



June 8, 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. Using the land use of 3 SFE/acre our site totals 9 SFEs.

The site will be served by Town of Castle Rock water and sanitary sewer utilities. The site is within the Town of Castle Rock orange water pressure zone. One proposed building will require a 6-inch fire service line, a  $\frac{3}{4}$ -inch irrigation service, a  $\frac{3}{4}$ -inch domestic water service, and a 4-inch sanitary service. The  $\frac{3}{4}$ -inch domestic water service will connect from the existing water line to a proposed water meter and then to the proposed building. Both water services will connect to the existing 12-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, assigned project SFEs 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. Necessary easements for proposed utilities will be provided at the time of the Final Plat.

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**t e r r a c i n a   d e s i g n**

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10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

### 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 –  $I = 0.10 * \text{Average Flow}$
- Peak Design Flow –  $PDF = (PF * ADF) + (\text{Infiltration/Inflow})$

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.

| <b>PARCEL</b>              | <b>ACRES</b> | <b>AVG<br/>DAY<br/>(GPD)</b> | <b>AVG<br/>DAY<br/>(GPM)</b> | <b>PEAK<br/>DESIGN<br/>(GPM)</b> | <b>PEAK<br/>DESIGN<br/>(GPD)</b> | <b>AVG<br/>DAY<br/>(cfs)</b> | <b>PEAK<br/>DESIGN<br/>(cfs)</b> |
|----------------------------|--------------|------------------------------|------------------------------|----------------------------------|----------------------------------|------------------------------|----------------------------------|
| DXD Castle<br>Rock Storage | 4.0          | 2,370                        | 1.65                         | 8.39                             | 12,087                           | 0.004                        | 0.019                            |
| Existing<br>Development    | 27.3         | 34,498                       | 23.96                        | 122.18                           | 175,942                          | 0.053                        | 0.272                            |
| Remaining<br>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.
- The Highest Irrigation Demand Zone is 9 gpm.

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.

## **terraccina design**

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The Fire Flow necessary for this project has been determined using a 73,946 sf building of II-B construction type. The building will be protected with a fire sprinkler system and those required Fire Flow requirements are 3,500 gpm at 20 psi for a duration of 1 hour.

Total required storage volume is 221,995.20 gallons (0.221 MG). Required storage volume was computed using the formula in Section 4.4.2 of Water Criteria.

| <b>PARCEL</b>       | <b>USE</b>  | <b>ACRES</b> | <b>AVG DAY<br/>(GPD/AC)</b> | <b>AVG<br/>DAY<br/>(GPD)</b> | <b>AVG<br/>DAY<br/>(GPM)</b> | <b>MAX<br/>DAY<br/>(MDD)<br/>(GPM)</b> | <b>PEAK<br/>HOUR<br/>(PHD)<br/>(GPM)</b> |
|---------------------|-------------|--------------|-----------------------------|------------------------------|------------------------------|----------------------------------------|------------------------------------------|
| Meadows<br>Storage  | Commercial  | 4.0          | 1,200                       | 4,800                        | 3.33                         | 8.33                                   | 18.33                                    |
| CD21-0042<br>Report | Multifamily | 66.0         | 1,200                       | 234,406                      | 162.78                       | 506.95                                 | 995.30                                   |

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.

Future development of existing water and wastewater infrastructure necessary for service for this project is responsibility of developer.

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

Sincerely,  
Terracina Design

Martin Metsker, PE  
Project Manager

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**t e r r a c i n a   d e s i g n**

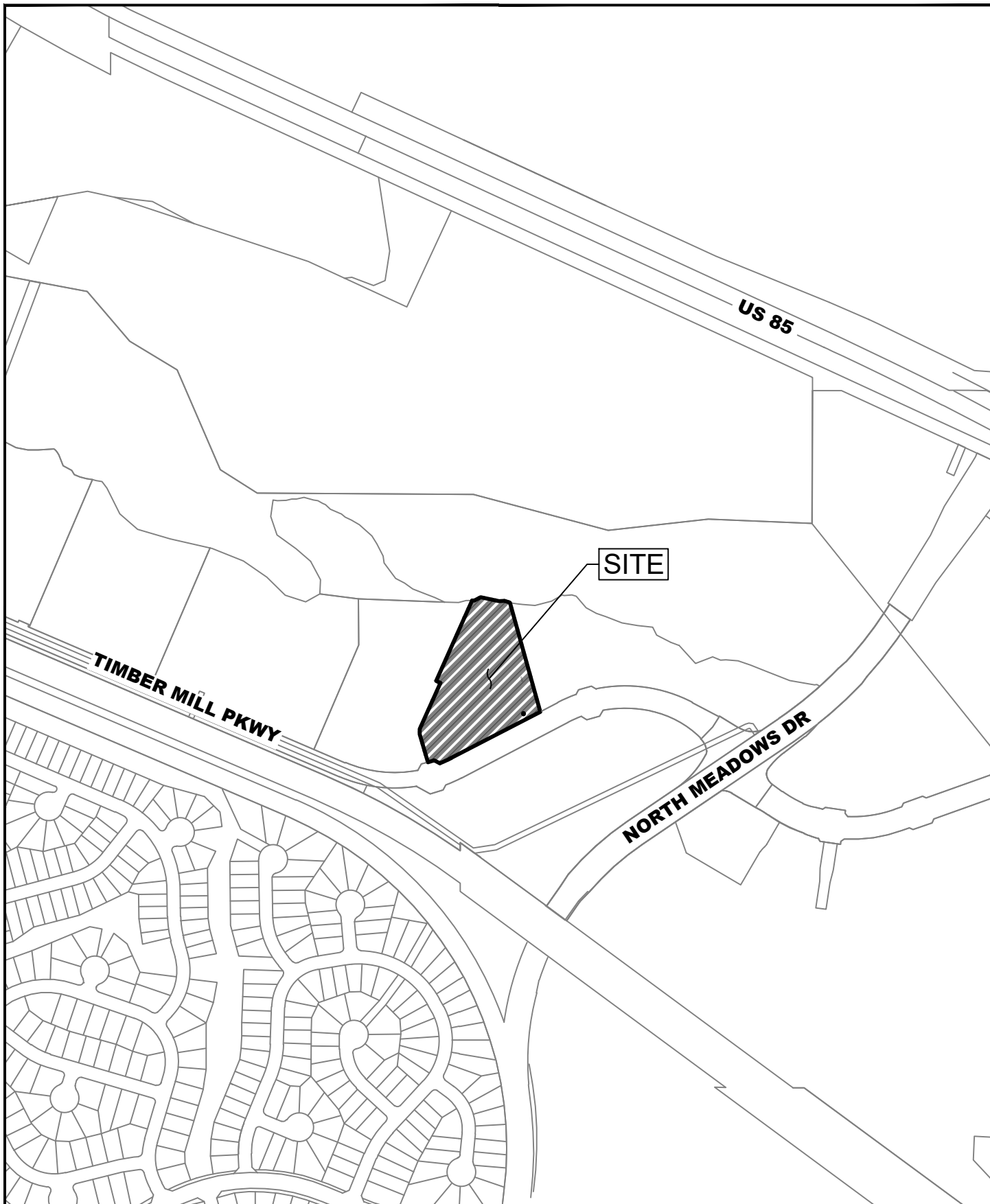
Landscape Architecture • Planning • Civil Engineering  
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

# **APPENDIX A**

## **GENERAL MAPS**

Vicinity Map

11/25/2025 11:51 AM ; X:\DXD CAPITAL - MEADOWS STORAGE\DOCUMENTS\REPORTS\DRAINAGE\00 - OVERALL\1 - MAPS (VIC-FEMA-SOILS)\VICINITY MAP.DWG;



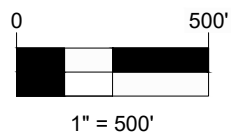
**terracina  
design**

10200 E. Girard Ave, A-314  
Denver, CO 80231  
ph: 303.632.8867

## MEADOWS STORAGE VICINITY MAP

CASTLE ROCK, CO

DATE: 1/12/2023



# **APPENDIX B**

## **WATER DEMANDS**

Water Demand Calculations

**DXD Castle Rock Storage**  
**Water and Sanitary Sewer Utility Conformance Letter**  
**Potable Water Demand Calculation**

CRDC # 14-XXX  
6/8/2026

| PARCEL NO.                           | USE            | ACRES | EQUIVALENT | Single Family<br>Equivalent | DEMAND   |         |                         | MAX DAY<br>(MDD) | PEAK HOUR (PHD) |
|--------------------------------------|----------------|-------|------------|-----------------------------|----------|---------|-------------------------|------------------|-----------------|
|                                      |                |       |            |                             | AVG DAY  | AVG DAY | AVG DAY                 |                  |                 |
|                                      |                |       |            |                             | (SFE/DU) | (SFE)   | (GPD/AC) <sup>(2)</sup> |                  |                 |
| <u>Commercial</u>                    |                |       |            |                             |          |         |                         |                  |                 |
| DXD Castle Rock Storage              | Commercial     | 4.0   | 3          | 12                          | 1200     | 4,800   | 3.33                    | 8.33             | 18.33           |
| Irrigation - DXD Castle Rock Storage | Irrigated Land | 0.6   | 9.38       | 6                           | 3750     | 2,390   | 1.66                    |                  |                 |
| TOTAL                                |                |       |            |                             |          | 7,190   | 4.99                    | 9.99             | 19.99           |
| PEAKING FACTOR                       |                |       |            |                             |          |         |                         |                  |                 |
| MAX DAY (MDD)                        |                |       |            |                             |          |         |                         | 2.5              |                 |
| PEAK HOUR (PHD)                      |                |       |            |                             |          |         |                         | 5.5              |                 |

Assumptions:

- (1) Industrial/Other Commercial Land Use (demands based on TOCR standards: 1,200 gpd/acre)
- (2) Irrigation Demand based on 3,750 gpd/irrigated acre per TOCR Water System Design 2018 Criteria Manual
- (3) Peaking Hour Demands (PHD) determined per TOCR Water section 4.4.1.2 equation: PHD = Domestic ADD x PHF + Irrigation ADD
- Tank Elevations provided by TOCR (Mark Mantua via email dated 4/26/2017)
- PRV assumed at Lot 1 tap (12in)
- Assuming Orange Zone Pressures at all Water Tap locations (PRV located at Yellow Zone tap set to Orange Zone pressures)
- 4,000 gpm Maximum Available Fire Flow (per Technical Memorandum by TST dated 02/29/2016)
- Peaking factor of 2.5 was used to obtain MDD
- Peaking factor of 5.5 was used to obtain PHD

# **APPENDIX C**

## **SANITARY DEMANDS**

Sanitary Demand Calculations  
Sanitary Service Hydraulic Analysis

**DXD Castle Rock Storage**  
**Water and Sanitary Sewer Utility Conformance Letter**  
**Sanitary Sewer Demand Calculation**

CRDC # XX-XXX  
12/12/2025

Peaking Factor = 5.0

| PARCEL<br>Filing 19 - Lot 2 North     | USE         | ACRES       | DU<br>(DU/AC) | DEMAND                             |                  |                  |                                        |                      |                  |                      | Peaking Factor Check |                           |
|---------------------------------------|-------------|-------------|---------------|------------------------------------|------------------|------------------|----------------------------------------|----------------------|------------------|----------------------|----------------------|---------------------------|
|                                       |             |             |               | AVG DAY<br>(GPD/AC) <sup>(1)</sup> | AVG DAY<br>(GPD) | AVG DAY<br>(GPM) | PEAK DESIGN<br>(GPM) <sup>(2)(3)</sup> | PEAK DESIGN<br>(GPD) | AVG DAY<br>(cfs) | PEAK DESIGN<br>(cfs) | ADF<br>(MGD)         | Calc<br>PF <sup>(4)</sup> |
|                                       |             |             |               |                                    |                  |                  |                                        |                      |                  |                      | 0.002                | 10.08                     |
| <b><u>Proposed Development</u></b>    |             |             |               |                                    |                  |                  |                                        |                      |                  |                      |                      |                           |
| a. DXD Castle Rock Storage Commercial |             | 4.0         | N/A           | 600                                | 2370             | 1.65             | 8.39                                   | 12,087               | 0.004            | 0.019                |                      |                           |
| <b>Sub-Total</b>                      |             | <b>4.0</b>  | <b>N/A</b>    | <b>600</b>                         | <b>2370</b>      | <b>1.65</b>      | <b>8.39</b>                            | <b>12,087</b>        | <b>0.004</b>     | <b>0.019</b>         |                      |                           |
| <b><u>Existing Development</u></b>    |             |             |               |                                    |                  |                  |                                        |                      |                  |                      |                      |                           |
| b. Lot 1                              | Commercial  | 8.3         | N/A           | 600                                | 4993             | 3.47             | 17.68                                  | 25,465               | 0.008            | 0.039                |                      |                           |
| c. Lot 2                              | Commercial  | 5.3         | N/A           | 600                                | 3205             | 2.23             | 11.35                                  | 16,347               | 0.005            | 0.025                |                      |                           |
| d. Lot 3B                             | Church      | 8.2         | 1.00          | 300                                | 300              | 0.21             | 1.06                                   | 1,530                | 0.000            | 0.002                |                      |                           |
| e. Lot 3C                             | Residential | 5.5         | 200           | 130                                | 26000            | 18.06            | 92.08                                  | 132,600              | 0.040            | 0.205                |                      |                           |
| <b>Sub-Total</b>                      |             | <b>27.3</b> | <b>N/A</b>    | <b>N/A</b>                         | <b>34,498</b>    | <b>23.96</b>     | <b>122.18</b>                          | <b>175,942</b>       | <b>0.053</b>     | <b>0.272</b>         |                      |                           |
|                                       |             |             |               |                                    |                  |                  |                                        |                      |                  |                      |                      |                           |
| f. Developed Total (a+b+c+d+e)        |             | 31.2        | N/A           | N/A                                | 36,868           | 25.60            | 130.58                                 | 188,029              | 0.057            | 0.291                |                      |                           |
| g. CD21-0042 Report                   |             | 66.0        | 14            | 130                                | 76,182           | 52.90            | 269.80                                 | 388,527              | 0.100            | 0.601                |                      |                           |
| <b>Remaining Demand (g-f)</b>         |             | <b>34.8</b> | <b>N/A</b>    | <b>N/A</b>                         | <b>39,314</b>    | <b>27.30</b>     | <b>139.22</b>                          | <b>200,498</b>       | <b>0.043</b>     | <b>0.310</b>         |                      |                           |

Assumptions:

- (1) Industrial/Other Commercial (demands based on acreage: 600 gpd/ac)
- (2) Peaking Factor of 5 used
- (3) Peak Design Flow determined from TOCR Wastewater section 4.4.1.3 equation: PDF = peak base flow + I/I allowance = (ADF\*PF) + (0.1\*ADF)
- (4) Peaking Factor check from TOCR Wastewater section 4.4.1.2 equation: PF = 3.65 (ADF<sup>-0.168</sup>); Max PF = 5.0

# Channel Report

## 4in Sanitary Service

### Circular

Diameter (ft) = 0.33

Invert Elev (ft) = 100.00

Slope (%) = 2.00

N-Value = 0.011

### Calculations

Compute by: Known Q

Known Q (cfs) = 0.02

### Highlighted

Depth (ft) = 0.06

Q (cfs) = 0.020

Area (sqft) = 0.01

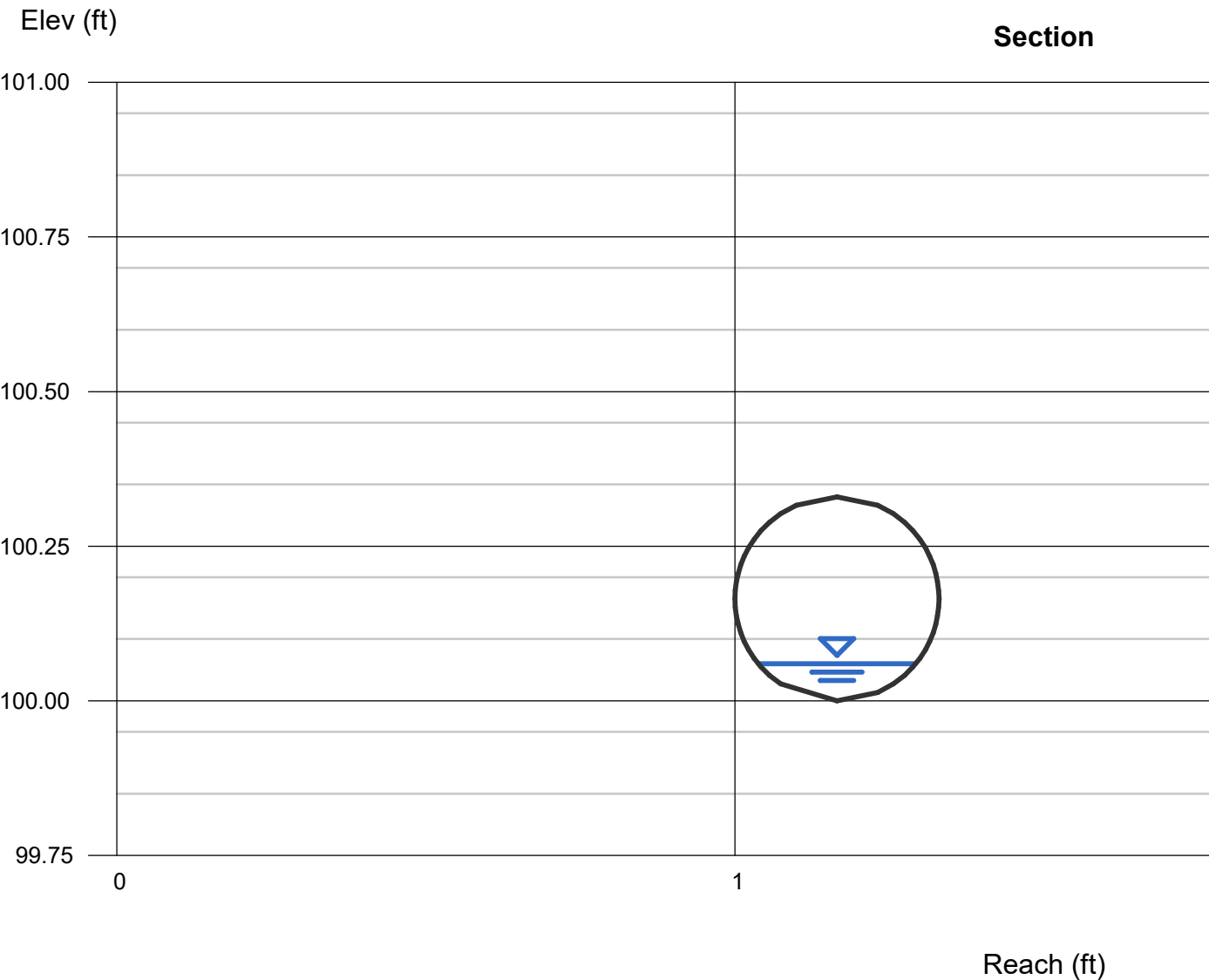
Velocity (ft/s) = 1.86

Wetted Perim (ft) = 0.29

Crit Depth, Yc (ft) = 0.08

Top Width (ft) = 0.26

EGL (ft) = 0.11



# **APPENDIX D**

## **References**

Excerpts from "Final Water & Sanitary Sewer Utility Report for the Meadows - Filing 19 - Lot 2 North" by Terracina Design, dated February 2021



**FINAL WATER & SANITARY SEWER UTILITY REPORT  
FOR  
THE MEADOWS – FILING 19 – LOT 2 NORTH  
CASTLE ROCK, CO  
PROJECT No. CD21-0042**

**PREPARED FOR:**

CASTLE ROCK DEVELOPMENT CO.  
3033 E. 1<sup>ST</sup> AVE. #310  
DENVER, COLORADO 80206  
303-394-5500  
CONTACT: R.C HANISCH

**PREPARED BY:**

TERRACINA DESIGN, LLC  
10200 E. GIRARD AVENUE  
BUILDING A, SUITE 314  
DENVER, CO 80231  
PHONE: 303-632-8867  
CONTACT: MARTIN METSKER  
PROJECT NUMBER: 14-003

FEBRUARY 2021

**t e r r a c i n a   d e s i g n**

Landscape Architecture, Planning & Engineering  
10200 E. Girard Avenue, A-314. Denver, CO 80231 PH: 303.632.8867

**The Meadows - Filing 19**  
**Water and Sanitary Sewer Utility Report**  
**Potable Water Demand Calculation**  
**(Concept A)**

CRDC # 14-003  
2/7/2022

**Filing 19**

| PARCEL NO.                              | USE          | ACRES | DWELLING UNITS | DWELLING                  | EQUIVALENT              | Single Family<br>Equivalent | DEMAND                  |         |         | MAX DAY<br>(MDD) | PEAK HOUR (PHD)      |
|-----------------------------------------|--------------|-------|----------------|---------------------------|-------------------------|-----------------------------|-------------------------|---------|---------|------------------|----------------------|
|                                         |              |       |                |                           |                         |                             | AVG DAY                 | AVG DAY | AVG DAY |                  |                      |
|                                         |              |       | (DU/AC)        | UNITS (DU) <sup>(3)</sup> | (SFE/DU) <sup>(2)</sup> | (SFE)                       | (GPD/DU) <sup>(2)</sup> | (GPD)   | (GPM)   | (GPM)            | (GPM) <sup>(3)</sup> |
| <u>Residential</u>                      |              |       |                |                           |                         |                             |                         |         |         |                  |                      |
| Lot 2 North                             | Multi-Family | 66.0  | 13.66          | 902                       | 0.65                    | 586                         | 260                     | 234,406 | 162.78  | 506.95           | 995.30               |
| Irrigation - Lot 2 North <sup>(2)</sup> |              |       |                |                           |                         |                             |                         | 144,000 | 100.00  |                  |                      |
| TOTAL                                   |              |       |                |                           |                         |                             |                         | 378,406 | 262.78  | 506.95           | 995.30               |
| <u>PEAKING FACTOR</u>                   |              |       |                |                           |                         |                             |                         |         |         |                  |                      |
| MAX DAY (MDD)                           |              |       |                |                           |                         |                             |                         |         |         | 2.5              |                      |
| PEAK HOUR (PHD)                         |              |       |                |                           |                         |                             |                         |         |         | 5.5              |                      |

Assumptions:

- (1) Industrial/Other Commercial Land Use (demands based on TOCR standards: 1,200 gpd/acre)
- (2) Irrigation Demand based on 100 GPM per TOCR Fee Schedule dated January 2022
- (3) Peaking Hour Demands (PHD) determined per TOCR Water section 4.4.1.2 equation: PHD = Domestic ADD x PHF + Irrigation ADD
- Tank Elevations provided by TOCR (Mark Mantua via email dated 4/26/2017)
- PRV assumed at Lot 1 tap (12in)
- Assuming Orange Zone Pressures at all Water Tap locations (PRV located at Yellow Zone tap set to Orange Zone pressures)
- 4,000 gpm Maximum Available Fire Flow (per Technical Memorandum by TST dated 02/29/2016)
- Peaking factor of 2.5 was used to obtain MDD
- Peaking factor of 5.5 was used to obtain PHD

Excerpts from the " Final Water & Sanitary Sewer Utility Report for the Meadows - Filing 19 - Lot 2 North" by Terracina Design, dated February 2021

**The Meadows - Filing 19 - Lot 2 North**  
**Final Water and Sanitary Sewer Utility Report**  
**Sanitary Sewer Demand Calculation**

CRDC # 14-003  
2/3/2022

**Filing 19 Sanitary Sewer Demand**

Peaking Factor = 5.0

| Parcel      | Use                   | Acres | DESIGN FLOW   |                        |                        |             |                                    |                     |                  |                  |                                        |                      |                  | Peaking Factor Check |              |                        |
|-------------|-----------------------|-------|---------------|------------------------|------------------------|-------------|------------------------------------|---------------------|------------------|------------------|----------------------------------------|----------------------|------------------|----------------------|--------------|------------------------|
|             |                       |       | Du<br>(DU/AC) | EQUIVALENT<br>(SFE/AC) | EQUIVALENT<br>(SFE/DU) | SFE<br>(DU) | AVG DAY<br>(GPD/AC) <sup>(1)</sup> | AVG DAY<br>(GPD/DU) | AVG DAY<br>(GPD) | AVG DAY<br>(GPM) | PEAK DESIGN<br>(GPM) <sup>(2)(3)</sup> | PEAK DESIGN<br>(GPD) | AVG DAY<br>(cfs) | PEAK DESIGN<br>(cfs) | ADF<br>(MGD) | Calc PF <sup>(4)</sup> |
| RESIDENTIAL |                       |       |               |                        |                        |             |                                    |                     |                  |                  |                                        |                      |                  |                      |              |                        |
| Lot 2 North | Industrial/Commercial | 42.9  |               | 3.00                   |                        | 128.7       | 600                                |                     | 25,740           | 17.88            | 91.16                                  | 131,274              | 0.040            | 0.203                | 0.026        | 6.75                   |
| Lot 2 North | Multi-Family          | 23.1  | 13.66         |                        | 0.65                   | 205.1       |                                    | 130                 | 26,664           | 18.52            | 94.43                                  | 135,985              | 0.041            | 0.210                | 0.027        | 6.71                   |
|             |                       | 66.0  |               |                        |                        |             |                                    |                     |                  |                  |                                        |                      |                  |                      |              |                        |
|             |                       |       |               | SUB-TOTAL              |                        | 333.8       |                                    |                     | 52,404           | 36.4             | 185.6                                  | 267,259              | 0.1              | 0.414                |              |                        |

Assumptions:

(1) Industrial/Other Commercial Land Use (demands based on acreage: 600 gpd/acre)

(2) Peaking Factor of 5 used

(3) Peak Design Flow determined from TOCR Wastewater section 4.4.1.3 equation:  $PDF = \text{peak base flow} + \text{I/I allowance} = (ADF * PF) + (0.1 * ADF)$

# **APPENDIX E**

## **Supporting Documents**

Commercial Business Building Permit  
Grease Interceptor Requirement

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.

DXD Castle Rock Storage

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Name of Project

3223 Timber Mill Pkwy, Castle Rock CO 80109

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Address of property, if known

---

Signature

4/15/26

---

Date



Castle Rock Fire and Rescue Department  
300 Perry Street  
Castle Rock, CO 80104

04/16/2026

RE: DXD Capital SDP26-0001 - Confirmation Memo of Required Fire Flow

To Life Safety Division,

Please accept the following required fire flow evaluation(s) based upon the currently adopted 2018 International Fire Code for review and confirmation for each of the following proposed buildings.

Building Name

Building Address

Total Fire Flow Calculation Area: 73,946 square feet

Building Construction Type: II-B

Are fire sprinklers provided throughout this building? Yes

Are you proposing a reduction in Required Fire Flow for fire sprinklers? Yes

Are Fire walls provided in this building? Yes

Reference Appendix B, Table B105.1

Required Fire Flow: 6,000 gpm at 20-psi Flow Duration: 4-hours

If applicable, Calculated Fire Flow including reduction for sprinklers: 3500 gpm at 20-psi  
Flow Duration: 3-hour

Reference Appendix C, Table C105.1

Required Number of Fire Hydrants: 1 Maximum Average Spacing: 400

Maximum Distance from Fire Hydrant to Building: N/A feet, as a fire truck would drive (Note in sprinkled buildings, a hydrant shall be located within 100-ft of the FDC)

Design Engineers Signature:  Date: 4/16/2026

The determined Required Fire Flow, Number of Fire Hydrants and Hydrant Spacing as shown above satisfy the fire protection requirements of the Castle Rock Fire and Rescue Department.

Final fire hydrant placement will be determined and approved during the Site Development (SDP) and/or Construction Document (CD) review phase.

Castle Rock Fire Signature:  Date: 4-24-26

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Landscape Architecture • Planning • Civil Engineering  
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867





## FIRE REVIEW AND PERMIT 18915 REV 4-24

Fire Department Plan Review Number: \_\_\_\_\_

Supplemental Information (DO NOT INCLUDE WITH REVIEW SUBMITTAL):

Fire Flow Calculation Area or Fire Area (2018 IFC, Definitions) – The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. If a fire wall/barrier is included, then the total fire flow calculation area provided on the memo shall include the total square footage on “each side” of the wall.

Reduction for Fire Sprinklers (2018 IFC, Section B105.2) –A reduction in fire flow up to 75% may be granted by the Fire Code Official for the installation of an NFPA 13 or NFPA 13R fire sprinkler, whether they are required or not. Any reduction must be approved by the Fire Code Official (Fire Marshal) after review of the building, water distribution system, and use of the building.

Example: If the building requires 5000-gpm per Table B105, and the building is sprinklered, then the required fire flow may be reduced to 2500-gpm. The required number of hydrants and spacing will be determined by the reduced fire flow. The minimum flow accepted for commercial building is 1500-gpm. When reducing the fire flows, you will occasionally end up with an odd number such as 1825-gpm, in these cases you should round up to the nearest 250-gpm.

Multiple Buildings on One Site – If multiple buildings are proposed on one site (ie. Apartment Complex), then each “building” shall be evaluated based on the largest building and a single memo using the recommended format repeated for each individual structure.

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Landscape Architecture • Planning • Civil Engineering  
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

# **APPENDIX F**

## **Plans**

Overall Utility Plan

A PORTION OF LOT 3D, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 1  
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK ORANGE WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. 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.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

| # | REVISION DESCRIPTION |
|---|----------------------|
| 1 | Initial release      |

## NOT FOR CONSTRUCTION

**DDXD CASTLE ROCK STORAGE**  
CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
OVERALL UTILITY PLAN

Know what's **below**.

Call before you dig.

**811**



SHEET  
5 OF 19

MEADOWS STORAGE  
SITE DEVELOPMENT PLAN  
PROJECT # SDP26-0001

6/8/2026 2:16 PM, X:\DXD CAPITAL - MEADOWS STORAGE\CAD\PLANS\00 - OVERALL\PRELIMINARY CDS & SDP OVERALL UTILITY PLAN - DXD.DWG 1