



June 19, 2026

Town of Castle Rock  
Castle Rock Water  
175 Kellogg Court  
Castle Rock, CO 80109

Re: SDP26-00XX Castle Rock Inline Retail  
Utility Conformance Letter

The purpose of this letter is to prove conformance of the proposed Limelight Retail Center project with the utility report for The Meadows Filing No. 17 by CVL Consultants. The proposed site is located within Lot 6G-3, The Meadows Filing No. 17, Area No. 4, located in the northwest quarter of Section 34, Township 7 South, Range 67 West of the 6<sup>th</sup> 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.

The proposed development accounts for 2.67 acres and includes the construction of a new multi-tenant commercial space that will accommodate retail tenants and an attached patio on the northwest side of the building. Associated parking and sidewalks will make up the remainder of the site.

The development will include a 3,120 SF restaurant on the northwest side of the building along with 17,835 sf of demised retail spaces. The building will be fed by a single (assumed) 1" domestic service and a 6" fireline entering the northwest portion of the building.

The final meter size will be determined at the time of building permitting based on the required demand of the total building water supply fixture units and any additional water usage, as shown on the commercial fixture unit worksheet to be provided to the Town of Castle Rock. The required fire flow, based on a 21,056 SF type II-B building, is 3,000 gpm for a duration of 3-hours. However, the code allows for a 50% reduction in the fire flow since the building is fully sprinklered, which brings the required fire flow down to 1,500 gpm for a duration of 2-hours.

### Calculated Water Demands

The average daily demand (ADD) calculations for the proposed site were calculated based on the Town of Castle Rock Water System Design Criteria Manual demand rates. The typical ADD for a restaurant use is 3.0 gpd per SF, or 0.0075 SFE per SF and the typical ADD for a retail use is 0.2 gpd per SF, or 0.0005 per SF. The maximum day demand (MDD) was determined by multiplying the ADD by the MDD factor of 2.5. Finally, the peak hour demand (PHD) was determined by multiplying the ADD by the PHD factor of 5.5. The Irrigation Average Day Demand for a restaurant use is 3,750 gpd/acre, or 9.38 SFE per acre with a proposed irrigated acreage of 0.36 acres.

The results are shown below:

**Irrigation Average Day Demand:**  $3,750 \text{ gpd} \times 0.36 \text{ ac.} = 1,350 \text{ gpd}$  (0.94 gpm) (operated off peak hours)

**Average Day Demand Restaurant:**  $3,120 \text{ SF} \times 3.0 \text{ gpdpsf} = 9,360 \text{ gpd}$  (6.5 gpm)

**Average Day Demand Retail:**  $17,835 \text{ SF} \times 0.2 \text{ gpdpsf} = 3,567 \text{ gpd}$  (2.5 gpm)

**Average Day Demand Total:**  $9,360 \text{ gpd} + 3,567 \text{ gpd} = 12,927 \text{ gpd}$  (9.0 gpm)

**Maximum Day Demand:**  $12,927 \text{ gpd} \times 2.5 + 1,350 = 33,667 \text{ gpd}$  (23.4 gpm)

**Peak Hour Demand:**  $12,927 \text{ gpd} \times 5.5 + 1,350 \text{ gpd} = 72,448 \text{ gpd}$  (50.3 gpm)

The "Preliminary Utility Report" for Meadows Filing No. 17 designated the subject site as "Commercial" land use with an average site water demand of 1.24 gpm/acre (with open space use factored in) and a peak flow of 3.84 gpm/acre. This would allocate a total of 3.31 gpm of average daily flow and 10.27 gpm peak flow for the subject site. However, the original study utilized a fire flow of 3000 gpm for this area, which results in a fire flow + peak domestic demand of 3010.27 gpm. The proposed condition will create a peak demand of 1550.3 gpm.

### Calculated Sanitary Demands

The average daily flow (ADF) for the proposed site was calculated based on the Town of Castle Rock Wastewater System Design Criteria Manual which shows restaurant flows rates of 1.5 gpd per SF and retail flow rates of 0.1 gpd per sf. Peak flows are then determined by multiplying the ADF by the peaking factor (PF). The PF is determined based on the calculation provided below.

$$PF = 3.65 \times [(ADF)^{-0.168}], \text{ ADF in millions of gallons per day; Max PF} = 5.0$$

The peak design flow (PDF) is calculated by multiplying the ADF with the PF and adding that number to the ADF multiplied by 10% to account for infiltration and inflows.

$$PDF = (ADF \times PF) + (ADF \times 0.1)$$

The results are shown below.

**Average Daily Flow Restaurant:** 3,120 SF \* 1.5 gpd = 4,680 gpd (3.25 gpm)

**Average Daily Flow Retail:** 17,835 SF \* 0.2 gpd = 3,567 gpd (2.48 gpm)

**Average Daily Flow Total:** 4,680 gpd + 3,567 gpd = 8,247 gpd (5.73 gpm)

**Peaking Factor:**  $3.65 \times (0.008247 \text{MGD})^{-0.168} = 8.17$  (5.0 max)

**Peak Design Flow:**  $8,247 \times 5.0 + 8,247 \times 0.1 = 42,059$  gpd (29.21 gpm)

The "Preliminary Utility Report" for Meadows Filing No. 17 designated the subject site as "Commercial" land use with an average site sanitary generation of 0.42 gpm/acre (with open space use factored in) and a peak flow of 2.08 gpm/acre. This would allocate a total of 2.1 gpm of average daily flow and 10.5 gpm peak flow for the subject site.

The proposed development will create an overage of 18.71 gpm, or 0.04 cfs when compared to anticipated values from the master utility report. According to that report, sufficient capacity exists in the downstream sanitary sewer system throughout the master development. The 10" pipe downstream of the retail development that crosses under the adjacent railroad tracks offers 0.38 cfs of available capacity, the 10" line downstream of the lift station at the terminus of Lombard Street offers 0.41 cfs of capacity, and the 12" line west of the site that ties into the Plum Creek Interceptor near the intersection of Limelight Avenue and Sabercat Way includes 0.38 cfs of available capacity.

Should you have any questions regarding this letter, please feel free to contact me at 303.325.5709.

Sincerely,

PROOF CIVIL CO.



Jason DeYoung, P.E.

**Certifications:****Engineer's Statement:**

The enclosed utility report and exhibits were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

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Jason DeYoung  
State of Colorado No. 45332  
For and on behalf of Proof Civil Co.

**Owner/Developer's Statement:**

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

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Name of Developer

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Authorized Signature



## **APPENDIX A**

- REFERENCE MATERIAL

The following pages  
are excerpts from a  
previously approved  
document

## **PRELIMINARY UTILITY REPORT**

**The Meadows  
Filing No. 17**

### **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

**December 22, 2003**

**THE MEADOWS  
FILING NO. 17  
TOWN OF CASTLE ROCK  
WATER PLAN**

**TABLE 1.0: DEMAND CALCULATIONS (GALLONS PER MINUTES)**

Max Day Demand 2.65  
Peak Hour Demand 4.5  
Commercial Land Use Demand 3 SFE/ac  
Open Space Land Use Demand 5 SFE/ac

|               | Lot Type   | Commercial<br>(Acres) | Open Space*<br>(Acres) | Gross area<br>(Acres) | Commercial<br>Land Use<br>Demand Rate<br>(GPAD)** | Open Space<br>Land Use<br>Demand Rate<br>(GPAD)** | Gross<br>Average Day<br>Demand<br>(GPM) | Gross<br>Max Day<br>Demand<br>(GPM) | Gross<br>Peak Hour<br>Demand<br>(GPM) | Commercial<br>Land Use<br>Demand<br>SFE | Open Space<br>Land Use<br>Demand<br>SFE | Total<br>Equivalent<br>Demand<br>SFE |
|---------------|------------|-----------------------|------------------------|-----------------------|---------------------------------------------------|---------------------------------------------------|-----------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------|
| Parcel 1      | Commercial | 9.740                 | 2.922                  | 12.662                | 1200                                              | 2000                                              | 12.2                                    | 32.3                                | 54.8                                  | 29                                      | 15                                      | 44                                   |
| Parcel 3      | Commercial | 40.110                | 12.033                 | 52.143                | 1200                                              | 2000                                              | 50.1                                    | 132.9                               | 225.6                                 | 120                                     | 60                                      | 180                                  |
| Parcel 5      | Commercial | 21.609                | 6.483                  | 28.092                | 1200                                              | 2000                                              | 27.0                                    | 71.6                                | 121.6                                 | 65                                      | 32                                      | 97                                   |
| Parcel 7      | Commercial | 16.764                | 5.029                  | 21.793                | 1200                                              | 2000                                              | 21.0                                    | 55.5                                | 94.3                                  | 50                                      | 25                                      | 75                                   |
| Out Parcel    | Commercial | 7.002                 | 2.101                  | 9.103                 | 1200                                              | 2000                                              | 8.8                                     | 23.2                                | 39.4                                  | 21                                      | 11                                      | 32                                   |
| <b>TOTALS</b> |            | <b>168.558</b>        | <b>50.567</b>          | <b>219.125</b>        |                                                   |                                                   | <b>210.7</b>                            | <b>558.3</b>                        | <b>948.1</b>                          | <b>506</b>                              | <b>253</b>                              | <b>759</b>                           |

\*Open Space = assumed 30% of commercial area.

\*\*Land use demands are per "Town of Castle Rock Public Works Regulations, Chapter 14"

**The Meadows**  
**Filing No. 17**  
**Sanitary Sewer Analysis**

12/9/2003

**Flow Rate**

Commercial 600 gpd/acre  
 Single Family 200 gpd/dwelling unit  
 Multi-Family 130 gpd/dwelling unit

**Table A**

| Basins       | Lot Type      | Gross Area**<br>(Acres) | Typical<br>Demand/Unit<br>(gpd/acre) | Avg. Flow<br>(gpd) | Avg. Flow<br>(gpm) | Avg. Flow<br>(cfs) | Equivalent<br>SFEs/Unit<br>(SFE/acre) | Equivalent<br>Demand<br>SFE | Peak Factor |
|--------------|---------------|-------------------------|--------------------------------------|--------------------|--------------------|--------------------|---------------------------------------|-----------------------------|-------------|
| OS 2 - DP 7* | Single Family | -                       | -                                    | 64,600             | 44.9               | 0.10               | -                                     | 323                         | 5.00        |
| OS 4 - DP 9* | Single Family | -                       | -                                    | 22,000             | 15.3               | 0.03               | -                                     | 110                         | 5.00        |
| SUB-TOTAL    |               |                         |                                      | 188,110            | 130.6              |                    |                                       | 941                         |             |
| LOT 2        | Commercial    | 13.415                  | 600                                  | 8,049              | 5.6                | 0.01               | 3                                     | 40                          | 5.00        |
| LOT 4        | Commercial    | 10.814                  | 600                                  | 6,488              | 4.5                | 0.01               | 3                                     | 32                          | 5.00        |
| LOT 6        | Commercial    | 26.656                  | 600                                  | 15,994             | 11.1               | 0.02               | 3                                     | 80                          | 5.00        |
| LOT 8        | Commercial    | 22.448                  | 600                                  | 13,469             | 9.4                | 0.02               | 3                                     | 67                          | 5.00        |
| SUB-TOTAL    |               | 168.558                 |                                      | 101,135            | 70.2               |                    |                                       | 506                         |             |
| TOTALS       |               | 168.558                 |                                      | 289,245            | 200.9              |                    |                                       | 1447                        |             |

Peak Factor =  $3.79 \times [(\text{Avg. Flow in cfs})^{-0.168}]$ , where Max. Peaking Factor = 5.0

\* Design points and calculations by Engineering Partners, Inc.

\* Gross Areas are based on total lot areas and do not take into account additional dedication of right-of-way.

**Table B**

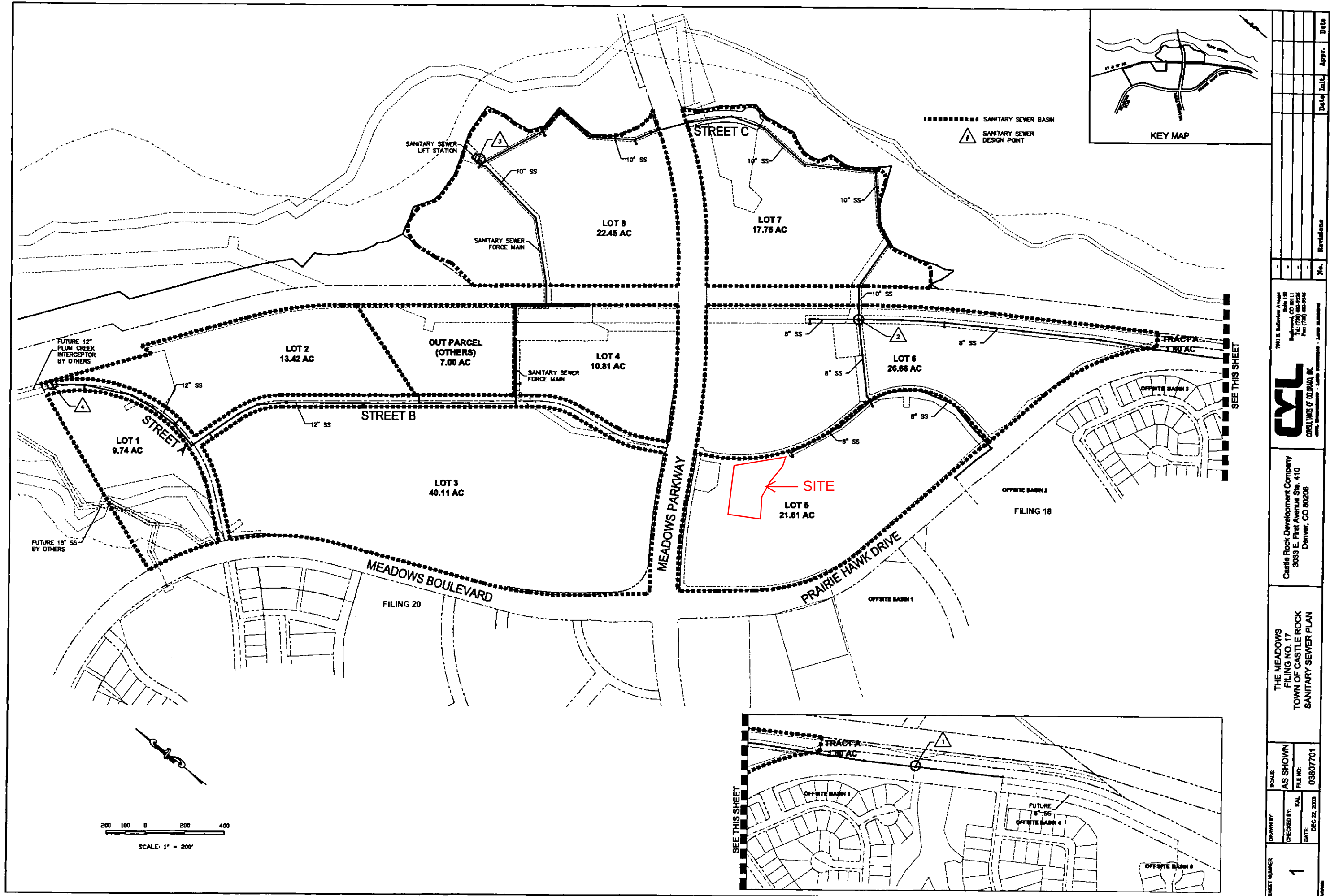
| Design Points | Basins                      | Avg. Flow<br>(gpm) | Avg. Flow<br>(cfs) | Routed<br>Peak Factor | Peak Flow<br>(gpm) | Peak Flow<br>(cfs) | Downstream<br>Pipe | Min. Slope<br>Downstream | % Full<br>Capacity<br>Downstream |
|---------------|-----------------------------|--------------------|--------------------|-----------------------|--------------------|--------------------|--------------------|--------------------------|----------------------------------|
| 1             | OS 3-5                      | 67                 | 0.15               | 5.00                  | 335                | 0.75               | 8"                 | 0.40%                    | 69.56%                           |
| 2             | OS 1-5, LOTS 5-6            | 151                | 0.34               | 4.55                  | 686                | 1.53               | 10"                | 0.40%                    | 76.62%                           |
| 3             | OS 1-5, LOTS 5-8            | 167                | 0.37               | 4.47                  | 748                | 1.67               | 10"                | 0.50%                    | 75.02%                           |
| 4             | OS 1-5, LOTS 1-8, OUTPARCEL | 201                | 0.45               | 4.34                  | 871                | 1.94               | 12"                | 0.22%                    | 80.85%                           |

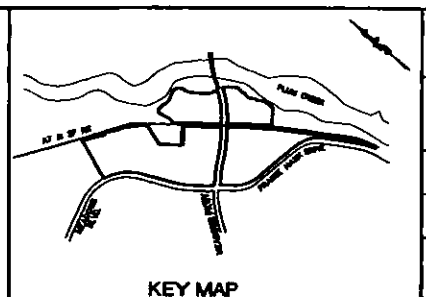
**Table C**

| Pipe Size (In) | Slope (%)   | Full Flow<br>Pipe Capacity<br>(cfs) |
|----------------|-------------|-------------------------------------|
| 8              | 0.50        | 1.01                                |
| 10             | 0.40        | 1.64                                |
| 12             | 0.22 (Min.) | 1.97                                |

Manning's 'n' = 0.011

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|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           |     |           |      |       |      |
|--------------------------------|----------------------------|--------------------|----------------------|--------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----|-----------|------|-------|------|
| PROJECT NUMBER<br><div>1</div> | CHECKED BY:<br><div></div> | SCALE:<br>AS SHOWN | FILE NO:<br>03807701 | TOWN OF CASTLE ROCK<br>POTABLE WATER SYSTEM PLAN | Castle Rock Development Company<br>3033 E. First Avenue Ste. 410<br>Denver, CO 80206 | <div><br/>CORRELIMUS OF COLORADO, INC.<br/>Civil Engineering • Land Development • Land Planning</div> | 7941 E. Balcones Avenue<br>Suite 150<br>Englewood, CO 80111<br>Tel: (720) 482-9956<br>Fax: (720) 482-9946 | -   | -         | -    | -     | -    |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           | -   | -         | -    | -     | -    |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           | -   | -         | -    | -     | -    |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           | -   | -         | -    | -     | -    |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           | -   | -         | -    | -     | -    |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           | No. | Revisions | Date | Appr. | Date |
|                                |                            |                    |                      |                                                  |                                                                                      |                                                                                                                                                                                          |                                                                                                           |     |           |      |       |      |



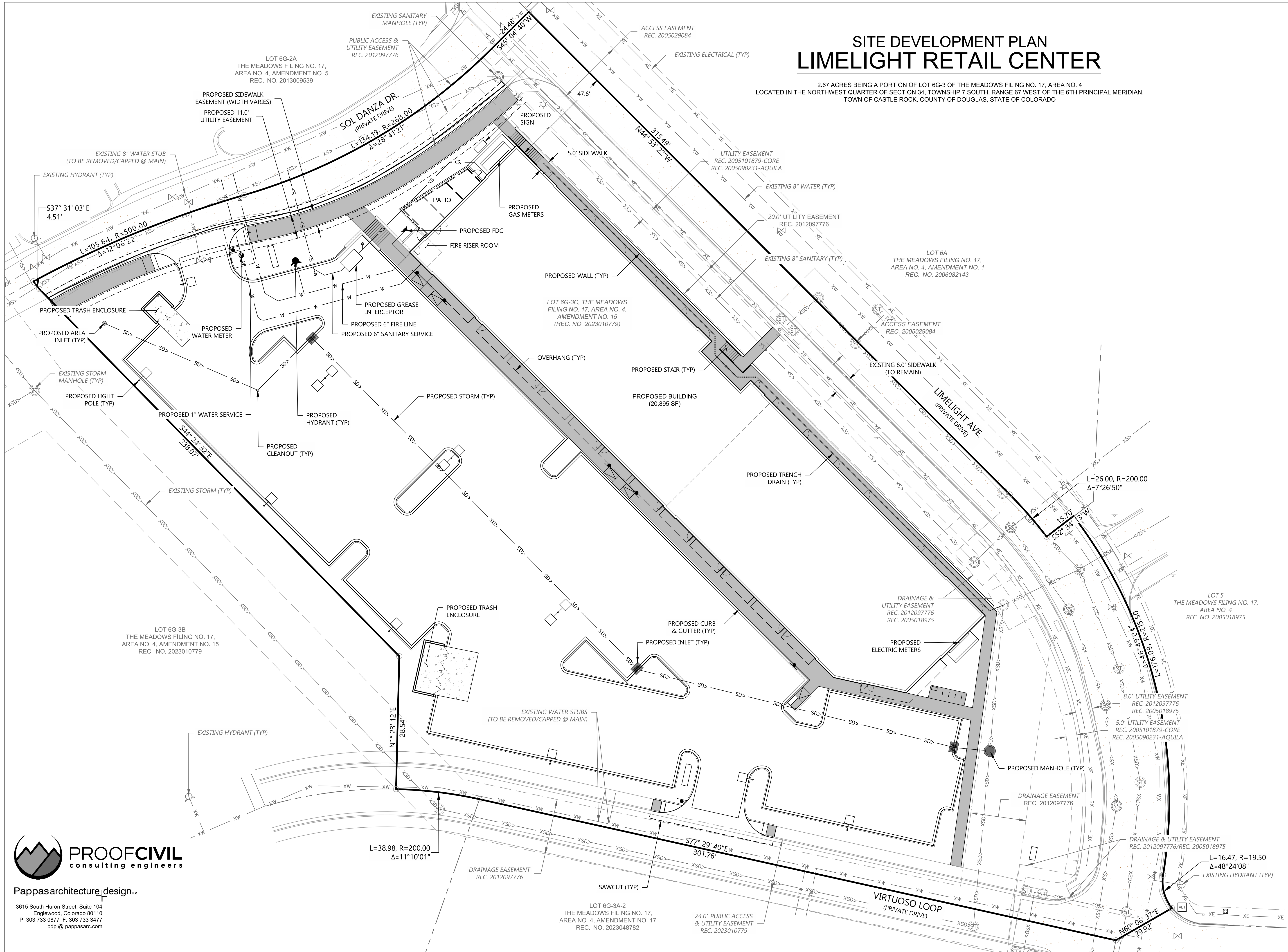
## **APPENDIX B**

- UTILITY PLAN

# SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

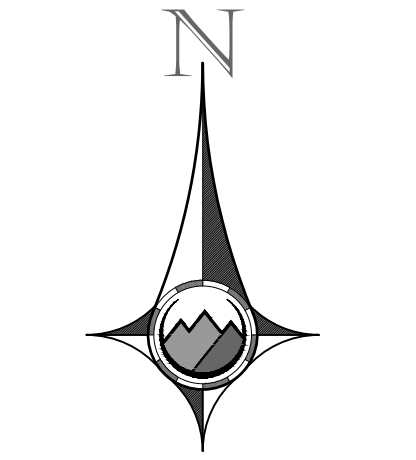
2.67 ACRES BEING A PORTION OF LOT 6G-3 OF THE MEADOWS FILING NO. 17, AREA NO. 4  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

| LEGEND: |                            |
|---------|----------------------------|
|         | PROPERTY LINE              |
|         | PROPOSED BUILDING          |
|         | EXISTING BUILDING          |
|         | PROPOSED EASEMENT          |
|         | EXISTING EASEMENT          |
|         | PROPERTY SETBACK           |
|         | PROPOSED STORM LINE        |
|         | EXISTING STORM LINE        |
|         | PROPOSED INLET             |
|         | EXISTING INLET             |
|         | PROPOSED WATER LINE        |
|         | EXISTING WATER LINE        |
|         | PROPOSED HYDRANT & VALVE   |
|         | EXISTING HYDRANT & VALVE   |
|         | PROPOSED SAN SEWER LINE    |
|         | EXISTING SAN SEWER LINE    |
|         | EXISTING ELECTRICAL LINE   |
|         | EXIST. OVERHEAD ELEC. LINE |
|         | EXISTING TELECOMM LINE     |
|         | EXISTING GAS LINE          |
|         | EXISTING IRRIGATION LINE   |
|         | EXISTING FIBER OPTIC LINE  |
|         | PROPOSED LIGHT POLE        |
|         | EXISTING LIGHT POLE        |



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pdp @ pappasarc.com



SCALE: 1" = 20'

UTILITY PLAN

SHEET 4

SHEET 04 OF 15