

PRELIMINARY UTILITY LETTER

**Clock Tower Family Dental
Lot 4-F, Metzler Ranch Filing No3 5th Amendment
SDP26-0006**

PREPARED FOR:

CLOCKTOWER FAMILY DENTAL

**718 MALETA, LANE, SUITE 101
CASTLE ROCK, CO 80108**

PREPARED BY:



**2696 SOUTH COLORADO BOULEVARD, SUITE 460,
DENVER, CO 80222**

**CONTACT: CLIFFORD D. NETUSCHIL, P.E.
(303) 525-7768**

INITIAL: December 2025
REVISED: April, 2026
June, 2026

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. _____
(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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Section 1: Summary

1.1 Executive Summary

Clock Tower Dental (Project) will be located on Lot 4-F Metzler Ranch Filing No.3 5th Amendment within the Metzler Ranch Development. This parcel, zoned PD- Commercial, currently includes an existing bank on its southern portion of the Lot. The site is bounded by three streets: Founders Parkway to the south, East Allen Street to the northeast, and the private drive Maleta Lane to the northwest.

The proposed project includes construction of a single commercial building, approximately 5,700 square feet, with associated parking and utilities. Sanitary sewer service is planned to be provided from an existing 8-inch main aligned along Maleta Lane. Water service is planned to be provided from a existing 8-inch waterline located within Maleta Lane.

Section 2: PROJECT LOCATION & DESCRIPTION

2.1 Site Location

Clock Tower Dental will be located on Lot 4-F Metzler Ranch Filing No.3 5th Amendment within the Metzler Ranch Development. This parcel, zoned PD- Commercial, currently includes an existing bank on its southern portion of the Lot. The site is bounded by three streets: Founders Parkway to the south, East Allen Street to the northeast, and the private drive Maleta Lane to the northwest.

By rectangular survey coordinates the Site is located in the southern half of Section 26 Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado.

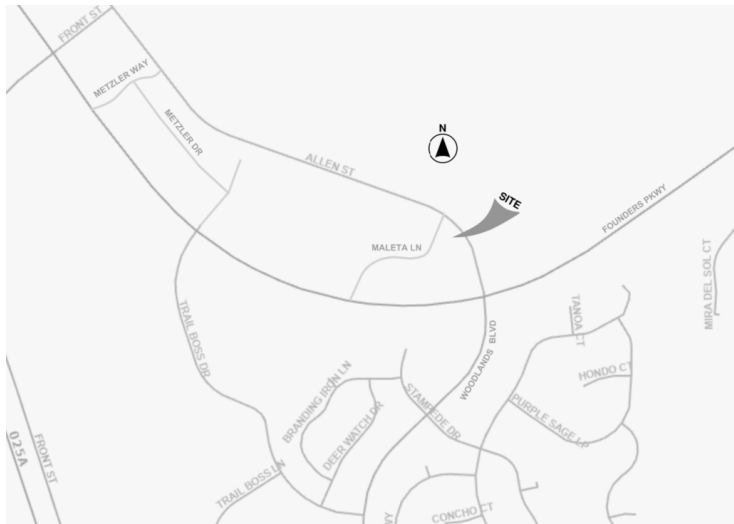


Figure 1: Vicinity Map

2.2 Description of Property

The total site area includes approximately 0.665 acres of undeveloped land, Lot 4-F Metzler Ranch Filing No.3 5th Amendment.

The topography follows a moderate to shallow natural slope, averaging about 5% from north to south. Existing vegetation is light to moderate, consisting mostly of dry grasses. The proposed land use on the project is commercial.

2.2.1 Existing Irrigation and Environmental

There are no known wetlands on the site.

There are no irrigation facilities on the Site.

Section 3: CALCULATED WATER DEMAND

3.1 Water System Design

Water design for the project follows the Town of Castle Rock Water and Wastewater System Design Criteria Manuals (Criteria). The proposed building is a two-story dental office building. The gross square footage of the building is 5,700 square feet. Pursuant to the City standards a demand value of 0.2 gpd/sf, for retail/ office was used to calculate the Average Day Demand. Peaking factors of 2.5 for Max Day Demand and 5.5 for Peak Hour Demand was used for water demand calculations, Table 1. The total number of SFEs for the proposed building is to be 2.82. The final assigned project SFEs will be determined at the time of permitting based on approved meter sizes.

Sub Basin	GPD	GPM
Average Day Demand	1,140	
Max Day Demands	2,850	2
Peak Hour Demand	6,270	4.4

Table 1: Water Deman Summary

3.2 Existing Water System

The site is located in the Town of Castle Rock's Metzler North Blue Pressure Zone. Site service for the site will be provided off an existing 8-inch water main that is aligned within Maleta Lane. A water service will be stubbed into the site with an outside meter set. Per Section 4.4.2 of the Water Criteria Manual, the site is required to store 182,880 gallons (MDD + (Fire Flow x 60 min/hr x 2 hrs). The required fire flow for the proposed building is 1,500-gpm at 20-psi, with a duration of 2 hours, reference Appendix A, item 4.

3.3 Proposed Water System

There are no proposed water system or main extension planned with the project. Existing water lines and fire hydrants are currently installed along Maleta Lane and additional fire protection will not be required. A separate irrigation line is to be installed. Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer.

Section 4: CALCULATED WASTEWATER FLOWS

4.1 Wastewater Regulations

Wastewater design for the project follows the Town of Castle Rock Water and Wastewater System Design Criteria Manuals (Criteria). The proposed building is a two-story dental office building. The gross square footage of the building is 5,700 square feet. Pursuant to the City standards a demand value of 0.1 gpd/sf, for retail/ office was used to calculate the Average Day Wastewater Flow. Peaking factors of 5 for Peak Design Flow (PDF), Table 2.

Sub Basin	GPD
Average Day Wastewater Flow	570
Peaking Factor	5
Infiltration	57
Peak Design Flow	2,907

Table 2: Wasterwater Demand Summary

4.2 Existing Sanitary Sewer System

Site service for the site will be provided off an existing 8-inch sanitary main that is aligned within Maleta Lane. A sewer service will be stubbed into the site.

4.3 Proposed Sanitary Sewer System

The sanitary sewer along Malate Lane will need to be extended to the north approximately 110-feet in order to get the main along the property frontage. From the extended main a sanitary service connection will be made to serve the proposed site. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

References

1. *Town of Castle Rock Water Design and Criteria Manual*; Colorado. February 2018.
2. *Castle Rock Wastewater Design and Criteria Manual*; Colorado. February 2018.

Appendix A: CRITERIA REFERENCES

1. Utility Letter Checklist
2. Water Demand Values
3. Wastewater Demand Values
4. Castle Rock Fire Department Confirmation Memo
5. PCWRA Grease Interceptor Requirement Acknowledgement Form



Preliminary Utility Report Checklist

The Preliminary Utility Report must be in conformance with the latest Town of Castle Rock Water and Wastewater System Design Criteria Manuals, available on the Town's website.

For the Preliminary Utility Report, information contained in the Concept Utility Letter shall be updated to reflect the latest projections for land use and densities. Hydraulic modeling shall only be required for the site proposed in the Site Development Plan (SDP). This modeling may be waived on a case-by-case basis at the discretion of the Utilities Department if it is adequately demonstrated that the SDP is already consistent with the Town's Water/Wastewater Master Plans and that the existing adjacent water/wastewater infrastructure is adequate to support the development without modifications or if the SDP is for a commercial structure on a single lot. The modeling shall accurately reflect the sizes and locations of all proposed water mains associated with the SDP layout. In addition to providing updated land use and density information, the following items shall be specifically addressed:

- Further analysis of any concerns raised in the Concept Utility Letter regarding the Town's ability to serve the development.
- Updated discussion of appurtenant water/wastewater facilities other than distribution mains that will be necessary to serve the development, and the principal design parameters that will be utilized in the final design of such facilities.
- Status of any variances that have been obtained, or will be pursued.
- Updated discussion of maintenance access and any associated concerns.
- Updated status of permitting requirements.
- Updated appendices.

The following outline sets forth the **required minimum** content to be provided in the Preliminary Utility Report that shall be submitted with the SDP. This report must be prepared by, or the report preparation supervised by a registered Professional Engineer licensed in Colorado. A copy of this checklist must be submitted with the Preliminary Utility Report.

Please check off the following items to assure your report is complete. Appropriate notations shall be provided with the checklist. For example, if a specific item is not addressed or not applicable, an explanation needs to be provided.

Included	N/A	
		TITLE SHEET
✓		A. Name of Project, including legal name of development
	✓	B. Address
✓		C. Owner
✓		D. Developer
✓		E. Engineer
✓		F. Submittal date and revision dates as applicable

Preliminary Utility Report – Formatting Checklist

Included	N/A	
✓		APPROVAL BLOCK SHEET (Available on Town's website)
✓		TABLE OF CONTENTS
✓		PROJECT LOCATION AND DESCRIPTION
✓		A. Site Location
✓		B. Description of Property and Land Use
✓		CALCULATED WATER DEMANDS
✓		A. Average Day Demands (ADD)
✓		B. Max Day Demands (MDD)
✓		C. Peak Hour Demands (PHD)
		EXISTING WATER SYSTEM
✓		A. Existing Distribution System
✓		B. Existing Supply Facilities
✓		PROPOSED WATER SYSTEM
	✓	A. Proposed Distribution System
	✓	B. Proposed Supply Facilities
	✓	C. Land Dedication Requirements
		PROPOSED WATER SYSTEM ANALYSIS AND MODELING
	✓	A. Hydraulic Models
	✓	B. Hydraulic Modeling Scenarios
	✓	C. Hydraulic Modeling Output and Required Schematics
✓		CALCULATED WASTEWATER FLOWS
✓		A. Average Day Wastewater Flows (ADF)
✓		B. Peaking Factor
✓		C. Peak Design Flows (PDF)
		EXISTING WASTEWATER SYSTEM
✓		A. Existing Collection System
		PROPOSED WASTEWATER SYSTEM
✓		A. Proposed Collection System
✓		B. Proposed Wastewater Facilities
	✓	C. Land Dedication Requirements
		PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING
	✓	A. Hydraulic Models
	✓	B. Hydraulic Modeling Scenarios
	✓	C. Hydraulic Modeling Output and Required Schematics

Preliminary Utility Report – Formatting Checklist

Included	N/A	
	✓	POTENTIAL PERMITTING REQUIREMENTS
✓		REFERENCES
✓		APPENDICES
✓		Appendix A — Water Demands
	✓	Appendix B — Water Storage
	✓	Appendix C — Water Hydraulic Analysis and Modeling
✓		Appendix D — Wastewater Flows
	✓	Appendix E — Wastewater Hydraulic Modeling
	✓	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)

Notes/Comments:

# Units / Bldg Sqft	People/Unit	Flow/Person or GDP / 1000 sqft	Avg Flow	MDD	PHD
		GPD / SF	GPD	GPD	GPD
				2.50	5.50
5700		0.2	1140	2850.00	6270.00

<u>Clocktower Family Dental Wastewater Demand</u>		
Zoning & Density:	PD- Commercial	
Square Footage	5,700	sqft
Gallons per Sqft	0.10	gpd/sf
Total Average daily flow	570	gpd
total infiltration/inflow	57	gpd
Peaking factor ($PF=2.6(Q_a)^{-0.16}$, MAX PF=5)	5.00	
Total peak flow:	2,907	gpd

4.4.1.1 Wastewater System Average Daily Flow (ADF)

Land Use	Typical ADF/Unit	Typical SFEs/Unit
Single Family Residential and Duplexes	200 gpd/dwelling unit	1.00/dwelling unit
Multi-Family Residential (Townhomes and Condos)	130 gpd/dwelling unit	0.65/dwelling unit
Retail/Offices	0.1 gpd/SF	0.0005/SF
Hotels/Motels	75 gpd/room	0.375/room
Restaurants	1.5 gpd/SF	0.0075/SF
Car Washes	5,000 gpd/acre	25.0/acre
Industrial/Other Commercial	600 gpd/acre	3.0/acre
Institutional	400 gpd/acre	2.0/acre
Churches	300 gpd/church	1.5/church
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE/SF
Irrigated Land	0 gpd/acre	0.0/acre
<u>Rates for Typical Douglas County School Sizes:</u>		
Elementary (10 ac, 675 Students)	3,375 gpd/school	16.88/school
Middle (25 ac, 850 students)	8,500 gpd/school	42.50/school
High (50 ac, 1700 students)	17,000 gpd/school	85.00/school
<u>Rates for Alternate School Sizes:</u>		
Elementary	5 gpd/student	0.025/student
Middle	10 gpd/student	0.050/student
High	10 gpd/student	0.050/student

The demands noted in the table above represent the “winter time” or “dry weather” Average Daily Flow (ADF) with no allowance for infiltration and inflow (I/I). I/I shall be accounted for in accordance with the Peak Design Flow computation discussed in the sections to follow.

Regarding design flows for schools, planned school sizes shall be confirmed with the Douglas County School District and documented in the Utility Report. The tabulated rates

associated with the Town's Concept, Preliminary, and Final Development Packages are documented in Chapter 3 of these Criteria.

4.4.1. Design Demands

The tabulation below provides the Average Daily Demand (ADD) rates that shall be applied to compute the demands associated with the various types of land use within the development. Demands shall be computed for intermediate and full build-out phases of the development, and shall be assigned to the appropriate design points within the model to accurately reflect the geographical distribution of land use throughout the site.

Land Use	Typical ADD/Unit	Typical SFEs/Unit
Single Family Residential and Duplexes	400 gpd/dwelling unit	1.00/dwelling unit
Multi-Family Residential (Townhomes and	260 gpd/dwelling unit	0.65/dwelling unit
Retail/Offices	0.2 gpd/SF	0.0005/SF
Hotels/Motels	75 gpd/room	0.19/room
Restaurants	3.0 gpd/SF	0.0075/SF
Car Washes	5,000 gpd/facility	12.5/facility
Industrial / Other Commercial	1,200 gpd/acre	3.0/acre
Institutional	800 gpd/acre	2.0/acre
Rates for Typical Douglas County		
School Sizes:		
Elementary (10 ac, 675 students)	3,375 gpd/school	8.44/school
Middle (25 ac, 850 students)	8,500 gpd/school	21.25/school
High (50 ac, 1,700 students)	17,000 gpd/school	42.50/school
Rates for Alternate School Sizes:		
Elementary – Domestic	5 gpd/student	0.013/student
Middle – Domestic	10 gpd/student	0.025/student
High – Domestic	10 gpd/student	0.025/student
Elementary Schools – Irrigation	3,000 gpd/total acreage	7.5/total acreage
Middle Schools – Irrigation	5,250 gpd/total acreage	13.1/total acreage
High Schools – Irrigation	4,400 gpd/total acreage	11.0/total acreage
Churches	600 gpd/church	1.5/church
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE/SF
Irrigated Land (Sports Fields and School Sites Excluded)	3,750 gpd/ irrigated acre	9.38/acre



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

04/21/2026

RE: 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 the following proposed building.

Clock Tower Family Dental

852 Maleta Lane, Castle Rock, CO 80108

Total Fire Flow Calculation Area: 5,723 sf (4,578 sf first floor, 1,145 sf second floor)

Building Construction Type: IIB

Are fire sprinklers provided throughout this building? **No**

Are you proposing a reduction in Required Fire Flow for fire Sprinklers? **No**

Are fire walls provided in this building? **No**

Reference Appendix B, Table B105.1

Required Fire Flow: 1,500-gpm at 20-psi

Flow Duration: 2-hours

If applicable, Calculated Fire Flow including reduction for sprinklers: N/A

Flow Duration: N/A

Reference Appendix C, Table C105.1

Required Number of Fire Hydrants: 1

Maximum Average Spacing: 500

Maximum Distance from Fire Hydrant to Building: 250-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: 5/1/2026

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: Alayna Moore

Date: 4/28/26

Fire Department Plan Review Number

FIRE REVIEW AND PERMIT 18966

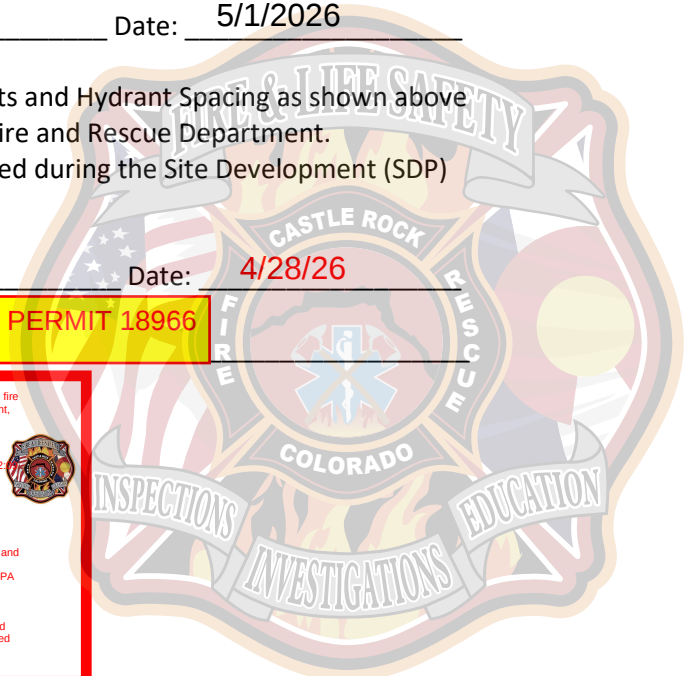
These plans have been reviewed for the adopted fire code by Castle Rock Fire and Rescue Department, and are:

Approved

Fire and Life Safety Division on 04/28/2026 11:42 AM. Signature of Plans Reviewer:


Alayna Moore
ICC/STATE Certification number: 246317922

Review and approval are for general compliance and compatibility with the design as outlined by the adopted fire code, adopted building code and NFPA standards of the submitted structural and fire protection documents. The contractor and fire protection company shall be responsible for complying with the stamped plans/documents and coordination of the work of those trades associated with the required fire and life safety elements of these stamped plans.





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.

Clock Tower Dental

Name of Project

Metzler Ranch Filing No.3 5th Amendment

Address of property, if known

Signature

5/1/2026

Date