



Preliminary Utility Report
for
Whataburger
Lot 3A-1, Block 4, Promenade at Castle Rock
Filing No. 1, Amendment No. 27

February 9, 2025

Owner/Developer:

Mr. William Tamminga
BurgerWorks LLC
908 N. John Redditt
Lufkin, TX 75904
(936) 632-8296

Prepared By:

HR Green Development, LLC
Contact: Ken Huhn, PE
khuhn@hrgreen.com
(720) 602-4965

File No. 1-SDP25-SDP25-0026



Utility Report Approval Blocks

Engineer's Statement:

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

Signature: _____

Registered Professional Engineer

State Of Colorado No. 0054022.

(Affix Seal)

Owner/Developer's Statement:

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

Name of Developer

Authorized Signature

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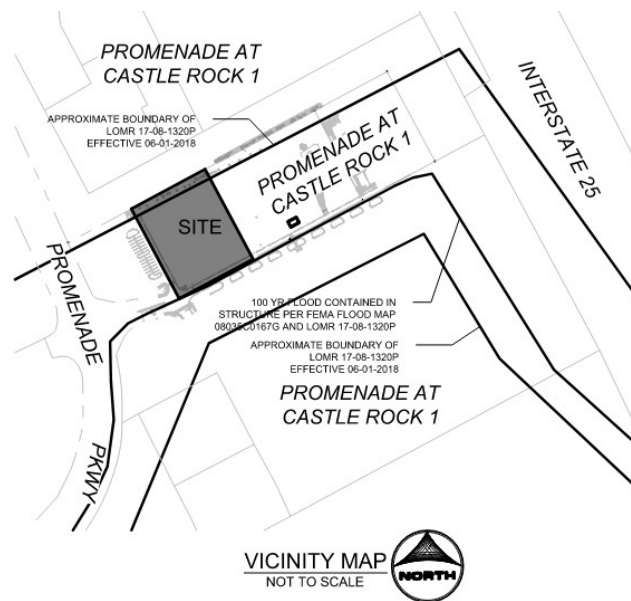


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1. Project Location and Description

A. Site Location

The Lot 3A-1, Block 4, Promenade at Castle Rock Filing No. 1 Whataburger development is located in the Town of Castle Rock jurisdiction within a portion of the platted subdivision, The Promenade at Castle Rock Filing No. 1. Amendment 27 The site is bordered by a Chipotle restaurant to the west, vacant commercial property to the east, paved private access to the south, and vacant tract to the north. The project contains approximately 1.529 acres within the northeast quarter of the northwest quarter, and northwest quarter of the northeast quarter of Section 27, Township 7 South, Range 67 West of the Sixth Principal Meridian. The Vicinity Map below provides a visual reference of the site location.



B. Description of Property and Land Use

The project contains approximately 1.529 acres and will be constructed in one phase. There are no known easements or tracts needed for utilities. If either are needed, they will be provided at time of final design/construction documents. There are no navigable waters, major drainageways, irrigation canals, or ditches impacted by this site. There are no significant geological features. There are no on-site Wastewater Treatment Systems or existing water wells.

Total SFE Required				
Land Use		Proposed Restaurant (s.f)	Typical SFEs	SFE
Restaurants		3381	0.0075 SFE/SF	25.4

2. Calculated Water Demands

A. Average Day Demands (ADD)

Average Daily Demand (ADD), including irrigation, for water distribution flows were calculated based on the Town of Castle Rock Water System Design Criteria Manual demand rates listed in the table below.

Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	Typical SFEs	ADD (gpd)	ADF (af/yr)
Restaurants	3.0 gpd / sf	3381	0.0075 SFE/SF	10,143	11.4

B. Max Day Demands (MDD)

The Maximum Day Demand (MDD) was calculated by multiplying the ADD by the Maximum Day Demand Factor of 2.5. See table in Appendix A for water system demands.

Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	MDD/Unit [Typical ADD/unit * 2.5]	MDD [ADD*2.5] (gpd)	MDD (gpm)
Restaurants	3.0 gpd / sf	3381	7.5 gpd / sf	25,358	18

C. Peak Hour Demands (PHD)

The Peak Hour Demand (PHD) was calculated by multiplying the ADD by the Peak Hour Demand Factor of 5.5. See table in Appendix A for water system demands. The anticipated calculated Site peak hour demand of 39 gpm represents approximately 4.7% of the anticipated 833 gpm from the June 5, 2015 Final Utility Report for Promenade at Castle Rock (Lots 2, 3-A and 4, Castle Pines Commercial Filing 12 & Unplatted Land in the northwest Castle Rock), prep. by Bowman Consulting, Ltd. For Planning Area 4.

Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	PHD/Unit [Typical ADD/unit * 5.5]	PHD [ADD*5.5] (gpd)	PHD (gpm)
Restaurants	3.0 gpd / sf	3381	16.5 gpd / sf	55,787	39

Anticipated fire flows for the development are calculated based on the 2018 International Fire Code Appendix B Table B105.1. The anticipated future building is 3,381 sf (construction type V-B without an automatic sprinkler system). Based on this area, and construction type the anticipated minimum fire flow demand is 1,500 gpm for 2 hours. The storage requirements listed in Appendix B use the Maximum Daily Demand (MDD) and the fire flow calculations for the Site to determine the required volume of water for this Site. The total required storage amounts to 205,358 gallons.

Irrigation Demand				
Land Use	Typical ADD/Unit*	Proposed Irrigated Area (acre)	[Typical SFE/unit]	Irrigation ADD (gpd)
Irrigated Land	3,750 gpd / irrigated acre	0.40	9.38/acre	1,489

* Based on Chapter 4 - Section 4.4.1 of the Town of Castle Rock Water System Design 2018

3. Existing Water System

A. Existing Distribution System

1. An existing 8" PVC water main runs along the south portion of the Site and there is no need to extend new water main to the site.
2. No known bottlenecks or shortcomings are anticipated for water distribution as the Site is anticipated to lie entirely in the Yellow Pressure Zone and has adequate pressure.
3. This Site is entirely in the Yellow pressure zone.

B. Existing Supply Facilities

Site will rely on storage tank T12 A/B for water supply which is located near the intersection of Meadows Parkway and Coachline Road and has a capacity of 10 MG.

C. Water Quality and Detention Facilities

None required or anticipated with this Development.

4. Proposed Water System

A. Proposed Distribution System

No new water mains are proposed to serve the Site, the only water improvements will be domestic, and irrigation services to the building. Water demands for the Site will be served by a 1 1/2" domestic water service, and 3/4" irrigation service. Any future development of the existing water infrastructure needed to serve this Site is the responsibility of the Developer. The final meter size will be determined based on the required demand of the total building water supply fixture units and any additional water usage, as shown on the commercial fixture unit worksheet to be provided to the Town of Castle Rock at the time of building permitting

B. Proposed Supply Facilities

There are no proposed supply facilities required to adequately serve the development. The future development on this Site is expected to be a Type V-B construction without an automatic sprinkler systems, and is anticipated to require a max fire flow of 1,500 gpm for 2 hours.

C. Land Dedication Requirements

None Required

5. Proposed Water System Analysis and Modeling

A. Hydraulic Models

There are no new water mains proposed with the Site development, therefore a water system analysis was not performed.

B. Hydraulic Modeling Scenarios

There are no new water mains proposed with the Site development, therefore a water system analysis was not performed.

C. Hydraulic Modeling Output and Required Schematics

There are no new water mains proposed with the Site development, therefore a water system analysis was not performed.

6. Calculated Wastewater Flows

A. Average Day Wastewater Flows

Average daily flow (ADF) for wastewater flows were calculated based on Town of Castle Rock Wastewater System Design Criteria Manual flow rates.

Average Day Wastewater Flows					
Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	Typical SFEs/SF	ADF (gpd)	ADF (mgd)
Restaurants	1.5 gpd / sf	3214	0.0075 SFE/SF	4,821	0.00482

* Based on Chapter 4 - Section 4.4.1 of the Town of Castle Rock Water System Design 2018

B. Peaking Factor

Peak flows determined by multiplying the average daily flow (ADF) by the peaking factor(PF).

Peaking Factor*:

$$PF = 3.65 * (ADF^{-0.168})$$

$$PF = 3.65 * (0.00482^{-0.168})$$

$$PF = 8.94 \text{ (Per 4.4.1.2 – The Maximum PF is 5.0)}$$

$$ADF * PF = 5,072 * 5.0 = 25,358 \text{ gpd} = 0.0254 \text{ MGD}$$

* Based on Chapter 4 - Section 4.4.1 of the Town of Castle Rock Water System Design 2018

C. Peak Design Flows (PDF)

Peak Design Flow Rate*:

$$PDF = \text{Peak Base Flow} + 1 \text{ and } 1 \text{ Allowance} = (ADF * PF) + (0.1 ADF)$$

$$PDF = (5.0 * 5,072) + (0.1 * 5,072)$$

$$PF = 25,865 \text{ gpd} = 0.0259 \text{ MGD}$$

* Based on Chapter 4 - Section 4.4.1 of the Town of Castle Rock Water System Design 2018

See table in Appendix C for Wastewater Flows. The PDF of 18 gpm represents approximately 4.7% of the anticipated 386 gpm from the June 5, 2015 "Final Utility Report for Promenade at Castle Rock (Lots 2, 3-A and 4, Castle Pines Commercial Filing 12 & Unplatted Land in the northwest Castle Rock), prepared by Bowman Consulting, Ltd. For Planning Area 4.

7. Existing Wastewater System

A. Existing Collection System

The existing site has an existing 8" PVC sanitary main running east to west on the southern property line within the private drive. The run begins southeast of the site within the Private Drive at an existing sanitary manhole and flows west. All wastewater flows will outfall to a 27" and 54" sanitary trunk line (Plum Creek Interceptor) that runs along the east side of Santa Fe Drive (Hwy 85).

8. Proposed Wastewater System

A. Proposed Collection System

No new sanitary sewer mains are proposed to serve the Site, only wastewater improvements will be service to the future building. Sanitary sewer demands for the Site will be served by a 6" sanitary sewer service. Future building grease interceptor will be permitted through Plum Creek Water Reclamation Authority.

B. Proposed Wastewater Facilities

There are no proposed wastewater facilities that are anticipated for this development. Any future development of the existing wastewater infrastructure needed to serve this Site is the responsibility of the Developer.

C. Land Dedication Requirements

None Required

9. Proposed Wastewater System Analysis and Modeling

A. Hydraulic Models

There are no new sewer mains proposed with the Site development, therefore a wastewater system analysis was not performed.

B. Hydraulic Modeling Scenarios

There are no new sewer mains proposed with the Site development, therefore a wastewater system analysis was not performed.

C. Hydraulic Modeling Output and Required Schematics

There are no new sewer mains proposed with the Site development, therefore a wastewater system analysis was not performed.

10. Potential Permitting Requirements

No federal, state, county permits are anticipated to be required for this Site.

Commercial Business Building Permit Grease Interceptor Requirement Industry Information Questionnaire to be submitted through Plum Creek Water Reclamation Authority (PCWRA)

11. References

- A. Town of Castle Rock Water System Design 2018 Criteria Manual – December 4, 2018
- B. Town of Castle Rock Wastewater Collection Design 2018 Criteria Manual – December 4, 2018
- C. Town of Castle Rock Water Conservation Master Plan – December 2006
- D. Final Utility Report for Promenade at Castle Rock (Lots 2, 3-A and 4, Castle Pines Commercial Filing 12 & Unplatted Land in Northwest Castle Rock – February 2, 2015, Bowman Consulting
- E. International Fire Code – 2018

12. Appendices

- A. Appendix A — Water Demands**
- B. Appendix B — Water Storage**
- C. Appendix C — Water Hydraulic Analysis and Modeling**
- D. Appendix D — Wastewater Flows**
- E. Appendix E — Wastewater Hydraulic Modeling**
- F. Appendix F — Maps and Plans**
 - a. Vicinity Map
 - b. Utility Map(s) provided by the Utilities Department
 - c. Site Development Plan
 - d. Water/Wastewater Utility Plan(s)
 - e. Reference Reports (Final Utility Report for Promenade at Castle Rock)
- G. Appendix G — PCWRA (documents)**

Appendix A — Water Demands

Max Day Demands (MDD)					
Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	MDD/Unit [Typical ADD/unit * 2.5]	MDD [ADD*2.5] (gpd)	MDD (gpm)
Restaurants	3.0 gpd / sf	3214	7.5 gpd / sf	24,105	17
Peak Hour Demands (PHD)					
Land Use	Typical ADD/Unit*	Proposed Restaurant (s.f)	PHD/Unit [Typical ADD/unit * 5.5]	PHD [ADD*5.5] (gpd)	PHD (gpm)
Restaurants	3.0 gpd / sf	3214	16.5 gpd / sf	53,031	37

Irrigation Demand				
Land Use	Typical ADD/Unit*	Proposed Irrigated Area (acre)	[Typical SFE/unit]	Irrigation ADD (gpd)
Irrigated Land	3,750 gpd / irrigated acre	0.39	9.38/acre	1,463

* Based on Chapter 4 - Section 4.4.1 of the Town of Castle Rock Water System Design 2018

Appendix B — Water Storage

Calculated Water Storage			
Type	Rate (gpm)	Duration (hours)	Storage Required (gal)
MDD	17	24	24,105
Fire Flow*	1500	2	180,000
		Total Required	204,105
* Assumes Building Type V-B for 2 hour fire.			

Appendix C — Water Hydraulic Analysis and Modeling (None Required)

Appendix D — Wastewater Flows

Wastewater Flows										
Land Use	Proposed Restaurant (s.f)	ADF Building Average Daily Flow (gpd)	ADF (gpm)	ADF (cfs)	Peaking Factor	Infiltration & Inflow (gpd)	Peaking Design Flow Rate (gpd)	PDF (gpm)	PDF (cfs)	SFE
Restaurants	3214	4821	3.3	0.0075	5	482	24,587	17	0.0380	24

Appendix E — Wastewater Hydraulic Modeling (None Required)

Appendix F — Maps and Plans



0 50 100 200 300 Feet
 1 inch = 100 feet



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6000. Copyright 2024, Town of Castle Rock Utilities Mapping.

CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Date: 6/2/2025

Document Path: J:\GIS\Standard Maps\10.6\11x17 LndScp.mxd

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1

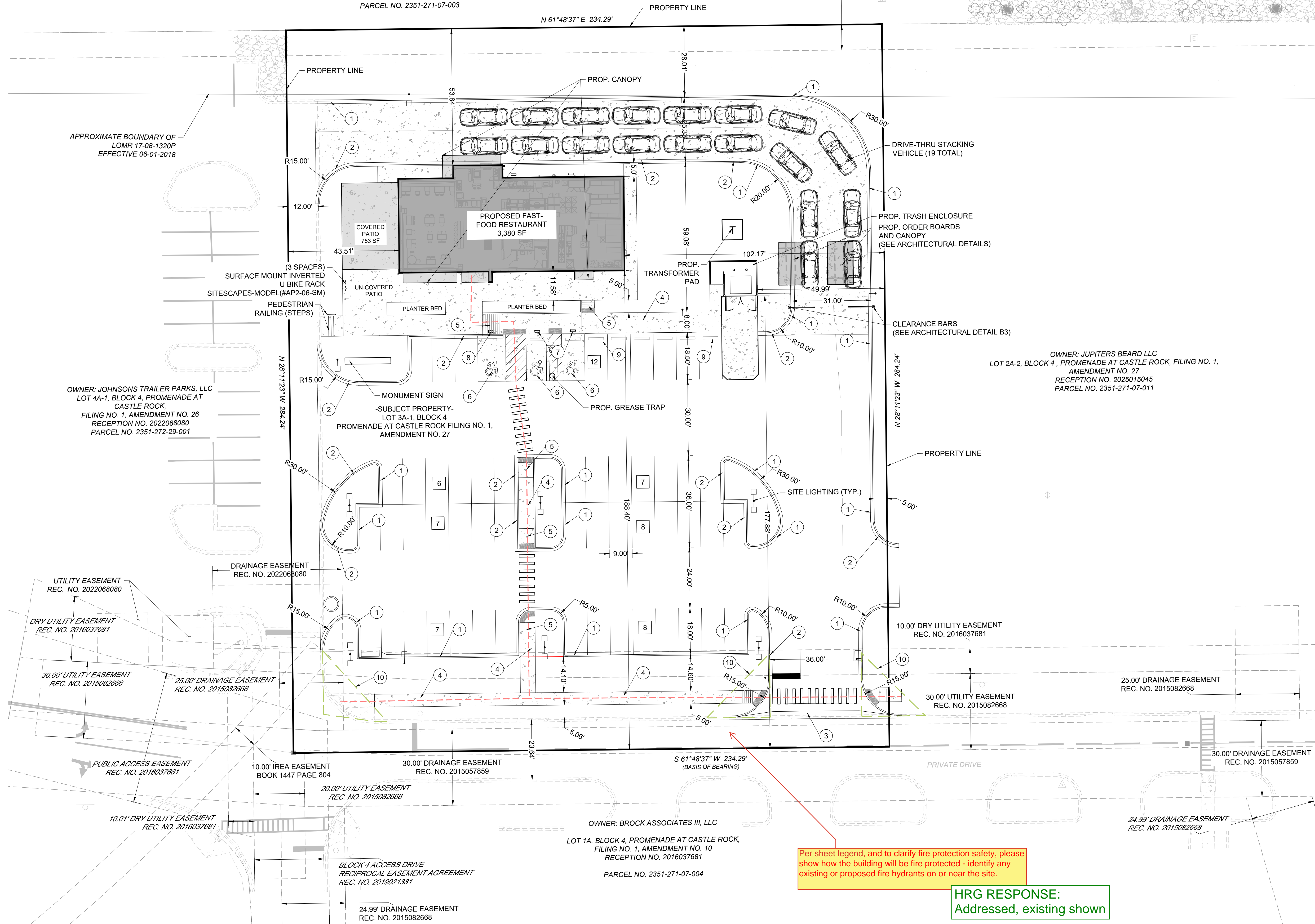
SITE DEVELOPMENT PLAN
LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27,
COUNTY OF DOUGLAS, STATE OF COLORADO.

1st Water/San Review
Ken Torres, P.E.
(303) 319-0766

Please note that comments provided on the Site Development Plan are general in nature only. More detailed design related comments will be provided once the CDs are submitted and may require revisions to the layout and general design as shown on the Site Development Plan. When a comment is labeled "TYP", this indicates that the comment needs to be addressed on all sheets where a similar condition occurs.

OWNER: PROMENADE AT CASTLE
ROCK METRO DISTRICT 2
TRACT A, PROMENADE AT CASTLE
ROCK, FILING NO. 1
RECEPTION NO. 2015057859
PARCEL NO. 2351-271-07-003

10.00' DRY UTILITY EASEMENT
REC. NO. 2015082668



LEGEND



STORM SEWER



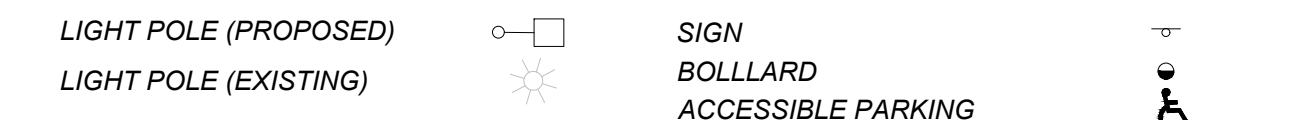
SANITARY SEWER



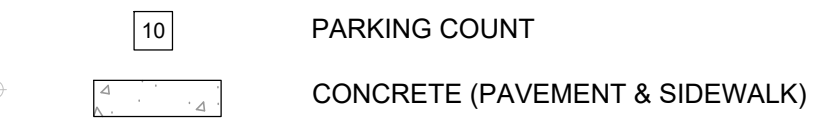
WATER



DRY UTILITIES



MISCELLANEOUS



KEY NOTE LEGEND:

- 1 PROP. 6" VERT. CATCH CURB & GUTTER (TOCR DETAIL CG-1, VC-1)
- 2 PROP. 6" VERT. SPILL CURB & GUTTER (TOCR DETAIL CG-1, VC-1)
- 3 PROP. 6" CROSSSPAN (TOCR DETAIL CG-9)
- 4 PROP. CONC. SIDEWALK (TOCR DETAIL CG-1)
- 5 PROP. ADA PEDESTRIAN RAMP
- 6 PROP. ADA PARKING STALL (WITH MARKINGS)
- 7 PROP. ADA PARKING SIGNAGE
- 8 PROP. ADA VAN PARKING SIGNAGE
- 9 PROP. WHEEL STOP
- 10 INTERSECTION SAFETY TRIANGLE

NOTES:
1. ALL PAVEMENT IS ASPHALT UNLESS OTHERWISE NOTED.

Per sheet legend, and to clarify fire protection safety, please show how the building will be fire protected - identify any existing or proposed fire hydrants on or near the site.

HRG RESPONSE:
Addressed, existing shown

HUHN, KEN, 11/25/2025 9:10 AM

HR GREEN Xrefs: xy=design; xy=raw; xy=utilities; xc=design; xc=blg; Legend_General; xgt=1-arch; a01=SDP

DRAWN BY: CVW JOB DATE: 11/7/2025
APPROVED: KMH JOB NUMBER: 2502707
CAD DATE: 11/25/2025
CAD FILE: J:\2025\2502707\CAD\DWG\SDP\SDP01

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 160
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140
FAX: 844.273.1057

LOT 3A-1, BLK 4, PROMENADE AT CASTLE ROCK FIL. 1
BURGERWORKS, LLC
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN (1-SDP25-00XX)
SITE PLAN

SHEET
SDP01
02
02 OF 11

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27,
COUNTY OF DOUGLAS, STATE OF COLORADO.

1st Water/San Review
Ken Torres, P.E.
(303) 319-0766

Please note that comments provided on the Site Development Plan are general in nature only. More detailed design related comments will be provided once the CDs are submitted and may require revisions to the layout and general design as shown on the Site Development Plan. When a comment is labeled "TYP", this indicates that the comment needs to be addressed on all sheets where a similar condition occurs.

OWNER: PROMENADE AT CASTLE ROCK METRO DISTRICT 2
TRACT A, PROMENADE AT CASTLE ROCK, FILING NO. 1
RECEPTION NO. 2015057859
PARCEL NO. 2351-271-07-003

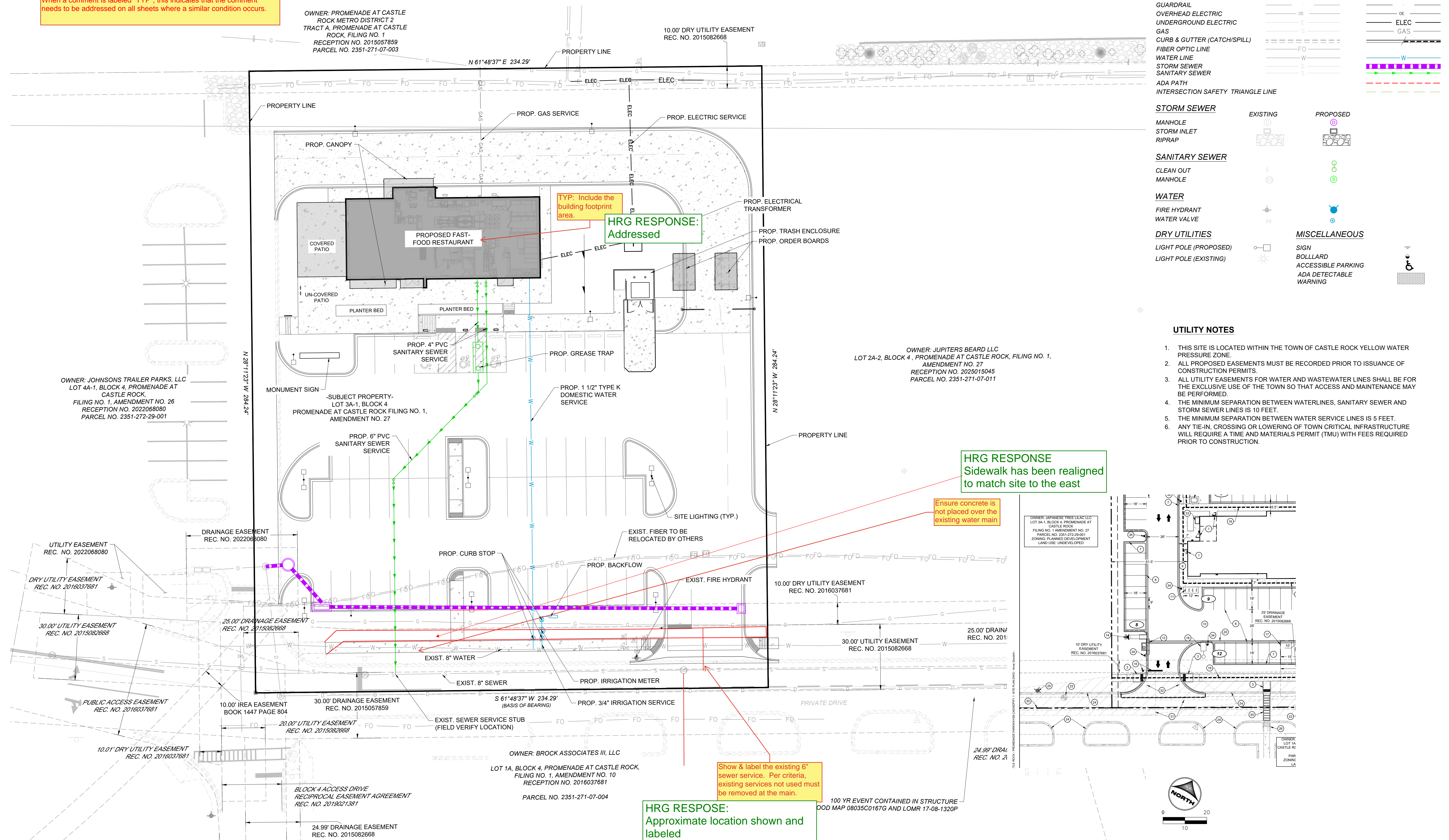
10.00' DRY UTILITY EASEMENT
REC. NO. 2015082668

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---H---H---H---	---H---H---H---
WOODEN FENCE	---H---H---H---	---H---H---H---
ROD IRON FENCE	---H---H---H---	---H---H---H---
GUARDRAIL	---	---
OVERHEAD ELECTRIC	---OE---	---
UNDERGROUND ELECTRIC	---	---ELEC---
GAS	---	---GAS---
CURB & GUTTER (CATCH/SPILL)	---	---
FIBER OPTIC LINE	---	---
WATER LINE	---	---W---
STORM SEWER	---	---
SANITARY SEWER	---	---
ADA PATH	---	---
INTERSECTION SAFETY TRIANGLE LINE	---	---
STORM SEWER		
MANHOLE	---	---
STORM INLET	---	---
RIPRAP	---	---
SANITARY SEWER		
CLEAN OUT	---	---
MANHOLE	---	---
WATER		
FIRE HYDRANT	---	---
WATER VALVE	---	---
DRY UTILITIES		
LIGHT POLE (PROPOSED)	---	---
LIGHT POLE (EXISTING)	---	---
MISCELLANEOUS		
SIGN	---	---
BOLLARD	---	---
ACCESSIBLE PARKING	---	---
ADA DETECTABLE WARNING	---	---

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



HUHN, KEN, 11/25/2025 9:11 AM

HR GREEN Xrefs: xy=design; xy=raw; xy=utilities; xc=design; xc=blgs; Legend_General; xgl=1-arch; d01=SDP

DRAWN BY: CVW JOB DATE: 11/10/2025
 APPROVED: KMH JOB NUMBER: 2502707
 CAD DATE: 11/25/2025
 CAD FILE: J:\2025\2502707\CAD\DWG\IC\SDP\UT01

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY, SUITE 160
 COLORADO SPRINGS CO 80919
 PHONE: 719.300.4140
 FAX: 844.273.1057

LOT 3A-1, BLK 4, PROMENADE AT CASTLE ROCK FIL. 1
 BURGERWORKS, LLC
 CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN (1-SDP25-00XX)
 GENERAL UTILITY PLAN

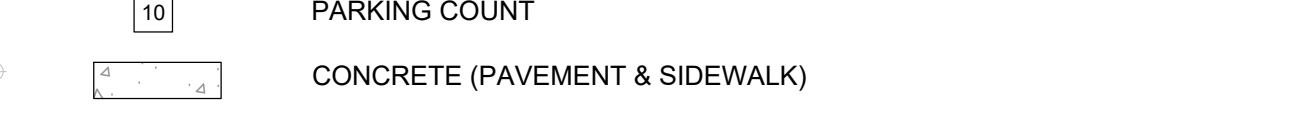
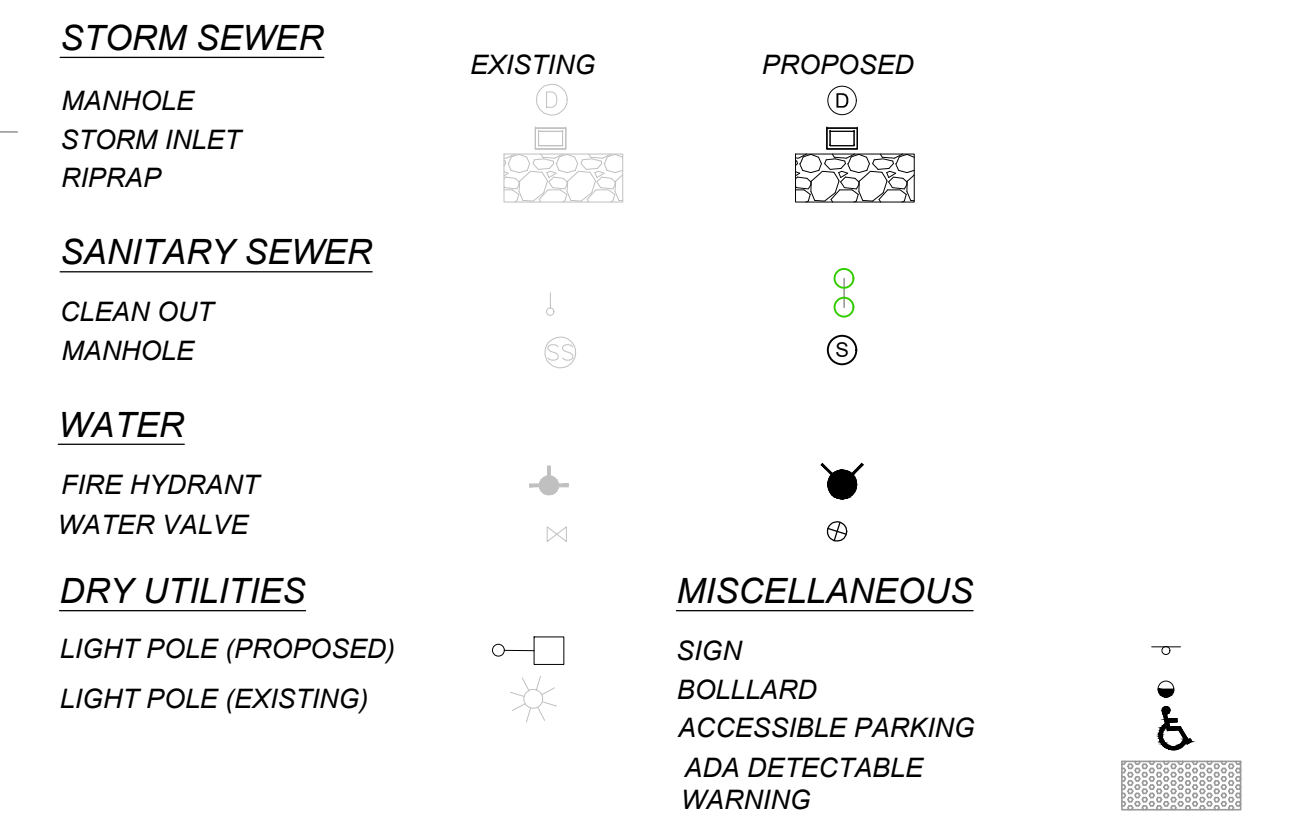
SHEET
 UT01
 03
 03 OF 11

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27,
COUNTY OF DOUGLAS, STATE OF COLORADO.

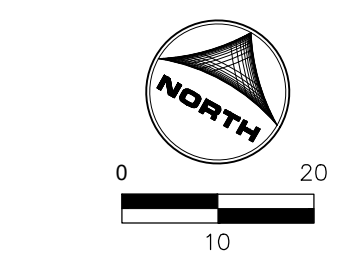
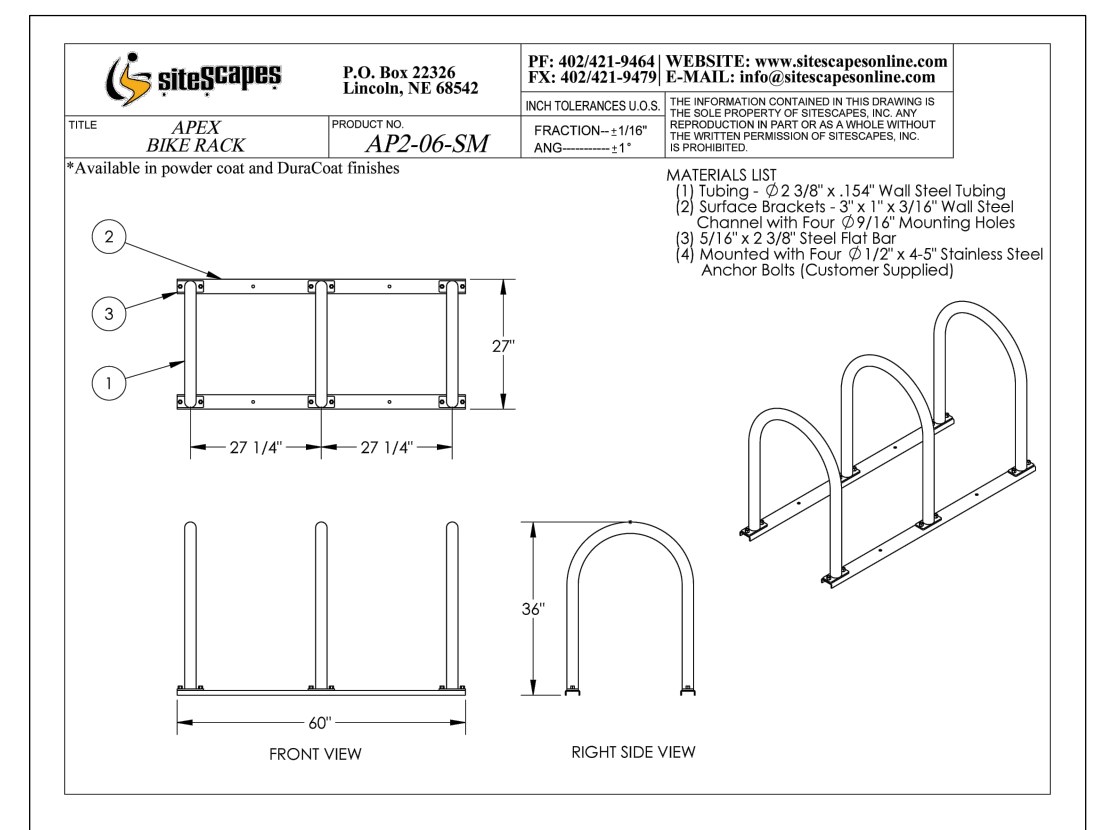
LEGEND



KEY NOTE LEGEND:

- ① PROP. 6" VERT. CATCH CURB & GUTTER (TOCR DETAIL CG-1, VC-1)
- ② PROP. 6" VERT. SPILL CURB & GUTTER (TOCR DETAIL CG-1, VC-1)
- ③ PROP. 6" CROSSSPAN (TOCR DETAIL CG-9)
- ④ PROP. CONC. SIDEWALK (TOCR DETAIL CG-1)
- ⑤ PROP. ADA PEDESTRIAN RAMP
- ⑥ PROP. ADA PARKING STALL (WITH MARKINGS)
- ⑦ PROP. ADA PARKING SIGNAGE
- ⑧ PROP. ADA VAN PARKING SIGNAGE
- ⑨ PROP. WHEEL STOP
- ⑩ INTERSECTION SAFETY TRIANGLE

NOTES:
1. ALL PAVEMENT IS ASPHALT UNLESS OTHERWISE NOTED.



OWNER: PROMENADE AT CASTLE ROCK METRO DISTRICT 2
TRACT A, PROMENADE AT CASTLE ROCK, FILING NO. 1
RECEPTION NO. 2015057859
PARCEL NO. 2351-271-07-003

10.00' DRY UTILITY EASEMENT
REC. NO. 2015082668

APPROXIMATE BOUNDARY OF LOMR 17-08-1320P
EFFECTIVE 06-01-2018

(3 SPACES)
SURFACE MOUNT INVERTED U BIKE RACK
SITESCAPES-MODEL (#AP2-06-SM)
COLOR: ORANGE
DETAIL: SEE RIGHT

OWNER: JOHNSONS TRAILER PARKS, LLC
LOT 4A-1, BLOCK 4, PROMENADE AT CASTLE ROCK,
FILING NO. 1, AMENDMENT NO. 26
RECEPTION NO. 2022068080
PARCEL NO. 2351-272-29-001

EXISTING ROADWAYS, DRIVEWAYS AND SIDEWALKS MAY BE SUBJECT TO ARTICLE 2 DESCRIBED IN DECLARATIONS OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
REC. NO. 2015024611 & 2015025568

UTILITY EASEMENT
REC. NO. 2022068080

DRY UTILITY EASEMENT
REC. NO. 2016037681

30.00' UTILITY EASEMENT
REC. NO. 2015082668

25.00' DRAINAGE EASEMENT
REC. NO. 2015082668

PUBLIC ACCESS EASEMENT
REC. NO. 2016037681

10.00' IREA EASEMENT
BOOK 1447 PAGE 804

20.00' UTILITY EASEMENT
REC. NO. 2015082668

10.01' DRY UTILITY EASEMENT
REC. NO. 2016037681

BLOCK 4 ACCESS DRIVE RECIPROCAL EASEMENT AGREEMENT
REC. NO. 2019021381

24.99' DRAINAGE EASEMENT
REC. NO. 2015082668

N 61°48'37" E 234.29' PROPERTY LINE

PROPERTY LINE

PROP. CANOPY

PROPOSED FAST-FOOD RESTAURANT
3,381 SF (FOOTPRINT)

DRIVE-THRU STACKING VEHICLE (19 TOTAL)

PROP. TRASH ENCLOSURE
PROP. ORDER BOARDS AND CANOPY
(SEE ARCHITECTURAL DETAILS)

PROP. TRANSFORMER PAD

CLEARANCE BARS
(SEE ARCHITECTURAL DETAIL B3)

OWNER: JUPITERS BEARD LLC
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1,
AMENDMENT NO. 27
RECEPTION NO. 2025015045
PARCEL NO. 2351-271-07-011

PROPERTY LINE

10.00' DRY UTILITY EASEMENT
REC. NO. 2016037681

30.00' UTILITY EASEMENT
REC. NO. 2015082668

25.00' DRAINAGE EASEMENT
REC. NO. 2015082668

30.00' DRAINAGE EASEMENT
REC. NO. 2015057859

24.99' DRAINAGE EASEMENT
REC. NO. 2015082668

OWNER: BROCK ASSOCIATES III, LLC
LOT 1A, BLOCK 4, PROMENADE AT CASTLE ROCK,
FILING NO. 1, AMENDMENT NO. 10
RECEPTION NO. 2016037681
PARCEL NO. 2351-271-07-004

DRAWN BY: CVW JOB DATE: 2/9/2026
APPROVED: KMH JOB NUMBER: 2502707
CAD DATE: 2/9/2026
CAD FILE: J:\2025\2502707\CAD\DWG\IC\SDP\SDP01

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY, SUITE 160
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140
FAX: 844.273.1057

LOT 3A-1, BLK 4, PROMENADE AT CASTLE ROCK FIL. 1
BURGERWORKS, LLC
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN (1-SDP25-0026)
SITE PLAN
SHEET SDP01 02
02 OF 16

HUHN, KEN, 2/9/2026 1:52 PM
HR GREEN Xrefs: xy=design; xy=raw; xy=utilities; xc=design; xc=blgs; Legend_General; xgl=1-arch; d01=SDP

LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

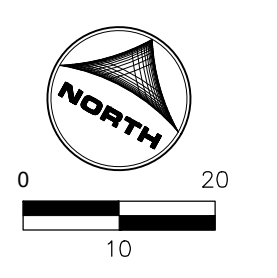
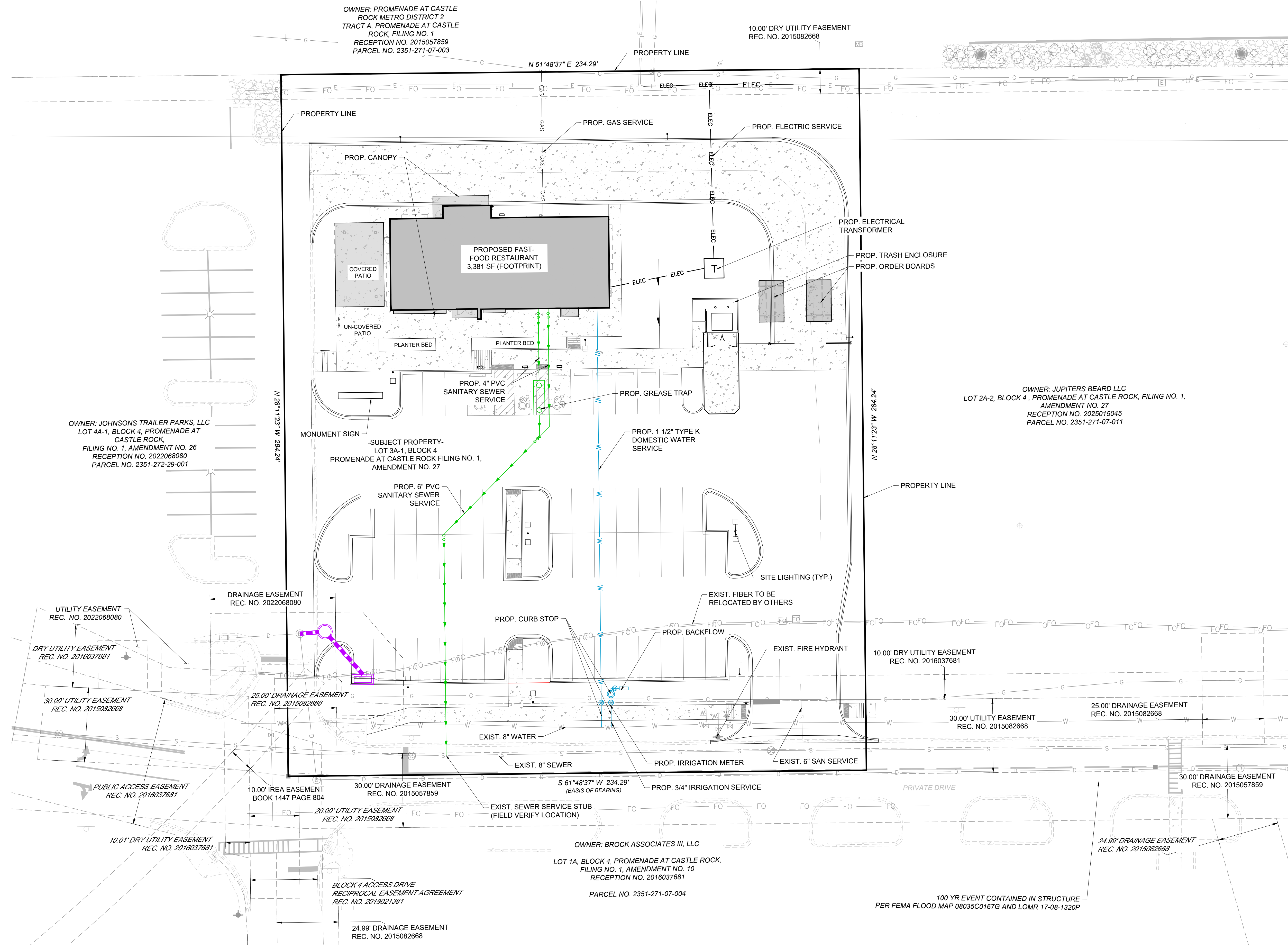
LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27,
COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
GUARDRAIL		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
GAS		
CURB & GUTTER (CATCH/SPILL)		
FIBER OPTIC LINE		
WATER LINE		
STORM SEWER		
SANITARY SEWER		
ADA PATH		
INTERSECTION SAFETY TRIANGLE LINE		
STORM SEWER		
MANHOLE		
STORM INLET		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
WATER		
FIRE HYDRANT		
WATER VALVE		
DRY UTILITIES		
LIGHT POLE (PROPOSED)		
LIGHT POLE (EXISTING)		
MISCELLANEOUS		
SIGN		
BOLLARD		
ACCESSIBLE PARKING		
ADA DETECTABLE WARNING		

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



DRAWN BY: CVW JOB DATE: 2/9/2026
 APPROVED: KMH JOB NUMBER: 2502707
 CAD DATE: 2/9/2026
 CAD FILE: J:\2025\2502707\CAD\DWG\IC\SDP\UT01

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY, SUITE 160
 COLORADO SPRINGS CO 80919
 PHONE: 719.300.4140
 FAX: 844.273.1057

LOT 3A-1, BLK 4, PROMENADE AT CASTLE ROCK FIL. 1
 BURGERWORKS, LLC
 CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN (1-SDP25-0026)
 GENERAL UTILITY PLAN

SHEET
UT01
03
 03 OF 16

HUHNF, KEN, 2/9/2026 1:53 PM
 HR GREEN Xrefs: xy=design; xy=rcw; xy=utilities; xc=design; xc=blgs; Legend_General; xgl=1-arch; d01=SDP

FINAL UTILITY REPORT

FOR

PROMENADE AT CASTLE ROCK

(LOTS 2, 3-A AND 4, CASLTE PINES COMMERCIAL FILING 12 & UNPLATTED
LAND IN NORTHWEST CASTLE ROCK)

February 2, 2015

Revised: March 13, 2015

Revised: June 5, 2015

OWNER/DEVELOPER:

Promenade Castle Rock, LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111
303-771-4004

BY:

Bowman Consulting
603 Park Point Drive, Suite 100
Golden, CO 80401
303-801-2900

PROJECT NO: 020029-01-002
TOWN PROJECT NO: CD15-0005

Promenade at Castle Rock - Planning Areas 1-7 - Water Demand

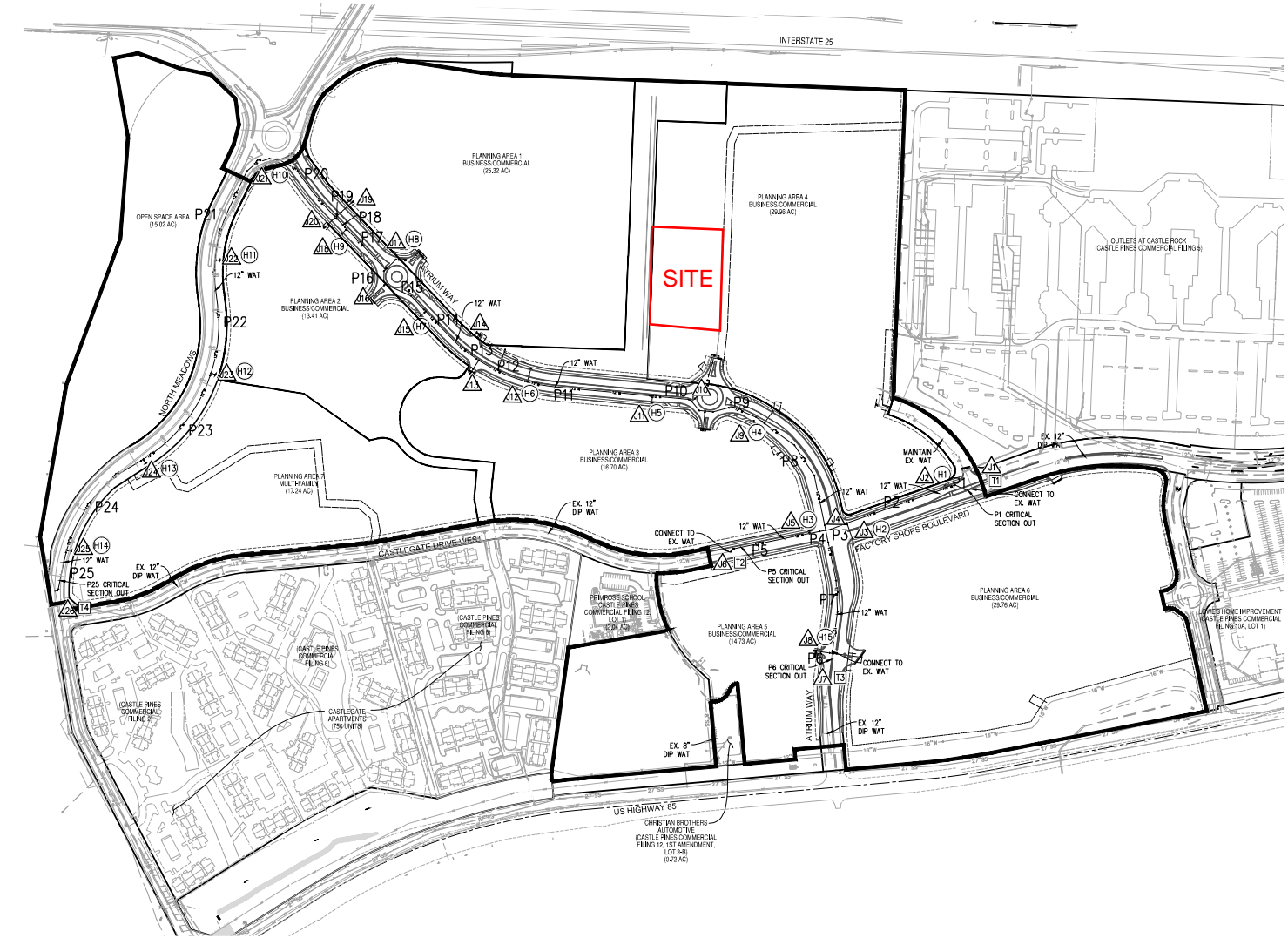
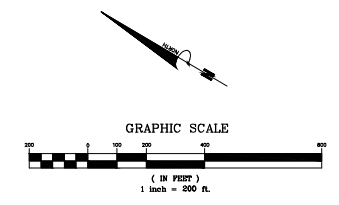
Planning Area	Area (ac)	Retail / Office (sf)	Restaurant (sf)	Multi-Family Res (du)	Hotel / Motel (Room)	Irr. Land (ac)	ADD (gpd)	ADD (gpm)	ADD (AF/YR)	MDD (gpd)	MDD (gpm)	PHD (gpd)	PHD (gpm)	SFE
1	25.32	164779	33750				134281	93	151	335702	233	738544	513	336
2	13.41	66241	38904				130034	90	146	325086	226	715189	497	325
3	16.70	113919	17022		240		74166	52	83	185415	129	407913	283	230
4	29.96	173834	61077				218072	151	244	545180	379	1199395	833	545
5	14.73	86621	28874				104020	72	117	260051	181	572113	397	260
6	29.76	214675	18667				99012	69	111	247530	172	544567	378	247
7	17.24			360			93675	65	105	234188	163	515213	358	234
Open Space by PA 1&4, and ROW	7.15					7.15	26888	19	30	26888	19	26888	19	67
Total:	154.27	820069	198294	360	240	7.15	880148	611	987	2160038	1500	4719819	3278	2244

LEGEND

- CURB AND GUTTER
- EXISTING WATER
- PROPOSED WATER WITH BEND
- PROPOSED WATER SERVICE WITH TEE
- PROPOSED FIRE HYDRANT
- JUNCTION NUMBER
- HYDRANT NUMBER
- TANK NUMBER
- PIPE NUMBER

WATER DEMAND	
PLANNING AREA	CONTRIBUTING JUNCTIONS (ASSUME WATER DEMAND EQUALLY DIVIDED BETWEEN JUNCTIONS)
1	J17, J19
2	J16, J20
3	J10, J13
4	J10
5	J8
6	J8
7	J26

BENCHMARK:
 (KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST.



Promenade at Castle Rock - Planning Areas 1-7- Sanitary Demand

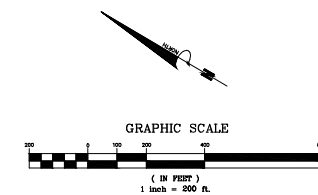
Planning Area	Area (ac)	Retail/Office (sf)	Restaurant (sf)	Multi-Family Res. (du)	Hotel/Motel (Room)	ADF (gpd)	ADF (gpm)	ADF (cfs)	PF	Infiltration & Inflow (gpd)	PDF (gpd)	PDF (gpm)	PDF (cfs)	SFE
1	25.32	164779	33750			67103	46.6	0.104	5.00	6710	342224	237.7	0.529	336
2	13.41	66241	38904			64980	45.1	0.101	5.00	6498	331396	230.1	0.513	325
3	16.70	113919	17022		240	54925	38.1	0.085	5.00	5493	280120	194.5	0.433	275
4	29.96	173834	61077			108998	75.7	0.169	5.00	10900	555892	386.0	0.860	545
5	14.73	86621	28874			51973	36.1	0.080	5.00	5197	265061	184.1	0.410	260
6	29.76	214675	18667			49469	34.4	0.077	5.00	4947	252290	175.2	0.390	247
7	17.24			360		46800	32.5	0.072	5.00	4680	238680	165.8	0.369	234
Total:	147.12	820069	198294	360	240	444248	308.5	0.687		44425	2265663	1573.4	3.505	2221

LEGEND

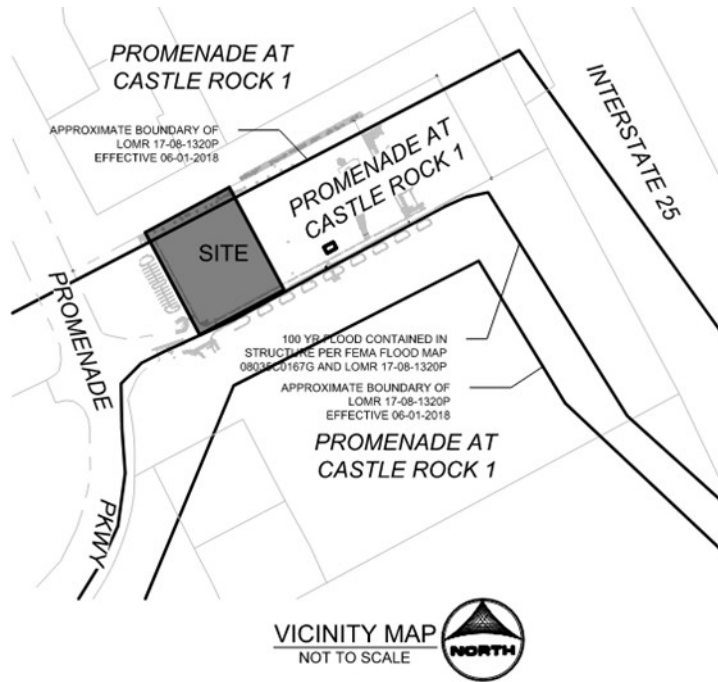
- CURB AND GUTTER
- EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED SANITARY SEWER WITH MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- DESIGN POINT
- SANITARY MANHOLE
- SANITARY BASIN DESIGNATION
- SANITARY BASIN

PIPE TABLE											
Pipe Segment	DSMH	LEDM	Slope	Pipe Size (in)	Tbd. SFEES	ADF (cfs)	PF	PDF (cfs)	Full Pipe Flow (cfs)	Max Capacity (75% of Full Pipe Flow) (cfs)	PCD/Max Capacity
1	A	AA	0.70%	12	1727	0.535	4.36	2.366	3.52	2.84	90%
2	AA	E	1.00%	12	1727	0.535	4.36	2.366	4.21	3.16	76%
3	B	C	2.48%	12	1727	0.535	4.36	2.366	6.96	6.30	48%
3.1	C	6A	1.50%	8	247	0.077	0.60	0.390	1.77	1.33	29%
4	C	C	4.80%	12	1727	0.535	4.36	2.366	9.32	6.92	35%
5	D	E	5.40%	12	1480	0.458	4.48	2.097	9.78	7.34	29%
6	E	F	2.70%	12	1480	0.458	4.48	2.097	6.92	5.19	40%
6.1	F	4A	0.30%	8	272	0.064	5.00	0.450	1.20	0.97	44%
7	F	G	4.30%	12	1248	0.374	4.03	1.786	8.70	6.52	27%
7.1	G	3A	1.00%	8	275	0.085	5.00	0.433	1.45	1.26	40%
8	G	H	4.09%	12	933	0.374	4.03	1.786	8.51	6.38	28%
9	H	I	4.00%	12	933	0.374	4.03	1.786	8.42	6.32	28%
9.1	I	4B	1.00%	8	272	0.085	5.00	0.433	1.45	1.26	40%
9.2	4B	4C	1.00%	8	272	0.085	5.00	0.430	1.45	1.26	40%
10	I	J	3.85%	8	690	0.204	5.00	1.042	2.84	2.13	49%
11	J	K	5.00%	8	690	0.204	5.00	1.042	3.24	2.43	43%
12	K	L	6.00%	8	690	0.204	5.00	1.042	3.54	2.66	39%
13	L	M	4.90%	8	690	0.204	5.00	1.042	3.10	2.33	46%
13.1	A	N	1.01%	8	252	0.078	5.00	0.397	1.45	1.26	37%
14	M	N	3.52%	8	409	0.26	5.00	0.645	2.75	2.26	31%
15	N	C	2.00%	8	409	0.26	5.00	0.645	2.95	1.54	42%
15.1	N	1B	0.50%	8	84	0.028	5.00	0.132	1.02	0.77	17%
15.2	B	1C	0.50%	8	84	0.028	5.00	0.132	1.02	0.77	17%
16	D	F	2.00%	8	325	0.70	5.00	0.513	2.95	1.54	39%
16.1	F	2A	1.00%	8	325	0.70	9.00	0.513	1.45	1.26	47%
17	D	C	1.00%	8	3	0	0	0	0	0	0
18	D	R	1.00%	8	3	0	0	0	0	0	0
19	R	S	1.00%	8	3	0	0	0	0	0	0
20	S	T	1.00%	8	3	0	0	0	0	0	0
21	T	U	1.00%	8	3	0	0	0	0	0	0

BENCHMARK:
 (KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST.



Vicinity Map





Appendix G — PCWRA & FIRE FLOW MEMO



Commercial Business Building Permit

Grease Interceptor Requirement

All Commercial Business Building Permits for new business and construction of new buildings, remodels, or tenant improvement permits will be required to comply with Town Code 13.05, Grease Interceptors Required. Applicant will be required to submit an Industry Information Questionnaire through the Plum Creek Water Reclamation Authority (PCWRA) to verify if the business will require an oil/grease interceptor. Please go to PCWRA website at:

<https://www.pcwracolorado.org/commercial-businesses>

CONSTRUCTION DRAWINGS

Please note PCWRA requires all new commercial buildings to provide a stub-out for a separate waste line for future interceptor installation, if not proposed with the project. All drainage fixtures and grease waste lines that are tied to the oil/grease must be shown in the construction drawings as well as the location of the oil/grease interceptor.

ACKNOWLEDGEMENT

The applicant must sign and date this form to acknowledge that the applicant has read and understands the Town's Code requirement regarding Grease Interceptors, PCWRA's requirement to complete an Industry Information Questionnaire and Food Service Application, and the Town's requirement that a letter from PCWRA must be provided with the Town of Castle Rock Building Permit. This signed form is required to be included in the Utility Report with the Predevelopment Plan (PDP), Site Development Plan (SDP) and Construction Document (CD) submittals.

Whataburger Lot 3A-1, Block 4, Promenade at Castle Rock Filing No. 1, Amendment No. 27

Name of Project

No address assigned, property east of 5954 Promenade Pkwy, Castle Rock, CO 80108

Address of property, if known

HR Green Project
Engineer on Behalf
of Applicant

02/09/2026

Signature

Date



Industry Information Questionnaire

In order to properly evaluate, process, and issue a connection approval to discharge into the sanitary sewer, an Industry Information Questionnaire must be completed online.

HANDWRITTEN COPIES WILL NOT BE ACCEPTED.

(Additional applications may be required.)

PROPOSED LOCATION OF COMMERCIAL, PRODUCTION OR MANUFACTURING FACILITY

Proposed Facility Name * Whataburger
Name of new or existing business

Street Address * Lot 3A-1, Block 4, Promenade at Castle Rock

City * Castle Rock

State CO

Postal Code * 80105

Is this a multi-tenant building? * Yes No

COMPANY OWNERS INFORMATION

Company Name * BurgerWorks LLC

Mailing Address * 908 N. John Redditt

City * Lufkin

State * TX

Postal Code * 75904

Contact Name * William Tamminga

Phone Number * (936)-632-8296

Contact Email * wdt@burgerworks.net

PROPERTY OWNER OF THE PROPOSED LOCATION

Property Owner Name * Japanese Tree Lilac LLC

Property Owner Mailing Address * 4500 Cherry Creek Dr South Suite 550

City * Glendale

State * CO

Postal Code * 80246

Property Owner Contact Name * Scott Hall

Phone Number * (303)-253-7531

Email * snh@albdev.com

AUTHORIZED REPRESENTATIVE IN OFFICIAL DEALINGS WITH PCWRA

Authorized Representative Name * Ken M Huhn, P.E.

Title (i.e. Owner, Manager, General Contractor, etc.) * Project Engineer (HR Green)

Phone Number * (720)-602-4965

Email * khuhn@hrgreen.com

BUSINESS INFORMATION

Will this be a new build? * Yes
 No

Provide a brief description of the commercial, manufacturing, or service activities your business plans to conduct: * Project includes the construction of a 3,380 sq.ft Fast Food Restaurant which includes dine-in and drive-thru service.

When did/will the business begin operations? * 9/1/2026

Comments Parcel Number: 2351-271-10-002
 Site Development Plan Review No. SDP25-0026

Business Category *

- Assembly
- Auto Services
- Dental (please provide NAICS or SIC code below)
- Food Processing/Service
- Industrial (please provide NAICS or SIC code below)
- Manufacturing (please provide NAICS or SIC code below)
- Medical (please provide NAICS or SIC code below)
- Office (Not Medical)
- Retail
- Vehicle/Equipment Wash
- Warehouse/Storage
- Other

Comments

Will there be other businesses leasing or occupying space at this facility? *

- Yes No

Will the business dispose of any chemicals or hazardous waste? *

- Yes No

Permit number assigned by Building Division if applicable

Signature *

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and/or imprisonment.

Ken Huhn



Town of Castle Rock Fire Flow Memo

A. Project Name and Description:

The Lot 3A-1, Block 4, Promenade at Castle Rock Filing No. 1 Whataburger development is located in the Town of Castle Rock jurisdiction within a portion of the platted subdivision, The Promenade at Castle Rock Filing No. 1. Amendment 27 The site is bordered by a Chipotle restaurant to the west, vacant undeveloped commercial property to the east (future Woodman Suites Hotel), paved private access to the south, and vacant tract to the north. The project contains approximately 1.529 acres within the northeast quarter of the northwest quarter, and northwest quarter of the northeast quarter of Section 27, Township 7 South, Range 67 West of the Sixth Principal Meridian.

B. Square Footage and Unit Count

1 Story Building Footprint Area = 3,381 Sq.Ft.

C. Building Construction Type

Construction Type V-B without an automatic sprinkler system

D. Sprinkler System

None

E. Required Fire Flow

Per 2018 International Fire Code Appendix B Table B105.1. The required fire flow for the proposed project is 1,500 gpm for 2 hours.

F. Signature Line

(Castle Rock Fire and Rescue Department)

(Date)