



October 14, 2025

Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

**Development Name: Lot 6A-1A-1, The Meadows Filing No. 17, Area 4, Amd. No. 19, CD25-00XX
RE: Limelight Center at The Meadows Initial Grading - Drainage Conformance Letter**

To Whom It May Concern:

This Drainage Conformance Letter is being prepared for a vacant pad of approximately 4.25 acres located between Meadows Parkway and the existing AMC Theaters, in The Meadows Filing No. 17 (see vicinity map in Appendix A). The developer, Westbridge Development, is interested in performing initial grading for the site to prepare it for the future development of mixed-use commercial with two, one-story buildings being proposed. The purpose of this letter is to show that this grading-only construction will not alter the drainage patterns of the site from what exists and is shown in previous drainage reports for the area.

Existing Site Conditions

Lot 6A-1A-1, The Meadows Filing No. 17, Area 4 Limelight Center at The Meadows Initial Grading (hereafter referred to as the Project) site currently exists as vacant land that has been previously overlotted graded and contains two existing drainage ditches and an existing sediment basin. This existing sediment basin is located near the southeast corner of the Project. There is an existing ridge that runs west to east that splits the drainage patterns of the site. North and east of the ridge, slopes are typically 3:1 (horizontal:vertical) down to Meadows Parkway and the Atchison, Topeka, and Santa Fe Railroad. South of the ridge, slopes range from 2% to 6% to the diversion ditches and sediment basin. Generally, surface water flows across this area from west to east. The existing sediment basin drains to an existing regional detention pond that is located offsite to the east of the Project, across the railroad.

The Project lies within the unshaded FEMA Zone X, as defined by the FIRM map panels #08035C0169G dated March 16, 2016. Zone X is defined as area that is determined to be outside the 0.2% annual chance floodplain. The 100-year regulated East Plum Creek floodplain exists approximately 1,000 feet to the east of the Project site. The Project is not encumbered by the floodplain. See FIRMETTE map in Appendix A.

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the site soils consist entirely of Bresser sandy loam (Brb), classified as hydrologic soil group "B". See Web Soil Survey in Appendix A.

Previous Drainage Reports

There are two previous Drainage Reports for this area. The first is titled Phase III Drainage Report for The Meadows Filing No. 17, Lots 5 and 6, prepared by CVL Consultants of Colorado, Inc, approved February 22, 2005. This report studied the entire drainage basin of approximately 40 acres and established a regional detention pond north of the railroad tracks. The Project is located mostly within Basin L of this drainage report with the rest of the site being located in Basins OS3 and OS7. See Appendix B for pages from this drainage report.

The second report is titled Phase III Drainage Report for Lot 6G, The Meadows Filing No 17 (CD12-0013), prepared by C2C Engineering, LLC., approved December 13, 2012. This report provided analysis for a storm sewer to be designed and constructed along the southerly edge of the Project site. The Project is located mostly within Basin LD of this drainage report with part of the site located within Basin LB. See Appendix B for pages from this drainage report.

Both of these previous drainage reports reflect the existing drainage conditions of the project site. They both show the aforementioned ridgeline with runoff north and east of this ridgeline flowing offsite and runoff south and west flowing to the onsite sediment basin and, eventually, to the regional detention basin.

Proposed Site Conditions

The Project proposes to regrade approximately 2.5 acres of the 4.25-acre site. This regrading will include net fill that will prepare the site for the in-design, full development of the site. All grading operations will take place south and west of the aforementioned ridge and will not change the drainage characteristics of the site. Therefore, all disturbance will occur within the area tributary to the onsite sediment basin and the regional detention pond. The existing diversion ditches and sediment basin control measures will not be removed with the grading operations. No land disturbance or grading will occur on the parts of the site where runoff flows offsite to Meadows Parkway or the railroad. See Appendix C for the proposed grading plan for the Project.

Conclusions

The Project is in conformance with the previous drainage reports that include the Project site as the drainage characteristics of the site will not be altered. This project should create no adverse impact to upstream or downstream property or infrastructure if constructed as proposed. No disturbance is being proposed on the part of the Project site where runoff flows directly offsite to Meadows Parkway. Grading will only take place for areas that are tributary to the sediment basin and regional detention basin. With this Project, Temporary Erosion and Sediment Control plans and associated report have been prepared to further mitigate any potential for downstream impacts

Please do not hesitate to contact us at 303-841-9365 or krath@rothlang.com or jhuselton@rothlang.com with any questions.

Sincerely,

ROTH LANG ENGINEERING GROUP, LLC

Jake Huselton, EI

Kevin S. Roth, PE

References:

Phase III Drainage Report for Lot 6G, The Meadows Filing No 17 (CD12-0013), December 13, 2012 by C2C Engineering LLC.

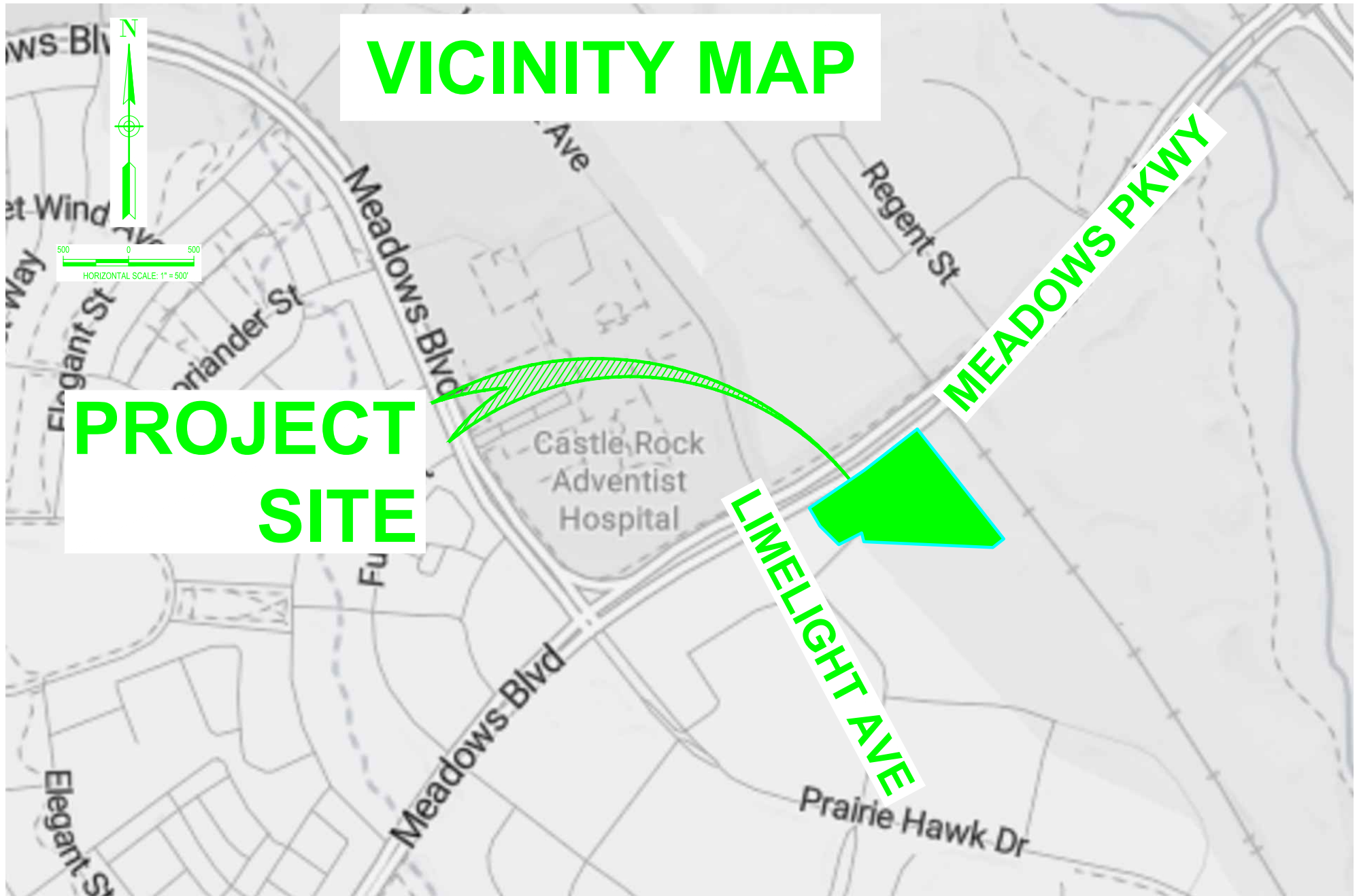
Phase III Drainage Report for The Meadows Filing No. 17, Lots 5 and 6, February 15, 2005 by CVL Consultants of Colorado Inc.

Development Name: Lot 6A-1A-1, The Meadows Filing No. 17, Area 4, Amd. No. 19 October 14, 2025
RE: Limelight Center at The Meadows Initial Grading - Drainage Conformance Letter

Appendix A – Vicinity Map, FIRMETTE Map, Web Soil Survey

VICINITY MAP

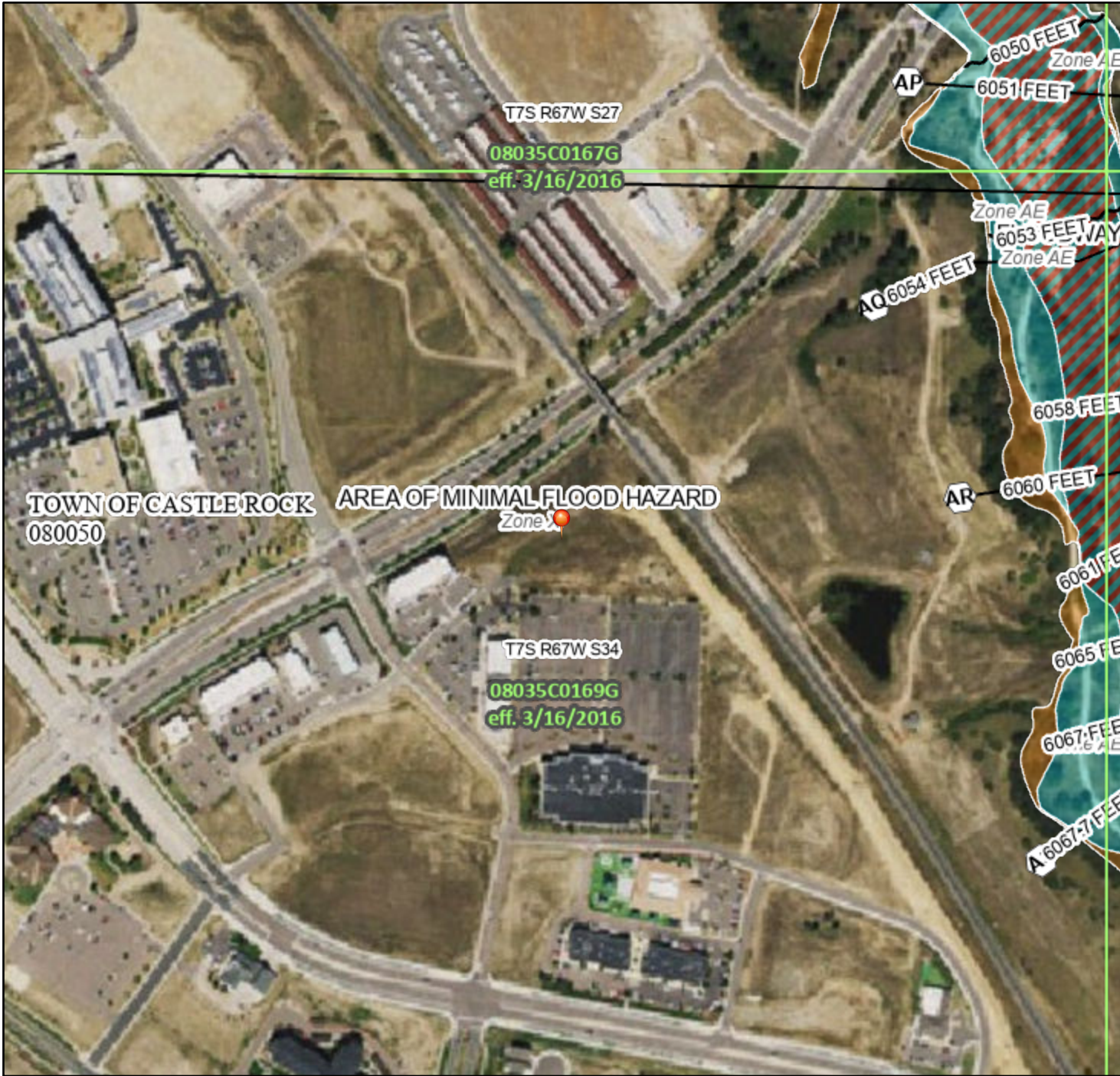
**PROJECT
SITE**



National Flood Hazard Layer FIRMMette



104°53'7"W 39°24'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



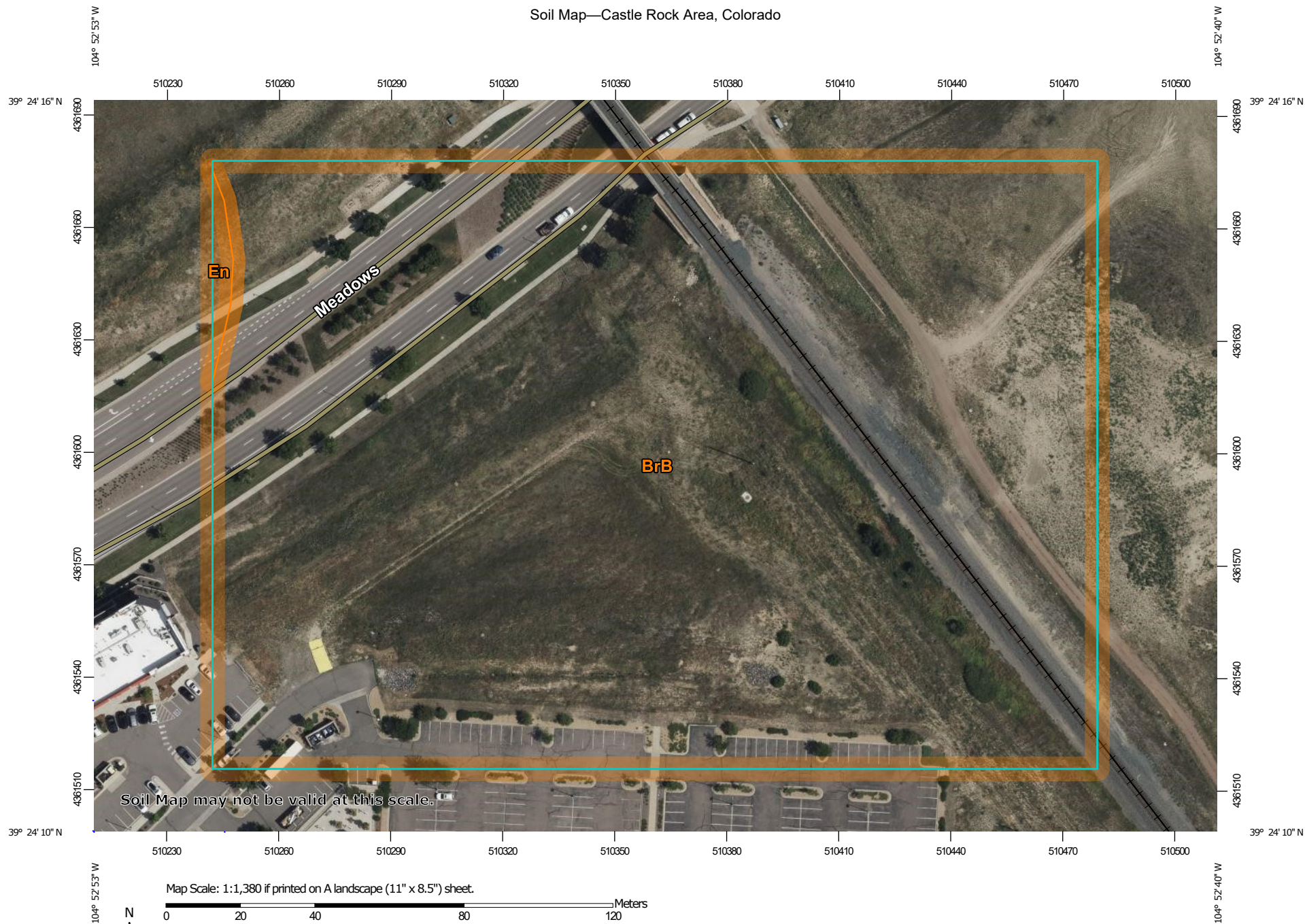
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/3/2025 at 6:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Castle Rock Area, Colorado



Soil Map may not be valid at this scale.

Map Scale: 1:1,380 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/3/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado

Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

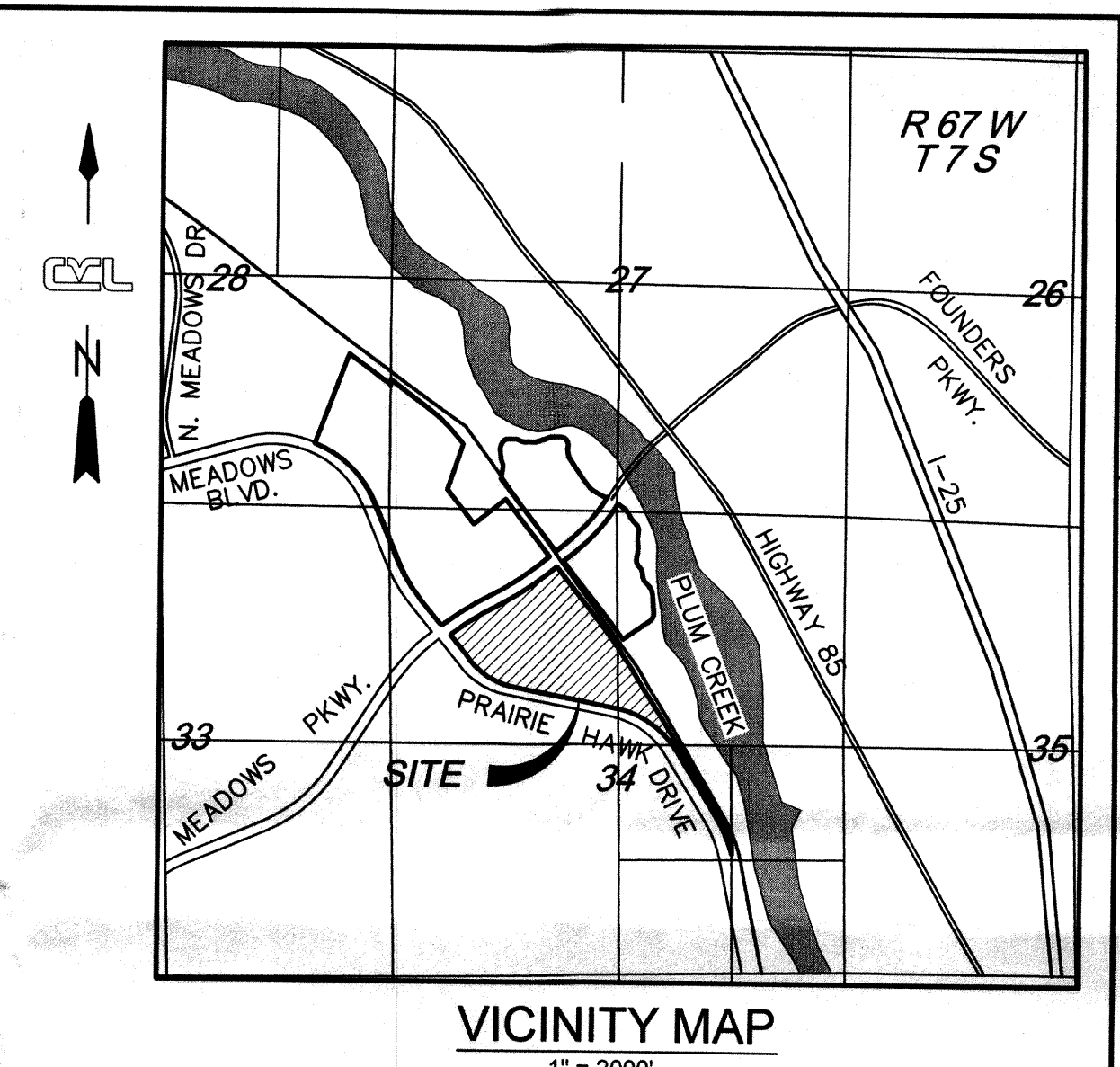
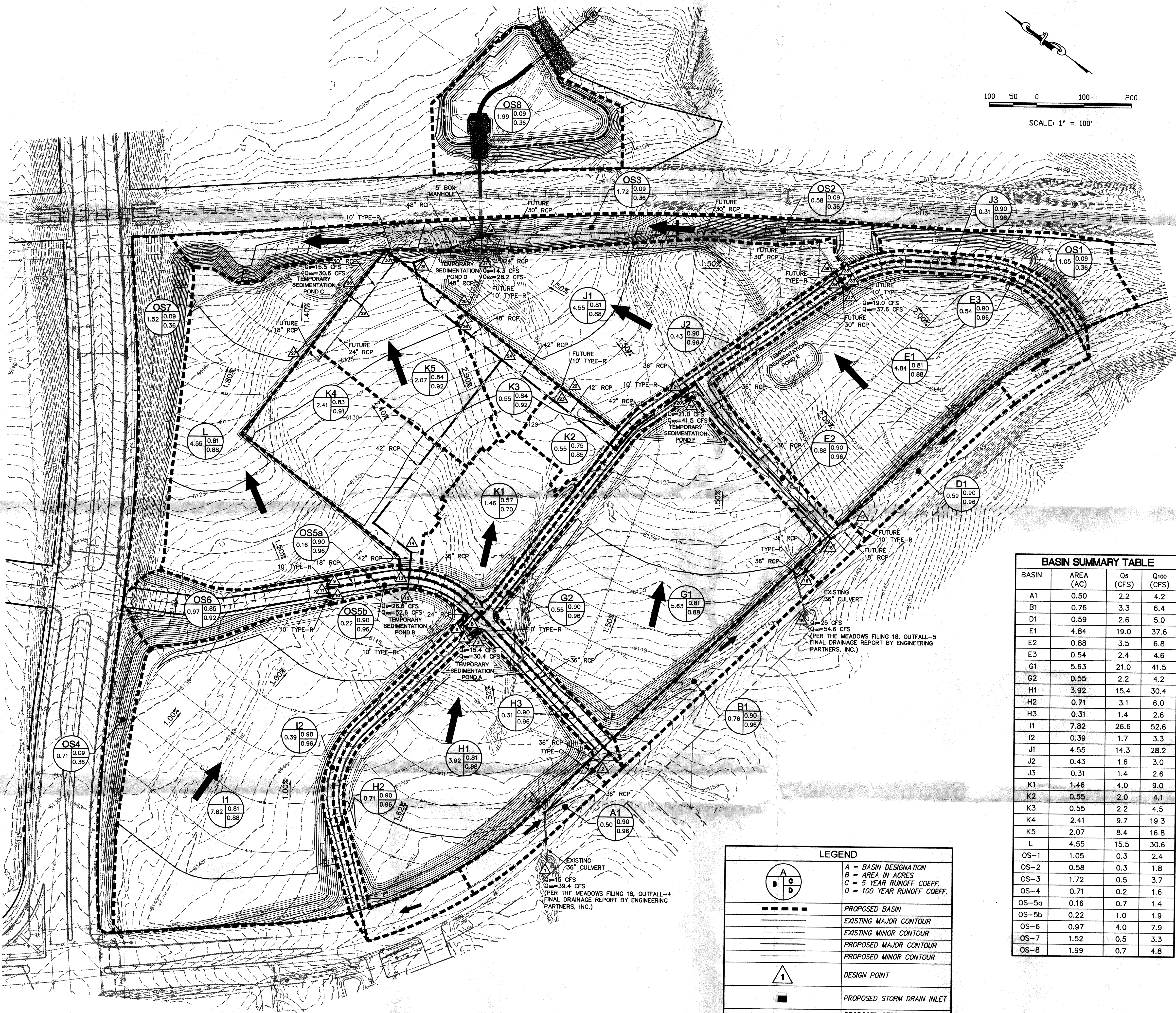
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	9.5	99.5%
En	Englewood clay loam	0.0	0.5%
Totals for Area of Interest		9.5	100.0%

Appendix B – Previous Report Drainage Maps

N:\2012 Projects\12-07051 Meadows Marketplace In\dwg\3 Final\Construction\Phase III Developed Drainage Map.dwg



DRAWN BY:		SCALE:	THE MEADOWS FILING 17		CASTLE ROCK DEVELOPMENT CO.		C2C ENGINEERING, LLC	
CT	AS SHOWN	1" = 60'	LOT 6G-1		3033 E. 1ST AVENUE, SUITE 401 DENVER, COLORADO 80206		6551 S. Revere Parkway, Suite 140 Centennial, Colorado 80111 www.c2ceng.com	
CHECKED BY:	KAL	FILE NO:	12-07051		DENVER, COLORADO 80206		C2C ENGINEERING, LLC	
DATE:	AUGUST 31, 2012						engineering, llc	
SHEET NUMBER		1		FINAL DRAINAGE MAP		CIVIL ENGINEERING • WATER RESOURCES • LAND PLANNING		
No.	Revisions	Date	Init.	Appr.	Date			



SUMMARY RUNOFF TABLE				
DESIGN POINT	CONTRIBUTING AREA (AC)	Qs (CFS)	Q100 (CFS)	CONTRIBUTING BASIN(S)
1	OFFSITE	15.0	39.4	OS
2	0.50	17.2	43.6	A1, OS
3	3.92	15.4	30.4	H1
4	1.02	4.5	8.6	H2, H3
5	4.94	19.9	39.1	H1, H2, H3
6	0.39	1.7	3.3	I2
7	DESIGN POINT 7 NOT USED			
8	5.33	38.7	86.0	H1-H3, I2, OS
9	0.16	0.7	1.4	OS5a
10	0.22	1.0	1.9	OS5b
11	0.38	1.7	3.2	OS5a, OS5b
12	7.82	26.6	52.6	I1
13	13.53	63.6	135.1	H1-H3, I1, I2, OS5a, OS5b, OS
14	14.99	67.1	143.0	H1-H3, I1, I2, OS5a, OS5b, OS, K1
15	OFFSITE	25.0	54.6	OS
16	0.76	28.3	61.0	B1, OS
17	0.59	2.6	5.0	D1
18	1.35	30.9	66.0	B1, D1, OS
19	5.63	21.0	41.5	G1
20	6.18	22.2	43.8	G1, G2
21	7.53	52.6	108.8	B1, D1, G1, G2, OS
22	0.55	2.0	4.1	K2
23	8.08	53.1	110.0	B1, D1, G1, G2, K2, OS
24	23.07	116.9	246.3	BASINS FOR D.P.'S 14 AND 23
25	0.55	2.2	4.5	K3
26	23.62	118.7	250.0	BASINS FOR D.P. 24, K3
27	2.41	9.7	19.3	K4
28	4.55	15.5	30.6	L
29	6.96	23.9	47.4	K4, L
30	9.03	31.2	61.9	K4, K5, L
31	32.65	108.6	215.3	BASINS FOR D.P.'S 30 AND 26
32	4.84	19.0	37.6	E1
33	1.42	5.6	10.9	E2, E3
34	6.26	22.9	44.9	E1, E2, E3
35	0.74	2.7	5.2	J2, J3
36	7.0	23.6	46.4	E1, E2, E3, J2, J3
37	4.55	14.3	28.2	J1
38	44.2	141.3	279.5	BASINS FOR D.P.'S 31, 36 AND 37

BASIN SUMMARY TABLE			
BASIN	AREA (AC)	Qs (CFS)	Q100 (CFS)
A1	0.50	2.2	4.2
B1	0.76	3.3	6.4
D1	0.59	2.6	5.0
E1	4.84	19.0	37.6
E2	0.88	3.5	6.8
E3	0.54	2.4	4.6
G1	5.63	21.0	41.5
G2	0.55	2.2	4.2
H1	3.92	15.4	30.4
H2	0.71	3.1	6.0
H3	0.31	1.4	2.6
I1	7.82	26.6	52.6
I2	0.39	1.7	3.3
J1	4.55	14.3	28.2
J2	0.43	1.6	3.0
J3	0.31	1.4	2.6
K1	1.46	4.0	9.0
K2	0.55	2.0	4.1
K3	0.55	2.2	4.5
K4	2.41	9.7	19.3
K5	2.07	8.4	16.8
L	4.55	15.5	30.6
OS-1	1.05	0.3	2.4
OS-2	0.58	0.3	1.8
OS-3	1.72	0.5	3.7
OS-4	0.71	0.2	1.6
OS-5a	0.16	0.7	1.4
OS-5b	0.22	1.0	1.9
OS-6	0.97	4.0	7.9
OS-7	1.52	0.5	3.3
OS-8	1.99	0.7	4.8

LEGEND	
	A = BASIN DESIGNATION B = AREA IN ACRES C = 5 YEAR RUNOFF COEFF. D = 100 YEAR RUNOFF COEFF.
	PROPOSED BASIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	DESIGN POINT
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN
	FLOW ARROW

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.

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

RECOMMEND APPROVAL BY: _____ DATE: _____

ENGINEERING DIVISION _____ DATE: _____

APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES DIRECTOR _____ DATE: _____

ISSUED FOR CONSTRUCTION

7901 E. Bellevue Avenue
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

THE MEADOWS FILING 17
LOT 5 AND 6

DEVELOPED DRAINAGE MAP

SCALE: AS SHOWN

DRAWN BY: ACS

CHECKED BY: AMZ

DATE: FEB 15, 2004

SHEET NUMBER

1

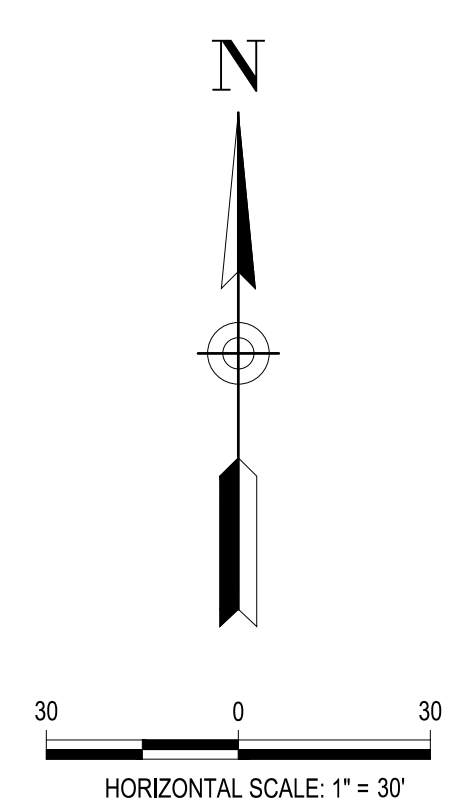
Date

Appr.

Revisions

No.

Appendix C – Proposed Grading Plan



LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19
PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING
GRADING PLAN

PREPARED FOR: WESTBRIDGE DEVELOPMENT
EDWARD FRANKIE
PHONE: 312.925.5922

DESIGNED BY:	KSR
DRAWN BY:	JJH
JOB NUMBER:	240701

APPROVED BY:

DEVELOPMENT SERVICES DATE

File Name: S:_Projects\240701 - LimeLight\CADD\Sheet Sets\WALL CD'S\C4.30 - GRADING PLAN.dwg
Plotted by: Jacob Huselson Date: 10/14/2025 11:32 AM