



January 15, 2026

Town of Castle Rock Development Services

DXD Castle Rock Storage Utility Conformance Letter
Town of Castle Rock Project No. SDP26-0001

This letter has been prepared in support of the DXD Castle Rock Storage Project Site Development Plan (SDP) and provides utility information for the proposed development located within The Meadows Filing No. 19, Lot 2 North. The purpose of this letter is to demonstrate that the planned improvements associated with this project conform to the Town of Castle Rock's current utility requirements, design criteria, and standard engineering practices.

The DXD Castle Rock Storage project is a commercial development situated north of Timber Mill Parkway in Castle Rock, Colorado. The proposed development will include a primary building containing interior walk-in storage units, several modular storage units, paved alleys, concrete walks and pans, and associated landscaped areas.

The site will be served by Town of Castle Rock water and sanitary sewer utilities. One proposed building will require a 6-inch fire service line, a $\frac{3}{4}$ -inch domestic water service, and a 4-inch sanitary service. Both water services will connect to the existing 8-inch water main located along the west side of the property within the adjacent access road. Sanitary sewer service will be provided by extending an 8-inch sanitary main from the existing 18-inch sanitary trunk line located north of the site within the existing 35' utility and drainage easement. A 4-inch sanitary service line will then connect the proposed building to the extended 8-inch sanitary main.

A $\frac{3}{4}$ -inch water meter will be installed near the site entrance to serve the domestic water demand. Final meter sizing and capacity will be determined during building permitting based on the required fixture unit count and any additional projected water use. This information will be submitted to the Town of Castle Rock for review and approval in accordance with Town standards.

Sanitary Sewer System

The sewer calculations used in this letter were based on the following criteria:

- Demand per Acre 600 GPD/Acre
- Peak Factor – $PF = 3.65 * (ADF^{-0.168})$, max. = 5.0
- Infiltration/inflow – $I = 0.10 * \text{Average Flow}$

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- Peak Design Flow – PDF = (PF * ADF) + (Infiltration/Inflow)

Based on the requirements above, the calculated sanitary flow for our proposed site has been summarized in the table below in comparison to the “Final Water & Sanitary Sewer Utility Report” by Terracina Design, dated 2021.

PARCEL	ACRES	AVG DAY (GPD)	AVG DAY (GPM)	PEAK DESIGN (GPM)	PEAK DESIGN (GPD)	AVG DAY (cfs)	PEAK DESIGN (cfs)
DXD Castle Rock Storage	4.0	2,370	1.65	8.39	12,087	0.004	0.019
Existing Development	27.3	34,498	23.96	122.18	175,942	0.053	0.272
Remaining Demand	384.8	39,314	27.30	139.22	200,498	0.043	0.310

Based on the comparison in the table above, our proposed site is well within the expectations of the “Final Water & Sanitary Sewer Utility Report” by Terracina Design, dated 2021. The ideal sanitary service size is 4” based on the Hydro flow analysis provided in Appendix C.

Water System

Water usage was estimated using the Town of Castle Rock's standard design criteria for average daily demand (ADD), maximum day demand (MDD), and peak hour demand (PHD).

- The Average Daily Demand is based on 1,200 gpd/acre.
- The Maximum Day Demand was determined by applying a peak day factor of 2.5.
- The Peak Hour Demand was calculated using a peak hour factor of 5.5.

Using these design assumptions, the anticipated water system demands for the proposed development have been calculated and are summarized below in comparison to the “Final Water & Sanitary Sewer Utility Report” by Terracina Design, dated 2021.

PARCEL	USE	ACRES	AVG DAY (GPD/AC)	AVG DAY (GPD)	AVG DAY (GPM)	MAX DAY (MDD) (GPM)	PEAK HOUR (PHD) (GPM)
Meadows Storage	Commercial	4.0	1,200	7,130	4.95	9.89	19.76
CD21-0042 Report	Multifamily	66.0	1,200	234,406	162.78	506.95	995.30

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Based on the comparison in the table above, our proposed site is well within the expectations of the "Final Water & Sanitary Sewer Utility Report" by Terracina Design, dated 2021.

If you have any questions, please do not hesitate to call me at 720-854-9456

Sincerely,
Terracina Design

A handwritten signature in blue ink, appearing to read 'Martin Metsker', with a long horizontal flourish extending to the right.

Martin Metsker, PE
Project Manager

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