestone to Pinery
17	Treatment Facility	PCWRA
18	Connection/Flow Station	Canyons South to Pinery
19	Siphon	Perry St
20	Siphon	Under I-25 @Wolfesnberger

VICINITY MAP

Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main

CASTLE ROCK Qwater
Securing our future drop by drop

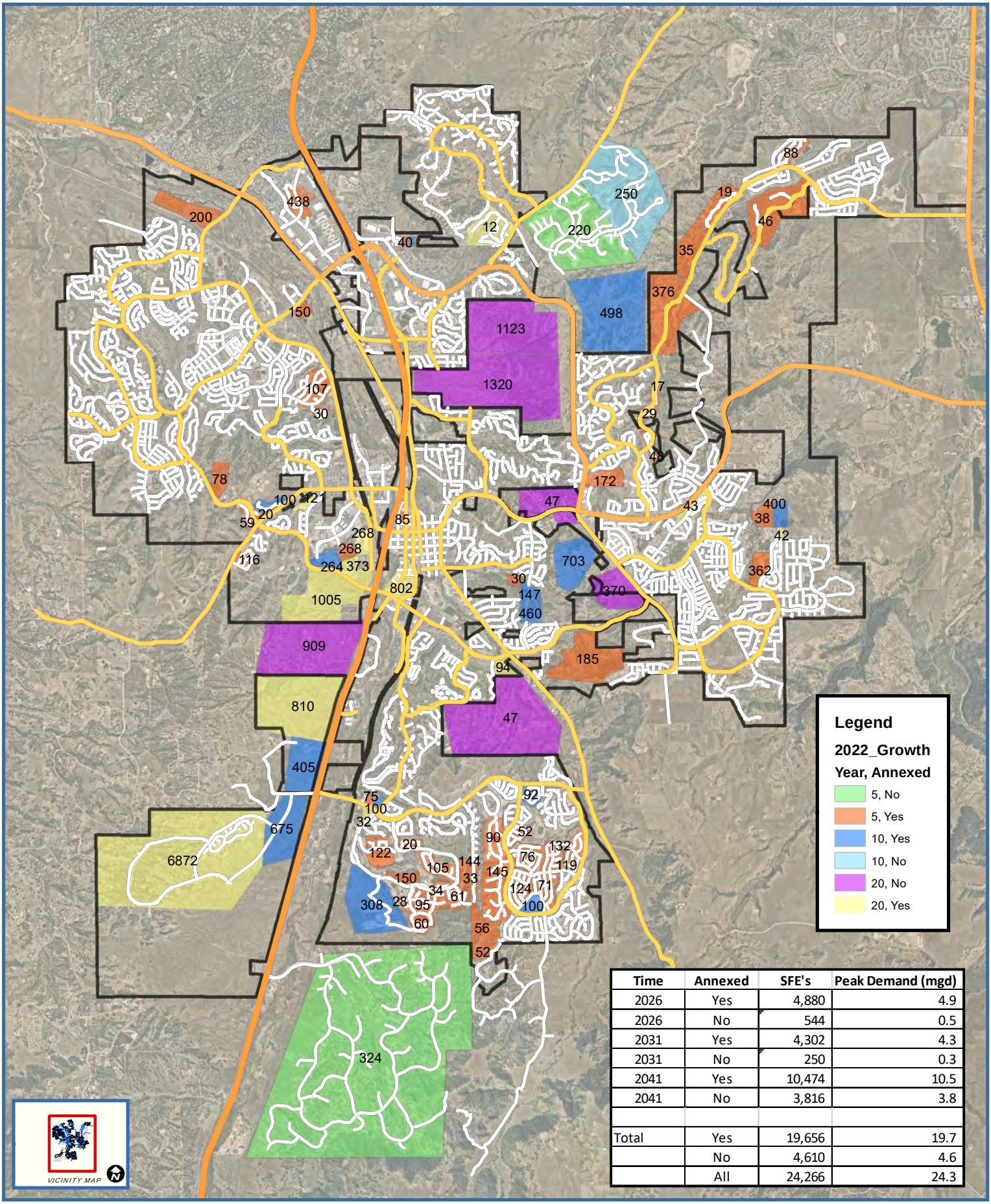
0 2,350 4,700 9,400 14,100 Feet

1 inch = 4,667 feet

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Castle Rock Water
WWMP
Figure 2.1

Date: 11/3/2022 Document Path: J:\B. PLAN & ENG\13.0 Engineering\13.8. Planning\Master Plans\2022 Master plan update\WW Master



Time	Annexed	SFE's	Peak Demand (mgd)
2026	Yes	4,880	4.9
2026	No	544	0.5
2031	Yes	4,302	4.3
2031	No	250	0.3
2041	Yes	10,474	10.5
2041	No	3,816	3.8
Total	Yes	19,656	19.7
	No	4,610	4.6
	All	24,266	24.3

Castle Rock Water
Securing our future drop by drop

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CASTLE ROCK 2022 WASTEWATER MASTER PLAN FIGURE 3.0

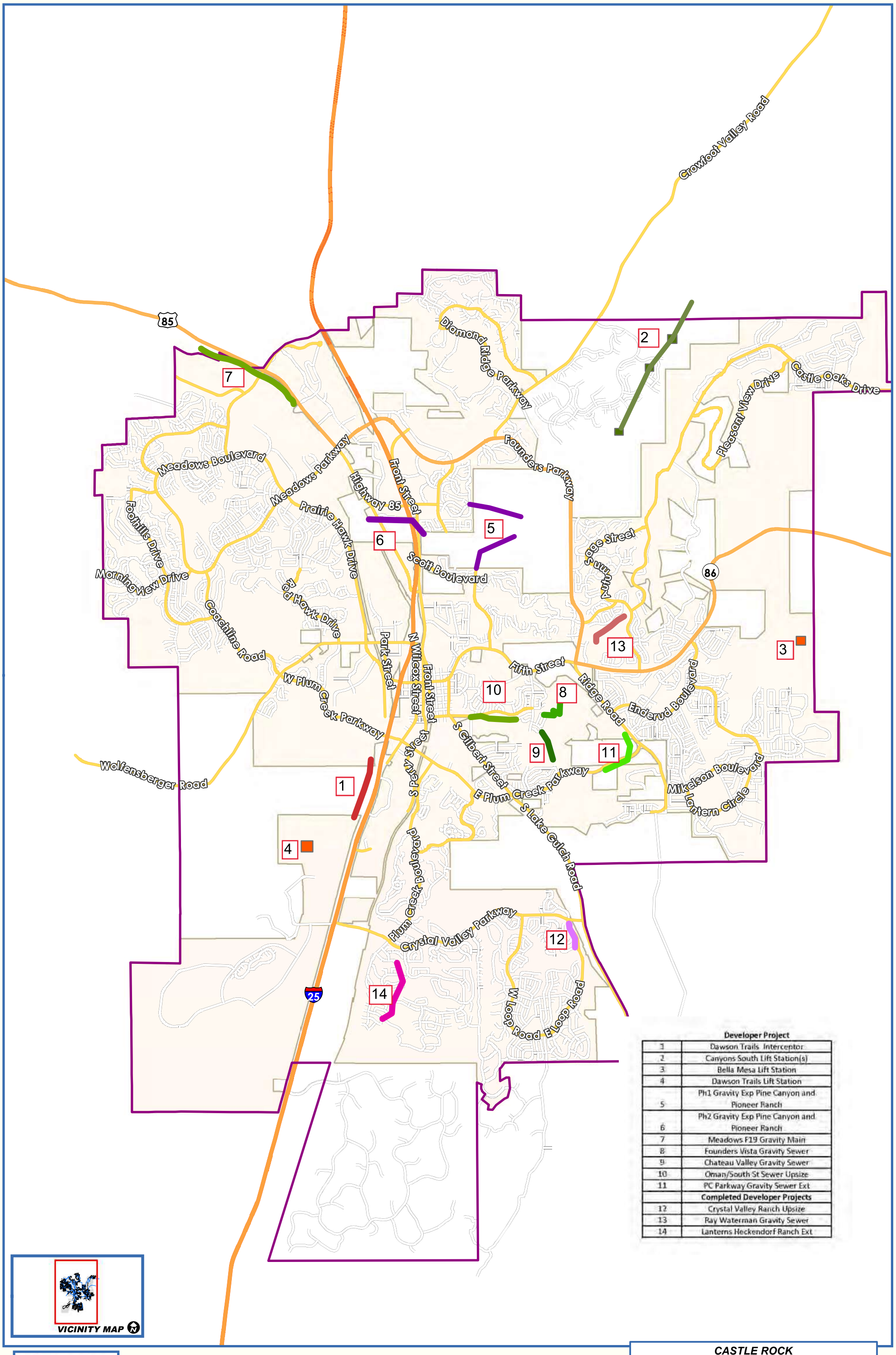
Document Path: J:\B. PLAN & ENG\13.0 Engineering\13.8. Planning\Hydraulic Models\Water\Master Copies\2022 MP Update\Data\Growth Map.mxd

Table 4-3
Completed Developer Wastewater Projects 2004-2022

CIP Name	Construction Description	Year Completed
Castle Oaks Expansion – Phase I	2.3 Mgd Lift Station	2005
	13,500 LF of 12-inch DIP Force Main	2005
	1,890 LF of 8”; 2,900 LF of 15”; 7,165 LF of 18” gravity pipeline	2005
Lanterns-Heckendorf Ranch Expansion	4,530 LF of 10”; 1,980 LF of 12”; 4,530 LF of 8” gravity pipeline; 50 LF of 21”	2005-2006
Crystal Valley Ranch Expansion – Phase I	4,430 LF of 10”; 5,620 LF of 12” gravity pipeline	2006
Meadows Expansion – Phase I	3,063 LF of 12”; 6,560 LF of 21”; 1,990 LF of 24” gravity pipeline	2005
Meadows Expansion – Phase II	0.5 Mgd Liftstation	2005
	200 LF of 10” Force Main	2005
	1,900 LF of 8” Gravity Pipeline	2005
Meadows Expansion – Phase III	2,270 LF of 12” gravity pipeline	2005
Castle Oaks Expansion – Phase II	2,870 LF of 8” gravity pipeline	2007
Crystal Valley Ranch Expansion – Phase II	1,510 LF of 8” gravity pipeline	2007
Crystal Valley Loop Road sewer expansion	1,900 LF of 12” upsized to 15”	2019
Ray Waterman Treatment Plant (RWTP) Gravity Sewer Main	1,680 LF of 10” sewer to replace old temp lift station; developer cost shared. Upon completion, the temporary lift station serving the RWTP and the King Soopers/Founders Marketplace was abandoned.	2018
Macanta (aka Canyons South)	Interceptor to the Pinery and Collection System Pipes, as phases develop	2020
Lanterns Heckendorf Ranch Expansion	Collection system pipes complete and ongoing as phases develop	Ongoing in 2022

Table 4-4
Future Developer Wastewater Projects: 2022-Future

CIP Name	Project Description
Meadows Filing 19 - Highway 85 Sewer Main	8” and larger gravity pipelines to PCWRA; originally identified in previous master plans as a lift station, force main and gravity mains to serve the area
Pine Canyon/Pioneer Ranch: Gravity Expansion at SMH261 – Phase I	4,270 LF of 8" gravity pipeline; dependent on approval of Pine Canyon and Pioneer Ranch
Pine Canyon/Pioneer Ranch: Gravity Expansion at SMH261 – Phase II	1,700 LF of 10” gravity pipeline; dependent on approval of Pine Canyon and Pioneer Ranch
Founders Filing No. 24: Bella Mesa Lift Station and Force Main	Proposed lift station and associated force mains/gravity mains are anticipated
Macanta (formerly known as Canyons South)	Two to three proposed lift stations and associated force and gravity mains
Lanterns Heckendorf Ranch Expansion	Additional gravity pipelines to serve the area as development progresses (underway).
Dawson Trails: Interceptor Upsize (formerly known as Dawson Ridge)	Modeling indicates that should Dawson Trails eventually develop to its fully anticipated density, 2,921 linear feet of 12-inch sewer will need to be upsized to 15-inch, and 3,133 linear feet of 15-inch will need to be upsized to 24-inch.
Dawson Trails: Lift Station and Force Main	Preliminary Utility Reports indicate that a future lift station(s) may be required to serve portions of the development.
Brisco/Fair St. Alley: sewer upsize	Redevelopment in the downtown central Castle Rock may warrant upsize of the sewer main in the alley; the condition of the sewer main is very poor and may be addressed with a sewer rehabilitation project despite the potential for future redevelopment.
Founders Vista: Gravity Sewer	Gravity sewer to connect to existing sewer mains in the Valley Drive/Oman Street area
Chateau Valley: Gravity Sewer	Gravity sewer to connect to existing sewer mains in the Valley Drive/Oman Street area
Founders Vista/Chateau Valley: Oman/South St. Sewer Upsize	Oman Street interceptor may require upsizing to support the Founders Vista and Chateau Valley projects
Villages at CR/Memmen parcels: PC Parkway Gravity Sewer Ext	Gravity sewer extension expected to be required to support future Memmen Parcels and Villages at Castle Rock development along Ridge Road; portions may need to be completed in advance of development due to the Plum Creek Parkway Roadway Widening Project



	Developer Project
1	Dawson Trails Interceptor
2	Canyons South Lift Station(s)
3	Bella Mesa Lift Station
4	Dawson Trails Lift Station
5	Ph1 Gravity Exp Pine Canyon and Pioneer Ranch
6	Ph2 Gravity Exp Pine Canyon and Pioneer Ranch
7	Meadows F19 Gravity Main
8	Founders Vista Gravity Sewer
9	Chateau Valley Gravity Sewer
10	Oman/South St Sewer Upsize
11	PC Parkway Gravity Sewer Ext
	Completed Developer Projects
12	Crystal Valley Ranch Upsize
13	Ray Waterman Gravity Sewer
14	Lanterns Heckendorf Ranch Ext

VICINITY MAP

CASTLE ROCK Qwater
Securing our future drop by drop

0 2,350 4,700 9,400 14,100 Feet

1 inch = 4,667 feet

CASTLE ROCK
2022 WASTEWATER MASTER PLAN
DEVELOPER WASTEWATER PROJECTS
FIGURE 4.1

Date: 11/4/2022 Document Path: J:\B. PLAN & ENG\13.0 Engineering\13.8. Planning\Master Plans\2022 Master plan update\WW Master

2022 Master Plan CIP Projects

- PCWRA Int
- PC Int North Upsize
- PC Int South Upsize
- PC Int Upsize
- Praire Hawk Int Ph1
- Dawson Trails Int Ph2 (Dev)
- Dawson Trails Int Ph1 (Dev)
- PC Int Emerg Upsize
- PC Int Old WWTP Upsize
- Fair St Alley Sewer



VICINITY MAP

CASTLE ROCK Qwater
Securing our future drop by drop

0 1,150 2,300 4,600 6,900 Feet

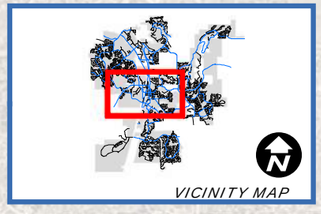
1 inch = 2,337 feet

Date: 9/11/2022 Document Path: J:\GIS\Standard Maps\10.6\11x17 Portrait_10.6.mxd

CASTLE ROCK
2022 WWMP
FIGURE 4.2

Legend

- Glovers CIPP
- CIPP Pipe
- 2022 Active VCP



Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main

CASTLE ROCK Qwater
Securing our future drop by drop

0 650 1,300 2,600 3,900 Feet

1 inch = 1,333 feet

Date: 11/30/2022

CASTLE ROCK
2022 WASTEWATER MASTER PLAN
FIGURE 5.1

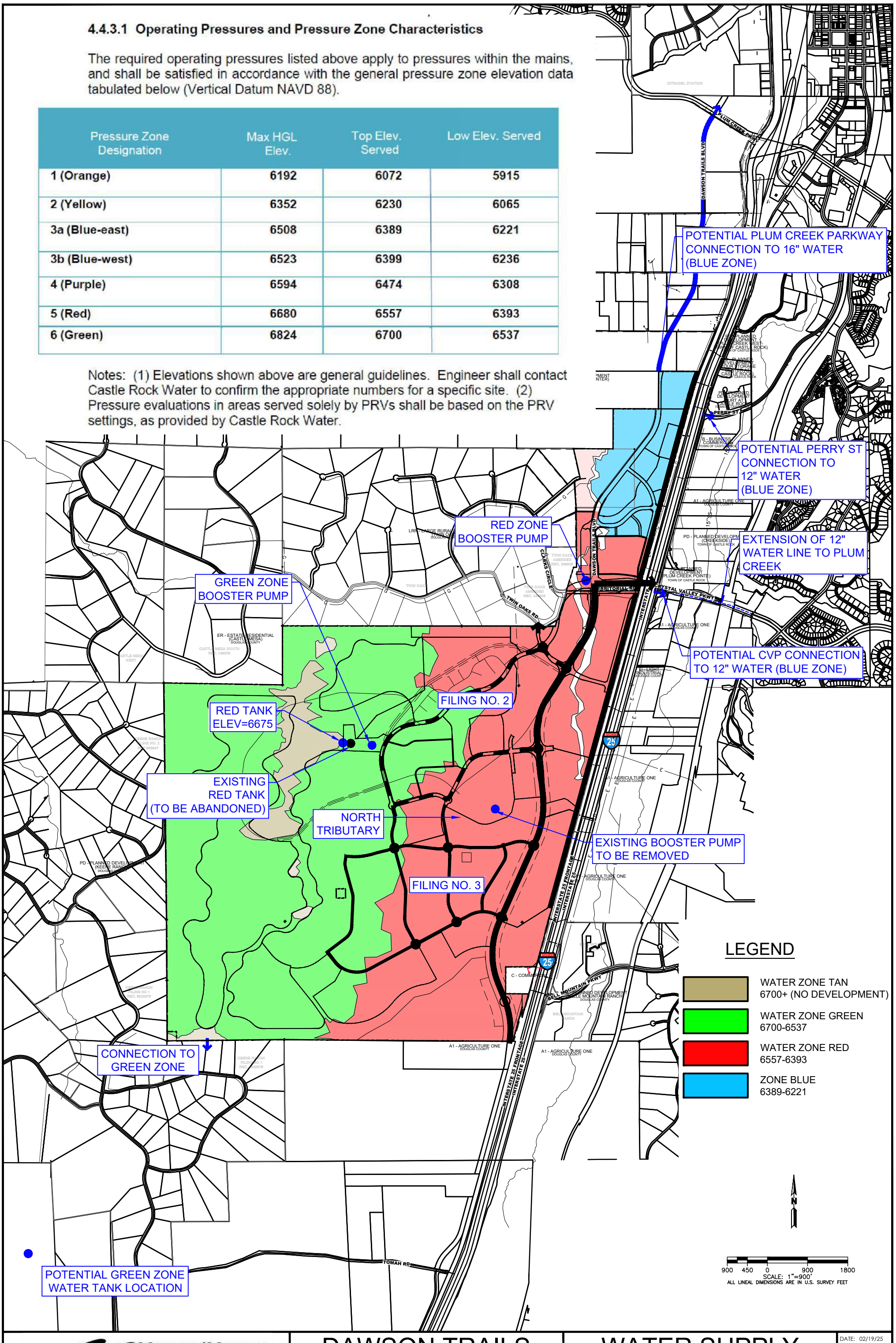
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4.4.3.1 Operating Pressures and Pressure Zone Characteristics

The required operating pressures listed above apply to pressures within the mains, and shall be satisfied in accordance with the general pressure zone elevation data tabulated below (Vertical Datum NAVD 88).

Pressure Zone Designation	Max HGL Elev.	Top Elev. Served	Low Elev. Served
1 (Orange)	6192	6072	5915
2 (Yellow)	6352	6230	6065
3a (Blue-east)	6508	6389	6221
3b (Blue-west)	6523	6399	6236
4 (Purple)	6594	6474	6308
5 (Red)	6680	6557	6393
6 (Green)	6824	6700	6537

Notes: (1) Elevations shown above are general guidelines. Engineer shall contact Castle Rock Water to confirm the appropriate numbers for a specific site. (2) Pressure evaluations in areas served solely by PRVs shall be based on the PRV settings, as provided by Castle Rock Water.



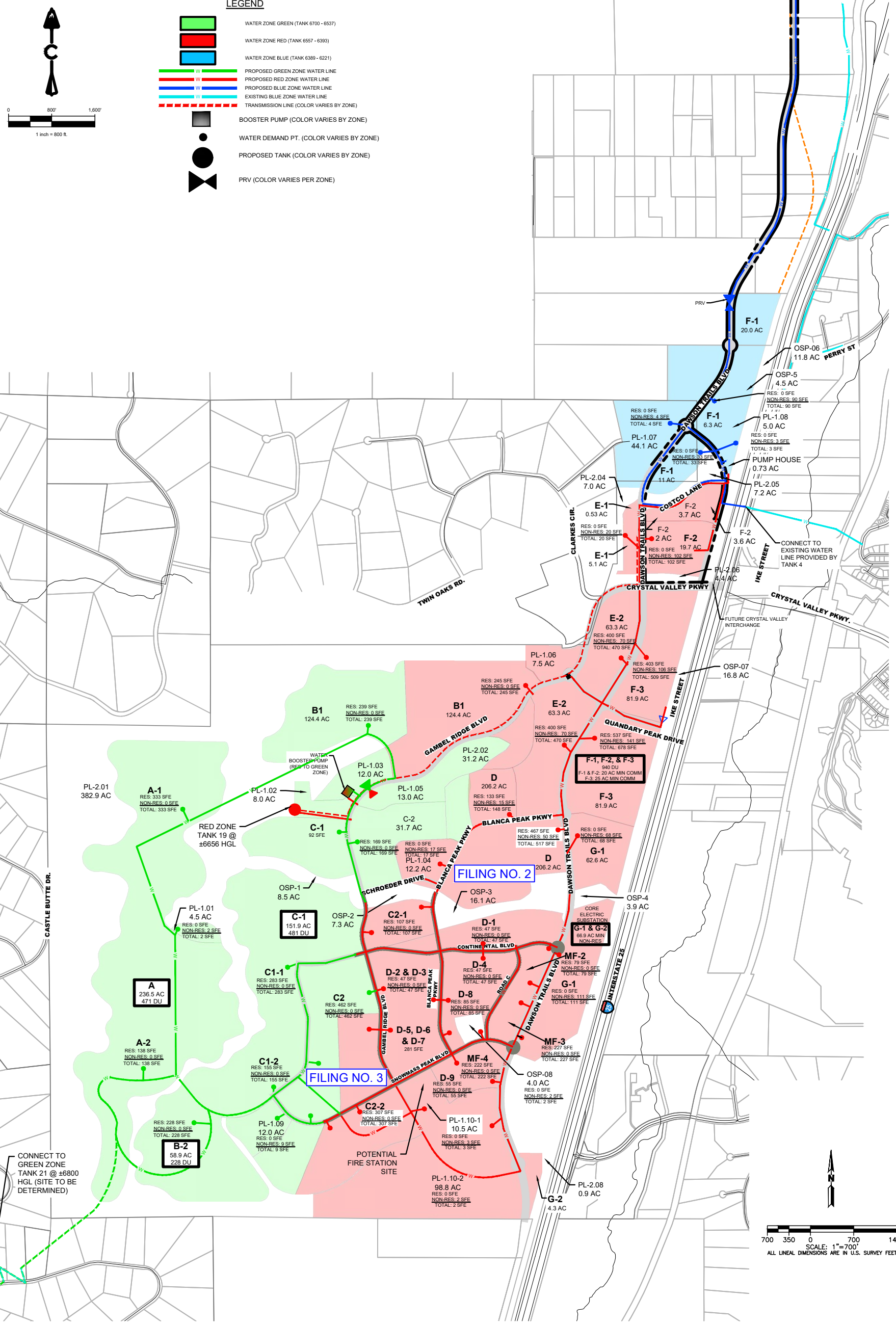
MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

DAWSON TRAILS FILING No. 3

WATER SUPPLY ZONES EXHIBIT

DATE: 02/19/25
DRAWN BY: NRM
JOB NO. 24.0433
SHEET 2

2/20/2025 4:15 PM - \\MMCIVIL MARTIN LOCAL\CIVIL\KUNTZ\24.0433-DAWSON TRAILS\ENGI\UTILITY\CAD\2 WATER SUPPLY ZONES EXHIBIT.DWG



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DAWSON TRAILS FILING No. 3

OVERALL WATER MAP

DATE: 02/19/25
DRAWN BY: NRM
JOB NO. 24.0433
SHEET 3

2/20/2025 4:15 PM: \\MMCIVIL-MARTIN.LOCAL\CIVIL\KUNTZ\24 0433-DAWSON TRAILS\ENG\UTILITY\CAD\3 OVERALL WATER MAP.DWG;

This map is schematic in nature. Survey is recommended for specific locations.

Pipe Diameter

- 8"
- 12"
- 16"
- 20"
- 24"
- Parcels

N

0 200 400 800 1,200 1,600 Feet

Red Zone Tank

16" 16" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 12" 8" 8"

Pine Crest Cir S

Dawson Ridge

Lowell Pl

I-25 Frontage

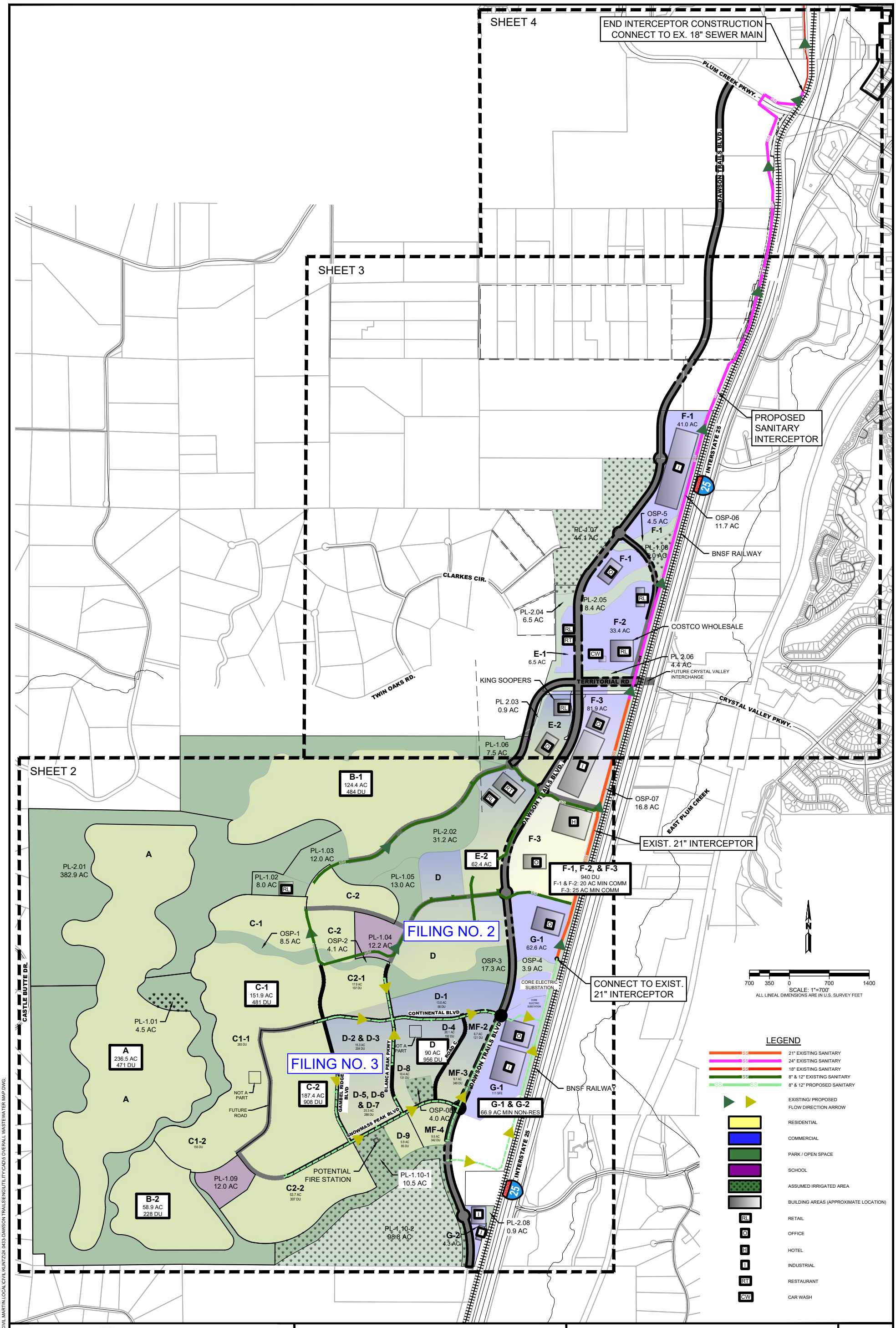
E Frontage Rd

6608 ft

6528 ft

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sheet Number: 1	Date: May 2, 2025 Design By: SEP Drawn By: SEP Principal in Charge: WPW	**Dawson Trails Filing 3** Phase 1 - Water System Pipe Sizes	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 P.O. BOX 151500 303.431.6100



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Lakewood, Colorado 80215
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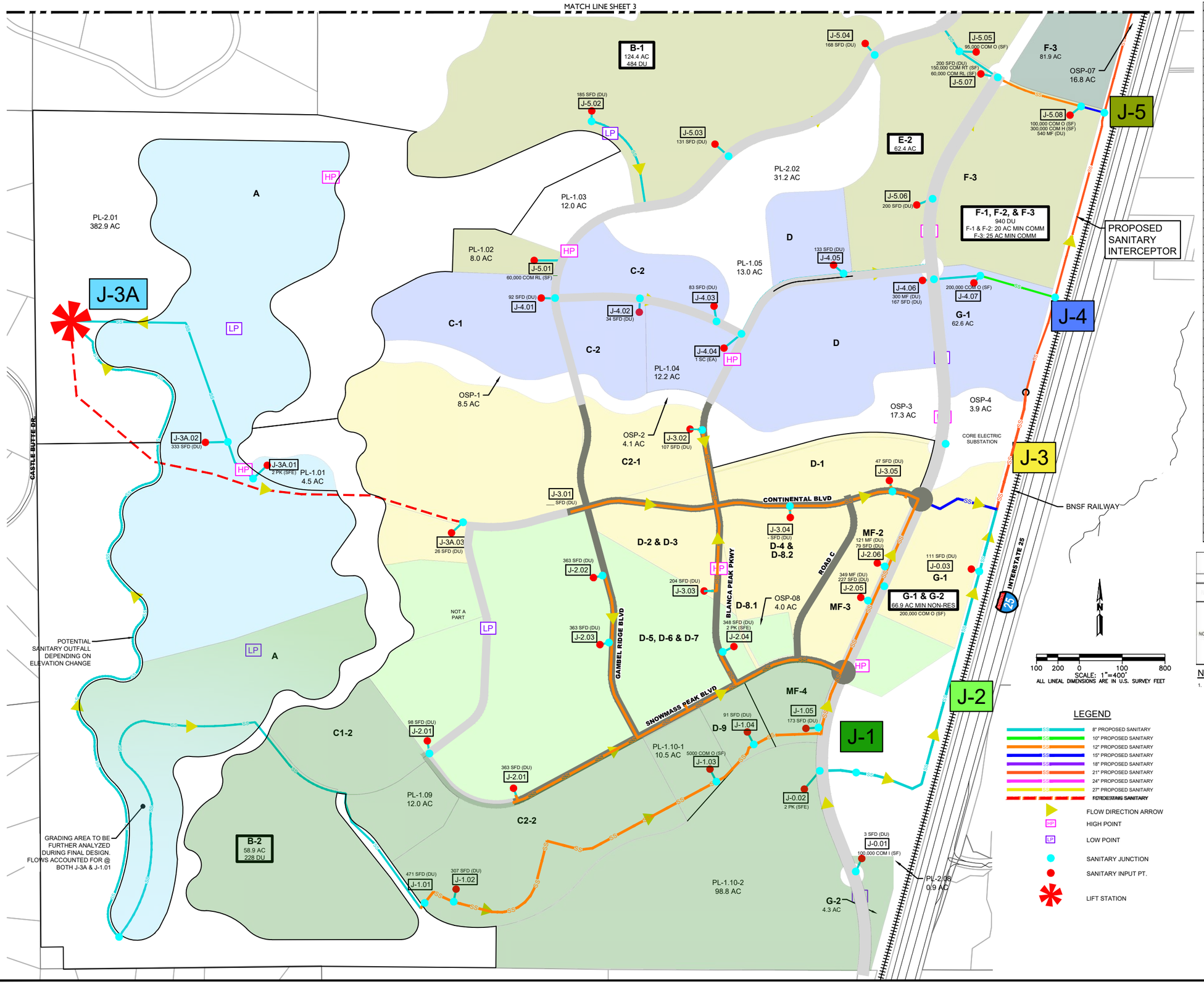
DAWSON TRAILS FILING No. 3

OVERALL WASTEWATER MAP

DATE: 02/19/25
DRAWN BY: NRM
JOB NO. 24.0433
SHEET 5

2/20/2025 4:15 PM: \\MMCIVIL-MARTIN.LOCAL\CIVIL\KUNTZ\24.0433-DAWSON TRAILS\ENG\UTILITY\CAD\5 OVERALL WASTEWATER MAP.DWG;

MATCH LINE SHEET 3



JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-1.01	27,600	-	98	98
J-1.02	13,800	-	49	147
J-1.03	-	3,375	12	159
J-1.04	45,600	-	162	320
J-1.05	18,200	-	65	385
J-1.06	18,200	-	65	449
J-1.07	18,200	-	65	514
J-1.08	-	500	2	516
J-1.09	-	400	2	517
J-1.10	-	551	2	2
J-1	-	-	-	519
J-2.01	19,600	-	70	70
J-2.02	72,600	-	257	327
J-2.03	69,600	-	247	573
J-2.04	-	600	2	575
J-2.05	34,600	-	123	697
J-2.06	-	2,204	8	705
J-2	-	-	-	1,224
J-3A.01	-	600	2	2
J-3A.02	66,600	-	236	237
J-3A	-	-	-	335
J-3.01	5,200	-	19	354
J-3.02	39,200	-	139	493
J-3.03	39,000	-	138	631
J-3.04	31,000	-	110	741
J-3.05	92,340	-	327	327
J-3.05A	-	-	-	1,068
J-3.06	-	20,000	71	1,139
J-3	-	-	-	2,368
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
J-4.04	-	3,375	12	160
J-4.05	26,600	-	94	254
J-4.06	72,400	-	257	511
J-4.07	-	20,000	71	582
J-4	-	-	-	2,948
J-5.01	-	6,000	21	21
J-5.02	37,000	-	131	152
J-5.03	26,200	-	93	245
J-5.04	33,600	-	119	364
J-5.05	-	9,500	34	398
J-5.06	26,000	-	92	92
J-5.07	26,000	231,000	910	1,400
J-5.08	70,200	63,906	475	1,875
J-5	-	-	-	4,820
J-6.01	-	8,000	28	28
J-6.02	52,000	12,479	228	257
J-6	-	-	-	5,077
J-7.01	-	40,000	142	142
J-7.02	-	5,000	18	160
J-7.03	-	27,500	97	257
J-7	-	-	-	5,334
J-8.01	-	400	2	2
J-8.02	-	10,000	36	37
J-8.03	-	400	2	39
J-8	-	-	-	5,372
J-9.01	-	3,030	11	11
J-9	-	-	-	5,383
TOTAL	1,023,140	468,421	-	5,383

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	2,098	5,850
	SINGLE FAMILY (DU)	3,752	
NON-RESIDENTIAL	SCHOOL (EA)	2	3,200,000
	PARKS (SFE)	10	
	CAR WASH (AC)	3	
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL/ OFFICE (SF)	1,225,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

LEGEND

- 8" PROPOSED SANITARY
- 10" PROPOSED SANITARY
- 12" PROPOSED SANITARY
- 15" PROPOSED SANITARY
- 18" PROPOSED SANITARY
- 21" PROPOSED SANITARY
- 24" PROPOSED SANITARY
- 27" PROPOSED SANITARY
- ~~FUTURE SANITARY~~
- FLOW DIRECTION ARROW
- HIGH POINT
- LOW POINT
- SANITARY JUNCTION
- SANITARY INPUT PT.
- LIFT STATION

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3A
- BASIN 3B
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9

X SFD (DU)	SINGLE FAMILY (UNITS)
X MF (DU)	MULTI-FAMILY (UNITS)
X SC (EA)	SCHOOL (UNITS)
X COM (SF)	COMMERCIAL (UNITS)
RL	RETAIL
O	OFFICE
H	HOTEL
I	INDUSTRIAL
RT	RESTAURANT
CW	CAR WASH
X PK (SFE)	PARK (UNITS)

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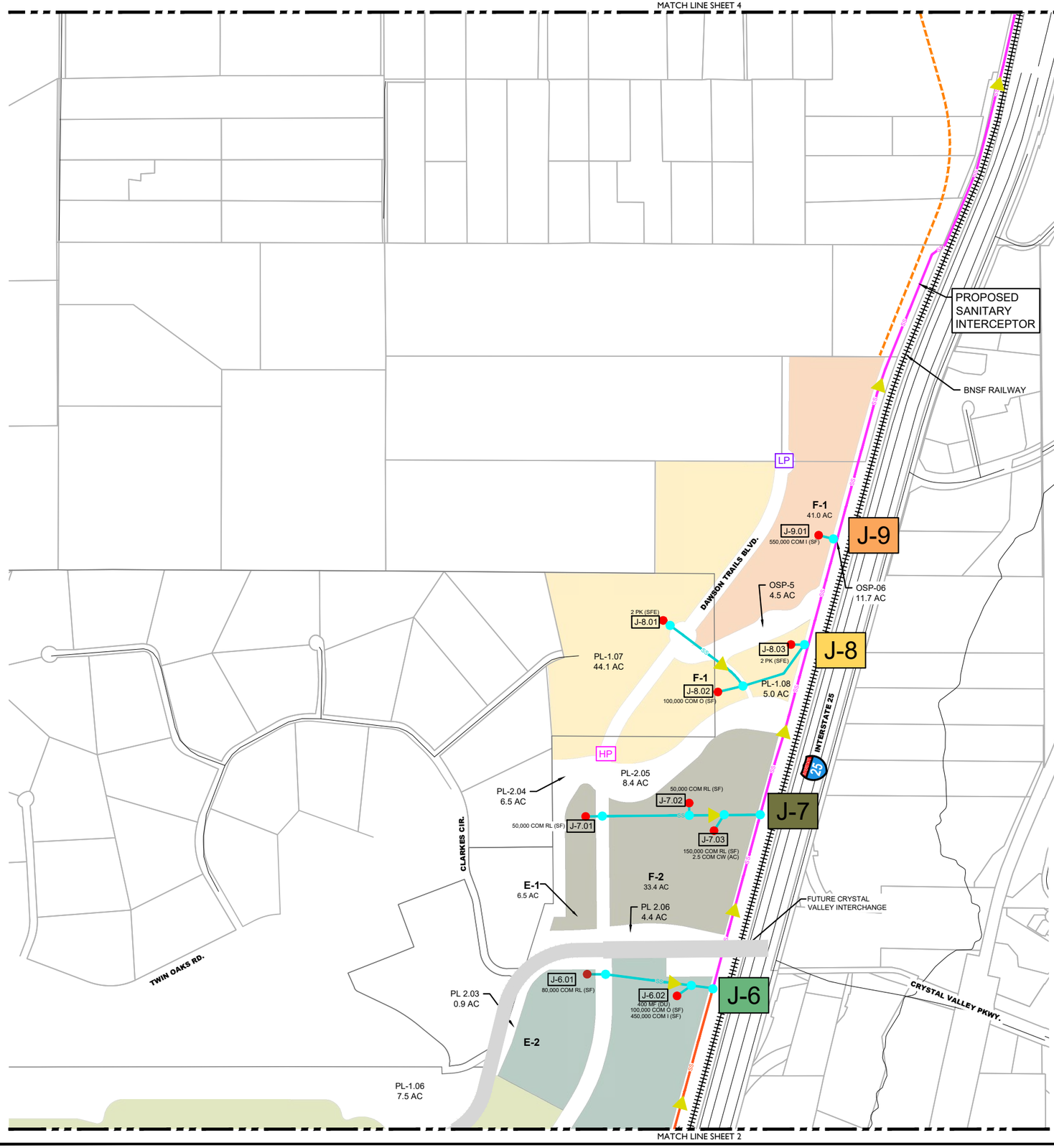
DETAILED WASTEWATER MAP-1

DAWSON TRAILS FILING NO. 3

DATE: 02/19/25
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2022-10-10 (4:13 PM) Neal Martinez \\mmcivil.martin.local\civil\KUNTZ\24.0433-dawson trails\ENG\UTILITY\CAD 7 DETAILED WASTEWATER MAP -2.dwg

MATCH LINE SHEET 4



MATCH LINE SHEET 2

N

100 200 0 100 800

SCALE: 1"=400'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

JUNCTION TABLE

JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-1.01	27,600	-	98	98
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J-1.03	-	3,375	12	159
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J-5.07	26,000	231,000	910	1,400
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J-7	-	-	-	5,334
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J-9.01	-	3,030	11	11
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	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL/ OFFICE (SF)	1,225,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

LEGEND

- 8" PROPOSED SANITARY
- 21" PROPOSED SANITARY
- 24" PROPOSED SANITARY
- FLOW DIRECTION ARROW
- HIGH POINT
- LOW POINT
- 15" EXISTING SANITARY
- SANITARY JUNCTION
- SANITARY INPUT PT.
- LIFT STATION

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3A
- BASIN 3B
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9

X SFD (DU)	SINGLE FAMILY (UNITS)
X MF (DU)	MULTI-FAMILY (UNITS)
X SC (EA)	SCHOOL (UNITS)
X COM (SF)	COMMERCIAL (UNITS)
RL	RETAIL
O	OFFICE
H	HOTEL
I	INDUSTRIAL
RT	RESTAURANT
CW	CAR WASH
X PK (SFE)	PARK (UNITS)

CORE CONSULTANTS, INC.
5619 S. BOLLAY WAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

DETAILED WASTEWATER MAP -2

DAWSON TRAILS FILING NO. 3

DATE: 02/19/25

CREATED BY:

JOB NO. 24.0433

SHEET 7

2022-10-10 (4:13 PM) Neal Martinez \\mmcivil.martin.local\civil\KUNTZ\24.0433-dawson trails\ENG\UTILITY\CAD 7 DETAILED WASTEWATER MAP -2.dwg

Castle Rock Water
175 Kellogg Court, Castle Rock CO 80109
720-733-6000

Final Utility Report Checklist

The Final Utility Report must be in conformance with the latest Town of Castle Rock Water and Wastewater System Design Criteria Manuals, available on the Town's website.

For the Final Utility Report, the Preliminary Utility Report and associated hydraulic modeling shall be thoroughly updated to reflect the final design and layout of all water/wastewater system facilities and mains since the approval of the Site Development Plan (SDP), and as now shown on the Construction Drawings (CDs). The Final Utility Report shall describe adherence to the Preliminary Utility Report or describe deviations, and shall resolve any outstanding issues regarding the Town's ability to serve the development. As applicable, hydraulic modeling shall be provided for both the initial phase of development represented on the CDs, and for full build-out of the overall site. The Final Utility Report shall include a discussion of applicable SCADA requirements.

The following outline sets forth the **required minimum** content to be provided in the Final Utility Report that shall be submitted with the CDs. This report must be prepared by, or the report preparation supervised by a registered Professional Engineer licensed in Colorado. A copy of this checklist must be submitted with the Final Utility Report.

Please check off the following items to assure your report is complete. Appropriate notations shall be provided with the checklist. For example, if a specific item is not addressed or not applicable, an explanation needs to be provided.

Included	N/A	
		TITLE SHEET
✓		A. Name of Project, including legal name of development
✓		B. Address
✓		C. Owner
✓		D. Developer
✓		E. Engineer
✓		F. Submittal date and revision dates as applicable
✓		**APPROVAL BLOCK SHEET** (Available on Town's website)
✓		**TABLE OF CONTENTS**
✓		**PROJECT LOCATION AND DESCRIPTION**
✓		A. Site Location
✓		B. Description of Property and Land Use
✓		**CALCULATED WATER DEMANDS**
✓		A. Average Day Demands (ADD)
✓		B. Max Day Demands (MDD)

Final Utility Report – Formatting Checklist

Included	N/A	
		CALCULATED WATER DEMANDS (CONT.)
✓		C. Peak Hour Demands (PHD)
✓		D. Irrigation Demands
		EXISTING WATER SYSTEM
✓		A. Existing Distribution System
✓		B. Existing Supply Facilities
		PROPOSED WATER SYSTEM
✓		A. Proposed Distribution System
✓		B. Proposed Supply Facilities
✓		C. Required Fire Flows
✓		D. Land Dedication Requirements
		PROPOSED WATER SYSTEM ANALYSIS AND MODELING
✓		A. Hydraulic Models
✓		B. Hydraulic Modeling Scenarios
✓		C. Hydraulic Modeling Output and Required Schematics
✓		D. Fire Flow Test Results
		CALCULATED WASTEWATER FLOWS
✓		A. Average Day Wastewater Flows (ADF)
✓		B. Peaking Factor (PF)
✓		C. Peak Design Flows (PDF)
		EXISTING WASTEWATER SYSTEM
✓		A. Existing Collection System
		PROPOSED WASTEWATER SYSTEM
✓		A. Proposed Collection System
✓		B. Proposed Wastewater Facilities
✓		C. Land Dedication Requirements
		PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING
✓		A. Hydraulic Models
✓		B. Hydraulic Modeling Scenarios
✓		C. Hydraulic Modeling Output and Required Schematics
✓		**POTENTIAL SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) ITEMS**
✓		**POTENTIAL PERMITTING REQUIREMENTS**
✓		**REFERENCES**

Final Utility Report – Formatting Checklist

Included	N/A	
		APPENDICES
✓		Appendix A — Water Demands
✓		Water Fixture Unit Counts and Tap/Meter Sizing Calculations
✓		Irrigation Demands
✓		Hydraulic Worksheet(s) and Irrigation Chart(s)
✓		Appendix B — Water Storage
✓		Confirmation Memo for Required Fire Flow
✓		Appendix C — Water Hydraulic Analysis and Modeling
✓		Fire Flow Test Results
✓		Appendix D — Wastewater Flows
✓		Appendix E — Wastewater Hydraulic Modeling
✓		Appendix F — Maps and Plans
✓		A. Vicinity Map
✓		B. Utility Map(s) provided by the Utilities Department
✓		C. Overall Utility Plan from the CDs
✓		D. Water/Wastewater Utility Plan(s)

Notes/Comments: