

April 10, 2026

Sandy Vossler
Town of Castle Rock
Development Services
100 N Wilcox St
Castle Rock, CO 80104

**RE: The Brickyard Phase 2A Hotel and Retail - Drainage Compliance Memo
Town of Castle Rock No. CD26-00XX
HKS Project Nos. 200726, 240234, 240235**

Dear Sandy:

This memo serves to show that the drainage system designed for The Brickyard Phase 2A Hotel and Retail complies with that outlined in the Phase III Drainage Report (Master) as part of the Public Infrastructure Construction Documents under number CD24-0030 and the Town of Castle Rock Standards and Mile High Flood District (MHFD).

The Phase 2A site is approximately 3.51 acres located in the west middle portion of The Brickyard overall Site. Specifically, Phase 2A is adjacent to the west and south legs of Brickyard Circle, and to segments of Fifer Street and the north leg of Brickyard Circle. This project phase consists of 40,490 square feet of office/retail/event space, 15,070 square feet of restaurant space, 70,000 square feet of parking garage and 100 units in the hotel.

This project conforms to the drainage as outlined in the Phase III Drainage Report (Master) as part of the Public Infrastructure Construction Documents (CD24-0030). Per the Drainage Plan included in the Master report, sub-basins A21, A21a, A23, A27, A29, A29a, B3, and B12 are redelineated, to better represent detailed grading for Phase 2. Sub-basins A22, A26, and A31 are further subdivided, in order to quantify runoff for extension of the storm drainage system included with this project. Rational method calculations for these updates are attached.

Resulting runoff differences are generally negligible and should not adversely affect the stormwater drainage system downstream.

Grading for the site generally matches what is shown within the Master drainage report. There are slight differences with drainage patterns within this area. A drainage plan for this project. A copy of the pertinent Master drainage plan is also attached for reference.

Please reach out if you have any questions or require additional information.

Prairie Hawk Drive
April 10, 2026
Page 2 of 2

Sincerely,

HARRIS KOCHER SMITH

V. Claire Bennett, PE
Senior Project Engineer

Attachment:

- 1 – Rational method calculations, Phase 2A
- 2 – Minor Drainage Subbasin Plan, Phase 2A
- 3 – Minor Drainage Subbasin Plan, Master (for reference)

IMPERVIOUSNESS AND RUNOFF COEFFICIENTS CALCULATIONS, PROPOSED DEVELOPMENT

CALC'D BY:
DATE:
NRCS Hydrologic Soil Group:

VCB
04/10/26
B

REVISED: _____

PROJECT: The Brickyard, Phase 2
PROJ. NO: 200726, 240234, 240235

LAND USE TYPES (per MHFD Table 6-3):

STREETS	ROOFS, DRIVES & PARKING, WALKS	LANDSCAPING (NON-NATIVE PLANTINGS, MULCH, CRUSHER FINES)	UNDISTURBED / DECOMPACTED SOIL; NATIVE GRASSES	GRAVEL (NO TRAFFIC - PEDESTRIAN USE)
% Imp = 100%	% Imp = 90%	% Imp = 20%	% Imp = 5%	% Imp = 40%

ZONING:

GENERAL INDUSTRIAL
% Imp = 85%

SUB-BASIN	Areas	ACRES					% Imperv.	Imperv. Acres	RUNOFF COEFFICIENTS PER MHFD USDCM TABLE 6-4		
		STREETS	ROOFS, DRIVES & PARKING, WALKS	LANDSCAPING (NON-NATIVE PLANTINGS, MULCH, CRUSHER FINES)	UNDISTURBED / DECOMPACTED SOIL; NATIVE GRASSES	ZONING			C ₂ =	C ₅ =	C ₁₀₀ =
A21-r	0.64	0.34	0.13	0.18			75.96%	0.49	0.61	0.64	0.78
A21a-r	0.33	0.19	0.08	0.06			82.55%	0.27	0.67	0.70	0.81
A22a	0.37	0.03	0.32	0.02			87.22%	0.33	0.72	0.74	0.84
A22b	0.72		0.41	0.31			59.94%	0.43	0.46	0.49	0.71
A22c	0.50		0.50				90.00%	0.45	0.74	0.77	0.85
A22d	0.64	0.24	0.20	0.20			71.92%	0.46	0.57	0.60	0.76
A23-r	0.94	0.51	0.23	0.21			80.04%	0.75	0.65	0.68	0.80
A26a	0.15	0.07	0.01	0.06			64.79%	0.10	0.51	0.54	0.73
A26b	0.74		0.74				90.00%	0.67	0.74	0.77	0.85
A26c	0.11	0.06	0.01	0.03			76.16%	0.08	0.61	0.64	0.78
A27-r	0.38	0.17	0.07	0.14			67.80%	0.26	0.53	0.56	0.74
A29-r	0.23	0.11	0.03	0.09			67.96%	0.15	0.53	0.56	0.75
A29a-r	0.28	0.07	0.08	0.13			60.64%	0.17	0.47	0.50	0.71
A31a	0.38	0.18	0.06	0.14			68.58%	0.26	0.54	0.57	0.75
A31b	0.29		0.29				90.00%	0.26	0.74	0.77	0.85
A31c	0.68		0.68				90.00%	0.61	0.74	0.77	0.85
B3-r	0.33	0.18	0.08	0.07			79.67%	0.26	0.64	0.67	0.80
B12-r	0.35	0.15	0.09	0.10			74.21%	0.26	0.59	0.62	0.77

	to West Forebay
	to East Forebay

MHFD criteria per August 2018 USDCM Vol. 1, check website for updates:

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	C _A = $0.84i^{1.302}$	C _A = $0.86i^{1.276}$	C _A = $0.87i^{1.232}$	C _A = $0.88i^{1.124}$	C _A = $0.85i+0.025$	C _A = $0.78i+0.110$	C _A = $0.65i+0.254$
B	C _B = $0.84i^{1.169}$	C _B = $0.86i^{1.088}$	C _B = $0.81i+0.057$	C _B = $0.63i+0.249$	C _B = $0.56i+0.328$	C _B = $0.47i+0.426$	C _B = $0.37i+0.536$
C/D	C _{C/D} = $0.83i^{1.122}$	C _{C/D} = $0.82i+0.035$	C _{C/D} = $0.74i+0.132$	C _{C/D} = $0.56i+0.319$	C _{C/D} = $0.49i+0.393$	C _{C/D} = $0.41i+0.484$	C _{C/D} = $0.32i+0.588$

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

DATE: 4/10/2026

Time of Concentration

REVISÉD: _____

SUB-BASIN DATA			INITIAL/OVERLAND TIME (Ti)			TRAVEL TIME (Ti)					Tc CHECK (URBANIZED BASINS)				FINAL 5 < Tc (URBAN) 10 < Tc (RURAL)	REMARKS
SUB-BASIN	AREA (AC)	C5	LENGTH (FT)	SLOPE %	Ti (MIN)	LENGTH (FT)	SLOPE %	K	VELOCITY (FPS)	Tt (MIN)	COMPOS. Tc = Ti + Tt (MIN)	Lt, TOTAL LENGTH	AVG SLOPE	Tc = $(26 - 17i) + \frac{L_i}{60(14i + 9)\sqrt{S_i}}$	(MIN)	
A21-r	0.64	0.49	16.6	2.00	3.6	594.5	4.50	20	4.24	2.3	6.0	611.16	4.43	31.0	6.0	
A21a-r	0.33	0.67													5.0	MIN Tc ASSUMED
A22a	0.37	0.72													5.0	MIN Tc ASSUMED
A22b	0.72	0.46													5.0	MIN Tc ASSUMED
A22c	0.50	0.74													5.0	MIN Tc ASSUMED
A22d	0.64	0.57													5.0	MIN Tc ASSUMED
A23-r	0.94	0.65	44.9	2.13	4.3	294.5	1.57	20	2.51	2.0	6.3	339.37	1.64	30.2	6.3	
A26a	0.15	0.51													5.0	MIN Tc ASSUMED
A26b	0.74	0.74													5.0	MIN Tc ASSUMED
A26c	0.11	0.61													5.0	MIN Tc ASSUMED
A27-r	0.38	0.53	29.8	2.87	4.0	376.5	5.00	20	4.47	1.4	5.4	406.27	4.84	29.0	5.4	
A29-r	0.23	0.53	16.2	3.00	2.9	202.5	3.83	20	3.91	0.9	5.0	218.62	3.77	27.8	5.0	
A29a-r	0.28	0.47													5.0	MIN Tc ASSUMED
A31a	0.38	0.54													5.0	MIN Tc ASSUMED
A31b	0.29	0.74													5.0	MIN Tc ASSUMED
A31c	0.68	0.74													5.0	MIN Tc ASSUMED
B3-r	0.33	0.64													5.0	MIN Tc ASSUMED
B12-r	0.35	0.59													5.0	MIN Tc ASSUMED

CALCULATED BY:
DATE:
CHECKED BY:
PROJECT MANAGER:

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Standard Form SF-2 (modified)
Storm Drainage System Design
(Rational Method Procedure)
Proposed Development

JOB NO: 200726, 240234, 240235
PROJECT: The Brickyard, Phase 2
DESIGN STORM: 5 YR

SUB-BASIN(s)	DESIGN POINT (DP)	DIRECT RUNOFF								TOTAL RUNOFF					PIPE (for preliminary pipe design and travel time)							REMARKS
		AREA (AC)	RUNOFF COEFF	IMPERVIOUSNESS (%)	SOIL TYPE	T _c (min)	C x A (AC)	I (IN/HR)	Q (CFS)	Σ Area (AC)	T _c (MIN)	Σ(C x A) (AC)	I (IN/HR)	Q (CFS)	DESIGN FLOW (CFS)	SLOPE (%)	PIPE SIZE (IN)	CAPACITY AT 80% (CFS)	LENGTH (FT)	VELOCITY (FPS)	T _t (min)	
A21-r	16 17 18	0.64	0.64	0.76	B	5.96	0.4102	4.62	1.89	1.93	6.01	1.07	4.61	4.95	1.89	2.21	18	15.62	27.7	8.8	0.05	direct to curb inlet
A20 + A21-r										4.81	8.66	3.08	4.08	12.60	4.95	1.98	18	14.78	10.1	8.4	0.02	total to DP 16
DP 14 + 1/2 A19 + DP 16															12.60	2.68	30	67.15	99.6	13.7	0.12	total to DP 17
DP 10 + D P17											11.48	11.67	7.68	3.63	27.91	27.91	0.50	36	47.16	68.7	6.7	0.17
A21a-r	18a	0.33	0.70	0.83	B	5.00	0.23	4.85	1.10	11.81	11.84	7.91	3.61	28.56	28.56	0.50	36	47.16	294.8	6.7	0.74	direct to curb inlet
DP 18 + A21a-r																						total to DP 18a
A22a		0.37	0.74	0.87	B	5.00	0.28	4.85	1.34						1.34	0.51	15	4.61	141.2	3.8	0.63	to curb inlet
A22b		0.72	0.49	0.60	B	5.00	0.36	4.85	1.72	1.09	5.63	0.63	4.70	2.97	1.72	2.00	12	5.04	66.6	6.4	0.17	direct to area inlet
A22a + A22b										2.97	0.54	18	7.72	81.5	2.97	0.54	18	7.72	81.5	4.4	0.31	
A22c		0.50	0.77	0.90	B	5.00	0.38	4.85	1.84	1.59	5.80	1.01	4.66	4.71	1.84	0.50	15	4.57	44.2	3.7	0.20	
A22a + A22b + A22c										4.71	1.08	18	10.92	18.6	4.71	1.08	18	10.92	18.6	6.2	0.05	
A22d		0.64	0.60	0.72	B	5.00	0.38	4.85	1.85	2.23	6.00	1.39	4.61	6.43	6.43	5.04	18	23.58	67.4	13.3	0.08	direct to valley inlet
A22a + A22b + A22c + A22d	19									14.03	12.57	9.30	3.52	32.73	32.73	0.51	42	71.85	246.6	7.5	0.55	total to valley inlet
DP 18a + A22a + A22b + A22c + A22d																						total to DP 19
A23-r	20	0.94	0.68	0.80	B	6.28	0.63	4.55	2.87	14.97	13.12	9.94	3.45	34.29	34.29	0.52	42	72.55	30.8	7.5	0.07	direct to curb inlet
DP 19 + A23-r																						total to DP 20
A26a		0.15	0.54	0.65	B	5.00	0.08	4.85	0.38						0.38	0.50	10	1.55	350.0	2.8	2.05	to slotted drain; route through garage
A26b		0.74	0.77	0.90	B	5.00	0.57	4.85	2.76	0.89	7.05	0.65	4.39	2.84	2.84	1.00	15	6.46	81.5	5.3	0.26	to roof drain
A26a + A26b																						total through roof drain connection
A27-r	21	0.38	0.56	0.68	B	5.39	0.21	4.75	1.01	1.80	7.05	1.24	4.39	5.44	5.44	2.16	18	15.44	68.1	8.7	0.13	direct to curb inlet
A25 + A26a + A26b + A27-r																						total to DP 21
A31a		0.38	0.57	0.69	B	5.00	0.22	4.85	1.06						1.06	1.69	10	2.85	247.9	5.2	0.79	direct to curb inlet
A26c		0.11	0.64	0.76	B	5.00	0.07	4.85	0.33	0.49	5.79	0.29	4.66	1.33	1.33	1.68	18	13.62	26.8	7.7	0.06	direct to curb inlet
A31a + A26c	22									2.29	7.18	1.53	4.36	6.65	6.65	1.44	18	12.61	139.4	7.1	0.33	total to DP 22
DP 21 + A31a + A26c																						
A29-r		0.23	0.56	0.68	B	5.00	0.13	4.85	0.62													direct to valley inlet
A31b	23	0.29	0.77	0.90	B	5.00	0.22	4.85	1.08	2.97	7.51	2.01	4.30	8.65	1.08	1.00	10	2.19	36.0	4.0	0.15	to roof drain
DP 22 + A28 + A29-r + A31b																						total to DP 23
A31c	24	0.68	0.77	0.90	B	5.00	0.52	4.85	2.54	2.54	3.00	12	6.17	24.0	2.54	3.00	12	6.17	24.0	7.9	0.05	to roof drain
DP 23 + A31c											3.65	7.67	2.54	4.26	10.82	10.82	3.52	24	42.44	50.2	13.5	0.06
A29a-r	24a 25	0.28	0.50	0.61	B	5.00	0.14	4.85	0.68	4.09	7.73	2.80	4.25	11.89	11.89	3.54	24	42.56	71.0	13.5	0.09	direct to curb inlet
DP 24 + A28a + A29a-r											19.06	13.19	12.73	3.44	43.84	43.84	0.98	42	99.60	28.7	10.4	0.05
DP 20 + DP 24a																						total to DP 25
B3-r		0.33	0.67	0.80	B	5.00	0.22	4.85	1.08													direct to curb inlet
B12-r		0.35	0.62	0.74	B	5.00	0.21	4.85	1.04													direct to valley inlet

CALCULATED BY:
DATE:
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PROJECT MANAGER:

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Standard Form SF-2 (modified)
Storm Drainage System Design
(Rational Method Procedure)
Proposed Development

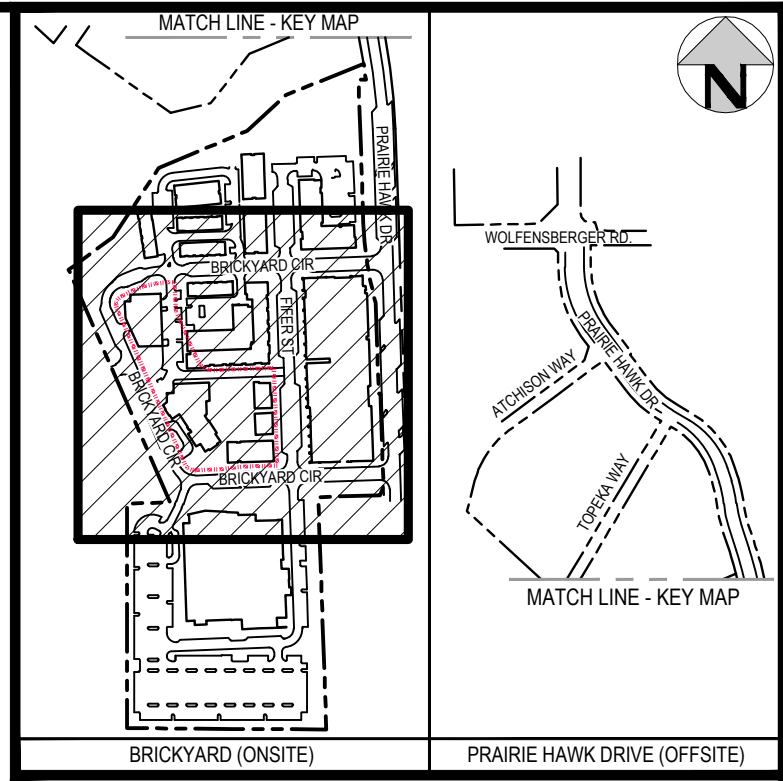
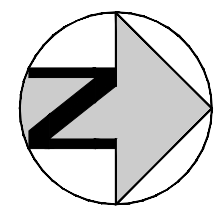
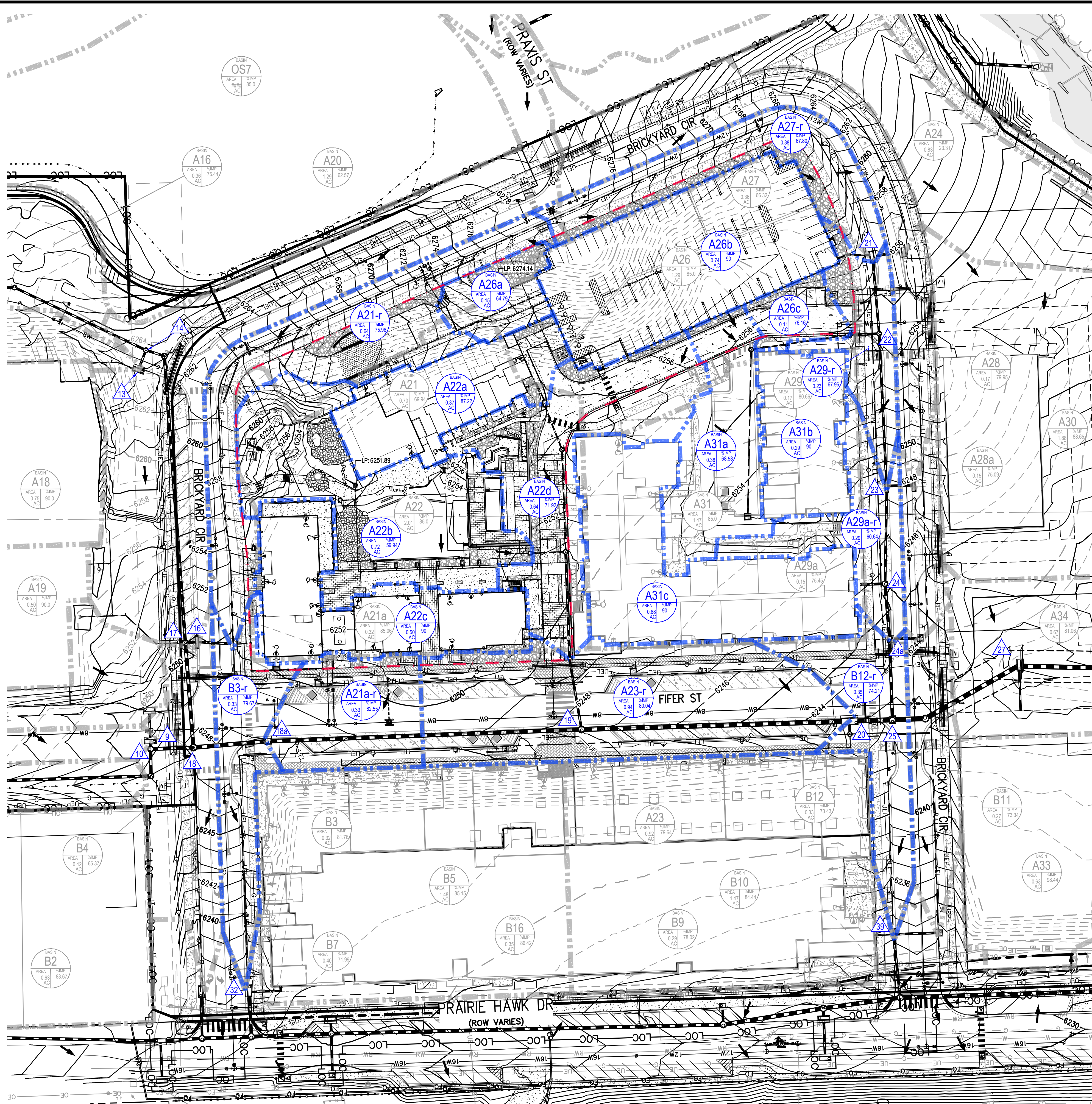
JOB NO: 200726, 240234, 240235
PROJECT: The Brickyard, Phase 2
DESIGN STORM: 100 YR

SUB-BASIN(s)	DESIGN POINT (DP)	DIRECT RUNOFF								TOTAL RUNOFF					PIPE (for preliminary pipe design and travel time)							REMARKS
		AREA (AC)	RUNOFF COEFF	IMPERVIOUSNESS (%)	SOIL TYPE	T _c (min)	C x A (AC)	I (IN/HR)	Q (CFS)	Σ Area (AC)	T _c (MIN)	Σ(C x A) (AC)	I (IN/HR)	Q (CFS)	DESIGN FLOW (CFS)	SLOPE (%)	PIPE SIZE (IN)	CAPACITY, FULL (CFS)	LENGTH (FT)	VELOCITY (FPS)	T _t (min)	
		0.64	0.78	0.76	B	5.96	0.5038	8.40	4.23						4.23	2.21	18	15.62	27.7	8.8	0.05	direct to curb inlet
A21-r	16									1.93	6.01	1.43	8.38	11.98	11.98	1.98	18	14.78	10.1	8.4	0.02	total to DP 16
A20 + A21-r	17									4.81	8.60	3.77	7.45	28.09	28.09	2.68	30	67.15	99.6	13.7	0.12	total to DP 17
DP 14 + 1/2 A19 + DP 16	18									11.48	11.60	9.17	6.62	60.70	60.70	0.50	36	47.16	68.7	6.7	0.17	total to DP 18
DP 10 + D P17																						
A21a-r	18a	0.33	0.81	0.83	B	5.00	0.27	8.82	2.34	11.81	11.77	9.43	6.58	62.06	62.06	0.50	36	47.16	294.8	6.7	0.74	direct to curb inlet
DP 18 + A21a-r																						total to DP 18a
A22a		0.37	0.84	0.87	B	5.00	0.31	8.82	2.75						2.75	0.51	15	4.61	141.2	3.8	0.63	to curb inlet
A22b		0.72	0.71	0.60	B	5.00	0.51	8.82	4.50						4.50	2.00	12	5.04	66.6	6.4	0.17	direct to area inlet
A22a + A22b										1.09	5.63	0.82	8.54	7.02	7.02	0.54	18	7.72	81.5	4.4	0.31	
A22c		0.50	0.85	0.90	B	5.00	0.42	8.82	3.71						3.71	0.50	15	4.57	44.2	3.7	0.20	
A22a + A22b + A22c										1.59	5.80	1.24	8.47	10.52	10.52	1.08	18	10.92	18.6	6.2	0.05	
A22d		0.64	0.76	0.72	B	5.00	0.49	8.82	4.29													direct to valley inlet
A22a + A22b + A22c + A22d	19									2.23	6.00	1.73	8.38	14.49	14.49	5.04	18	23.58	67.4	13.3	0.08	total to valley inlet
DP 18a + A22a + A22b + A22c + A22d										14.03	12.50	11.16	6.41	71.54	71.54	0.51	42	71.85	246.6	7.5	0.55	total to DP 19
A23-r	20	0.94	0.80	0.80	B	6.28	0.75	8.27	6.21	14.97	13.05	11.91	6.29	74.92	74.92	0.52	42	72.55	30.8	7.5	0.07	direct to curb inlet
DP 19 + A23-r																						total to DP 20
A26a		0.15	0.73	0.65	B	5.00	0.11	8.82	0.95						0.95	0.50	10	1.55	350.0	2.8	2.05	to slotted drain; route through garage
A26b		0.74	0.85	0.90	B	5.00	0.63	8.82	5.55													to roof drain
A26a + A26b										0.89	7.05	0.74	7.97	5.88	5.88	1.00	15	6.46	81.5	5.3	0.26	total through roof drain connection
A27-r	21	0.38	0.74	0.68	B	5.39	0.28	8.64	2.44													direct to curb inlet
A25 + A26a + A26b + A27-r										1.80	7.05	1.40	7.97	11.15	11.15	2.16	18	15.44	68.1	8.7	0.13	total to DP

FILE PATH: P:\2020\2027\ENGINEERING\DRAINAGE\PROPOSED DRAINAGE PLAN PHASE 2.DWG LAYOUT: MINOR BASIN PLAN PHASE 2
2:50 PM 04/10/2028
DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB
PLOTTED: FR 04/10/2028 11:16:17 BY: CLARE BENNETT
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

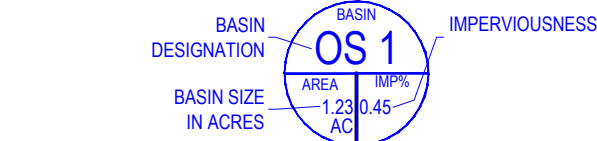
SUB-BASIN DIRECT RUNOFF SUMMARY TABLE			
SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
A21-r	0.64	1.89	4.23
A21a-r	0.33	1.10	2.34
A22a	0.37	1.34	2.75
A22b	0.72	1.72	4.50
A22c	0.50	1.84	3.71
A22d	0.64	1.85	4.29
A23-r	0.94	2.87	6.21
A26a	0.15	0.38	0.95
A26b	0.74	2.76	5.55
A26c	0.11	0.33	0.73
A27-r	0.38	1.01	2.44
A29-r	0.23	0.62	1.49
A29a-r	0.28	0.68	1.76
A31a	0.38	1.06	2.53
A31b	0.29	1.08	2.18
A31c	0.68	2.54	5.11
B3-r	0.33	1.08	2.33
B12-r	0.35	1.04	2.36

ROUTED-CUMULATIVE RUNOFF SUMMARY TABLE				
DESIGN POINT (DP)	CONTRIBUTING SUB-BASINS	CONTRIBUTING AREA (AC)	Q5 (CFS)	Q100 (CFS)
16	A20 + A21-r	0.00	0.00	0.00
17	DP 14 + 1/2 A19 + DP 16	4.81	12.60	28.09
18	DP 10 + D P17	11.48	27.91	60.70
18a	DP 18 + A21a-r	0.00	0.00	0.00
19	DP 18a + A22a + A22b + A22c + A22d	14.03	32.73	71.54
20	DP 19 + A23-r	14.97	34.29	74.92
21	A25 + A26a + A26b + A27-r	1.80	5.44	11.15
22	DP 21 + A31a + A26c	2.29	6.65	14.01
23	DP 22 + A28 + A29-r + A31b	2.97	8.65	18.12
24	DP 23 + A31c	3.65	10.82	22.48
24a	DP 24 + A28a + A29a-r	4.09	11.89	24.88
25	DP 20 + DP 24a	19.06	43.84	94.94



LEGEND:

- EXISTING CONTOUR LINES
- EXISTING SUBBASIN BOUNDARY *
- PROPOSED SUBBASIN BOUNDARY (LIMITS OF THIS PLAN)
- PROJECT LIMIT
- FLOW ARROW
- EXISTING STORM
- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- DESIGN POINT
- PROPOSED CONTOUR LINES
- PROPOSED STORM



* REFER TO CD24-0030 AND FC025-0044 FOR THE MOST CURRENT EFFECTIVE DRAINAGE INFORMATION THAT PRECEDES THIS PLAN.

VERTICAL DATUM

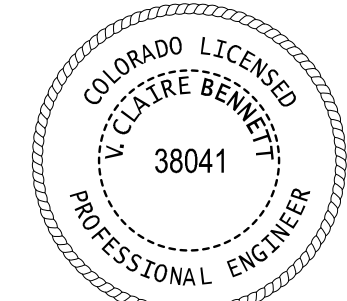
NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88

HORIZONTAL CONTROL

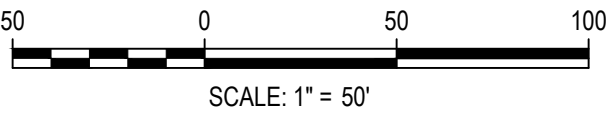
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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 ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



V. CLARE BENNETT, P.E. #38041 DATE
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: _____
Development Services Date _____



DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 04-10-2028	
DATE	REVISION COMMENTS



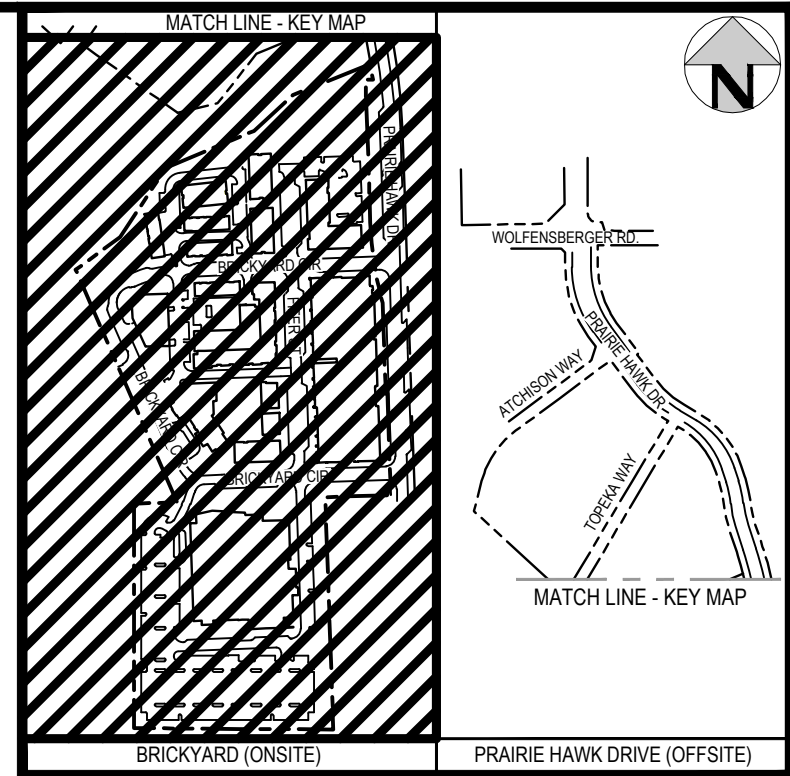
CONFLUENCE COMPANIES, LLC

THE BRICKYARD PHASE 2
MINOR BASIN PLAN PHASE 2A

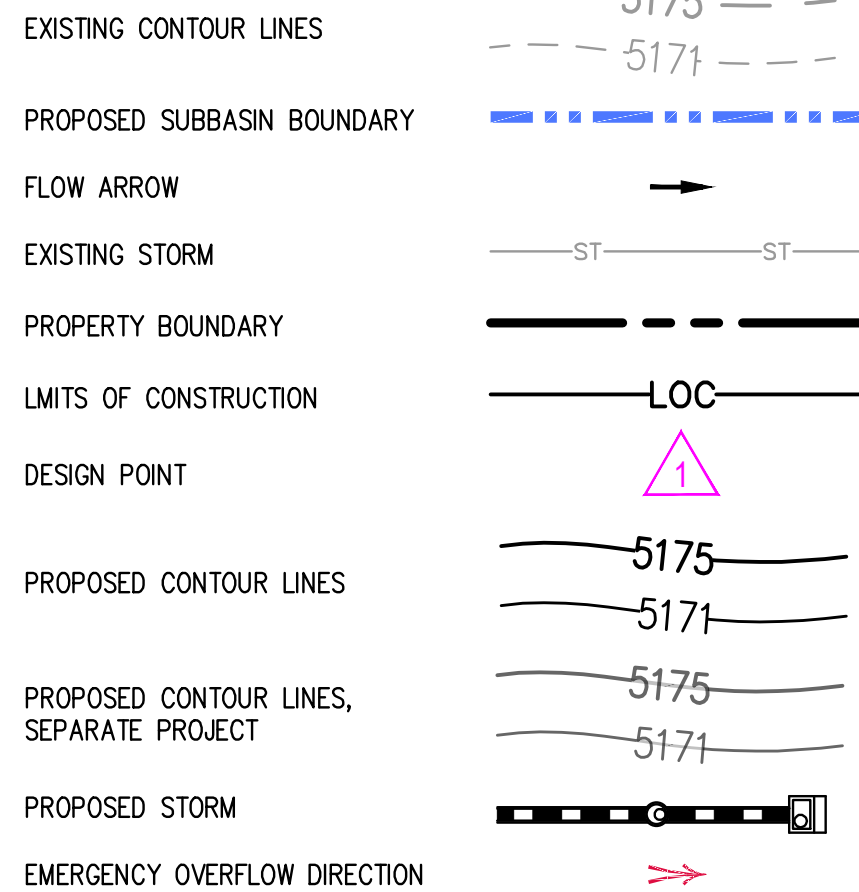
PROJECT #: 240234.240235
SHEET NUMBER

1

1 OF 1



LEGEND:



ROUTED HYDROGRAPH RESULTS:

On-site Pond	WQCV	EURV	100-yr	100-yr + 1/2 WQCV
Release Rate (cfs)	0.28	1.21	37.1	42.01
Volume (ac-ft)	0.871	2.852	4.651	4.966
Max. Depth (ft)	4.38	7.08	9.00	9.30

VERTICAL DATUM

NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROPE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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 ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



V. CLAIRE BENNETT, P.E. #38041 DATE

TOWN OF CASTLE ROCK APPROVAL

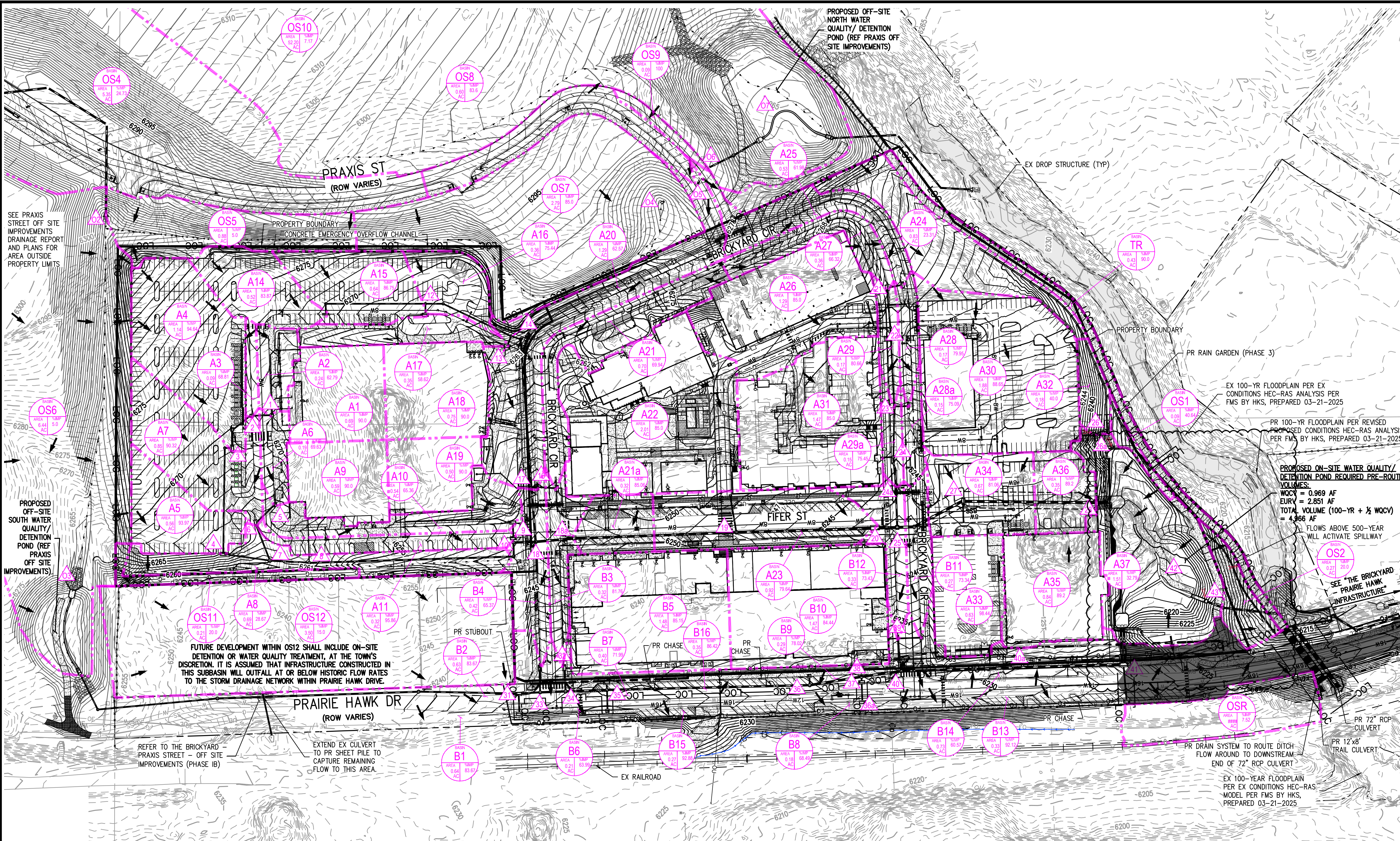
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By:

Development Services Date

NOTES:

- BASIN DELINEATIONS FOR PUBLIC AND PRIVATE ROADS ARE BASED ON THE FINAL DESIGN OF THE SITE. ENGINEERING JUDGEMENT WAS USED FOR PHASE I, PHASE II, PHASE III, AND PHASE IIII BY ASSUMING 90% IMPERVIOUSNESS AND BASIN BOUNDARIES FOR ASSUMED GRADING FOR FINAL DESIGN OF THE ENTIRE SITE.
- REFER TO PRAKIS STREET OFF-SITE IMPROVEMENTS FOR ADDITIONAL OFF-SITE INFORMATION.



SUB-BASIN DIRECT RUNOFF SUMMARY TABLE

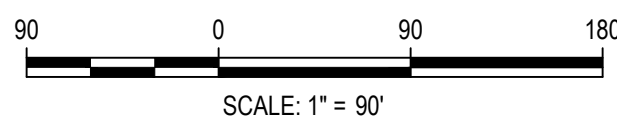
SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
A1	0.69	2.39	4.82
A2	0.24	0.49	1.24
A3	0.09	0.21	0.51
A4	1.14	4.48	8.76
A5	0.56	1.93	3.79
A6	0.19	0.47	1.10
A7	0.85	3.16	6.34
A8	0.69	0.57	2.63
A9	0.59	1.96	3.94
A10	0.54	1.24	3.06
A11	0.32	1.18	2.29
A14	0.52	1.81	3.79
A15	0.64	2.28	4.68
A16	0.36	1.11	2.49

SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
A17	0.35	0.72	1.91
A18	0.75	2.67	5.37
A19	0.50	1.61	3.24
A20	1.29	3.11	7.88
A21	0.70	1.89	4.45
A21a	0.32	1.06	2.29
A22	2.01	7.02	14.62
A23	0.92	2.81	6.08
A24	0.83	0.71	3.92
A25	0.53	1.23	3.13
A26	1.29	4.50	9.38
A27	0.36	0.94	2.29
A28	0.17	0.56	1.20
A28a	0.15	0.46	1.04

SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
A29	0.17	0.55	1.19
A29a	0.15	0.45	1.01
A30	1.88	6.87	13.94
A31	1.47	5.13	10.68
A32	0.18	0.28	1.00
A33	0.63	2.58	4.93
A34	0.67	2.23	4.77
A35	0.84	3.13	6.30
A36	0.35	1.29	2.61
A37	1.51	1.27	5.24
B1	0.64	1.83	3.86
B2	0.63	1.80	3.78
B3	0.32	1.08	2.31
B4	0.42	1.07	2.62

SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
B5	1.48	5.17	10.77
B6	0.21	0.53	1.31
B7	0.40	1.18	2.73
B8	0.18	0.48	1.15
B9	0.29	0.92	2.02
B10	1.47	5.09	10.65
B11	0.27	0.79	1.80
B12	0.33	1.00	2.27
B13	0.33	1.27	2.52
B14	0.73	1.54	3.99
B15	0.27	1.03	2.03
B16	0.35	1.23	2.54
OS1	0.09	0.13	0.47
OS2	0.27	0.20	1.24

SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
TR	0.43	1.59	3.20
OS4	5.35	3.67	19.21
OS5	0.88	0.11	2.78
OS6	6.44	0.72	16.79
OS7	2.79	7.78	16.21
OS8	0.80	1.65	3.48
OS9	0.09	0.29	0.55
OS10	52.20	6.41	109.61
OS11	0.21	0.15	0.82
OS12	3.50	1.85	15.31
OSR	0.72	0.21	2.97



DESIGNED BY: GRS, VCB
CHECKED BY: MAW
DRAWN BY: GRS, VCB

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
12-06-2024	PER TOWN COMMENTS
03-25-2025	PER TOWN COMMENTS
05-22-2025	UTILITY SUBMITTAL - PER TOWN COMMENTS
06-23-2025	UTILITY SUBMITTAL - PER TOWN COMMENTS
07-09-2025	SDP SUBMITTAL
10-06-2025	PER TOWN COMMENTS



CONFLUENCE COMPANIES, LLC

THE BRICKYARD
PROPOSED MINOR SUBBASIN DRAINAGE PLAN

PROJECT #: 200726
SHEET NUMBER

3

3 OF 4

FILE PATH: P:\2020\200726\ENGINEERING\DRAINAGE\PROPOSED DRAINAGE PLANS\DWG LAYOUT: MINOR BASIN PLAN.DWG
PLOT DATE: 12/23/2025 12:38:44 PM
PLOTTER: TUE 12/23/2025 12:38:44 PM
PLOT BY: CLARE BENNETT
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.