Farnsworth GROUP

5613 DTC Parkway, Suite 1100
Greenwood Village, Colorado 80111
p 303.692.8838

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October 26, 2026

Re: Bellco Credit Union – Dawson Trails – Utility Conformance Letter

The proposed water and sanitary utility demands for new back building are calculated as follows:

FIXTURE UNIT SCHEDULE

WATER PIPE SIZING PER THE IPC APPENDIX E							SANITARY DRAIN SIZING PER CHAPTER 7 OF THE IPC	
FIXTURE	OCCUPANCY	TYPE OF CONTROL	QTY	SUPPLY LOAD VALUES (WSFU)			DRAIN LOAD VALUES (DFU)	
				TOTAL EA	TOTAL UNITS		DFU EA	TOTAL DFU
KITCHEN SINK	PRIVATE	FAUCET	1	1.4	**1.40**		2	**2.00**
LAVATORY	PUBLIC	FAUCET	3	2	**6.00**		1	**3.00**
SERVICE SINK	OFFICES ETC	FAUCET	1	3	**3.00**		2	**2.00**
DRINKING FOUNTAIN	OFFICES ETC	3/8 IN VALVE	1	0.25	**0.25**		0.5	**0.50**
RECESSED WALL BOX			0	0.25	**0.00**		0.0	**0.00**
WATER CLOSET	PUBLIC OR PRIVATE	FLUSHOMETER TANK	2	2	**4.00**		4	**8.00**
WALL HYDRANT			4	2.5	**10.00**		0	**0.00**
EMERGENCY DRAIN			3	N/A	N/A		0	**0.00**
FLOOR DRAIN			3	N/A	N/A		2	**6.00**
TOTAL FIXTURE UNITS				WSFU	**24.7**	WSFU	DFU	**21.5**
DEMAND LOAD BASED ON SYSTEM TYPE		FLUSH TANK SYSTEM		GPM	21.0	GPM		
ADDITIONAL DOMESTIC WATER LOADS		NON SIMULTANEOUS IRRIGATION		GPM	20.0	GPM		
TOTAL DOMESTIC DEMAND LOAD				GPM	**41.0**	GPM		
DOMESTIC TAP AND METER SIZE REQUIRED					1.00	INCHES		
DOMESTIC TAP AND METER SIZE PROVIDED					1.00	INCHES		
INTERNAL DOMESTIC BUILDING DISTRIBUTION PIPE SIZE REQUIRED					1.25	INCHES		
INTERNAL DOMESTIC BUILDING DISTRIBUTION PIPE SIZE PROVIDED					1.50	INCHES		
BUILDING DRAIN SERVICE SIZE AND SLOPE PROVIDED							4 INCHES AT 1/4" PER FOOT	

The approved utility report completed for the overall development titled “Final Utility Report King Soopers Store #165, Lot 1, Dawson Trails Filing No. 2, Amendment 4 Castle Rock, CO CD25-0075” included the site for the new Bellco bank building. The proposed building will be on Lot 8 of the overall development. The report analyzed the water and sanitary sewer systems needed for the development and assigned service line taps to the lots. The Bellco site was assigned a 1” water tap and a 4” sanitary service tap. Refer to the enclosed construction plan from the utility report appendix showing the tap sizing. A ¾ inch irrigation tap is also provided and the estimated total irrigation demand is 6.41 GPM for all plant material proposed. The ¾ inch tap is adequate to provide the irrigation flow rate needed.

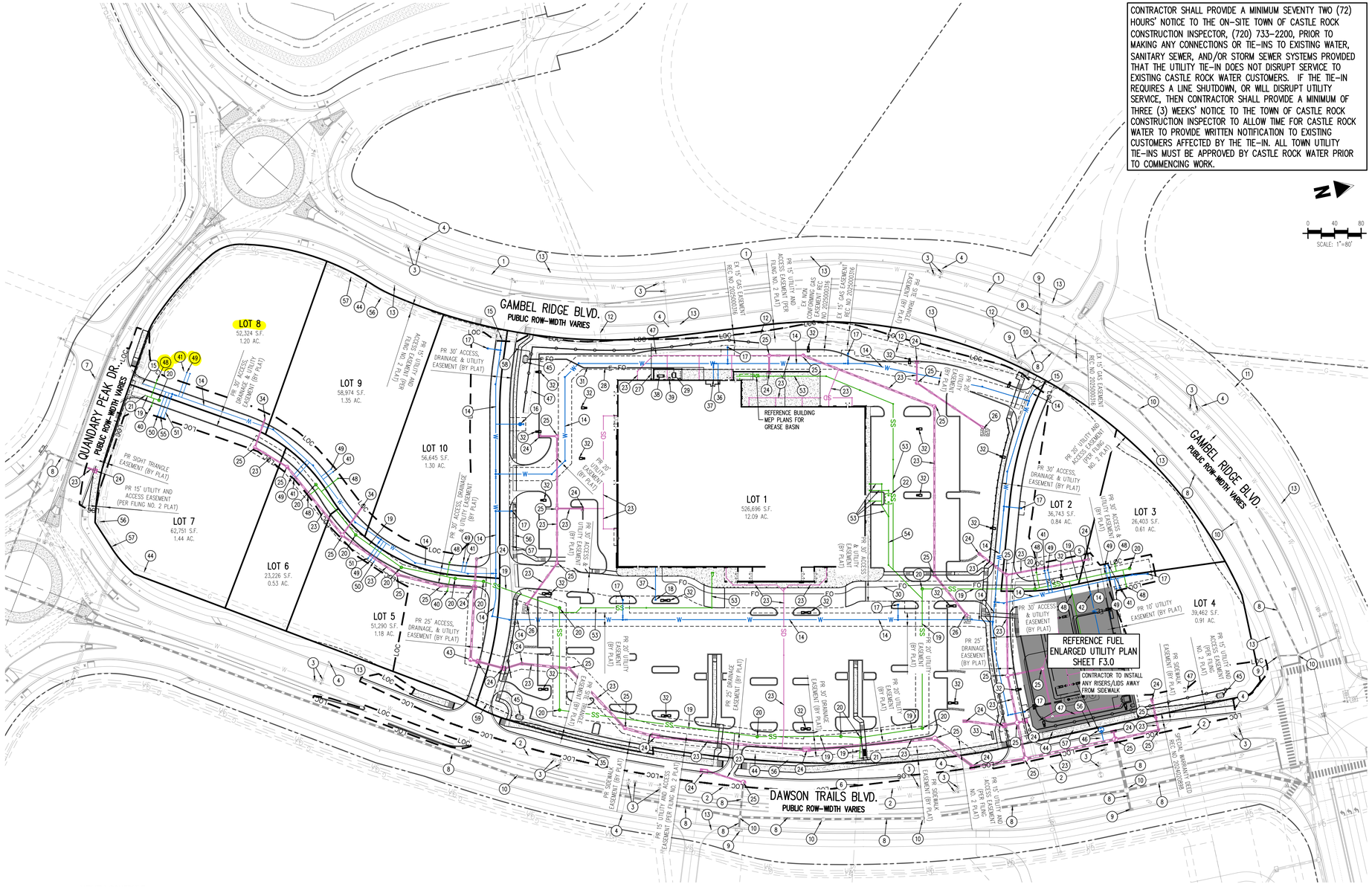
Based on the above calculations the Bellco bank building will be able to utilize the 1” water tap, ¾” irrigation tap and 4” sanitary tap as designed and approved by the overall utility report.

Sincerely,

FARNSWORTH GROUP, INC.



Todd Krell
Senior Engineering Manager



CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TOWN OF CASTLE ROCK 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 CASTLE ROCK 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 TOWN OF CASTLE ROCK CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.

UTILITY SCHEDULE

1. EXISTING 20" PVC WATER LINE
2. EXISTING 16" PVC WATER LINE
3. EXISTING WATER VALVE
4. EXISTING FIRE HYDRANT
5. PROPOSED CURB STOP WITH TRAFFIC RATED LID
6. EXISTING 8" PVC SANITARY SEWER
7. EXISTING SANITARY SEWER MANHOLE
8. EXISTING STORM SEWER
9. EXISTING STORM SEWER INLET
10. EXISTING STORM SEWER MANHOLE
11. EXISTING UNDERGROUND TELEPHONE
12. EXISTING GAS LINE (AS-BUILT CONDITION WITHIN NON-CONFORMING EASEMENT)
13. EXISTING SITE LIGHT
14. PROPOSED 8" PVC WATER LINE
15. CONNECT TO EXISTING WATER MAIN
16. PROPOSED IRRIGATION METER; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
17. PROPOSED FIRE HYDRANT; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
18. PROPOSED FDC; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
19. PROPOSED 8" PVC SANITARY SEWER; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
20. PROPOSED SANITARY SEWER MANHOLE; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
21. REMOVE PLUG AND CONNECT TO EXISTING 8" SANITARY SEWER
22. PROPOSED SANITARY SEWER GREASE INTERCEPTOR
23. PROPOSED STORM SEWER; REFERENCE STORM DRAIN PLAN AND PROFILE SHEETS
24. PROPOSED STORM SEWER INLET; REFERENCE STORM DRAIN PLAN AND PROFILE SHEETS
25. PROPOSED STORM SEWER MANHOLE; REFERENCE STORM DRAIN PLAN AND PROFILE SHEETS
26. PROPOSED CONCRETE FLARED END SECTION
27. PROPOSED GAS LINE
28. PROPOSED UNDERGROUND ELECTRICAL
29. PROPOSED ELECTRICAL TRANSFORMER; CONCRETE PAD AND CONDUIT STUB UPS BY STORE GC, TRANSFORMER BY UTILITY PROVIDER. PRIMARY ELECTRIC SERVICE TO TRANSFORMER – 4" CONDUIT AND TRENCH BY STORE GC, CONDUCTOR BY UTILITY PROVIDER. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
30. (2) – 2" CONDUITS WITH PULL STRINGS FOR COMMUNICATION LINES TO FUEL CENTER. TRENCHING AND CONDUITS BY STORE GC. SPOOL 100 FEET OD ADDITIONAL CONDUIT WITH PULL STRINGS AT WEST FUEL PAD PROPERTY LINE FOR CONTINUATION BY FUEL GC.
31. PROPOSED FIBER OPTIC LINE FROM POINT OF SERVICE TO BUILDING
32. PROPOSED SITE LIGHTING
33. PROPOSED MONUMENT SIGN (BY OTHERS)
34. PROPOSED 18" STORM SEWER STUB
35. RELOCATE SITE LIGHT (BY OTHERS)
36. PROPOSED 2" WATER SERVICE LINE TO INTERNAL METER; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
37. PROPOSED 6" FIRE SERVICE LINE; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
38. PROPOSED GENERATOR
39. PROPOSED MSC
40. PROPOSED 6" SANITARY SEWER STUB; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
41. PROPOSED 1" WATER SERVICE STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
42. PROPOSED 3/4" WATER SERVICE STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
43. PROPOSED STORM SEWER MANHOLE WITH SLOTTED GRATE LID
44. GAS LINE BY OTHERS
45. PROPOSED ELECTRICAL SWITCH GEAR VAULT
46. EXISTING AIR RELEASE VALVE TO BE RELOCATED, EXTEND WATER LINE AND ADJUST RIM TO FINISHED GRADE
47. APPROXIMATE LIMITS OF PROPOSED RETAINING WALL FOOTER
48. PROPOSED 4" SANITARY SEWER STUB; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
49. PROPOSED 3/4" IRRIGATION STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
50. PROPOSED 1 1/2" WATER SERVICE STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
51. PROPOSED 6" FIRE LINE SERVICE STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
52. PROPOSED 4" FIRE LINE SERVICE STUB; REFERENCE WATER LINE PLAN AND PROFILE SHEETS
53. PROPOSED 4" SANITARY SEWER LINE; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
54. PROPOSED 6" SANITARY SEWER LINE; REFERENCE SANITARY SEWER PLAN AND PROFILE SHEETS
55. PROPOSED 1" IRRIGATION STUB
56. UNDERGROUND ELECTRIC LINE BY OTHERS
57. FIBER OPTIC LINE BY OTHERS
58. PROPOSED FIBER OPTIC RISER UTILITY BOX, GC TO COORDINTE INSTALLATION WITH SERVICE PROVIDER
59. PROPOSED 4" ELECTRICAL CONDUIT WITH PULL STRINGS

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVCE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

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.

JENNY ROMANO, PE #44401 — DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES — DATE

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

BASIS OF BEARING

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 – 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331). BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

CONSTRUCTION DOCUMENT
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
A	12/29/25	1st CD Submittal	JRR
B	4/8/26	2nd CD Submittal	JRR
C	6/12/26	3rd CD Submittal	JRR
D	7/23/26	4th CD Submittal	JRR
E	8/25/26	Final CD Submittal	JRR

Project No:	KSS000165
Drawn By:	RDG
Checked By:	JRR
Date:	6/24/26

OVERALL UTILITY PLAN

C4.0
29 of 91

K:\DNV\projects\city\castle_rock-ksp\000165_dawson trails\000165-DWG\000165_CAD_DOC\FP_Exhibits\000165_OVERALL UTILITY PLAN.dwg, Plot Stamp - 8/25/2026