

**UTILITY CONFORMANCE LETTER
PLUM CREEK CHURCH – BUILDING ADDITION
960 SOUTH INTERSTATE 25 CASTLE ROCK, COLORADO
CD26-00xx**

PREPARED BY:

PERCEPTION DESIGN GROUP, INC.

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PREPARED FOR:

PLUM CREEK CHURCH

CONTACT: ERIC PARKS

960 SOUTH INTERSTATE 25

CASTLE ROCK, CO 80104

303-663-1714

JOB No. 2025-007

MARCH 12, 2026

Prepared Under the Direct Supervision of
Jerry W. Davidson, P.E.
Colorado Registration No. 30226
For and On Behalf Of
Perception Design Group, Inc.

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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. 30226
(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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GENERAL LOCATION AND DESCRIPTION:

The Plum Creek Church site is located on the east side of I-25 approximately 600' south of South Perry Street. The address is 960 I-25, Castle Rock, CO. The site is currently developed with a church building and associated parking lots and drainage facilities. Proposed site improvements call for the construction of a 10,000 sf building addition with additional parking construction along the west and south sides of the site.

As a part of the Site Development Plan approval process for the Building Addition improvements at the Plum Creek Church, utility characteristics need to be examined for compliance with assumed utility parameters. The site was previously studied in a report entitled "FINAL UTILITY REPORT Plum Creek Community Church 960 S. Interstate 25 Castle Rock, Colorado" prepared by The Dimension Group September 12, 2012.

The Dimension report calls for an initial building phase of 23,287 sf. It also accounts for a second phase building addition of 14,000 sf for a total of 37,287 sf. As constructed, the existing building is 35,090. The proposed phase 2 is 10,000 sf for a total building area of 45,090 sf. Note total building area contemplated with this report is greater than that assumed with the original Dimension report thus the original assumptions by Dimension will require re-examination.

WATER SYSTEM:

The site is serviced from the 3a Blue-East pressure zone with minimum HGL of 6492.8 and max HGL of 6507.6. Supply is from the 1.51 MG Tank 4. Existing water system servicing the project originates from a 12" main located in the I-25 Frontage Road. An 8" x 12" tee is in place servicing an 8" main extension into the property. This existing 8" main extends into the site in an easterly direction down the main vehicular access drive. The main passes south of the building to the east property line. The main dead ends at this location. A 1" diameter circulator pipe continues to the east to provide water quality in the line. The circulator passes under East Plum Creek and connects to a 12" raw water line. Building water services connect to the 8" main on the south side of the building.

Both the existing building and proposed addition are serviced by an existing 1-1/2" domestic water tap. Total fixture unit demand on the tap is 348.05 units which converts to 95 gpm.

Irrigation water is supplied by an existing 3/4" tap. Net change in irrigated areas is negligible with an estimated decrease in irrigated area on the order of 200 sf +/- . Highest demand zones are Ex-1 and Ex-2 both at 15 gpm. See Irrigation chart in the appendix.

The Dimension report included a proposed building addition in its assumptions. The larger building addition requires re-examination of the Dimension assumptions. New calculation

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requirements based upon the 2018 Water Design Criteria Manual Demands and larger building are illustrated below. It should be noted new methodologies result in reduced water requirements.

Dimension Report

2026 Addition

Average Daily Demand

0.917 GPM
1,320 GPD
1.479 AF/YR

600 GPD
0.672086 AF/YR

Max Day Demands

2.29 GPM
3,300 GPD

1,500 GPD

Peak Hour Demand

5.04 GPM
7,260 GPD

3,300 GPD

Fire Flow:

The building is serviced by an existing 6" fire line. Required fire flow for the building has changed from the original Dimension report due to building changes and code changes. Two fire separation walls have been added as illustrated on the exhibit in the appendix. The largest fire area is 30,329 sf of type II-B construction. Required fire flow is summarized below and in the appendix.

Fire Area:	30,329 sf
Type of Construction	II-B
Required Flow	3,750 gpm
Reduction for Sprinkler	75%
Net Fire Flow	1,500 gpm (lowest allowable flow regardless of reduction)
Duration	2 hours
Storage Required	180,000 gallons
Hydrants Required	1
Hydrants Provided	2

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WASTEWATER SYSTEM:

The site is serviced from the existing 15" Plum Creek sanitary sewer trunk line immediately east of the property. Connection from the building is via a 6" service line. The Dimension report included a proposed building addition in its assumptions. The larger building addition requires re-examination of the Dimension assumptions. New calculation requirements based upon the 2018 Wastewater Collection Design Criteria Manual Demands and larger building are illustrated below. It should be noted new methodologies result in reduced wastewater requirements.

Dimension Report

2026 Addition

Average Daily Flows:

660 GPD
0.458 GPM
0.0010 CFS

300 GPD
0.208 GPM
0.00046

Peak Design Flows:

3,366 GPD
2.34 GPM
0.0052 CFS

1,500 GPD (Peak Factor = 5.0)
1.042GPM
0.0023CFS

The building was evaluated by Plum Creek Water Reclamation Authority during the building permit phase of the approval. The plans were approved without any requirement for a grease trap.

CONCLUSIONS:

Comparison of the original Dimension report to proposed conditions indicates the site is in conformance with the original approved utility study for the site with amendments presented herein. The existing water main south of the building will require relocation south to move it into the proposed driveway. A new easement is to be granted with portion of the prior easement to be vacated.