



May 22, 2026

Mr. Ken Torres, P.E.
Development Services
100 North Wilcox Street
Castle Rock, CO 80104

Subject: Dawson Trails Filing 2, Amendment 5 - Final Utility Conformance Letter (CD26-0004)

Dear Mr. Torres:

The purpose of this letter is to verify that the Dawson Trails Parcel E2 Townhomes project, known as Dawson Trails Filing 2, Amendment 5 (referred to as F2A5 herein), is in conformance with the overall report that covers this area.

The F2A5 site covers approximately 8.4 acres within the Dawson Trails Project. The project sits within Dawson Trails Filing 2 Amendment 3 (referred to as F2A3 herein) and was modeled with the F2A3 Final Utility Report. Pat Haven Street is planned on the eastern fringe of the site with Quandary Peak Drive bordering on the north side of the site. 100 townhome lots are proposed within F2A5.

F2A5 will receive water service from a proposed 12" watermain constructed with F2A3 in Pat Haven Street. This main is in the town's red pressure zone. Watermain will loop through the private streets (Loopty Loop) in F2A5 and connect at two points in Pat Haven Street. Calculated water demands for F2A5 are 18.4 gpm for average daily demand (ADD), 46.0 gpm for maximum daily demand (MDD) and 101.2 gpm for peak hour demand (PHD). Relevant F2A3 excerpts detailing these calculations are included along with this letter. The common irrigation system for F2A5 will serve 2.40 acres of common space landscape, including 1.05 acres of permanent irrigation, and 1.35 acres of temporary native seed irrigation. One irrigation tap is proposed for F2A5: one 1-inch tap with a maximum flow rate of 18 gallons per minute. See attachments for irrigation watering chart and hydraulic calculations. The signed fire flow memo for Filing 2, Amendment 3, which covers this project, is included as an attachment to this letter. The memo indicates a required fire flow of 1,500 gpm for 1 hour if fire sprinklers are provided.

Sanitary sewer infrastructure for F2A5 will tie into 8" sanitary sewer constructed with F2A3 in Pat Haven Street to the east. The F2A5 portion will contribute an average daily wastewater flow (ADF) of 14,000 gallons/day and a peak daily wastewater flow (PDF) of 46 gpm. Relevant F2A3 excerpts detailing these calculations are included along with this letter.

Any proposed development of the existing water and wastewater infrastructure needed to serve the site is the responsibility of the developer/owner. Easements or tracts necessary for utilities will be provided at either the time of platting or by separate document at the time of final design in accordance with town standards.

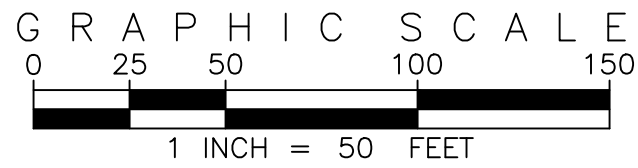
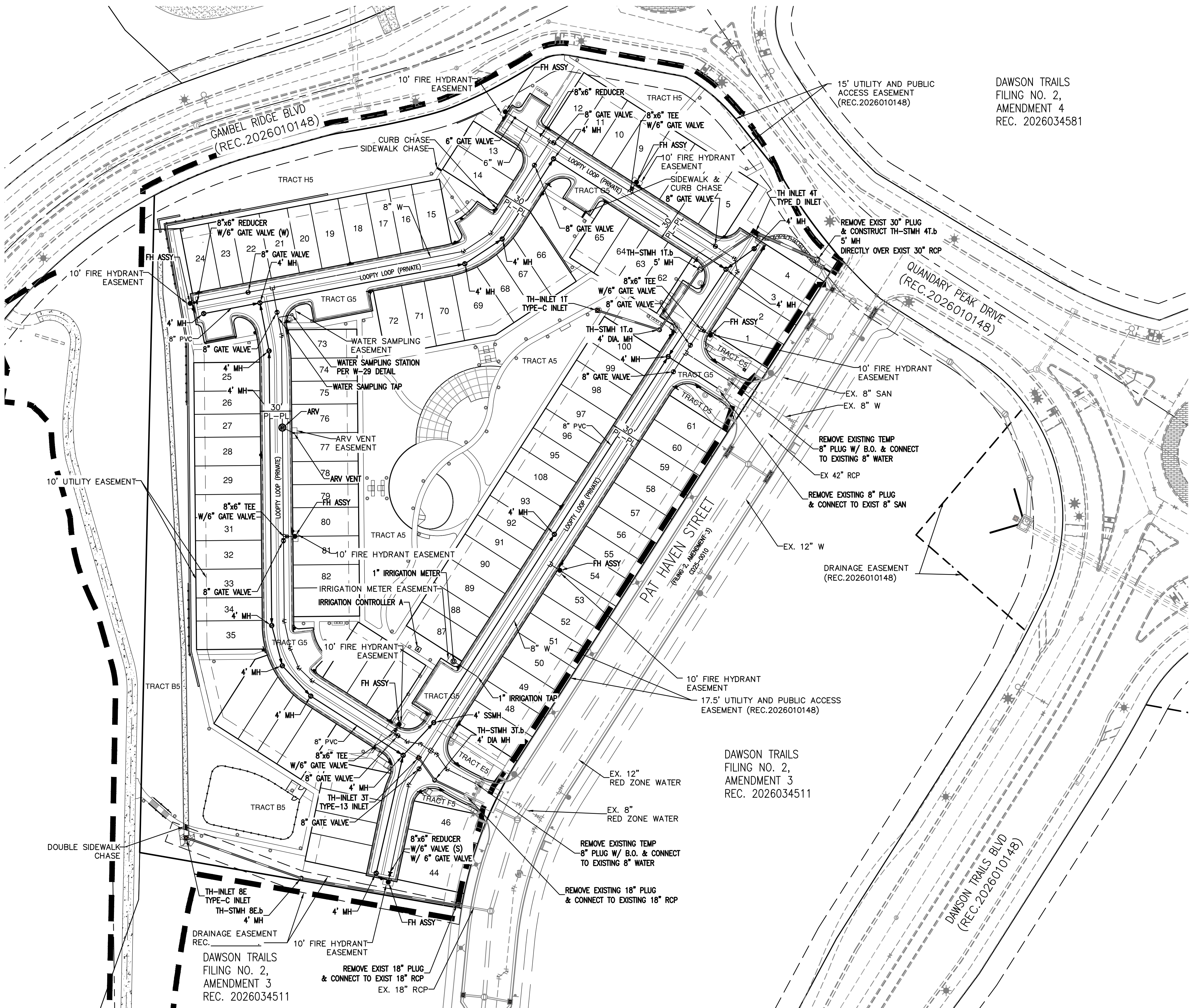
Sincerely,
EMK Consultants, Inc.

David J. Ott, P.E.
Project Manager

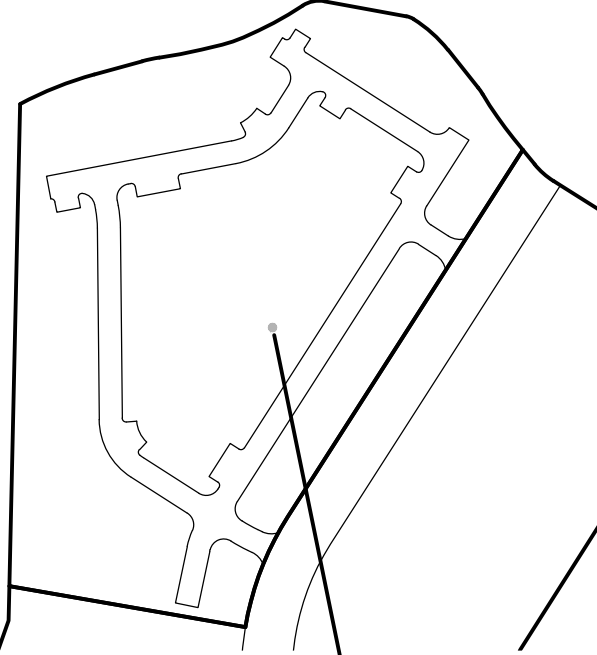


DEVELOPMENT SERVICES
APPROVED

By jkirkpatrick
on 08/20/2026
APPROVED-CD26-0004 Util Conformance
Ltr.pdf
Record Document on File



KEY MAP



UTILITY LEGEND

PROPOSED	MAIN LINE UNDERGROUND	EXISTING

NOTES

- 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.
- ALL EASEMENTS, TRACTS, AND PARCELS TO BE CONVEYED TO THE TOWN SHALL BE CLEARLY DEPICTED ON THE CDS AS THEY HAVE, OR WILL BE RECORDED, PRIOR TO THE ISSUANCE OF THE CIVIL CONSTRUCTION PERMIT.

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

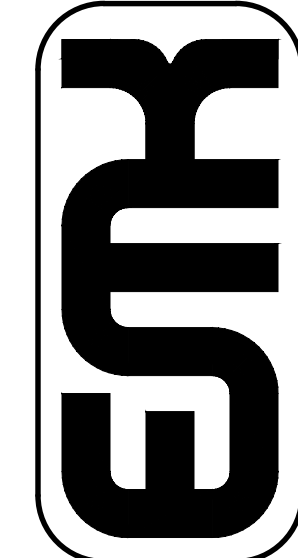
PROFESSIONAL ENGINEER CERTIFICATION

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.

EMK CONSULTANTS, INC. DATE
DAVID J. OTT, P.E. CO #38935
PROJECT MANAGER

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5
TOWN OF CASTLE ROCK PROJECT NO. CD26-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING/SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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WWW.EMKCO.COM



REUSE OF DOCUMENT
THE IDEAS AND DESIGN INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF EMK CONSULTANTS, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.



REVISIONS

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DAWSON TRAILS
FILING NO. 2, AMENDMENT NO. 5

OVERALL UTILITY PLAN

DATE: 07/20/2026
JOB NO: 13477.00

HORIZONTAL SCALE
1"=50'

VERTICAL SCALE
N/A

VARIANCE REQUESTS

VARIANCE NO.	DESCRIPTION	APPROVAL DATE
TCV26-0013	REDUCTION IN HORIZONTAL SPACING BETWEEN SERVICES AND LOT LINES.	07/15/2026