



June 19, 2026

Revised October 16, 2026

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

Re: SDP26-0028 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 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, and has been designated within the Meadows yellow pressure zone.

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. Easements for proposed utility infrastructure will be provided at the time of final design and construction documents.

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 (via a separate meter).

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) (separate meter)

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: $12,927 \text{ gpd} \times 2.5 = 32,317 \text{ gpd}$ (22.4 gpm)

Peak Hour Demand: $12,927 \text{ gpd} \times 5.5 = 71,098 \text{ gpd}$ (49.4 gpm)

The "Final Utility Report" for Meadows Filing No. 17 Lots 5&6 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: $3,120 \text{ SF} \times 1.5 \text{ gpd} = 4,680 \text{ gpd}$ (3.25 gpm)

Average Daily Flow Retail: $17,835 \text{ SF} \times 0.2 \text{ gpd} = 3,567 \text{ gpd}$ (2.48 gpm)

Average Daily Flow Total: $4,680 \text{ gpd} + 3,567 \text{ gpd} = 8,247 \text{ gpd}$ (5.73 gpm)

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

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

The "Final 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.

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.

Name of Developer

Authorized Signature



APPENDIX A

- REFERENCE MATERIAL

**ADDENDUM TO THE
FINAL UTILITY REPORT**

For

**THE MEADOWS FILING NO. 17
LOT 5 & LOT 6
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

March 20, 2006

Revised: May 9, 2006

THE MEADOWS
FILING NO. 17 Lot 5 & Lot 6
TOWN OF CASTLE ROCK
WATER PLAN
TABLE 1.0: DEMAND CALCULATIONS

Max Day Demand 2.65 x Avg. Day Demand
Peak Hour Demand 4.5 x Avg. Day Demand
Commercial Land Use Demand 3 SFE/ac

		Gross area	Commercial Land Use Demand Rate	Total Average Day Demand	Total Max Day Demand	Total Peak Hour Demand	Commercial Equivalent Demand
	Lot Type	(Acres)	(GPAD)*	(GPM)	(GPM)	(GPM)	SFE
Lot 5	Commercial	7.24	1200	6.0	16.0	27.2	22
Lot 6-A	Commercial	1.78	1200	1.5	3.9	6.7	5
Lot 6-B	Commercial	5.55	1200	4.6	12.3	20.8	17
Lot 6-C	Commercial	6.15	1200	5.1	13.6	23.1	18
Lot 6-D	Commercial	5.75	1200	4.8	12.7	21.6	17
Lot 6-E	Commercial	6.54	1200	5.5	14.4	24.5	20
Lot 6-F	Commercial	7.79	1200	6.5	17.2	29.2	23
Lot 6-G	Commercial	6.10	1200	5.1	13.5	22.9	18
Tract A1	Open Space	1.79	0	5.0	5.0	5.0	0
TOTALS		50.23		44.1	108.6	180.9	141

*Land use demands are per "Town of Castle Rock Public Works Regulations, Chapter 14"
SFE-Single Family Equivalent



APPENDIX B

- UTILITY PLAN

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15,
COUNTY OF DOUGLAS, STATE OF COLORADO

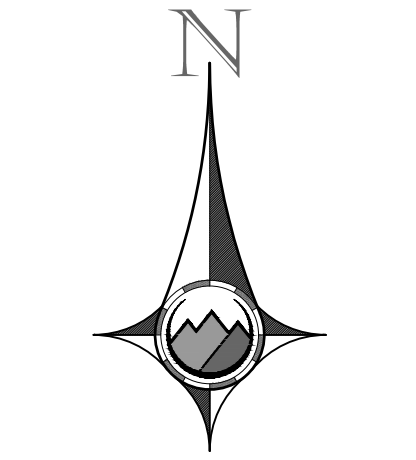
LEGEND:	
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER 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

- NOTES:
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - 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.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



Pappasarchitecture.design

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0 10 20 40
SCALE: 1" = 20'

UTILITY PLAN

SHEET 4

SHEET 04 OF 15

LIMELIGHT RETAIL CENTER - SITE DEVELOPMENT PLAN - SDP26-0028



APPENDIX C

- PLUM CREEK ACKNOWLEDGEMENT



Commercial Business Building Permit

Grease Interceptor Requirement

All Commercial Business Building Permits for new business and construction of new buildings, remodels, or tenant improvement permits will be required to comply with Town Code 13.05, Grease Interceptors Required. Applicant will be required to submit an Industry Information Questionnaire through the Plum Creek Water Reclamation Authority (PCWRA) to verify if the business will require an oil/grease interceptor. Please go to PCWRA website at:

<https://www.pcwracolorado.org/commercial-businesses>

CONSTRUCTION DRAWINGS

Please note PCWRA requires all new commercial buildings to provide a stub-out for a separate waste line for future interceptor installation, if not proposed with the project. All drainage fixtures and grease waste lines that are tied to the oil/grease must be shown in the construction drawings as well as the location of the oil/grease interceptor.

ACKNOWLEDGEMENT

The applicant must sign and date this form to acknowledge that the applicant has read and understands the Town's Code requirement regarding Grease Interceptors, PCWRA's requirement to complete an Industry Information Questionnaire and Food Service Application, and the Town's requirement that a letter from PCWRA must be provided with the Town of Castle Rock Building Permit. This signed form is required to be included in the Utility Report with the Predevelopment Plan (PDP), Site Development Plan (SDP) and Construction Document (CD) submittals.

Limelight Retail

Name of Project

/sol Danza Drive at Limelight Avenue

Address of property, if known



Peter D. Pappas

10/15/26

Signature

Date