

PRELIMINARY UTILITY REPORT

FOR

DAWSON TRAILS FILING NO. 2, TRACT Q
TOWN OF CASTLE ROCK, COLORADO
SDP23-0023

Prepared for:

Dawson Trail I LLC
Dawson Trail 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: Jeffery Killingsworth, PE
Phone: 303-703-4444
CORE Project Number: 20-224-007

September 2024

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1. PROJECT LOCATION AND DESCRIPTION

A. General

The purpose of this Preliminary Utility Report is to present the design of the water and wastewater distribution systems for the Dawson Trails Filing 2, Tract Q. Final Utility Reports will be prepared for the various phases of the project as the project progresses through the Town's development process. This Preliminary Utility Report analyzes the proposed infrastructure associated with the development of SDP23-0023 – Dawson Trails Filing No. 2, Tract Q, hereon referred to as the "Site".

B. Site Location

Dawson Trails Filing 2, Tract Q (Site) is bounded by Twin Oaks subdivision to the north, Gambel Ridge Boulevard to the southeast, and an unplatted area of the Dawson Trails Planned Development to the west. The Site is located in Sections 21, 22, and 38, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. A Vicinity Map is included in **Appendix A**.

C. Project Description

The purpose of this preliminary 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. Tract Q is currently undeveloped. There are no notable geological features on or adjacent to the site. Per the approved Planned Development Plan, the Site will consist of 229 residential lots at 0.25 acres or less. The development includes 229 SFEs and resides on a 78-acre site. The lots reside on the east side of Planning Area B-1, as defined by the Dawson Trails Planned Development Plan. The Planning Area is mostly surrounded by buffers of parks and open space. Proposed improvements associated with this report will include single family detached homes, open space, community parks, water quality and detention pond.

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. 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.

2. WATER SYSTEM

A. General

The water system will be served by a network of Red 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. Master Plan: 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 is located within the Red 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 waterline connection at Plum Creek Parkway served by Tank 8
- An existing waterline connection at Crystal Valley Parkway served by Tank 4
- Pressure Reducing Valves between zones
- Water Booster Pump from the Blue Zone to Red Zone
- Water Booster Pump from the Red Zone to Green Zone
- Tank 19 (Red Zone)

Tanks 19 and has not been constructed but has been substantially designed. The tank will have a base elevation of 6658 and a full elevation of 6680. See Appendix E for an Overall Water Plan Map.

C. Regional Offsite Improvements

The Parcel B Phase 1 development will require two (2) significant offsite improvements located within the vicinity of the development. The first is Tank 19 which will be a supply for the Red Zone. The location of the Red Zone tank will be southwest of the Parcel B Phase 1 site, west of Gambel Ridge Boulevard. The second offsite improvement is a connection to the Blue Zone water main. A Blue Zone line connection will be made at Plum Creek Parkway within the future Dawson Trails Blvd Right-of-Way (CD23-0020). A second Blue Zone connection at Crystal Valley Parkway, just east of I-25 will be made. Overall Dawson Trails water map will be included with this submittal.

D. Phasing

The construction of the water infrastructure within Tract Q will be completed in one phase. The phasing is an approximation and is subject to change based on the developer's discretion and further analysis during final design.

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	400 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)	43 psi
Minimum Static Pressure with Zero Demand (100% Tank Stage)	125 psi
Minimum Dynamic Pressures (based on 20% Tank Stage)	
Max Daily Demand + Fire Flow	20 psi
Peak Hour Demand	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
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.

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. The minimum fire flow for the water distribution system is 1,500 gpm, unless otherwise approved by the Fire Department.

F. Water System Modeling and Analysis

The water system was modeled using WaterCAD software, by Bentley Systems, Inc. The water model results and schematic are included in Appendix B. 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)

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 separate tank conditions: 20% full and 100% full. 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 Red Zone Tank Water Levels

Tank	20% Full Elevation	100% Full Elevation
Red Zone Tank 19	6662 ft	6680 ft

All of the junctions within the Tract Q water system have a static pressure within the required range (43 psi to 125 psi). Results are provided in Appendix B.

Peak Hour Demand

A PHD scenario was 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 summary of the results is provided below, and 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. The fire flow for all fire scenarios within the single-family residential development 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 Water Model Results

Scenario	Lowest Junction Pressure (PSI)	Highest Pipe Velocity (FPS)
Peak Hour + Irrigation	53 (J-29, J-30)	2.55 (P-1)
Max Day + Irrigation + Fire Flow at J-17	32 (J-17)	11.03 (P-16.1)
Max Day + Irrigation + Fire Flow at J-43	49 (J-29, J-30)	10.86 (P-1)
Max Day + Irrigation + Fire Flow at J-44	53 (J-30)	1.74 (P-48)

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 163 gallons per minute. The residential load to the system includes 229 single family DU. Table 3.1 includes a synopsis of the land use accounted for. The ultimate outfall of the Site is a 24" sanitary offsite interceptor to the east.

Table 3.1 Land Use Summary Table

	Use	Quantities	Totals
Residential	Single Family (DU)	229	229

B. Master Plan: Wastewater Collection System

The plan is in general conformance with the Castle Rock Water 2016 Wastewater Master Plan Update. The 24" Sanitary Sewer interceptor is designed separately by Town of Castle Rock Project CD23-0002.

Routing

As shown in the Overall Wastewater Map, flows from the Site will be accepted at Junction 5.04 and taken to Junction 5. The flows will enter a 24" offsite sanitary interceptor to the east and taken north. 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.

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. See the Overall Wastewater Map in Appendix E for the proposed conceptual alignment.

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.

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

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

Criteria	Value
Single Family Residential and Duplexes	1.0/ dwelling unit

Parameters used with the model of Parcel B Phase 1 collection system are as follows:

- **Average Daily Flow (ADF)** is 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 Sanitary Sewer Map in Appendix C.

4. CONCLUSIONS

Executive Summary

This Preliminary Utility Report is intended to demonstrate the serviceability of potable water and wastewater system within the Dawson Trails Filing 2, Tract Q development area. Additionally, the included designs are generally consistent with planned regional infrastructure plans and are in accordance with the design assumptions made within those plans.

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 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.

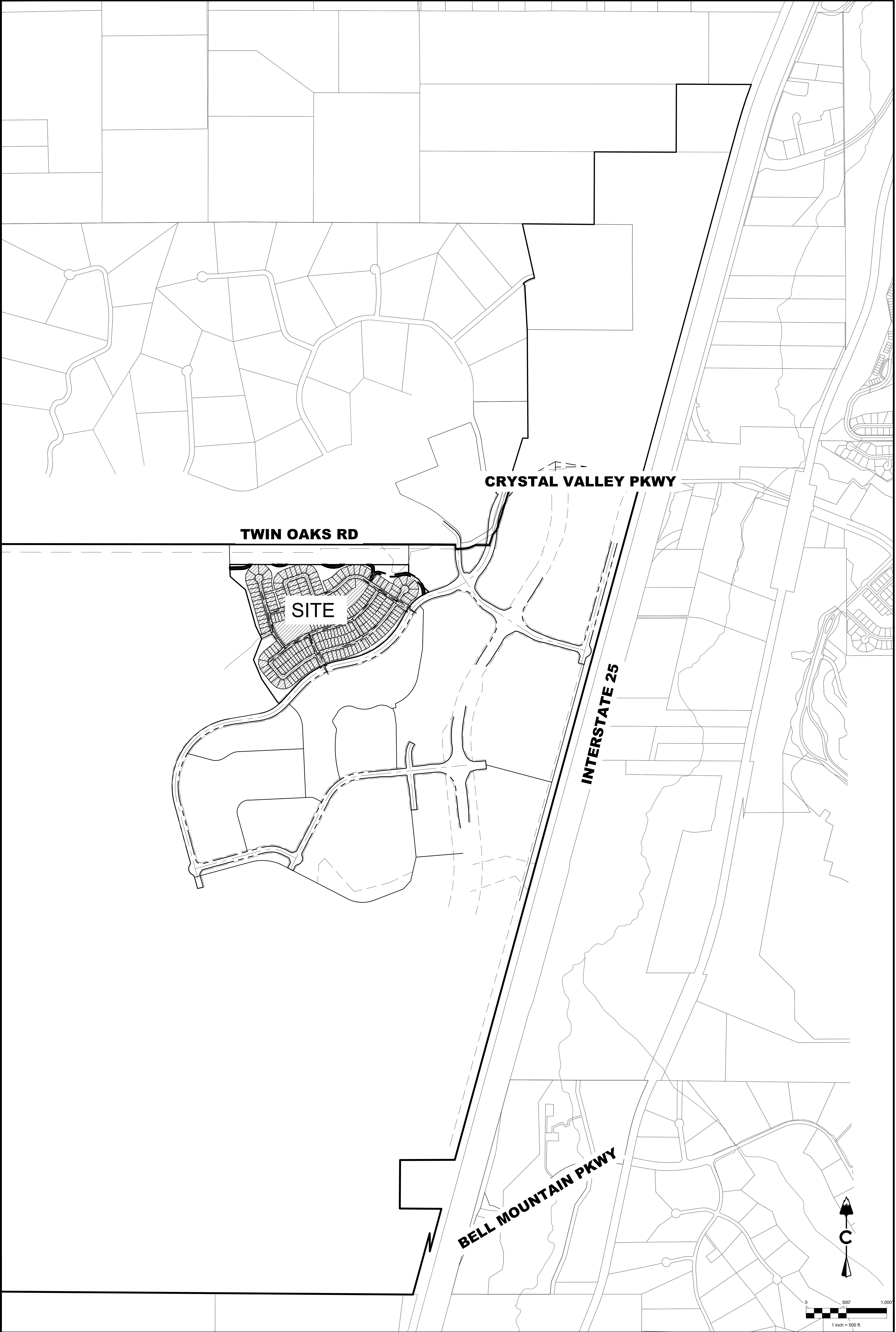
Computer Modeling Programs:

Bentley Systems, Inc., Version 2018. WaterCAD

Excel by Microsoft, Inc.

Appendix A

Figures



2024.09.11 (4:38 PM) Leo Cruz X:\2024\Drawings\Civil\Reports\Parcel B1\Phase 1\UtilityA-Figures Vicinity Map.dwg



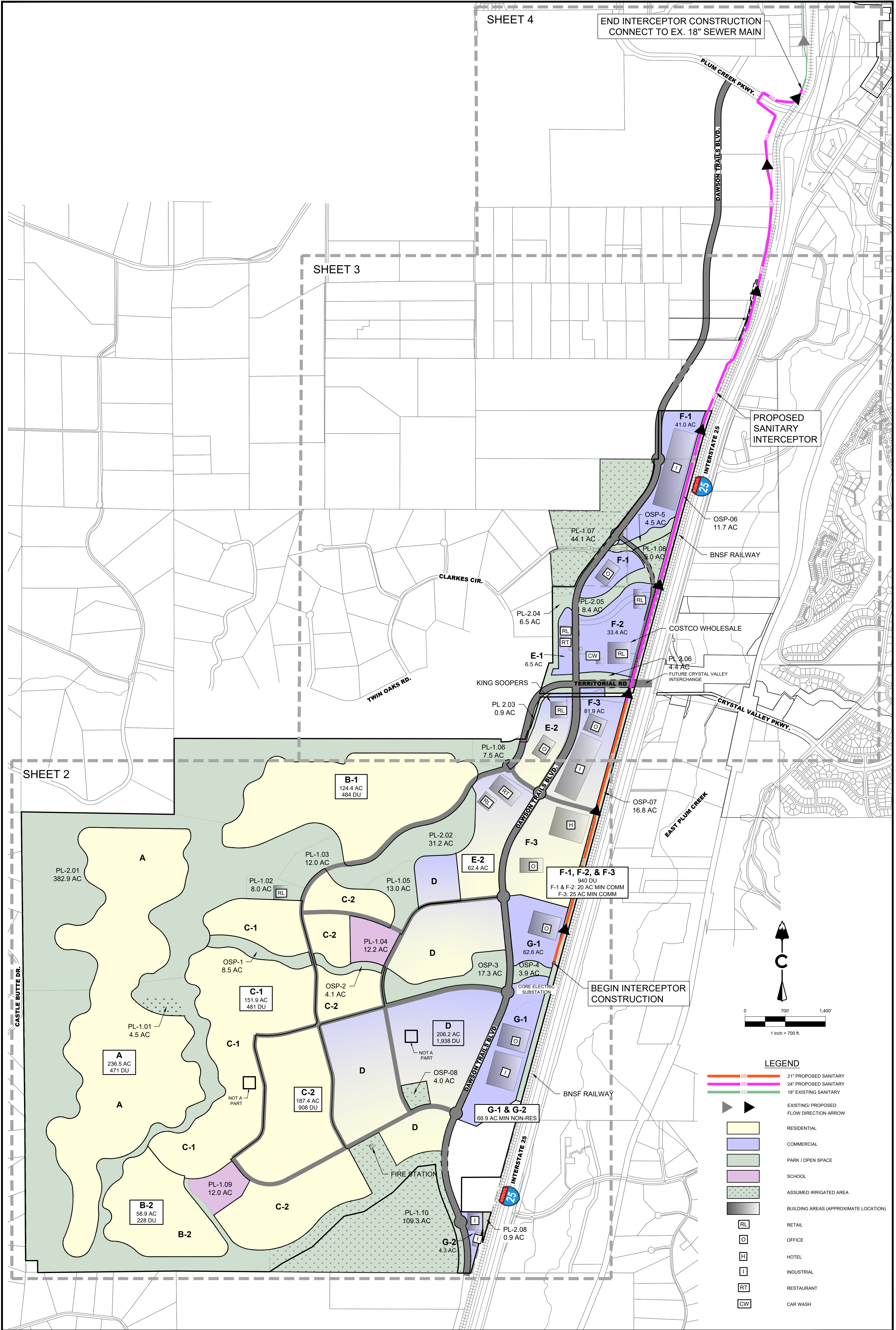
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3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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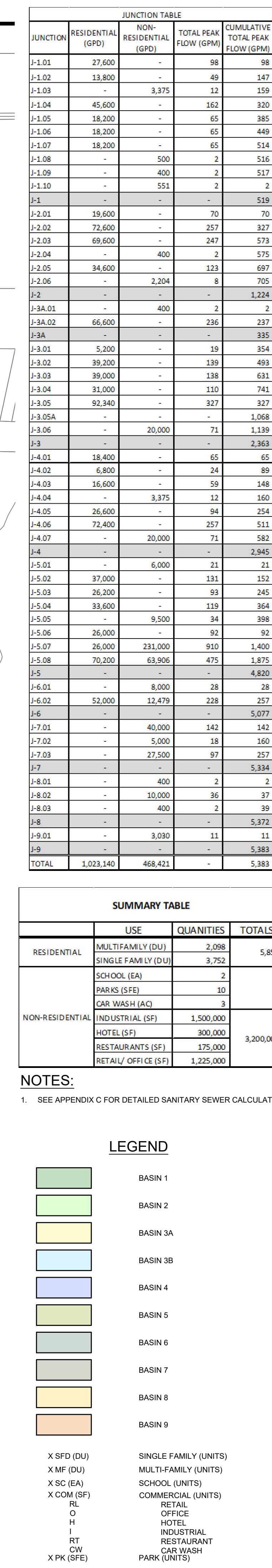
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

PARCEL B1 - PHASE 1

VICINITY MAP

DATE: 9/20/24
CREATED BY: LCC
JOB NO: 20-224
SHEET
1





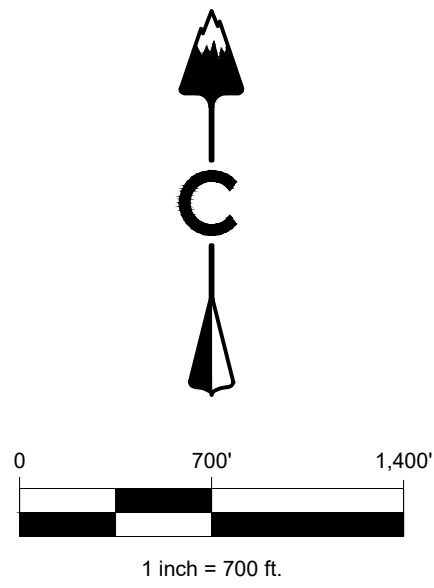
SUMMARY TABLE			
	USE	QUANTITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	2,098	5,810
	SINGLE FAMILY (DU)	3,752	
	SCHOOL (EA)	2	
	PARKS (SF)	10	
NON-RESIDENTIAL	CAR WASH (AC)	3	3,200,000
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL/ OFFICE (SF)	1,225,000	

NOTES:

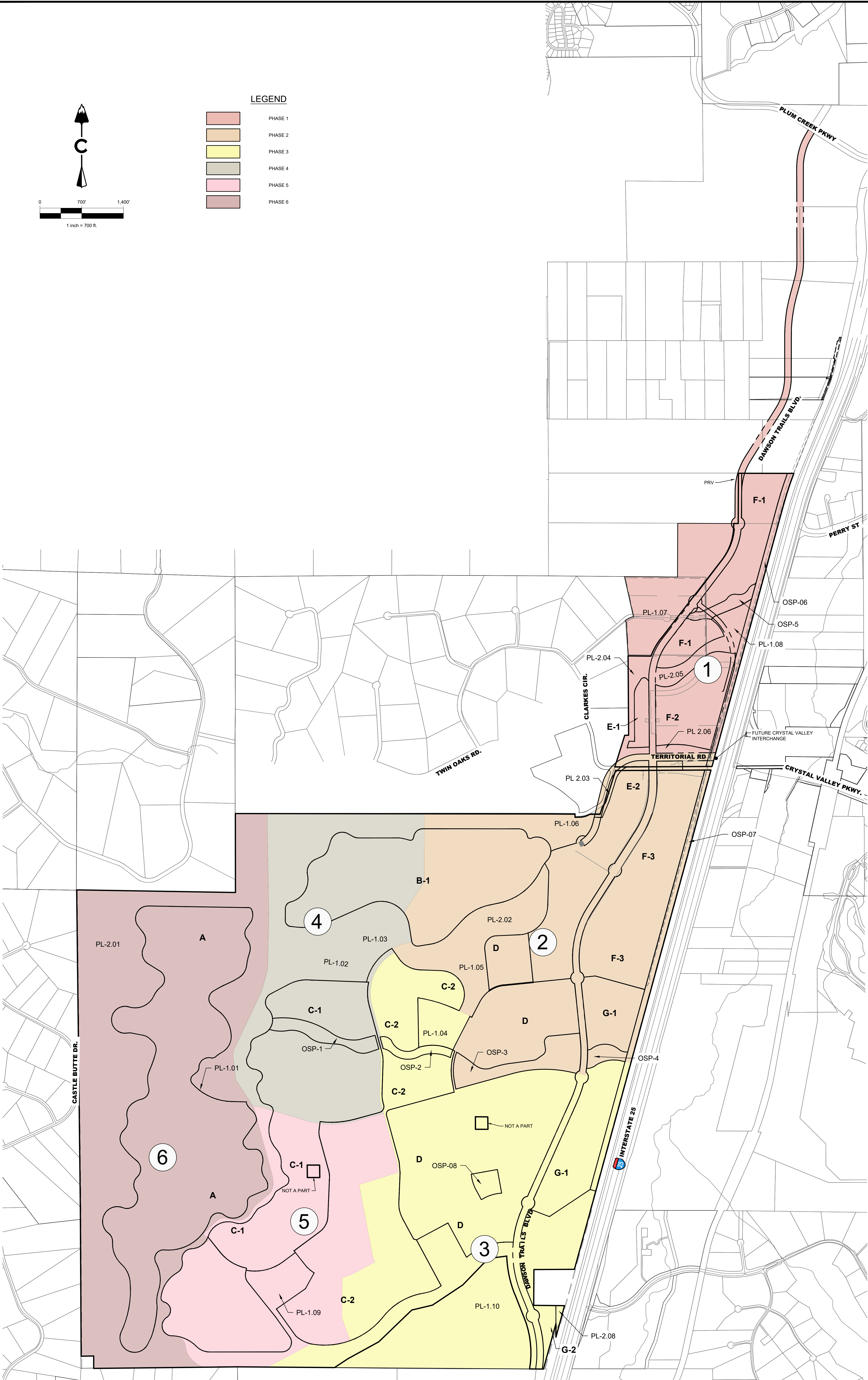
4. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

DAWSON TRAILS OFFSITE
SANITARY SEWER

DATE: 3/24/23
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SHEET 2 OF 5



LEGEND	
<div></div>	PHASE 1
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<div></div>	PHASE 6



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DAWSON TRAILS OFFSITE SANITARY SEWER

FUTURE PHASING MAP

DATE: 3/24/23
CREATED BY: CGV
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SHEET 5 OF 5

Appendix B

Water Modeling / Calculations



2023-05-11 (4:36 PM) X:\20-224 Dawson\Civil\Reports\Parcel B\Phase 1\Utility\Water Map.dwg Parcel B Ph 1 Water Map.dwg Margaret Walsh



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WATER LINE LAYOUT

Parcel B - Phase I

DATE: 11/2/2023
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SHEET
1 OF 1

Dawson Trails
Water Storage Calculations
Master Utility Report

CORE # 20-224
February 2023
CGV

Parcel B1 Water Storage

DEMAND NODE	RESIDENTIAL		DEMAND								
	SINGLE FAMILY	SFE	AVG DAY		PEAK DAY	PEAK DAY		MAX DAY		MAX DAY	
			DU	(DU)	(GPD)	(GPM)	FACTOR	(GDP)	(GPM)	FACTOR	(GPD)
J17		11	11	4,400	3.06	5.5	24,200	16.81	2.50	11,000	7.64
J11		14	14	5,600	3.89	5.5	30,800	21.39	2.50	14,000	9.72
J15		14	14	5,600	3.89	5.5	30,800	21.39	2.50	14,000	9.72
J16		13	13	5,200	3.61	5.5	28,600	19.86	2.50	13,000	9.03
J20		20	20	8,000	5.56	5.5	44,000	30.56	2.50	20,000	13.89
J25		24	24	9,600	6.67	5.5	52,800	36.67	2.50	24,000	16.67
J27		20	20	8,000	5.56	5.5	44,000	30.56	2.50	20,000	13.89
J33		25	25	10,000	6.94	5.5	55,000	38.19	2.50	25,000	17.36
J37		23	23	9,200	6.39	5.5	50,600	35.14	2.50	23,000	15.97
J39		21	21	8,400	5.83	5.5	46,200	32.08	2.50	21,000	14.58
J4		6	6	2,400	1.67	5.5	13,200	9.17	2.50	6,000	4.17
J41		8	8	3,200	2.22	5.5	17,600	12.22	2.50	8,000	5.56
J46		14	14	5,600	3.89	5.5	30,800	21.39	2.50	14,000	9.72
J7		16	16	6,400	4.44	5.5	35,200	24.44	2.50	16,000	11.11
TOTAL RESIDENTIAL		229	229	91,600	64		503,800	350		229,000	159
TOTAL REQUIRED STORAGE											

$STORAGE\ VOLUME\ (MG) = (MAX\ DAY\ DEMAND) + FIRE\ FLOW + AVG\ DAY\ IRRIGATION$

$= (229,000\ GPD) + (1500GPM*60HR/MIN*2HR) + 2664\ GPD$

411,664 GAL

IRRIGATION	GPD/		AVG DAY		
	SFE (1.5" Tap)	SFE	(GPD)	(GPM)	
1.5" Irrigation Tap 1	3.33	400	1332	0.93	
1.5" Irrigation Tap 2	3.33	400	1332	0.93	
Total Irrigation	6.66	400	2664	1.85	

TOTAL STORAGE VOLUME (GALLONS) 411,664
TOTAL STORAGE VOLUME (MGD) 0.41

100% STATIC

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,680.00	95
J-2	6,461.00	Red Zone	0	6,680.00	95
J-3	6,468.00	Red Zone	0	6,680.00	92
J-4	6,473.00	Red Zone	0	6,680.00	90
J-5	6,478.00	Red Zone	0	6,680.00	87
J-6	6,480.00	Red Zone	0	6,680.00	87
J-7	6,483.00	Red Zone	0	6,680.00	85
J-8	6,488.00	Red Zone	0	6,680.00	83
J-9	6,493.00	Red Zone	0	6,680.00	81
J-10	6,498.00	Red Zone	0	6,680.00	79
J-11	6,506.00	Red Zone	0	6,680.00	75
J-12	6,507.00	Red Zone	0	6,680.00	75
J-13	6,513.00	Red Zone	0	6,680.00	72
J-14	6,514.00	Red Zone	0	6,680.00	72
J-15	6,512.00	Red Zone	0	6,680.00	73
J-16	6,529.00	Red Zone	0	6,680.00	65
J-17	6,533.00	Red Zone	0	6,680.00	64
J-18	6,522.00	Red Zone	0	6,680.00	68
J-19	6,510.00	Red Zone	0	6,680.00	74
J-20	6,528.00	Red Zone	0	6,680.00	66
J-21	6,522.00	Red Zone	0	6,680.00	68
J-22	6,517.00	Red Zone	0	6,680.00	71
J-23	6,513.00	Red Zone	0	6,680.00	72
J-24	6,502.00	Red Zone	0	6,680.00	77
J-25	6,495.00	Red Zone	0	6,680.00	80
J-26	6,488.00	Red Zone	0	6,680.00	83
J-27	6,483.00	Red Zone	0	6,680.00	85
J-28	6,475.00	Red Zone	0	6,680.00	89
J-29	6,537.00	Red Zone	0	6,680.00	62
J-30	6,538.00	Red Zone	0	6,680.00	61
J-31	6,535.00	Red Zone	0	6,680.00	63
J-32	6,534.00	Red Zone	0	6,680.00	63
J-33	6,528.00	Red Zone	0	6,680.00	66
J-34	6,522.00	Red Zone	0	6,680.00	68
J-35	6,519.00	Red Zone	0	6,680.00	70
J-36	6,515.00	Red Zone	0	6,680.00	71
J-37	6,502.00	Red Zone	0	6,680.00	77
J-38	6,490.00	Red Zone	0	6,680.00	82
J-39	6,478.00	Red Zone	0	6,680.00	87
J-40	6,461.00	Red Zone	0	6,680.00	95
J-41	6,457.00	Red Zone	0	6,680.00	96
J-42	6,457.00	Red Zone	0	6,680.00	96
J-43	6,457.00	Red Zone	0	6,680.00	96
J-44	6,525.00	Red Zone	0	6,680.00	67
J-45	6,531.13	Red Zone	0	6,680.00	64
J-46	6,515.00	Red Zone	0	6,680.00	71

100% STATIC

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-46	J-35	J-23	272	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	0	0.00	0.00	0.000	False	False

100% STATIC

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,680.00	Red Zone	0	6,680.00

FlexTable: Reservoir Table

20% STATIC

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,662.00	87
J-2	6,461.00	Red Zone	0	6,662.00	87
J-3	6,468.00	Red Zone	0	6,662.00	84
J-4	6,473.00	Red Zone	0	6,662.00	82
J-5	6,478.00	Red Zone	0	6,662.00	80
J-6	6,480.00	Red Zone	0	6,662.00	79
J-7	6,483.00	Red Zone	0	6,662.00	77
J-8	6,488.00	Red Zone	0	6,662.00	75
J-9	6,493.00	Red Zone	0	6,662.00	73
J-10	6,498.00	Red Zone	0	6,662.00	71
J-11	6,506.00	Red Zone	0	6,662.00	67
J-12	6,507.00	Red Zone	0	6,662.00	67
J-13	6,513.00	Red Zone	0	6,662.00	64
J-14	6,514.00	Red Zone	0	6,662.00	64
J-15	6,512.00	Red Zone	0	6,662.00	65
J-16	6,529.00	Red Zone	0	6,662.00	58
J-17	6,533.00	Red Zone	0	6,662.00	56
J-18	6,522.00	Red Zone	0	6,662.00	61
J-19	6,510.00	Red Zone	0	6,662.00	66
J-20	6,528.00	Red Zone	0	6,662.00	58
J-21	6,522.00	Red Zone	0	6,662.00	61
J-22	6,517.00	Red Zone	0	6,662.00	63
J-23	6,513.00	Red Zone	0	6,662.00	64
J-24	6,502.00	Red Zone	0	6,662.00	69
J-25	6,495.00	Red Zone	0	6,662.00	72
J-26	6,488.00	Red Zone	0	6,662.00	75
J-27	6,483.00	Red Zone	0	6,662.00	77
J-28	6,475.00	Red Zone	0	6,662.00	81
J-29	6,537.00	Red Zone	0	6,662.00	54
J-30	6,538.00	Red Zone	0	6,662.00	54
J-31	6,535.00	Red Zone	0	6,662.00	55
J-32	6,534.00	Red Zone	0	6,662.00	55
J-33	6,528.00	Red Zone	0	6,662.00	58
J-34	6,522.00	Red Zone	0	6,662.00	61
J-35	6,519.00	Red Zone	0	6,662.00	62
J-36	6,515.00	Red Zone	0	6,662.00	64
J-37	6,502.00	Red Zone	0	6,662.00	69
J-38	6,490.00	Red Zone	0	6,662.00	74
J-39	6,478.00	Red Zone	0	6,662.00	80
J-40	6,461.00	Red Zone	0	6,662.00	87
J-41	6,457.00	Red Zone	0	6,662.00	89
J-42	6,457.00	Red Zone	0	6,662.00	89
J-43	6,457.00	Red Zone	0	6,662.00	89
J-44	6,525.00	Red Zone	0	6,662.00	59
J-45	6,531.13	Red Zone	0	6,662.00	57
J-46	6,515.00	Red Zone	0	6,662.00	64

20% STATIC

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-46	J-35	J-23	272	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	0	0.00	0.00	0.000	False	False

20% STATIC

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,662.00	<None>	0	6,662.00

PEAK HOUR + IRRIGATION

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	400	2.55	0.68	3.887	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	217	1.38	0.32	1.248	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	107	0.68	0.07	0.338	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	98	0.63	0.03	0.289	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	98	0.63	0.02	0.284	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	98	0.63	0.03	0.289	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	74	0.47	0.02	0.169	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	74	0.47	0.02	0.169	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	74	0.47	0.03	0.168	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	74	0.47	0.05	0.169	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	52	0.33	0.00	0.090	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	52	0.33	0.02	0.088	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	52	0.33	0.01	0.095	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	52	0.33	0.02	0.089	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	31	0.20	0.01	0.033	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	-29	0.18	0.01	0.030	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	-29	0.18	0.00	0.030	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	-29	0.18	0.01	0.030	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	-40	0.26	0.00	0.053	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	-40	0.26	0.01	0.056	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	-89	0.57	0.03	0.241	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	-75	0.48	0.03	0.174	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	-75	0.48	0.04	0.175	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	-112	0.71	0.06	0.368	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	-79	0.50	0.03	0.191	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	-110	0.70	0.04	0.355	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	-110	0.70	0.08	0.351	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	-19	0.12	0.00	0.014	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	-19	0.12	0.00	0.008	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	-19	0.12	0.00	0.014	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	-19	0.12	0.00	0.014	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	-19	0.12	0.00	0.015	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	-57	0.37	0.02	0.103	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	-57	0.37	0.01	0.106	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	-71	0.46	0.02	0.160	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	-71	0.46	0.04	0.159	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	-106	0.68	0.08	0.336	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	-139	0.89	0.09	0.548	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	-171	1.09	0.16	0.808	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	-171	1.09	0.21	0.806	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	12	0.08	0.00	0.005	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	True	False
P-46	J-35	J-23	272	8.0	PVC	120.0	14	0.09	0.00	0.007	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	-33	0.21	0.01	0.038	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	400	0.41	0.00	0.046	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	38	0.24	0.01	0.050	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	17	0.11	0.00	0.011	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	21	0.14	0.00	0.017	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	-400	0.41	0.06	0.045	False	False

PEAK HOUR + IRRIGATION

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,661.93	87
J-2	6,461.00	Red Zone	0	6,661.26	87
J-3	6,468.00	Red Zone	0	6,660.94	83
J-4	6,473.00	Red Zone	9	6,660.87	81
J-5	6,478.00	Red Zone	0	6,660.84	79
J-6	6,480.00	Red Zone	0	6,660.82	78
J-7	6,483.00	Red Zone	24	6,660.79	77
J-8	6,488.00	Red Zone	0	6,660.77	75
J-9	6,493.00	Red Zone	0	6,660.74	73
J-10	6,498.00	Red Zone	0	6,660.72	70
J-11	6,506.00	Red Zone	21	6,660.67	67
J-12	6,507.00	Red Zone	0	6,660.67	66
J-13	6,513.00	Red Zone	0	6,660.65	64
J-14	6,514.00	Red Zone	0	6,660.64	63
J-15	6,512.00	Red Zone	21	6,660.62	64
J-16	6,529.00	Red Zone	21	6,660.61	57
J-17	6,533.00	Red Zone	17	6,660.59	55
J-18	6,522.00	Red Zone	0	6,660.61	60
J-19	6,510.00	Red Zone	0	6,660.61	65
J-20	6,528.00	Red Zone	31	6,660.62	57
J-21	6,522.00	Red Zone	0	6,660.63	60
J-22	6,517.00	Red Zone	49	6,660.63	62
J-23	6,513.00	Red Zone	0	6,660.66	64
J-24	6,502.00	Red Zone	0	6,660.69	69
J-25	6,495.00	Red Zone	37	6,660.73	72
J-26	6,488.00	Red Zone	0	6,660.79	75
J-27	6,483.00	Red Zone	31	6,660.82	77
J-28	6,475.00	Red Zone	0	6,660.86	80
J-29	6,537.00	Red Zone	0	6,660.62	53
J-30	6,538.00	Red Zone	0	6,660.62	53
J-31	6,535.00	Red Zone	0	6,660.63	54
J-32	6,534.00	Red Zone	0	6,660.63	55
J-33	6,528.00	Red Zone	38	6,660.63	57
J-34	6,522.00	Red Zone	0	6,660.65	60
J-35	6,519.00	Red Zone	0	6,660.66	61
J-36	6,515.00	Red Zone	0	6,660.68	63
J-37	6,502.00	Red Zone	35	6,660.71	69
J-38	6,490.00	Red Zone	0	6,660.80	74
J-39	6,478.00	Red Zone	32	6,660.89	79
J-40	6,461.00	Red Zone	0	6,661.05	87
J-41	6,457.00	Red Zone	12	6,661.26	88
J-42	6,457.00	Red Zone	0	6,661.26	88
J-43	6,457.00	Red Zone	0	6,661.26	88
J-44	6,525.00	Red Zone	0	6,662.00	59
J-45	6,531.13	Red Zone	0	6,660.59	56
J-46	6,515.00	Red Zone	21	6,660.59	63

PEAK HOUR + IRRIGATION

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,662.00	Red Zone	400	6,662.00

FlexTable: Reservoir Table

MAX DAY + IRRIGATION + FF J17

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,661.02	87
J-2	6,461.00	Red Zone	0	6,651.17	82
J-3	6,468.00	Red Zone	0	6,645.88	77
J-4	6,473.00	Red Zone	4	6,644.03	74
J-5	6,478.00	Red Zone	0	6,643.28	72
J-6	6,480.00	Red Zone	0	6,642.56	70
J-7	6,483.00	Red Zone	11	6,641.73	69
J-8	6,488.00	Red Zone	0	6,640.54	66
J-9	6,493.00	Red Zone	0	6,639.34	63
J-10	6,498.00	Red Zone	0	6,638.09	61
J-11	6,506.00	Red Zone	10	6,635.79	56
J-12	6,507.00	Red Zone	0	6,635.36	56
J-13	6,513.00	Red Zone	0	6,633.53	52
J-14	6,514.00	Red Zone	0	6,633.03	51
J-15	6,512.00	Red Zone	10	6,630.82	51
J-16	6,529.00	Red Zone	10	6,628.43	43
J-17	6,533.00	Red Zone	1,510	6,607.70	32
J-18	6,522.00	Red Zone	0	6,632.05	48
J-19	6,510.00	Red Zone	0	6,634.22	54
J-20	6,528.00	Red Zone	14	6,637.61	47
J-21	6,522.00	Red Zone	0	6,638.37	50
J-22	6,517.00	Red Zone	49	6,639.68	53
J-23	6,513.00	Red Zone	0	6,640.69	55
J-24	6,502.00	Red Zone	0	6,641.64	60
J-25	6,495.00	Red Zone	17	6,643.07	64
J-26	6,488.00	Red Zone	0	6,644.16	68
J-27	6,483.00	Red Zone	14	6,644.71	70
J-28	6,475.00	Red Zone	0	6,645.13	74
J-29	6,537.00	Red Zone	0	6,638.32	44
J-30	6,538.00	Red Zone	0	6,638.49	43
J-31	6,535.00	Red Zone	0	6,639.01	45
J-32	6,534.00	Red Zone	0	6,639.21	46
J-33	6,528.00	Red Zone	17	6,639.89	48
J-34	6,522.00	Red Zone	0	6,640.52	51
J-35	6,519.00	Red Zone	0	6,640.84	53
J-36	6,515.00	Red Zone	0	6,641.45	55
J-37	6,502.00	Red Zone	16	6,642.78	61
J-38	6,490.00	Red Zone	0	6,644.38	67
J-39	6,478.00	Red Zone	15	6,646.13	73
J-40	6,461.00	Red Zone	0	6,648.33	81
J-41	6,457.00	Red Zone	6	6,651.17	84
J-42	6,457.00	Red Zone	0	6,651.17	84
J-43	6,457.00	Red Zone	0	6,651.17	84
J-44	6,525.00	Red Zone	0	6,661.96	59
J-45	6,531.13	Red Zone	0	6,617.40	37
J-46	6,515.00	Red Zone	0	6,617.40	44

MAX DAY + IRRIGATION + FF J17

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	1,701	10.86	9.84	56.655	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	992	6.33	5.29	20.871	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	618	3.94	1.85	8.680	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	613	3.92	0.75	8.571	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	613	3.92	0.72	8.571	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	613	3.92	0.83	8.570	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	602	3.84	1.20	8.289	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	602	3.84	1.20	8.284	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	602	3.84	1.25	8.285	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	602	3.84	2.30	8.287	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	593	3.78	0.44	8.038	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	593	3.78	1.83	8.040	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	593	3.78	0.50	8.041	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	593	3.78	2.21	8.040	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	583	3.72	2.40	7.798	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	-937	5.98	3.62	18.762	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	-937	5.98	2.17	18.759	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	-937	5.98	3.39	18.762	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	-604	3.86	0.76	8.328	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	-604	3.86	1.31	8.330	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	-653	4.17	1.01	9.621	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	-513	3.28	0.95	6.162	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	-513	3.28	1.43	6.164	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	-530	3.38	1.09	6.540	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	-360	2.30	0.55	3.198	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	-374	2.39	0.42	3.434	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	-374	2.39	0.75	3.434	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	-346	2.21	0.71	2.974	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	-346	2.21	0.17	2.965	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	-346	2.21	0.52	2.975	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	-346	2.21	0.20	2.972	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	-346	2.21	0.68	2.971	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	-364	2.32	0.63	3.255	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	-364	2.32	0.31	3.251	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	-503	3.21	0.62	5.940	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	-503	3.21	1.33	5.935	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	-519	3.31	1.59	6.291	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	-689	4.40	1.75	10.620	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	-703	4.49	2.21	11.040	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	-703	4.49	2.84	11.042	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	6	0.04	0.00	0.003	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	True	False
P-46	J-35	J-23	272	8.0	PVC	120.0	139	0.89	0.15	0.550	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	-170	1.08	0.21	0.793	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	1,701	1.74	0.04	0.653	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	1,510	9.64	11.03	45.429	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	1,510	9.64	9.70	45.431	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	-1,701	1.74	0.94	0.653	False	False

MAX DAY + IRRIGATION + FF J17

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,662.00	Red Zone	1,701	6,662.00

FlexTable: Reservoir Table

MAX DAY + IRRIGATION + FF J43

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,661.02	87
J-2	6,461.00	Red Zone	0	6,651.17	82
J-3	6,468.00	Red Zone	0	6,651.08	79
J-4	6,473.00	Red Zone	4	6,651.06	77
J-5	6,478.00	Red Zone	0	6,651.06	75
J-6	6,480.00	Red Zone	0	6,651.05	74
J-7	6,483.00	Red Zone	11	6,651.04	73
J-8	6,488.00	Red Zone	0	6,651.04	71
J-9	6,493.00	Red Zone	0	6,651.03	68
J-10	6,498.00	Red Zone	0	6,651.02	66
J-11	6,506.00	Red Zone	10	6,651.01	63
J-12	6,507.00	Red Zone	0	6,651.01	62
J-13	6,513.00	Red Zone	0	6,651.00	60
J-14	6,514.00	Red Zone	0	6,651.00	59
J-15	6,512.00	Red Zone	10	6,650.99	60
J-16	6,529.00	Red Zone	10	6,650.99	53
J-17	6,533.00	Red Zone	10	6,650.99	51
J-18	6,522.00	Red Zone	0	6,650.99	56
J-19	6,510.00	Red Zone	0	6,650.99	61
J-20	6,528.00	Red Zone	14	6,650.99	53
J-21	6,522.00	Red Zone	0	6,650.99	56
J-22	6,517.00	Red Zone	49	6,650.99	58
J-23	6,513.00	Red Zone	0	6,651.00	60
J-24	6,502.00	Red Zone	0	6,651.01	64
J-25	6,495.00	Red Zone	17	6,651.02	68
J-26	6,488.00	Red Zone	0	6,651.04	71
J-27	6,483.00	Red Zone	14	6,651.05	73
J-28	6,475.00	Red Zone	0	6,651.06	76
J-29	6,537.00	Red Zone	0	6,650.99	49
J-30	6,538.00	Red Zone	0	6,650.99	49
J-31	6,535.00	Red Zone	0	6,650.99	50
J-32	6,534.00	Red Zone	0	6,650.99	51
J-33	6,528.00	Red Zone	17	6,650.99	53
J-34	6,522.00	Red Zone	0	6,651.00	56
J-35	6,519.00	Red Zone	0	6,651.00	57
J-36	6,515.00	Red Zone	0	6,651.00	59
J-37	6,502.00	Red Zone	16	6,651.02	64
J-38	6,490.00	Red Zone	0	6,651.04	70
J-39	6,478.00	Red Zone	15	6,651.07	75
J-40	6,461.00	Red Zone	0	6,651.11	82
J-41	6,457.00	Red Zone	6	6,642.64	80
J-42	6,457.00	Red Zone	0	6,642.05	80
J-43	6,457.00	Red Zone	1,500	6,640.70	79
J-44	6,525.00	Red Zone	0	6,661.96	59
J-45	6,531.13	Red Zone	0	6,650.99	52
J-46	6,515.00	Red Zone	0	6,650.99	59

MAX DAY + IRRIGATION + FF J43

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	1,701	10.86	9.84	56.655	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	109	0.69	0.09	0.348	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	53	0.34	0.02	0.092	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	49	0.31	0.01	0.078	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	49	0.31	0.01	0.081	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	49	0.31	0.01	0.076	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	38	0.24	0.01	0.051	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	38	0.24	0.01	0.047	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	38	0.24	0.01	0.049	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	38	0.24	0.01	0.049	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	28	0.18	0.00	0.027	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	28	0.18	0.01	0.028	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	28	0.18	0.00	0.024	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	28	0.18	0.01	0.028	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	18	0.12	0.00	0.013	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	-5	0.03	0.00	0.000	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	-5	0.03	0.00	0.003	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	-54	0.34	0.01	0.093	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	-42	0.27	0.01	0.057	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	-42	0.27	0.01	0.061	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	-59	0.37	0.02	0.111	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	-42	0.27	0.01	0.060	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	-56	0.36	0.01	0.101	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	-56	0.36	0.02	0.102	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	-10	0.07	0.00	0.004	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	-10	0.07	0.00	0.008	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	-10	0.07	0.00	0.003	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	-10	0.07	0.00	0.007	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	-10	0.07	0.00	0.004	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	-28	0.18	0.01	0.028	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	-28	0.18	0.00	0.030	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	-39	0.25	0.01	0.052	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	-39	0.25	0.01	0.054	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	-55	0.35	0.02	0.098	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	-72	0.46	0.03	0.163	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	-86	0.55	0.05	0.227	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	-86	0.55	0.06	0.228	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	1,506	9.61	8.53	45.199	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	1,500	9.57	0.59	44.900	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	1,500	9.57	1.35	44.893	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	True	False
P-46	J-35	J-23	272	8.0	PVC	120.0	12	0.07	0.00	0.005	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	-16	0.10	0.00	0.009	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	1,701	1.74	0.04	0.653	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	10	0.06	0.00	0.004	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	10	0.06	0.00	0.005	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	-1,701	1.74	0.94	0.653	False	False

MAX DAY + IRRIGATION + FF J43

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,662.00	Red Zone	1,701	6,662.00

MAX DAY + IRRIGATION + FF J44

FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	6,460.00	Red Zone	0	6,661.94	87
J-2	6,461.00	Red Zone	0	6,661.75	87
J-3	6,468.00	Red Zone	0	6,661.66	84
J-4	6,473.00	Red Zone	4	6,661.64	82
J-5	6,478.00	Red Zone	0	6,661.64	79
J-6	6,480.00	Red Zone	0	6,661.63	79
J-7	6,483.00	Red Zone	11	6,661.62	77
J-8	6,488.00	Red Zone	0	6,661.62	75
J-9	6,493.00	Red Zone	0	6,661.61	73
J-10	6,498.00	Red Zone	0	6,661.60	71
J-11	6,506.00	Red Zone	10	6,661.59	67
J-12	6,507.00	Red Zone	0	6,661.59	67
J-13	6,513.00	Red Zone	0	6,661.58	64
J-14	6,514.00	Red Zone	0	6,661.58	64
J-15	6,512.00	Red Zone	10	6,661.57	65
J-16	6,529.00	Red Zone	10	6,661.57	57
J-17	6,533.00	Red Zone	10	6,661.56	56
J-18	6,522.00	Red Zone	0	6,661.57	60
J-19	6,510.00	Red Zone	0	6,661.57	66
J-20	6,528.00	Red Zone	14	6,661.57	58
J-21	6,522.00	Red Zone	0	6,661.57	60
J-22	6,517.00	Red Zone	49	6,661.57	63
J-23	6,513.00	Red Zone	0	6,661.58	64
J-24	6,502.00	Red Zone	0	6,661.59	69
J-25	6,495.00	Red Zone	17	6,661.60	72
J-26	6,488.00	Red Zone	0	6,661.62	75
J-27	6,483.00	Red Zone	14	6,661.63	77
J-28	6,475.00	Red Zone	0	6,661.64	81
J-29	6,537.00	Red Zone	0	6,661.57	54
J-30	6,538.00	Red Zone	0	6,661.57	53
J-31	6,535.00	Red Zone	0	6,661.57	55
J-32	6,534.00	Red Zone	0	6,661.57	55
J-33	6,528.00	Red Zone	17	6,661.57	58
J-34	6,522.00	Red Zone	0	6,661.58	60
J-35	6,519.00	Red Zone	0	6,661.58	62
J-36	6,515.00	Red Zone	0	6,661.58	63
J-37	6,502.00	Red Zone	16	6,661.60	69
J-38	6,490.00	Red Zone	0	6,661.62	74
J-39	6,478.00	Red Zone	15	6,661.65	79
J-40	6,461.00	Red Zone	0	6,661.69	87
J-41	6,457.00	Red Zone	6	6,661.75	89
J-42	6,457.00	Red Zone	0	6,661.75	89
J-43	6,457.00	Red Zone	0	6,661.75	89
J-44	6,525.00	Red Zone	1,500	6,661.96	59
J-45	6,531.13	Red Zone	0	6,661.57	56
J-46	6,515.00	Red Zone	0	6,661.57	63

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-1	J-1	J-2	174	8.0	PVC	120.0	201	1.28	0.19	1.085	False	False
P-2	J-2	J-3	254	8.0	PVC	120.0	109	0.69	0.09	0.348	False	False
P-3	J-3	J-4	213	8.0	PVC	120.0	53	0.34	0.02	0.092	False	False
P-4	J-4	J-5	88	8.0	PVC	120.0	49	0.31	0.01	0.078	False	False
P-5	J-5	J-6	84	8.0	PVC	120.0	49	0.31	0.01	0.075	False	False
P-6	J-6	J-7	96	8.0	PVC	120.0	49	0.31	0.01	0.081	False	False
P-7	J-7	J-8	144	8.0	PVC	120.0	38	0.24	0.01	0.047	False	False
P-8	J-8	J-9	144	8.0	PVC	120.0	38	0.24	0.01	0.051	False	False
P-9	J-9	J-10	151	8.0	PVC	120.0	38	0.24	0.01	0.049	False	False
P-10	J-10	J-11	278	8.0	PVC	120.0	38	0.24	0.01	0.048	False	False
P-11	J-11	J-12	54	8.0	PVC	120.0	28	0.18	0.00	0.027	False	False
P-12	J-12	J-13	227	8.0	PVC	120.0	28	0.18	0.01	0.028	False	False
P-13	J-13	J-14	62	8.0	PVC	120.0	28	0.18	0.00	0.032	False	False
P-14	J-14	J-15	275	8.0	PVC	120.0	28	0.18	0.01	0.028	False	False
P-15	J-15	J-16	307	8.0	PVC	120.0	18	0.12	0.00	0.011	False	False
P-17	J-16	J-18	193	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-18	J-18	J-19	116	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-19	J-19	J-20	181	8.0	PVC	120.0	-1	0.01	0.00	0.000	False	False
P-20	J-20	J-21	91	8.0	PVC	120.0	-5	0.03	0.00	0.000	False	False
P-21	J-21	J-22	157	8.0	PVC	120.0	-5	0.03	0.00	0.000	False	False
P-22	J-22	J-23	105	8.0	PVC	120.0	-54	0.34	0.01	0.093	False	False
P-23	J-23	J-24	155	8.0	PVC	120.0	-42	0.27	0.01	0.060	False	False
P-24	J-24	J-25	232	8.0	PVC	120.0	-42	0.27	0.01	0.059	False	False
P-25	J-25	J-26	167	8.0	PVC	120.0	-59	0.37	0.02	0.111	False	False
P-26	J-26	J-27	171	8.0	PVC	120.0	-42	0.27	0.01	0.060	False	False
P-27	J-27	J-28	121	8.0	PVC	120.0	-56	0.36	0.01	0.101	False	False
P-28	J-28	J-3	220	8.0	PVC	120.0	-56	0.36	0.02	0.102	False	False
P-29	J-20	J-29	238	8.0	PVC	120.0	-10	0.07	0.00	0.004	False	False
P-30	J-29	J-30	59	8.0	PVC	120.0	-10	0.07	0.00	0.000	False	False
P-31	J-30	J-31	175	8.0	PVC	120.0	-10	0.07	0.00	0.006	False	False
P-32	J-31	J-32	68	8.0	PVC	120.0	-10	0.07	0.00	0.007	False	False
P-33	J-32	J-33	229	8.0	PVC	120.0	-10	0.07	0.00	0.004	False	False
P-34	J-33	J-34	193	8.0	PVC	120.0	-28	0.18	0.01	0.028	False	False
P-35	J-34	J-35	97	8.0	PVC	120.0	-28	0.18	0.00	0.025	False	False
P-36	J-35	J-36	104	8.0	PVC	120.0	-39	0.25	0.01	0.056	False	False
P-37	J-36	J-37	224	8.0	PVC	120.0	-39	0.25	0.01	0.052	False	False
P-38	J-37	J-38	253	8.0	PVC	120.0	-55	0.35	0.03	0.100	False	False
P-39	J-38	J-39	165	8.0	PVC	120.0	-72	0.46	0.03	0.160	False	False
P-40	J-39	J-40	200	8.0	PVC	120.0	-86	0.55	0.05	0.229	False	False
P-41	J-40	J-2	257	8.0	PVC	120.0	-86	0.55	0.06	0.226	False	False
P-42	J-2	J-41	189	8.0	PVC	120.0	6	0.04	0.00	0.000	False	False
P-43	J-41	J-42	13	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-44	J-42	J-43	30	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-45	J-44	J-35	163	8.0	PVC	120.0	0	0.00	0.00	0.000	True	False
P-46	J-35	J-23	272	8.0	PVC	120.0	12	0.07	0.00	0.005	False	False
P-47	J-26	J-38	269	8.0	PVC	120.0	-16	0.10	0.00	0.011	False	False
P-48	R-2	J-44	64	20.0	PVC	120.0	1,701	1.74	0.04	0.653	False	False
P-16(1)	J-16	J-45	243	8.0	PVC	120.0	10	0.06	0.00	0.004	False	False
P-16(2)	J-45	J-17	213	8.0	PVC	120.0	10	0.06	0.00	0.005	False	False

FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (Scaled) (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss Gradient (ft/1000ft)	Is Closed?	Has User Defined Length?
P-50	J-45	J-46	286	8.0	PVC	120.0	0	0.00	0.00	0.000	False	False
P-51	J-1	J-44	1,444	20.0	PVC	120.0	-201	0.21	0.02	0.013	False	False

MAX DAY + IRRIGATION + FF J44

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
122	R-2	6,662.00	Red Zone	1,701	6,662.00



Legend

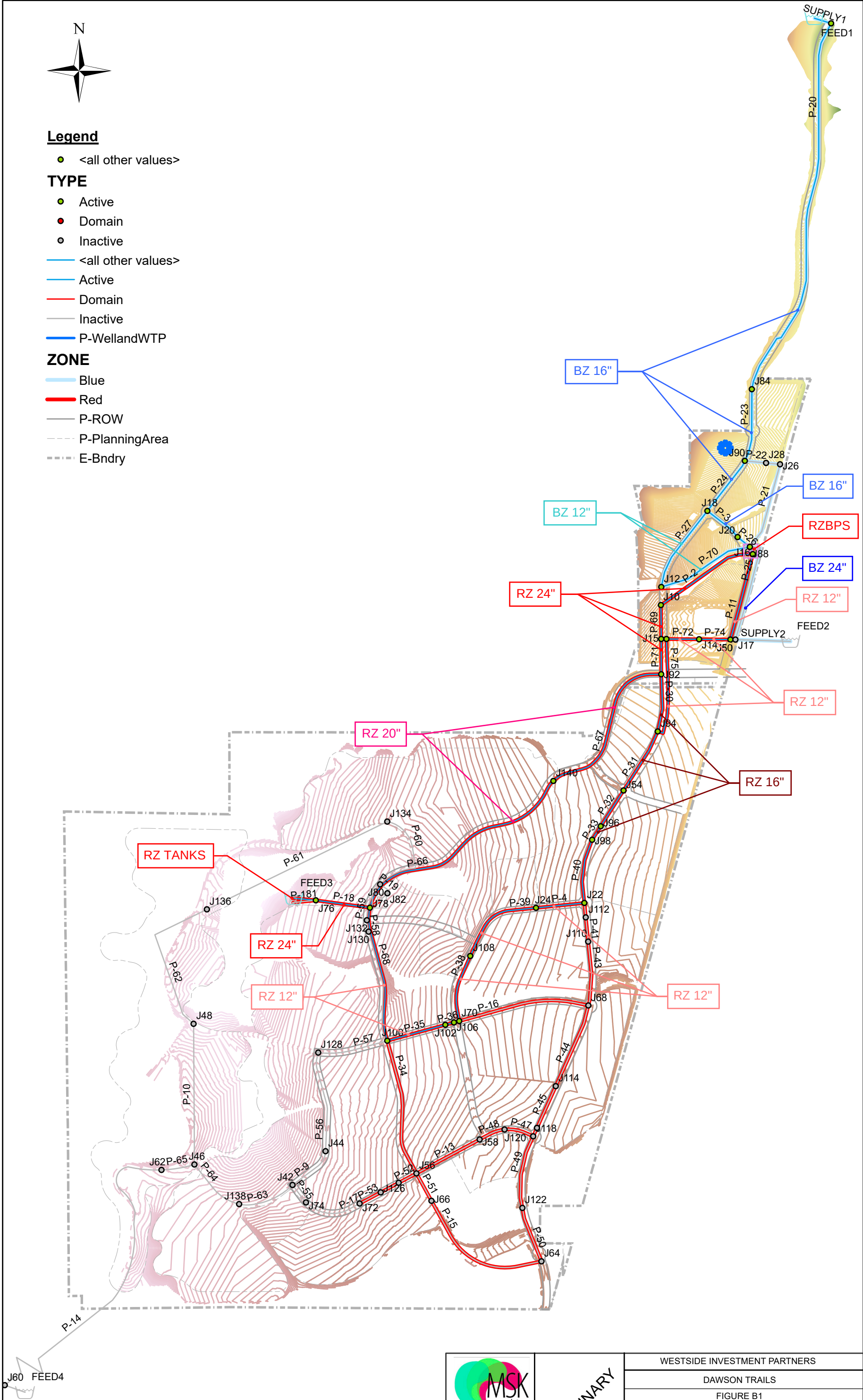
● <all other values>

TYPE

- Active
- Domain
- Inactive
- <all other values>
- Active
- Domain
- Inactive
- P-WellandWTP

ZONE

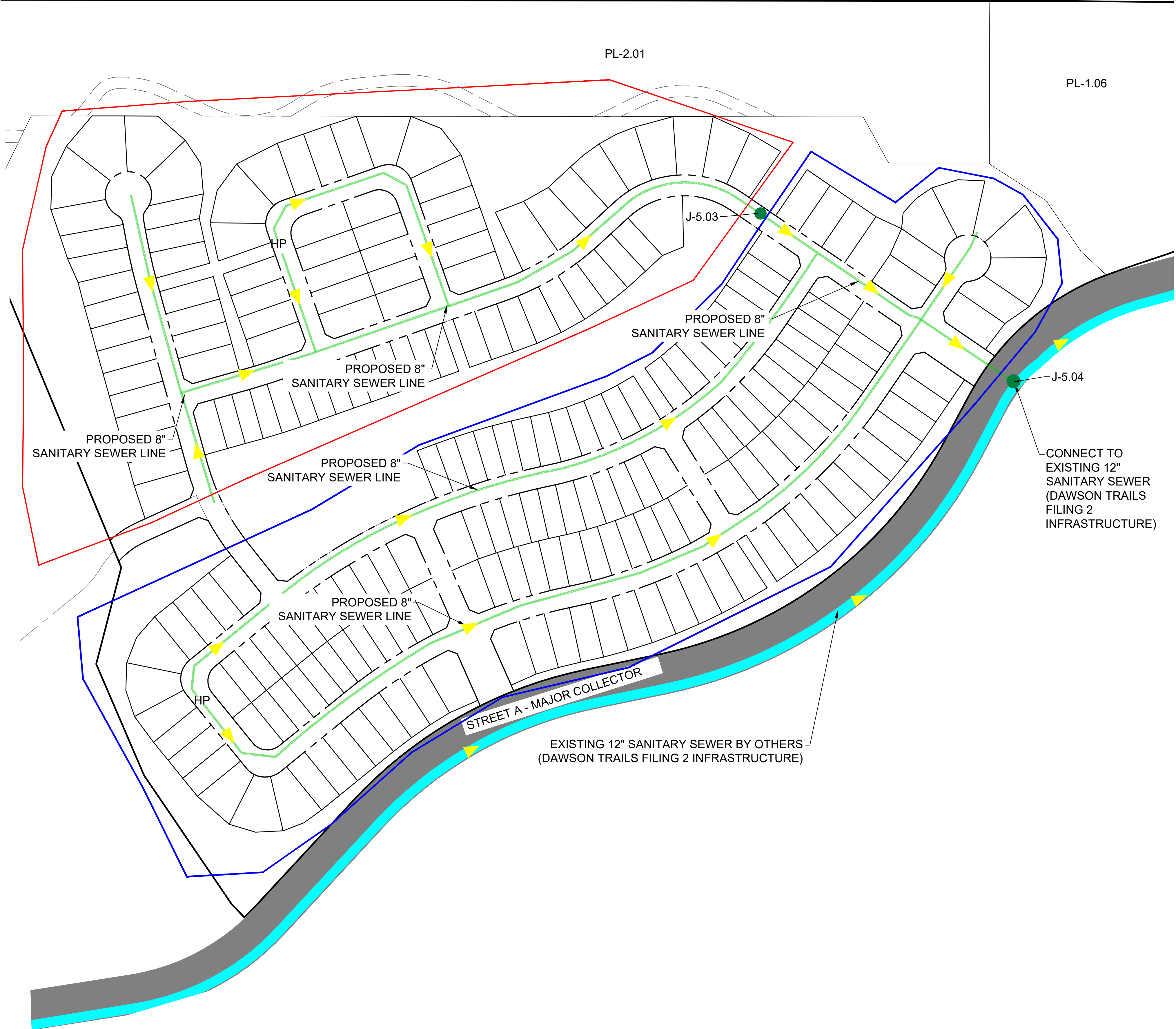
- Blue
- Red
- P-ROW
- P-PlanningArea
- E-Bndry



Appendix C

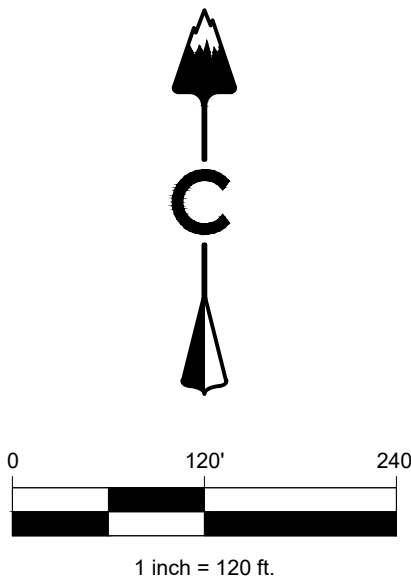
Sanitary Calculations

2023-05-11 (4:36 PM) X:\20-224 Dawson\Civil\Reports\Parcel B\Phase 1\Utility\Sanitary Map.dwg Parcel B Ph 1 Sanitary Map.dwg Margaret Walsh



LEGEND

- PROPOSED 8" SANITARY SEWER
- EXISTING 12" SANITARY SEWER
- SANITARY SEWER FLOW DIRECTION
- DESIGN POINT LOCATION
- J-5.04 SFE
- J-5.03 SFE



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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

SEWER LINE LAYOUT

Parcel B - Phase I

DATE: 7/13/2023
CREATED BY: MFW
JOB NO. 20-224
SHEET
1 OF 1

Appendix D

Excerpts

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



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



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.



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.

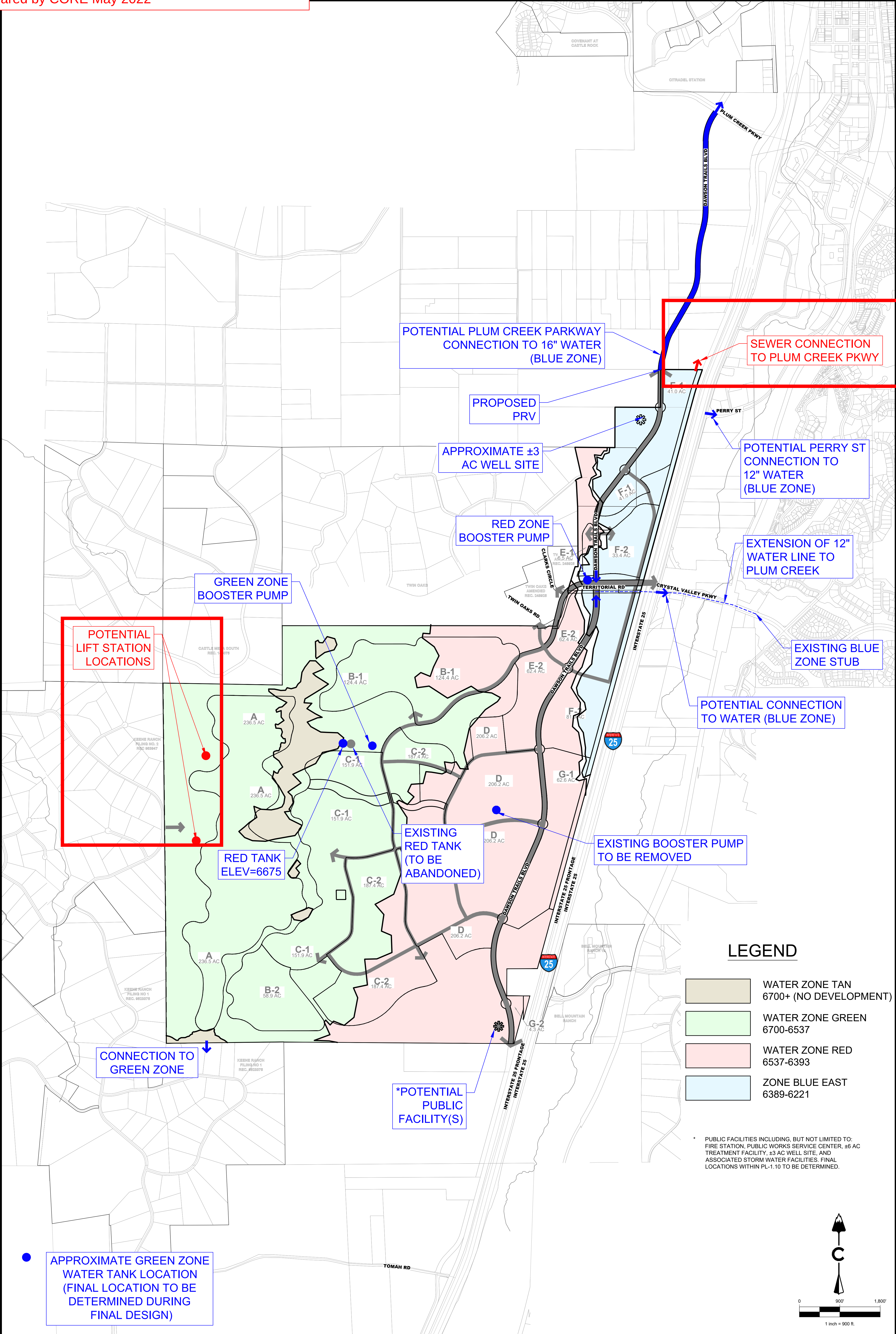
V. PROPOSED WASTEWATER SYSTEM

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.

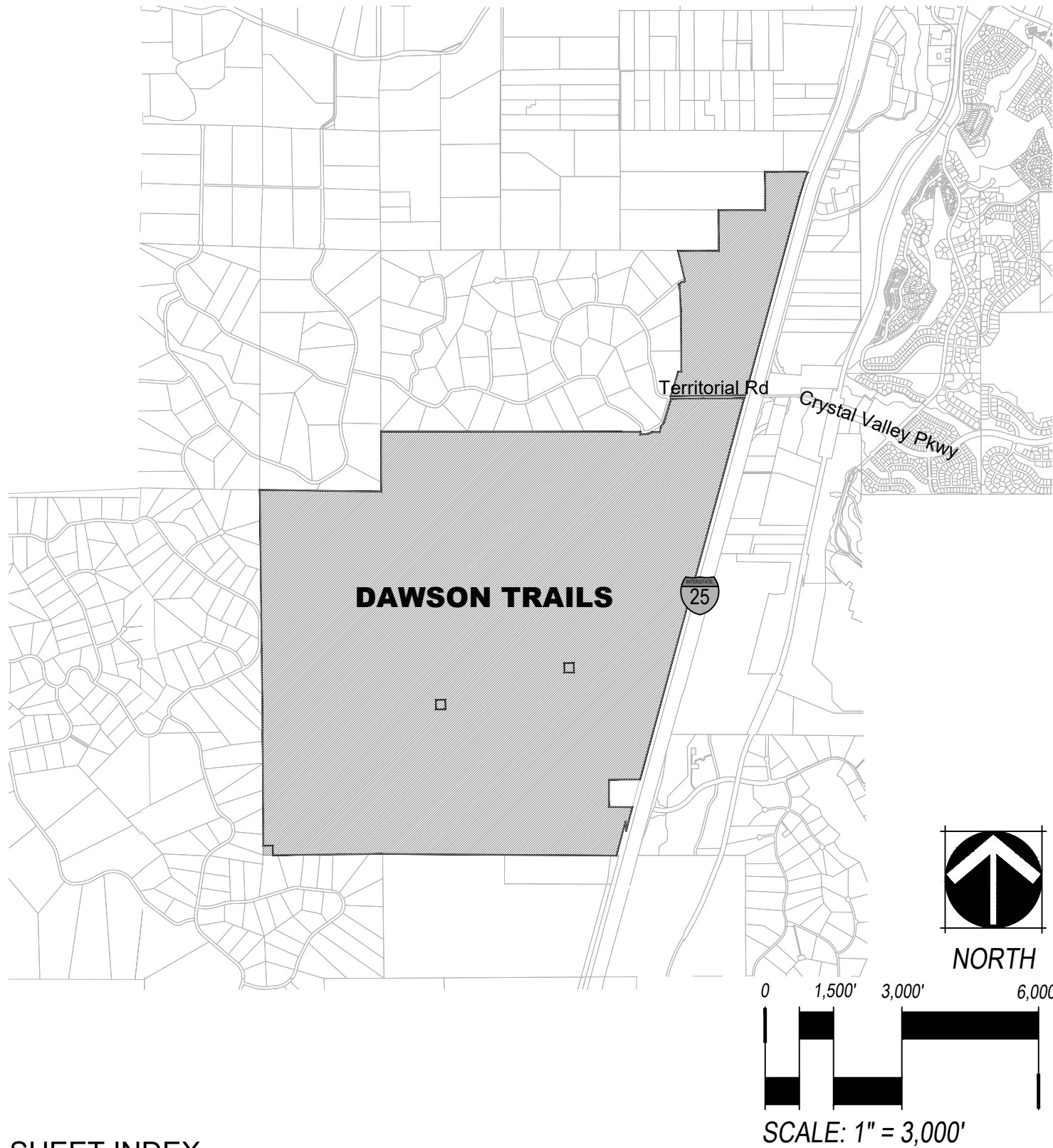
The sanitary sewer demands, both on-site and off-site, will be analyzed for the new zoning established with the Planned Development Plan Amendment and sewer mains will be sized according to the Town's standards and criteria.

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 "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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.

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

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;

- 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);
- THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
- 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);
- 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;
- 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);
- THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
- 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);
- 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:

- N 17°17'13" E, A DISTANCE OF 557.93 FEET;
- S 89°27'27" E, A DISTANCE OF 65.00 FEET;
- 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, Non-Res	151.9	481	N/A	N/A	7.4%	45'	
	C-2	SFD, SFA, MF, Non-Res	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		N/A		2.0%	75/90' (1)	
	F-2	SFA, MF, Non-Res	33.4	940	N/A	45	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

- 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.
- 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.
- THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
- 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.
- 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

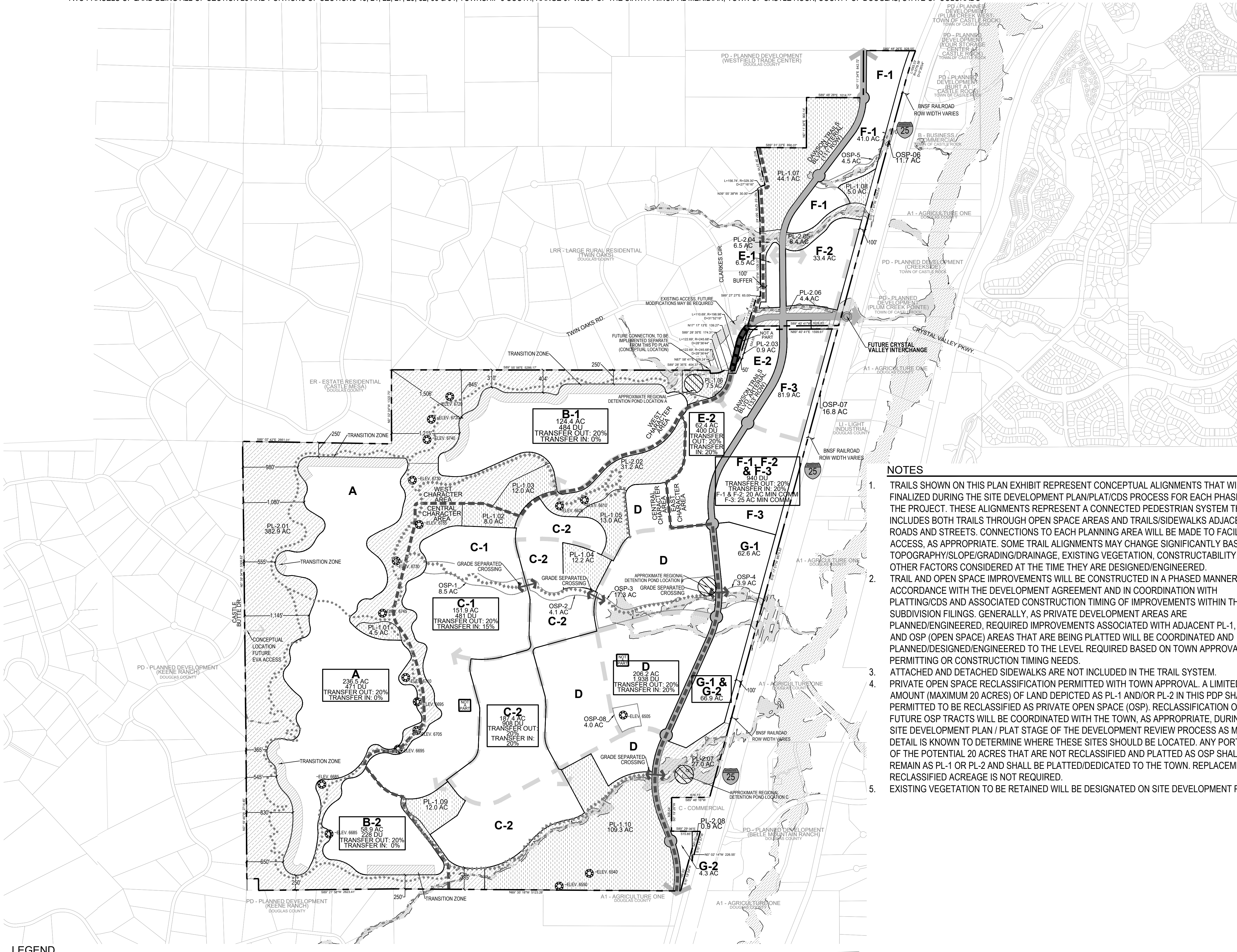
- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
- UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- 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.

Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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



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)	462.2	22.4%
OSP (PRIVATE)	70.8	3.4%
SUBTOTAL	533.0	25.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	47.3%

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

PARCEL SUMMARY

	ACREAGE	% OF PROPERTY
PUBLIC LAND		
PL-1.01	4.5	0.2%
PL-1.02	8.0	0.4%
PL-1.03	12.0	0.6%
PL-1.04	12.2	0.6%
PL-1.05	13.0	0.6%
PL-1.06	7.5	0.4%
PL-1.07	44.1	2.1%
PL-1.08	5.0	0.2%
PL-1.09	12.0	0.6%
PL-1.10	109.3	5.3%
PL-1 TOTAL	227.6	11.0%

	ACREAGE	% OF PROPERTY
OPEN SPACE		
PL-2.01	382.9	18.6%
PL-2.02	31.2	1.5%
PL-2.03	0.9	0.0%
PL-2.04	6.5	0.3%
PL-2.05	8.4	0.4%
PL-2.06	4.4	0.2%
PL-2.07	27.0	1.3%
PL-2.08	0.9	0.0%
PL-2 TOTAL	462.2	22.4%

OSP (PRIVATE)		
OSP-1	8.5	0.4%
OSP-2	4.1	0.2%
OSP-3	17.3	0.8%
OSP-4	3.9	0.2%
OSP-5	4.5	0.2%
OSP-6	11.7	0.6%
OSP-7	16.8	0.8%
OSP-8	4.0	0.2%
OSP TOTAL	70.8	3.4%

FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE & PUBLIC LAND TOTAL	975.6	47.3%

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

LEGEND

	PROPERTY BOUNDARY		PROPOSED PLD		5' NATURAL SURFACE TRAIL
	PLANNING AREA BOUNDARY		PROPOSED OPEN SPACE		10' HARD SURFACE TRAIL
	CHARACTER AREA BOUNDARY		HIGHPOINTS		MAJOR DRAINAGEWAY
	PROPOSED ARTERIAL RIGHT OF WAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		REGIONAL DETENTION POND (APPROXIMATE LOCATION)
	FUTURE COLLECTOR RIGHT OF WAY		100 YEAR FLOODPLAIN (FEMA)		

NOTES

- TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT PLAN/PLAT/CDS PROCESS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILS/SIDEWALKS ADJACENT TO ROADS AND STREETS. CONNECTIONS TO EACH PLANNING AREA WILL BE MADE TO FACILITATE ACCESS, AS APPROPRIATE. SOME TRAIL ALIGNMENTS MAY CHANGE SIGNIFICANTLY BASED ON TOPOGRAPHY/SLOPE/GRADING/DRAINAGE, EXISTING VEGETATION, CONSTRUCTABILITY, AND OTHER FACTORS CONSIDERED AT THE TIME THEY ARE DESIGNED/ENGINEERED.
- TRAIL AND OPEN SPACE IMPROVEMENTS WILL BE CONSTRUCTED IN A PHASED MANNER IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND IN COORDINATION WITH PLATTING/CDS AND ASSOCIATED CONSTRUCTION TIMING OF IMPROVEMENTS WITHIN THOSE SUBDIVISION FILINGS. GENERALLY, AS PRIVATE DEVELOPMENT AREAS ARE PLANNED/ENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND OSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENGINEERED TO THE LEVEL REQUIRED BASED ON TOWN APPROVAL, PERMITTING OR CONSTRUCTION TIMING NEEDS.
- ATTACHED AND DETACHED SIDEWALKS ARE NOT INCLUDED IN THE TRAIL SYSTEM.
- PRIVATE OPEN SPACE RECLASSIFICATION PERMITTED WITH TOWN APPROVAL. A LIMITED AMOUNT (MAXIMUM 20 ACRES) OF LAND DEPICTED AS PL-1 AND/OR PL-2 IN THIS PDP SHALL BE PERMITTED TO BE RECLASSIFIED AS PRIVATE OPEN SPACE (OSP). RECLASSIFICATION OF ANY FUTURE OSP TRACTS WILL BE COORDINATED WITH THE TOWN, AS APPROPRIATE, DURING THE SITE DEVELOPMENT PLAN / PLAT STAGE OF THE DEVELOPMENT REVIEW PROCESS AS MORE DETAIL IS KNOWN TO DETERMINE WHERE THESE SITES SHOULD BE LOCATED. ANY PORTION OF THE POTENTIAL 20 ACRES THAT ARE NOT RECLASSIFIED AND PLATTED AS OSP SHALL REMAIN AS PL-1 OR PL-2 AND SHALL BE PLATTED/DEDICATED TO THE TOWN. REPLACEMENT OF RECLASSIFIED ACREAGE IS NOT REQUIRED.
- EXISTING VEGETATION TO BE RETAINED WILL BE DESIGNATED ON SITE DEVELOPMENT PLANS.

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

PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries

The conceptual boundaries of all Planning Areas are shown on the Dawson Trails PD Plan. Where a Planning Area abuts an internal local street or drive or a collector street, the boundary shall be the centerline of the street, where applicable. Where a Planning Area abuts an arterial street, the boundary shall be the right-of-way of that street as indicated on the PD Plan. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the Site Development Plan / Plat stage of the development review process.

5.2 Amendments to the PD Plan and PD Zoning Regulations

- The maximum number of dwelling units approved for development in Dawson Trails is 5,850, including a maximum number of 2,400 Multifamily dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 below.
- Residential
 - Dwelling units are subject to maximum transfers in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

Table 5.2.1 - Maximum Allowed Transfer of Dwelling Units			
Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In
West	A	20%	0
	B-1	20%	0
	B-2	20%	0
Central	C-1	20%	15%
	C-2	20%	20%
	D	20%	20%
East	E-1	No Residential Allowed	No Residential Allowed
	E-2	20%	20%
	F-1	20%	20%
	F-2	20%	20%
	F-3	20%	20%
	G-1	No Residential Allowed	No Residential Allowed
	G-2	No Residential Allowed	No Residential Allowed

- The actual number of dwelling units approved will be determined and calculated at the Site Development Plan / Plat stage of the development review process. A Project Tracking Sheet will be used to document the series of plats at Dawson Trails over the life cycle of the project.
 - The maximum number of allowed multifamily dwelling units is capped at 2,400, however, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.
- Non-residential
 - The maximum 3,200,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.
 - All non-residential uses in the West, Central, and East Character Areas that are residential use-supporting in nature, including but not limited to various types of amenities, clubhouses, and similar uses, shall not be counted towards the maximum allocation of non-residential use 3,200,000 square feet.
 - Assisted living facilities, adult day care, memory care, nursing homes, and continuum of care uses and other institutional use types that provide staffed support services do not count towards the 5,850 maximum allowed dwelling units in this PD.

5.3 Non-Residential Use Acreage Minimums

- Minimum acreages of non-residential uses are required and shall be located in F-1, F-2, F-3, G-1, and G-2 as follows:
 - Planning Areas F-1 and F-2: 20-acres
 - Planning Area F-3: 25-acres
 - Planning Area G-1: 62.6 acres
 - Planning Area G-2: 4.3 acres

5.4 Storage Use Acreage Maximums

- A total cumulative maximum of 30 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
 - Outdoor storage shall not exceed 15 acres.
 - Indoor and outdoor storage may both be included on the same site.

5.5 Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing Use Acreage Maximums

- A total cumulative maximum of 20 acres of Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.

5.6 Road Alignments

The PDP depicts conceptual locations of roadways. Recognizing that the final road alignments are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the PDP itself. More significant road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PDP Amendment procedure as provided in the Town of Castle Rock Municipal Code.

5.7 Trails and Trail Alignments

The PDP depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected, and can be accomplished by the applicant/developer through Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Plan itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks. Refer to the Dawson Trails PD Plan.

5.8 Open Space

Open space may be public or private. Public open space, PL-1, or PL-2 will be dedicated to the Town. Private open space, OSP, will be owned by a private entity, a metropolitan district or homeowners' association. An additional approximate 215 acres to be designated as either public or private open space at time of SPD / Plat.

5.9 Residential Parking

- Shared parking is allowed per Section 17.54 of the Municipal Code.
- Reduced parking standards may be requested per Section 17.54 of the Municipal Code.
- Table 5.8.1, below, identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SDP.

Table 5.8.1	
Single-Family Detached Dwelling	2 Spaces per Dwelling Unit
Single-Family Attached Dwelling	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Multiple SFA & SFD on One Lot	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Clustered Single-Family Residential Dwelling	2 Spaces per Unit
Multi-Family Residential Dwelling (Multifamily and dwellings in multiple buildings on a single lot)	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking
Notes: 1. Off-street parking includes garage spaces (including tandem configurations), surface parking, other covered spaces, uncovered spaces, spaces accessed from private drives, and driveways. 2. On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E-2, in conjunction with review of a SDP in Section 3.4.B. of this PD.	

5.10 Residential / Non-residential Use Adjacency Standards

- Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Dawson Trails property boundary. No structures which require a building permit are permitted within this open space buffer.
- The northern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structures which require a building permit are permitted within this open space buffer.
- The buffers noted 1. and 2. above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692.
- The Interface requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

5.11 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual and the Dawson Trails Water Efficiency Plan, as amended.

5.12 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan, as applicable, without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

5.13 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on PL-1, PL-2, or other Town owned property without written approval from the Town of Castle Rock.

5.14 Compliance with Skyline/Ridgeline Protection District

All areas within the Skyline/Ridgeline protection area as shown on the Dawson Trails PD Plan shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended.

5.15 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into each Site Development Plan. An overall Wildfire Vegetation Mitigation Plan is included in the PDP and will be further defined at each stage of development as associated with future Site Development Plans when the appropriate amount of planning and engineering information and detail are known.

5.16 Planning and Design

- Design and construction of lots, structures, roadways, and other improvements shall be sensitive to the existing topography and mature vegetation. The proposed improvements shall achieve a blended landscape (existing conditions combined with engineered conditions) that is congruent with the intended character of the Character Area and/or Planning Area improvements being implemented, as determined feasible.
- Structures in sloping areas shall be designed to generally conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation, as determined feasible.
- Grading shall be shaped to compliment the natural landforms, as determined feasible.
- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance, while recognizing grading impacts will require changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

As outlined above in the Character Area descriptions, each Character Area is further organized by Planning Areas. While the Character Areas provide a general guide for similar types of development, each Planning Area provides allowed land uses and dimensional standards.

Refer to Section 6.11 Supplemental Development Standards. Supplemental Development Standard #16 (A through E) includes standards applicable in all Planning Areas. Sections 6.1 through 6.10 establish permitted uses and development standards unique to specific Planning Areas.

6.1 Planning Area A

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached Private Garage
 - Non-Residential
 - Home Occupations
 - Open Space, Public or Private
 - Private recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to: swimming pools, sport courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, Playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses
 - Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities

- Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be a minimum 7,700 square feet.(See Section 6.10 for additional standards)
 - Minimum Lot Size: None
 - Primary Structure
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback, Interior Lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

D. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

6.2 Planning Areas B-1 and B-2

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached private garages
 - Non-Residential
 - Open space, public or private
 - Private Recreational and Park uses, clubhouse, country clubs, recreational facilities, including but not limited to: Swimming Pools, Sport Courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to: detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - Transition Zone Minimum Lot Size Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,600 square feet. (See Section 6.10 for additional standards).

B. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Minimum Lot Size: None
- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

C. Accessory Structure

**Note: The numbers within parentheses) following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS, INC.
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



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 PERLMINARY 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:

PD ZONING REGULATIONS

SHEET
15 OF 20

Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

- Permitted Uses
 - Residential
 - Single Family Attached or Detached
 - Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwellings Units, Patio Dwellings units
 - Detached private garages
 - Non-Residential
 - Assisted Living, Memory Care, or other similar institutional uses
 - Nursing Home
 - Adult Day Care
 - Day Care Center Facility
 - Day Care, In Home
 - Open Space, Public or Private
 - Public Parks, Playgrounds, and other non-commercial recreational areas
 - Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking trails
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Non-Residential
 - Offices
 - Gyms / Health Clubs
 - Clinics
 - Restaurants, without Drive-Through
 - Private Clubs
 - Retail
 - Personal Services
 - Commercial Services
 - Public Facilities
 - Studio Classes
 - Places of Worship
 - Recreation, Outdoor
 - Solar Collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2):
 - Planning Area C-1: 45'
 - Planning Area C-2: 50'
- Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Primary Structure
 - *Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Minimum Lot Size: None
- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 10'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 10'
- Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.4 Planning Area D

- Permitted Uses
 - Residential
 - Single Family Detached
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
 - Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)

- Multifamily
- Clustered Single Family Dwelling Units
- Condominium
- Green Court
- Motor Court
- Patio Dwelling
- Townhome
- Zero Lot Line Dwelling
- Clustered Single Family Dwelling Units on a single lot as a product for lease
- Detached private garages

B. Non-Residential

- Adult Day Care Facility
- Assisted Living / Memory Care
- ATM / Kiosk
- Bed and Breakfast
- Clinic
- College / University / Vo-tech
- Day Care Center Facility
- Drive-Through Facility
- Educational Facility
- Funeral Home
- Gym / Health Club
- Hospital
- Hotel / Motel
- Nursing Home
- Office (including Flex Office)
- Parking Facility (stand-alone lot / structure)
- Place of Worship
- Private Club
- Public Facilities
- Recreation, Indoor or Outdoor
- Retail
- Restaurant
- Studio Classes
- Utilities, Public
- Veterinary Clinic
- Open Space, Public or Private
- Public Parks, Playgrounds, and other non-commercial recreational areas
- Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails
- Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
- Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- Solar collectors which are not part of the primary structure
- Kennel / Doggy Daycare

- Maximum Building Height for All Uses (2): 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

A. Primary Structure

- Minimum Lot Size: None
- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

B. Accessory Structure

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.5 Planning Areas E-1 and E-2

- Permitted Uses
 - Residential
 - Single Family Detached (E-2 only)
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
 - Mixed-Use (horizontal or vertical) (E-2 only)
 - Multifamily (E-2 only)
 - Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
 - Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
 - Detached private garages (E-2 only)
 - Non-Residential
 - Assisted Living, Memory Care, or other similar institutional uses
 - ATM / Kiosk
 - Bed and Breakfast
 - Clinic
 - Day Care Center Facility
 - Drive Through Facility
 - Hospital
 - Nursing Home
 - Office (including Flex Office)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Veterinary Clinic (to include 24/7 emergency care)
 - Open Space, Public or Private
 - Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails
 - Public Parks, Playgrounds, and other non-commercial recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities

- Maximum Building Height for all uses (2):
 - Planning Area E-1: 50'
 - Planning Area E-2: 60'

4. Residential Setbacks (unless otherwise approved by the Town at the time of SDP or Plat)

A. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*

- Minimum Lot Size: None
- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 10'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (6): 20'
 - Minimum Rear Setback (6, 7): 5'
 - Minimum Rear Alley Setback (6, 7, 8): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6. Pedestrian Oriented Area in E-2

- The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place and/or "main street" and will include the following:
 - Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
 - Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements
 - Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
 - Convenient pedestrian and bicycle access to all adjacent streets.
 - Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
 - Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
 - For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
 - Convenient pedestrian access to transit stops and outlying parking areas, if any.
 - Where feasible, design sites to accommodate bus stops.
 - Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
 - Interconnection of pedestrian areas with adjacent existing or planned open space.
 - The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

APPLICANT:



WESTSIDE INVESTMENT
PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS, INC.
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



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 PERLMINARY 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:

PD ZONING
REGULATIONS

SHEET
16 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

PD ZONING REGULATIONS

6.6 Planning Areas F-1, F-2 and F-3

- Permitted Uses
 - Residential
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, or other similar Multi-Unit Configurations)
 - Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)
 - Mixed-Use (horizontal or vertical)
 - Detached Private Garages
 - Non-Residential
 - Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
 - Alcoholic Beverage Sales
 - ATM / Kiosk
 - Auto Body and Vehicle / RV / Boat Equipment and Repair
 - Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 - Automobile Service / Fuel Station / Wash / Rental
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-Tech
 - Commercial Amusement, Indoor and Outdoor
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Industrial, Flex (F-1 and F-3 Only)
 - Kennel / Doggy Daycare
 - Large Animal Clinic and Hospital
 - Medical Lab
 - Multi-Modal Transit Facility
 - Nursery or Greenhouse (Wholesale or Retail)
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone lot / structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor or Outdoor
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Open Space, Public or Private
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

- Uses By Special Review
 - Solar collectors which are not part of the primary structure

- Maximum Building Height for All Uses (2, 11): 75'

- Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'

- Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

- Primary Structure
 - Minimum Lot Size: None
 - Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 0"
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 0"
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 - Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

B. Accessory Structure

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*
- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.7 Planning Areas G-1 and G-2

- Permitted Uses
 - Residential: No residential uses allowed.
 - Non-Residential
 - Adult Day Care Assisted Living, Memory Care, , or other similar institutional uses
 - Alcoholic Beverage Sales
 - Auto Body and Vehicle / RV / Boat Equipment and Repair
 - Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 - Automobile Service / Fuel Station / Wash / Rental
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-Tech
 - Commercial Amusement, Indoor and Outdoor
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Industrial, Flex and Light Industrial
 - Kennel / Doggy Daycare
 - Large Animal Clinic and Hospital
 - Multi-Modal Transit Facility
 - Nursery or Greenhouse (Wholesale or Retail)
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone or structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor and Outdoor
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Shooting Range, Indoor
 - Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Warehousing and Distribution
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

- Uses By Special Review
 - Solar collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2, 11): 75'
- Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'
- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.8 Accessory Uses

- In all Planning Areas:
 - Permitted Uses
 - Commonly associated Accessory Uses, incidental to the Primary Use or Building, including but not limited to decks, patios, porches, storage sheds, private greenhouses, radio or TV antenna, TV satellite dishes, solar panels mounted on a primary structure, sport courts, private swimming pools and associated structures and private non-commercial facilities or structures for the keeping of household pets.

- Accessory Uses are subject to Chapter 17.52.210 of the Castle Rock Municipal Code.

6.9 Temporary Uses

- In all Planning Areas:
 - Permitted Uses
 - A temporary sales and marketing center including but not limited to trailers, temporary buildings, model homes, or other similar structures which may typically be used as a sales and marketing center.
 - A temporary construction office including but not limited to trailers, temporary buildings, or other similar structures which may typically be used as an office.
 - Temporary uses are subject to Chapter 17.16.020 of the Castle Rock Municipal Code.

6.10 Transition Zone Development Standards

- Transition Zone Development Standards apply to areas within Planning Areas A, B-1, and B-2, as indicated on the PD Plan.
- Minimum Residential Lot Sizes Apply within Transition Zones as follows:
 - Planning Area A: 7,700 square feet
 - Planning Area B-1: 6,600 square feet
 - Planning Area B-2: 6,600 square feet
- Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) generally repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- Floodlighting: Floodlights shall not be used to light all or any portion of any primary or accessory structure facade. All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this standard, a full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that no part of the light bulb or light source is visible beyond the Dawson Trails property boundaries, to the greatest extent feasible.
- Exterior Lighting: No exterior lights of any sort may be erected, placed, installed, or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Dawson Trails property boundaries. This applies to all direct lighting including, but not limited to entry lights, garage lights, and driveway illumination. Low profile landscape lighting should, to the greatest extent feasible, be installed to minimize visibility from off the Dawson Trails property.
- Vegetation: Each property shall include at least one (1) tree of a species with a height, when mature, of at least thirty-five feet (35') for each two thousand five hundred (2,500) square feet of lot or parcel area; provided, however, that this requirement shall not require any single-family residential lot to contain more than four (4) trees. Trees required under this section shall be located in the portion of the lot which will provide enhanced screening from the open space areas or properties adjacent to the Dawson Trails PDP property boundary. However, these plantings are not intended to completely screen all portions of all structures. All trees installed to meet the requirements of this subsection shall be of coniferous species and included in the Town of Castle Rock Plant List, shall be a minimum of eight (8) feet tall when planted, and shall be planted before a Certificate of Occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within three (3) months of the beginning of the next planting season for the species. In addition, significant trees which are located on a property and not within a location of a proposed structure shall be preserved, when possible, as indicated during the Site Development Plan Process as "Existing Vegetation to Remain." Such trees are eligible to count toward the above planting requirement regardless of whether they are coniferous or deciduous, even if not located in an optimal location for screening as noted above. Concurrently with the Site Development Plan / Plat stage of the development process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased, or deleted, to reflect the degree of visibility of structures located in various portions of the subdivision. Landscaping required by this standard shall be credited against the landscaping requirement imposed by any other section of Town Code, or this specific PDP.
- Fencing: Fences located on private lots abutting PL-1 and PL-2 in Planning Areas A, B-1, and B-2 shall be constructed as a split rail, post and rail, or other similar design because such designs have a natural appearance, blend well into the natural terrain, have an open character, and are generally more suitable for wildlife. Open style fencing shall not exceed 42" in height. Wire mesh may be incorporated into the fencing design to keep pets in. Fences of other materials or designs are prohibited, including solid privacy fences. Short lengths of privacy fencing, up to 40 feet in total length and up to 6 feet in height, may be used to screen portions of lots containing hot tubs or other similar private on-site amenities, or to contain pets. Privacy fencing shall be on the interior of the lot, meet setbacks, and not conflict with easements. Privacy fencing shall not be used in place of open rail fencing.

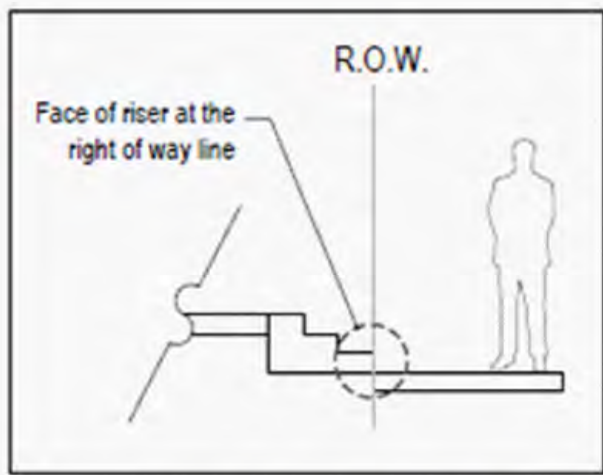
6.11 Supplemental Development Standards

Below are Supplemental Development Standards that may apply within each Planning Area. Supplemental Development Standard #14 (A through E) includes standards applicable in all Planning Areas.

- The garage door face for the lot shall be at least 20' from the back of public sidewalk. Non-garage door building face may have a minimum 10' setback.
- Building height measurements for both residential and non-residential excludes chimneys, parapets, architectural designs that screen rooftop mechanical equipment from view, and other similar architectural elements. Stairwells may also encroach maximum building height, if required by building design or code.

- Encroachments may include bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels mounted on primary structure, mechanical equipment, light fixtures, roof overhangs and other architectural features and are allowed to extend outward from the primary structure in front, side, and rear yards. In no instance may an encroachment cross the property line, be located less than six feet (6') from the finished material of the encroachment to the adjacent property or extend into a wet or dry utility easement. Non-habitable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the setback is a minimum of 10' and the encroachment is not within the public right-of-way, sight triangles, or transportation and utility easements. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. Window wells are permitted to encroach into setbacks up to, except as limited by wet and dry utilities 3'.
 - Setbacks shall be measured from public right-of-way/property line to the building foundation of habitable space or garage. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way, sight triangles, or transportation and utility easements.
 - The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
 - Zero Lot Line Setbacks:
 - Private drive loaded home side or rear setbacks and associated utility easements shall be determined at the Site Development Plan / Plat stage of the development review process. Zero-foot setbacks are permitted
 - If a lot is located in a row, cluster or arrangement of same/similar sized lots but would otherwise be subject to a different range of setback standards, side or rear setbacks shall be consistent with the building separation as required, including potential reduced side setbacks per Note #9 herein.
 - 0' lot line configurations are allowed. When 0' lot line configurations are permitted, detached garages may also utilize a 0' setback. All structures must meet building separation and code requirements as well as minimum standards for architecture. Setbacks shall not be less than required utility easements.
 - Rear setbacks to alleys or private streets may be reduced to zero when the minimum width of the right-of-way or easement exceeds the minimum standard as identified in the street sections.
 - Setbacks from public right-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan

- Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line as long as minimum code requirements are met (unless using a 0' lot line configuration, See Note 6 above).
- Side yard setback for corner lots shall be determined at the time of Site Development Plan / Plat and shall only apply to lots abutting a public right of way. Lots siding onto private streets, private drives, open space areas, or other similar uses shall use the minimum 5' side yard setback standards.
- For residential lots with multiple street frontages, all sides of the primary structure facing a public street must follow the Primary Structure Setbacks for "Min. Front Setback " and "Min. Front Yard Setback to Garage Door Face" as applicable.
- In Planning Areas D, E-2, F-1, and F-3, Multifamily, Commercial, and/or Mixed-use buildings may utilize a 0' setback to private rights-of-ways or easements. Setback from the public rights-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
- Hospitality, medical, office, multi-family residential, and vertical mixed-use buildings are allowed to have a maximum height of 90 feet.
- Residential layouts with Side Yard Use Easements are permitted and shall be determined at the Site Development Plan / Plat stage of the development review process.
- Setbacks for clustered single-family developments will be administered as minimum building separation using minimum front, side, and rear yard dimensions.
 - Any dwelling or home type within this PDP may be for-sale, for-rent, or age-restricted housing product.
 - A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
 - Shared driveways / driveway easements / private driveways are permitted for all uses.
 - Maximum building coverage in Character Areas East and Central shall be 75% for all uses, except that attached homes and commercial/non-residential uses have a maximum building coverage of 85%. All site requirements such as landscaping, parking, water quality, detention, and all other applicable development standards shall also be met.
 - When necessary, tread of first entry step on a sidewalk entering a lot may be located immediately adjacent to the public sidewalk, if the step is not within the right-of-way (refer to exhibit below).



TREAD RISER AT R.O.W.

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

APPLICANT:



WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:



CORE CONSULTANTS, INC.
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
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PDP-05 06/09/2022

SHEET TITLE:

PD ZONING REGULATIONS

SHEET
17 OF 20

Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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

PD ZONING REGULATIONS

SECTION 7 | PUBLIC LAND AND OPEN SPACE

7.1 PL-1 District

- Permitted Uses. Uses permitted by right in the PL-1 District are:
 - Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
 - Facilities for cultural/art uses, community events and other civic uses;
 - All municipal and/or quasi-municipal facilities or utilities; and
 - Educational Facilities.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
 - Facilities for distribution or storage of electricity (above or below ground as needed)
- Development Standards. Development standards for the PL-1 District are as follows:
 - Maximum Height: Fifty (50) feet;
 - Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.
- Use by Special Review. Uses permitted by special review in the PL-1 District are as follows:
 - Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 - Special district buildings and structures (C.R.S. Title 32); and
 - Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height

7.2 PL-2 District

- Permitted Uses
 - Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed)
 - Facilities for distribution or storage of electricity (above or below ground as needed)
 - Irrigation facilities
- Development Standards.
 - Maximum Height: Twenty-five (25) feet;
 - Minimum Front Yard Setback: Twenty-five (25) feet.
- Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
 - Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.3 Private Open Space (OSP)

- Permitted Uses
 - Active and developed parks, community/recreation centers and related uses, including but not limited to, buildings/structures, restrooms, parking and drives, information kiosks, picnic structures, gazebos and similar amenity structures, and maintenance and storage buildings.
 - Facilities for cultural/art uses, community events and other similar uses.
 - Public or Private Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed) Irrigation facilities
 - Additions/extensions of open space or PL-1 and PL-2 areas on the PD Plan,
 - Open space corridors along edges and/or internal to the Planning Area
 - Parks, pocket parks and/or other similar amenity areas
 - Enhanced portions of street corridors
 - Greenways
 - Gathering places
 - Detention/retention areas/pond areas
 - Facilities for distribution or storage of electricity (above or below ground as needed)

- Development Standards. Development standards for the OSP District are as follows:
 - Maximum Height: Fifty (50) feet.

- Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Minimum Front Setback: 15'
 - Minimum Front Yard Setback to Arterial: 25' or setback of the adjacent Planning Area, whichever is greater.
 - Other Setbacks are to be established at the time of Site Development Plan/ Plat application, review, and approval.

7.4 Reclassified Open Space

Private Open Space Reclassification Permitted. A limited amount (maximum 20 acres) of land depicted as PL-1 and / or PL-2 in this PDP shall be permitted to be reclassified as Private Open Space (OSP). Reclassification of any future OSP tracts will be coordinated with the Town, as appropriate, during the Site Development Plan / Plat stage of the development review process as more detail is known to determine where these sites should be located. Any portion of the potential 20 acres that are not reclassified and platted as OSP shall remain as PL-1 or PL-2 and shall be platted/dedicated to the Town. Replacement of reclassified acreage is not required.

SECTION 8 | ARCHITECTURE

Prescriptive architectural standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 1

SECTION 9 | SIGNAGE

Prescriptive signage standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 2

SECTION 10 | SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- Following approval of the Dawson Trails PDP Amendment, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the PDP, as are then ready for development.
- No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 11 | TRANSITIONAL LAND USE

- After approval of the Dawson Trails PDP incorporated herein by reference, any portion or portions of the property described as the Dawson Trails PDP, which has not been subjected to a Site Development Plan and development has not commenced, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural land uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, and existing building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described in 11.1 above, until a Site Development Plan for such area or areas has/have been approved and development has commenced.
- Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Master Developer, or the Town.

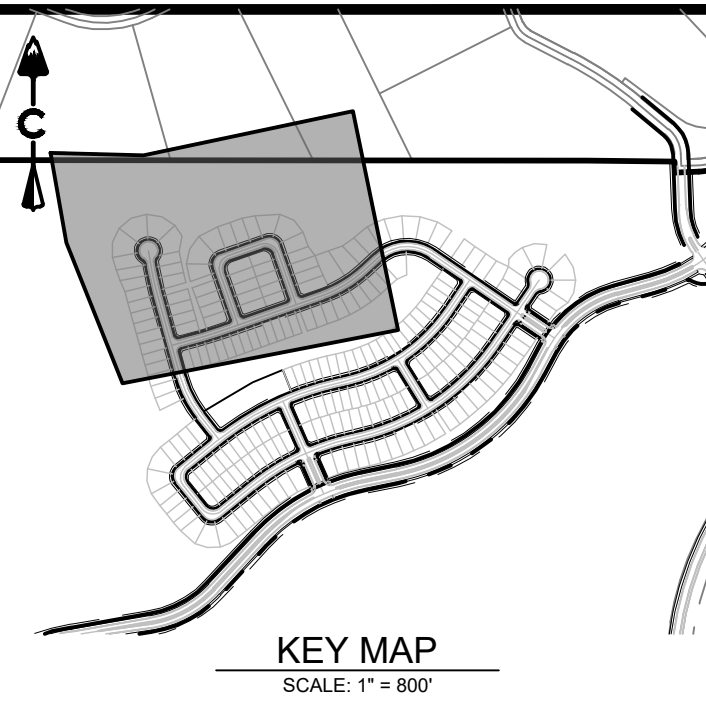
Appendix E

Maps

SITE DEVELOPMENT PLAN

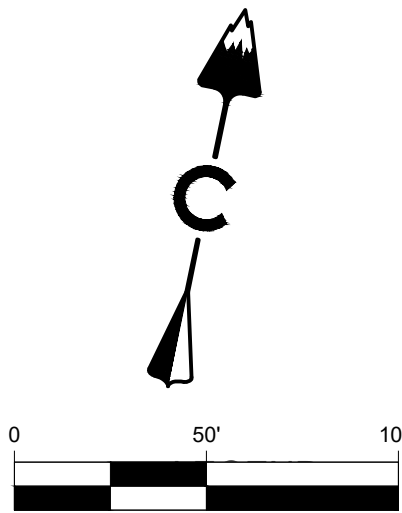
DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP

SCALE: 1" = 800'



1 inch = 50 ft. SEMENT	
RIGHT OF WAY (R.O.W.)	EXISTING
CENTERLINE	PROPOSED
PROJECT BOUNDARY	
PROPOSED CURB & GUTTER	
PROPOSED IRRIGATION & STUB OUT	
PROPOSED SANITARY & STUB OUT	
PROPOSED WATER & STUB OUT	
EXISTING IRRIGATION & STUB OUT	
EXISTING SANITARY & STUB OUT	
EXISTING WATER & STUB OUT	
FUTURE IRRIGATION & STUB OUT	
FUTURE SANITARY & STUB OUT	
FUTURE WATER & STUB OUT	
IRRIGATION SERVICE	
SANITARY SERVICE	
WATER SERVICE	
BLOCK NUMBER	
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	
EXISTING ELECTRIC	
EXISTING TELEPHONE	
EXISTING FIBER OPTIC	
EXISTING GAS	
EXISTING OVER HEAD ELECTRIC	
STORM UNDERDRAIN	
100 YEAR FLOODPLAIN	
WETLAND	
TOCR 100 YR FLOOD PLAIN	

- NOTES:
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
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 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 4)

NOT FOR
CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224

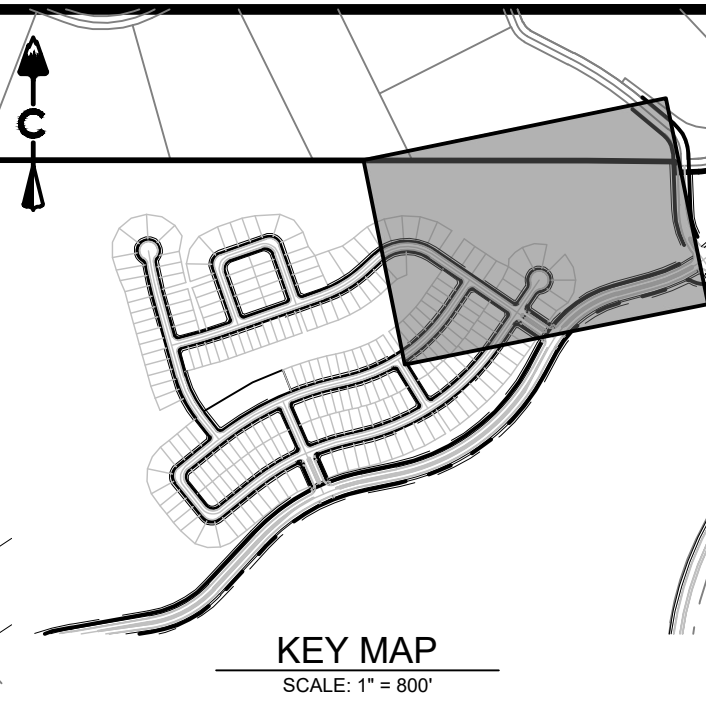
SHEET
13 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

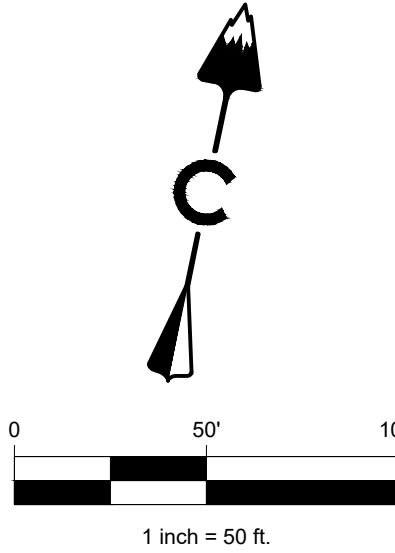
DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP

SCALE: 1" = 800'



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT
---	---	RIGHT OF WAY (R.O.W.)
---	---	CENTERLINE
---	---	PROJECT BOUNDARY
---	---	PROPOSED CURBS & GUTTER
---	---	PROPOSED IRRIGATION & STUB OUT
---	---	PROPOSED STORM & STUB OUT
---	---	PROPOSED WATER & STUB OUT
---	---	EXISTING IRRIGATION & STUB OUT
---	---	EXISTING SANITARY & STUB OUT
---	---	EXISTING WATER & STUB OUT
---	---	FUTURE IRRIGATION & STUB OUT
---	---	FUTURE SANITARY & STUB OUT
---	---	FUTURE STORM & STUB OUT
---	---	FUTURE WATER & STUB OUT
---	---	IRRIGATION SERVICE
---	---	SANITARY SERVICE
---	---	WATER SERVICE
---	---	BLOCK NUMBER
---	---	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
---	---	EXISTING ELECTRIC
---	---	EXISTING TELEPHONE
---	---	EXISTING FIBER OPTIC
---	---	EXISTING GAS
---	---	EXISTING OVER HEAD ELECTRIC
---	---	STORM UNDERDRAIN
---	---	100 YEAR FLOODPLAIN
---	---	WETLAND
---	---	TOCR 100 YR FLOOD PLAIN

NOTES:

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DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 4)

NOT FOR
CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

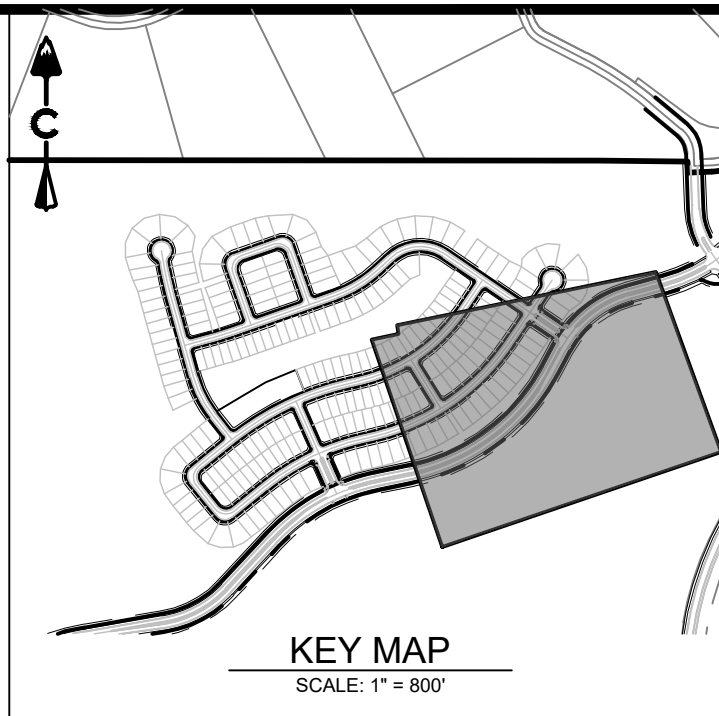
JOB NO.
20-224
SHEET
14 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



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

CORE



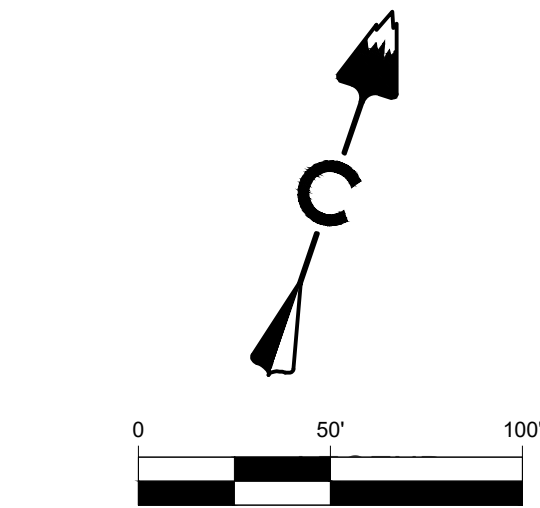
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/20/23	JF
2	2ND SUBMITTAL	11/09/23	JF
3	3RD SUBMITTAL	04/19/24	JK
4	4TH SUBMITTAL	08/16/24	JK
5	5TH SUBMITTAL	09/20/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (3 OF 4)

NOT FOR CONSTRUCTION

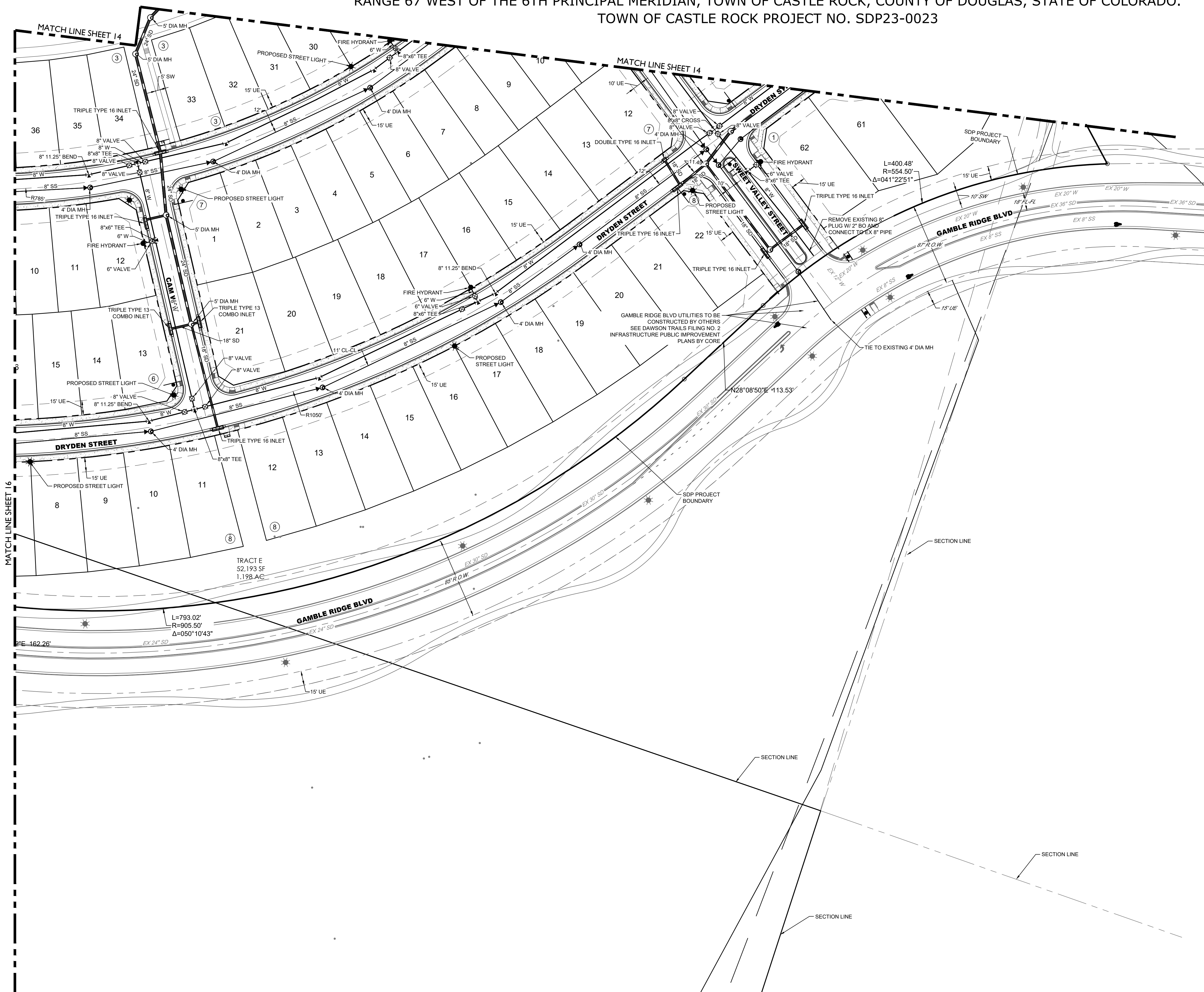
DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224
SHEET
15 OF 37



1 inch = 50 ft. SEMENT	
EXISTING	PROPOSED
RIGHT OF WAY (R.O.W.)	RIGHT OF WAY (R.O.W.)
CENTERLINE	CENTERLINE
PROJECT BOUNDARY	PROJECT BOUNDARY
PROPOSED CURB & GUTTER	PROPOSED CURB & GUTTER
PROPOSED IRRIGATION & STUB OUT	PROPOSED IRRIGATION & STUB OUT
PROPOSED STORM & STUB OUT	PROPOSED STORM & STUB OUT
PROPOSED SANITARY & STUB OUT	PROPOSED SANITARY & STUB OUT
EXISTING IRRIGATION & STUB OUT	EXISTING IRRIGATION & STUB OUT
EXISTING STORM & STUB OUT	EXISTING STORM & STUB OUT
EXISTING SANITARY & STUB OUT	EXISTING SANITARY & STUB OUT
EXISTING WATER & STUB OUT	EXISTING WATER & STUB OUT
IRR	FUTURE IRRIGATION & STUB OUT
SS	FUTURE SANITARY & STUB OUT
W	FUTURE STORM & STUB OUT
I	FUTURE WATER & STUB OUT
S	IRRIGATION SERVICE
W	SANITARY SERVICE
W	WATER SERVICE
1 2 3 4	BLOCK NUMBER
EXISTING	PROPOSED
STREET LIGHT POLES	STREET LIGHT POLES
POWER POLES	POWER POLES
GUY WIRE	GUY WIRE
SANITARY MANHOLES	SANITARY MANHOLES
SANITARY CLEAN OUT	SANITARY CLEAN OUT
WATER VALVES	WATER VALVES
BEND AND THRUST BLOCK	BEND AND THRUST BLOCK
FIRE HYDRANTS	FIRE HYDRANTS
WATERLINE REDUCER	WATERLINE REDUCER
AIR RELEASE VALVE MH & VENT PIPE	AIR RELEASE VALVE MH & VENT PIPE
STORM MANHOLES	STORM MANHOLES
STORM INLETS	STORM INLETS
FES, FOREBAY, & TRICKLE CHANNEL	FES, FOREBAY, & TRICKLE CHANNEL
OUTLET STRUCTURE	OUTLET STRUCTURE
CRUSHER FINES	CRUSHER FINES
MAINTENANCE ACCESS	MAINTENANCE ACCESS
RIPRAP	RIPRAP
EXISTING ELECTRIC	EXISTING ELECTRIC
EXISTING TELEPHONE	EXISTING TELEPHONE
EXISTING FIBER OPTIC	EXISTING FIBER OPTIC
EXISTING GAS	EXISTING GAS
EXISTING OVER HEAD ELECTRIC	EXISTING OVER HEAD ELECTRIC
STORM UNDERDRAIN	STORM UNDERDRAIN
100 YEAR FLOODPLAIN	100 YEAR FLOODPLAIN
WETLAND	WETLAND
TOCR 100 YR FLOOD PLAIN	TOCR 100 YR FLOOD PLAIN

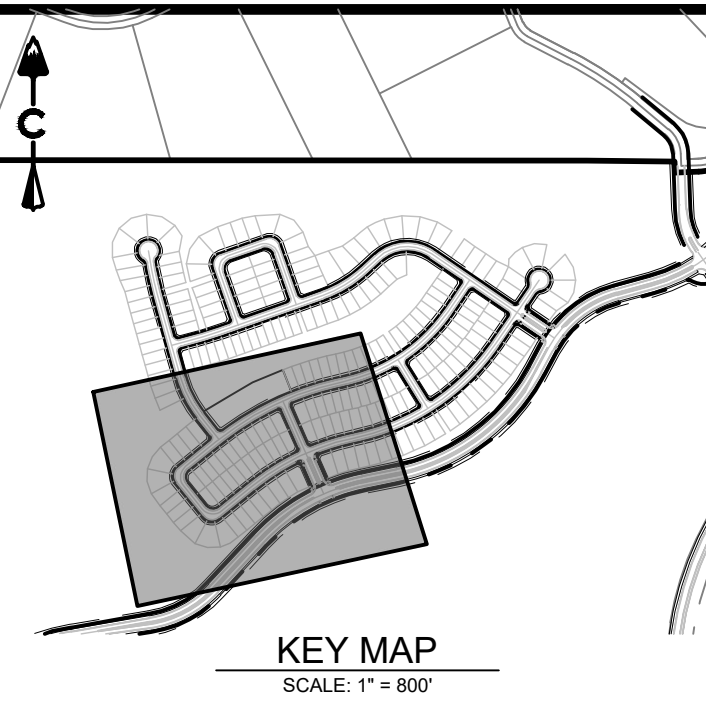
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SITE DEVELOPMENT PLAN

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CORE



Know what's below.
Call before you dig.

DATE BY
07/2023 JF
11/2023 JF
04/1924 JK
08/1624 JK
09/2024 JK

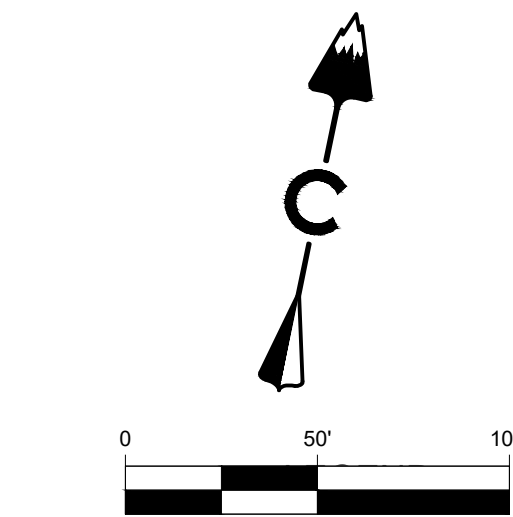
REVISION DESCRIPTION
1 1ST SUBMITTAL
2 2ND SUBMITTAL
3 3RD SUBMITTAL
4 4TH SUBMITTAL
5 5TH SUBMITTAL

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (4 OF 4)

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224
SHEET
16 OF 37

PROJECT NO. SDP23-0023



1 inch = 50 ft. SEMENT

RIGHT OF WAY (R.O.W.)

CENTERLINE

PROJECT BOUNDARY

PROPOSED CURB & GUTTER

PROPOSED IRRIGATION & STUB OUT

PROPOSED STORM & STUB OUT

PROPOSED SANITARY & STUB OUT

PROPOSED WATER & STUB OUT

EXISTING IRRIGATION & STUB OUT

EXISTING SANITARY & STUB OUT

EXISTING WATER & STUB OUT

EXISTING STORM & STUB OUT

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

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POWER POLES

GUY WIRE

SANITARY MANHOLES

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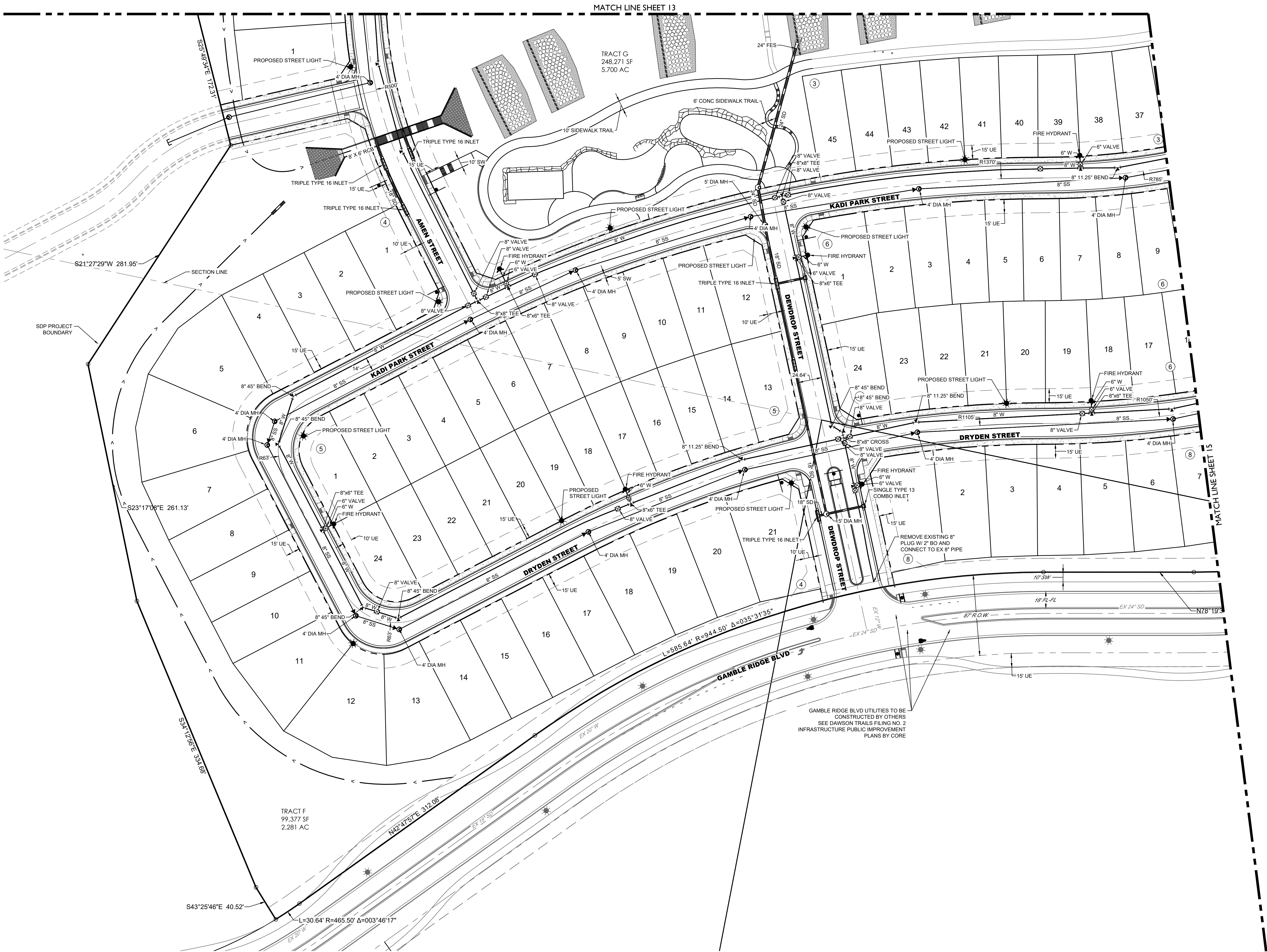
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Preliminary Utility Report Checklist

The Preliminary 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 Preliminary Utility Report, information contained in the Concept Utility Letter shall be updated to reflect the latest projections for land use and densities. Hydraulic modeling shall only be required for the site proposed in the Site Development Plan (SDP). This modeling may be waived on a case-by-case basis at the discretion of the Utilities Department if it is adequately demonstrated that the SDP is already consistent with the Town's Water/Wastewater Master Plans and that the existing adjacent water/wastewater infrastructure is adequate to support the development without modifications or if the SDP is for a commercial structure on a single lot. The modeling shall accurately reflect the sizes and locations of all proposed water mains associated with the SDP layout. In addition to providing updated land use and density information, the following items shall be specifically addressed:

- Further analysis of any concerns raised in the Concept Utility Letter regarding the Town's ability to serve the development.
- Updated discussion of appurtenant water/wastewater facilities other than distribution mains that will be necessary to serve the development, and the principal design parameters that will be utilized in the final design of such facilities.
- Status of any variances that have been obtained, or will be pursued.
- Updated discussion of maintenance access and any associated concerns.
- Updated status of permitting requirements.
- Updated appendices.

The following outline sets forth the **required minimum** content to be provided in the Preliminary Utility Report that shall be submitted with the SDP. 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 Preliminary 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
X		A. Name of Project, including legal name of development
X		B. Address
X		C. Owner
X		D. Developer
X		E. Engineer
X		F. Submittal date and revision dates as applicable

Preliminary Utility Report – Formatting Checklist

Included	N/A	
X		APPROVAL BLOCK SHEET (Available on Town's website)
X		TABLE OF CONTENTS
X		PROJECT LOCATION AND DESCRIPTION
X		A. Site Location
X		B. Description of Property and Land Use
X		CALCULATED WATER DEMANDS
X		A. Average Day Demands (ADD)
X		B. Max Day Demands (MDD)
X		C. Peak Hour Demands (PHD)
		EXISTING WATER SYSTEM
X		A. Existing Distribution System
X		B. Existing Supply Facilities
		PROPOSED WATER SYSTEM
X		A. Proposed Distribution System
X		B. Proposed Supply Facilities
	X	C. Land Dedication Requirements
		PROPOSED WATER SYSTEM ANALYSIS AND MODELING
X		A. Hydraulic Models
X		B. Hydraulic Modeling Scenarios
X		C. Hydraulic Modeling Output and Required Schematics
		CALCULATED WASTEWATER FLOWS
X		A. Average Day Wastewater Flows (ADF)
X		B. Peaking Factor
X		C. Peak Design Flows (PDF)
		EXISTING WASTEWATER SYSTEM
X		A. Existing Collection System
		PROPOSED WASTEWATER SYSTEM
X		A. Proposed Collection System
X		B. Proposed Wastewater Facilities
X		C. Land Dedication Requirements
		PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING
X		A. Hydraulic Models
X		B. Hydraulic Modeling Scenarios
X		C. Hydraulic Modeling Output and Required Schematics

Preliminary Utility Report – Formatting Checklist

Included	N/A	
		POTENTIAL PERMITTING REQUIREMENTS
		REFERENCES
		APPENDICES
X		Appendix A — Water Demands
	X	Appendix B — Water Storage
X		Appendix C — Water Hydraulic Analysis and Modeling
X		Appendix D — Wastewater Flows
X		Appendix E — Wastewater Hydraulic Modeling
X		Appendix F — Maps and Plans
X		A. Vicinity Map
X		B. Utility Map(s) provided by the Utilities Department
X		C. Site Development Plan
X		D. Water/Wastewater Utility Plan(s)

Notes/Comments: