

October 3, 2025

Sandy Vossler
Town of Castle Rock
Development Services
100 N Wilcox St
Castle Rock, CO 80104

**RE: The Brickyard – Planning Development Plan and Zoning Regulations – Amendment No. 1
– Drainage, Utility, and Traffic Compliance Memo
HKS Project No. 200726**

Dear Sandy:

This memo serves to show that revisions made as part of The Brickyard Planning Development Plan and Zoning Regulations (PDP) - Amendment Number One do not negatively impact the previously outlined drainage, utility, or traffic patterns. The revisions include modifying the setback table to allow setbacks to be determined during the Site Development Plan process, adding entertainment as a use in Planning Areas two and three, and vacating 0.42 acres of right-of-way.

Drainage:

The drainage system proposed in Amendment Number One complies with the Town of Castle Rock Standards, the Mile High Flood District criteria, and the Phase I Drainage Report recorded as part of the original PDP.

The revisions do not alter the assumed drainage patterns or impervious areas described in the Phase I Drainage Report. The 0.42-acre right-of-way vacation results in a shift from the off-site basin area to the on-site basin. However, this change does not affect the overall tributary area, which remains at 34.84 acres contributing to the water quality and detention pond.

Utility:

The water and sanitary sewer systems outlined in Amendment Number One remain consistent with the 2018 Castle Rock Water and Wastewater Collection System Design Criteria Manual and the original Concept Utility Report submitted with the PDP.

The proposed revisions do not affect the design assumptions stated in the Concept Utility Report. It has been determined that the utility layout will be finalized during the Construction Document phase. A note reflecting this has been added to the PDP Utility Plan.

Traffic:

The traffic impacts associated with Amendment Number One remain consistent with the findings of the original Traffic Impact Study.

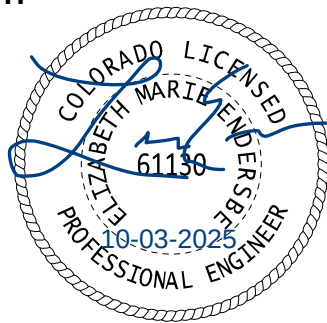
The inclusion of entertainment as a use in Planning Areas Two and Three was accounted for in the study and the trip generation. Therefore, no changes to the traffic assumptions or patterns are necessary.

In summary, the revisions introduced in Amendment Number One do not negatively affect the previously approved drainage systems, utility layout, or traffic patterns.

Please reach out if you have any questions or require additional information.

Sincerely,

HARRIS KOCHER SMITH



Libbey Endersbe, PE
Project Engineer

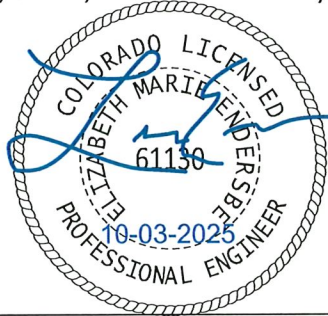
Attachments

- 1 – PDP Drainage Plan
- 2 – PDP Utility Plan

DRAINAGE, UTILITY, AND TRAFFIC CONFORMANCE LETTER APPROVAL BLOCKS

Engineer's Statement:

The enclosed drainage, utility, and traffic conformance letter, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said conformance letter has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master drainage plans and report 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: _____

Libbey Endersbe, P.E.

Project Engineer

State Of Colorado No.61130

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.

A handwritten signature in blue ink, appearing to read "Tim Smith", written over a horizontal line.

CD-ACME LLC, (Confluence Companies)

LEGEND:

EXISTING CONTOUR LINES

PROPOSED BASIN BOUNDARY

FLOW ARROW

EXISTING STORM

EXISTING TREE CANOPY

EXISTING CONIFER TREE

EXISTING DECIDUOUS TREE



THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION
11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

