PRELIMINARY UTILITY REPORT

FOR

GOLD CROWN FIELD HOUSE
TOWN OF CASTLE ROCK, COLORADO
CASE NO. SDP26-0014

Prepared for:

Gold Crown Foundation
150 S Harlan St.
Lakewood, CO 80226
Contact: Kevin Petty
Phone: 303.233.6776

Prepared by:

CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Todd Wolma, PE
Phone: 303-703-4444
CORE Project Number: 25-092

September 24, 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.

_____

Todd Wolma, P.E.
Colorado Professional Engineer
License #59513

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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I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

This utility report supports the design of Gold Crown Field House development, which consists of an 83,000 sf indoor sports facility, 82,000 sf of outdoor playing fields and associated vehicle circulation drives and parking.

The project area is in the Northwest Quarter of Section 22, Township 8 South, Range 67 West of the Sixth Principal Meridian.

The proposed Gold Crown Field House is within the Dawson Trails planned development. At present, the site is vacant land. The site of bounded by Dawson Trails Boulevard on the southeast, an open space parcel (Tract C) on the south, rural residential lots of the unincorporated Twin Oaks subdivision on the west, and undeveloped, unincorporated parcels on the north. The development parcel lies within Planning Area PL-1.07, which designates parks, recreation, cultural and civic facilities as allowable uses.

B. Description of Property

The legal description of the development parcel is Dawson Trails Filing No. 1, Tract F, with a total land area of 44.1 acres. The proposed development will improve the southern 25 acres of the tract as a separate private lot.

The project is analyzed under the *gym/fitness center* land use listed in the Town's water and wastewater criteria. The 83,000 sf building equates to 104 single family equivalents. The project will initially consist of approximately 69,000 sf of building area with an expansion of the remaining 14,000 sf to be constructed in the future. All calculations are for full buildout of the building and project to ensure that all water and wastewater infrastructure will meet future planned needs and not require upsizing.

The development parcel is privately owned. Utility easements will be dedicated within the parcel for the proposed water main loop and sanitary sewer main connecting the development site to Dawson Trails Boulevard.

No utilities are located in FEMA or Town of Castle Rock defined floodplains. A small area of floodplain is located at the southwest corner of the property, however no construction is occurring within the floodplain.

There are no irrigation canals within or near the project area.

There are no notable geologic features within or near the site.

There are no existing on-site wastewater treatment systems on the project site.

There are no existing water wells on the project site. The northern portions of Tract F has been identified in the Dawson Trails Planned Development Plan as a potential future site for a Town of Castle Rock well. However, this well site parcel will be separate from the development site after a replat of Tract F.

II. CALCULATED WATER DEMANDS

A. Average Day Demands

Calculation of the average daily domestic water demand follows Section 4.4.1.1 of the Town's water criteria. *Gym/Fitness Center* is the relevant land use selected from Table 4.4.1.1 for the development's wastewater loads.

Average Daily Domestic Water Demand (ADD)

Land Use (Table 4.4.1.1)	ADD/Unit	SFE/Unit
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE SF
83,000 SF	41,500 gpd	104 SFE

A domestic water demand of 41,500 gallons per day (**28.8 gpm**) is used for preliminary design calculations. The building design does not include shower facilities. Actual fixture count may reflect domestic water demand that is significantly less than the above ADD used for preliminary calculations.

The irrigation water demand is taken from the site's preliminary irrigation plan, per Note 2 of Section 4.4.1.1 of the Town's water criteria.

The turf field is planned to be a synthetic turf field and therefore no irrigation is required.

The irrigation demand calculation for the remaining landscape area follows Section 4.4.1.1 of Town water criteria. The site is assumed to have up to 4.0 acres of irrigated landscape areas with the irrigation rate of Table 4.4.1 applied, resulting in 15,000 gallons per day.

A total average day water demand of 56,500 gallons per day (39 **gpm**) is used for preliminary design calculations, consisting of domestic and irrigation demand.

As design progresses, the irrigation water demand will be updated to reflect site's irrigation plan, per Note 2 of Section 4.4.1.1 of the Town's water criteria.

Demand calculations are tabulated in the appendix.

B. Max Day Demands

Maximum day domestic demand is based on a peaking factor of 2.5 applied to the average day demand per Section 4.4.1.2 of the Town's water criteria. A domestic water demand of 103,750 gallons per day (**72 gpm**) is used for preliminary design calculations.

A total maximum day water demand of 118,750 gallons per day (**82 gpm**) is used for preliminary design calculations, consisting of domestic and irrigation demand.

Fire flows will be 1500 gpm for a 4-hour duration based on building floor area and a 75% reduction for sprinklers compliant with Section 903.3.1.1 of the 2024 IFC as confirmed by the Town of Castle Rock Fire Department on August 8, 2026. The resulting tank storage requirement, for maximum day plus fire flow is 0.48 million gallons. The storage requirement is met by the Tank 4, as evaluated from the Town's water master plan.

The total required storage volume is approximately **478,750 gallons (0.48 MG)**, as documented in the demand and storage calculations provided in Appendix B.

C. Peak Hour Demands

Peak hour domestic flows are based on a peaking factor of 5.5 applied to the average day demand per Section 4.4.1.2 of the Town's water criteria.
PHD.

A total peak hour water demand rate of 243,250 gallons per day (**169 gpm**) is used for preliminary design calculations, consisting of domestic and irrigation demand.

A single proposed irrigation tap is projected to supply a peak rate of 40 gallons per minute for on-site landscaping. The final utility report will refine the irrigation component of the peak hour demand based on zonal rates from the proposed irrigation plan.

III. EXISTING WATER SYSTEM

A. Existing Distribution System

An existing 12" water main in Dawson Trails Boulevard provides water service to the site. The nearest transmission main is a 16" blue zone water line that passes through the northeast and southeast legs of the Dawson Trails / Ike Street intersection at the northeast corner of the project site.

B. Existing Supply Facilities

The Blue Zone water system has connections to Tank 8 to the north and Tank 4 to the east. The Blue Zone hydraulic grades lines (HGL) used for water system analysis are 6508.0 for 100% full scenario and 6490.0 for the 20% full scenarios. All fire flows, domestic flows and irrigation demands can be adequately serviced from the Blue Zone HGL.

IV. PROPOSED WATER SYSTEM

A. Proposed Distribution System

A single 12" water main loop is proposed to serve the development site. The loop will have two connections to the existing 12" blue zone main in Dawson Trails

Boulevard. Fire hydrants, the proposed building's fire line, the proposed domestic meter and a proposed irrigation meter will all connect to the on-site 12" loop. The domestic water meter size will be determined during building permitting based on the building's final water-supply fixture-unit demand.

Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer.

B. Proposed Supply Facilities

No supply facilities are proposed with this project.

C. Land Dedication Requirements

A utility easement will be dedicated over the portion of proposed water main loop through the development site, generally following the fire lane. Hydrants and meters will also be contained in the proposed easement. Easements will be complaint with Section 4.5 of the Town's water criteria.

V. CALCULATED WASTEWATER DEMANDS

A. Average Day Wastewater Flows

Calculation of the average daily wastewater flows follow Section 4.4.1.1 of the Town's wastewater criteria. *Gym/Fitness Center* is the relevant land use selected from Table 4.4.1.1 for the development's wastewater loads.

Average Daily Wastewater Flow (ADF)

Land Use (Table 4.4.1.1)	ADF/Unit	SFE/Unit
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE SF
83,000 SF	41,500 gpd	104 SFE

A wastewater load of 41,500 gallons per day (**28.8 gpm**; 0.064 cfs) is used for preliminary design calculations. The building design does not include shower facilities. Actual fixture count may reflect wastewater flows that are significantly less than the ADF above that is used for preliminary calculations.

B. Peaking Factor

Calculation of the wastewater peaking factor (PF) follows Section 4.4.1.2 of the Town's wastewater criteria, based on average daily flow (ADF) in units of million gallons per day (MGD):

$PF = 3.65 \times [(ADF)^{-0.168}]; \ PF \leq 5.0$

$3.65 \times [(0.041500 \text{ MGD})^{-0.168}] = 6.23$

Therefore, a peaking factor of 5.0 is used for design calculations for the proposed main.

Verification of downstream capacity in the receiving interceptor uses a peaking factor based on combined flows to the evaluated design point. These calculations are tabulated in Appendix C.

C. Peak Design Flows

Calculation of the peak design flow rate (PDF) follow Section 4.4.1.3 of the Town's wastewater criteria:

PDF = (ADF*PF) + (0.1*ADF) = (41,500 gpd * 5..0) + (0.1 * 41,500 gpd) = 211,650 gpd

A peak design flow rate of 211,650 gallons per day (**147 gpm**; 0.33 cfs) is used for design calculations for the proposed main.

VI. EXISTING WASTEWATER SYSTEM

A. Existing Collection System

An existing 8" sanitary sewer main in Dawson Trails Boulevard provides wastewater service to the site. The 8" sewer main connects to a 24" interceptor at the east edge of the Dawson Trails Planned development. The 8" main receives no wastewater load at present.

VII. PROPOSED WASTEWATER SYSTEM

A. Proposed Distribution System

285 feet of 8" sewer main are proposed with this development. The main extension will connect to an existing manhole in Dawson Trails Boulevard.

The receiving interceptor is verified to operate within its allowable limit of 75% full, after inclusion of buildout flows from the entire basin. Therefore, no additional improvements to downstream infrastructure are proposed. The assumed flows and land uses are based on the Dawson Trails Filing 1 Final Utility Report. Capacity calculations are tabulated in the appendix.

Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer.

B. Proposed Wastewater Facilities

No wastewater facilities are proposed with this project.

C. Land Dedication Requirements

A utility easement will be dedicated over the proposed sanitary sewer main located within the development site, generally within the private roadway. The easement will provide the Town with adequate vehicular access for inspection, maintenance, and repair of the sewer main and will comply with Section 4.5 of the Town's wastewater criteria.

VIII. POTENTIAL PERMITTING REQUIREMENTS

Plum Creek Water Reclamation Authority (PCWRA) permits will be required for the proposed grease interceptor.

IX. REFERENCES

A. Town of Castle Rock Storm Water System Design 2018 Criteria Manual, December 2018.

B. Town of Castle Rock Storm Wastewater Collection Design 2018 Criteria Manual, December 2018.

C. Final Utility Report for Dawson Trails Filing 1 by CORE Consultants, approved February 21, 2025

D. Town of Castle Rock Water Master Plan, 2023

Computer Modeling Programs:

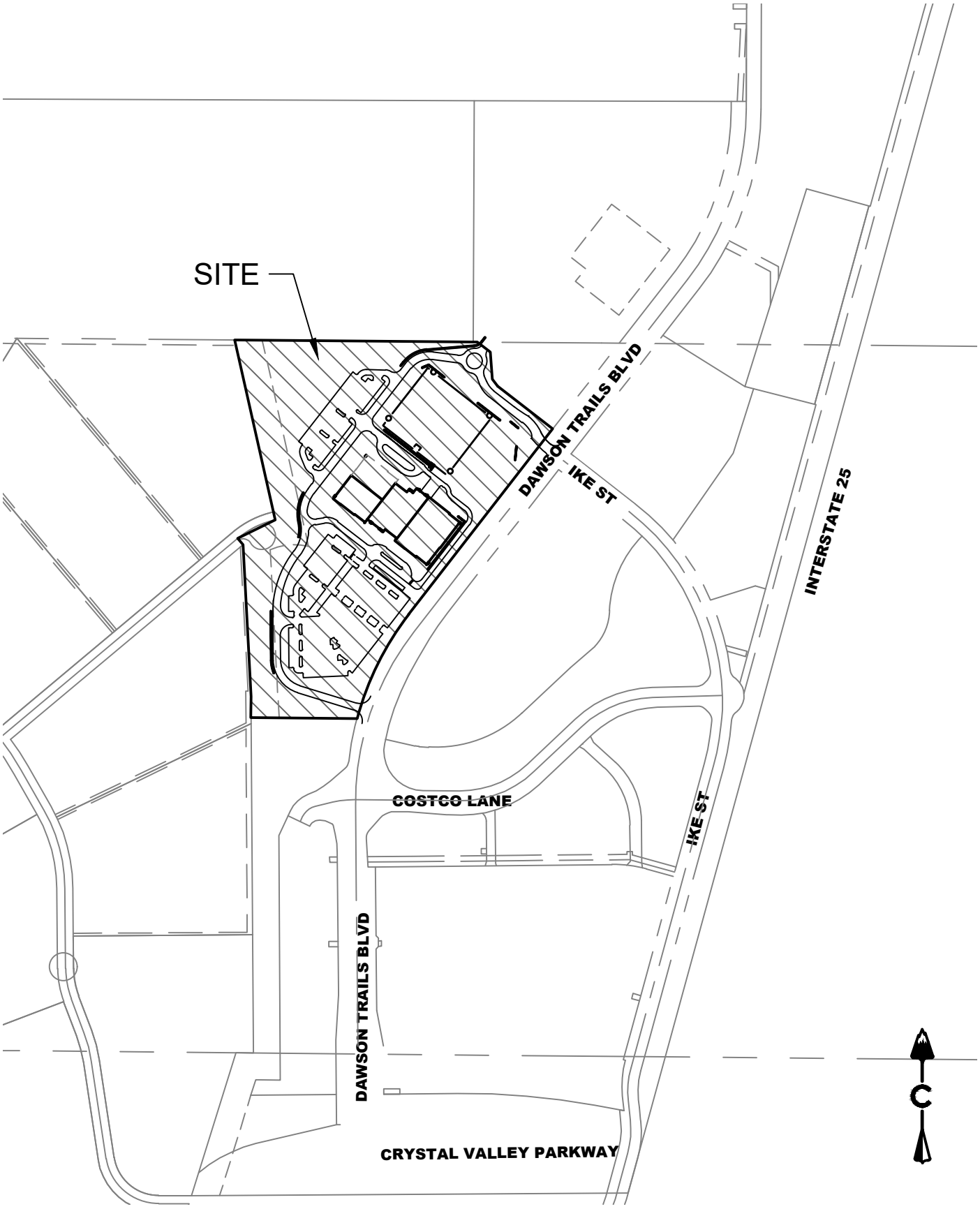
A. WaterCAD by Bentley Systems, Inc., Version 23.00.00.19.

X. APPENDICES

Appendix A Maps and Figures
Appendix B Water Computations
Appendix C Wastewater Computations
Appendix D Utility Plans

APPENDIX A

MAPS AND FIGURES



CORE CONSULTANTS. INC.
LIVEYOURCORE.COM

0 500'

1 inch = 500 ft.

GOLD CROWN FIELDHOUSE
VICINITY MAP

CREATED BY: LCC DATE: 05/06/2026

SHEET NUMBER 1 OF 1 SHEETS

JOB NUMBER 25-092

5/7/2026 10:41 AM - X:\25-092 GOLD CROWN FIELDHOUSE\CIVIL\REPORTS\UTILITY\2-FIGURES_VICINITY MAP - GCFH.DWG

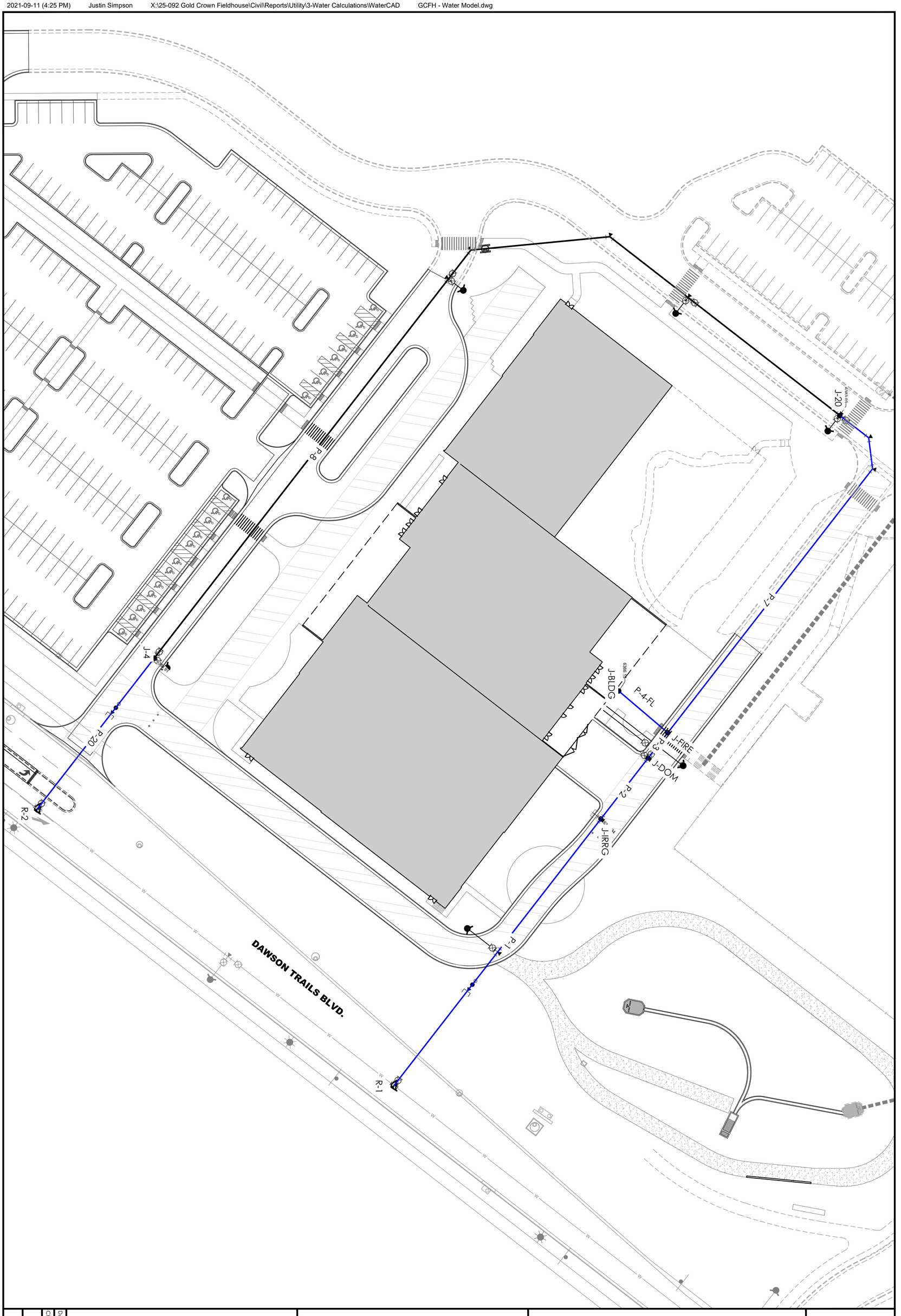
APPENDIX B

WATER COMPUTATIONS

Gold Crown Field House
Water Demand and Storage

DEMAND COMPONENT	GYM / FITNESS CENTER			DEMAND								
				SFE	AVG DAY		PEAK HOUR	PEAK HOUR		MAX DAY	MAX DAY	
DOMESTIC	SF	SFE / SF	GPD/SFE	(DU)	(GPD)	(GPM)	FACTOR	(GPD)	(GPM)	FACTOR	(GPD)	(GPM)
Field House	83000	0.00125	400	104	41,500	29	5.50	228,250	159	2.50	103,750	72
IRRIGATION	IRRIGATED ACRE	SFE/ACRE	GPD/AC		(GPD)	(GPM)	FACTOR	(GPD)	(GPM)	FACTOR	(GPD)	(GPM)
Landscaped Area	4.0	9.38	3750		15,000	10	1.00	15,000	10	1.00	15,000	10
FIRE FLOW	SF										(GPD)	(GPM)
Fire Flow @ 1500 gpm @ 4 hours	83000										360,000	1500
Total				104	56,500	39		243,250	169		478,750	1,582

TOTAL STORAGE VOLUME (GALLONS)	**478,750**
TOTAL STORAGE VOLUME (MG)	**0.48**



SHEET 1	JOB NO. 25-092	CREATED BY: JS	DATE: 7/29/24	GOLD CRONW FIELD HOUSE

WATERCAD MAP

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

0 30'
1 inch = 30 ft.

FlexTable: Reservoir Table

Active Scenario: Static - 100%

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30	R-1	6,508.00	Blue Zone	-0	6,508.00
32	R-2	6,508.00	Blue Zone	-0	6,508.00

FlexTable: Junction Table

Active Scenario: Static - 20%

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
39	J-4	6,379.91	Blue Zone	0	6,490.00	48
62	J-20	6,378.03	Blue Zone	0	6,490.00	48
60	J-BLDG	6,381.15	Blue Zone	0	6,490.00	47
35	J-DOM	6,379.50	Blue Zone	0	6,490.00	48
37	J-FIRE	6,379.87	Blue Zone	0	6,490.00	48
33	J-IRRG	6,378.34	Blue Zone	0	6,490.00	48

FlexTable: Reservoir Table

Active Scenario: Static - 20%

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30	R-1	6,490.00	Blue Zone	0	6,490.00
32	R-2	6,490.00	Blue Zone	0	6,490.00

FlexTable: Junction Table

Active Scenario: Static - 100%

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
39	J-4	6,379.91	Blue Zone	0	6,508.00	55
62	J-20	6,379.88	Blue Zone	0	6,508.00	55
60	J-BLDG	6,381.15	Blue Zone	0	6,508.00	55
35	J-DOM	6,379.50	Blue Zone	0	6,508.00	56
37	J-FIRE	6,379.87	Blue Zone	0	6,508.00	55
33	J-IRRG	6,378.34	Blue Zone	0	6,508.00	56

FlexTable: Pipe Table

Active Scenario: Max Day + Fire Flow

Label	Length (Scaled) (ft)	Start Node	Stop Node	Dia. (in)	Material	Hazen-Williams C	Open	Flow (gpm)	Hydraulic Grade (ft)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Status (Calculated)
P-1	261	R-1	J-IRRG	8.0	PVC	120.0	True	3,072	6,490.00	19.61	0.169	Open
P-2	60	J-IRRG	J-DOM	8.0	PVC	120.0	True	3,072	6,445.79	19.61	0.169	Open
P-3	25	J-DOM	J-FIRE	8.0	PVC	120.0	True	3,000	6,435.71	19.15	0.162	Open
P-4-FL	50	J-FIRE	J-BLDG	8.0	DIP	120.0	True	0	6,431.67	0.00	0.000	Open
P-7	311	J-FIRE	J-20	8.0	PVC	120.0	True	0	6,431.67	0.00	0.000	Open
P-8	733	J-20	J-4	8.0	PVC	120.0	False	(N/A)	(N/A)	(N/A)	(N/A)	<None>
P-20	147	J-4	R-2	8.0	PVC	120.0	True	-0	6,490.00	0.00	0.000	Open

FlexTable: Junction Table

Active Scenario: Max Day + Fire Flow

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
39	J-4	6,379.91	Blue Zone	0	6,490.00	48
62	J-20	6,378.03	Blue Zone	0	6,431.67	23
60	J-BLDG	6,381.15	Blue Zone	0	6,431.67	22
35	J-DOM	6,379.50	Blue Zone	72	6,435.71	24
37	J-FIRE	6,379.87	Blue Zone	3,000	6,431.67	22
33	J-IRRG	6,378.34	Blue Zone	0	6,445.79	29

FlexTable: Pipe Table

Active Scenario: Peak Hour

Label	Length (Scaled) (ft)	Start Node	Stop Node	Dia. (in)	Material	Hazen-Williams C	Open	Flow (gpm)	Hydraulic Grade (ft)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Status (Calculated)
P-1	261	R-1	J-IRRG	8.0	PVC	120.0	True	107	6,490.00	0.68	0.000	Open
P-2	60	J-IRRG	J-DOM	8.0	PVC	120.0	True	107	6,489.91	0.68	0.000	Open
P-3	25	J-DOM	J-FIRE	8.0	PVC	120.0	True	-52	6,489.89	0.33	0.000	Open
P-4-FL	50	J-FIRE	J-BLDG	8.0	DIP	120.0	True	0	6,489.89	0.00	0.000	Open
P-7	311	J-FIRE	J-20	8.0	PVC	120.0	True	-52	6,489.89	0.33	0.000	Open
P-8	733	J-20	J-4	8.0	PVC	120.0	True	-52	6,489.92	0.33	0.000	Open
P-20	147	J-4	R-2	8.0	PVC	120.0	True	-52	6,489.99	0.33	0.000	Open

FlexTable: Junction Table

Active Scenario: Peak Hour

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
39	J-4	6,379.91	Blue Zone	0	6,489.99	48
62	J-20	6,378.03	Blue Zone	0	6,489.92	48
60	J-BLDG	6,381.15	Blue Zone	0	6,489.89	47
35	J-DOM	6,379.50	Blue Zone	159	6,489.89	48
37	J-FIRE	6,379.87	Blue Zone	0	6,489.89	48
33	J-IRRG	6,378.34	Blue Zone	0	6,489.91	48

Project Name - #: Gold Crown Field House
Project Location: Castle Rock, CO
Client Name: Gold Crown Foundation, Inc
Date Updated: 8/11/2026

NORRIS DESIGN
PEOPLE + PLACEMAKING

Area Name	Rotor / Rotary Manicured Turf (Acres)	Drip / Low Flow Trees & Shrubs (Acres)	Rotor / Rotary Native Seed (Acres)	Annual Water Use (Gal)	Annual Water Use (Acr/Ft)	Peak Flow Required (GPM)
Phase 1 - Permanent	0.00	1.26	0.00	680,873	2.1	24.7
Phase 1 - Temp*	0.00	0.00	1.12	460,350	1.4	16.7*
Phase 2 - Permanent	0.00	0.69	0.00	371,282	1.1	13.5
Phase 2 - Temp*	0.00	0.00	0.57	235,957	0.7	8.6*
TOTAL	0.00	1.95	1.69	1,748,463	5.37	38.2*

**Temporary irrigation to operate on "off" days and is not included in total peak flow*

APPENDIX C

WASTEWATER COMPUTATIONS

PROJECT: DAWSON TRAILS BLVD (NORTH) - PHASE 1

05/07/26 Date
MFW Initials

* Flows for J-6 taken from Final Utility Report from CD 23-0002 Dawson Trails Offsite Sanitary Sewer

Town of Castle Rock Criteria	Typical ADF/ Unit	Unit Conversions
Single Family Residential and Duplexes	200 GPD/DU	
Multi-Family Residential (Townhomes and Condos)	130 GPD/DU	
Retail/ Offices*	0.1 GPD/SF	
Restaurants*	1.5 GPD/SF	
Fuel Station**	800 GPD/EA.	
Industrial***	600 GPD/AC	0.01 GPD/SF
Car Wash	5,000 GPD/AC	
Gym / Fitness Center	0.5 GPD/sf	
Parks	200 GPD/SFE	

*Restaurant area anticipated to be 10-15% of the allocated restaurant, retail and office space
** Assume 800 gpd per Costco criteria
***Assuming 40% building area

Design Criteria	Slope		Capacity (gpm)	
Pipe (in)	Min	Max	Min	Max
8	0.40%	7.50%	374	1,619
10	0.25%	5.50%	536	2,514
12	0.20%	4.50%	780	3,698
15	0.15%	3.50%	1,224	5,913
18	0.11%	2.50%	1,705	8,126
21	0.09%	2.00%	2,326	10,964
24	0.08%	1.80%	3,131	14,850
27	0.07%	1.50%	4,009	18,559
30	0.06%	1.30%	4,916	22,882

PROJECTED FLOW DETERMINATION

DESIGN POINT						RESIDENTIAL			NON-RESIDENTIAL								PEAK FLOW				INFILTRATION & INFLOW		CUMULATIVE TOTAL FLOW						SEWER DESIGN											
Design Point Location	PLANNING AREA	Phase	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Multi Family (DU's)	Single Family (DU's)	Average Daily Flow (GPD)	Gym / Fitness Center (SF)	Parks (SFE)	Car Wash/Pump Station (SFE)	Industrial (Gross SF)	Fuel Station (SFE.)	Restaurants (Gross SF)	Retail / Office (Gross SF)	Average Daily Flow (GPD)	Total Average Daily Flow (GPD)	Total Average Flow (gpm)	Peak Factor	Peak Hour Flow (gpm)	Infiltration & Inflow (GPD)	Infiltration & Inflow (gpm)	Total Peak Sewage Flow (gpm)	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Cumulative Total Peak Flow (gpm)	Cumulative Total Peak Flow (cfs)	Pipe Size (in)	Number of Pipes	Min Design Pipe Slope (ft/100 ft)	Max Design Pipe Slope (ft/100 ft)	Min Pipe Slope (ft/100 ft)	Max Pipe Slope (ft/100 ft)	Capacity (gpm) @ 75% depth @ Min Pipe Slope	Capacity (gpm) @ 75% depth @ Max Slope	Capacity @ 75% depth (gpm) @ Design Slope	Capacity Remaining (gpm)	Percent Capacity (75% Max)	Min Velocity (fps)	Max Velocity (fps)
						a	b	c	d	dd	ddd	e	ee	f	ff	g	h	i	ii	j	k	m	n	o	p	q	r	rr	s	t		u	w	x	y	z	aa	bb	cc		
						Map	Map	130*a + 200*b	Map	Map	Map	Map	Map	Map	Map	3,375*d + 200*dd +5,000*ddd +0.05*e + 0.18*ee + 1.5*f + 0.1*ff	c + g	h/24/60	3.65 * (h/1,000,000) ^-0.168	i * 5	0.1*h	k/(24*60)	j + m	r	r	r	n+o+p+q	r / 0.1337*60									aa - r			
J-6.01	E-2														80,000	8,000	8,000	5.56	5.00	27.78	800	0.56	28.4				28.4	0.06	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,586	12%	2.67	7.25
J-6.02	F-3					400		52,000				450,000			100,000	12,479	64,479	44.78	5.00	223.89	6,448	4.48	228.4				228.4	0.51	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,386	33%	5.07	7.25
J-6																							228.4	4819.9			5048.3	11.25	24	1	0.59	1.80	0.08	1.80	3131	14850	14,810	9,762	53%	6.65	4.50
J-7A.01	F-2		J-6.02								3		1		150,000	30,800	30,800	21.39	5.00	106.94	3,080	2.14	109.1				109.1	0.24	8	1	5	7.50	0.40	7.50	374	1619	1,615	1,506	19%	5.07	5.69
J-7A																							109.1	5048.3			5157.4	11.49	24	1	0.28	1.80	0.08	1.80	3131	14850	14,810	9,653	68%	5.01	10.13
J-7.01	E-1													25,000	25,000	40,000	40,000	27.78	5.00	138.89	4,000	2.78	141.7				141.7	0.32	8	1	2.9	7.50	0.40	7.50	374	1619	1,615	1,473	26%	4.50	6.59
J-7.02	F-2		J-7.01												10,000	1,000	1,000	0.69	5.00	3.47	100	0.07	3.6				3.6	0.01	8	1	0.94	7.50	0.40	7.50	374	1619	1,615	1,611	6%	0.94	1.44
J-7.03	F-2		J-7.02												20,000	2,000	2,000	1.39	5.00	6.94	200	0.14	7.1				7.1	0.02	8	1	3.93	7.50	0.40	7.50	374	1619	1,615	1,608	6%	1.85	1.85
J-7			J-7A.01	J-7.03																				5157.4			5157.4	11.49	24	1	1.67	1.80	0.08	1.80	3131	14850	14,810	9,653	40%	9.79	10.13
J-7B.01	F-2		J-7												20,000	2,000	2,000	1.39	5.00	6.94	200	0.14	7.1				7.1	0.02	10	1	1	5.50	0.25	5.50	536	2514	2,507	2,500	6%	1.18	1.65
J-7B																							7.1	5157.4			5164.5	11.51	24	1	1.94	1.80	0.08	1.80	3131	14850	14,810	9,646	38%	10.32	10.14
J-8.01	PL-1.07								83,000							41,500	41,500	28.82	5.00	144.10	4,150	2.88	147.0				147.0	0.33	8	1	3	7.50	0.40	7.50	374	1619	1,615	1,468	26%	4.67	6.15
J-8.02	F-1		J-8.01												100,000	10,000	10,000	6.94	5.00	34.72	1,000	0.69	35.5				35.5	0.08	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,579	13%	2.81	4.05
J-8.03	PL-1.08		J-8.02								1					5,000	5,000	3.47	5.00	17.36	500	0.35	17.8				17.8	0.04	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,597	10%	2.03	3.33
J-8			J-8.03	J-7B.01																				5164.5			5164.5	11.51	24	1	0.59	1.80	0.08	1.80	3131	14850	14,810	9,646	53%	6.73	10.14
J-9A.01	F-1		J-8									183,333				1,010	1,010	0.70	5.00	3.51	101	0.07	3.6				3.6	0.01	10	1	0.5	5.50	0.25	5.50	536	2514	2,507	2,504	5%	0.84	1.28
J-9A																							3.6	5164.5			5168.1	11.51	24	1	1.29	1.80	0.08	1.80	3131	14850	14,810	9,642	43%	8.91	10.15
J-9.01	PL-1.07									1						200	200	0.14	5.00	0.69	20	0.01	0.8				0.8	0.00	8	1	2	7.50	0.40	7.50	374	1619	1,615	1,614	3%	0.58	0.58
J-9.02	F-1		J-9.01									183,333				1,010	1,010	0.70	5.00	3.51	101	0.07	3.6				3.6	0.01	8	1	0.5	7.50	0.40	7.50	374	1619	1,615	1,611	7%	0.67	1.44
J-9			J-9.02	J-9A.01																				5168.1			5168.1	11.51	24	1	0.36	1.80	0.08	1.80	3131	14850	14,810	9,642	63%	5.52	10.15
J-9B.01	F-1		J-9									183,333				1,010	1,010	0.70	5.00	3.51	101	0.07	3.6				3.6	0.01	10	1	2.52	5.50	0.25	5.50	536	2514	2,507	2,504	4%	1.28	1.28
J-9B																	208,010	144.45	4.75	722.26	20,801	14.45	3.6	5168.1			5171.7	11.52	24	1	0.25	1.80	0.08	1.80	3131	14850	14,810	9,639	71%	4.79	10.16

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jul 27 2026

Min Slope @ Peak Design

Circular

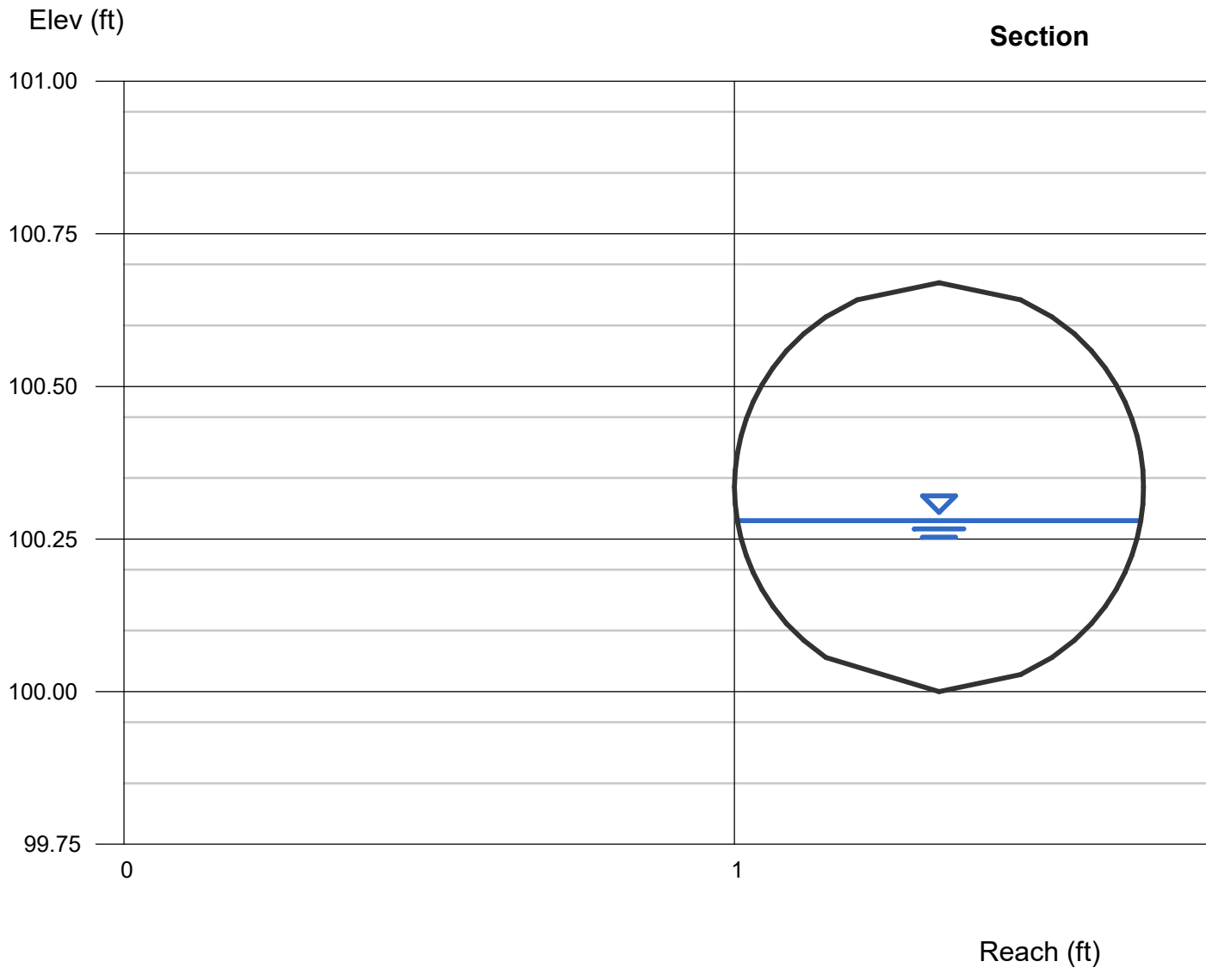
Diameter (ft)	= 0.67
Invert Elev (ft)	= 100.00
Slope (%)	= 0.40
N-Value	= 0.011

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.33

Highlighted

Depth (ft)	= 0.28
Q (cfs)	= 0.330
Area (sqft)	= 0.14
Velocity (ft/s)	= 2.35
Wetted Perim (ft)	= 0.94
Crit Depth, Yc (ft)	= 0.27
Top Width (ft)	= 0.66
EGL (ft)	= 0.37



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jul 27 2026

Max Slope @ Peak Design

Circular

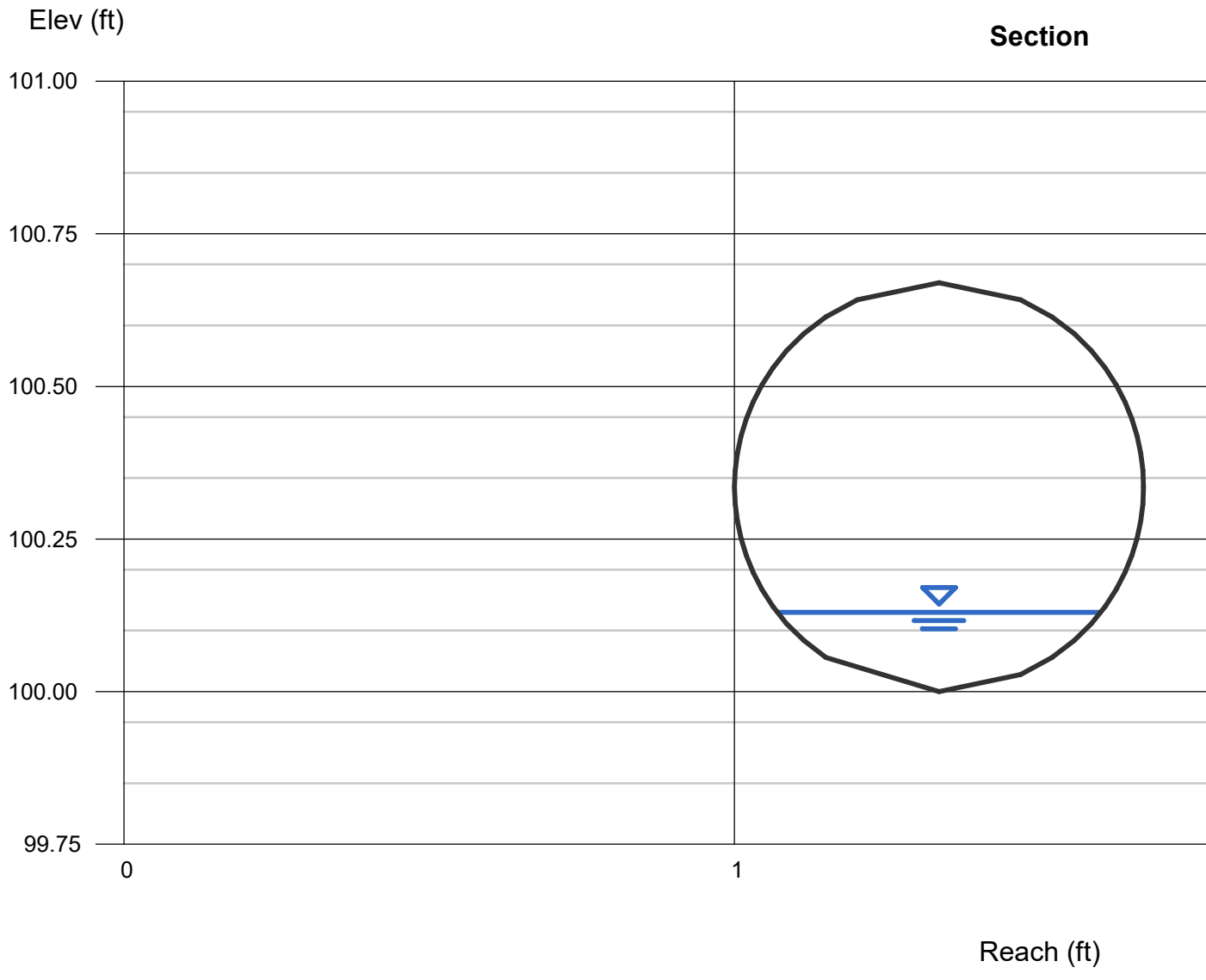
Diameter (ft)	= 0.67
Invert Elev (ft)	= 100.00
Slope (%)	= 9.00
N-Value	= 0.011

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.33

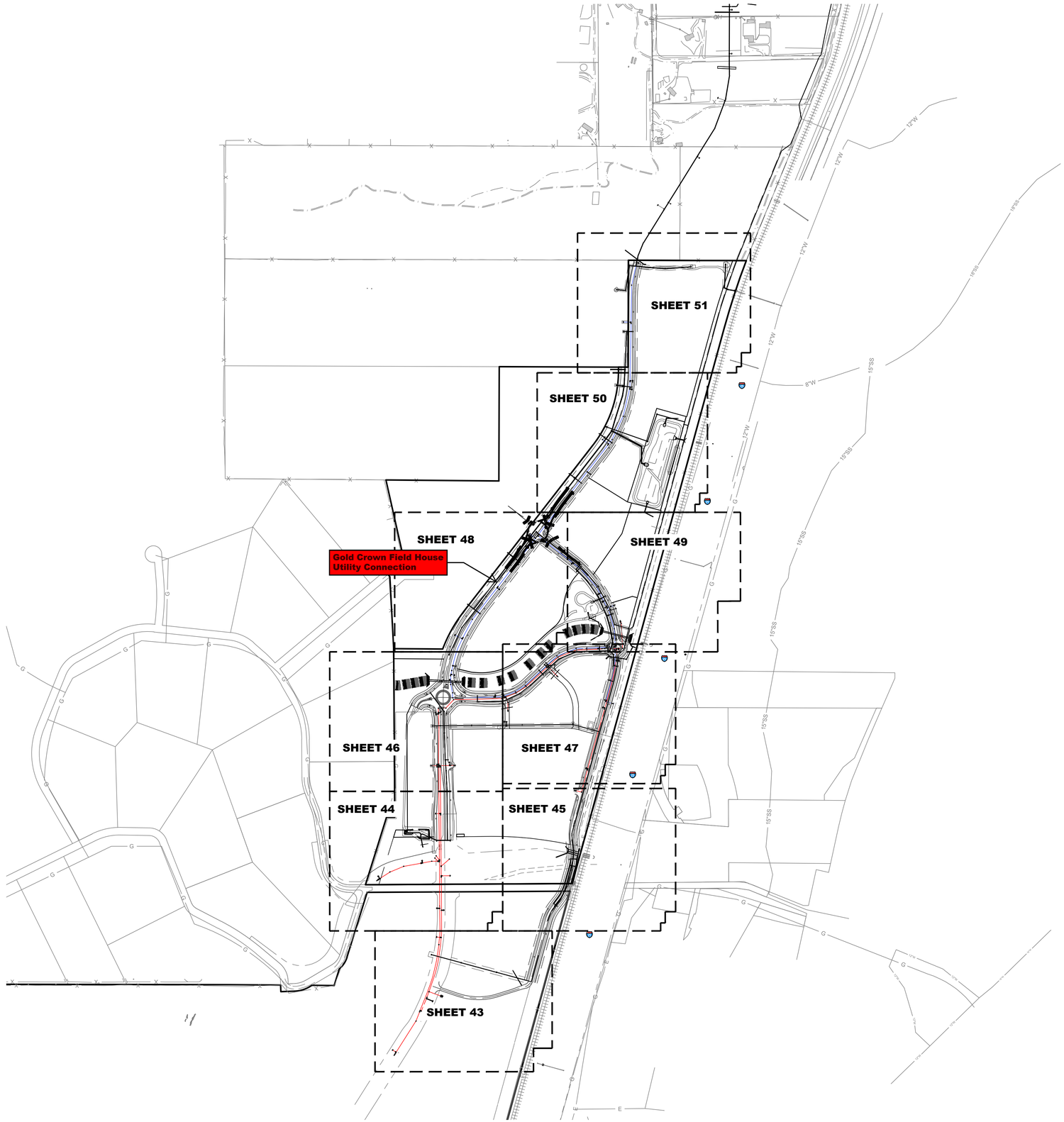
Highlighted

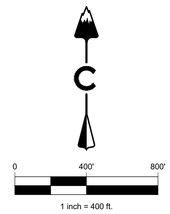
Depth (ft)	= 0.13
Q (cfs)	= 0.330
Area (sqft)	= 0.05
Velocity (ft/s)	= 6.81
Wetted Perim (ft)	= 0.61
Crit Depth, Yc (ft)	= 0.27
Top Width (ft)	= 0.53
EGL (ft)	= 0.85



APPENDIX D

UTILITY PLANS





2/21/2025 2:21 PM X:\20-224 Dawson\Civil\CAD\Plans\Prairie Hawk\Prairie Hawk South\CDs OVERALL UTILITY PLAN INDEX.dwg

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

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#	REVISION DESCRIPTION	DATE	BY

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

COLORADO REGISTERED BYRON J. GLENN PROFESSIONAL ENGINEER 4/4/25 31485

BYRON J. GLENN, P.E. DATE
STATE OF COLORADO # 31485

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

DEVELOPMENT SERVICES
APPROVED
By tkucewesky
on 04/21/2025
Approved CD23-0034 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

DAWSON TRAILS BLVD (SOUTH)-FILING 1 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN INDEX

WESTSIDE

DESIGNED BY: GKP
DRAWN BY: CT
CHECKED BY: BJG

JOB NO.
20-224

SHEET
42 OF 170

MATCH LINE SHEET 50

MATCH LINE SHEET 49

MATCH LINE SHEET 46

MATCH LINE SHEET 47

Existing Dawson Trails Filing 1:
Sanitary Sewer Connection for Gold Crown Field House

Existing Dawson Trails Filing 1:
Water Connection for Gold Crown Field House

6' DIA MH
16"x16" TEE
16" W
16" GATE VALVE
FIRE HYDRANT
6" VALVE
15' UE
46" SD
8" SS
12" W
6' DIA MH
10' TYPE R INLET
TYPE D INLET
42" SD
16" SS
4' DIA MH
30" SD
5' DIA MH
12" GATE VALVE
12" W
12"x6" TEE
16" SS
DAWSON TRAILS BLVD
15' UE
PROPOSED STREET LIGHT
5' TYPE R INLET
4' DIA MH
PROPOSED STREET LIGHT
16" GATE VALVE
16" W
16" W
16" GATE VALVE
16"x12" REDUCER
12"x6" TEE
IKE STREET
15' UE
15' UE
PROPOSED STREET LIGHT
8" SS
4' DIA MH
TRACT G
TRACT G
111' R.O.W.
12" W
4' DIA MH
TYPE C INLET
5' TYPE R INLET
6' DIA MH
18" SD
8" SS
12" W
18" SD
PROPOSED STREET LIGHT
PROPOSED STREET LIGHT
5' TYPE R INLET
4' DIA MH
12" 11.25" BEND
6" GATE VALVE
15' UE
FIRE HYDRANT
12" W
6" W
PROPOSED STREET LIGHT
12" VALVE
12" W
12"x6" TEE
PROJECT BOUNDARY
PROPOSED STREET LIGHT
8" SS
TOWN OF CASTLE ROCK
REC. 2023005662
(NOT A PART)
TRACT J
TRACT HH
G
X
C
0
50'
100'
1 inch = 50 ft.

KEY MAP
SCALE: 1"= 3000'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION & STUB OUT
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED BLUE ZONE WATER
- PROPOSED RED ZONE WATER
- EXISTING STORM & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- IRR — FUTURE IRRIGATION & STUB OUT
- SS — FUTURE SANITARY & STUB OUT
- FUTURE STORM & STUB OUT
- W — FUTURE WATER & STUB OUT
- I — IRRIGATION SERVICE
- S — SANITARY SERVICE
- W — WATER SERVICE

EXISTING	PROPOSED	
		STREET LIGHT POLES
		SANITARY MANHOLES
		SANITARY CLEAN OUT
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATERLINE REDUCER
		WATER STUB WITH BLOW OFF
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		CRUSHER FINES MAINTENANCE ACCESS
		RIPRAP

- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- OH — EXISTING OVER HEAD ELECTRIC
- STORM UNDERDRAIN
- 100 YEAR FLOODPLAIN
- WETLAND
- FUTURE CURB & GUTTER

NOTES:

1. EXISTING VALVE BOXES, MANHOLE RIMS, DRAINAGE STRUCTURES, UTILITY ACCESS STRUCTURES, VAULT LIDS, ETC., SHALL BE BROUGHT TO THE FINISHED SURFACE AT THE TIME OF PAVEMENT PLACEMENT IN ACCORDANCE WITH TOWN STANDARD DETAILS
2. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR THE DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

COLORADO REGISTERED BYRON J. GLENN 31485 PROFESSIONAL ENGINEER 4/4/25

BYRON J. GLENN, P.E. DATE
STATE OF COLORADO # 31485

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES
APPROVED
BY: By tkucewesky
on 04/21/2025
Approved CD23-0034 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

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#	REVISION DESCRIPTION	DATE	BY

DAWSON TRAILS BLVD (SOUTH)-FILING 1 INFRASTRUCTURE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN (6 OF 9)

WESTSIDE

DESIGNED BY: GKP
DRAWN BY: CT
CHECKED BY: BJG

JOB NO. 20-224

SHEET 48 OF 170

4/3/2025 1:43 PM X:\20-224 Dawson\Civil\CAD\Plans\Prairie Hawk\Prairie Hawk South\CDs OVERALL UTILITY PLAN.dwg

Reference C - p001

FINAL UTILITY REPORT

FOR

DAWSON TRAIL BLVD (SOUTH)
FILING 1 INFRASTRUCTURE
TOWN OF CASTLE ROCK, COLORADO
CD23-0034

Prepared for:

Dawson Trail I LLC
Dawson Trail II LLC
Westside Property Investment Company, Inc.
4100 E Mississippi Ave, Ste 500
Glendale, CO 80246
Contact: Lawrence Jacobson
Phone: 303-984-9800

Prepared by:

CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Byron Glenn, PE
Phone: 303-730-5909
CORE Project Number: 20-224

February 21, 2025

TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES
APPROVED
By tkucewesky
on 04/21/2025
Approved CD23-0034 Final Utility Report.pdf
Record Document on File

PROJECTED FLOW DETERMINATION

DESIGN POINT						RESIDENTIAL			NON-RESIDENTIAL								PEAK FLOW			INFILTRATION & INFLOW		CUMULATIVE TOTAL FLOW						SEWER DESIGN												
Design Point Location	PLANNING AREA	Phase	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Multi Family (DU's)	Single Family (DU's)	Average Daily Flow (GPD)	School (EA.)	Parks (SFE)	Car Wash/Pump Station (SFE)	Industrial (Gross SF)	Fuel Station (SFE.)	Restaurants (Gross SF)	Retail / Office (Gross SF)	Average Daily Flow (GPD)	Total Average Daily Flow (GPD)	Total Average Flow (gpm)	Peak Hour Flow (gpm)	Infiltration & Inflow (GPD)	Infiltration & Inflow (gpm)	Total Peak Sewage Flow (gpm)	Contributing Flow 1	Contributing Flow 2	Contributing Flow 3	Cumulative Total Peak Flow (gpm)	Cumulative Total Peak Flow (cfs)	Pipe Size (in)	Number of Pipes	Min Design Pipe Slope (ft/100 ft)	Max Design Pipe Slope (ft/100 ft)	Min Pipe Slope (ft/100 ft)	Max Pipe Slope (ft/100 ft)	Capacity (gpm) @ 75% depth @ Min Pipe Slope	Capacity (gpm) @ 75% depth @ Max Slope	Capacity @ 75% depth (gpm) @ Design Slope	Capacity Remaining (gpm)	Percent Capacity (75% Max)	Min Velocity (fps)	Max Velocity (fps)
						a	b	c	d	dd	ddd	e	ee	ff	ff	g	h	i	j	k	m	n	o	p	q	r	rr	s	t		u	w	x	y	z	aa	bb	cc		
						Map	Map	130*a + 200*b	Map	Map	Map	Map	Map	Map	Map	3,375*d + 200*dd +5,000*ddd +0.05*e + 0.18*ee + 1.5*f + 0.1*ff	c + g	h/24/60	i * 5	0.1*h	k/(24*60)	j + m	r	r	r	n+o+p+q	r / 0.1337*60										aa - r			
J-6.01	E-2														80,000	8,000	8,000	5.56	27.78	800	0.56	28.4				28.4	0.06	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,586	12%	2.67	7.25
J-6.02	F-3					400		52,000				450,000			100,000	12,479	64,479	44.78	223.89	6,448	4.48	228.4				228.4	0.51	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,386	33%	5.07	7.25
J-6																						228.4	4819.9			5048.3	11.25	24	1	0.59	1.80	0.08	1.80	3131	14850	14,810	9,762	53%	6.65	4.50
J-7A.01	F-2		J-6.02								3		1		150,000	30,800	30,800	21.39	106.94	3,080	2.14	109.1				109.1	0.24	8	1	5	7.50	0.40	7.50	374	1619	1,615	1,506	19%	5.07	5.69
J-7A																						109.1	5048.3			5157.4	11.49	24	1	0.28	1.80	0.08	1.80	3131	14850	14,810	9,653	68%	5.01	10.13
J-7.01	E-1													25,000	25,000	40,000	40,000	27.78	138.89	4,000	2.78	141.7				141.7	0.32	8	1	2.9	7.50	0.40	7.50	374	1619	1,615	1,473	26%	4.50	6.59
J-7.02	F-2		J-7.01												10,000	1,000	1,000	0.69	3.47	100	0.07	3.6	141.7			145.3	0.32	8	1	0.94	7.50	0.40	7.50	374	1619	1,615	1,470	33%	3.22	6.75
J-7.03	F-2		J-7.02												20,000	2,000	2,000	1.39	6.94	200	0.14	7.1	145.3			152.4	0.34	8	1	3.93	7.50	0.40	7.50	374	1619	1,615	1,462	24%	5.27	6.37
J-7			J-7A.01	J-7.03																		152.4	5157.4			5309.8	11.83	24	1	1.67	1.80	0.08	1.80	3131	14850	14,810	9,501	40%	9.92	10.25
J-7B.01	F-2		J-7												20,000	2,000	2,000	1.39	6.94	200	0.14	7.1				7.1	0.02	10	1	1	5.50	0.25	5.50	536	2514	2,507	2,500	6%	1.18	1.65
J-7B																						7.1	5309.8			5316.9	11.85	24	1	1.94	1.80	0.08	1.80	3131	14850	14,810	9,493	39%	10.44	10.09
J-8.01	PL-1.07									1						200	200	0.14	0.69	20	0.01	0.8				0.8	0.00	8	1	3	7.50	0.40	7.50	374	1619	1,615	1,614	3%	0.58	0.58
J-8.02	F-1		J-8.01												100,000	10,000	10,000	6.94	34.72	1,000	0.69	35.5	0.8			36.3	0.08	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,579	13%	2.87	4.14
J-8.03	PL-1.08		J-8.02								1					5,000	5,000	3.47	17.36	500	0.35	17.8	36.3			54.1	0.12	8	1	2.5	7.50	0.40	7.50	374	1619	1,615	1,561	16%	3.20	4.28
J-8			J-8.03	J-7B.01																		54.1	5316.9			5371.0	11.97	24	1	0.59	1.80	0.08	1.80	3131	14850	14,810	9,439	55%	6.76	10.20
J-9A.01	F-1		J-8									183,333				1,010	1,010	0.70	3.51	101	0.07	3.6				3.6	0.01	10	1	0.5	5.50	0.25	5.50	536	2514	2,507	2,504	5%	0.84	1.28
J-9A																						3.6	5371.0			5374.6	11.97	24	1	1.29	1.80	0.08	1.80	3131	14850	14,810	9,436	44%	8.99	10.20
J-9.01	PL-1.07									1						200	200	0.14	0.69	20	0.01	0.8				0.8	0.00	8	1	2	7.50	0.40	7.50	374	1619	1,615	1,614	3%	0.58	0.58
J-9.02	F-1		J-9.01									183,333				1,010	1,010	0.70	3.51	101	0.07	3.6	0.8			4.4	0.01	8	1	0.5	7.50	0.40	7.50	374	1619	1,615	1,610	7%	0.82	1.76
J-9			J-9.02	J-9A.01																		4.4	5374.6			5379.0	11.98	24	1	0.36	1.80	0.08	1.80	3131	14850	14,810	9,431	64%	5.59	10.21
J-9B.01	F-1		J-9									183,333				1,010	1,010	0.70	3.51	101	0.07	3.6				3.6	0.01	10	1	2.52	5.50	0.25	5.50	536	2514	2,507	2,504	4%	1.28	1.28
J-9B																						3.6	5379.0			5382.6	11.99	24	1	0.25	1.80	0.08	1.80	3131	14850	14,810	9,428	74%	4.81	10.22
TOTAL						**400**		**52,000**	**-**	**2**	**4**	**999,999**	**1**	**25,000**	**505,000**	**114,710**	**166,710**	**115.77**	**578.85**	**16,671**	**11.58**					**5379.0**	**11.98**											64%		

JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-6.01	-	8,000	28	28
J-6.02	52,000	12,479	228	228
J-7A.01	-	30,800	109	109
J-7A	-	-	109	5,157
J-7.01	-	40,000	142	142
J-7.02	-	1,000	4	145
J-7.03	-	2,000	7	152
J-7	-	-	152	5,310
J-7B.01	-	2,000	7	7
J-7B	-	-	7	5,317
J-8.01	-	200	1	1
J-8.02	-	10,000	36	36
J-8.03	-	5,000	18	54
J-8	-	-	54	5,371
J-9A.01	-	1,010	4	4
J-9A	-	-	4	5,375
J-9.01	-	200	1	1
J-9.02	-	1,010	4	4
J-9	-	-	4	5,379
J-9B.01	-	1,010	4	4
J-9B	-	-	4	5,383
TOTAL	52,000	114,710	925	5,383

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	400	400
	SINGLE FAMILY (DU)	-	
NON-RESIDENTIAL	SCHOOL (EA)	-	1,505,000
	PARKS (SFE)	2	
	CAR WASH (AC)	4	
	INDUSTRIAL (SF)	999,999	
	FUEL STATIONS (EA.)	1	
	RETAIL/ OFFICE (SF)	505,000	

Reference C - p045

0 800' 1,600'

1 inch = 800 ft.

LEGEND

- WATER ZONE GREEN (TANK 6700 - 6537)
- WATER ZONE RED (TANK 6557 - 6393)
- WATER ZONE BLUE (TANK 6389 - 6221)
- PROPOSED GREEN ZONE WATER LINE
- PROPOSED RED ZONE WATER LINE
- PROPOSED BLUE ZONE WATER LINE
- EXISTING BLUE ZONE WATER LINE
- TRANSMISSION LINE (COLOR VARIES BY ZONE)
- BOOSTER PUMP (COLOR VARIES BY ZONE)
- WATER DEMAND PT. (COLOR VARIES BY ZONE)
- PROPOSED TANK (COLOR VARIES BY ZONE)
- PRV (COLOR VARIES PER ZONE)

PLUM CREEK PKWY

CONNECT TO EXISTING WATER LINE PROVIDED BY TANK 8

project site

PRV

F-1 20.0 AC

OSP-06 11.8 AC

PERRY ST

OSP-5 4.5 AC

RES: 0 SFE
NON-RES: 90 SFE
TOTAL: 90 SFE

DAWSON TRAILS BLVD

F-1 6.3 AC

PL-1.08 5.0 AC

RES: 0 SFE
NON-RES: 3 SFE
TOTAL: 3 SFE

PUMP HOUSE 0.73 AC

PL-2.05 7.2 AC

RES: 0 SFE
NON-RES: 4 SFE
TOTAL: 4 SFE

PL-1.07 44.1 AC

RES: 0 SFE
NON-RES: 33 SFE
TOTAL: 33 SFE

F-1 11 AC

PL-2.04 7.0 AC

COSTCO LANE

F-2 3.7 AC

E-1 0.53 AC

RES: 0 SFE
NON-RES: 20 SFE
TOTAL: 20 SFE

CLARKES CIR.

F-2 2 AC

F-2 19.7 AC

RES: 0 SFE
NON-RES: 102 SFE
TOTAL: 102 SFE

F-2 3.6 AC

CONNECT TO EXISTING WATER LINE PROVIDED BY TANK 4

E-1 5.1 AC

PL-2.06 4.4 AC

IKE STREET

CRYSTAL VALLEY PKWY

CRYSTAL VALLEY PKWY.

FUTURE CRYSTAL VALLEY INTERCHANGE

TWIN OAKS RD.

E-2 63.3 AC

RES: 400 SFE
NON-RES: 70 SFE
TOTAL: 470 SFE

RES: 403 SFE
NON-RES: 106 SFE
TOTAL: 509 SFE

OSP-07 16.8 AC

F-3 81.9 AC

PL-1.06 7.5 AC

RES: 245 SFE
NON-RES: 0 SFE
TOTAL: 245 SFE

B1 124.4 AC

RES: 239 SFE
NON-RES: 0 SFE
TOTAL: 239 SFE

GAMBEL RIDGE BLVD

PL-2.02 31.2 AC

RES: 537 SFE
NON-RES: 141 SFE
TOTAL: 678 SFE

QUANDARY PEAK DRIVE

F-1, F-2, & F-3
940 DU
F-1 & F-2: 20 AC MIN COMM
F-3: 25 AC MIN COMM

WATER BOOSTER PUMP (RED TO GREEN ZONE)

PL-1.03 12.0 AC

PL-1.05 13.0 AC

D 206.2 AC

RES: 133 SFE
NON-RES: 15 SFE
TOTAL: 148 SFE

A

PL-2.01 382.9 AC

RES: 333 SFE
NON-RES: 0 SFE
TOTAL: 333 SFE

PL-1.02 8.0 AC

RED ZONE TANK 19 @ ±6656 HGL

RES: 92 SFE
NON-RES: 0 SFE
TOTAL: 92 SFE

C-2 31.7 AC

RES: 169 SFE
NON-RES: 0 SFE
TOTAL: 169 SFE

RES: 0 SFE
NON-RES: 17 SFE
TOTAL: 17 SFE

PL-1.04 12.2 AC

BLANCA PEAK PKWY

RES: 467 SFE
NON-RES: 50 SFE
TOTAL: 517 SFE

RES: 0 SFE
NON-RES: 68 SFE
TOTAL: 68 SFE

G-1 62.6 AC

C-1

OSP-1 8.5 AC

C-1 151.9 AC 481 DU

SCHROEDER DRIVE

OSP-2 7.3 AC

OSP-3 16.1 AC

OSP-4 3.9 AC

CORE ELECTRIC SUBSTATION

PL-1.01 4.5 AC

RES: 0 SFE
NON-RES: 2 SFE
TOTAL: 2 SFE

RES: 102 SFE
NON-RES: 0 SFE
TOTAL: 102 SFE

RES: 195 SFE
NON-RES: 21 SFE
TOTAL: 216 SFE

D 206.2 AC 1,938 DU

RES: 222 SFE
NON-RES: 0 SFE
TOTAL: 222 SFE

A 236.5 AC 471 DU

RES: 622 SFE
NON-RES: 66 SFE
TOTAL: 688 SFE

G-1 & G-2
66.9 AC MIN
NON-RES

C-1

NOT A PART

C-2 187.4 AC 908 DU

D

OSP-08 4.0 AC

RES: 0 SFE
NON-RES: 2 SFE
TOTAL: 2 SFE

RES: 348 SFE
NON-RES: 36 SFE
TOTAL: 384 SFE

G-1

RES: 0 SFE
NON-RES: 101 SFE
TOTAL: 101 SFE

INTERSTATE 25

RES: 173 SFE
NON-RES: 18 SFE
TOTAL: 191 SFE

RES: 138 SFE
NON-RES: 0 SFE
TOTAL: 138 SFE

RES: 167 SFE
NON-RES: 0 SFE
TOTAL: 167 SFE

RES: 334 SFE
NON RES: 0 SFE
TOTAL: 334 SFE

RES: 114 SFE
NON-RES: 0 SFE
TOTAL: 114 SFE

RES: 189 SFE
NON-RES: 0 SFE
TOTAL: 189 SFE

RES: 0 SFE
NON-RES: 25 SFE
TOTAL: 25 SFE

RES: 0 SFE
NON-RES: 5 SFE
TOTAL: 5 SFE

RES: 228 SFE
NON-RES: 0 SFE
TOTAL: 228 SFE

B-2 58.9 AC 228 DU

RES: 0 SFE
NON-RES: 17 SFE
TOTAL: 17 SFE

C-2

PL-1.09 12.0 AC

PL-1.10 109.3 AC

RES: 0 SFE
NON-RES: 13 SFE
SFE: 13 UNITS

PL-2.08 0.9 AC

G-2 4.3 AC

CONNECT TO GREEN ZONE TANK 21 @ ±6800 HGL (SITE TO BE DETERMINED)

CASTLE BUTTE DR.

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DAWSON TRAILS

OVERALL WATER MAP

DATE: 9/18/2024
CREATED BY: CGV
JOB NO. 20-224
SHEET 3 OF 5

2021-09-11 (4:36 PM) Tony Yuan X:\20-224 Dawson\CivilReports_Overall\Utility\Master Utility Report\E - Utility Maps OVERALL WATER MAP.dwg

Reference C - p047

JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-6.01	-	8,000	28	28
J-6.02	52,000	12,479	228	228
J-7A.01	-	30,800	109	109
J-7A	-	-	109	5,157
J-7.01	-	40,000	142	142
J-7.02	-	1,000	4	145
J-7.03	-	2,000	7	152
J-7	-	-	152	5,310
J-7B.01	-	2,000	7	7
J-7B	-	-	7	5,317
J-8.01	-	200	1	1
J-8.02	-	10,000	36	36
J-8.03	-	5,000	18	54
J-8	-	-	54	5,371
J-9A.01	-	1,010	4	4
J-9A	-	-	4	5,375
J-9.01	-	200	1	1
J-9.02	-	1,010	4	4
J-9	-	-	4	5,379
J-9B.01	-	1,010	4	4
J-9B	-	-	4	5,383
TOTAL	52,000	114,710	925	5,383

SUMMARY TABLE			
	USE	QUANITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	400	400
	SINGLE FAMILY (DU)	-	
NON-RESIDENTIAL	SCHOOL (EA)	-	
	PARKS (SFE)	2	
	CAR WASH (AC)	4	
	INDUSTRIAL (SF)	999,999	1,505,000
	FUEL STATIONS (EA.)	1	
	RETAIL/ OFFICE (SF)	505,000	

PROJECT SITE

J-9B.01
183,333 COM I (SF)

J-9.02
183,333 COM I (SF)

J-9.01

J-9A.01
183,333 COM I (SF)

J-8.01

J-8.03

J-8.02

J-7B.01
20,000 COM RL (SF)

20,000 COM RL (SF)
J-7.03

J-7.02
10,000 COM RL (SF)

J-7.01
50,000 COM RL (SF)

150,000 COM RL (SF)
J-7A.01

J-6.01
80,000 COM RL (SF)

J-6.02
400 MF (DU)
100,000 COM O (SF)
450,000 COM I (SF)

J-9B
J-9
J-9A
J-8
J-7B
J-7
J-7A
J-6

TRACT J
TRACT K
TRACT L
TRACT M
TRACT H
TRACT H (PUMP HOUSE)
TRACT G
TRACT F
TRACT C
TRACT P
TRACT N
TRACT Q
TRACT R
TRACT S
TRACT B
TRACT D

F-1
41.0 AC

F-1
41.0 AC
100,000 COM O (SF)

PL-1.07
44.1 AC

PL-1.08
5.0 AC

J-8.04
8.4 AC

E-1
6.5 AC

F-2
33.4 AC

E-2
62.4 AC

F-3
81.9 AC

1 COM FS (EA.)

2.5 COM CW (AC)

DAWSON TRAILS BLVD.

TERRITORIAL RD

CLARKES CIR.

FUTURE CRYSTAL VALLEY INTERCHANGE

CRYSTAL VALLEY PKWY.

LEGEND

BASIN 1
BASIN 2
BASIN 3
BASIN 4
BASIN 5

LEGEND

8" PROPOSED SANITARY
10" PROPOSED SANITARY
12" PROPOSED SANITARY
15" PROPOSED SANITARY
18" PROPOSED SANITARY
21" PROPOSED SANITARY
24" PROPOSED SANITARY
27" PROPOSED SANITARY
FORCE MAIN SANITARY
FLOW DIRECTION ARROW
HIGH POINT
LOW POINT
SANITARY JUNCTION
SANITARY INPUT PT.
LIFT STATION

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

C

0 250' 500'

1 inch = 250 ft.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

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OVERALL WASTEWATER MAP (2 OF 2)

DAWSON TRAILS

7/10/2024

CREATED BY: CGV

JOB NO.

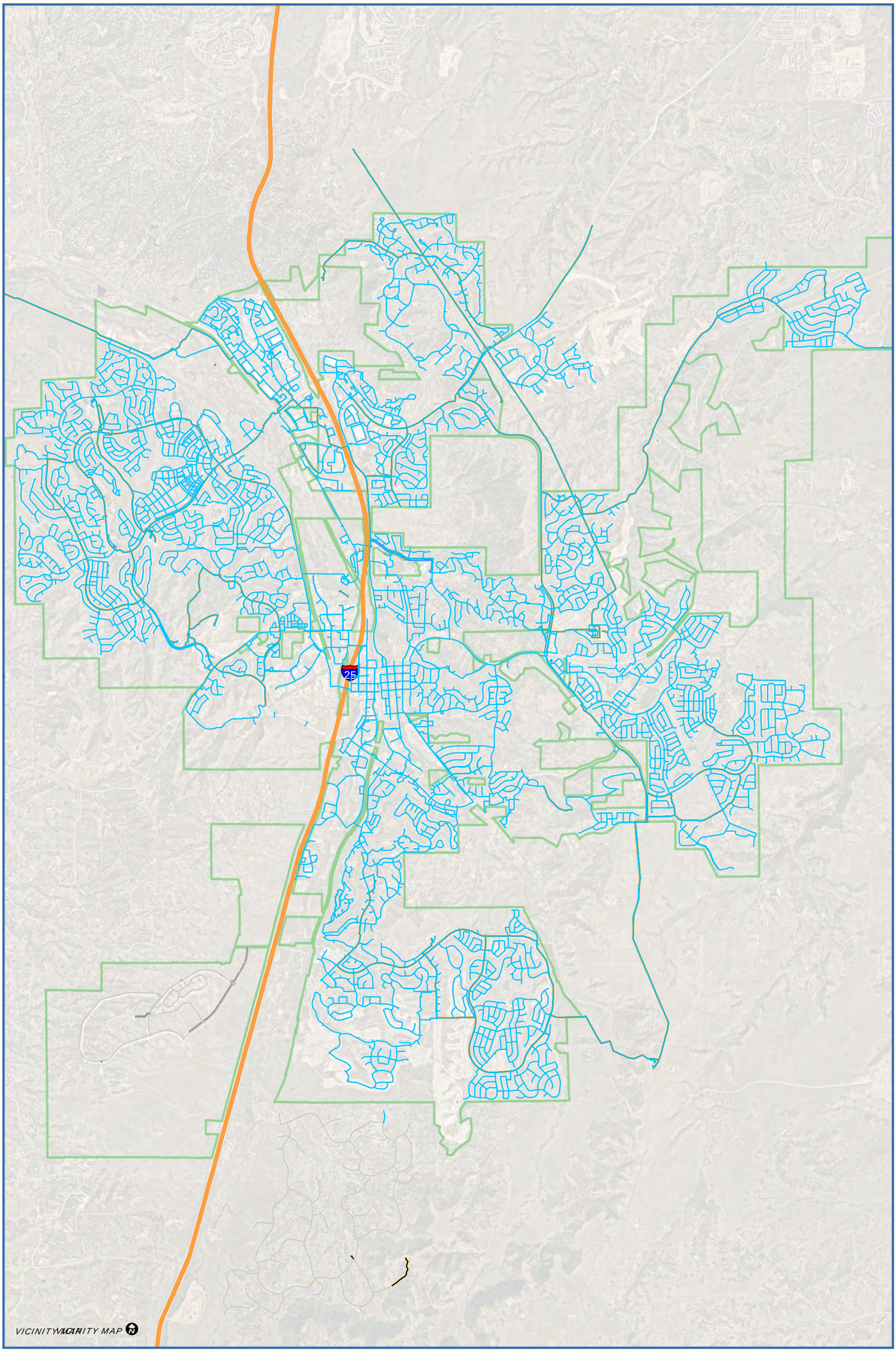
SHEET OF 5

2022-10-10 (4:13 PM) Tony Yuan X:\20-224 Dawson\Civil\Reports\Prairie Hawk\South\Utility\E - Utility Maps OVERALL WASTEWATER MAP-F1.dwg

Water Master Plan
2023



Engineering Division



CASTLE ROCK water
Securing our future drop by drop

0 2,100 4,200 8,400 12,600 Feet

1 inch = 4,167 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

Date: 3/1/2023 Document Path: J:\GIS\Standard Maps\10.6\11x17 Portrait.mxd

CASTLE ROCK WATER
FIGURE 3.1
HYDRAULIC MODEL

Table 2-4 Finished Water Storage Tank Inventory

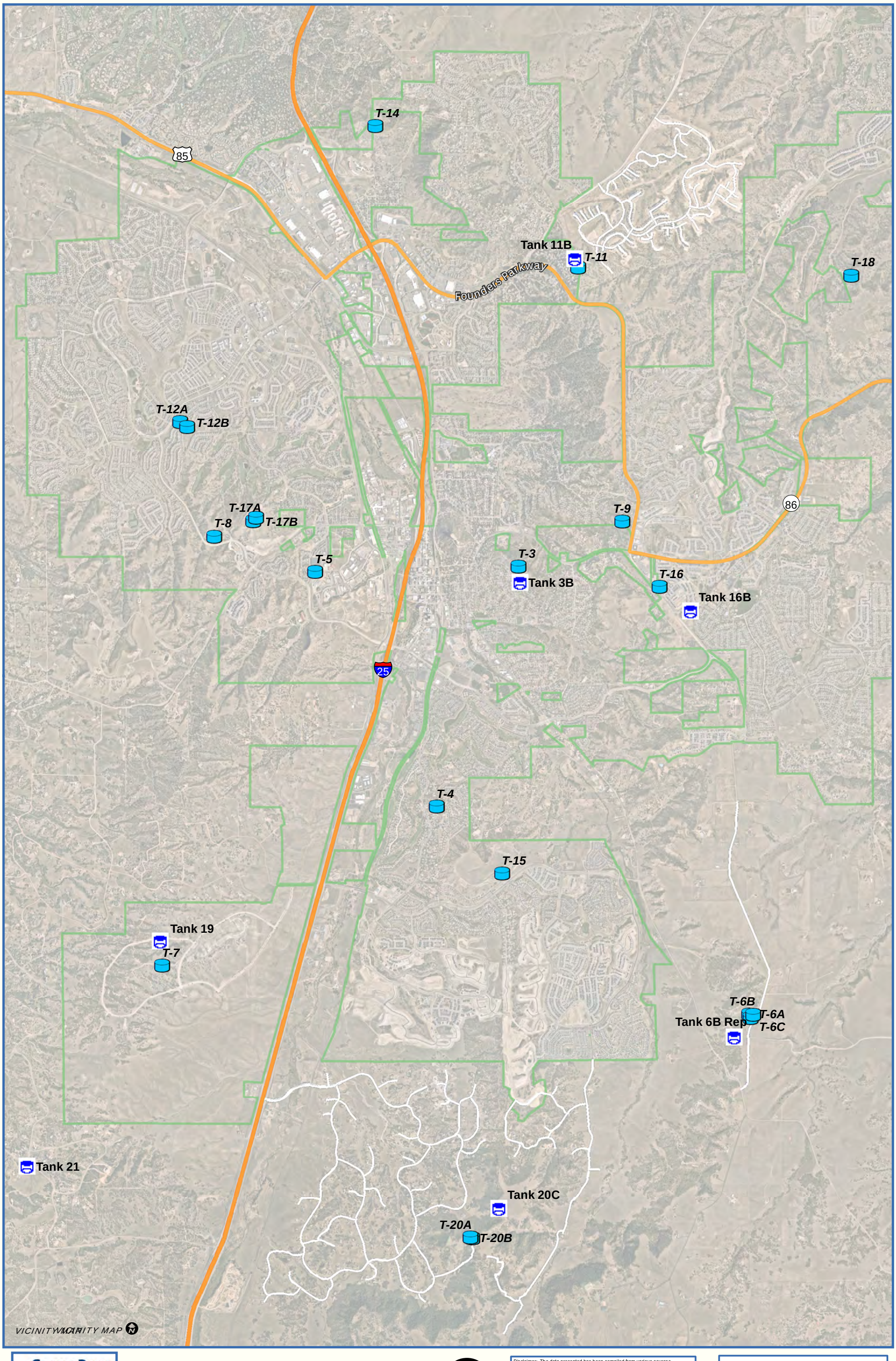
Tank ID	Year Built	Capacity (MG)	Dia (ft)	Height (ft)	Zone	Fire Flow Volume	Fire Vol in Tank	Tank with More Fire Vol	Status
T- 3	1969	1.04	92.6	19.1	Purple	360,000	360,000		A
T- 4	1984	1.51	118.0	18.6	Blue	1,560,000	780,000	T-15	A
T- 5[1]	1984	(0.5)	66.0	19.4	Yellow	390,000	0	T- 8	NIS
T- 6A	1986	2.0	120.0	23.5	Green	960000	480,000		A
T- 6B[2]	1997	(2.0)	120.0	23.5	Green				NIS
T- 6C	2010	2.22	120.0	23.5	Green		480,000		A
T- 7[3]	1986	(2.0)	122.0	22.7	Red	NA	NA	NA	NIS
T- 8	1987	3.13	147.0	24.8	Blue	1,620,000	1,815,000		A
T- 9	1989	1.0	96.0	19.3	Purple	1,200,000	600,000	T -16	A
T- 11	1998	1.0	92.5	24.0	Purple	1,080,000	540,000	T -14	A
T- 12A	1999	3.94	172.0	22.8	Yellow	1,440,000	720,000		A
T- 12B	2007	6.13	172.0	22.8	Yellow		720,000		A
T- 14	2001	2.0	121.0	23.3	Red	600,000	1,440,000		A
T- 15	2002	4.03	174.0	22.7	Red	360,000	1,140,000		A
T- 16	2004	3.11	140.0	27.0	Red	300,000	900,000		A
T- 17A	2005	2.24	136.0	20.6	Red	180,000	90,000		A
T- 17B	2009	2.26	136.0	20.6	Red		90,000		A
T- 18	2022-2023	2.0	132.0	20.5	Yellow	600,000		T -16	UC
BMR 20A	1996	0.21			Tan	240,000	180,000 (current deficit)	20-C	A
BMR 20B	1996	0.09			Tan			20-C	A
BMR 20C	2022-2023	0.40	78.0	11.3	Tan				UC
Total Active Storage Capacity		38.31							

1 Tank 5 is located in Citadel Station and currently is not in service. It has been physically disconnected from the distribution system and its future use will be evaluated.

2 Tank 6B has been removed from service due to a structural failure. This tank is scheduled for demolition in the 5-year CIP.

3 Tank 7 is located in Dawson Trails and currently is not in service. This tank is not intended for future use by CRW.

A = Active; NIS = Not in Service; UC = Under Construction



CASTLE ROCK Qwater
Securing our future drop by drop

0 1,850 3,700 7,400 11,100 Feet

1 inch = 3,667 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

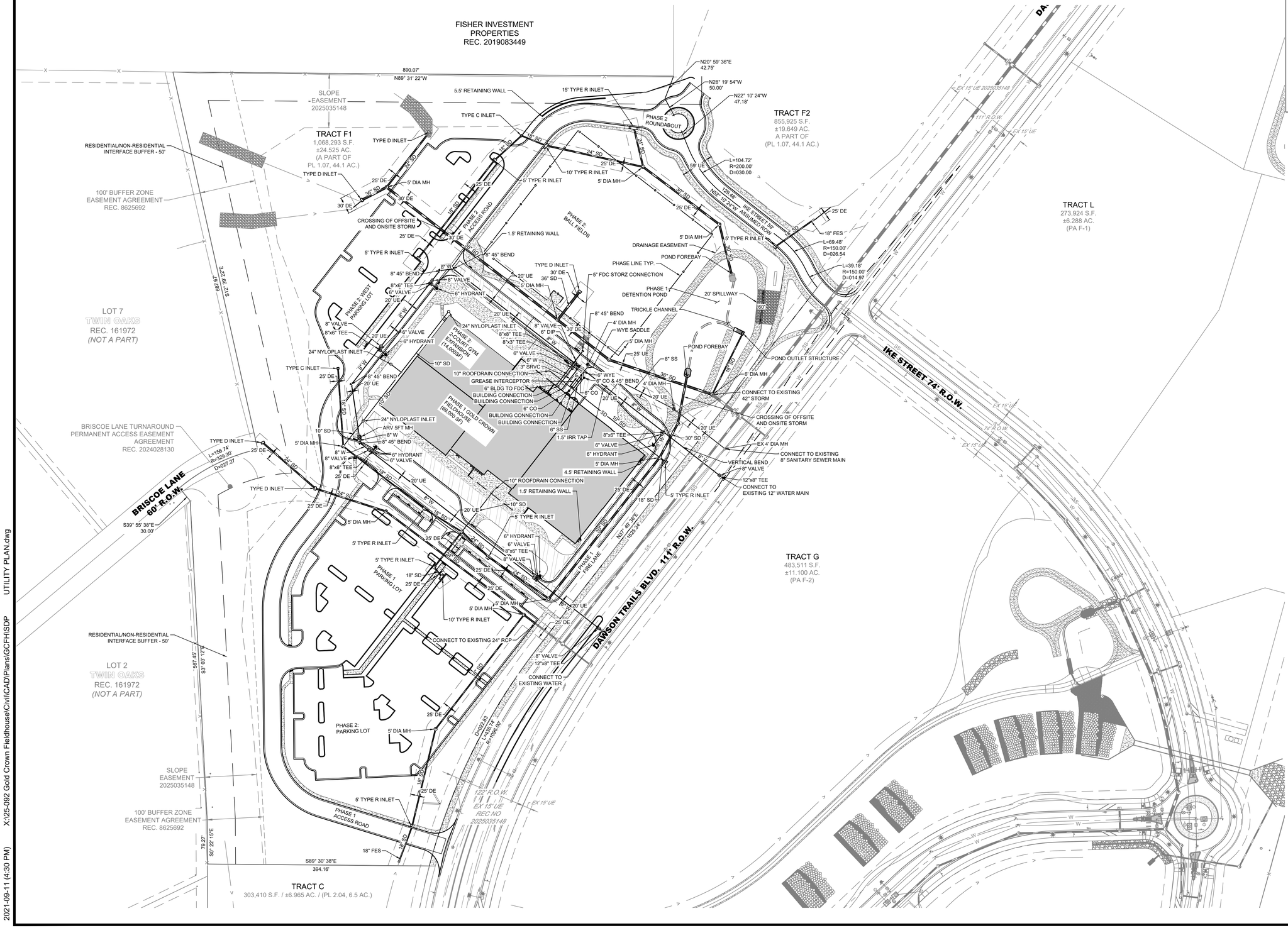
CASTLE ROCK WATER
FIGURE 2.3
WATER STORAGE TANKS

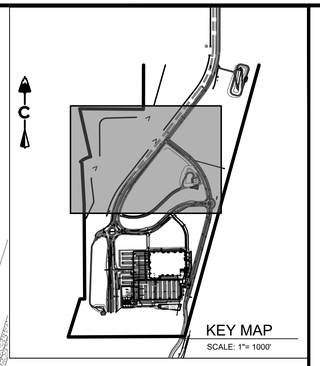
Date: 3/9/2023 Document Path: J:\GIS\Standard Maps\10.6\11x17 Portrait.mxd

SITE DEVELOPMENT PLAN

FOR A PORTION OF TRACT F, DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0014





LEGEND

PROPOSED EASEMENT
EXISTING EASEMENT
RIGHT OF WAY (R.O.W.)
CENTERLINE
PROJECT BOUNDARY
PROPOSED CURB & GUTTER
PROPOSED STORM & STUB OUT
PROPOSED SANITARY & STUB OUT
PROPOSED WATER & STUB OUT
EXISTING STORM & STUB OUT
EXISTING SANITARY & STUB OUT
EXISTING WATER & STUB OUT
SANITARY SERVICE
WATER SERVICE
FUTURE STORM & STUB OUT
EXISTING
PROPOSED
STREET LIGHT POLES
POWER POLES
SANITARY MANHOLES
SANITARY CLEAN OUT
WATER VALVES
BEND AND THRUST BLOCK
FIRE HYDRANTS
WATERLINE REDUCER
WATER STUB WITH BLOW OFF
AIR RELEASE VALVE MH & VENT PIPE
STORM MANHOLES
STORM INLETS
FES, FOREBAY, & TRICKLE CHANNEL
OUTLET STRUCTURE
CRUSHER FINES MAINTENANCE ACCESS
RIPRAP
PHASE I
PHASE II

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW
2	2ND SUBMITTAL	9/24/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

DESIGNED BY: LC
DRAWN BY: TD
CHECKED BY: TW

SDP NO. 26-0014

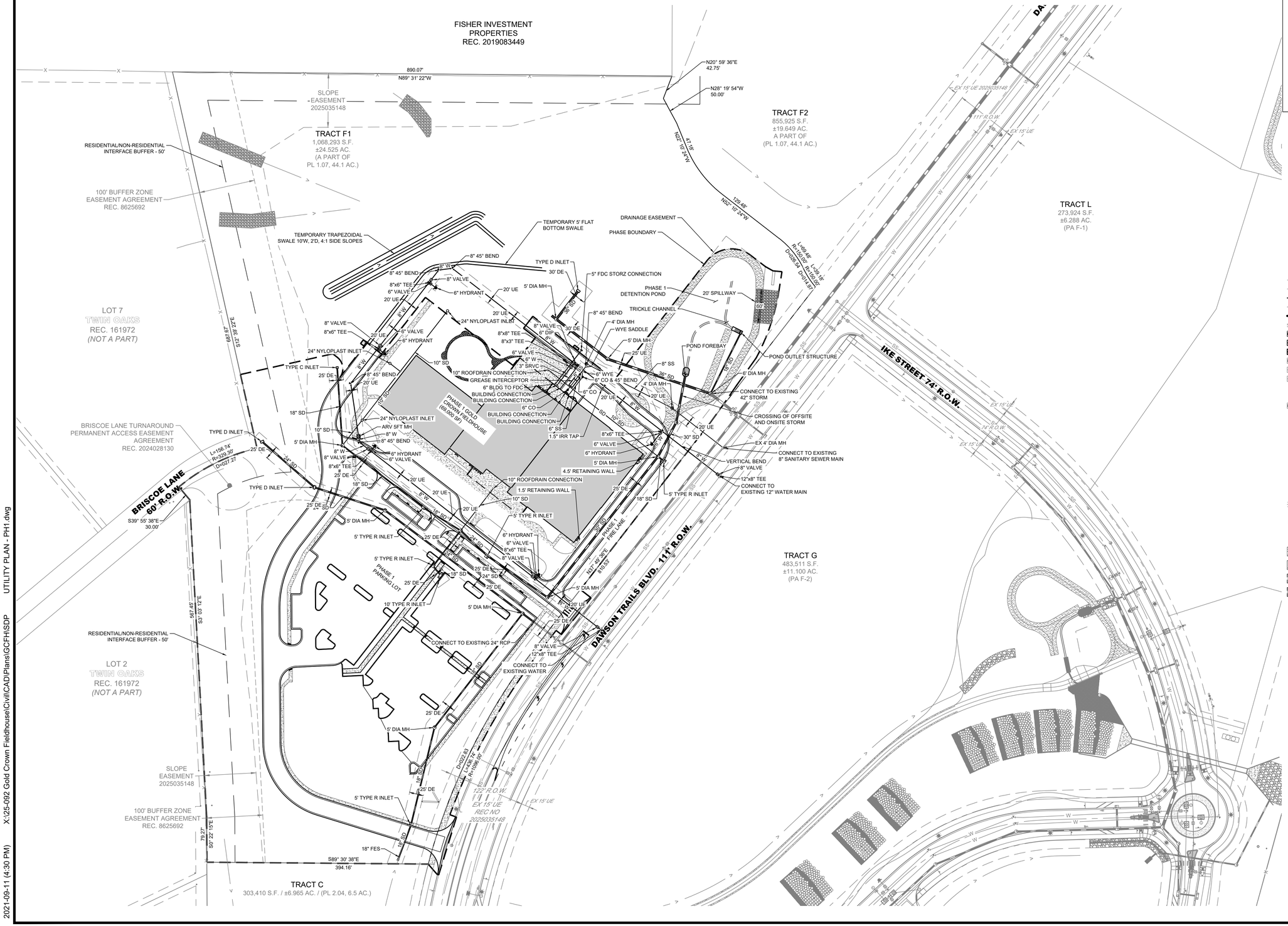
SHEET 12 OF 56

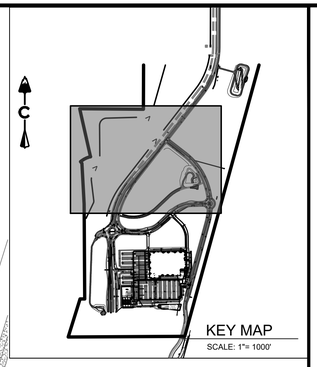
GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

2021-09-11 (4:30 PM) X:\25-092 Gold Crown Fieldhouse\Civil\CAD\Plans\GCFH\SDP UTILITY PLAN.dwg

SITE DEVELOPMENT PLAN
FOR A PORTION OF TRACT F, DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0014





0 80' 160'
1 inch = 80 ft.

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING SANITARY & STUB OUT
- EXISTING WATER & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- FUTURE STORM & STUB OUT

EXISTING	PROPOSED	
☼	✷	STREET LIGHT POLES
●	●	POWER POLES
Ⓢ	Ⓢ	SANITARY MANHOLES
⊘	⊘	SANITARY CLEAN OUT
⋈	⋈	WATER VALVES
⋈	⋈	BEND AND THRUST BLOCK
⚲	⚲	FIRE HYDRANTS
		WATERLINE REDUCER
⊙	⊙	WATER STUB WITH BLOW OFF
		AIR RELEASE VALVE MH & VENT PIPE
●	●	STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		CRUSHER FINES MAINTENANCE ACCESS
		RIPRAP
		PHASE I
		PHASE II

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LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW
2	2ND SUBMITTAL	9/24/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN - PHASE 1

DESIGNED BY: LC
DRAWN BY: TD
CHECKED BY: TW

SDP NO. 26-0014

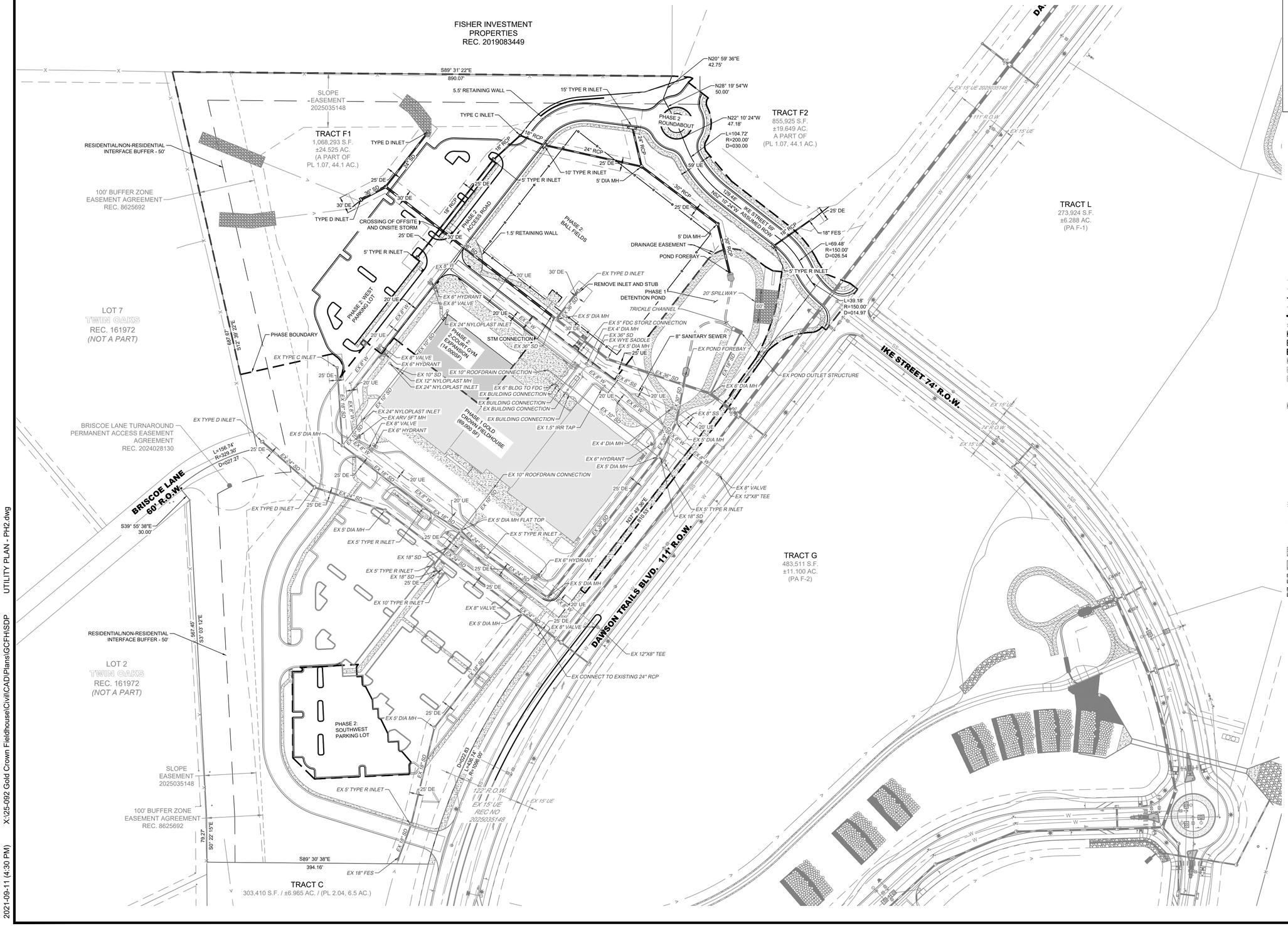
SHEET 13 OF 56

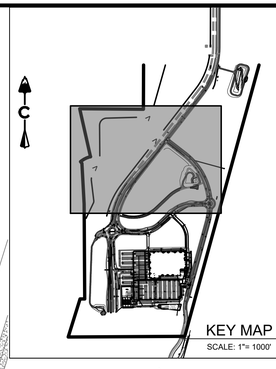
GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

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SITE DEVELOPMENT PLAN
FOR A PORTION OF TRACT F, DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0014





0 80' 160'
1 inch = 80 ft.

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING SANITARY & STUB OUT
- EXISTING WATER & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- FUTURE STORM & STUB OUT

EXISTING / PROPOSED

- STREET LIGHT POLES
- POWER POLES
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- AIR RELEASE VALVE MH & VENT PIPE
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PHASE I
- PHASE II

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW
2	2ND SUBMITTAL	9/24/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN - PHASE 2

DESIGNED BY: LC
DRAWN BY: TD
CHECKED BY: TW

SDP NO. 26-0014

SHEET 14 OF 56

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

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