



Preliminary Utility Report

KEYBANK DAWSON TRAILS

Lot 4 Dawson Trails Filing No. 2 Amendment No. 4
Dawson Trails Blvd & Gambel Ridge Blvd.
Castle Rock, CO
SDP26-0004

OWNER:

ACM Dawson Trails VII JV LLC
4100 E Mississippi Ave, Suite 500
Denver, Co 80246
Tel: (303) 984-9800
Attn: Larry Jacobson

Developer:

KeyBank
Contact: Stacie_Flaisman@KeyBank.com
Attn: Stacie Flaisman

PREPARED BY:

Galloway & Company, LLC
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
Tel: (303) 770-8884
Attn: Casey Volt

DATE:

January 30, 2026

REVISED:

March 18, 2026



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.

Casey Volt
Registered Professional Engineer
State of Colorado No. 61071

Date

DEVELOPER'S STATEMENT

As 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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- A. Water Demands
- B. Wastewater Flows
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I. INTRODUCTION

The intent of this report is to demonstrate that the proposed development, KeyBank Lot 4 Dawson Trails Filing No. 2 Amendment No. 4, complies with the Final Utility Report for the King Soopers Store #165, Lot 1, Dawson Trails Filing No. 2, Amendment 5 prepared by Galloway & Company, currently under review by the Town of Castle Rock. In the study, the proposed site lies within an area that was intended for approximately 0.91 acres of commercial use.

II. PROJECT LOCATION AND DESCRIPTION

A. SITE LOCATION

The site is located in the southwest quarter of section 22, township 8 South, range 67 west of the 6th principal meridian, in the Town of Castle Rock, Douglas County, State of Colorado. The site is bound by Dawson Trails Blvd. on the east, by Gambel Ridge Blvd on the north, by vacant land to the south that is proposed by others to be developed into a King Soopers grocery store and fueling station, and to the east by vacant land that is proposed by others to be developed into a commercial unit.

B. Description of Property and Land Use

The project site covers ±0.91 acres. The proposed improvements include a commercial KeyBank building, internal roadways, wet/dry utilities and landscaping in common areas.

Easements necessary for Town utilities will be provided at the time of either platting, or at the time of final design and construction document submittal.

III. CALCULATED WATER DEMANDS

A. Average Day Demands (ADD)

LAND USE	ADD RATE	SFE RATE	SITE UNITS (AC)	ADD TOTAL (GPD)	SFE TOTAL
Retail/Offices	0.2 gpd/SF	0.0005/SF	3,035	607	1.52

Previous study ADD for this lot = 800 GPD. ADD for this project is 76% of that presented in previous study.

The final assigned project SFEs will be based on the final domestic and irrigation meter sizes, which are to be determined at the time of building permitting.

B. Max Day Demands (MDD)

Per the Town of Castle Rock Water System Design Criteria Manual, MDD shall be computed by using the formula, $MDD = \text{Domestic ADD} \times \text{Maximum Day Factor} + \text{Irrigation ADD}$. However, all irrigation will be provided by the domestic water system. Since the development is a commercial property, it is assumed that it will not run concurrently with business hours and will not contribute to max water demands, therefore irrigation ADD will be assumed to be 0.

See below for MDD:

$$MDD = (2.5 \times 607) + 0 = 1,517.5 \text{ GPD} = 1.05 \text{ GPM (76\% of previous study)}$$

The site sits within the red pressure zone. The required storage volume associated with a development is calculated as follows:

Storage Volume = Maximum Day Demand + Fire Flow

Based on an assumed 1500 GPM two-hour fire and an MDD rate of 1.05 GPM, the storage requirement would be:

$$\begin{aligned} &= (1.05 \text{ GPM})(60 \text{ min/hr})(24\text{hr}) + (1500 \text{ GPM})(60\text{min/hr})(2\text{hr}) \\ &= 1,512 + 180,000 = 181,512 \text{ gallons (0.181 MG)} \end{aligned}$$

C. Peak Hour Demands (PHD)

Per the Town of Castle Rock Water System Design Criteria Manual, PHD shall be computed by using the formula, PHD = Domestic ADD X Peak Hour Factor + Irrigation ADD. Again, the irrigation demand is assumed to be zero.

See below for PHD:

$$\text{PHD} = (5.5 \times 607) + 0 = 3,338.5 \text{ GPD} = 2.32 \text{ GPM (76\% of previous study)}$$

IV. EXISTING WATER SYSTEM

A. Existing Distribution System

The site has a proposed by others 8 inch water main that ends in a hydrant on the southwest side of the site. As the water main goes south it loops through the King Soopers lot and makes connections with the existing water main twice in Gambel Ridge Blvd. and once in Quandary Peak Dr.

B. Existing Supply Facilities

The project is located within the Town of Castle Rock's Red Pressure Zone.

V. PROPOSED WATER SYSTEM

A. Proposed Distribution System

The water service line for the proposed development will tie into the proposed by others 8-inch water line on the southwest side of the site. The building will have its own domestic water line tap. The building is not sprinklered so no fire service line will be installed. The proposed by others 8-inch water line terminates in a fire hydrant which will serve the site.

Any proposed development of the existing water infrastructure needed to serve this site will be the responsibility of the developer / owner.

B. Proposed Supply Facilities

The Town of Castle Rock water system will be the supply for potable water; there will be no additional supply facilities needed to provide domestic water and fire protection to the site.

C. Land Dedication Requirements

Since the subject parcel is already platted, no water facility land dedication is required per Section 16.08.040 of the Town of Castle Rock municipal code. The proposed water meter on-site must be within a utility easement, it will sit in the landscaped area on the southwest corner of the site.

VI. PROPOSED WATER SYSTEM ANALYSIS AND MODELING

A. Hydraulic Models

A static WaterCAD analysis was performed to evaluate the capacity of the entire system that this site is a part of in the King Sooters #165 Final Utility Report.

B. Hydraulic Modeling Scenarios

The following scenarios were modeled with results provided in Appendix B of the King Sooters #165 Final Utility Report.

1. Static pressure with zero demand (20% tank stage, Elevation 6,335):
2. Static pressure with zero demand (100% tank stage):
3. Max Daily Demand + fire flow (20% tank stage):
4. Peak Hour Demand (20% tank stage):

C. Hydraulic Modeling Output and Required Schematics

See Appendix B of the King Sooters #165 Final Utility Report for model information and schematic of water main extension loop.

VII. Calculated Wastewater Flows

A. Average Day Wastewater Flows (ADF)

LAND USE	ADF RATE	SFE RATE	SITE UNITS / SF	ADF TOTAL (GPD)	SFE TOTAL
Retail/Offices	0.1 gpd/SF	0.0005/SF	3,035	304	1.52

Previous study ADF for Bank = 400 GPD. ADF for this project is 76% of that presented in previous study.

B. Peaking Factor (PF)

Per the Town of Castle Rock Water System Design Criteria Manual, PF shall be computed by using the formula, $PF = 3.65 \times [(ADF)^{-0.168}]$. PF for the site is as follows:

$$PF = 3.65 \times [(0.0003)^{-0.168}] = 14.26 > 5, \text{ therefore PF is 5 per Design Criteria Manual.}$$

C. Peak Design Flow (PDF)

Per the Town of Castle Rock Water System Design Criteria Manual, PDF shall be computed by using the formula, $PDF = \text{peak base flow} + \text{I/I allowance} = (ADF \times PF) + (0.1 \times ADF)$. PDF for the site is as follows:

$$PDF = (304 \times 5) + (0.1 \times 304) = 1,550.4 \text{ GPD}$$

VIII. EXISTING WASTEWATER SYSTEM

A. Existing Collection System

The project site has a proposed by others 8" wastewater main that terminates in a manhole at the southwest corner of the site. This main has been modeled in the King Soopers #165 Final Utility Report. The main continues south from the site and services the commercial lots to the south. Wastewater flows from the King Soopers parcel goes east across Dawson Trails Boulevard to Ike Street.

IX. PROPOSED WASTEWATER SYSTEM

A. Proposed Collection System

The site sewage will be collected in a proposed 4" sanitary service line and be discharged at a single point of connection to the proposed by others 8" main at the southwest corner of the site.

Any proposed development of the existing wastewater infrastructure needed to serve this site will be the responsibility of the developer / owner.

B. Proposed Wastewater Facilities

The Castle Rock Water and Wastewater facility will be the treatment facility for all effluent from the project site.

C. Land Dedication Requirements

The proposed sanitary sewer service for the bank will not need to be within a utility easement because it is not a main line.

X. PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING

A. Hydraulic Models

The 8" main has been modeled the King Soopers #165 Final Utility Report.

B. Hydraulic Modeling Scenarios

The average daily flow (ADF) and peak design flow (PDF) were both modeled for the proposed main on the site to demonstrate the expected pipe velocities, as well as normal depth of flow for both flow conditions. For the peak flow condition, it was found that the pipe velocity is expected to be 2.69 ft/s, which is in accordance with the 2.0 ft/s town minimum.

C. Hydraulic Modeling Output and Required Schematics

See Appendix material in the King Soopers #165 Final Utility Report for model information and schematic of sanitary sewer main extension into the site.

XI. POTENTIAL PERMITTING REQUIREMENTS

The utilities for this project will need to be fully reviewed and approved by the Town of Castle Rock Construction Document (CD) process prior to construction.

XII. REFERENCES

1. *Town of Castle Rock Wastewater Collection Design Criteria Manual*, Town of Castle Rock, December 4, 2018
2. *Town of Castle Rock Water System Design Criteria Manual*, Town of Castle Rock, December 4, 2018
3. *Final Utility Report for King Soopers Store #165, Lot 1, Dawson Trails Filing No.2, Amendment 5*, Castle Rock, CO

APPENDIX A

Water Demands

WATER DEMAND CALCULATIONS

Subdivision: Dawson Trails
Location: Castle Rock, CO

Project Name: KeyBank Dawson Trails
Project No.: HSB02
Calculated By: HMR
Checked By: CMV
Date: 1/29/26

Planning Area	Land Use	Total Area (sf)	Flow / Unit* gpd / sf	ADD (gpd)	ADD (gpm)	MDD Factor **	MDD (gpm)	PHD Factor ***	PHD (gpm)
1	Bank	3,035	0.2	607	0.42	2.5	1.05	5.5	2.32

APPENDIX B
Wastewater Flows

WASTEWATER DEMAND CALCULATIONS

Subdivision: Dawson Trails
Location: Castle Rock, CO

Project Name: KeyBank Dawson Trails
Project No.: HSB02
Calculated By: HMR
Checked By: CMV
Date: 1/29/26

Planning Area	Land Use	Total Area (sf)	Flow / Unit* gpd / sf	ADF (gpd)	ADF (gpm)	I & I (gpm)	PF	PDF (gpm)	Design Flow (cfs)
1	Bank	3,035	0.1	304	0.21	0.02	5.0	1.07	0.00

APPENDIX C

Report Excerpts



Final Utility Report

KING SOOPERS STORE #165

Lot 1, Dawson Trails Filing No. 2, Amendment 5

Castle Rock, CO

PREPARED FOR:

King Soopers, Inc.

65 Tejon Street

Denver, CO 80223

Tel: (720) 563-9374

Attn: Kevin McKenzie

PREPARED BY:

Galloway & Company, LLC

5500 Greenwood Plaza Blvd., Suite 200

Greenwood Village, CO 80111

Tel: (303) 770-8884

Attn: Jennifer Romano, PE

DATE:

December 12, 2025

REVISED:



FINAL UTILITY REPORT

King Soopers Store #165

Legal Description

Lot 1, Dawson Trails Filing No. 2, Amendment 5

Preparation Date

December 12, 2025

Revised:

Revised:

Prepared for

King Soopers, Inc.

65 Tejon Street

Denver, CO 80223

Tel: (720) 563-9374

Attn: Kevin McKenzie

Prepared by:

Reviewed by:

Jessica Greenough, PE

Jennifer Romano, PE

II. DEVELOPMENT SUMMARY

The development boundary for King Soopers Store #165 is shown on the Development Map in Appendix G for reference; it consists of the northeastern portion of Planning Area E2 as defined in the *Final Utility Report for Dawson Trails Filing 2 Infrastructure*. The entire development consists of commercial buildings. The proposed development composition is included in the table below for reference.

Table 1: Proposed Development Composition

Phase	Development Composition	Total SF	Typical SFEs / Unit
1	Grocery / Fuel	99,245	0.0005 / SF
2	Retail	7,200	0.0005 / SF
2	Bank	4,000	0.0005 / SF
2	Retail / Office	20,000	0.0005 / SF
2	Restaurant	20,000	0.0075 / SF
Total		160,445	

III. CALCULATED WATER DEMANDS

WATER DESIGN CRITERIA

This report conforms to the specifications and design methodology stated in the Town of Castle Rock *Water System Design 2018 Criteria Manual* (herein after referred to as *Standards*). Where criteria are not specifically stated in these standards, the design will conform to engineering best practices.

Table 2: Water Design Criteria

Description	Value
Retail / Offices	0.2 gpd / sf
Restaurants	3.00 gpd / sf
Car Washes	5,000 gpd / facility
MDD Factor	2.5 * ADD
PHD Factor	5.5 * ADD
Maximum Static Pressure	125 psi
Minimum Static Pressure (zero demand, 20% tank stage)	43 psi
Minimum dynamic pressure – MDD + FF (20% tank storage)*	20 psi
Minimum dynamic pressure – PHD (20% tank storage)*	35 psi
Max HGL elevation (pressure zone red)	6680
Top elevation served (pressure zone red)	6557
Lowest elevation served (pressure zone red)	6393
Maximum Pipe Velocity – PHD	10 fps
Maximum Pipe Velocity – MDD	5 fps
Maximum Pipe Velocity – MDD + FF	15 fps
Hazen-Williams Coefficient (PVC & DIP)	120

* Pressure criteria for MDD + FF and PHD conditions shall be satisfied with one critical distribution loop out of service.

WATER DEMAND CALCULATIONS

Subdivision: Dawson Trails
Location: Castle Rock, CO

Project Name: King Soopers Store #165
Project No.: KSS000165.20
Calculated By: J. Greenough
Checked By: J. Romano
Date: 12/12/25

Planning Area	Land Use	Total Area (sf)	Flow / Unit* gpd / sf	ADD (gpd)	ADD (gpm)	MDD Factor **	MDD (gpm)	PHD Factor ***	PHD (gpm)
1	Grocery / Fuel	99,245	0.2	19,849	13.78	2.5	34.46	5.5	75.81
1	Retail	7,200	0.2	1,440	1.00	2.5	2.50	5.5	5.50
1	Bank	4,000	0.2	800	0.56	2.5	1.39	5.5	3.06
1	Retail / Office	20,000	0.2	4,000	2.78	2.5	6.94	5.5	15.28
1	Restaurant	20,000	3.0	60,000	41.67	2.5	104.17	5.5	229.17
1	Car Wash	1 facility	5,000 gpd / facility	5,000	3.47	2.5	8.68	5.5	19.10
			Total Flow	91,089	63.26		158.14		347.91

Planned water
demands for the
KeyBank

WASTEWATER DEMAND CALCULATIONS

Subdivision: Dawson Trails
Location: Castle Rock, CO

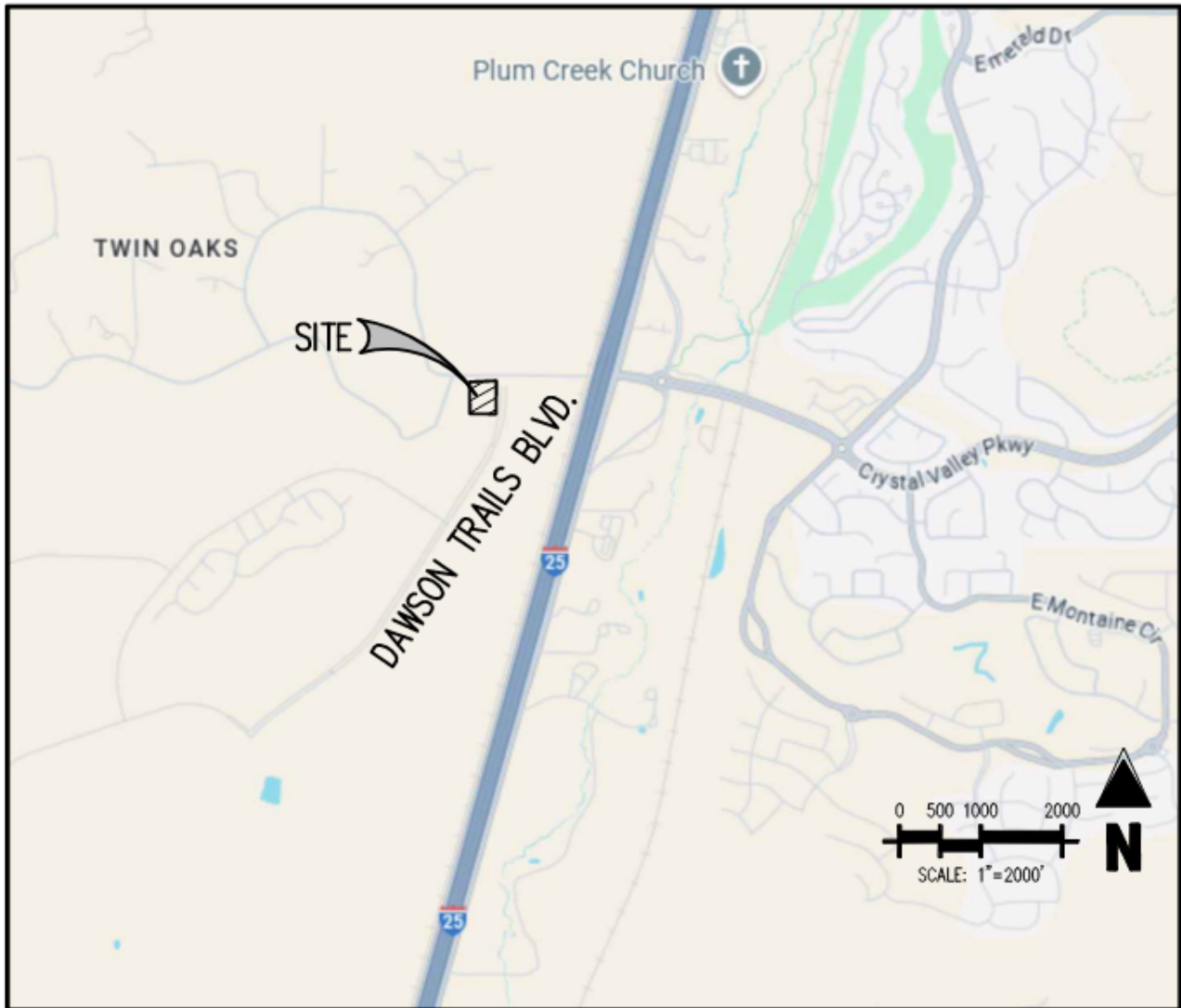
Project Name: King Soopers Store #165
Project No.: KSS000165.20
Calculated By: J. Greenough
Checked By: J. Romano
Date: 12/12/25

Planning Area	Land Use	Total Area (sf)	Flow / Unit* gpd / sf	ADF (gpd)	ADF (gpm)	I & I (gpm)	PF	PDF (gpm)	Design Flow (cfs)
1	Grocery / Fuel	99,245	0.1	9,925	6.89	0.69	5.0	35.15	0.08
1	Retail	7,200	0.1	720	0.50	0.05	5.0	2.55	0.01
1	Bank	4,000	0.1	400	0.28	0.03	5.0	1.42	0.00
1	Retail / Office	20,000	0.1	2,000	1.39	0.14	5.0	7.08	0.02
1	Restaurant	20,000	1.5	30,000	20.83	2.08	5.0	106.25	0.24
1	Car Wash	1 facility	5000 gpd / acre	5,000	3.47	0.35	5.0	17.71	0.04
Total Flow				48,045	33.36	3.34		170.16	0.38

Planned
wastewater
demands for the
KeyBank

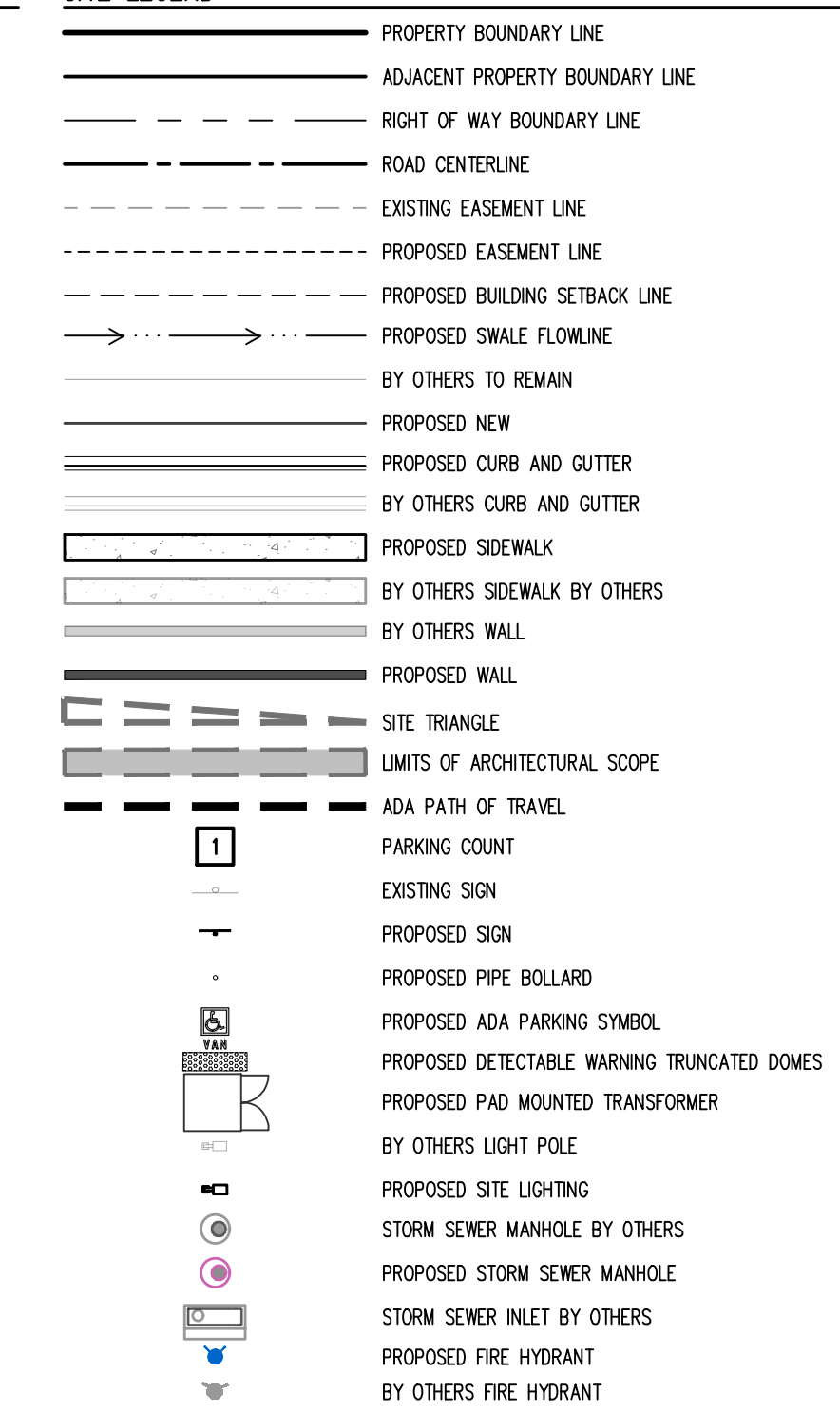
APPENDIX D

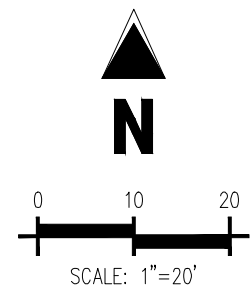
Maps and Plans



VICINITY MAP

SCALE: 1" = 2000'





	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" & LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" & LARGER)
	EXISTING UNDERGROUND ELECTRICAL
	PROPOSED UNDERGROUND ELECTRICAL
	EXISTING FIBER OPTIC LINE
	PROPOSED FIBER OPTIC LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC LIGHT POLE
	PROPOSED SITE LIGHTING
	EXISTING GAS VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	BY OTHERS WATER METER
	BY OTHERS WATER VALVE
	BY OTHERS FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED SWALE FLOWLINE
	BY OTHERS TO REMAIN
	PROPOSED NEW
	PROPOSED CURB AND GUTTER
	BY OTHERS CURB AND GUTTER
	PROPOSED SIDEWALK
	BY OTHERS SIDEWALK BY OTHERS
	BY OTHERS WALL
	PROPOSED WALL
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED DETECTABLE WARNING TRUNCATED DOME
	PROPOSED PAD MOUNTED TRANSFORMER
	BY OTHERS LIGHT POLE
	PROPOSED SITE LIGHTING

- ① BY OTHERS WATER STUB
- ② BY OTHERS SANITARY MANHOLE
- ③ BY OTHERS WATER VALVE
- ④ BY OTHERS STORM MANHOLE
- ⑤ BY OTHERS STORM INLET
- ⑥ BY OTHERS STORM SEWER
- ⑦ BY OTHERS FIRE HYDRANT
- ⑧ BY OTHERS WATER VALVE
- ⑨ BY OTHERS STORM INLET
- ⑩ REMOVE PLUG AND CONNECT TO WATER SERVICE LINE
- ⑪ PROPOSED WATER METER
- ⑫ BY OTHERS FIRE HYDRANT
- ⑬ PROPOSED SANITARY SERVICE LINE
- ⑭ CONNECT TO EXISTING SEWER SERVICE LINE
- ⑮ PROPOSED STORM SEWER
- ⑯ PROPOSED STORM SEWER INLET
- ⑰ PROPOSED STORM SEWER MANHOLE
- ⑱ PROPOSED ELECTRICAL TRANSFORMER
- ⑲ PROPOSED WATER SERVICE LINE
- ⑳ PROPOSED EUSERC CABINET
- ㉑ PROPOSED SANITARY CLEANOUT
- ㉒ BY OTHERS 8" SANITARY SEWER MAIN
- ㉓ BY OTHERS 8" WATER MAIN
- ㉔ PROPOSED IRRIGATION METER

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED 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'.
6. ANY TIE IN CROSSING LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TWM) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

[illegible]

Project No:	HSB000002
Drawn By:	JWR
Checked By:	CMV
Date:	2026/03/20

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