



January 24, 2025

Town of Castle Rock
Development Services Department
Town Hall, 100 N Wilcox St., Castle Rock, CO 80104

RE: The Rock Church SDP Amendment Utility Conformance Letter SDP24-0015

To Whom It May Concern:

This letter is submitted on behalf of The Rock Church, located at 4881 Cherokee Drive, Castle Rock, CO 80109, to verify utility conformance for the proposed SDP amendment. This SDP amendment includes the development of one new classroom building. This letter verifies that this additional modular classroom building will meet Castle Rock utility requirements and will not negatively impact the existing utilities.

Utility Impacts and Justification

The modular classroom building is not currently connected to any utilities. The building is located within 300 feet of the existing restroom facilities located within the existing church building, and the two restrooms located within the modular building are currently being utilized as storage space. Eventually, the utility connections may be required, at which point the Church may apply for new utility taps or service connections to the existing church building water and sewer plumbing. The original site plan planned for approximately 19,500 square feet of future building expansion, which is much larger than the addition of the modular classroom building. Consequently, the utility demands of this modular classroom building will be significantly lower than the future demand accounted for in the initial planning and utility analysis performed for the original approved SDP. Given the reduced scale of this project compared to the original planned church building expansion, the resulting water and sewer loads are expected to be well within the capacity of the existing systems.

Utility Connections

Water System: No connections are proposed currently. In the future, if a connection is needed, there is adequate capacity for the modular classroom. The capacity will be within the original allowed use given that the added demand from these restrooms is minimal compared to the original utility allocation for the site.

Sewer System: Similarly, no connections are proposed at this time. In the future, if a connection is needed, there is adequate capacity for the modular classroom. The capacity will be within the original allowed use given that the added demand from these restrooms is minimal compared to the original utility allocation for the site.

Conclusion

Based on the above considerations, the proposed modular classroom building is consistent with Castle Rock utility requirements and will not negatively affect existing utilities. The minor nature of this project, coupled with the fact that it represents a scaled-back version of the originally planned church expansion, ensures that the existing water and sewer infrastructure is adequate to accommodate the proposed use.

If you have any questions or require additional information, please do not hesitate to contact us.
regards,

Craft Civil Design

A handwritten signature in black ink that reads "Dan Allen".

Dan Allen, PE

Principal

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