

Phase II Drainage Report

Limelight Retail Center

(JN: 26040)

The Meadows Development
Castle Rock, CO

June 15, 2026

Prepared for:

Smith Group

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Prepared by:

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Castle Rock Project No: SDP25-0096

Certification

ENGINEER CERTIFICATION OF DRAINAGE REPORT

I affirm that this report for the Phase II Drainage Design of Limelight Retail Center was prepared by me or under my direct supervision in accordance with the provisions of the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual for the owners thereof. I understand that Castle Rock does not and will not assume liability for drainage facilities designed by others.

Registered Professional Engineer
State of Colorado PE No. 45332
For and on behalf of Proof Civil Co.

OWNER CERTIFICATION OF DRAINAGE REPORT

Smith Group hereby certifies that the drainage facilities for the Limelight Retail Center shall be constructed according to the design presented in this report. I understand that the Town of Castle Rock does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that the Town of Castle Rock reviews drainage plans pursuant to the Municipal Code; but cannot, on behalf of Smith Group guarantee the final drainage design review will absolve Smith Group and/or their successors and/or assigns of future liability for improper design.

Name of Developer

Authorized Signature

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I. Introduction

This Phase II Drainage Report for Limelight Retail Center will address the on-site stormwater conveyance and treatment for the development in accordance with criteria set forth by applicable governing agencies as well as the Phase II Drainage Report for The Meadows, by CVL Consultants of Colorado, Inc. dated February 15, 2005 (Meadows Report).

II. General Location and Description

A. Project Location

The proposed site is located within Lot 6G-3, The Meadows Filing No. 17, Area No. 4, in the northwest quarter of Section 34, Township 7 South, Range 67 West of the 6th Principal Meridian, in Douglas County. The lot is situated at the northwest corner of Limelight Avenue and Virtuoso Loop. The site lies within The Meadows master-planned development in Castle Rock.

B. Project Description

The proposed development accounts for 2.67 acres and includes a one-story retail center with associated parking, landscaping, and sidewalks. Due to the slope of the existing site, a retaining wall along the northern boundary of the site will be constructed at the rear of the proposed building.

There are no major drainageways, wetlands, or irrigation facilities on-site.

C. Floodplain Information

According to FEMA Flood Insurance Rate Map Panel #08035C0169G, the subject site is located within flood hazard area Zone X. Zone X is defined as area outside the 0.2-percent-chance (or 500-year) flood. Refer to Appendix A for the applicable FEMA flood map.

D. Soils Description

According to the United States Department of Agriculture Natural Resources Conservation Service (NRCS) National Cooperative Soil Survey, on-site soils are identified as Bresser sandy loam, which is classified as Hydrologic Soil Group B. Group B soils are silt loam or loam. They have a moderate infiltration rate when thoroughly wetted and consist chiefly of moderately deep to deep, moderately well-drained to well-drained soils with moderately fine to moderately coarse textures.

III. Historic Drainage

A. Existing Drainage Pattern

The site generally drains from southwest to northeast at an average slope of 2.5%. Flows are conveyed along the west and northern boundaries of the site to an existing temporary sediment basin. A storm stub at the northeast corner of the site was provided as part of the original design of Lots 5 and 6 of Meadows Filing No. 17 to convey site flows to a regional detention pond east of the site, across the existing railroad tracks. The pond provides detention and water quality treatment for the development and discharges to East Plum Creek.

B. Existing Basins

The existing site is divided into drainage basins described as follows:

a. Basin EX-1a

The proposed site primarily lies within Basin 1a of the Meadows Report (referred to as Basin EX-1a in this report). This basin was designed with anticipated full-buildout runoff coefficients of 0.81 and 0.88 for the 5-year and 100-year storm events, respectively, and sheet flow is conveyed through an

earthen channel to the temporary sediment basin at the eastern edge of the property. In total, Basin EX-11 is comprised of 7.82 acres, so the proposed 2.05 acres developed within the existing basin account for 26.2% of the basin from the Meadows Report. In total, Basin EX-11 generates 26.6 cfs and 52.6 cfs for the minor and major storm events in the developed condition for the entire 7.82-acre basin, per the Meadows Report. This equates to a developed runoff rate for the proposed 2.05-acre portion of the site of 6.9 cfs and 13.8 cfs in the minor and major storm events.

b. Basin EX-12

A relatively small portion of the site along the southern property boundary lies within existing Basin 12 of the Meadows Report (referred to as Basin EX-12 in this report). This basin was designed with anticipated full-buildout runoff coefficients of 0.90 and 0.96 for the 5-year and 100-year storm events, respectively. This basin consists of area associated with the constructed Virtuoso Loop and will remain unaltered with this development.

c. Basin EX-OS5b

A relatively small portion of the site along the northeastern property boundary lies within existing Basin OS5b of the Meadows Report (referred to as Basin EX-OS5b in this report). This basin was designed with anticipated full-buildout runoff coefficients of 0.90 and 0.96 for the 5-year and 100-year storm events, respectively. This basin consists of area associated with existing Limelight Avenue and will remain unaltered with this development.

d. Basin EX-OS5a

A relatively small portion of the site along the northeastern property boundary lies within existing Basin OS5a of the Meadows Report (referred to as Basin EX-OS5a in this report). This basin was designed with anticipated full-buildout runoff coefficients of 0.90 and 0.96 for the 5-year and 100-year storm events, respectively. This basin consists of area associated with existing Limelight Avenue and will remain unaltered with this development.

e. Basin EX-OS6

A relatively small portion of the site along the northeastern property boundary lies within existing Basin OS6 of the Meadows Report (referred to as Basin EX-OS6 in this report). This basin was designed with anticipated full-buildout runoff coefficients of 0.85 and 0.92 for the 5-year and 100-year storm events, respectively. This basin consists of area associated with existing Limelight Avenue and will be minimally improved with this development. The portion of the basin included within the subject property will include limited sidewalks and will result in runoff coefficients of 0.52 and 0.72 for the 5-year and 100-year storm events, respectively.

IV. Drainage Criteria

A. Regulation

Methods described in the UDFCD Urban Storm Drainage Criteria Manual and in the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual were used for the drainage design of the Site.

B. Drainage Studies, Outfall Systems Plans and Site Constraints

This Phase II drainage report has been written in compliance with the Meadows Report by CVL Consultants.

Runoff generated within the proposed site will be detained by the existing regional detention pond, as designed in the Meadows Report. Relevant portions of that report have been provided in Appendix D.

Site grading was constrained by the existing grades of surrounding improvements adjacent to the site, including the existing storm sewer locations.

C. Hydrology

A Rational Method analysis utilizing the intensity-duration-frequency curves established for the Town of Castle Rock was used to determine the on-site runoff generated for the 5-year (minor) and 100-year (major) storm events. Runoff coefficients were based on the type of proposed development outlined in the MHFD manual. Runoff coefficients used in the analysis were weighted according to the existing and proposed land uses in each basin or sub-basin, and the time of concentration values were calculated for each basin or sub-basin per Town of Castle Rock criteria. Detention storage and release rates were calculated using the UDFCD design criteria in effect at the time of master development construction. Hydrologic calculations can be found in Appendix B.

D. Hydraulics

Conveyance of on-site-generated and tributary off-site flows has been calculated using Manning's equation in accordance with the MHFD Urban Storm Drainage Criteria Manual and the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual.

V. General Concept

The proposed drainage design will follow the intent of the Meadows Report. Parking lot inlets will collect site flows and convey them to the existing storm sewer system, which will convey flows to the existing regional water quality and detention facility. Roof drains from the proposed building will be connected to the proposed site storm sewer and conveyed to the existing storm sewer system. Uncontrolled areas not collected by the on-site storm sewer will be minimized but will be captured by the existing storm sewer within the surrounding private drive lanes. Off-site basins upstream of the site will flow into on-site basins and will be conveyed through the site in their undeveloped condition until those basins are developed and connected directly into the existing storm sewer independent of the subject site.

BASIN ID	AREA (AC.)	IMP. (%)	C ₅	C ₁₀₀	Q ₅ (CFS)	Q ₁₀₀ (CFS)
EX. BASIN I ₁	7.82	*	0.81	0.88	26.2	52.6
26.2 % OF EX. BASIN EX-I ₁	2.05	*	0.81	0.88	6.9	13.7
PROP. I ₁ BASINS	2.05	79	0.67	0.80	4.1	10.6

*Not provided in the Meadows Report

A. Proposed Drainage Basins

The improved site is divided into drainage basins described as follows:

a. Basin I₁-A₁

Basin I₁-A₁ is a 0.02-acre basin in the western corner of the site. This basin accepts flows from an off-site channel that drains the upstream undeveloped lot southwest of the subject site (Basin I₁-OSB₁). Flows will enter an area drain at design point 1. When the upstream lot is developed and connected

to the storm sewer southwest of the site, this basin will drain only the minimal area of the basin within the subject site. Anticipated runoff rates generated by Basin I1-A1 are 0.0 cfs and 0.1 cfs for the minor and major storm events, respectively.

b. Basin I1-A2

Basin I1-A2 is a 0.41-acre basin consisting of site parking lot, landscape islands, and sidewalk. Runoff within this basin will sheet flow to an on-site curb inlet at design point 2. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-A2 are 1.5 cfs and 3.0 cfs for the minor and major storm events, respectively.

c. Basin I1-A3

Basin I1-A3 is a 0.61-acre basin consisting of site parking lot, landscape islands, and sidewalk. Runoff within this basin will sheet flow to an on-site curb inlet at design point 3. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-A3 are 2.2 cfs and 4.5 cfs for the minor and major storm events, respectively.

d. Basin I1-A4

Basin I1-A4 is a 0.15-acre basin consisting of site parking lot, landscape islands, and sidewalk. Runoff within this basin will sheet flow to an on-site curb inlet at design point 4. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-A4 are 0.5 cfs and 1.1 cfs for the minor and major storm events, respectively.

e. Basin I1-B1

Basin I1-B1 is a 0.48-acre roof area for the proposed building. Runoff within this basin will drain via downspouts and/or internal roof drains to a drainage pipe along the northern face of the building. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-B1 are 1.8 cfs and 3.6 cfs for the minor and major storm events, respectively.

f. Basin I1-B2

Basin I1-B2 is a 0.04-acre basin consisting of sidewalk and wall area directly north of the proposed building. Runoff within this basin will drain via a linear trench drain within the walkway. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-B2 are 0.2 cfs and 0.3 cfs for the minor and major storm events, respectively.

g. Basin I1-C1

Basin I1-C1 is a 0.16-acre landscape/softscape area along the north and northwestern sides of the development. Runoff within this basin will sheet flow to Limelight Avenue. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site via inlets within Limelight Avenue and subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-C1 are 0.0 cfs and 0.4 cfs for the minor and major storm events, respectively.

h. Basin I1-D1

Basin I1-D1 is a 0.18-acre basin consisting of asphalt, sidewalks, and landscape associated with Sol Danza Drive. Runoff within this basin will be captured in curb inlets within the private drive. Flows from this basin will then be conveyed to the existing storm sewer system northeast of the site and

subsequently to the regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-D1 are 0.5 cfs and 1.2 cfs for the minor and major storm events, respectively.

i. Basin OS6-A1

Basin OS6-A1 is 0.19 acres of asphalt, sidewalks, and landscape associated with Limelight Avenue. This basin will remain largely unaltered outside of a small addition of sidewalk area, and will follow historic drainage patterns by draining to curb inlets within Limelight Avenue. Anticipated runoff rates generated by Basin OS6-A1 are 0.4 cfs and 1.1 cfs for the minor and major storm events, respectively.

j. Basin I1-OSB1

Basin I1-OSB1 is a 0.20-acre undeveloped off-site basin upstream of the subject site. This basin will drain via an existing drainage channel into Basin I1-A1, where flows will be routed via on-site and off-site storm sewer to the existing regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-OSB1 are 0.0 cfs and 0.4 cfs for the minor and major storm events, respectively.

k. Basin I1-OSB2

Basin I1-OSB2 is a 0.87-acre undeveloped off-site basin upstream of the subject site. This basin will sheet flow into Basin I1-A2, where flows will be routed via a curb inlet and on-site and off-site storm sewer to the existing regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-OSB2 are 0.0 cfs and 1.7 cfs for the minor and major storm events, respectively.

l. Basin I1-OSB3

Basin I1-OSB3 is a 0.08-acre undeveloped off-site basin upstream of the subject site. This basin will sheet flow into Basin I1-A3, where flows will be routed via a curb inlet and on-site and off-site storm sewer to the existing regional water quality and detention pond. Anticipated runoff rates generated by Basin I1-OSB3 are 0.3 cfs and 1.7 cfs for the minor and major storm events, respectively.

B. Site Specific Hydraulic Design

On-site-generated runoff will be collected from proposed building roofs and piped via PVC leaders to the proposed storm sewer. Proposed hardscape and landscape areas will be graded to sheet flow to curb and gutter. Curb inlets have been designed at designated low points to convey flows to the proposed storm sewer system. The proposed on-site storm sewer will connect to the existing storm sewer designed in the Meadows Report, which conveys flows to the existing regional detention pond. Hydraulic calculations can be found in Appendix C.

Off-site flow entering the site will be captured within on-site basins and routed through the on-site storm sewer system. Upon development of the upstream vacant parcel, minimal flows from off-site basins are anticipated.

C. Storage and Water Quality Treatment

100-Year detention and water quality storage for the proposed site has been provided within the regional detention pond as designed in the Meadows Report. The regional pond was designed assuming a future runoff coefficient of 0.88 for the 100-year event, while the actual site runoff coefficient will be 0.80 for the corresponding event. Since the proposed imperviousness and runoff coefficients are being reduced from the anticipated values of the original design, the regional pond will have adequate storage volume for the development.

D. Stormwater Quality Four Step Process

1) Reduce Runoff Volume to the Maximum Extent Practicable

The preliminary site plan has been developed to provide limited amounts of impervious area only as necessary for site operations. As shown in the paragraph above, the total onsite imperviousness is significantly below the anticipated imperviousness for the overall development.

2) Provide Water Quality Capture Volume and Flood Control Detention Via Full-Spectrum Detention

Water quality capture volume has been provided for the site in a regional water quality and 100-year detention pond that has been sized for the proposed site.

3) Utilize Stream Channel Stabilization Techniques

Stream stabilization within Plum Creek is not proposed as part of this project. Runoff from the site is conveyed to the regional pond, which will regulate the outfall to East Plum Creek.

4) Undertake Source Control

Significant sources of water pollution are not anticipated for the proposed site. However, non-structural BMPs that pertain to the site are discussed below:

Illicit Discharge Controls – The sanitary sewer should be regularly cleaned and inspected to prevent waste from entering the storm sewer system.

Use of Pesticides, Herbicides, Fertilizers, and Landscape Maintenance – Areas shall be designed and maintained to require as few fertilizers and chemicals as possible.

Snow and Ice Management – Deicing chemicals that are considered safer to use around plants, including calcium magnesium acetate (CMA) or calcium chloride, shall be used and kept to a minimum while allowing for operations and safety. Snow storage shall be placed in landscape areas for infiltration and water quality.

Storm Sewer System Cleaning – The on-site private storm sewer system shall be regularly cleaned of sediment, trash, and debris to keep downstream waters clean and prevent the storm sewer system from overflowing.

E. Operations and Maintenance

Operation and maintenance of the on-site stormwater infrastructure shall be the responsibility of the building owner, while maintenance of the off-site storm sewer and water quality and detention pond shall be the responsibility of the landlord for the proposed site. The on-site storm sewer shall be inspected and maintained at least annually. Ownership shall work to prevent pollutants from entering the on-site facilities to the greatest extent possible through activities such as reducing on-site pollutants, sediment, trash and debris, chemicals, dog waste, and other illicit discharges.

F. Floodplain Impact and Management

According to FEMA Flood Insurance Rate Map Panel #08035C0169G, the subject site is located within flood hazard area Zone X.

As the site lies within Zone X, no impacts to or modifications of any floodplain are proposed with this development.

G. Groundwater Management

No groundwater impacts are anticipated at this time.

VI. Conclusion

A. Compliance with Standards

This report presents the description and calculations for the drainage analysis and design of Limelight Retail Center. The drainage system was designed in accordance with the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual and the MHFD Urban Storm Drainage Criteria Manual.

B. Variances from Criteria

No variances from applicable criteria are being requested as part of this drainage design.

VII. References

(2018, August). *Urban Storm Drainage Criteria Manual Volumes 1, 2, and 3*. Mile High Flood District.

(2019, June) *Storm Drainage Design and Technical Criteria Manual*. Town of Castle Rock.



APPENDIX A

- FEMA FIRM MAPS
- WEB SOIL SURVEY RESULTS

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Silviculture Elevations tables shown on this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the Flood Profiles and Floodway Data and/or Summary of Silviculture Elevations tables should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodway were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Floodway Data table shown on this FIRM.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>. **Base map** information shown on this FIRM was provided by the Douglas County GIS Department and the Town of Castle Rock GIS Department. Additional input was provided by the City of Lone Tree and Town of Parker. These data are current as of 2010.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for the jurisdiction.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIRM report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the OFPA.

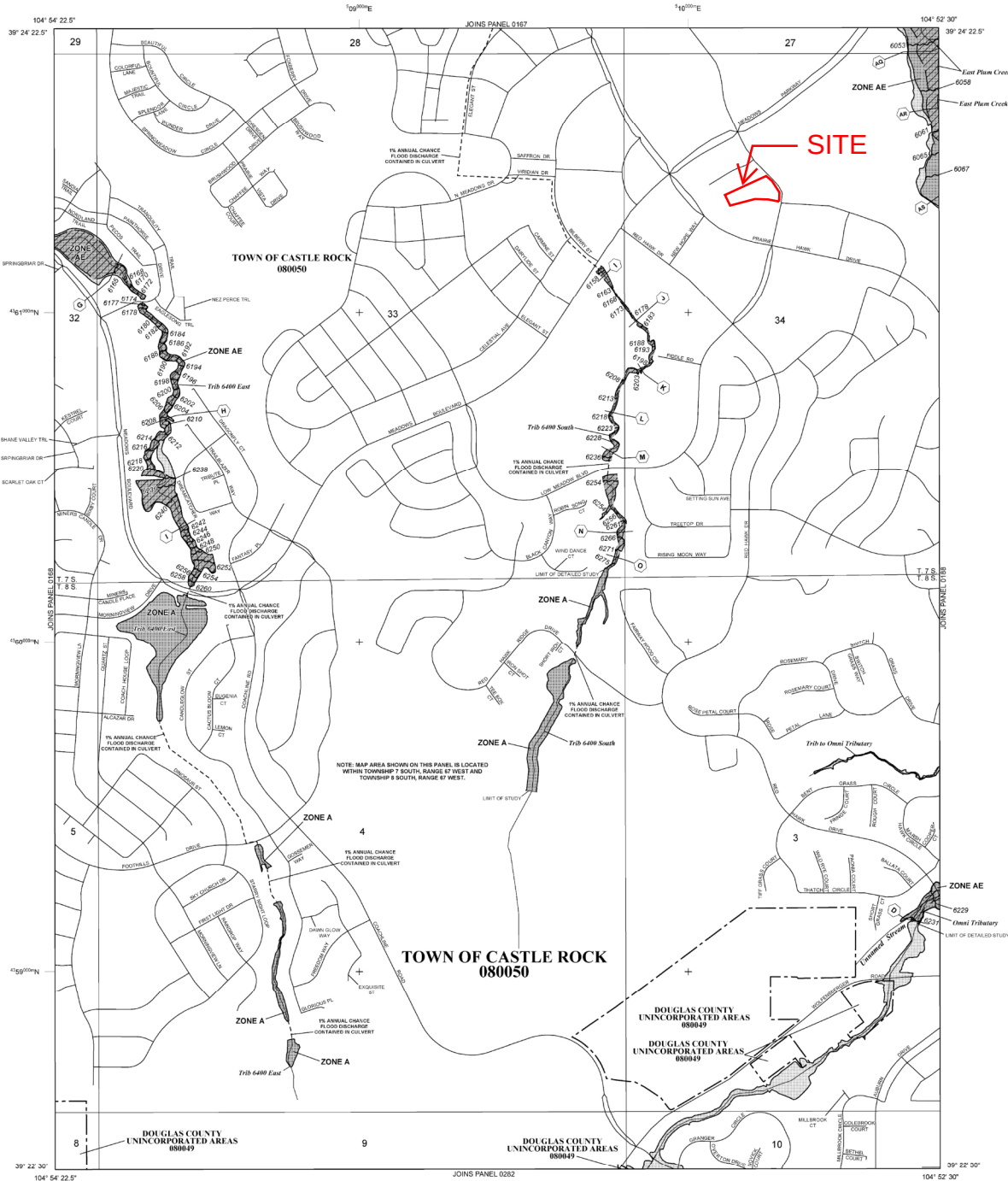
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains unannotated hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://map.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/businessinfo>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, and V. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; for areas of sheet flow flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Areas to be protected from the 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.
- OTHER AREAS**
- ZONE D** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**

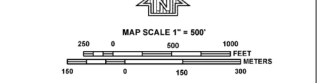
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation (in feet and value, elevation in feet)
- Base Flood Elevation value where uniform within zone, elevation in feet

- Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 13
- BM 1511 N
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River mile
- Map repository
- Refer to Map Repository Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- SEPTEMBER 30, 2006
- EFFECTIVE DATES OF REVISIONS TO THIS PANEL

MARCH 16, 2016: To update corporate limits, to change base flood elevations, to add base flood elevations, to add special flood hazard areas, to update map format, to add roads and road names, to reflect updated geographic information, to incorporate previously issued letters of map revision.

For community map revision history prior to community mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6623.



NFIP PANEL 0169G

FIRM
FLOOD INSURANCE RATE MAP
DOUGLAS COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 169 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	CASTLE ROCK, TOWN OF	080050	169G	G
	DOUGLAS COUNTY	080049	0169G	G

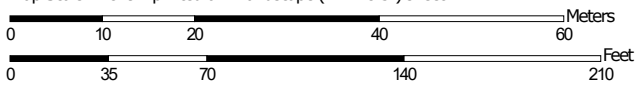
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08035C0169G
MAP REVISED
MARCH 16, 2016
Federal Emergency Management Agency

Hydrologic Soil Group—Castle Rock Area, Colorado (Limelight Retail)



Map Scale: 1:819 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

6/16/2026
Page 1 of 4

Hydrologic Soil Group—Castle Rock Area, Colorado (Limelight Retail)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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 18, Aug 29, 2025

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	B	1.5	100.0%
Totals for Area of Interest			1.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



APPENDIX B

- HYDROLOGIC CALCULATIONS

Project : Limelight Retail Center
 Project No. : 22022

Date : 6/16/2026
 By : JGD

Drainage Basin Imperviousness

Soil Type : **B**

	Roof	Concrete	Asphalt	Landscape	Playground	Gravel	Undeveloped						
Imperviousness :	90%	90%	100%	2%	10%	40%	2%	Total Area	Composite	Runoff Coefficients			
Basin Name	Areas (sq.ft.)							(sq.ft.)	% Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀
I1-A1				692				692	2%	0.01	0.01	0.07	0.44
I1-A2		1,057	14,822	1,892				17,771	89%	0.73	0.76	0.77	0.84
I1-A3		2,356	21,372	2,829				26,557	89%	0.73	0.75	0.77	0.84
I1-A4		871	4,713	941				6,525	85%	0.69	0.72	0.73	0.82
I1-B1	20,887							20,887	90%	0.74	0.77	0.78	0.85
I1-B2		1,894						1,894	90%	0.74	0.77	0.78	0.85
I1-C1				7,013				7,013	2%	0.01	0.01	0.07	0.44
I1-D1		1,801	3,579	2,502				7,882	67%	0.52	0.55	0.59	0.74
Total I1 Developed	20,887	7,979	44,486	15,869	0	0	0	89,221	79%	0.64	0.67	0.69	0.80
OS6-A1		1,817	3,613	2,993				8,423	63%	0.49	0.52	0.56	0.72
I1-OSB1							8,794	8,794	2%	0.01	0.01	0.07	0.44
I1-OSB2							37,990	37,990	2%	0.01	0.01	0.07	0.44
I1-OSB3							3,472	3,472	2%	0.01	0.01	0.07	0.44

SF2 - Time of Concentration

Basin ID	Area (AC.)	C _s	Initial/Overland Time			Travel Time					Time of Concentration		Final
			L _i (ft.)	S (%)	T _i (min.)	L _t (ft.)	S (%)	Conveyance Factor	Vel (fps)	T _t (min.)	Comp. T _c (min.)	Regional T _c (Min.)	T _c (Min.)
I1-A1	0.02	0.01	11	20.00	2.4	1	20.0	10	4.5	0.0	2.4	25.7	5.0
I1-A2	0.41	0.76	93	3.20	4.1	15	0.8	20	1.8	0.1	4.2	11.0	5.0
I1-A3	0.61	0.75	116	3.10	4.6	24	2.5	20	3.2	0.1	4.8	11.0	5.0
I1-A4	0.15	0.72	85	2.80	4.5	2	2.0	20	2.8	0.0	4.6	11.6	5.0
I1-B1	0.48	0.77	75	5.00	3.1	10	2.0	20	2.8	0.1	3.1	10.8	5.0
I1-B2	0.04	0.77	3	2.00	0.8	1	5.0	20	4.5	0.0	0.8	10.7	5.0
I1-C1	0.16	0.01	92	1.80	15.5	2	2.0	10	1.4	0.0	15.5	25.7	15.5
I1-D1	0.18	0.55	24	5.00	2.8	162	2.9	20	3.4	0.8	3.6	15.5	5.0
OS6-A1	0.19	0.52	82	4.90	5.6	187	1.8	20	2.7	1.2	6.8	16.6	6.8
I1-OSB1	0.20	0.01	135	1.30	20.9	1	1.3	10	1.1	0.0	20.9	25.7	20.9
I1-OSB2	0.87	0.01	298	1.25	31.5	1	1.3	10	1.1	0.0	31.5	25.7	25.7
I1-OSB3	0.08	0.01	76	1.30	15.7	1	1.3	10	1.1	0.0	15.7	25.7	15.7

Project : Limelight Retail Center
Project No. : 22022

Date : 6/16/2026
By : JGD

SF₃ - Minor Storm

1-hr Point Rainfall **1.43** in. (5-year Event)

Description	Design Point	Direct Runoff						Total Runoff				Street		Travel Time			Comments
		Area (ac.)	C _s	T _c (min.)	CA (ac.)	I (in/hr)	Q (cfs)	T _c (min.)	CA (ac.)	I (in/hr)	Q (cfs)	Slope (%)	Flow (cfs)	Length (ft)	Vel. (fps)	tt (min.)	
I1-OSB1		0.20	0.01	20.9	0.00	2.75	0.0										
I1-A1	1	0.02	0.01	5.0	0.00	4.85	0.0	20.9	0.00	2.75	0.0						
I1-OSB2		0.87	0.01	25.7	0.01	2.45	0.0										
I1-A2	2	0.41	0.76	5.0	0.31	4.85	1.5	25.7	0.32	2.45	0.8						
I1-OSB3		0.08	0.01	15.7	0.00	3.18	0.0										
I1-A3	3	0.61	0.75	5.0	0.46	4.85	2.2	25.7	0.78	2.45	1.9						
I1-A4	4	0.15	0.72	5.0	0.11	4.85	0.5	25.7	0.89	2.45	2.2						
I1-B1		0.48	0.77	5.0	0.37	4.85	1.8										
I1-B2	5	0.04	0.77	5.0	0.03	4.85	0.2	5.0	0.40	4.85	1.9						
I1-C1		0.16	0.01	15.5	0.00	3.19	0.0										
I1-D1		0.18	0.55	5.0	0.10	4.85	0.5										
OS6-A1		0.19	0.52	6.8	0.10	4.44	0.4										

Project : Limelight Retail Center
Project No. : 22022

Date : 6/16/2026
By : JGD

SF₃ - Major Storm

1-hr Point Rainfall **2.6** in. (100-year Event)

Description	Design Point	Direct Runoff						Total Runoff				Street		Travel Time			Comments
		Area (ac.)	C ₁₀₀	T _c (min.)	CA (ac.)	I (in/hr)	Q (cfs)	T _c (min.)	CA (ac.)	I (in/hr)	Q (cfs)	Slope (%)	Flow (cfs)	Length (ft)	Vel. (fps)	tt (min.)	
I1-OSB1		0.20	0.44	20.9	0.09	4.99	0.4										
I1-A1	1	0.02	0.44	5.0	0.01	8.82	0.1	20.9	0.09	4.99	0.5						
I1-OSB2		0.87	0.44	25.7	0.38	4.46	1.7										
I1-A2	2	0.41	0.84	5.0	0.34	8.82	3.0	25.7	0.82								
I1-OSB3		0.08	0.44	15.7	0.03	5.77	0.2										
I1-A3	3	0.61	0.84	5.0	0.51	8.82	4.5	25.7	1.37	4.46	6.1						
I1-A4	4	0.15	0.82	5.0	0.12	8.82	1.1	25.7	1.49	4.46	6.7						
I1-B1		0.48	0.85	5.0	0.41	8.82	3.6										
I1-B2	5	0.04	0.85	5.0	0.04	8.82	0.3	5.0	0.44	8.82	3.9						
I1-C1		0.16	0.44	15.5	0.07	5.80	0.4										
I1-D1		0.18	0.74	5.0	0.13	8.82	1.2										
OS6-A1		0.19	0.72	6.8	0.14	8.08	1.1										



APPENDIX C

- EXCEPRTS FROM PREVIOUS REPORTS

The following pages
are excerpts from a
previously approved
drainage report

PHASE III DRAINAGE REPORT

For

**THE MEADOWS
Filing No. 17, Lots 5 and 6**

*Located northeast of Meadows Boulevard and Prairie Hawk Drive
Section 34, Township 7 South, Range 67 West,
Town of Castle Rock*

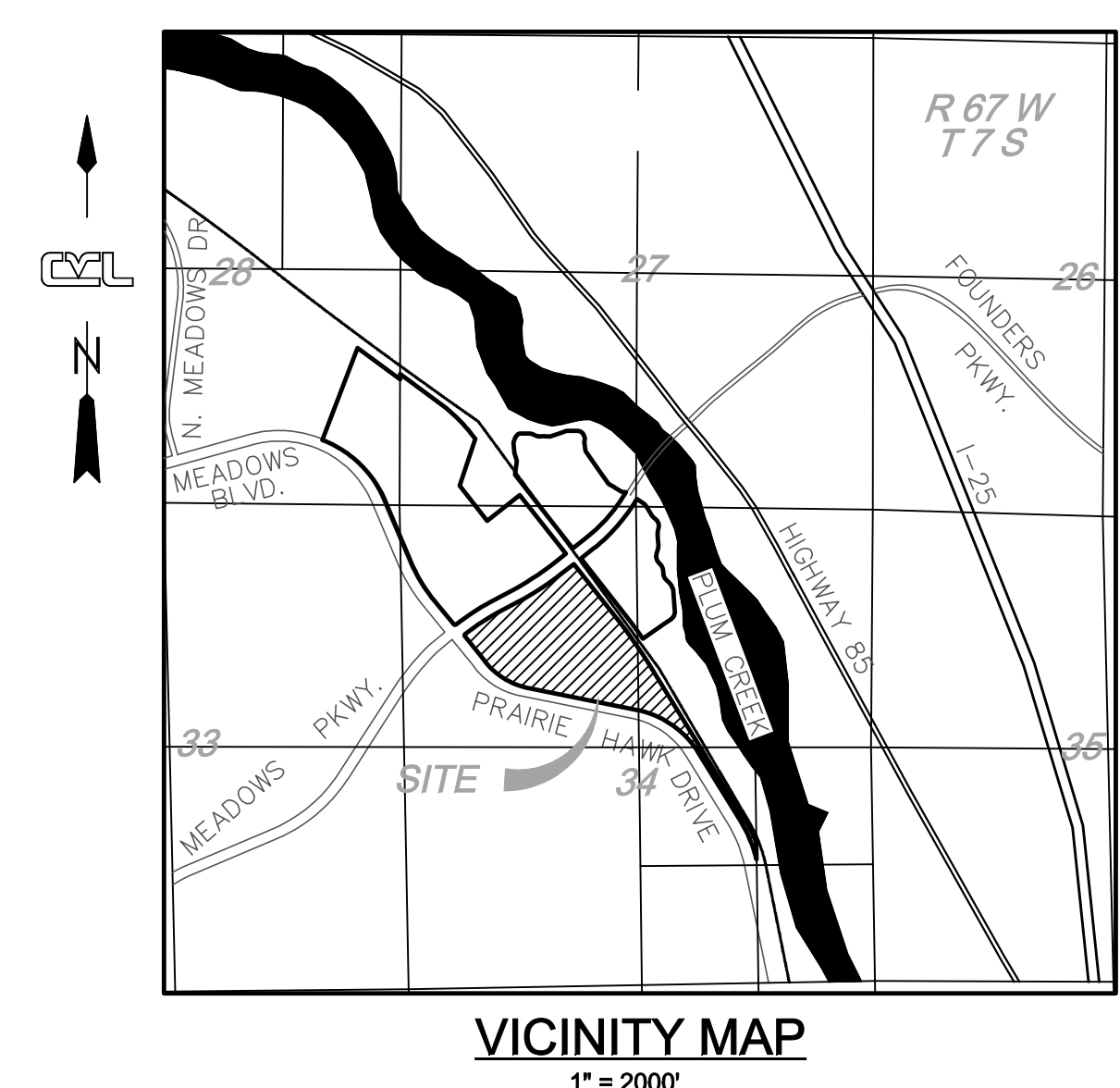
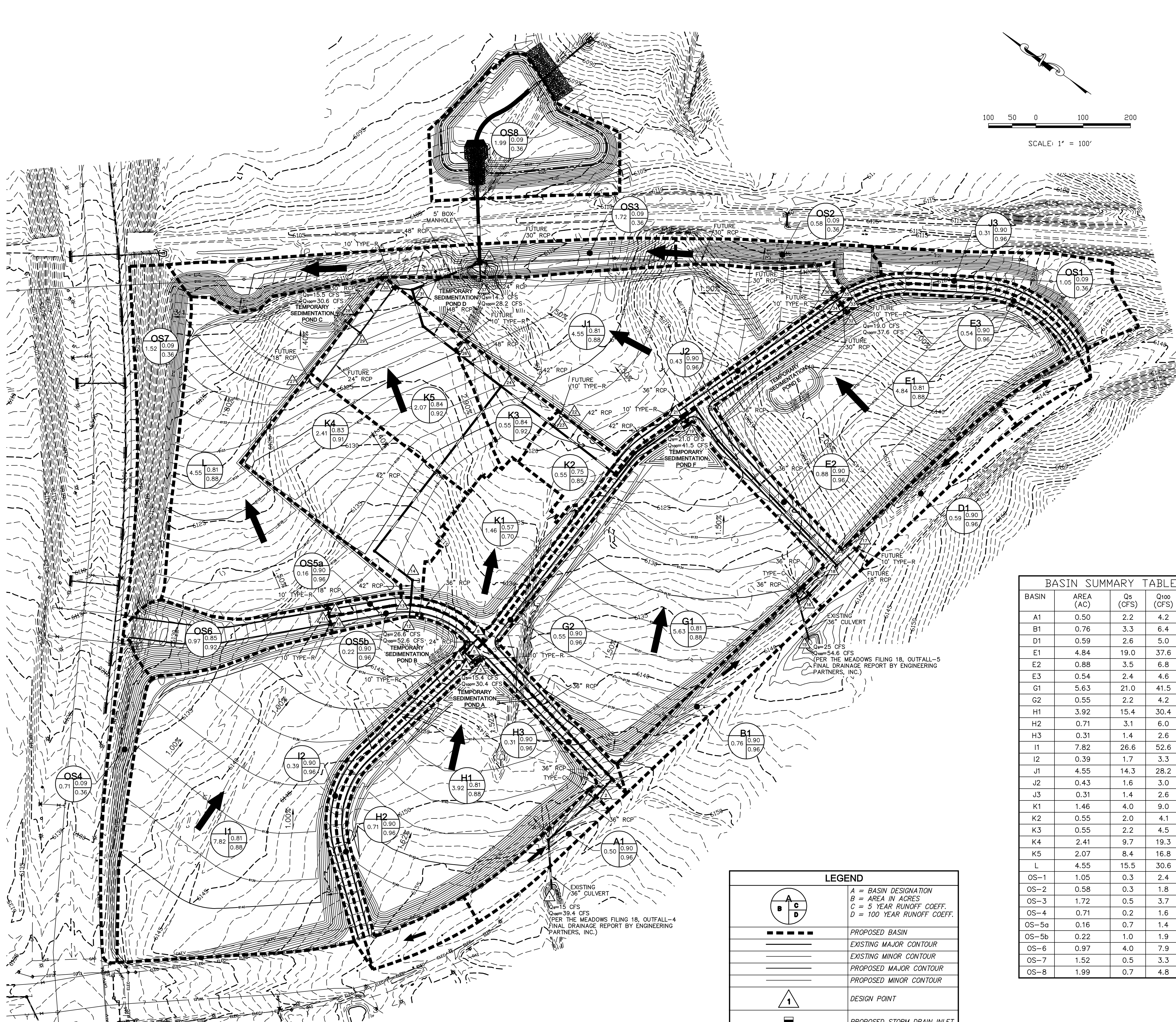
Prepared for:

Castle Rock Development Company
3033 E. First Avenue Ste. 410
Denver, CO 80206

Prepared by:

CVL Consultants of Colorado, Inc.
7901 E. Belleview Ave, Suite 150
Englewood, CO 80111
Phone (720) 482-9526

February 15, 2005



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.

KURT A. LANG, COLORADO P.E. 32249 DATE

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

RECOMMEND APPROVAL BY: _____

ENGINEERING DIVISION DATE

APPROVED BY: _____

DEVELOPMENT SERVICES DIRECTOR DATE

ISSUED FOR CONSTRUCTION

02/15/05

KAL

NO.

Revisions

Date

Appr.

Date

7901 E. Belvedere Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

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

CASTLE ROCK LAND COMPANY
3033 EAST 1ST AVENUE, #410
DENVER, CO 80206

THE MEADOWS FILING 17
LOT 5 AND 6
DEVELOPED DRAINAGE MAP

SHEET NUMBER

1

DRAWN BY: ACS

CHECKED BY: ANZ

DATE: FEB. 15, 2004

SCALE: AS SHOWN

FILE NO: 04811401



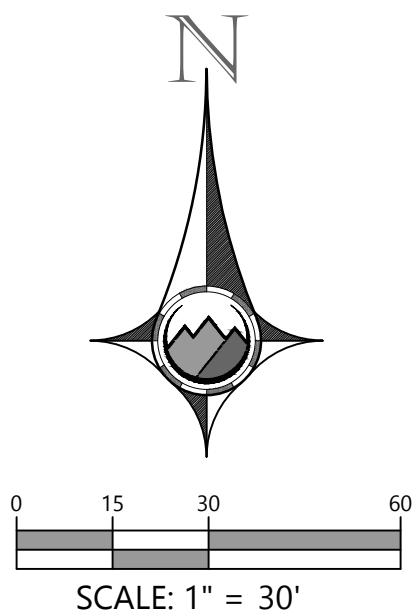
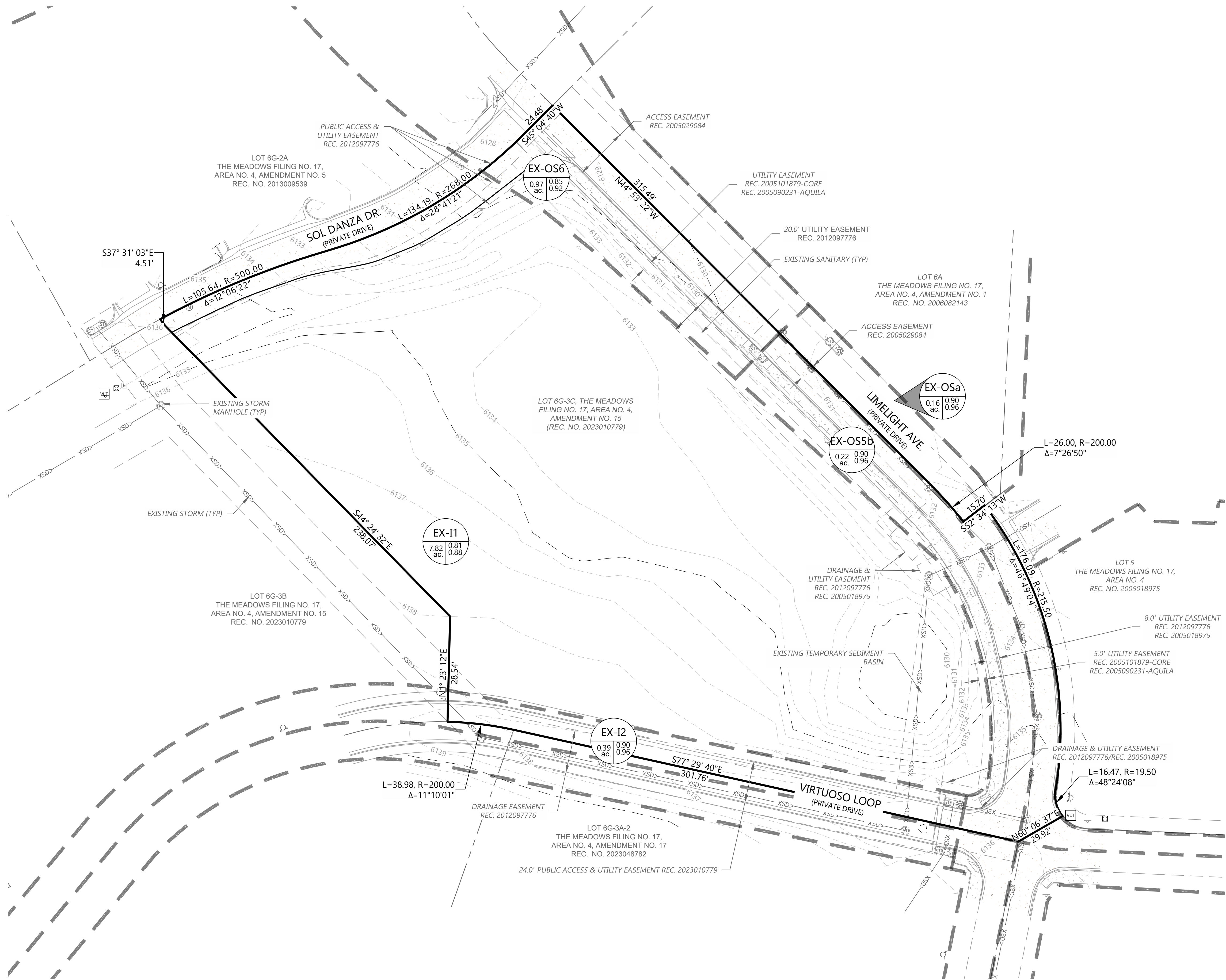
APPENDIX D

- DRAINAGE MAPS

SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER
LOT 6G-3, THE MEADOWS FILING NO. 17, AREA NO. 4
LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED BASIN BOUNDARY
- HISTORICAL BASIN BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE W/F.E.S.
- EXISTING STORM LINE W/F.E.S.
- PROPOSED SAWCUT
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- OVERFLOW PATH
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- SLOPE AND DIRECTION
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- BASIN ID
- BASIN IDENTIFICATION TAG
- 5-YR RUNOFF COEFFICIENT
- 100-YR RUNOFF COEFFICIENT



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION

PROJ. NO.:	22012
DATE:	06/17/2026
DRAWN BY:	ANM
CHECKED BY:	JGD

EXISTING DRAINAGE PLAN

LIMELIGHT RETAIL CENTER

COLORADO

CASTLE ROCK

DRN-1

SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER
LOT 6G-3, THE MEADOWS FILING NO. 17, AREA NO. 4
LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED BASIN BOUNDARY
- HISTORICAL BASIN BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE W/F.E.S.
- EXISTING STORM LINE W/F.E.S.
- PROPOSED SAWCUT
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- OVERFLOW PATH
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- SLOPE AND DIRECTION
- HIGH POINT
- LOW POINT
- GRADE BREAK
- BASIN ID
- BASIN IDENTIFICATION TAG
- 5-YR RUNOFF COEFFICIENT
- 100-YR RUNOFF COEFFICIENT

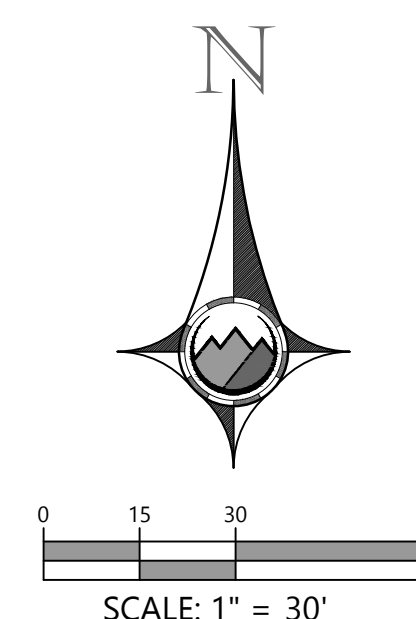
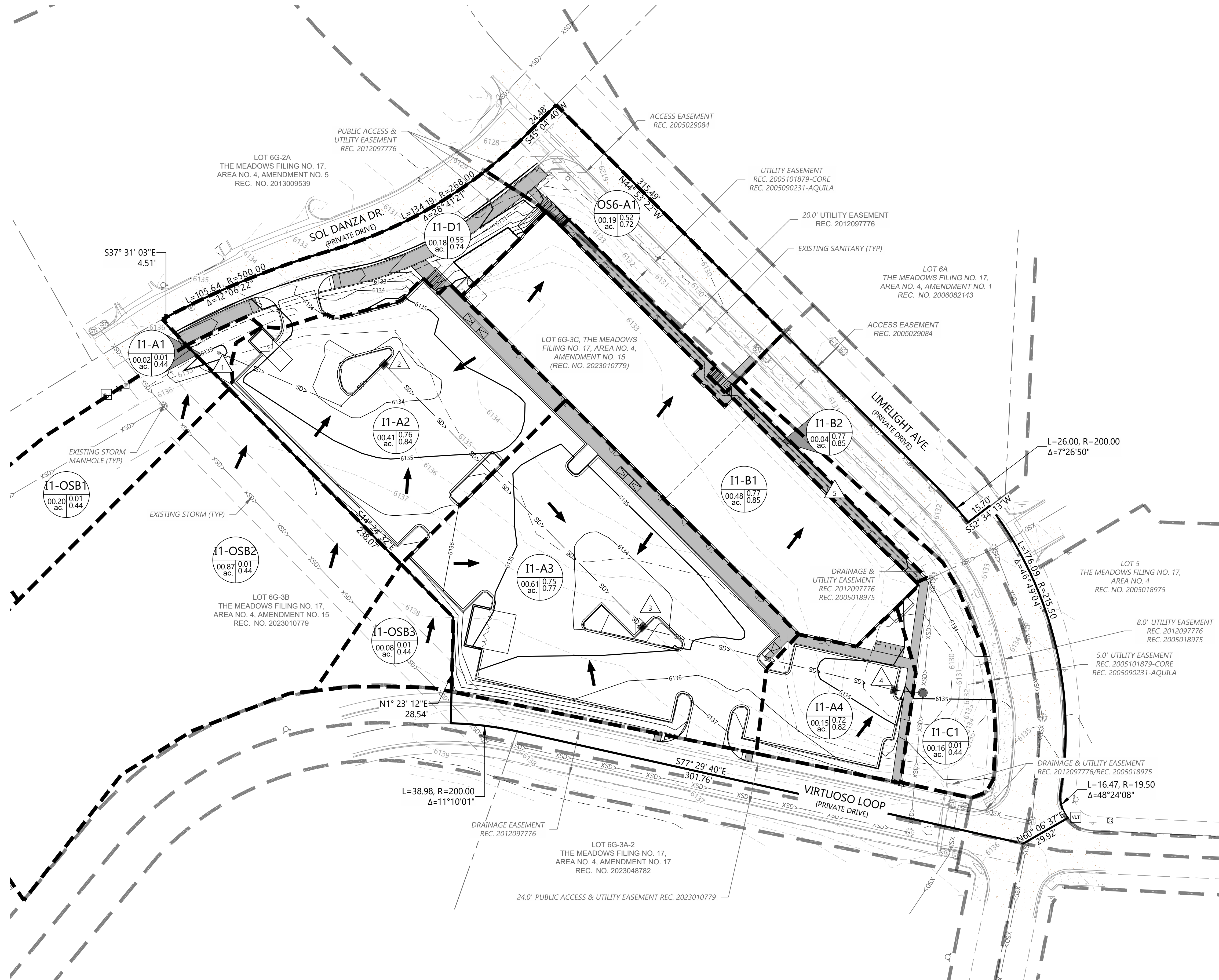
BASIN ACREAGE

BASIN ID

BASIN IDENTIFICATION TAG

5-YR RUNOFF COEFFICIENT

100-YR RUNOFF COEFFICIENT



REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE
22012	06/17/2026	ANM	JGD
PROJ. NO.:		DRAWN BY:	
DATE:		CHECKED BY:	
PROPOSED DRAINAGE PLAN		LIMELIGHT RETAIL CENTER	
COLORADO		CASTLE ROCK	
DRAWING NO.		DRN-2	

SITE DEVELOPMENT PLAN
LOT 6G-3, THE MEADOWS FILING NO. 17, AREA NO. 4
TOWN OF CASTLE ROCK PROJECT #SDP26-00XX