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SITE DEVELOPMENT PLAN
LOT 1, FILING I, DAWSON TRAILS
COSTCO

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, DAWSON TRAILS FILING NO. 1,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A 161,000 SQUARE-FOOT RETAIL WAREHOUSE WITH AN ONSITE FUELING STATIONS, ALONG WITH ASSOCIATED VEHICLE CIRCULATION DRIVES AND PARKING.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

ACM DAWSON TRAILS VII JV LLC

BY: _____ TITLE: AUTHORIZED SIGNATORY FOR ACM DAWSON TRAILS VII JV LLC

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF

_____, A TITLE INSURANCE COMPANY
LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN
EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS,
MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE
CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS _____ DAY OF _____, 20_____.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 20_____.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NWC CRYSTAL VALLEY
PARKWAY AND I-25
CASTLEROCK, CO 80104

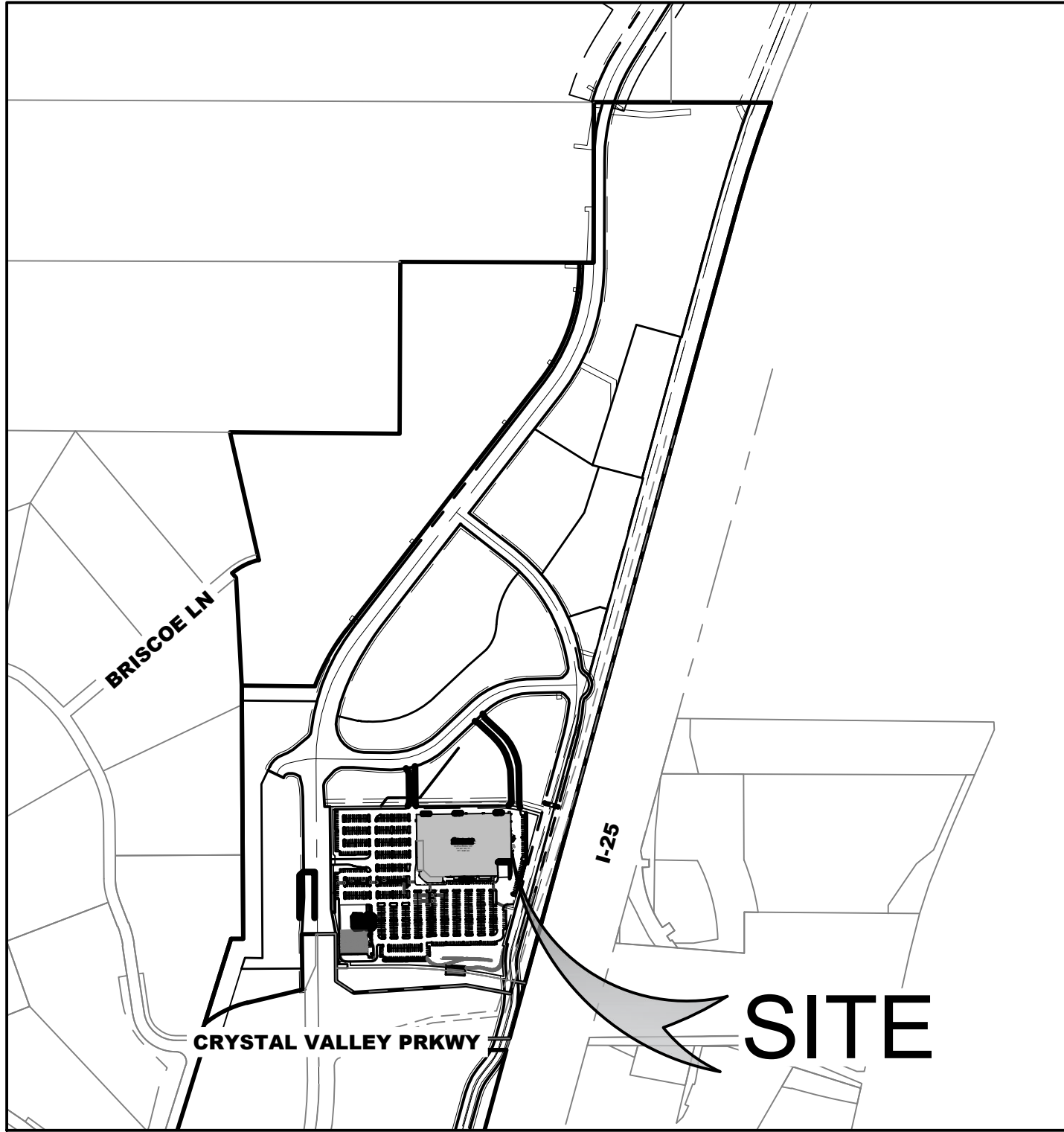
BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,981 SF

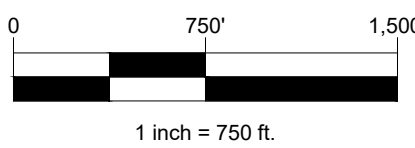
INCLUDES:

NET SALES FLOOR 151,056 SF
NET MECHANICAL / FIRE 2,434 SF
NET VESTIBULE 5,257 SF
BUILDING ENVELOPE 2,234 SF

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VICINITY MAP



OWNER / DEVELOPER

ACM DAWSON TRAILS VII JV LLC
4100 E. MISSISSIPPI AVE, STE. 500
GLENDALE, CO 80246
CONTACT: LAWRENCE JACOBSON
PHONE: (303) 984-9800

ENGINEER

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
CONTACT: TODD WOLMA
PHONE: (303) 703-4444

TOWN OF CASTLE ROCK DEVELOPMENT SERVICES

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
100 N. WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 303-660-1393

TOWN OF CASTLE ROCK PUBLIC WORKS

TOWN OF CASTLE ROCK
PUBLIC WORKS DEPARTMENT
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: (720) 733-5612

ELECTRIC

CORE ELECTRIC COOPERATIVE
5496 N US HIGHWAY 85, SEDALIA CO 80135
CONTACT: JIM POTTER
PHONE: (720) 733-5612

LANDSCAPE

NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
CONTACT: STACEY WEAKS
PHONE: (303) 892-1166

SURVEYOR

CORE CONSULTANTS, INC.
3743 S. BROADWAY
ENGLEWOOD, CO 80113
PHONE: (303) 703-4444

CASTLE ROCK WATER

175 KELLOGG COURT, BUILDING 171
CASTLE ROCK, CO 80109
PHONE: (720) 733-6000

UTILITIES

BLACK HILLS ENERGY
1638 PARK ST.
CASTLE ROCK, CO 80109
CONTACT: PATRICIA RIBER
PHONE: (303) 688-1114

CIVIL ENGINEER'S STATEMENT

I, TODD WOLMA, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Todd Wolma

TODD WOLMA PE #59513

8/1/24
DATE



SURVEYOR'S STATEMENT

I, JEFFREY C. ANTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jeffrey C. Anton

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO PLS. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

8/1/24
DATE



PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20_____.

CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20_____.

MAYOR

DATE

ATTEST:

TOWN CLERK

DEVELOPMENT TRACKING TABLE				
TRACT	SQFT.	PA NO.	SDP NO.	NON-RESIDENTIAL AREA (SF)
TRACT M	158,421	F-2		
TRACT O	162,391	F-2		
TRACT Q	85,943	F-2		
FILING 1, LOT 1	160,981	F-2	SDP-23-0020	160,981
TOTAL ALLOWED PER PDP				3,200,000
REMAINING SQ. FT.				3,039,019

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38486", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A BUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED = 6355. 09' NAVD88.

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 13.33 SFE ARE DEBITED FROM THE WATER BANK. 3.3 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 10.00 SFE'S BEING DEDICATED FOR DOMESTIC WATER USE.

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

NORRIS
DESIGN
PEOPLE • PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY	TW
2	FOR APPROVAL	8/1/2024		

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
1 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

* ROW DEDICATED WITH SUPERBLOCK PLAT FILING NO. 1

SITE DEVELOPMENT PLAN
LOT 1, FILING I, DAWSON TRAILS
COSTCO

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION - AS SURVEYED

A PARCEL OF LAND BEING A PORTION OF PARCEL IX, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065656 AND PORTIONS OF PARCELS C AND D, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065716 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE N 68°55'59" E, A DISTANCE OF 1896.07 FEET TO THE POINT OF BEGINNING;

THENCE N 89° 27' 52" E, A DISTANCE OF 882.70 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 15° 50' 05" AND AN ARC LENGTH OF 130.72 FEET, THE CHORD OF WHICH BEARS S 82° 37' 05" E, A DISTANCE OF 130.31 FEET;
THENCE S 74° 42' 03" E, A DISTANCE OF 103.69 FEET;
THENCE S 15° 17' 57" W, A DISTANCE OF 708.83 FEET;
THENCE N 74° 42' 03" E, A DISTANCE OF 8.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 359.00 FEET, A CENTRAL ANGLE OF 21° 20' 14" AND AN ARC LENGTH OF 133.69 FEET, THE CHORD OF WHICH BEARS S 04° 37' 50" W, A DISTANCE OF 132.92 FEET;
THENCE S 06° 02' 17" E, A DISTANCE OF 55.20 FEET;
THENCE N 79° 40' 22" W, A DISTANCE OF 110.21 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2727.00 FEET, A CENTRAL ANGLE OF 10° 50' 22" AND AN ARC LENGTH OF 515.90 FEET, THE CHORD OF WHICH BEARS N 85° 05' 33" W, A DISTANCE OF 515.14 FEET;
THENCE S 89° 29' 16" W, A DISTANCE OF 273.77 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2021056802, SAID DOUGLAS COUNTY RECORDS;
THENCE N 00° 29' 31" W, ALONG SAID EAST LINE, A DISTANCE OF 179.59 FEET TO THE NORTHEAST CORNER OF SAID DEED;
THENCE N 10° 58' 55" W, A DISTANCE OF 134.80 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 229.43 FEET;
THENCE N 44° 27' 52" E, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 32.00 FEET;
THENCE N 45° 32' 08" W, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 256.35 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 857,415 SQUARE FEET OR 19.684 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00° 27' 59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 46 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38486", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1 INCH DIAMETER IRON PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING: ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGH VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING-FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACE DON THE FACE AND TOP OF CURB. LETTERING SHALL BE LOCATED NO MROE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED **DAWSON TRAILS PLANNED DEVELOPMENT PLAN APPROVED 8TH OF FEBRUARY, 2023, RECEPTION NUMBER 2023005659**.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA AOR METRO DISTRICT.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROMT HE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED POR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE AE, AREAS BASE FLOOD ELEVATIONS DETERMINED, AND OTHERS AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0193G, MAP REVISED MARCH 16, 2016
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON **THE COVER** OF THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK AND PUBLIC UTILITIES WITH THE PLAT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT **IS NOT** IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUCIPAL CODE REGARDING PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF THE DAWSON TRAILS PLANNED DEVELOPMENT ZONING REGULATIONS AND THE TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USED OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF TH EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
- MIGRATORY BIRD SURVEY IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION CAN OCCUR BETWEEN THE FIRST OF FEBRUARY UNTIL MID-AUGUST.
- TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.
- THIS SITE DEVELOPMENT PLAN IS DEPENDENT UPON OFF-SITE POND C1, WHICH HAS BEEN DESIGNED TO INCLUDE PROVISIONS TO MANAGE THIS SITE'S EXCESSIVE URBAN RUNOFF VOLUME (EURV) AND 100-YEAR DETENTION REQUIREMENTS OF THE TOWN OF CASTLE ROCK AND MILE HIGH FLOOD DISTRICT (MHFD). POND C3, IS LOCATED ON THIS SITE, PROVIDES FOR WATER QUALITY CAPTURE VOLUME REQUIREMENTS OF THE TOWN OF CASTLE ROCK AND MHFD.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENTS AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065721, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS.

FIRST BANK
BY: _____
AUTHORIZED SIGNATORY OF FIRST BANK
SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS AUTHORIZED SIGNATORY OF
FIRST BANK
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED MAY 5, 2021 AND RECORDED MAY 6, 2021 AT RECEPTION NO. 2021059176. PROMISSORY NOTE AND DEED OF TRUST MODIFICATION AGREEMENT IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SWQ LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____
AUTHORIZED SIGNATORY OF SWQ LLC
SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS AUTHORIZED SIGNATORY OF FIRSTBANK
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
14733 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM



NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/10/2024	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

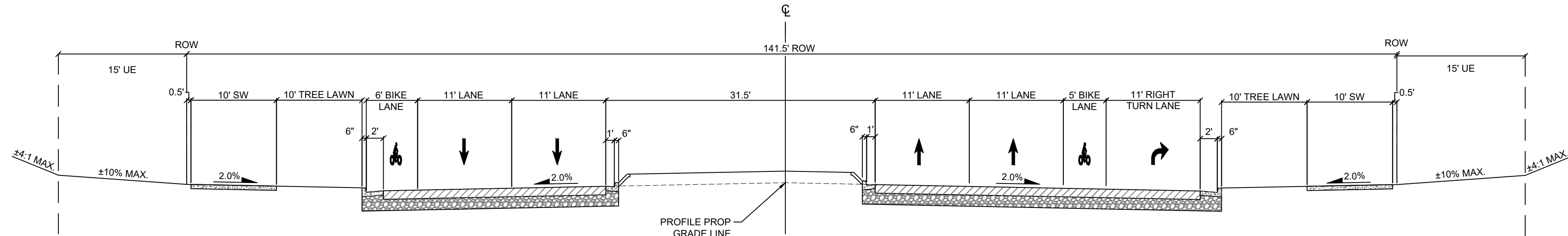
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
2 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS

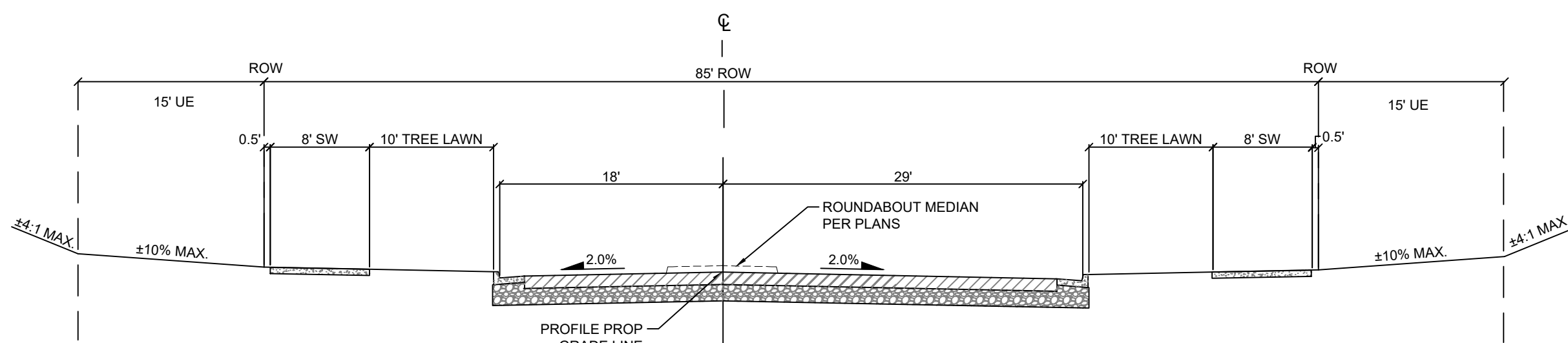
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DAWSON TRAILS BLVD (BY OTHERS)

141.5'

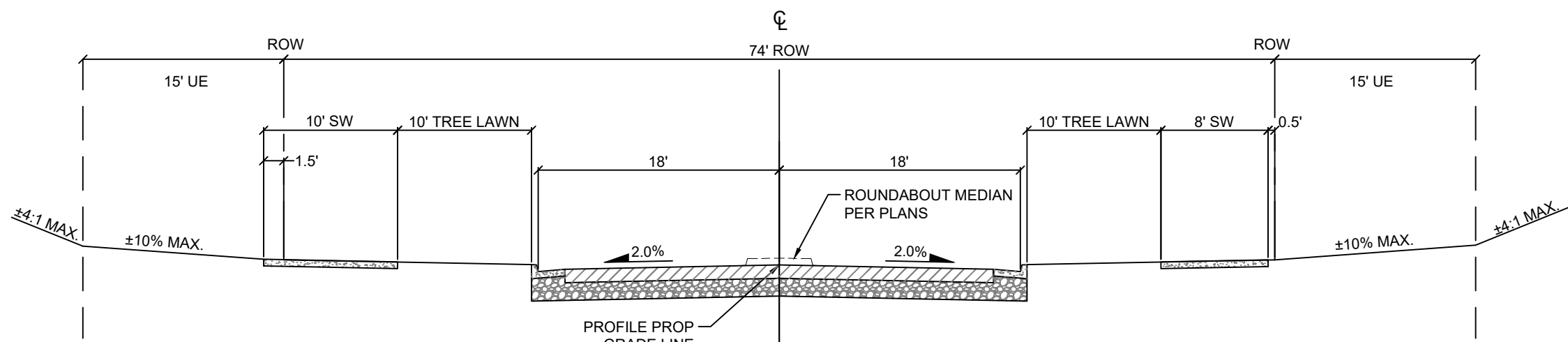
1" = 10'
(STA 17+72.96 - 21+81.60)
(ROUNDABOUT 21+81.60 - 25+09.71)



COSTCO WAY (BY OTHERS)

85' ROW - CL OFFSET

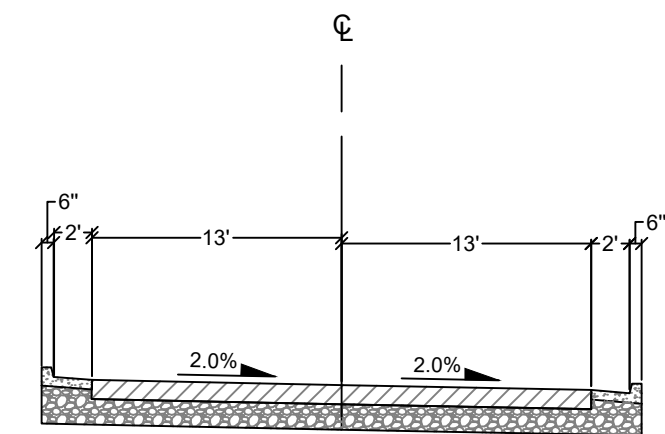
1" = 10'
(ROUNDABOUT 10+69.47 - 12+54.69)
(STA 12+54.69 - 23+15.67)
CL OFFSET SECTION THRU TRANSITION



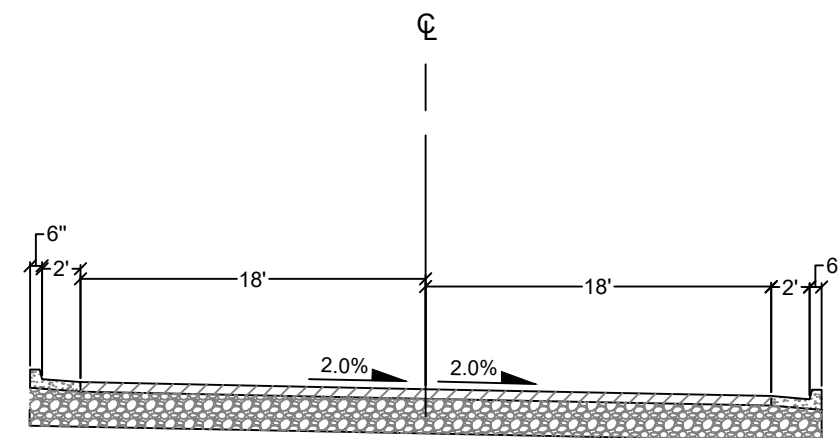
IKE DR (BY OTHERS)

74' ROW

1" = 10'
(STA 11+20.00 - 21+12.16)
(ROUNDABOUT 21+12.16 - 23+06.36)
(STA 23+06.36 - 35+20.84)
(TRANSITION 35+20.84 - 36+20.84)



ENTRANCE NORTHWEST



ENTRANCE NORTHEAST

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/10/2024	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
TYPICAL SECTIONS

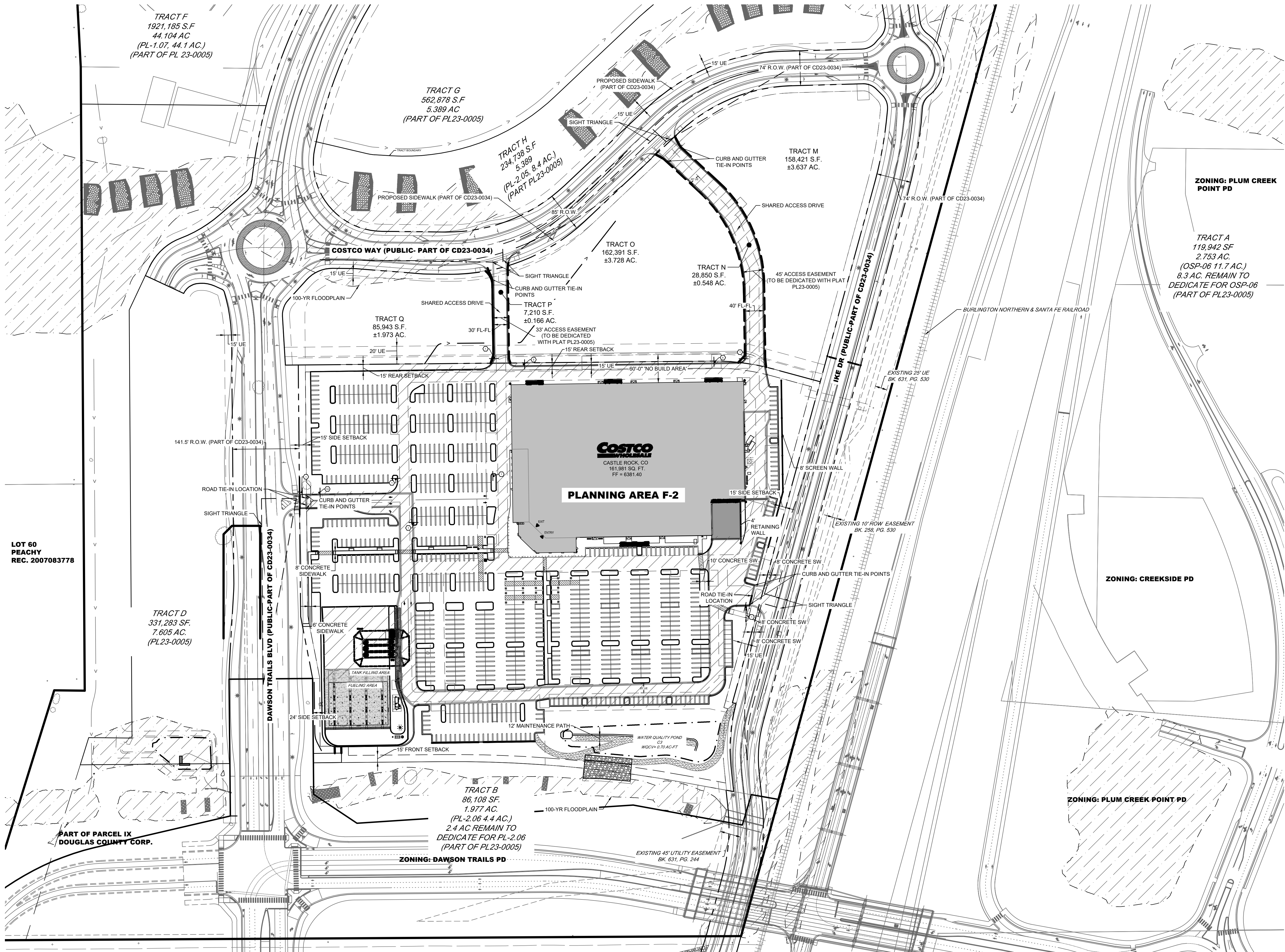
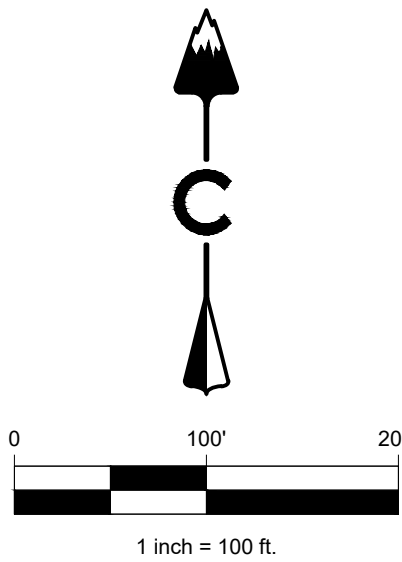
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
3 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS
COSTCO

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - SIGHT TRIANGLE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING FENCE - CHAIN LINK
 - EXISTING FENCE - WOOD POST
 - STREET LIGHT POLES
 - STREET SIGNS
 - RAMPS
 - CROSSWALK
 - FIRE HYDRANTS
 - PROPOSED CONCRETE
 - EXISTING CONCRETE
 - RIPRAP
 - BUILDING SETBACK
 - SANITARY MANHOLES
 - STORM MANHOLES
 - STORM INLETS
 - PROPOSED FENCE
 - 100 YEAR FLOODPLAIN
 - HEAVY DUTY PAVEMENT *
 - CONCRETE
 - LIGHT DUTY PAVEMENT
- * THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.
- 1 R-1-1 STOP SIGN (30"x30")
 - 5 R-7-1 NO PARKING SIGN
 - 10 W-1-2R RIGHT TURN LANE SIGN

NOTES:

- SEE SHEET 3 FOR ALL ATYPICAL STREET SECTIONS.
- ALL PROPOSED ROADS ARE PUBLIC.
- WHERE LOTS OCCUR AT T-INTERSECTIONS, DRIVEWAYS MUST BE IN LINE WITH THE ONCOMING ROADWAY.
- DRIVEWAYS LOCATED AT CORNER LOTS MUST MAINTAIN A MINIMUM 25' FROM PCR.

ABBREVIATIONS:

- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- LP LOW POINTS
- HP HIGH POINT
- DUE DRAINAGE & UTILITY EASEMENT

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DENVER, CO 80113
303.703.4444
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CORE
NORRIS DESIGN
PEOPLE • PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/10/24	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
4 OF 30

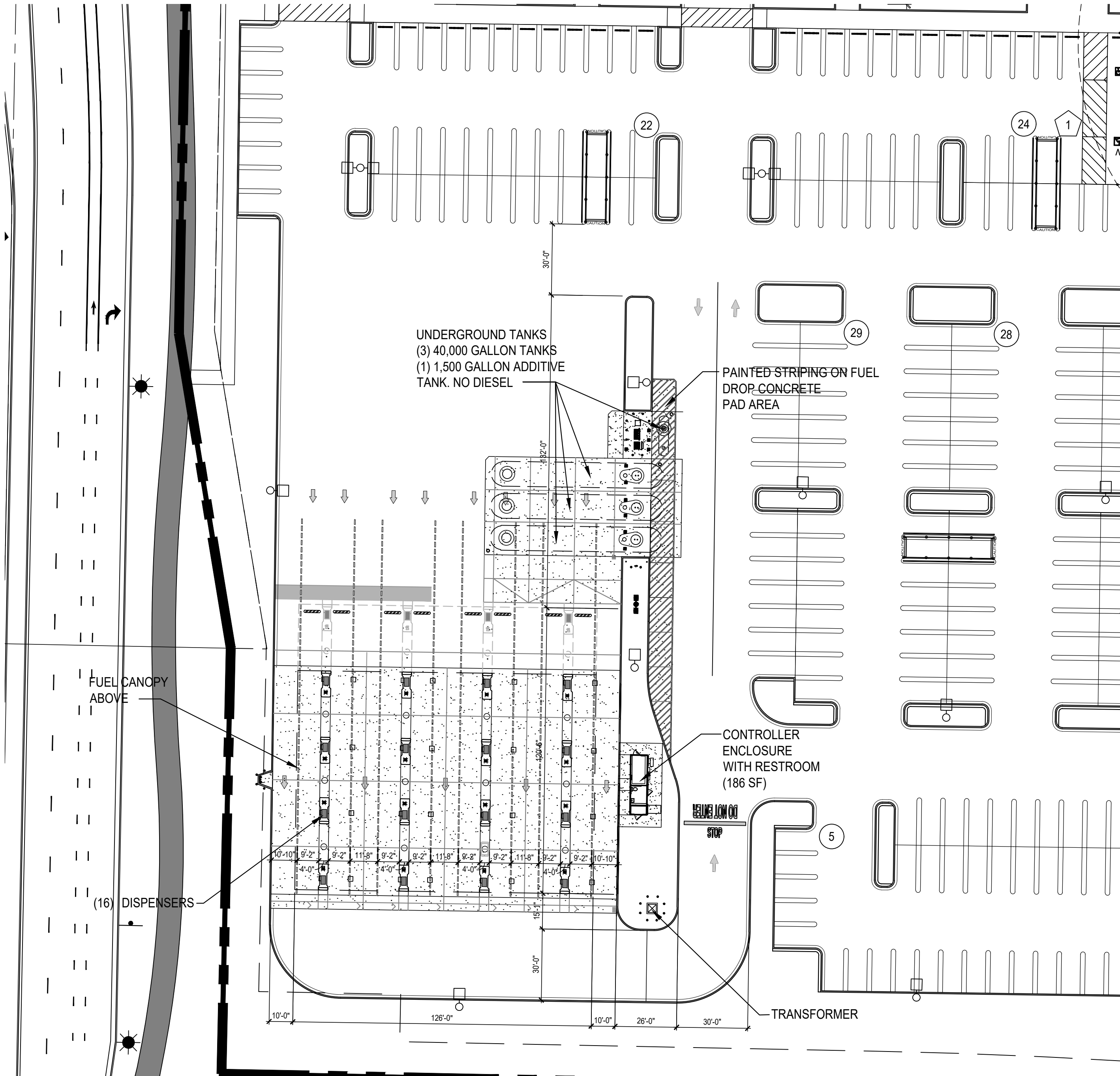
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

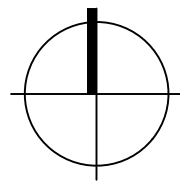
LOT 1, FILING 1, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

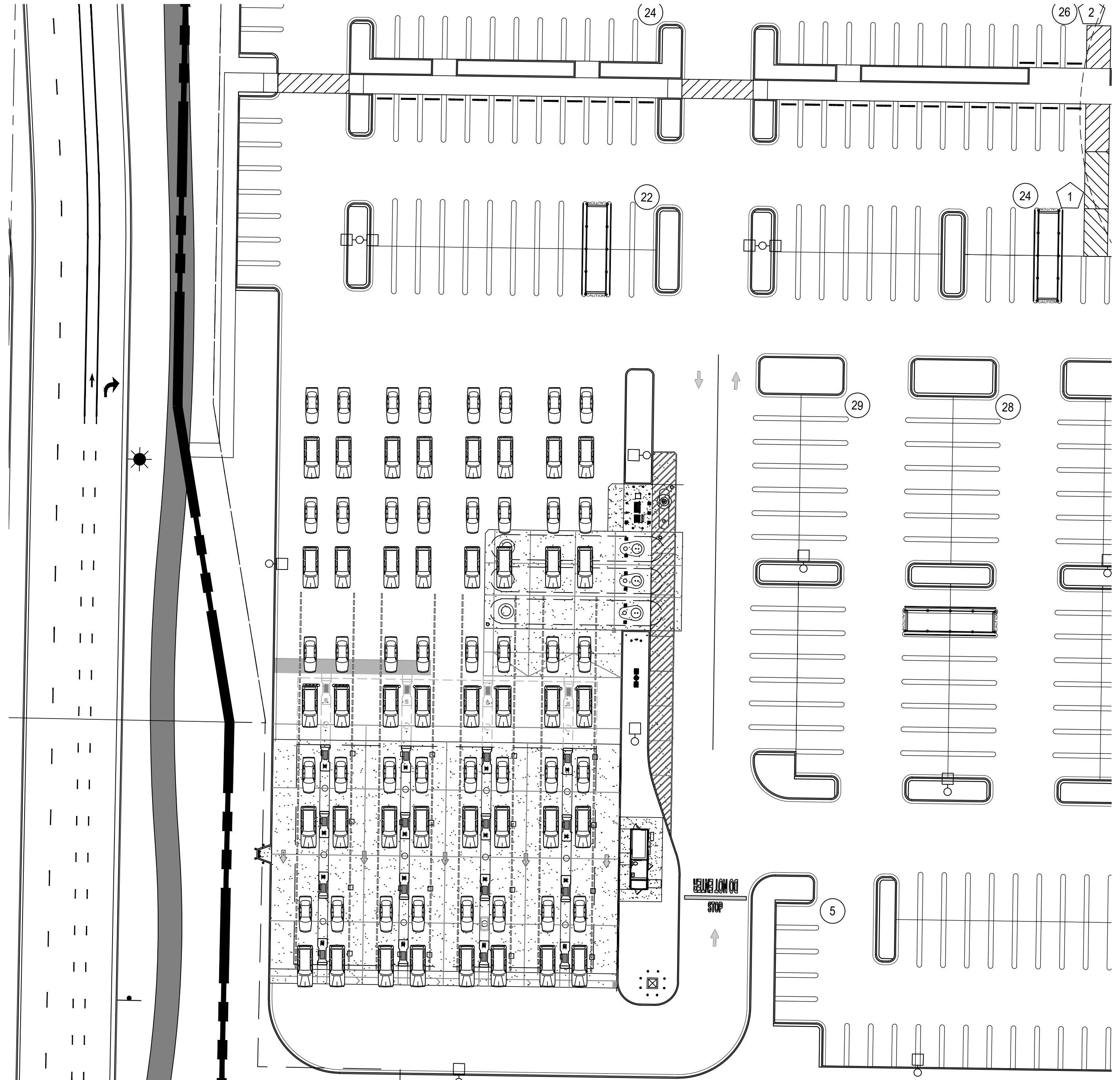
CONCEPTUAL STACKING	
CARS @ DISPENSERS	32
CARS STACKING	40
TOTAL CARS IN AREA	72



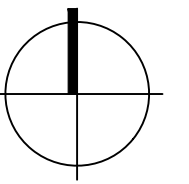
DETAIL SITE PLAN



NO DIESEL TANK



STACKING PLAN



COSTCO
CASTLE ROCK, COLORADO
FUEL STATION AND STACKING PLAN

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

**UP
CORE**

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3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224

SHEET
5 OF 29

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

COSTCO

CONCEPT FUEL PLAN

SCALE: 1/32" = 1'-0"

2021-09-11 (4:30 PM)	P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\702_DesignDocs\24X36	21594601-DD41-02.dwg
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2021-09-11 (4:30 PM)

SITE DEVELOPMENT PLAN

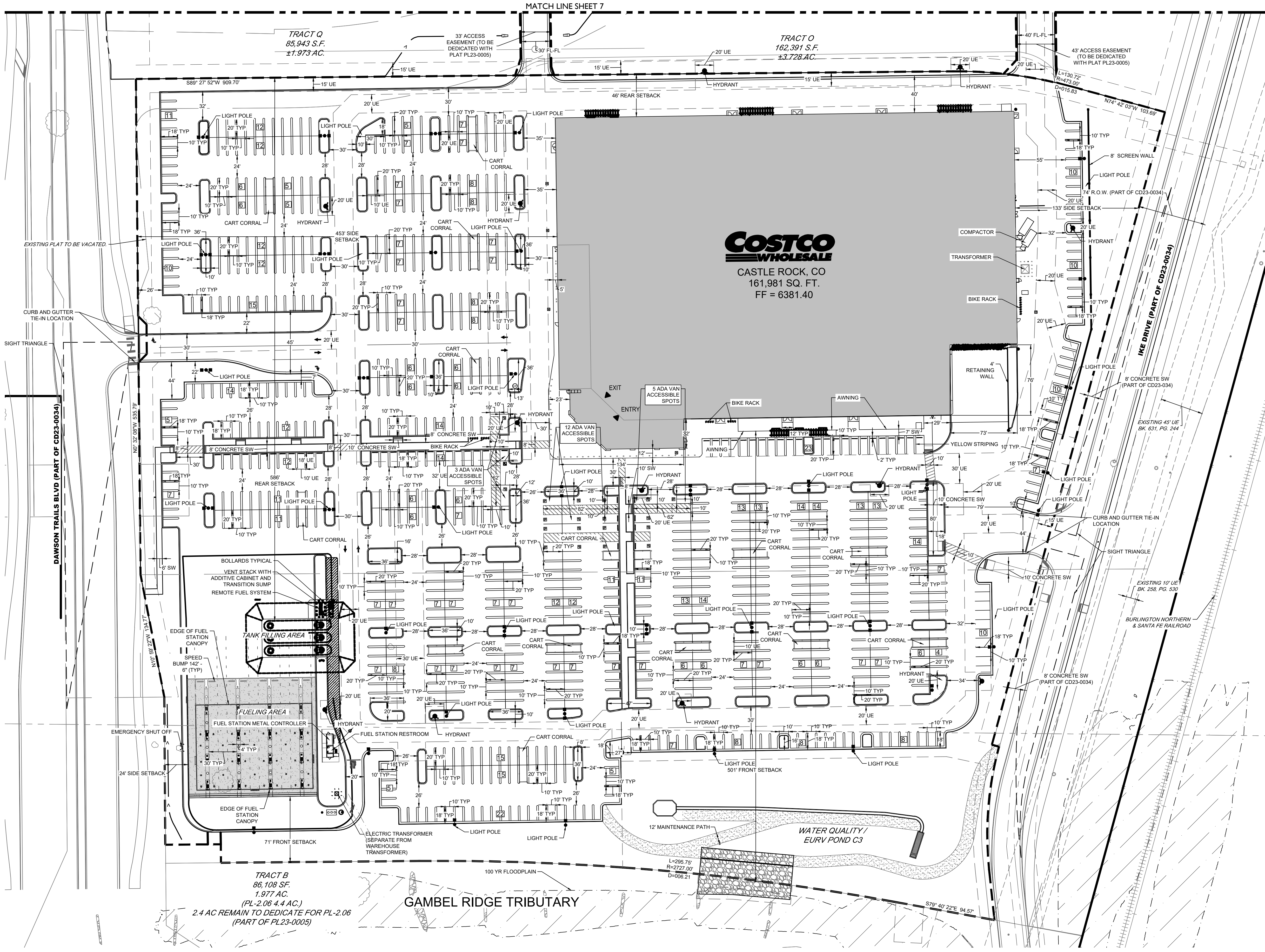
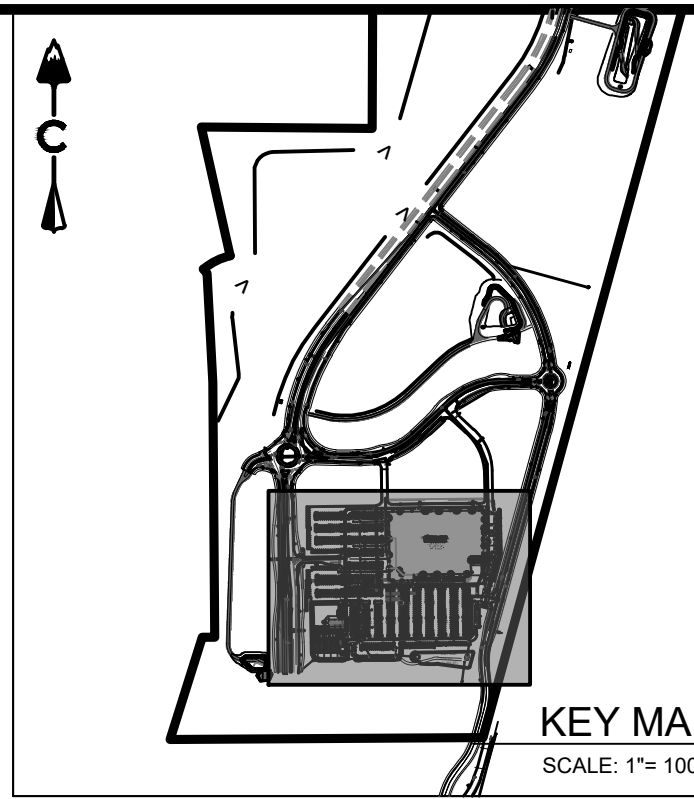
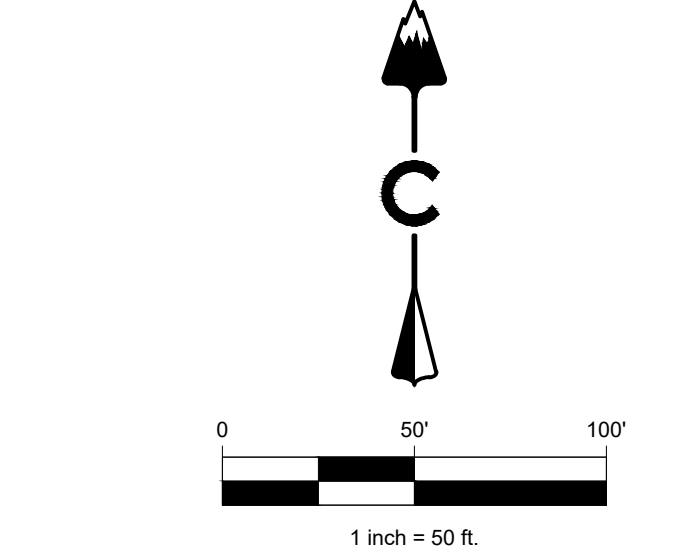
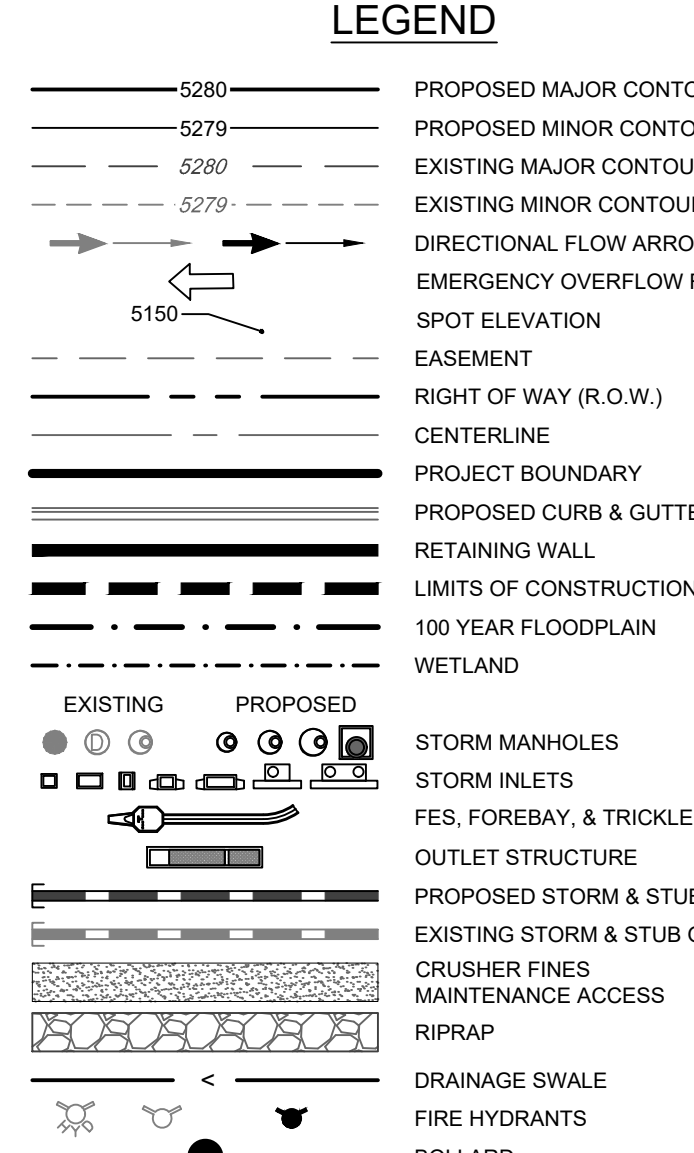
LOT I, FILING I, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- NOTES:**
- 100-YEAR FLOODPLAIN LIMITS FOR GAMBEL RIDGE TRIBUTARY ARE BASED ON FLOOD HAZARD STUDY: FLOOD HAZARD AREA DELINEATION - GAMBEL RIDGE AND DOUGLAS LANE TRIBUTARY WATERSHEDS, BY RESPEC CONSULTING SERVICES, JULY 2014.
 - DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 08035C0284G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
 - FLOODPLAIN MODIFICATION STUDY TO RE-DELINEATE GAMBEL RIDGE TRIBUTARY FLOODPLAIN OUTSIDE OF SITE BOUNDARY IS BEING CONCURRENTLY DEVELOPED AS PART OF THE CRYSTAL VALLEY INTERCHANGE PROJECT.
 - MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJACENT TO SITE WILL NOT EXCEED 6375. ACCORDING TO SWMM AND PRELIMINARY CHANNEL GRADING. THEREFORE, AT LEAST 6.4 FT. OF FREEBOARD WILL BE PROVIDED TO THE BUILDING FINISH FLOOR OF 6381.4.

- ABBREVIATIONS:**
- DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - LP LOW POINTS
 - HP HIGH POINT
 - DUE DRAINAGE & UTILITY EASEMENT

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

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PEOPLE • PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY	TW
2	FOR APPROVAL	8/10/24	TW	

COSTCO

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

SITE PLAN (1 OF 2)

DESIGNED BY: MW

DRAWN BY: MW

CHECKED BY: TW

COSTCO

SITE DEVELOPMENT PLAN

PROJECT NO. SDP 23-0020

JOB NO.
20-224

SHEET
6 OF 30

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT F
1921,185 S.F
44.104 AC
(PL-1.07, 44.1 AC.)
(PART OF
CD23-0034)

TRACT G
562,878 S.F
5.389 AC
(PART OF
PL23-0005)

TRACT H
234,738 S.F
5.389 AC
(PL-2.05, 8.4 AC.)
(PART OF PL23-0005)

TRACT M
158,421 S.F.
±3.637 AC.

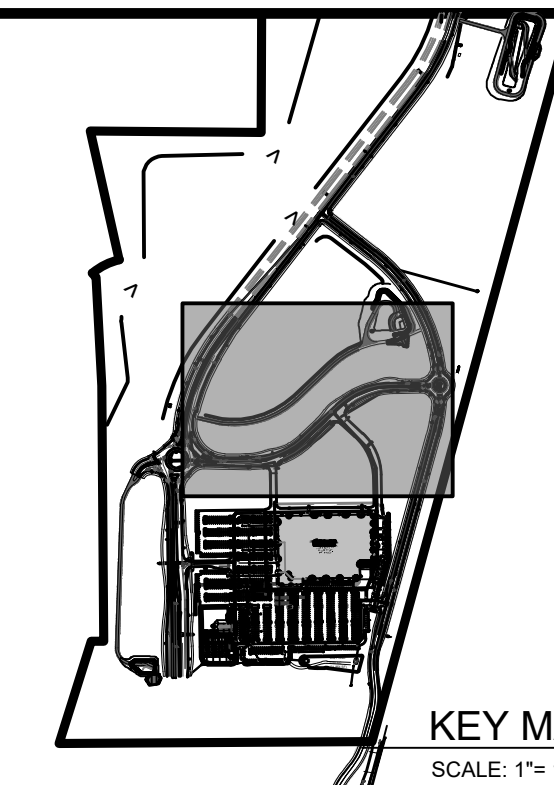
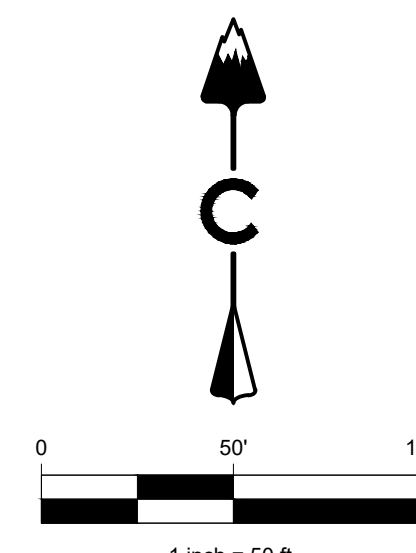
TRACT O
162,391 S.F.
±3.728 AC.

TRACT A
119,942 SF
2.753 AC.
(OSP-06 11.7 AC.)
8.3 AC. REMAIN TO
DEDICATE FOR OSP-06
(PART OF PL23-0005)

TRACT Q
85,943 S.F.
±1.973 AC.

TRACT P
7,210 S.F.
±0.166 AC.

TRACT N
28,880 S.F.
±0.548 AC.



- LEGEND**
- 5280 PROPOSED MAJOR CONTOUR
 - 5279 PROPOSED MINOR CONTOUR
 - 5280 EXISTING MAJOR CONTOUR
 - 5279 EXISTING MINOR CONTOUR
 - 5150 DIRECTIONAL FLOW ARROW
 - 5150 EMERGENCY OVERFLOW ROUTE
 - 5150 SPOT ELEVATION
 - 5150 EASEMENT
 - 5150 RIGHT OF WAY (R.O.W.)
 - 5150 CENTERLINE
 - 5150 PROJECT BOUNDARY
 - 5150 PROPOSED CURB & GUTTER
 - 5150 RETAINING WALL
 - 5150 LIMITS OF CONSTRUCTION
 - 5150 100 YEAR FLOODPLAIN
 - 5150 WETLAND
 - EXISTING STORM MANHOLES
 - PROPOSED STORM INLETS
 - EXISTING STORM & STUB OUT
 - PROPOSED STORM & STUB OUT
 - EXISTING STORM & STUB OUT
 - CRUSHER FINES
 - MAINTENANCE ACCESS
 - RIPPRAP
 - DRAINAGE SWALE
 - FIRE HYDRANTS
 - BOLLARD

- NOTES:**
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 - DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 0803C02845. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
 - FLOODPLAIN MODIFICATION STUDY TO RE-DELINEATE GAMBEL RIDGE TRIBUTARY FLOODPLAIN OUTSIDE OF SITE BOUNDARY IS BEING CONCURRENTLY DEVELOPED AS PART OF THE CRYSTAL VALLEY INTERCHANGE PROJECT.
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- ABBREVIATIONS:**
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CORE
NORRIS
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LAND DEVELOPMENT
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LIVEYOURCORE.COM

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/10/24	TW

COSTCO

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

SITE PLAN (2 OF 2)

DESIGNED BY: MW

DRAWN BY: MW

CHECKED BY: TW

JOB NO.
20-224

SHEET
7 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

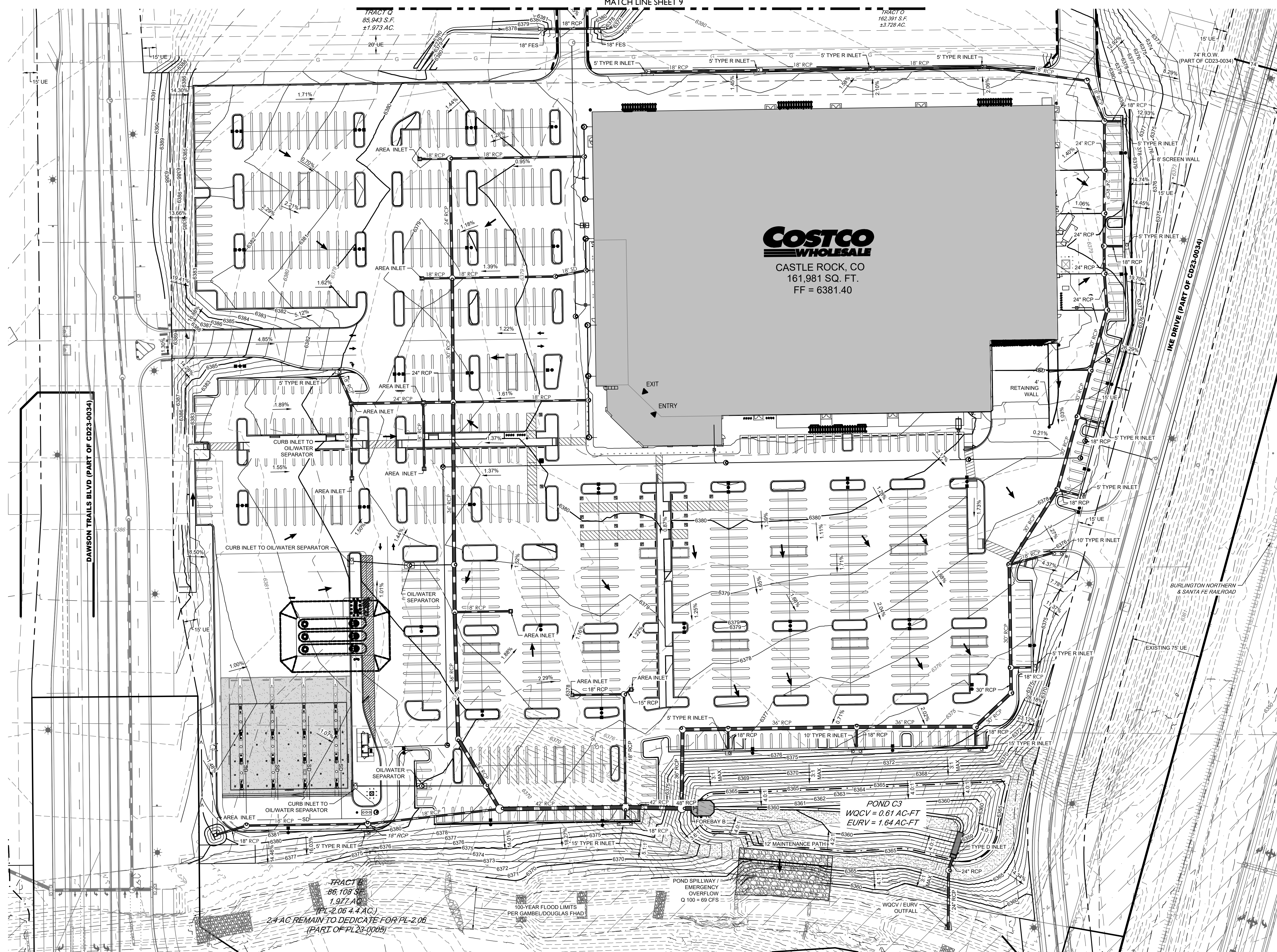
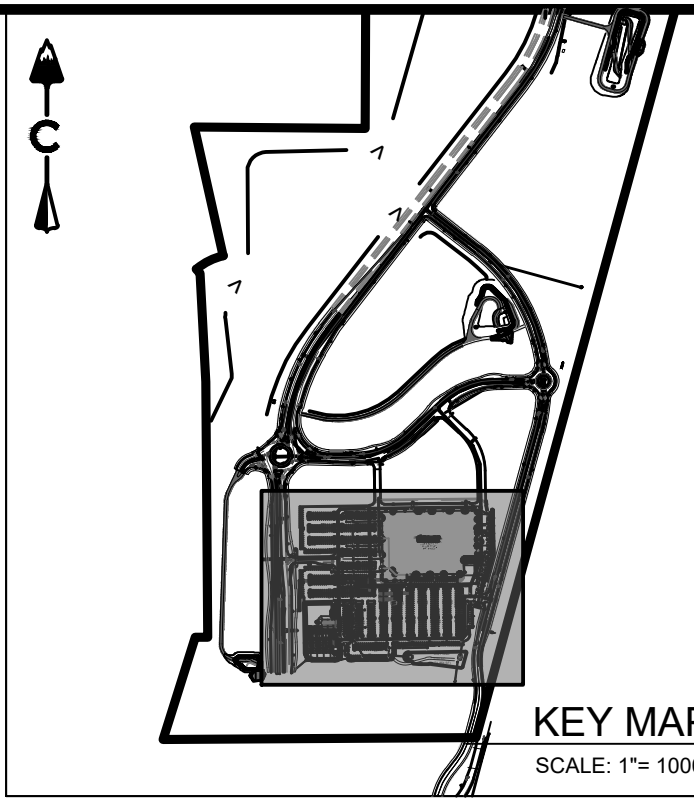
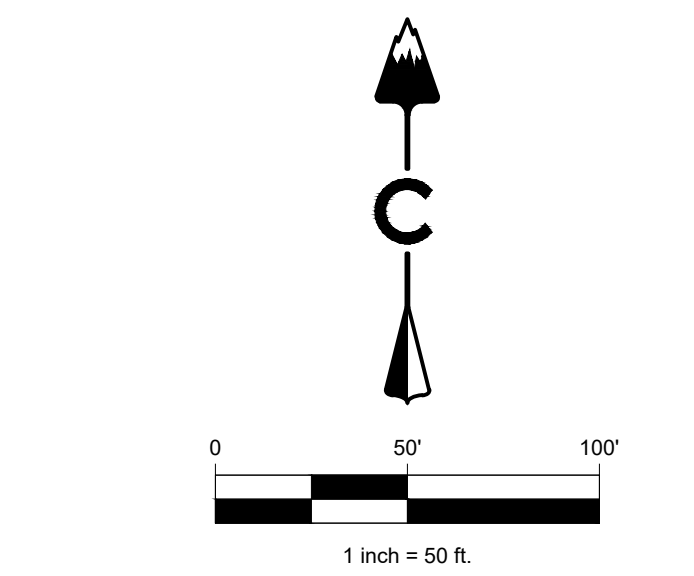
LOT I, FILING I, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	SPOT ELEVATION
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	LIMITS OF CONSTRUCTION
	100 YEAR FLOODPLAIN
	WETLAND
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	DRAINAGE SWALE
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UE	UTILITY EASEMENT
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE • PLACEMAKING

DATE: 8/10/24
BY: TW

REVISION DESCRIPTION
2 FOR APPROVAL

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (1 OF 2)

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO. 20-224
SHEET 8 OF 30

SITE DEVELOPMENT PLAN

LOT I, FILING I, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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1921,185 S.F.
44.104 AC
(PL-1.07, 44.1 AC.)
(PART OF
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TRACT G
562,878 S.F.
5.389 AC
(PART OF
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TRACT H
234,738 S.F.
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(PL-2.05, 8.4 AC.)
(PART OF PL23-0005)

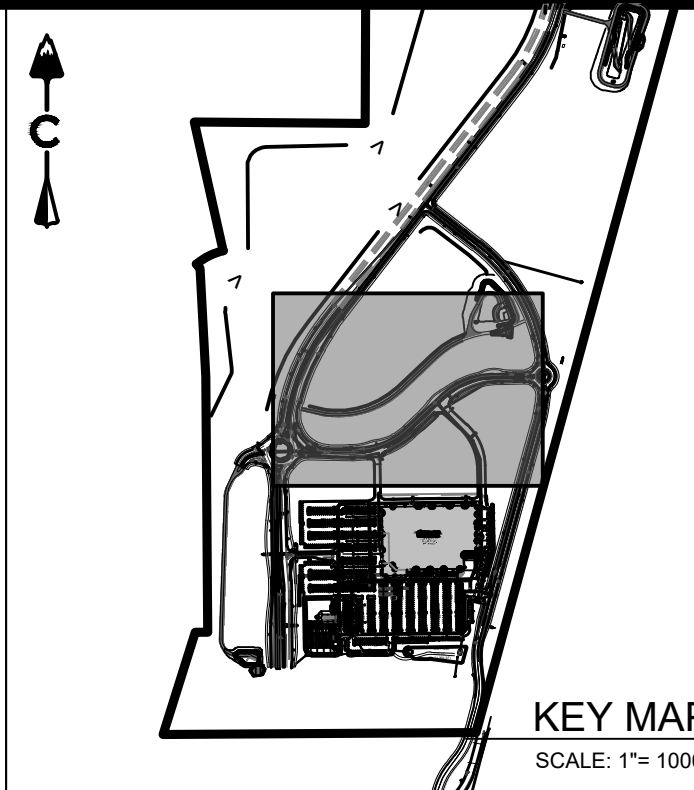
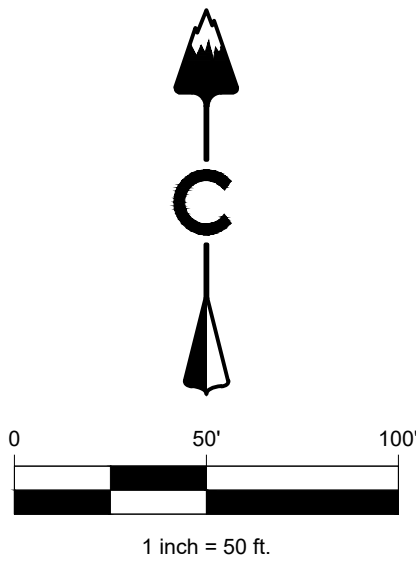
TRACT P
7,210 S.F.
±0.166 AC.

TRACT O
162,391 S.F.
±3.728 AC.

TRACT N
28,850 S.F.
±0.548 AC.

TRACT M
158,421 S.F.
±3.637 AC.

TRACT Q
85,943 S.F.
±1.973 AC.



LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- EXISTING STORM MANHOLES
- PROPOSED STORM MANHOLES
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- EXISTING FES, FOREBAY, & TRICKLE CHANNEL
- PROPOSED FES, FOREBAY, & TRICKLE CHANNEL
- EXISTING OUTLET STRUCTURE
- PROPOSED OUTLET STRUCTURE
- EXISTING PROPOSED STORM & STUB OUT
- PROPOSED STORM & STUB OUT
- EXISTING CRUSHER FINES
- PROPOSED CRUSHER FINES
- EXISTING MAINTENANCE ACCESS
- PROPOSED MAINTENANCE ACCESS
- EXISTING RIPRAP
- PROPOSED RIPRAP
- EXISTING DRAINAGE SWALE
- PROPOSED DRAINAGE SWALE
- EXISTING FIRE HYDRANTS
- PROPOSED FIRE HYDRANTS
- EXISTING BOLLARD
- PROPOSED BOLLARD

NOTES:

- 100-YEAR FLOODPLAIN LIMITS FOR GAMBEL RIDGE TRIBUTARY ARE BASED ON FLOOD HAZARD STUDY: FLOOD HAZARD AREA DELINEATION - GAMBEL RIDGE AND DOUGLAS LANE TRIBUTARY WATERSHEDS, BY RESPEC CONSULTING SERVICES, JULY 2014.
- DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 08035C0284G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
- FLOODPLAIN MODIFICATION STUDY TO RE-DELINEATE GAMBEL RIDGE TRIBUTARY FLOODPLAIN OUTSIDE OF SITE BOUNDARY IS BEING CONCURRENTLY DEVELOPED AS PART OF THE CRYSTAL VALLEY INTERCHANGE PROJECT.
- MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJACENT TO SITE WILL NOT EXCEED 6375, ACCORDING TO SWMM AND PRELIMINARY CHANNEL GRADING. THEREFORE, AT LEAST 6.4 FT. OF FREEBOARD WILL BE PROVIDED TO THE BUILDING FINISH FLOOR OF 6381.4.

ABBREVIATIONS:

- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- LP LOW POINTS
- HP HIGH POINT
- DUE DRAINAGE & UTILITY EASEMENT

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#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/10/24	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 2)

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

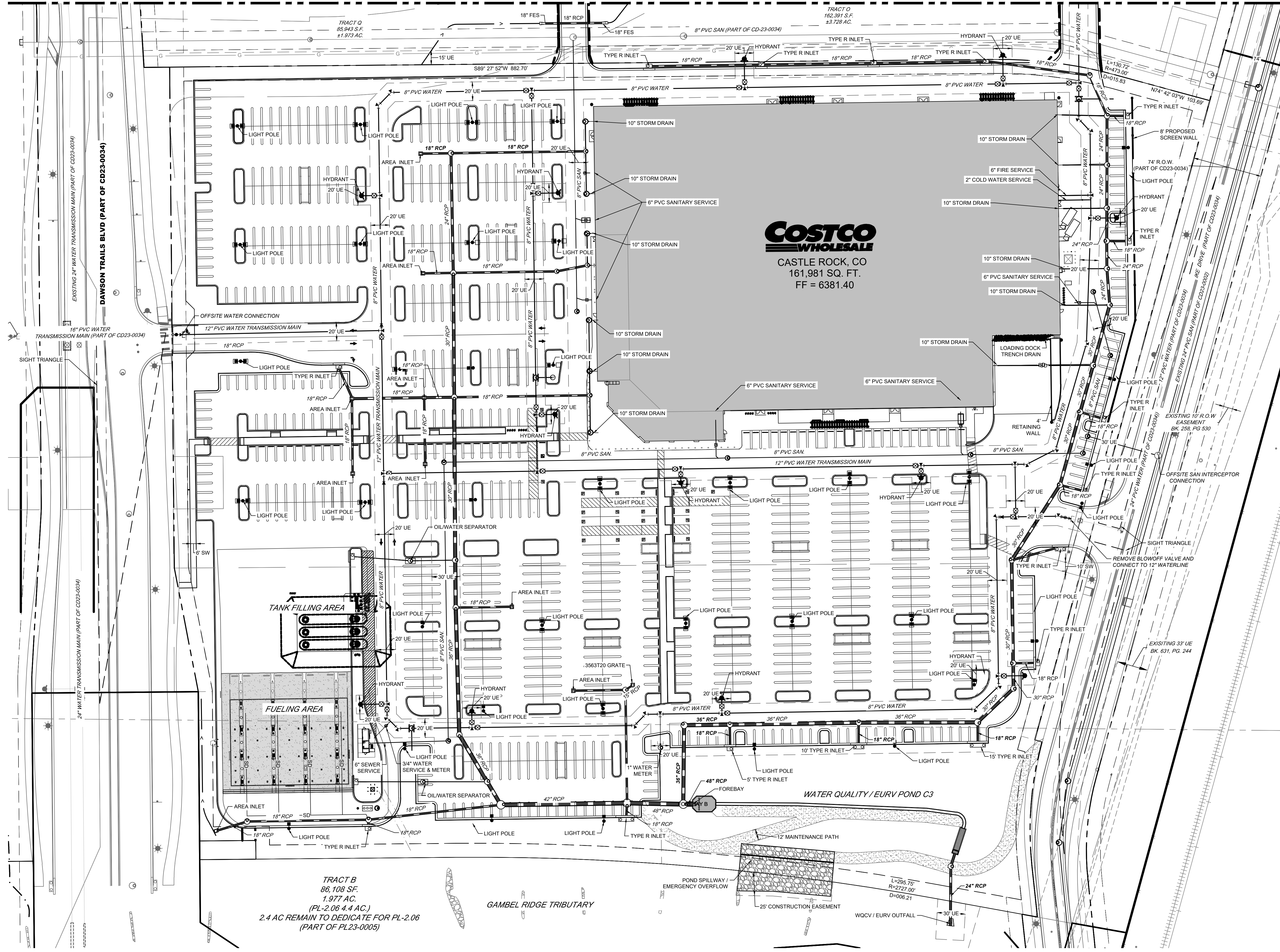
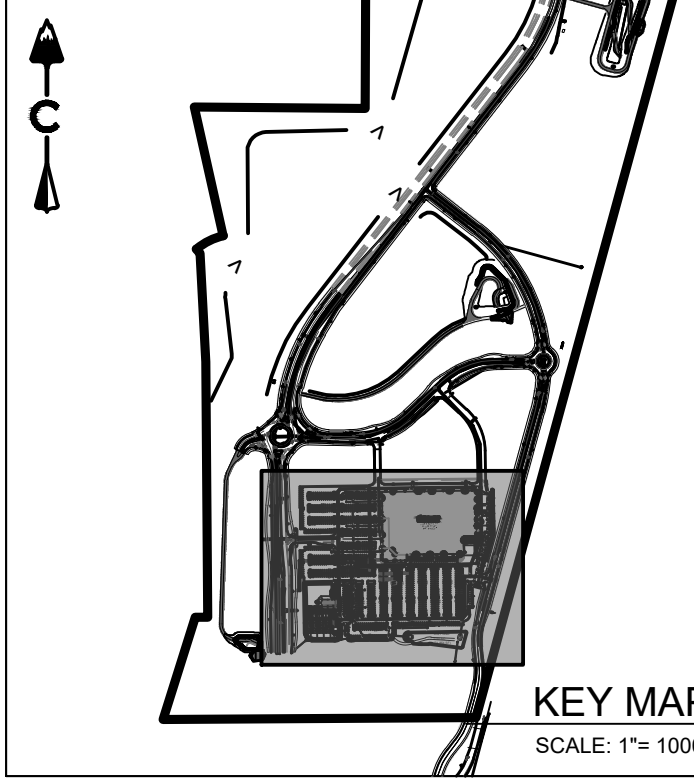
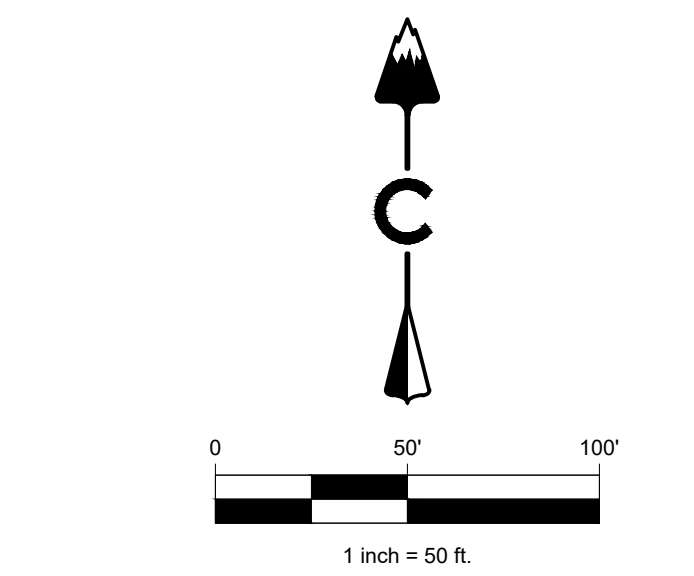
JOB NO.
20-224
SHEET
9 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCH LINE SHEET 11



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	EXISTING POWER POLES
	PROPOSED POWER POLES
	EXISTING GUY WIRE
	PROPOSED GUY WIRE
	EXISTING SANITARY MANHOLES
	PROPOSED SANITARY MANHOLES
	EXISTING SANITARY CLEAN OUT
	PROPOSED SANITARY CLEAN OUT
	EXISTING WATER VALVES
	PROPOSED WATER VALVES
	EXISTING BEND AND THRUST BLOCK
	PROPOSED BEND AND THRUST BLOCK
	EXISTING FIRE HYDRANTS
	PROPOSED FIRE HYDRANTS
	EXISTING WATERLINE REDUCER
	PROPOSED WATERLINE REDUCER
	EXISTING WATER STUB WITH BLOW OFF
	PROPOSED WATER STUB WITH BLOW OFF
	EXISTING AIR RELEASE VALVE MH & VENT PIPE
	PROPOSED AIR RELEASE VALVE MH & VENT PIPE
	EXISTING STORM MANHOLES
	PROPOSED STORM MANHOLES
	EXISTING STORM INLETS
	PROPOSED STORM INLETS
	EXISTING FES, FOREBAY, & TRICKLE CHANNEL
	PROPOSED FES, FOREBAY, & TRICKLE CHANNEL
	EXISTING OUTLET STRUCTURE
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	EXISTING CRUSHER FINES
	PROPOSED CRUSHER FINES
	EXISTING MAINTENANCE ACCESS
	PROPOSED MAINTENANCE ACCESS
	EXISTING RIPRAP
	PROPOSED RIPRAP
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	EXISTING TELEPHONE
	PROPOSED TELEPHONE
	EXISTING FIBER OPTIC
	PROPOSED FIBER OPTIC
	EXISTING GAS
	PROPOSED GAS
	EXISTING OVER HEAD ELECTRIC
	PROPOSED OVER HEAD ELECTRIC
	EXISTING STORM UNDERDRAIN
	PROPOSED STORM UNDERDRAIN
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING WETLAND
	PROPOSED WETLAND

- NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE

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LAND DEVELOPMENT
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DATE: 8/10/24
BY: TW

REVISION DESCRIPTION
2 FOR APPROVAL

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 2)

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
10 OF 30

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT F
1921,185 S.F
44.104 AC
(PL-1.07, 44.1 AC.)
(PART OF
PL23-0005)

TRACT G
562,878 S.F
5.389 AC
(PART OF PL23-0005)

TRACT H
234,738 S.F
5.389 AC
(PL-2.05, 8.4 AC.)
(PART OF PL23-0005)

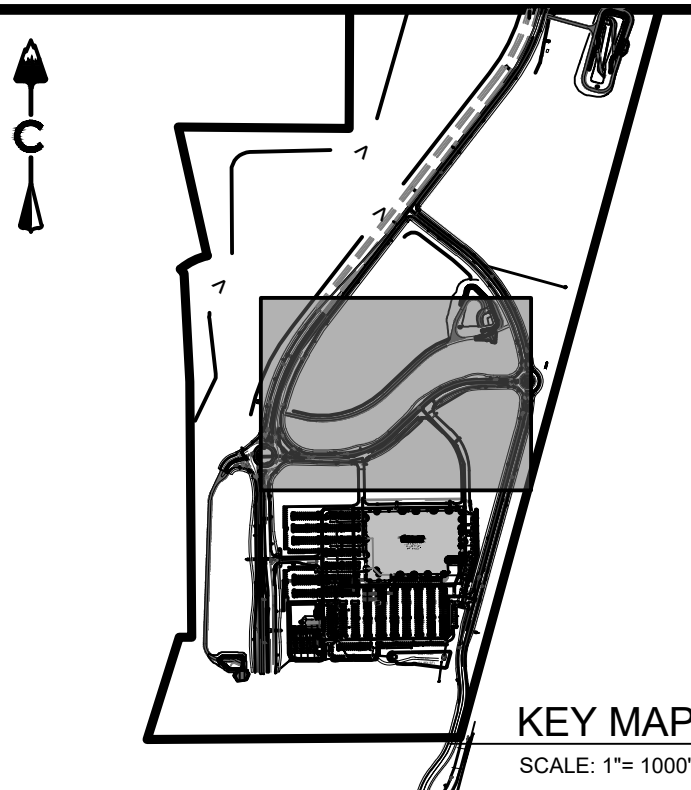
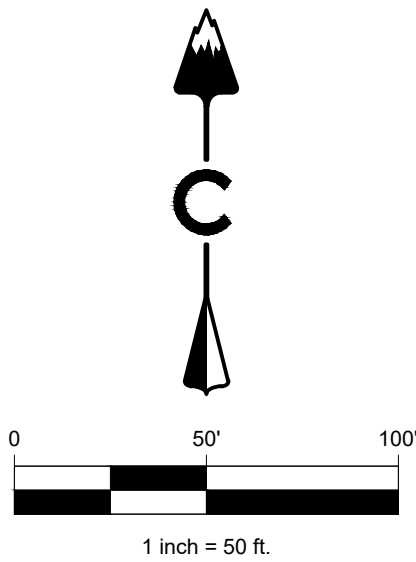
TRACT O
85,943 S.F.
±1.973 AC.

TRACT P
7,210 S.F.
±0.166 AC.

TRACT Q
162,391 S.F.
±3.728 AC.

TRACT R
26,850 S.F.
±0.546 AC.

TRACT S
158,421 S.F.
±3.637 AC.



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN
	100 YEAR FLOODPLAIN
	WETLAND
	STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	AIR RELEASE VALVE MH & VENT PIPE
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC
	STORM UNDERDRAIN
	100 YEAR FLOODPLAIN
	WETLAND

NOTES:

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COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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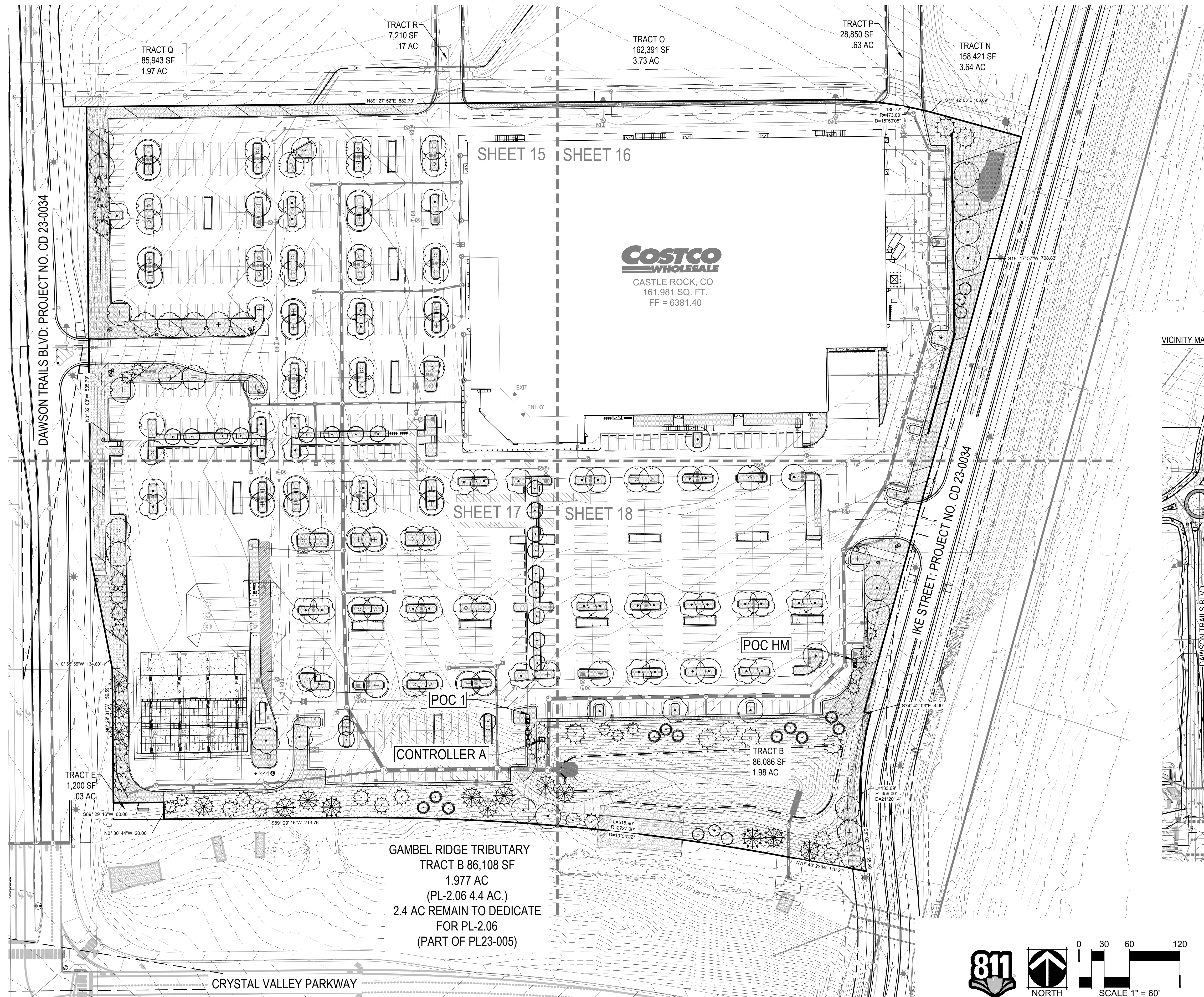
COSTCO
CASTLE ROCK, COLORADO
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UTILITY PLAN (2 OF 2)

DESIGNED BY: MW
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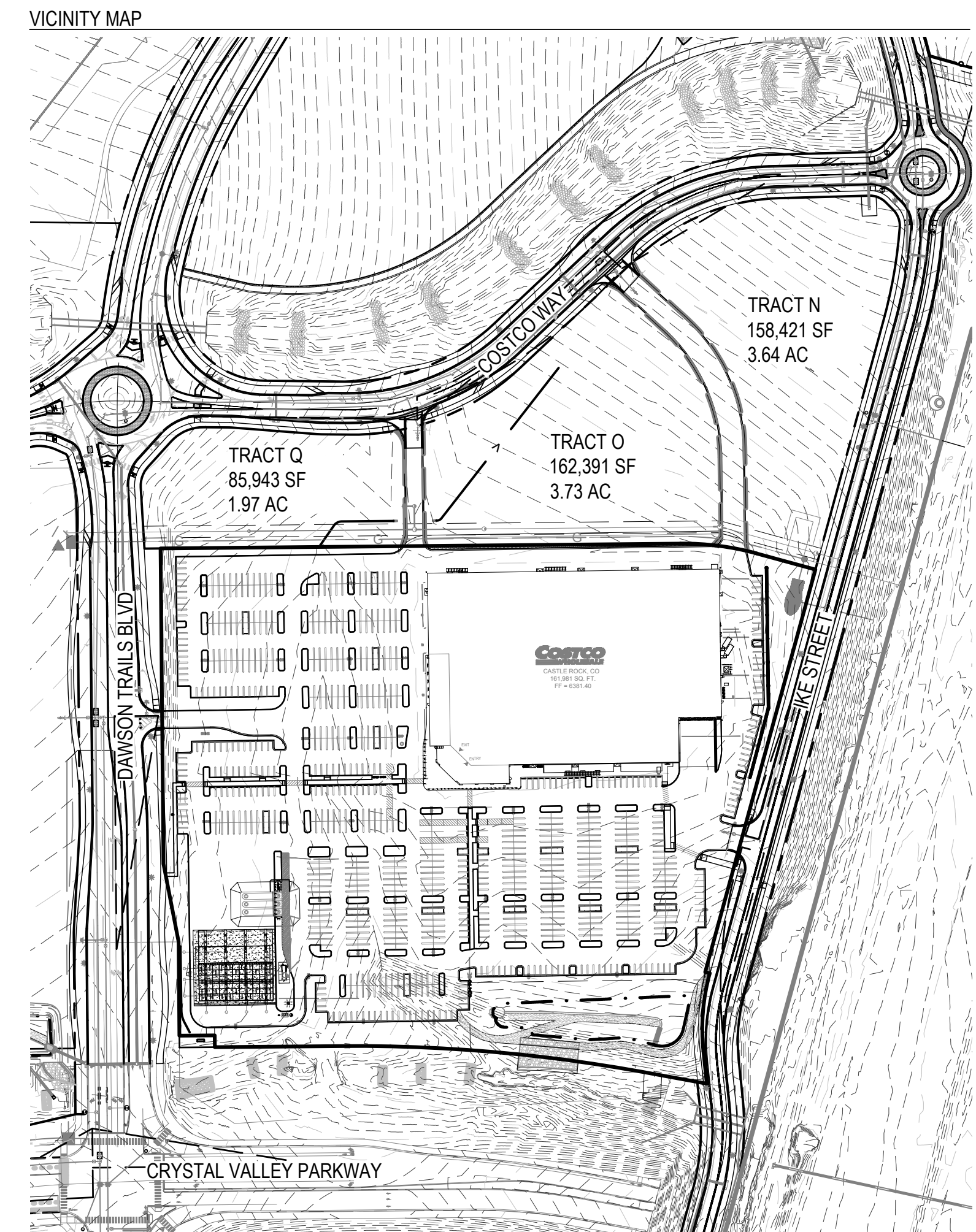
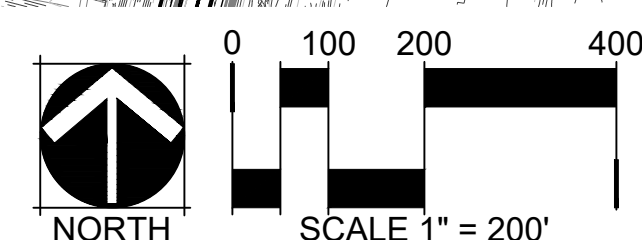
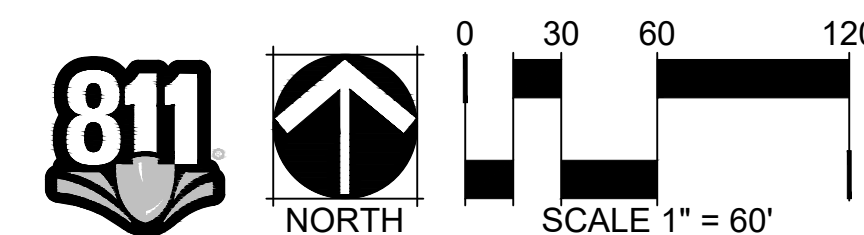
JOB NO.
20-224
SHEET
11 OF 30

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND:
- PROPERTY LINE
 - R.O.W.
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EASEMENT, RE: CIVIL
- HYDROZONE LEGEND:
- SHRUB AREA (HYDROZONE: 1-4)
 - TEMPORARILY IRRIGATED NATIVE SEED (HYDROZONE: 1)
 - DECIDUOUS SHADE TREES (HYDROZONE: 2-4)
 - ORNAMENTAL TREES (HYDROZONE: 2-3)
 - EVERGREEN TREES (HYDROZONE: 1-4)



HYDROZONE PLAN
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

COMMERCIAL SITE LANDSCAPE SITE INVENTORY

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 08/02/24

COSTCO - LANDSCAPE SITE INVENTORY

AREA	TOTAL AREA (AREA IN SQ.FT.)	REQUIRED LANDSCAPE (AREA IN SQ.FT.)	PROPOSED LANDSCAPE (AREA IN SQ.FT.)	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)
GROSS SITE	857,415	85,742 (10%)	134,429 (15.7%)	0	0	171	238	343	776	4 CU.YDS PER 1000 SQ.FT.
PARKING	312,913	31,291 (10%)	35,339 (11.3%)	0	0	63	145	125	269	4 CU.YDS PER 1000 SQ.FT.

NOTES:

1. GROSS AREA MINIMUM LANDSCAPE AREA IS 10%.
2. REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
3. REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
4. 50% OF SITE TREES SHALL BE LARGE DECIDUOUS CANOPY TREES.
5. SHRUBS SHALL BE FULLY ROOTED, A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE, AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER WITHIN FIVE (5) GROWING SEASONS.
6. PERENNIALS, GROUND COVERS, ORNAMENTAL GRASSES, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE. SUCH SHALL BE SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER WITHIN THREE (3) GROWING SEASONS. THESE PLANTINGS NOT INCLUDED IN LANDSCAPE SITE INVENTORY SHRUB COUNTS.
7. R.O.W. PLANTING NOT INCLUDED IN OVERALL LANDSCAPE SITE INVENTORY.
8. TOTAL PARKING AREA EQUALS CIVIL INTERNAL DRIVES AND PARKING LOT CALCULATION

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES : THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LOWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LOWUR X IA)/TA
DRIP	SHRUB BED	2.0	in./mo.	LOW	95%	98,781	2.0	103,681	1.91
DRIP	TREES IN NATIVE *	2.0	in./mo.	LOW	5%	4,900	2.0	103,681	0.09
TOTALS					100.00%	103,681			2.0
							TOTAL OF THE CLWUR		2.0

* TREES IN NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
TEMP IRRIGATED NATIVE SEED	35,648	27%
IRRIGATED SHRUB BED	98,781	73%
TOTAL AREA LANDSCAPE	134,429	100%
TOTAL PROJECT SITE	857,415	

COSTCO - STREETSCAPE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (if applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Collector B	188	5	0	3***	20	20

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual

*Streetscape does not count towards overall site landscape requirements

*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

****Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts**

***Tree counts are limited by surrounding infrastructure

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE 'SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
0. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
1. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
4. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
5. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER, RICH HAVEL. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT.
6. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

CONCEPTUAL IRRIGATION STANDARD NOTES

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

LANDSCAPE
NOTES

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020



#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/2/2024	JF
2			
3			
4			

COSTCO

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

REFERENCE NOTES SCHEDULE										
	LANDSCAPE MATERIALS									
CODE	DESCRIPTION	QTY	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	COBBLE - A	29,390 SF	2"-4" GREY ROSE COBBLE	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		GREY ROSE	2- 4" LANDSCAPE ROCK MIN. 3" DEPTH		
M-02	COBBLE - B	67,632 SF	1 1/2" BRECKEN BLUE	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		RIVER ROCK BLEND	1 1/2", MIN 3" DEPTH		
M-05	STEEL EDGING	1,845 LF	ROLLED TOP STEEL EDGING	RYERSON OR APPROVED EQUAL		4/SHEET 19	BLACK	3/16" X 4" X 16"		INSTALL PER MANUFACTURER SPECIFICATIONS
M-12	BOULDER - 2'	7	BOULDER	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM	5/SHEET 19	TAN	24" - 32" DIAMETER X 18" MINIMUM DEPTH		
M-13	BOULDER - 3'	9	BOULDER	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM	5/SHEET 19	TAN	32" - 42" DIAMETER X 24" MINIMUM DEPTH		
M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS									
M-26	CMU RETAINING WALL - 4', BY OTHERS									
	NOTATION									
CODE	DESCRIPTION	QTY	DETAIL							
N-112	FIRE HYDRANT, TYP.		RE: CIVIL							
N-113	STREET LIGHT, TYP.		RE: CIVIL							
N-127	MONUMENT SIGN - MULTI-TENANT (BY OTHERS)									TO BE INCLUDED UNDER SEPARATE PACKAGE: SIGNAGE PERMIT

DESIGNED BY: LB, SC		DRAWN BY: LB, AN		CHECKED BY: SW, AL	
JTB		JTB		JTB	
JTB		JTB		JTB	
JTB		JTB		JTB	
JTB		JTB		JTB	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

REVISION DESCRIPTION		DATE		BY	
1 FOR APPROVAL		8/2/2024		JTB	
2					
3					
4					



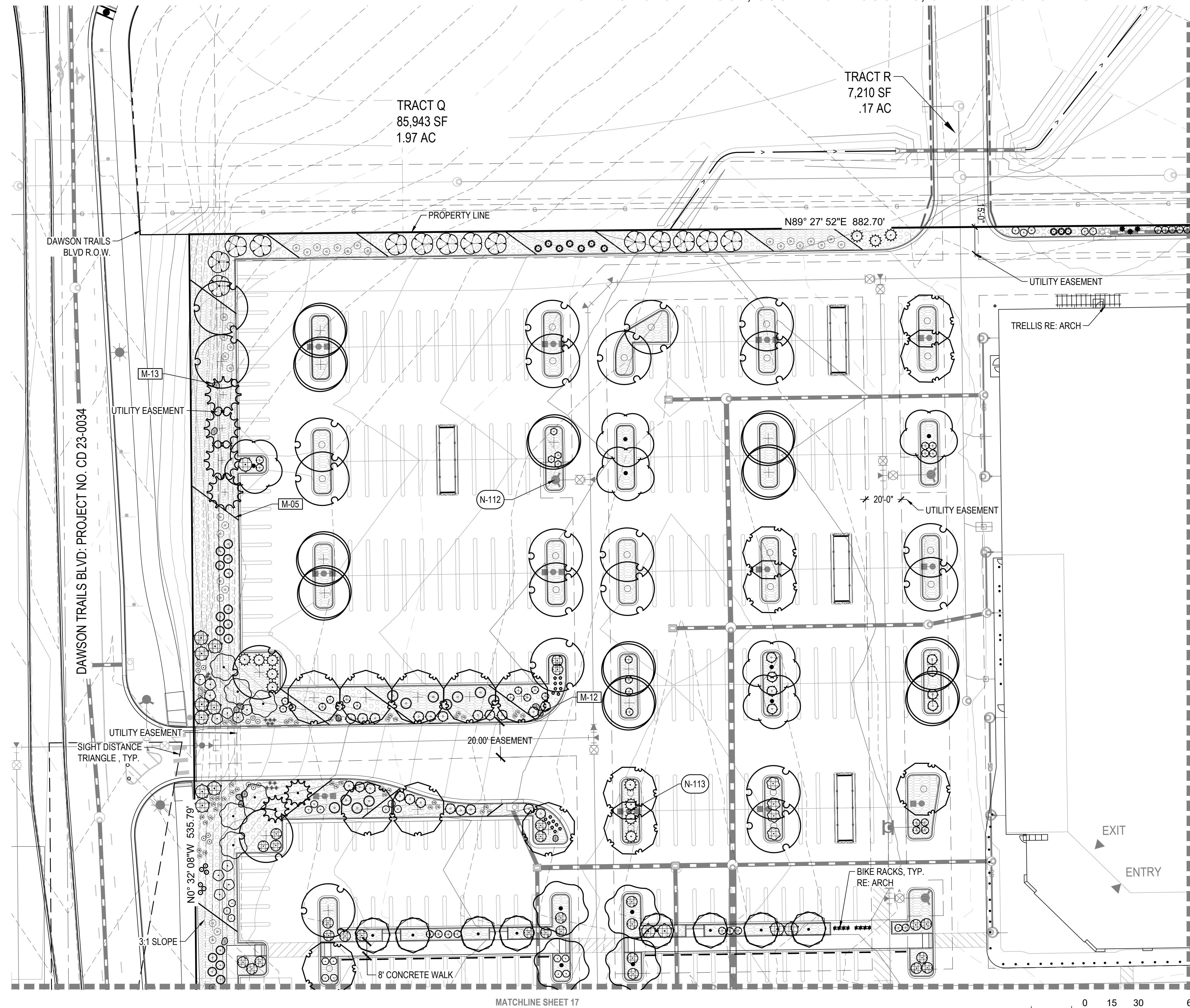
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@OURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

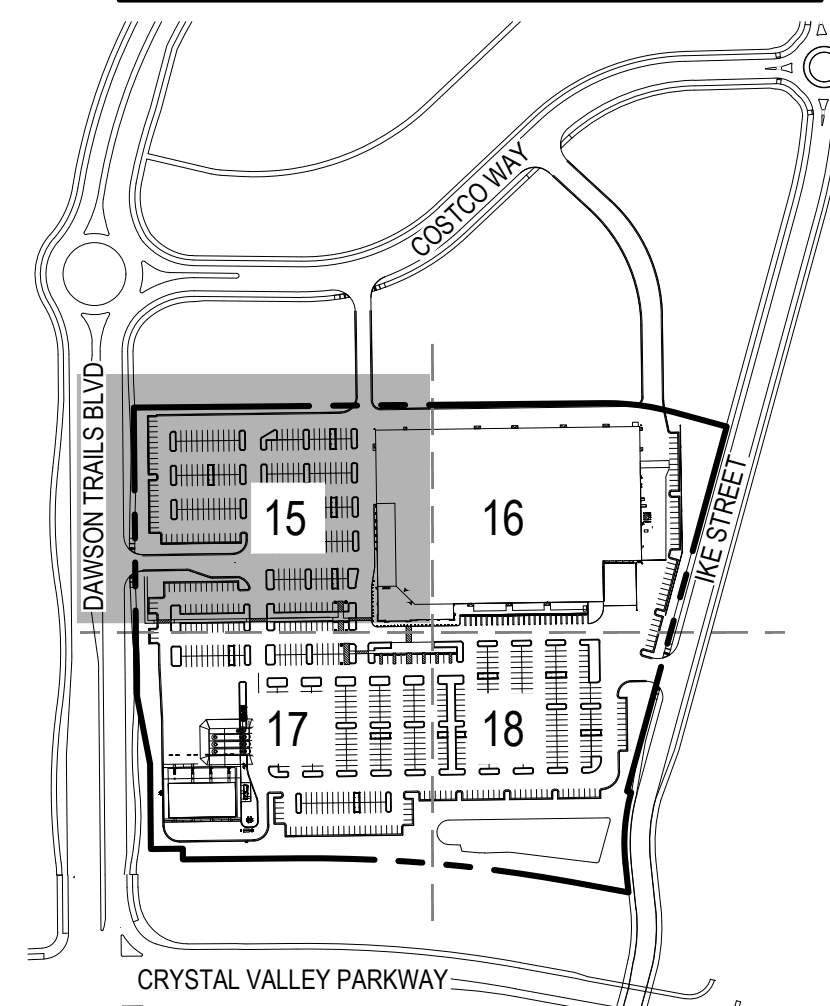
CORE

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

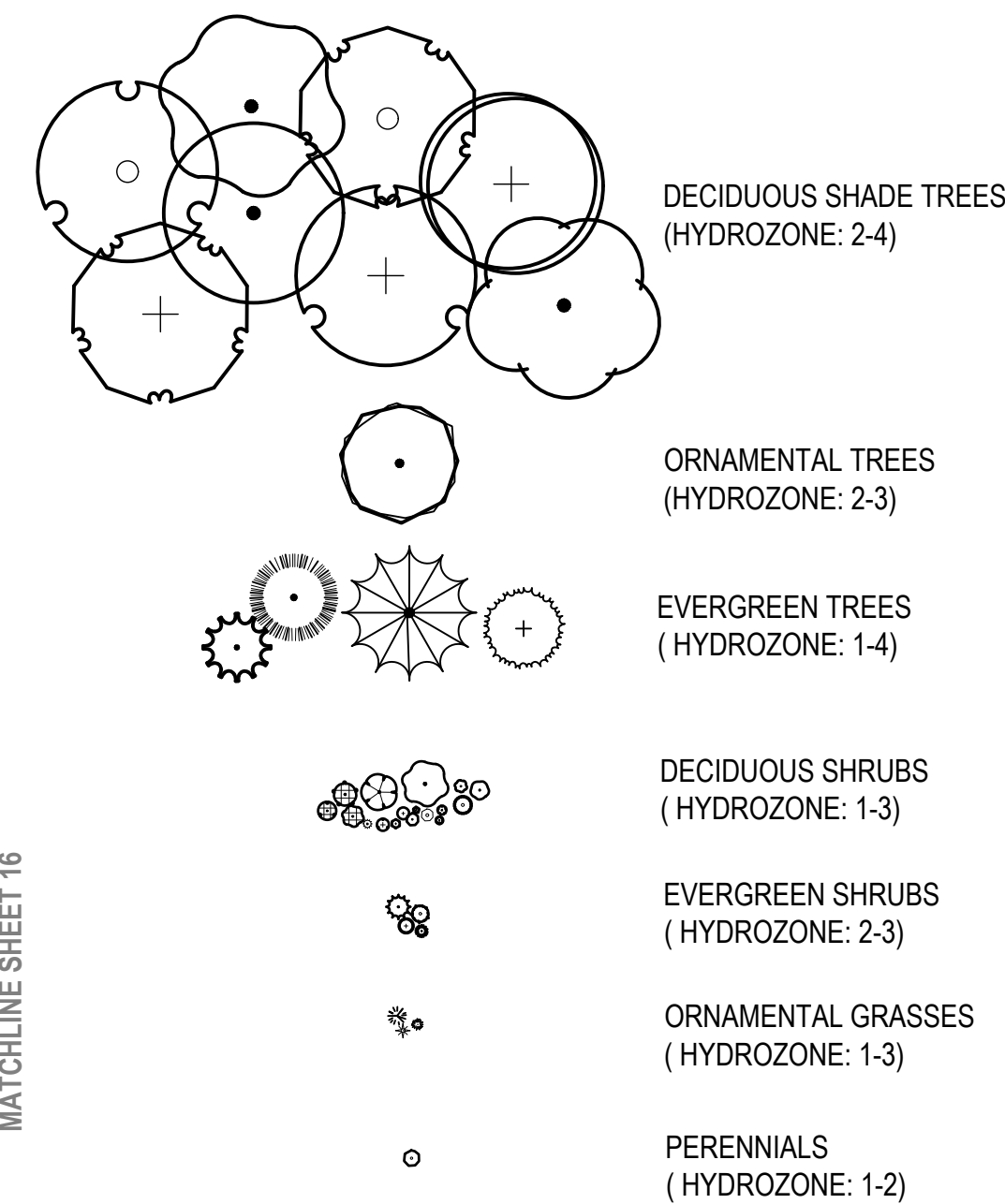
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND:



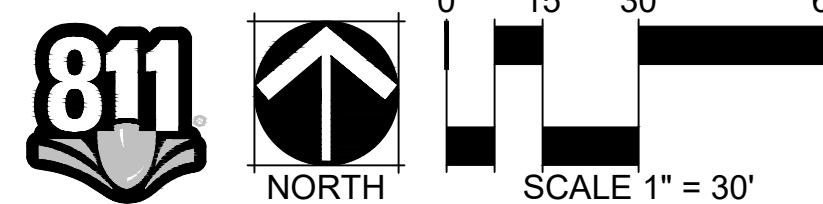
REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-05	STEEL EDGING

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-12	BOULDER - 2'
M-13	BOULDER - 3'
M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
M-26	CMU RETAINING WALL - 4', BY OTHERS

NOTATION	
SYMBOL	DESCRIPTION
N-112	FIRE HYDRANT, TYP.
N-113	STREET LIGHT, TYP.
N-127	MONUMENT SIGN - MULTI-TENANT (BY OTHERS)

CODE	BOTANICAL NAME
NS TE	TEMP-IRRIGATED NATIVE SEED



LANDSCAPE PLAN
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: LB, SC
DRAWN BY: LB, AN
CHECKED BY: SW, AL

JOB NO.
20-224
SHEET
15 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY	IF
1	FOR APPROVAL	8/2/2024		
2				
3				
4				

NORRIS
DESIGN
PEOPLE + PLACEMAKING

CORE

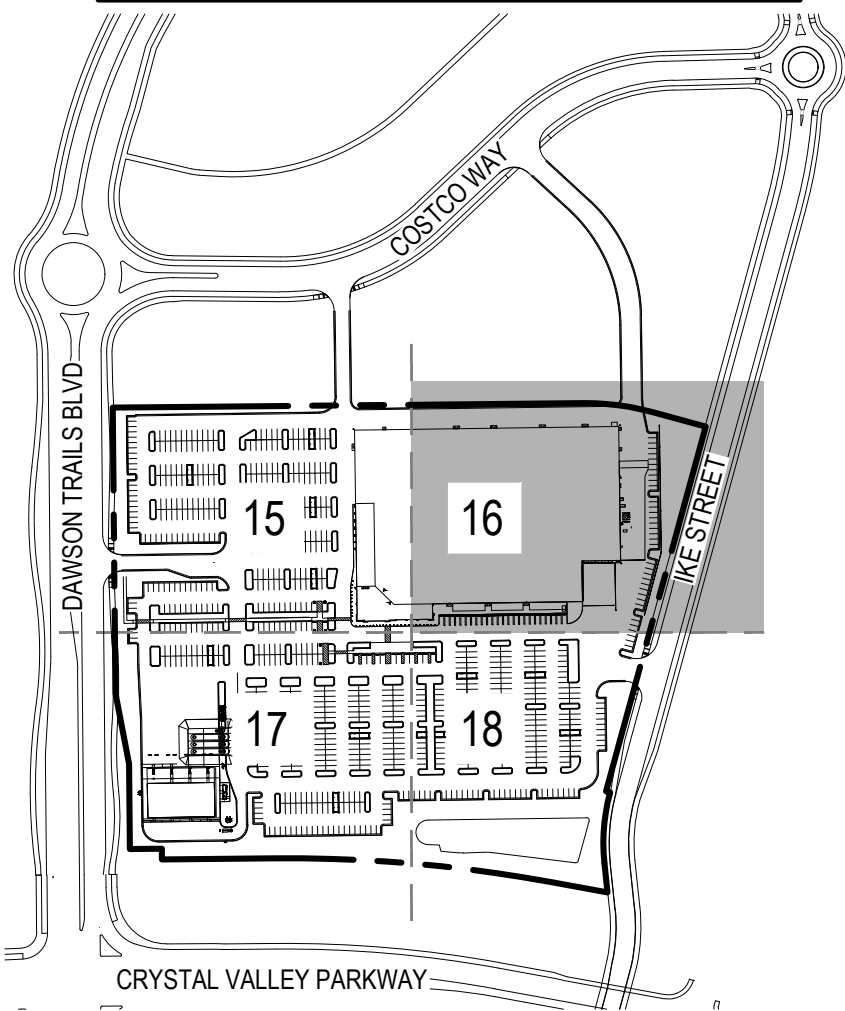
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3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

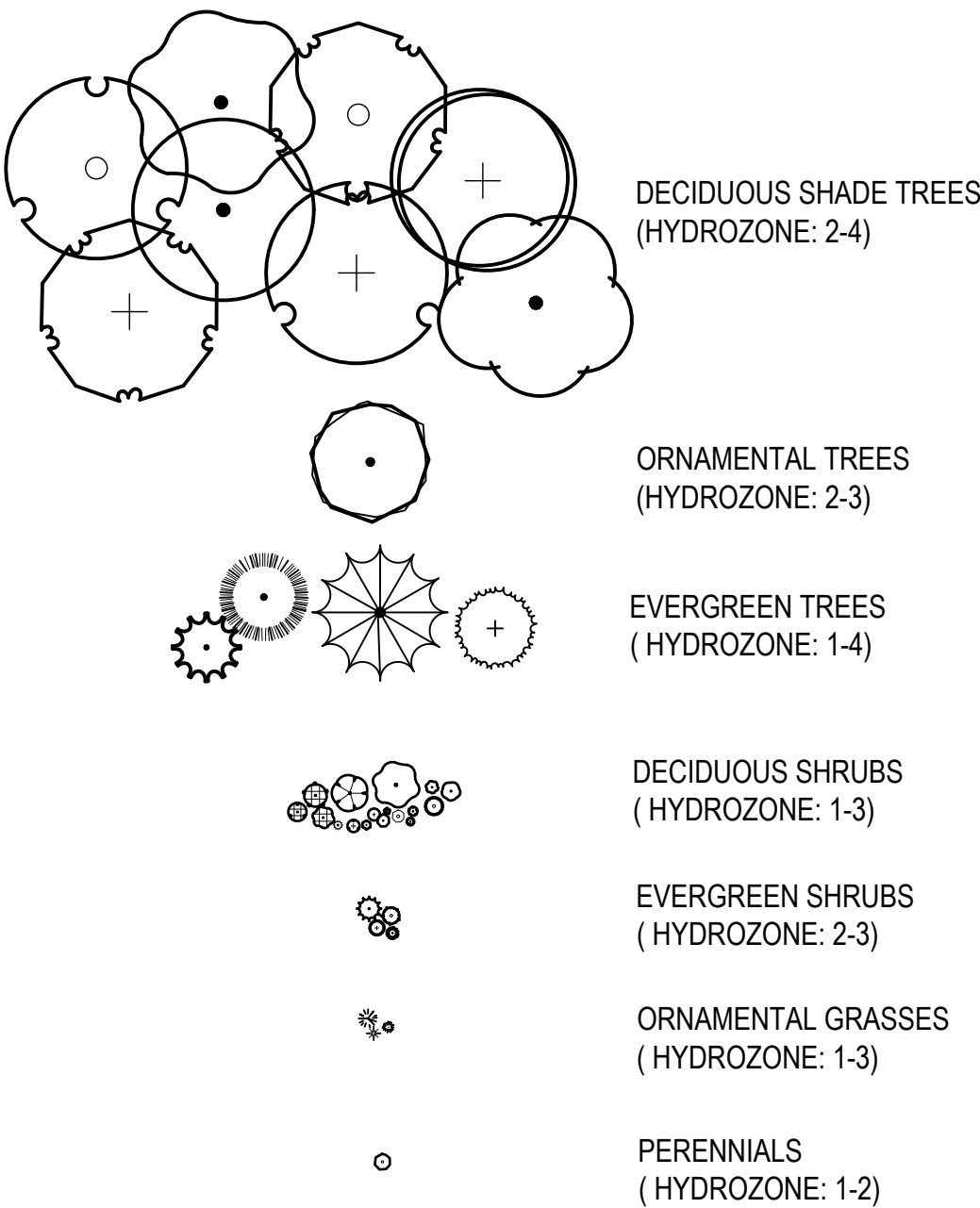
SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP

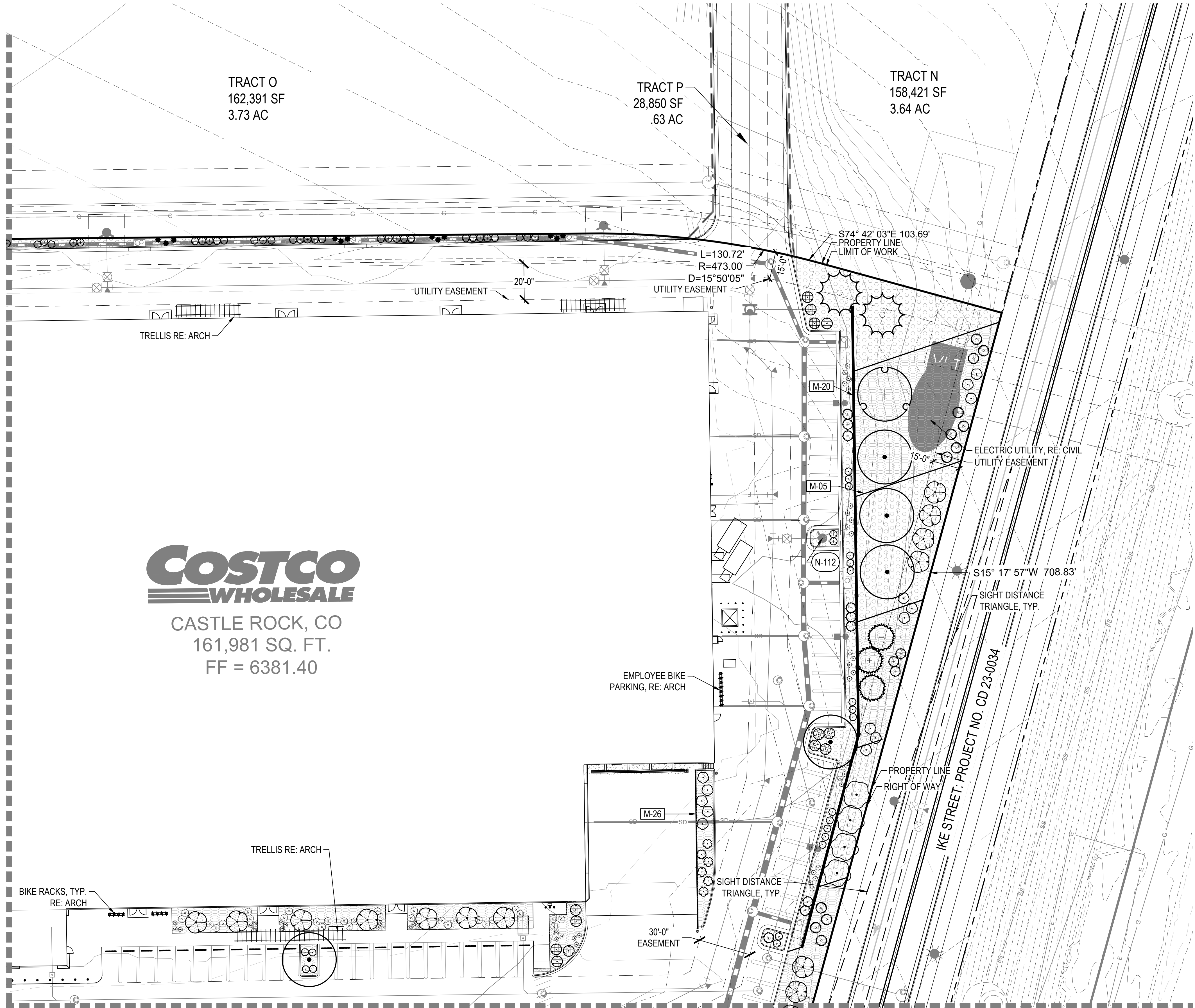


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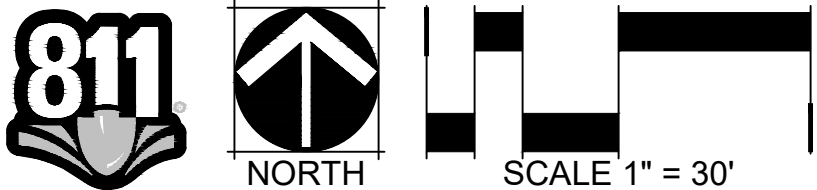
REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
	M-01 COBBLE - A
	M-02 COBBLE - B
	M-05 STEEL EDGING
LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
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	M-20 FREESTANDING SCREEN WALL - 8', BY OTHERS
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NOTATION	
SYMBOL	DESCRIPTION
	N-112 FIRE HYDRANT, TYP.
	N-113 STREET LIGHT, TYP.
	N-127 MONUMENT SIGN - MULTI-TENANT (BY OTHERS)
CODE	BOTANICAL NAME
	NS TE TEMP-IRRIGATED NATIVE SEED



CASTLE ROCK, CO
161,981 SQ. FT.
FF = 6381.40

MATCHLINE SHEET 18



LANDSCAPE PLAN
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: LB, SC
DRAWN BY: LB, AN
CHECKED BY: SW, AL

JOB NO.
20-224
SHEET
16 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY	IF
1	FOR APPROVAL	8/2/2024	JF	
2				
3				
4				

NORRIS
DESIGN
PEOPLE + PLACEMAKING

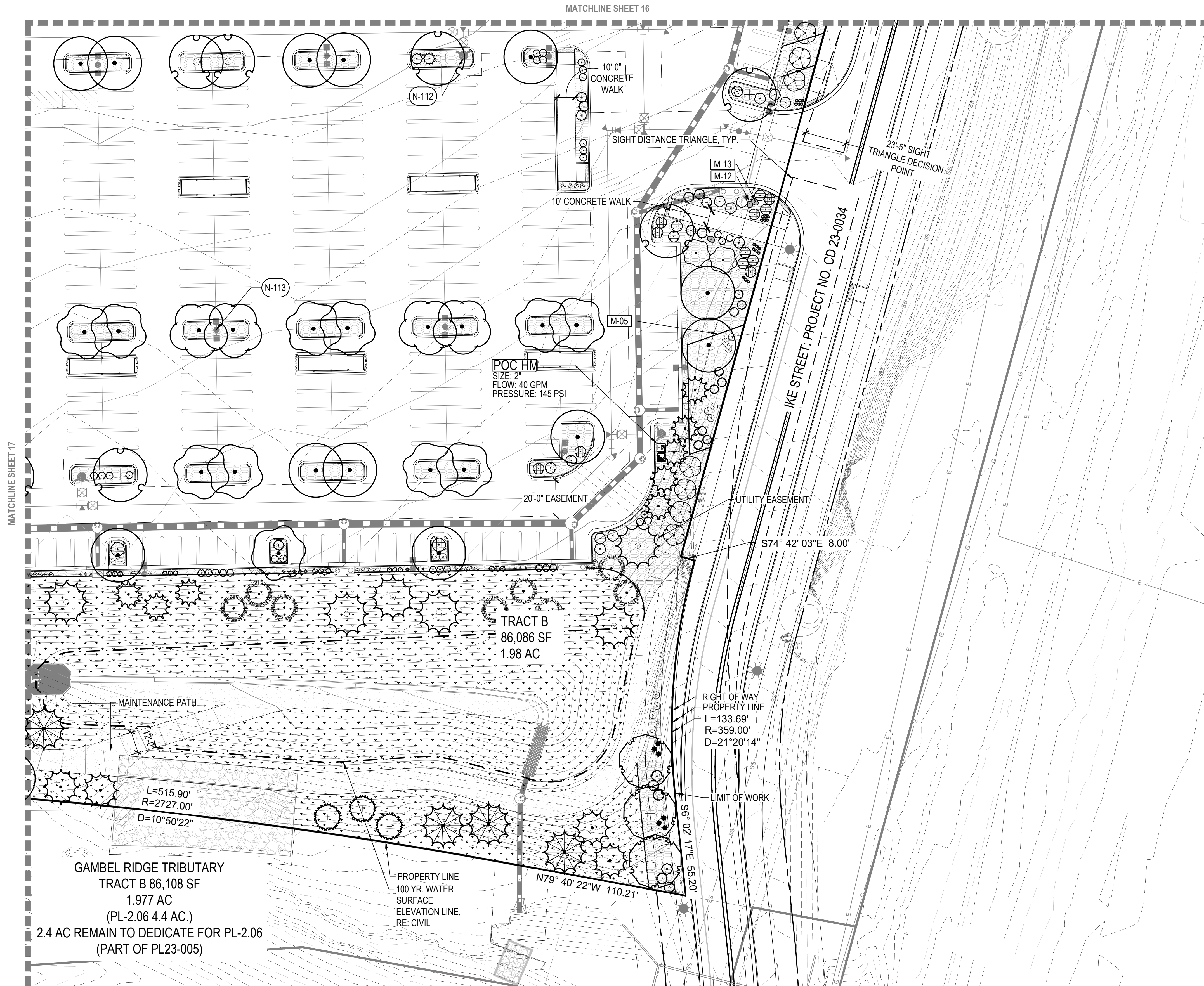
CORE

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ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM

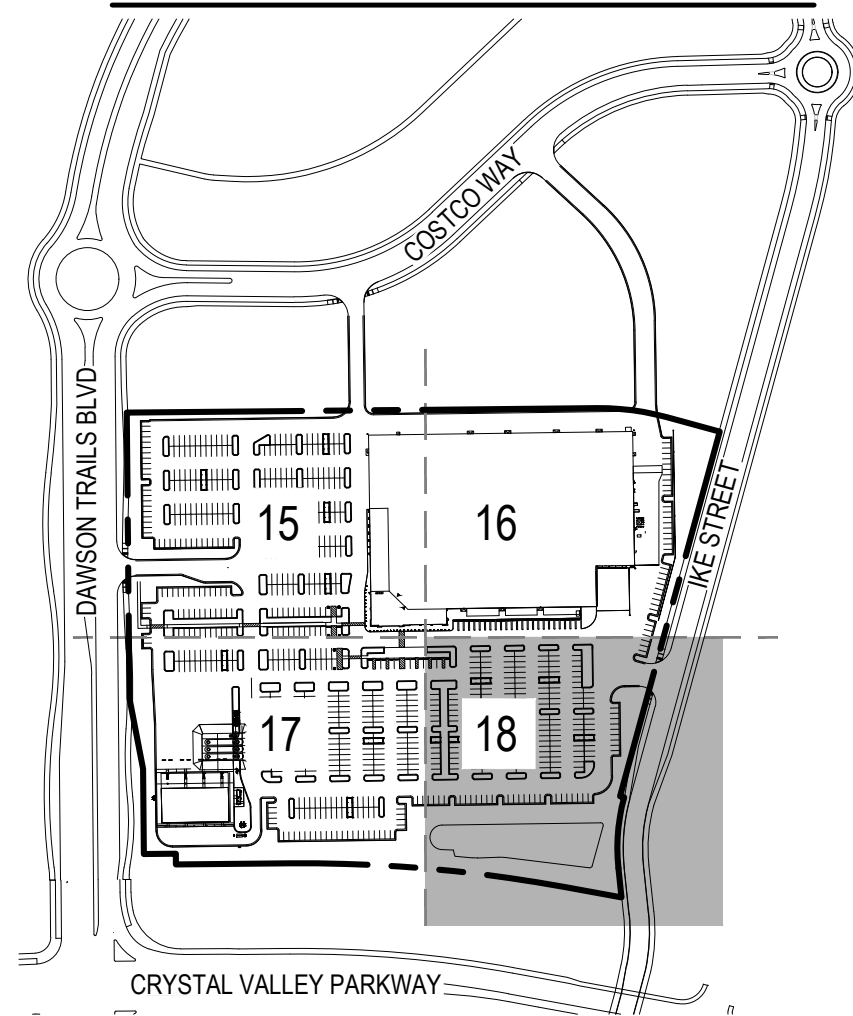
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

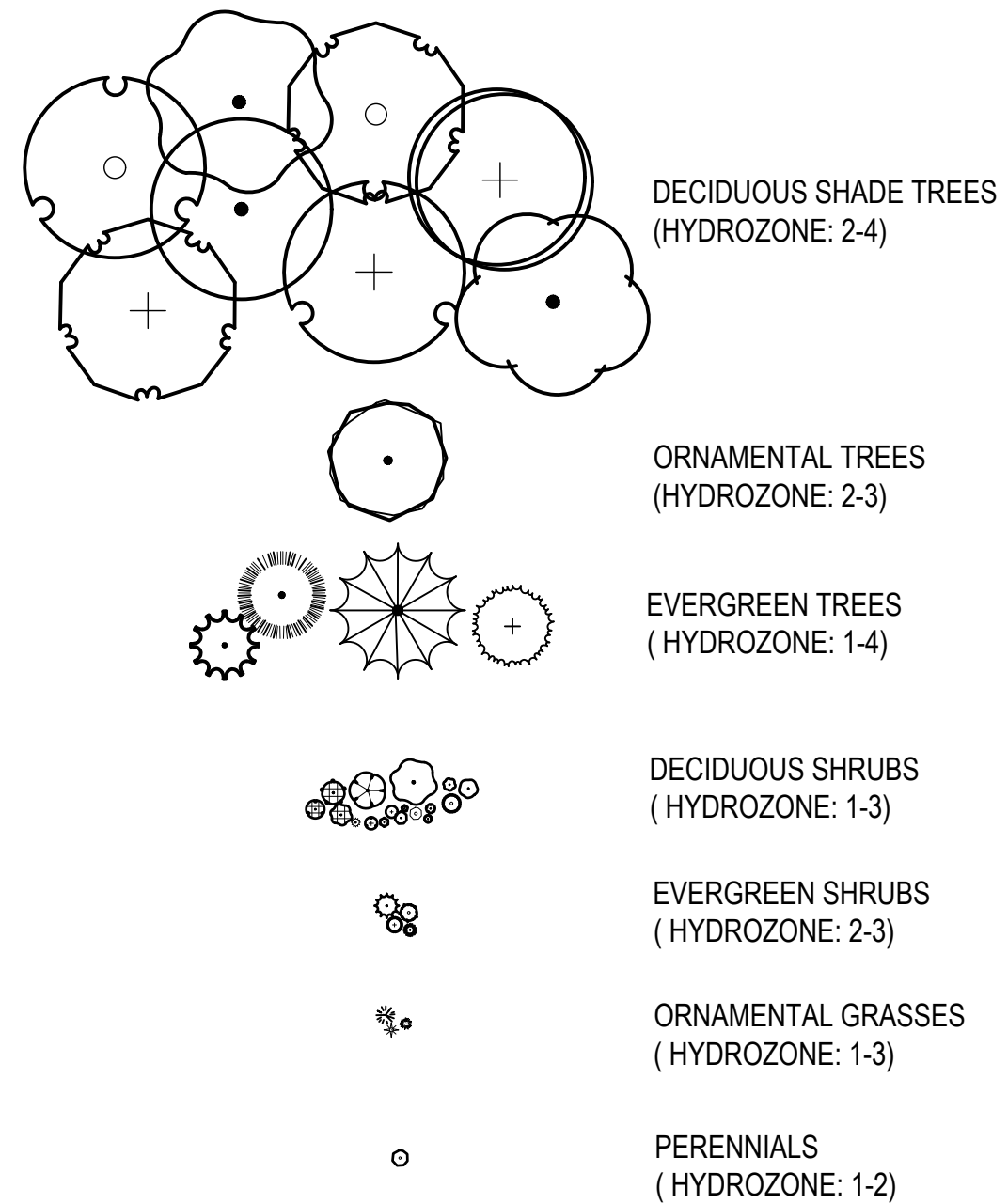
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

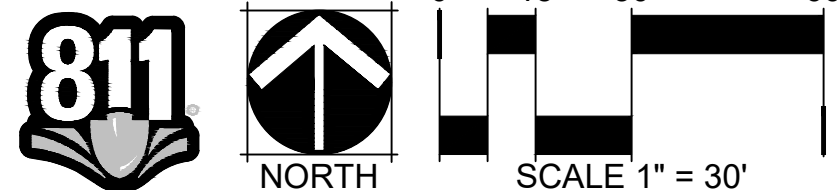


LEGEND:



REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-05	STEEL EDGING
LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-12	BOULDER - 2'
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CODE	BOTANICAL NAME
NS TE	TEMP-IRRIGATED NATIVE SEED



LANDSCAPE PLAN
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: LB, SC
DRAWN BY: LB, AN
CHECKED BY: SW, AL

JOB NO.
20-224
SHEET
18 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY	IF
1	FOR APPROVAL	8/22/2024	JF	
2				
3				
4				

NORRIS
DESIGN
PEOPLE + PLACEMAKING

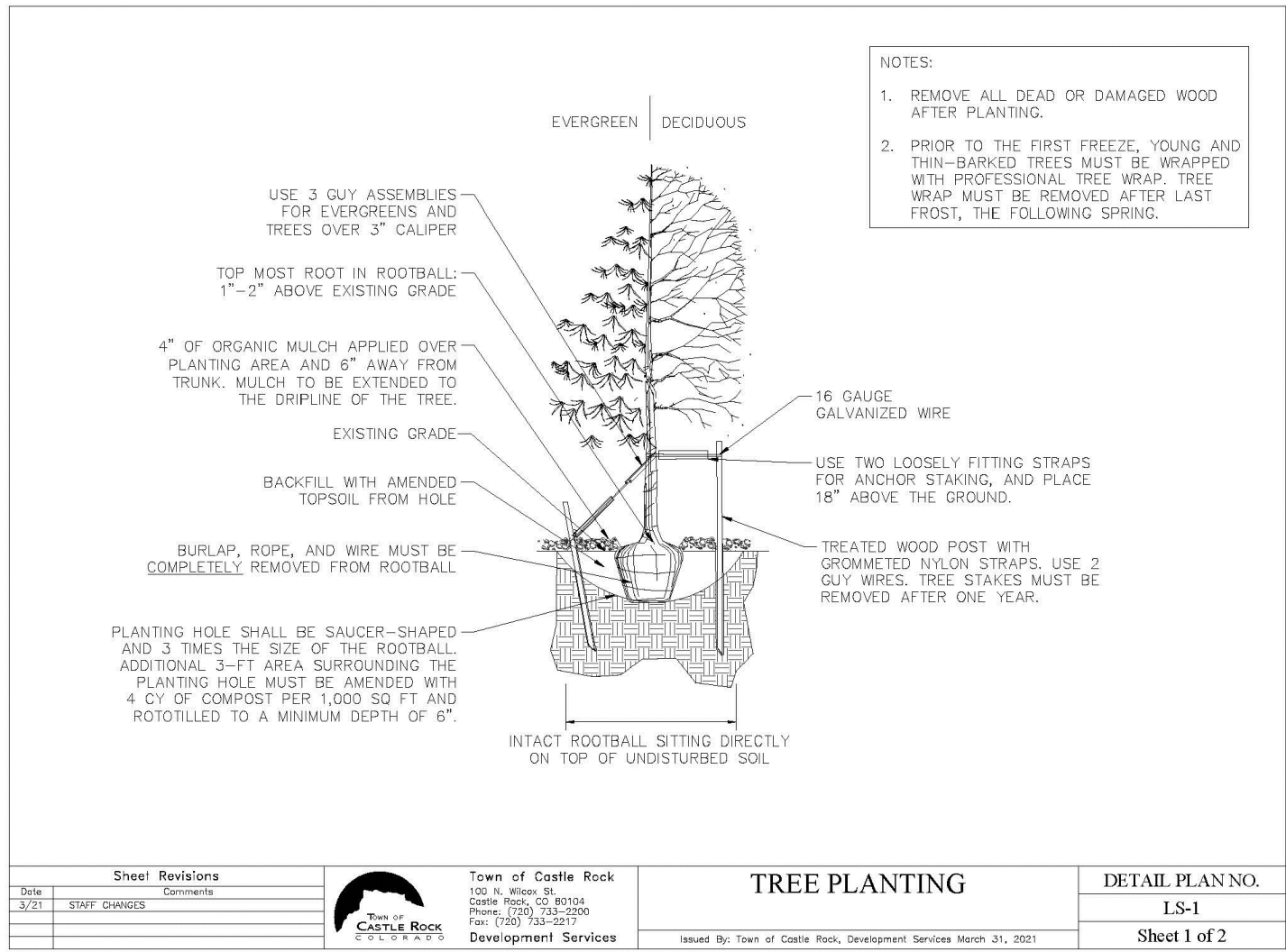
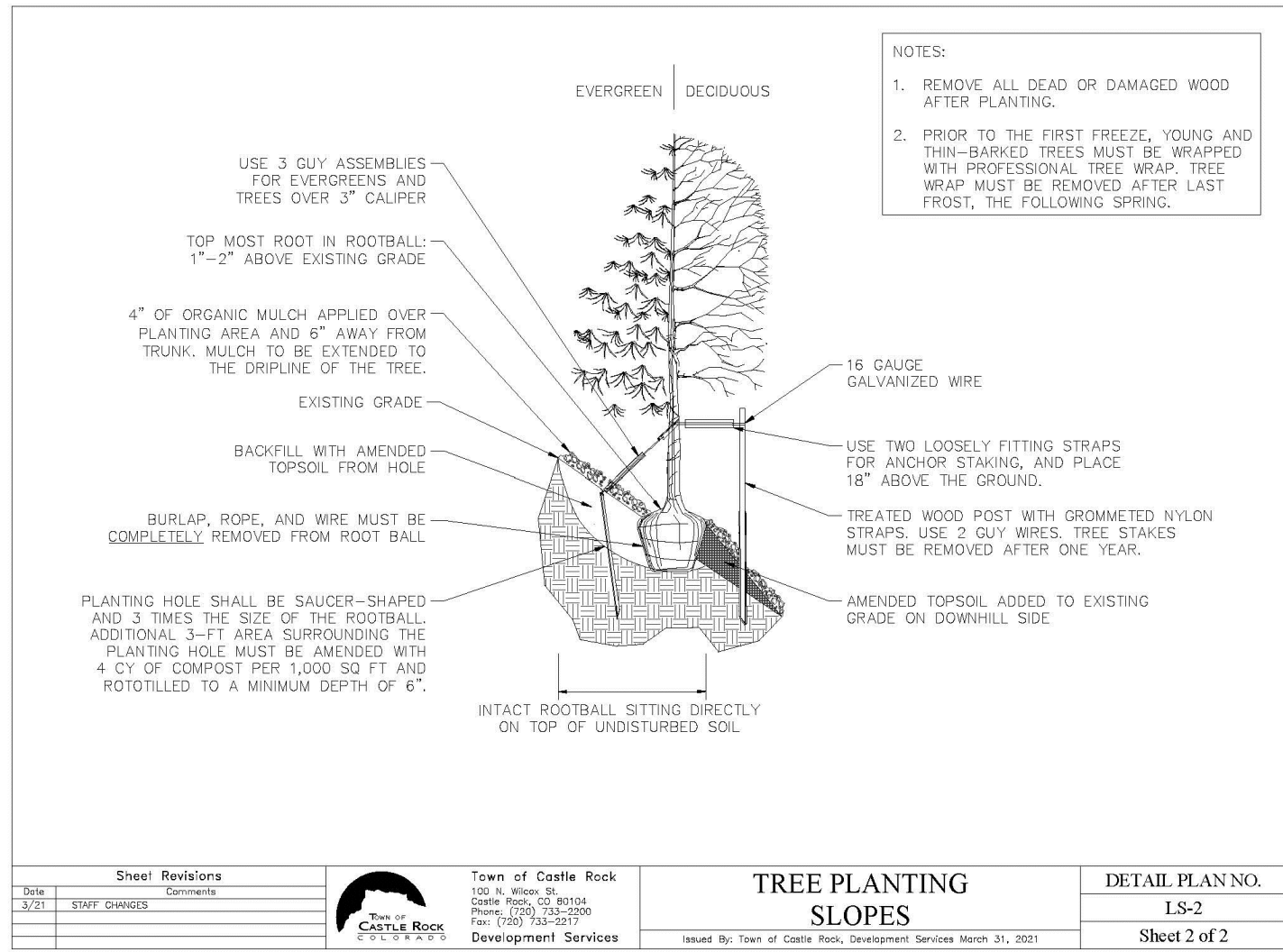
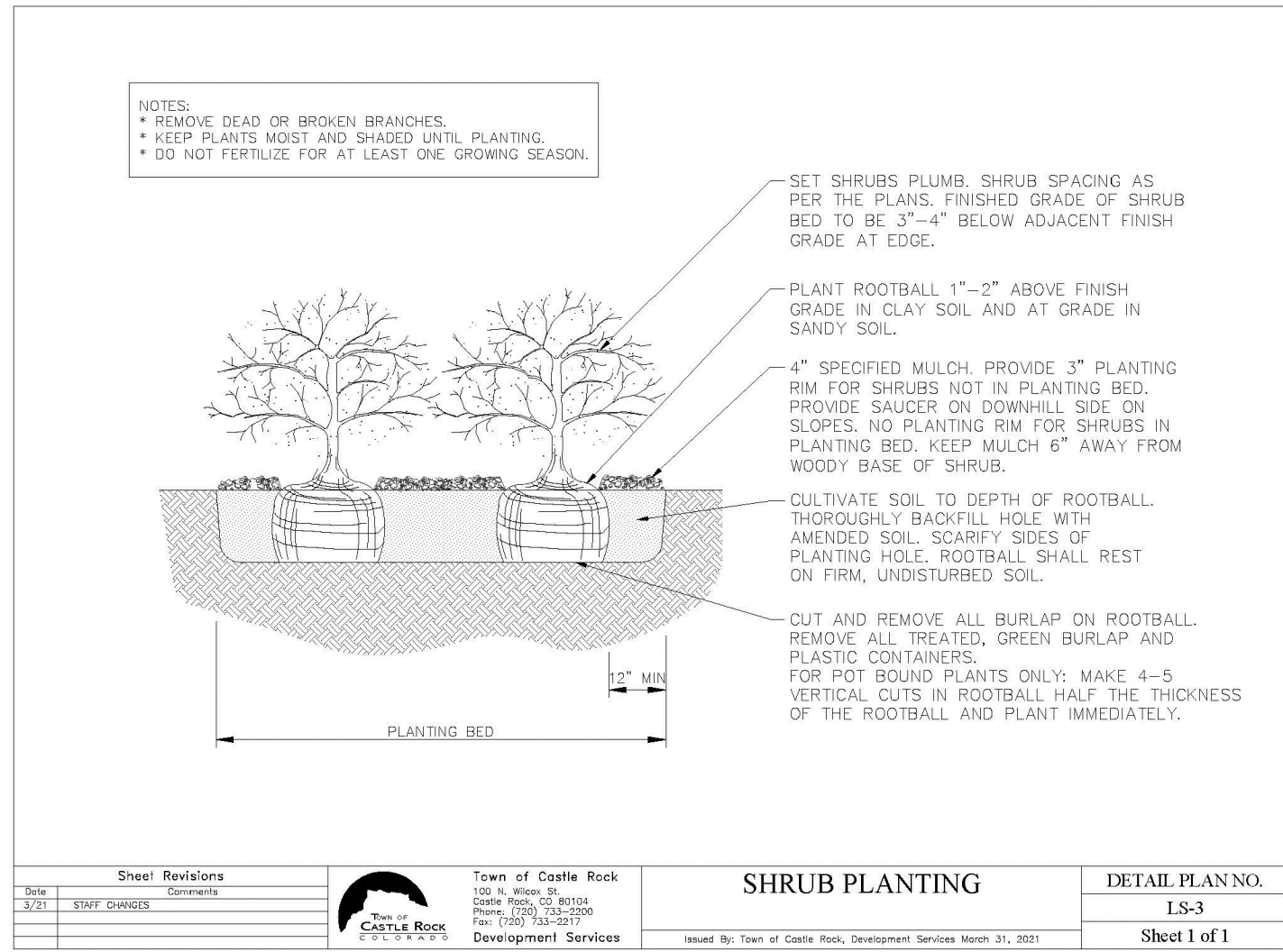
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303.703.4444
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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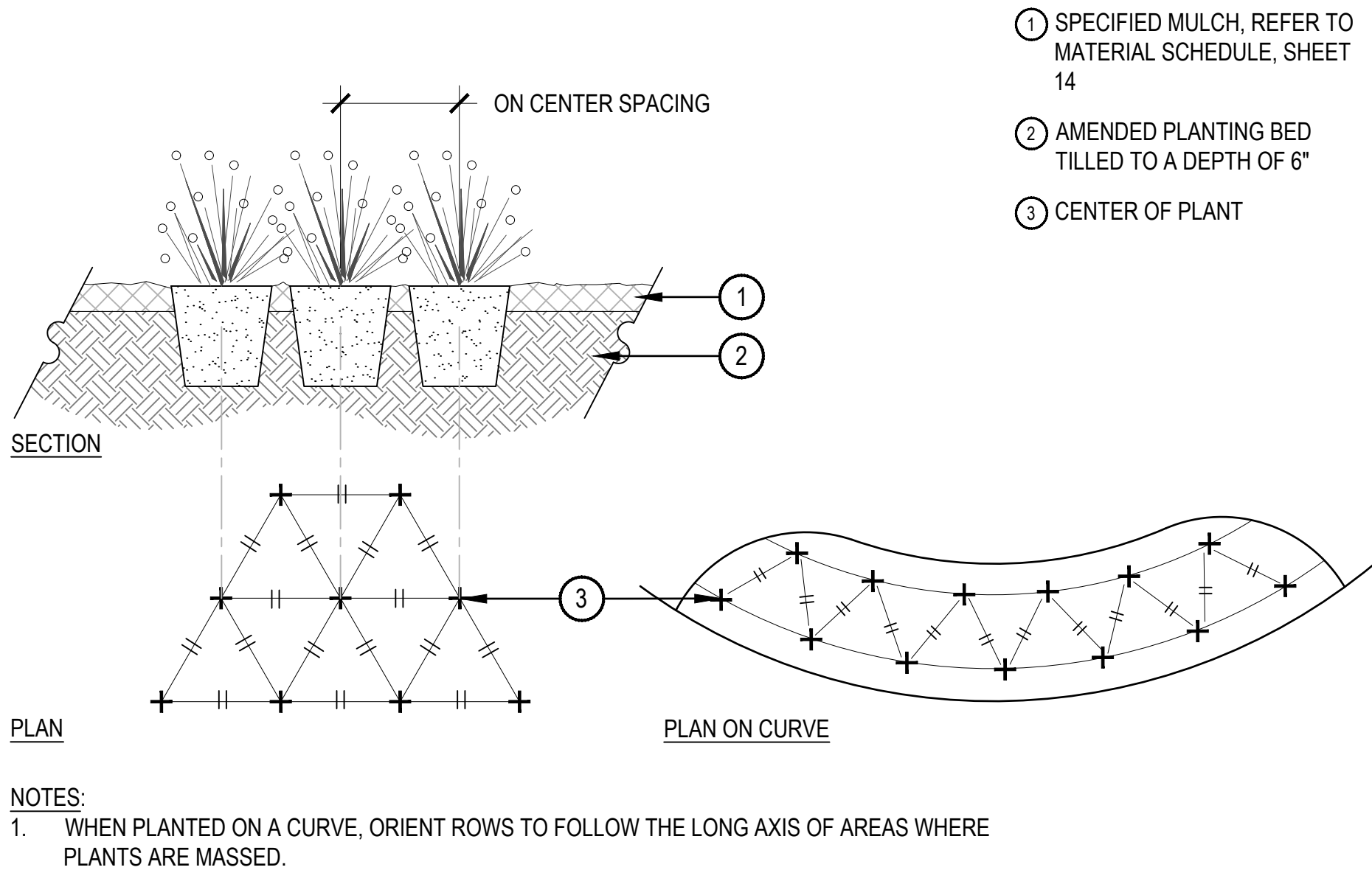
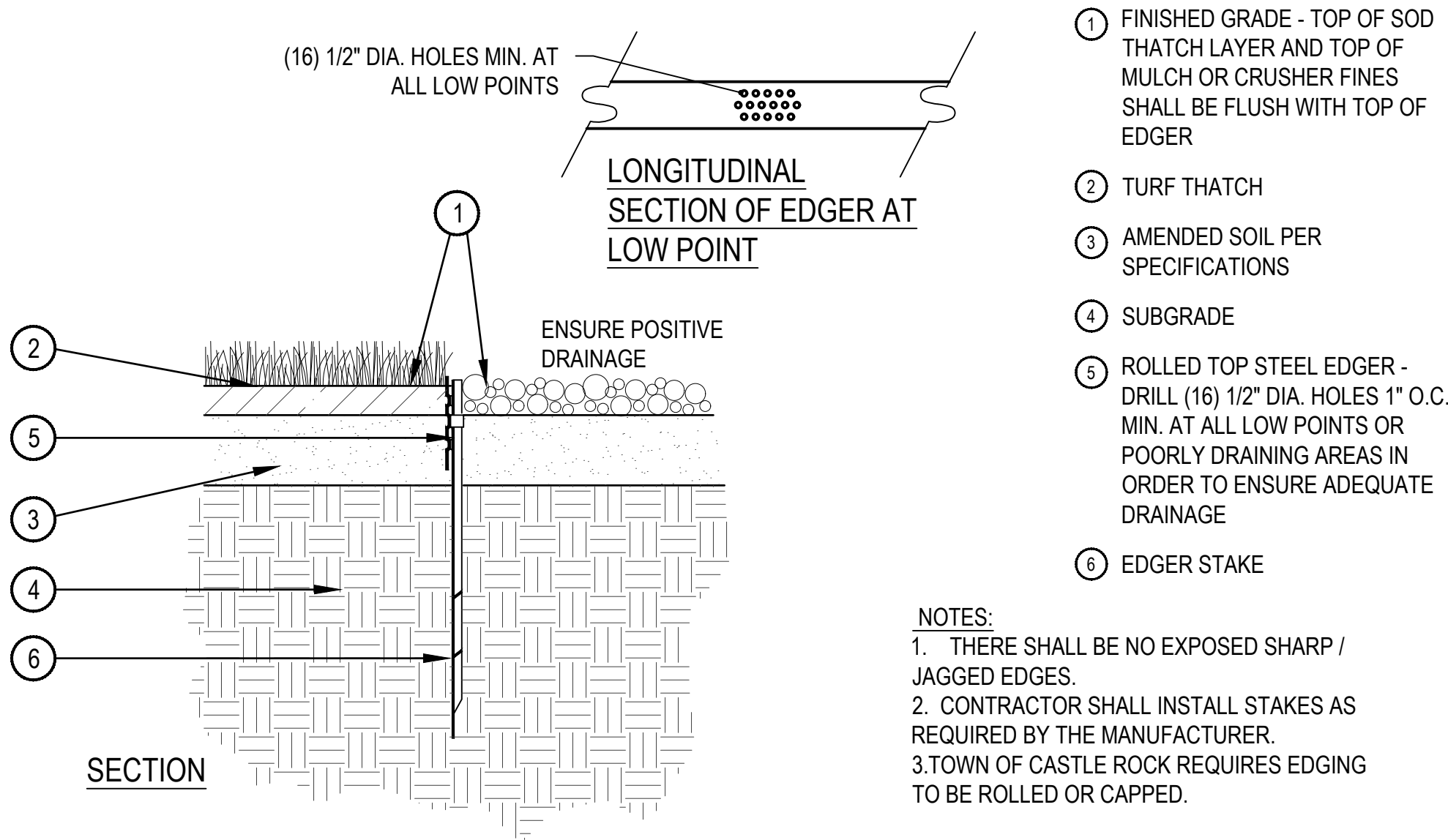
SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TREE PLANTING DETAIL TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS

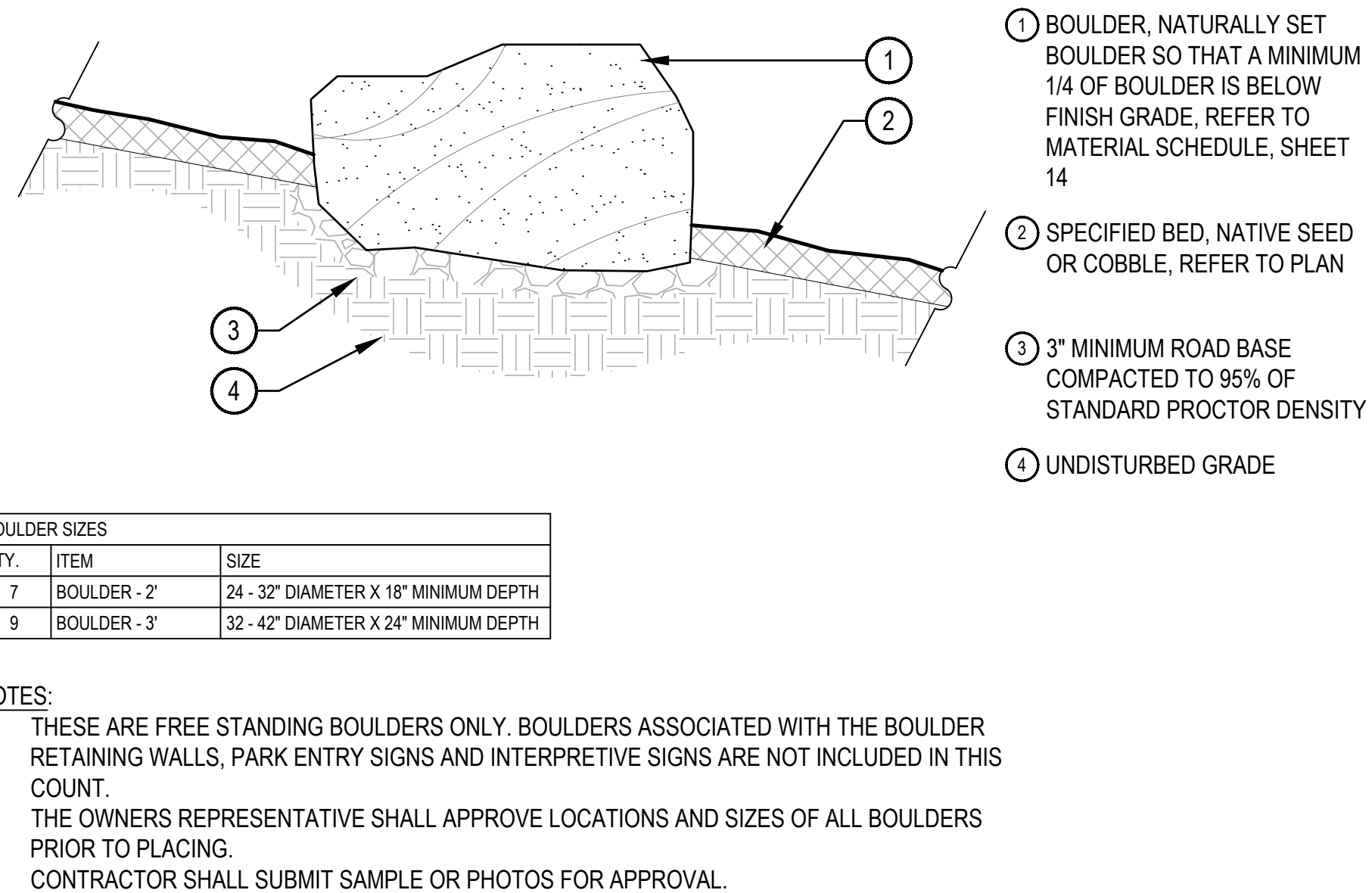


4 STEEL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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CORE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY	IF
1	FOR APPROVAL	8/22/2024		
2				
3				
4				

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

DESIGNED BY: LB, SC
DRAWN BY: LB, AN
CHECKED BY: SW, AL

JOB NO.
20-224
SHEET
19 OF 30

LANDSCAPE
DETAILS
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

LOT I, FILING I, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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ENGLEWOOD, CO 80113
303.703.4444
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NORRIS
DESIGN
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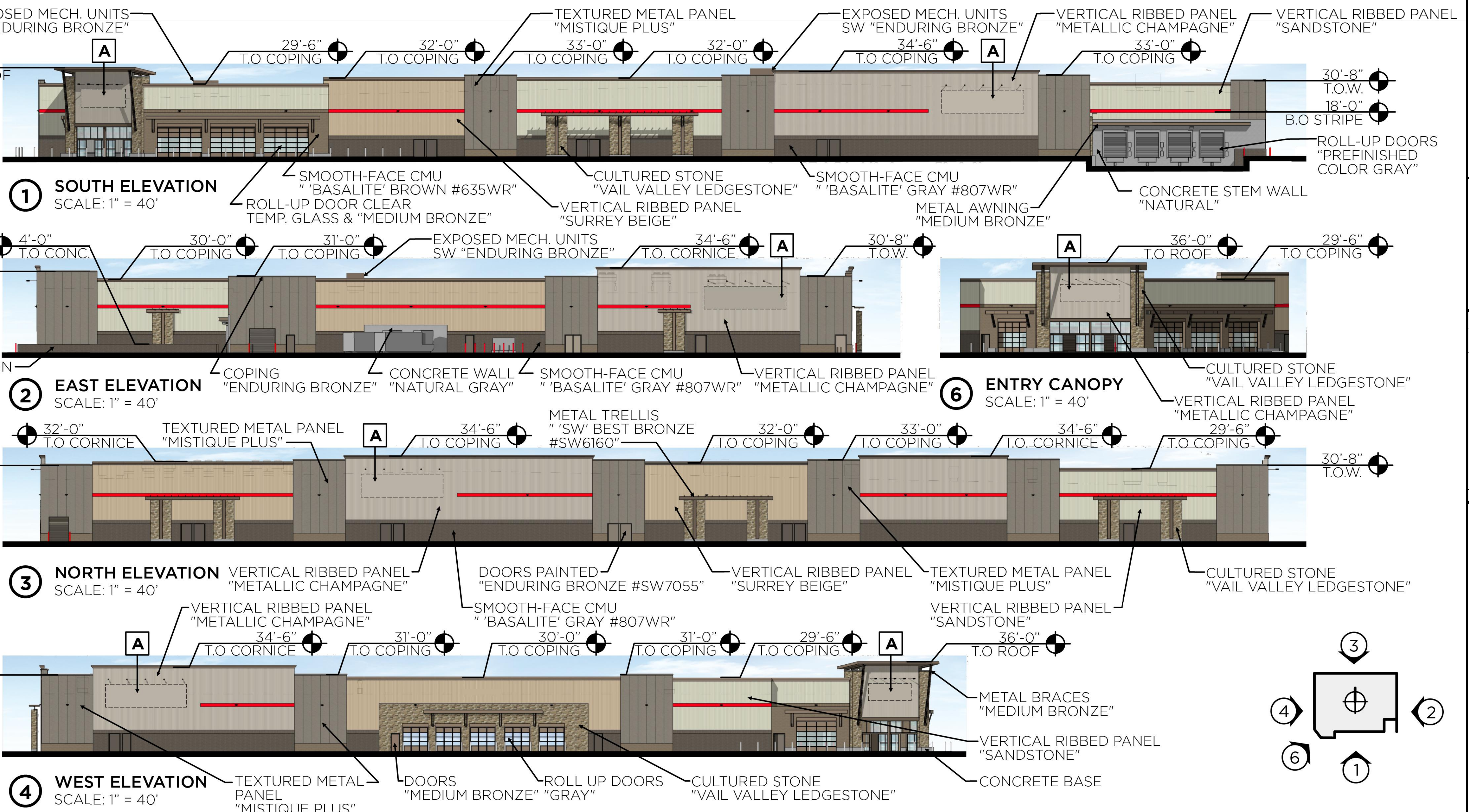
DATE	BY
8/1/2024	
REVISION DESCRIPTION	FOR APPROVAL
2	

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224
SHEET
20 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020



*PROPOSED SIGN LOCATION

WAREHOUSE ELEVATIONS

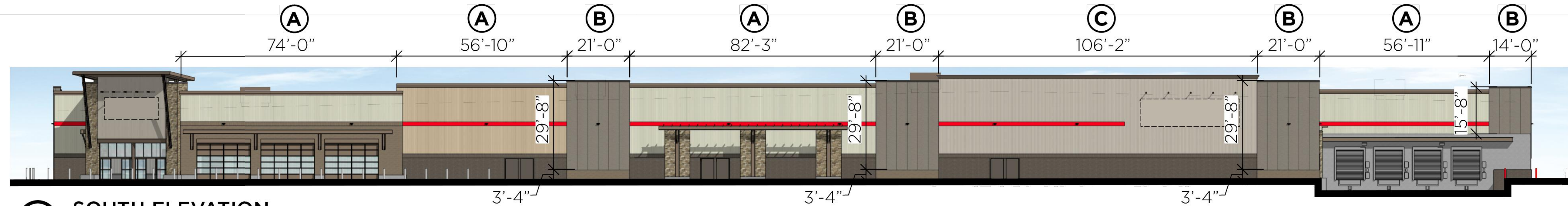
SCALE: 1" = 40'

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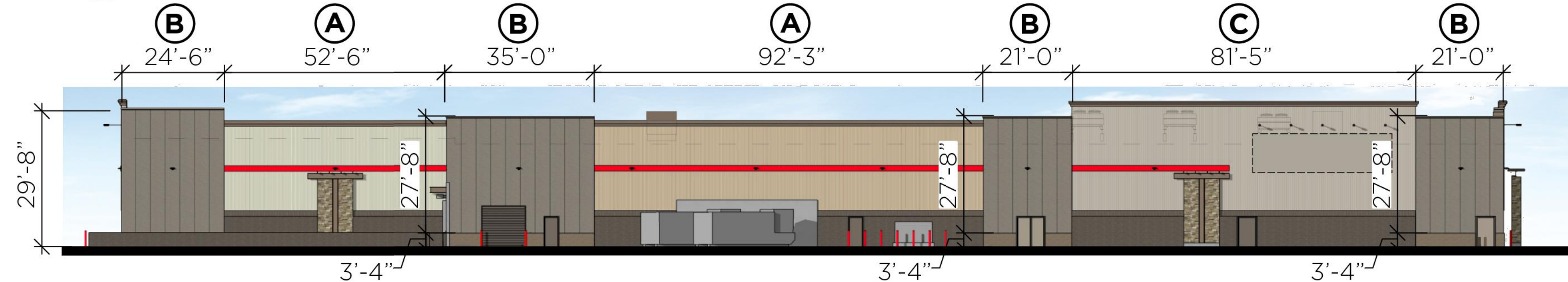
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SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS

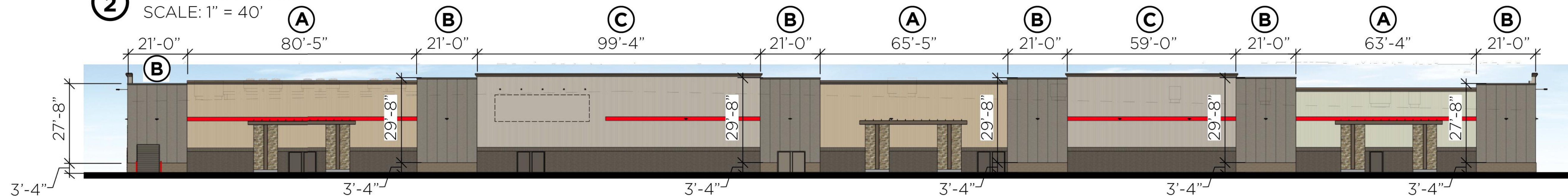
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 SOUTH ELEVATION
SCALE: 1" = 40'



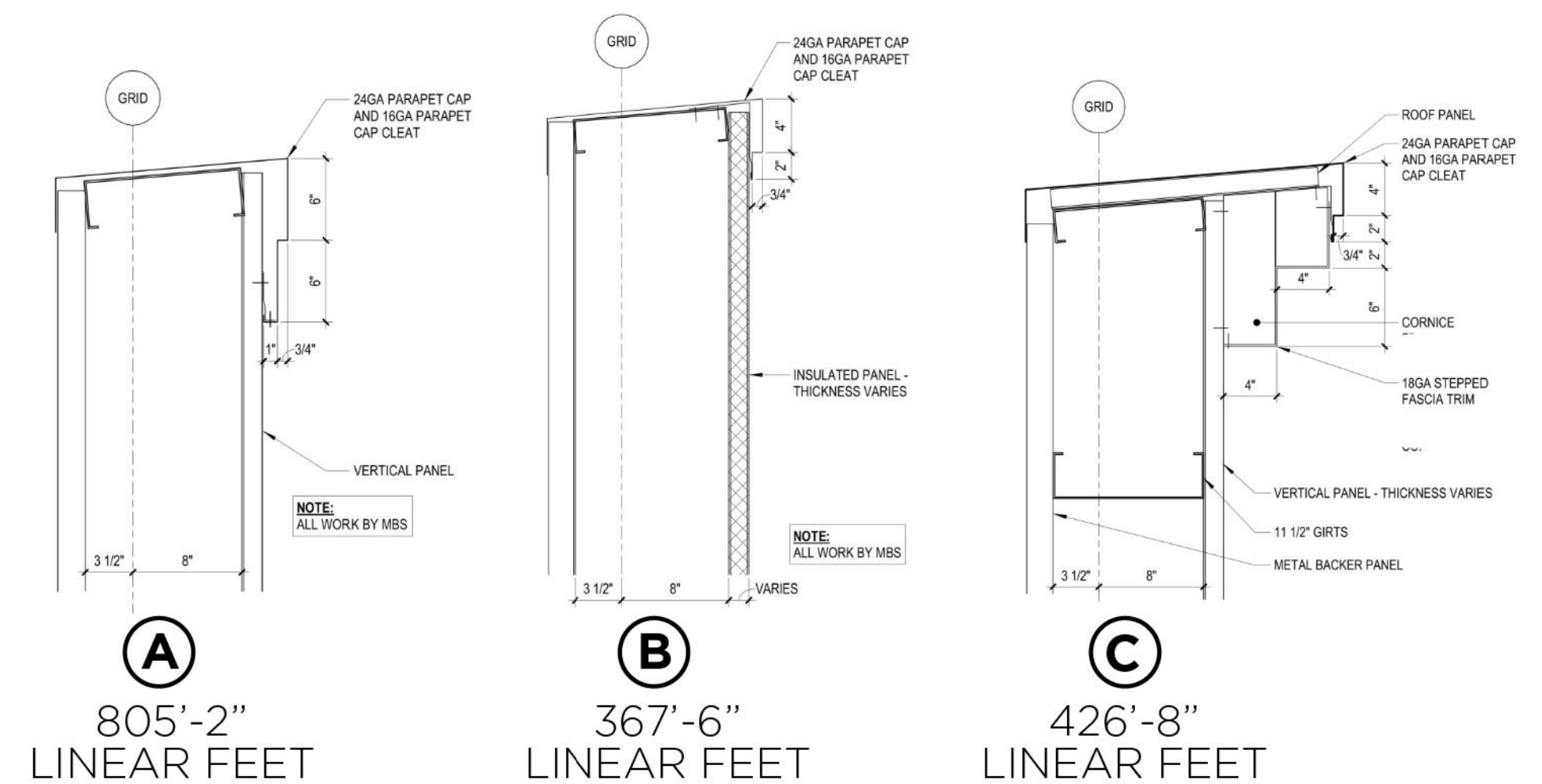
2 EAST ELEVATION
SCALE: 1" = 40'



3 NORTH ELEVATION
SCALE: 1" = 40'



4 WEST ELEVATION
SCALE: 1" = 40'



6 COPING

TOTAL LINEAR FEET = 1,599'-4"

CORNICE & TMP DIMENSIONS

SCALE: 1" = 40'

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224
SHEET
21 OF 30

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

NORRIS
DESIGN
PEOPLE + PLACEMAKING

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CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

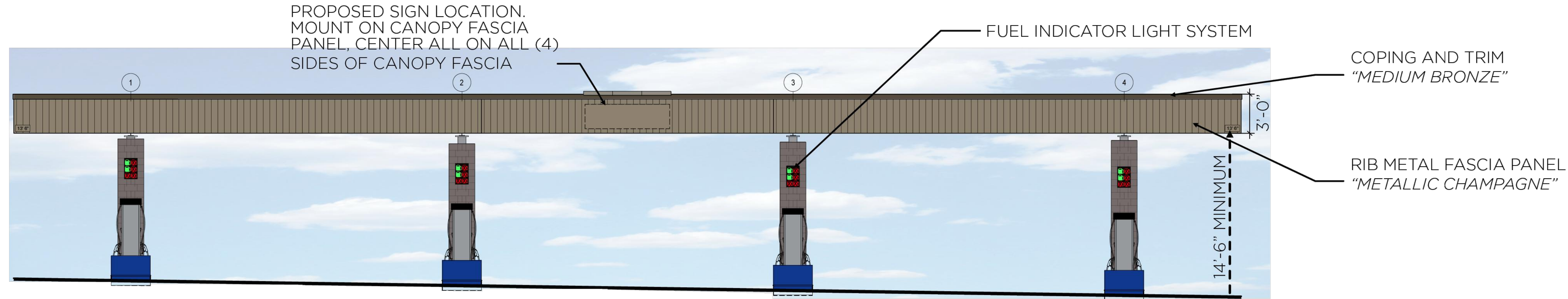
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SITE DEVELOPMENT PLAN

LOT I, FILING I, DAWSON TRAILS

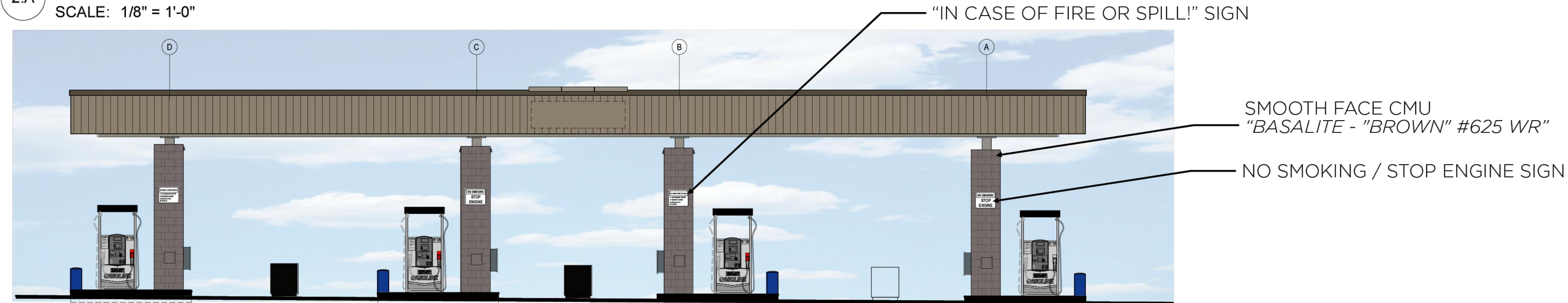
COSTCO

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



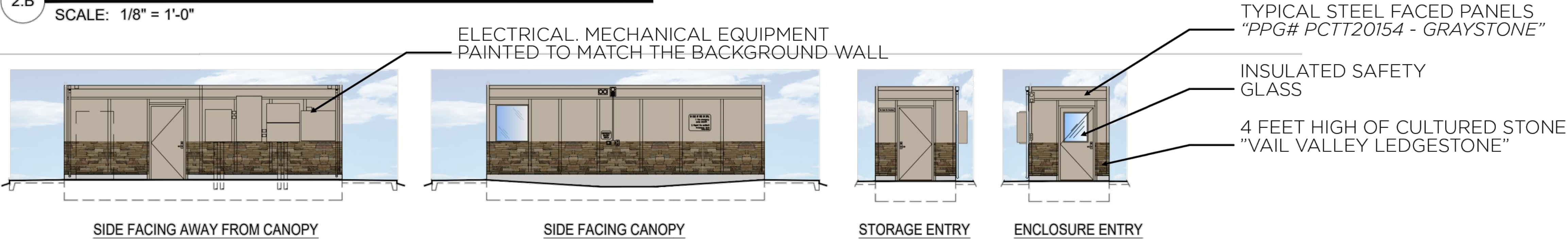
2.A NORTH AND SOUTH CANOPY AND DISPENSER ISLANDS

SCALE: 1/8" = 1'-0"



2.B EAST AND WEST CANOPY AND DISPENSER ISLANDS

SCALE: 1/8" = 1'-0"



2.C CONTROLLER ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

FUEL ELEVATIONS

SCALE:

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CORE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/1/2024	

COSTCO
CASTLE ROCK, COLORADO
FUEL ELEVATIONS

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224
SHEET
22 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

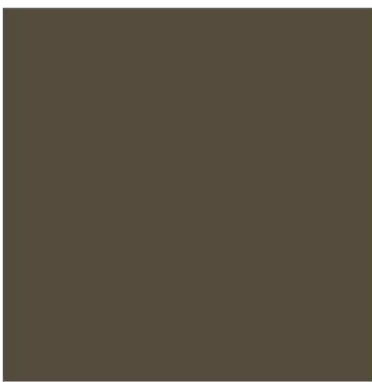
7 9 10 5 6 2 1 3 16 15 8 4 11



1 | **COSTCO SIGN**
"LAPIS LAZULI"



2 | **COSTCO SIGN & ACCENT BAND**
"SAFETY RED"



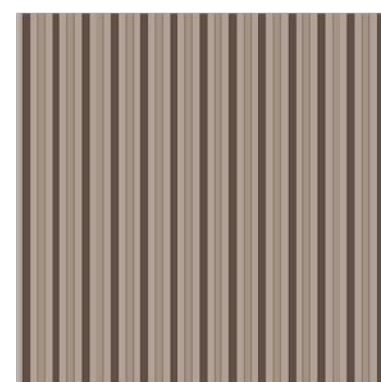
3 | **METAL BRACES/ TRELLIS**
"MEDIUM BRONZE"



4 | **SECTIONAL DOORS, COPING & TRIM**
"MEDIUM BRONZE"



5 | **SUNSET STONE**
"VAIL VALLEY LEDGESTONE"



6 | **RIBBED METAL PANEL - VERTICAL**
"METALLIC CHAMPAGNE"



7 | **RIBBED METAL PANEL - VERTICAL**
"SURREY BEIGE"



8 | **RIBBED METAL PANEL - VERTICAL**
"SANDSTONE"



9 | **TEXTURED METAL PANELS - VERTICAL**
"MISTIQUE PLUS"



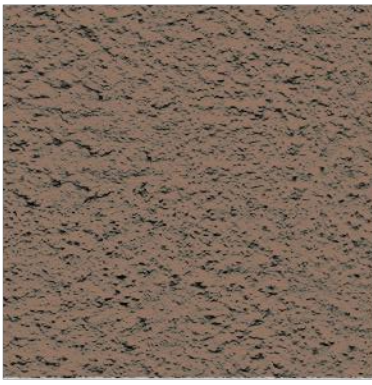
10 | **SMOOTH FACE CMU**
"BASALITE GRAY #807WR"



11 | **SMOOTH FACE CMU**
"BASALITE BROWN #635WR"



12 | **METAL PANEL @ FUEL CONTROLLER ENCLOSURE**
"GRAYSTONE"



13 | **TEXTURED METAL PANELS - VERTICAL**
"HONEY TWIST (DARK)"



14 | **EXTERIOR DOOR- PAINT**
"ENDURING BRONZE" SHERWIN WILLIAMS #SW7055



15 | **EXTERIOR ROLL UP DOOR**
"PREFINISHED COLOR GRAY"



16 | **BENCHES, ENTRY, LOADING DOCK & COMPACTOR AREA**
"NATURAL GRAY" COSTCO

MATERIAL BOARD

SCALE:

COSTCO
CASTLE ROCK, COLORADO
MATERIAL BOARD

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224
SHEET
23 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

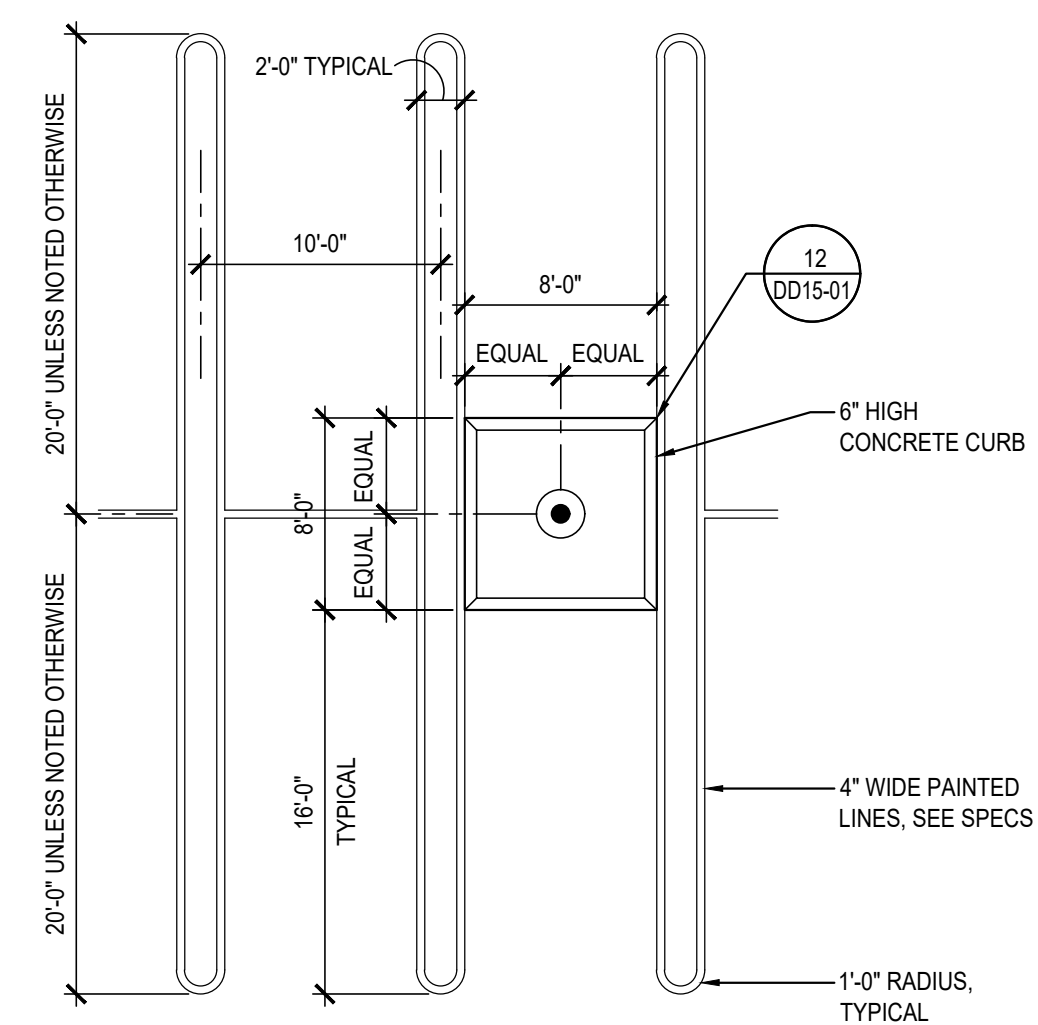
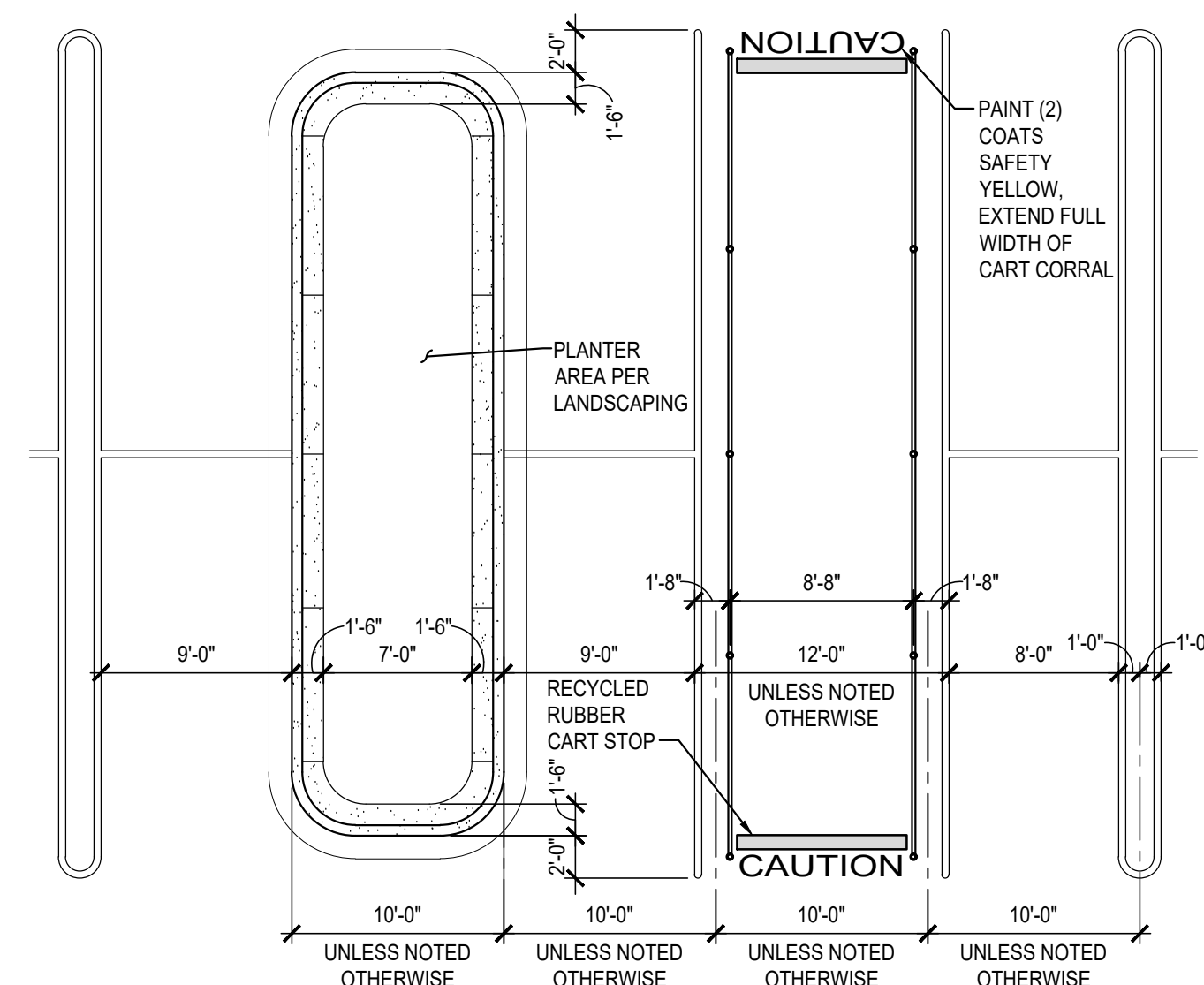
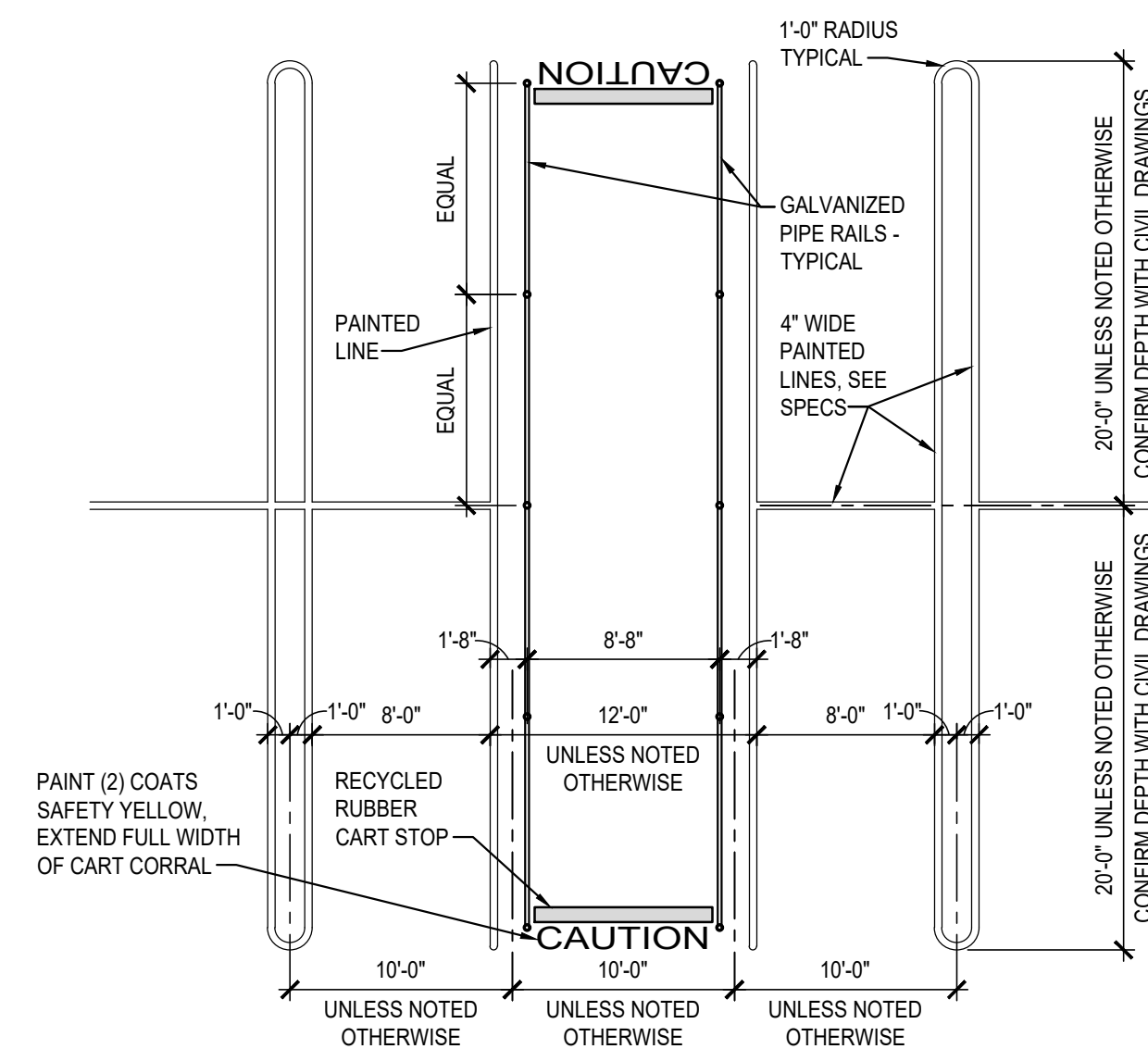
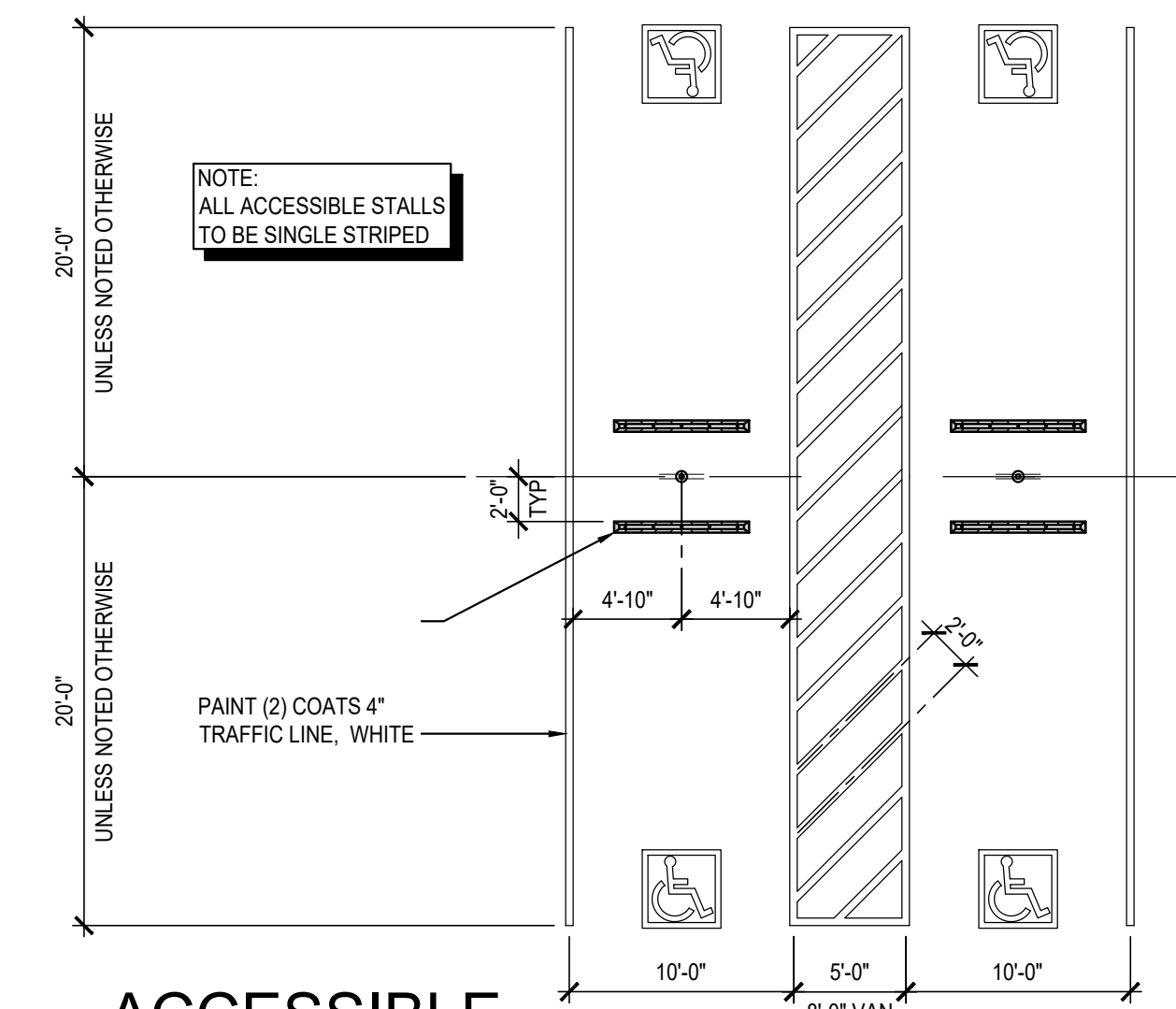
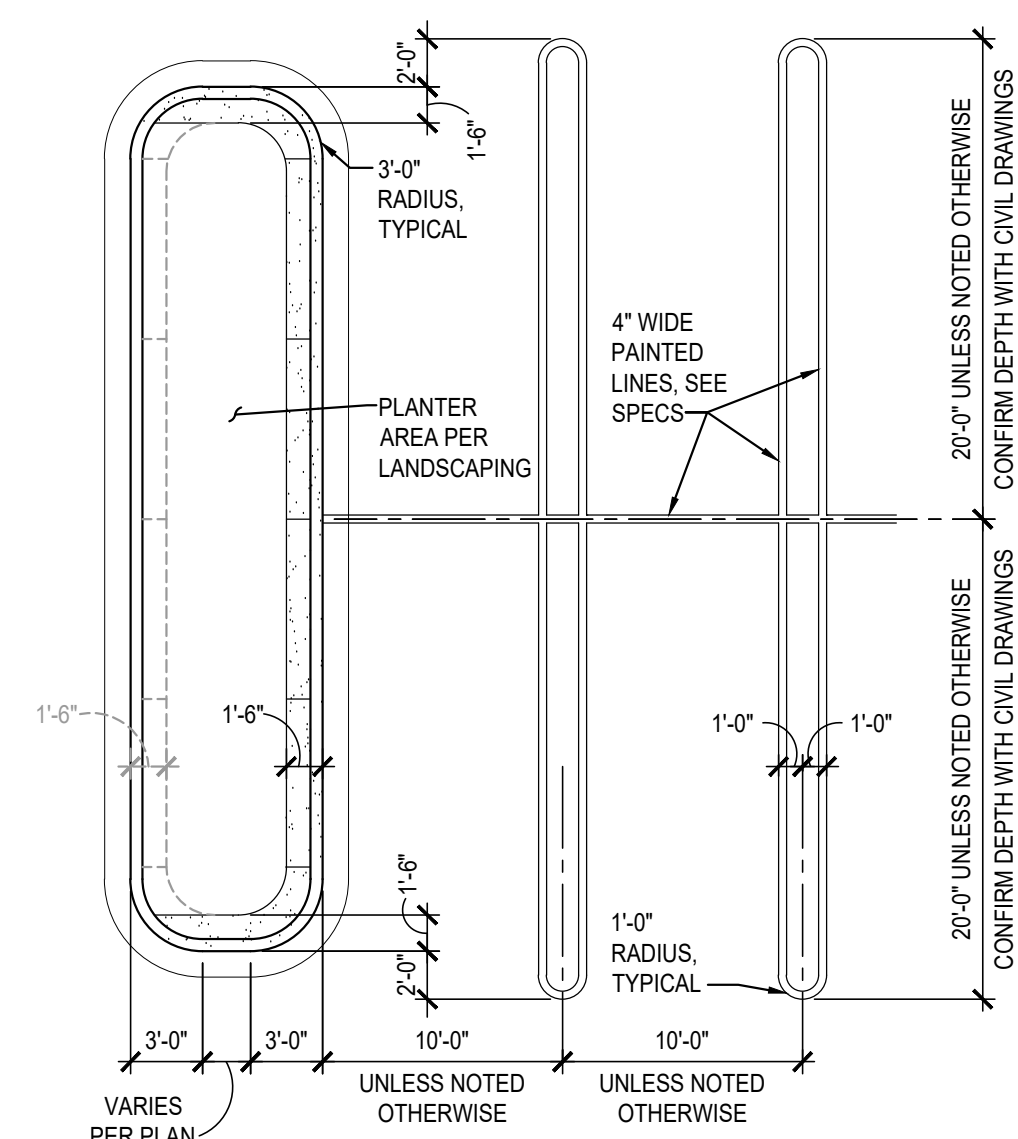
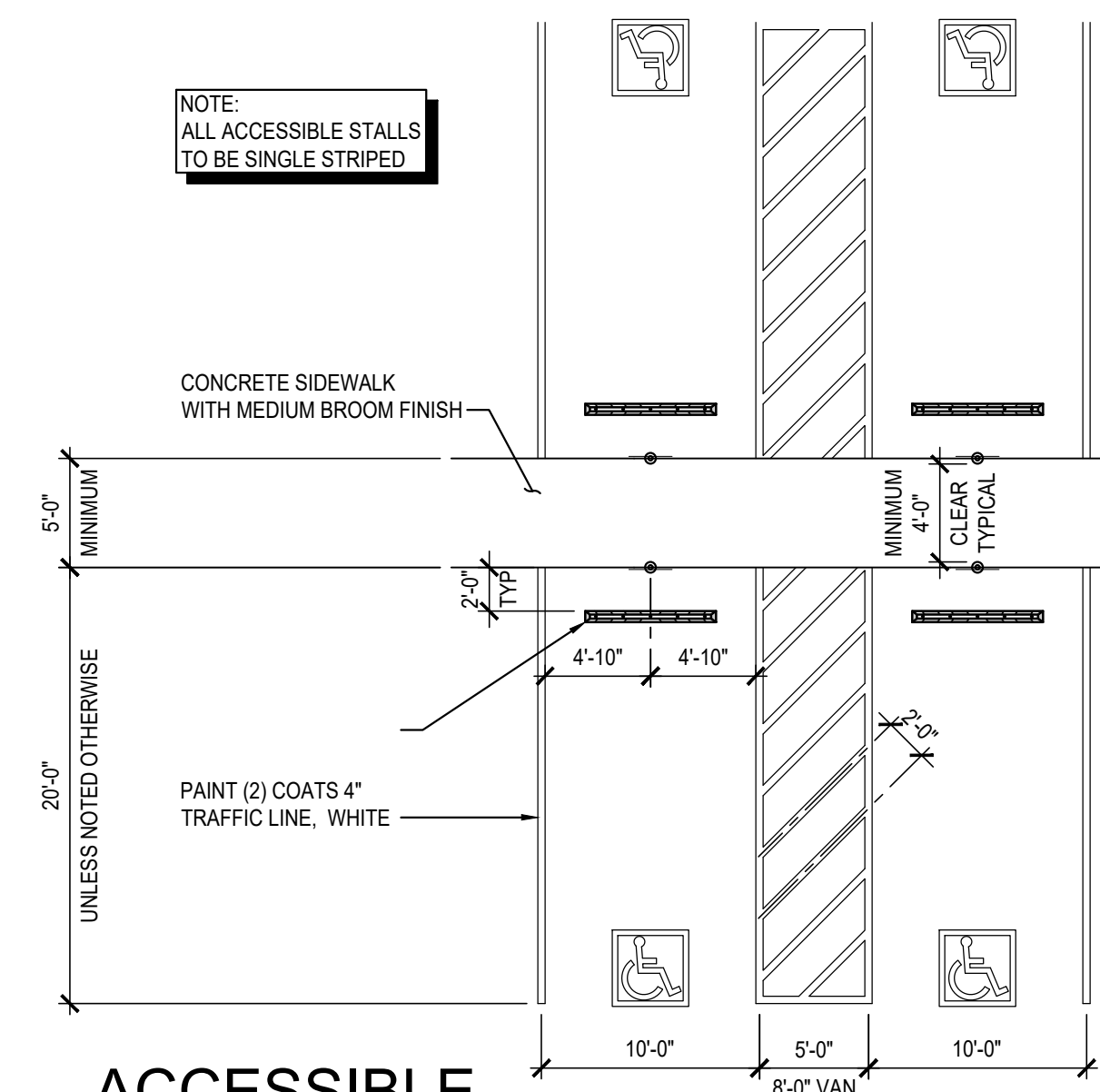
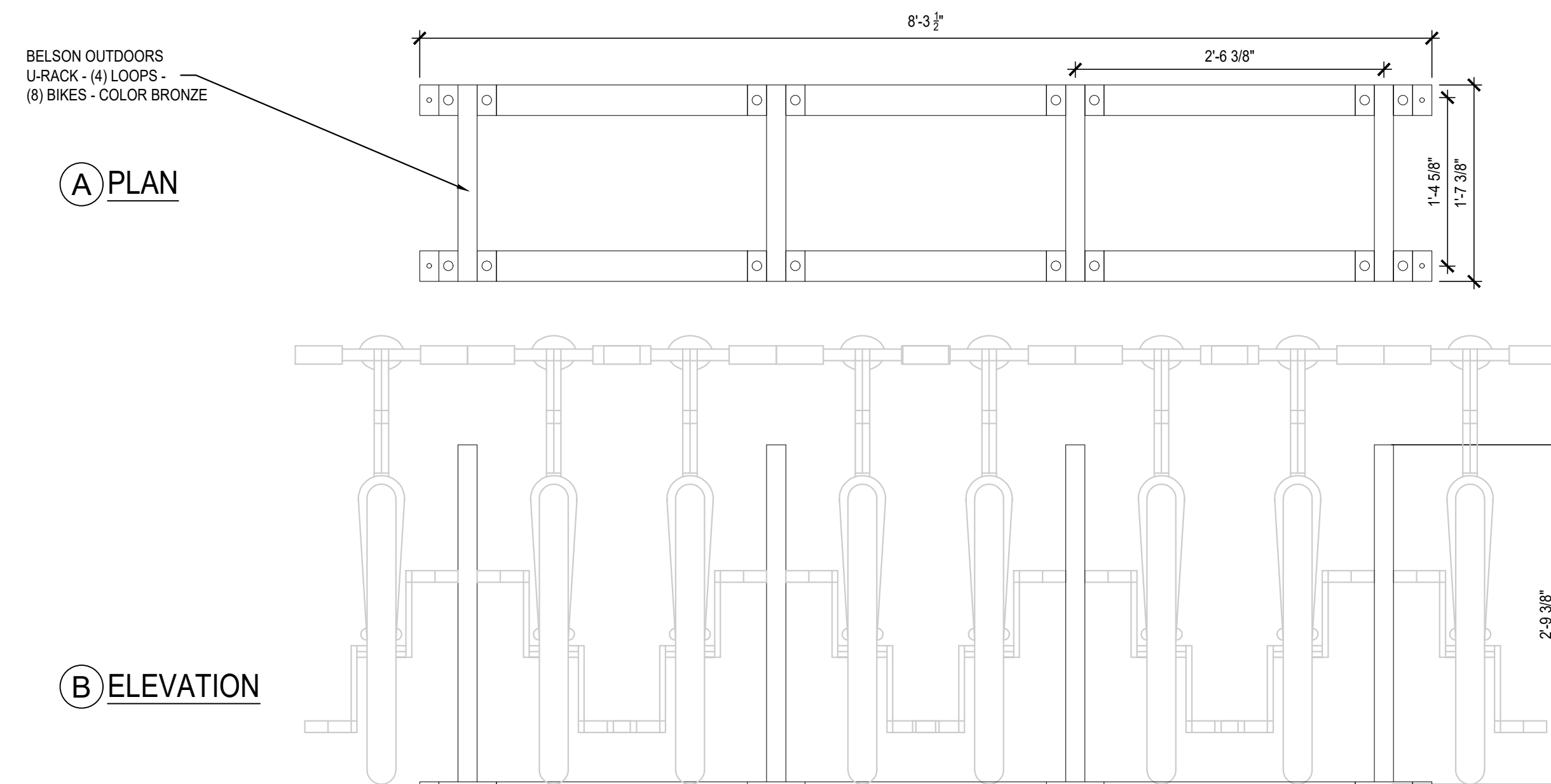
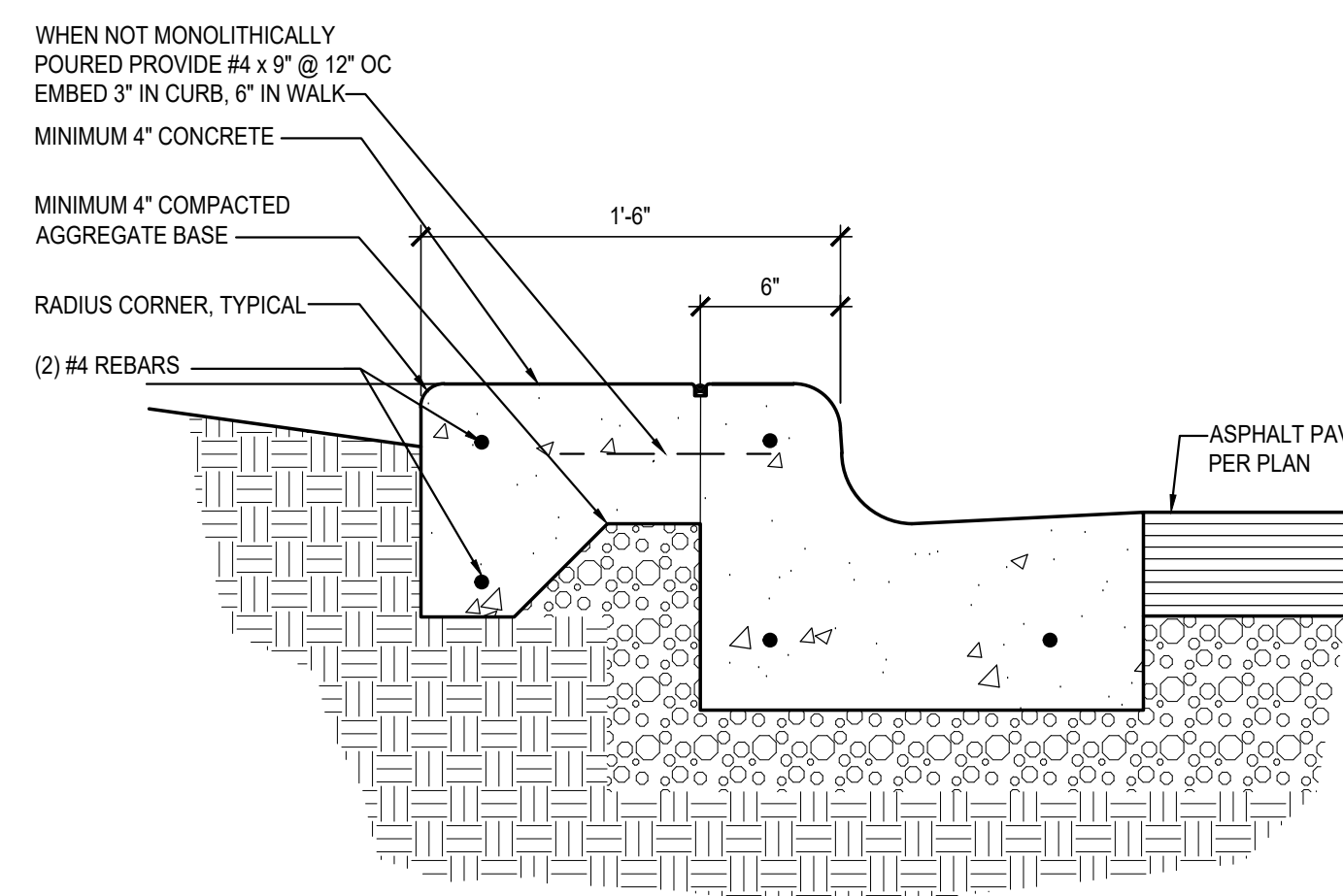
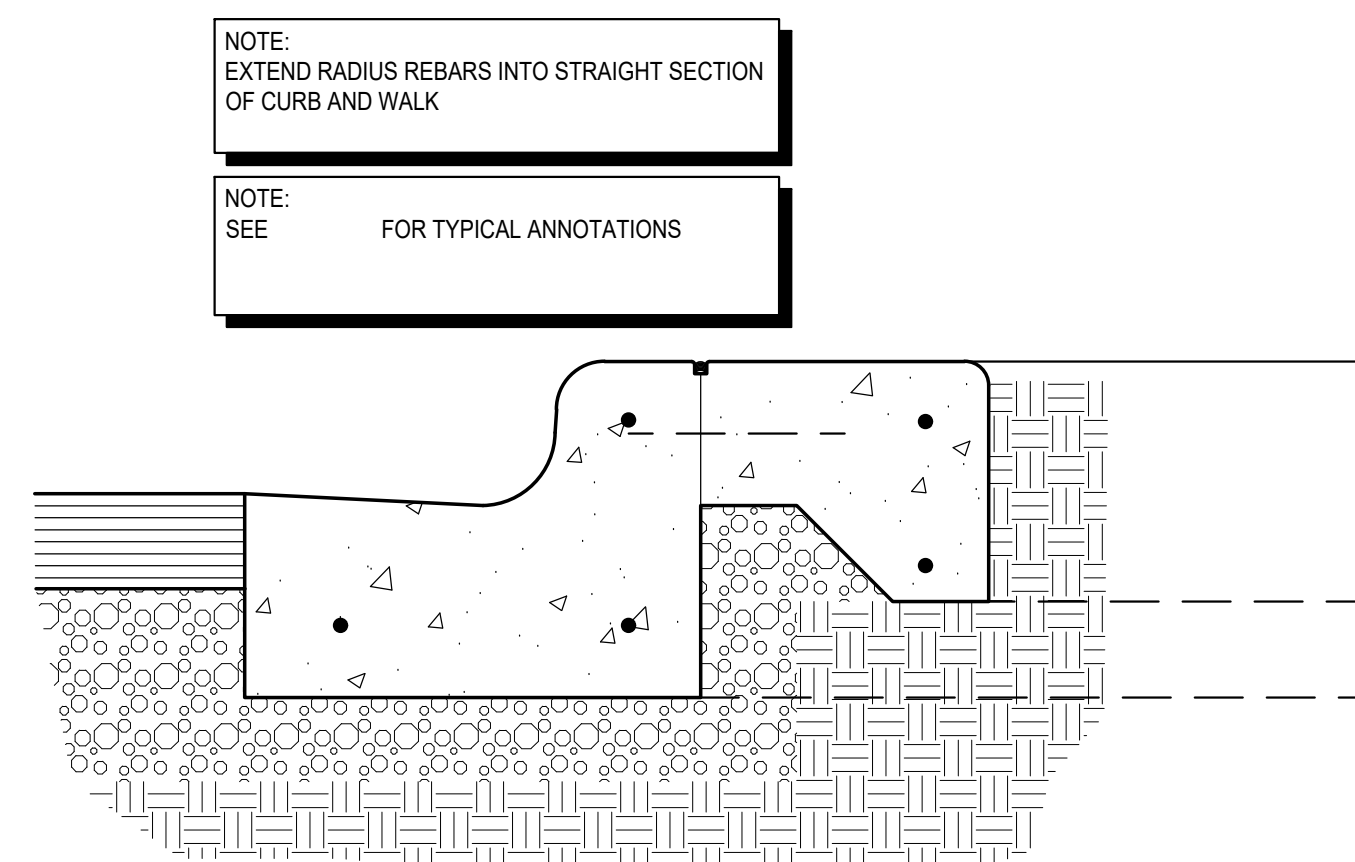
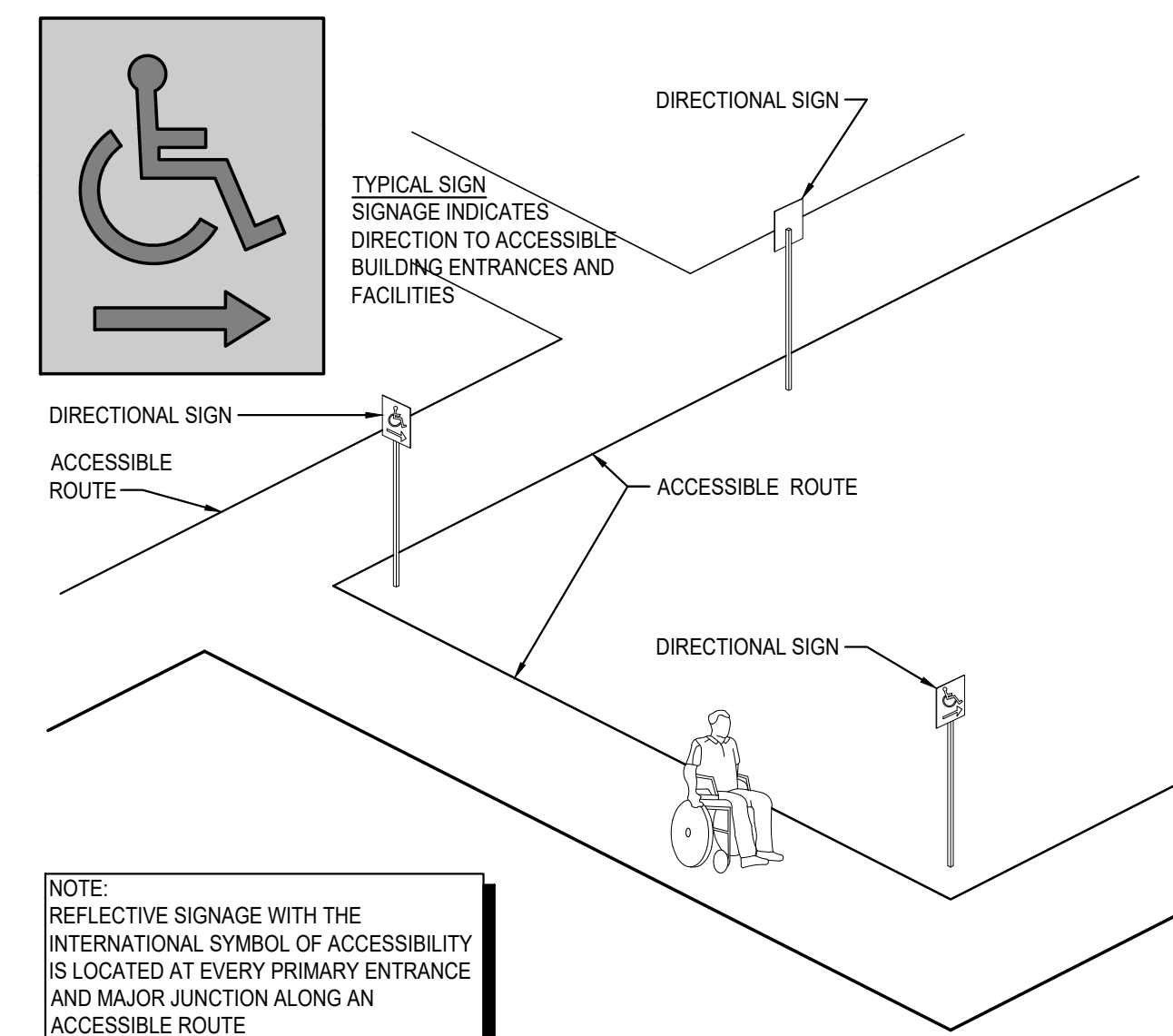
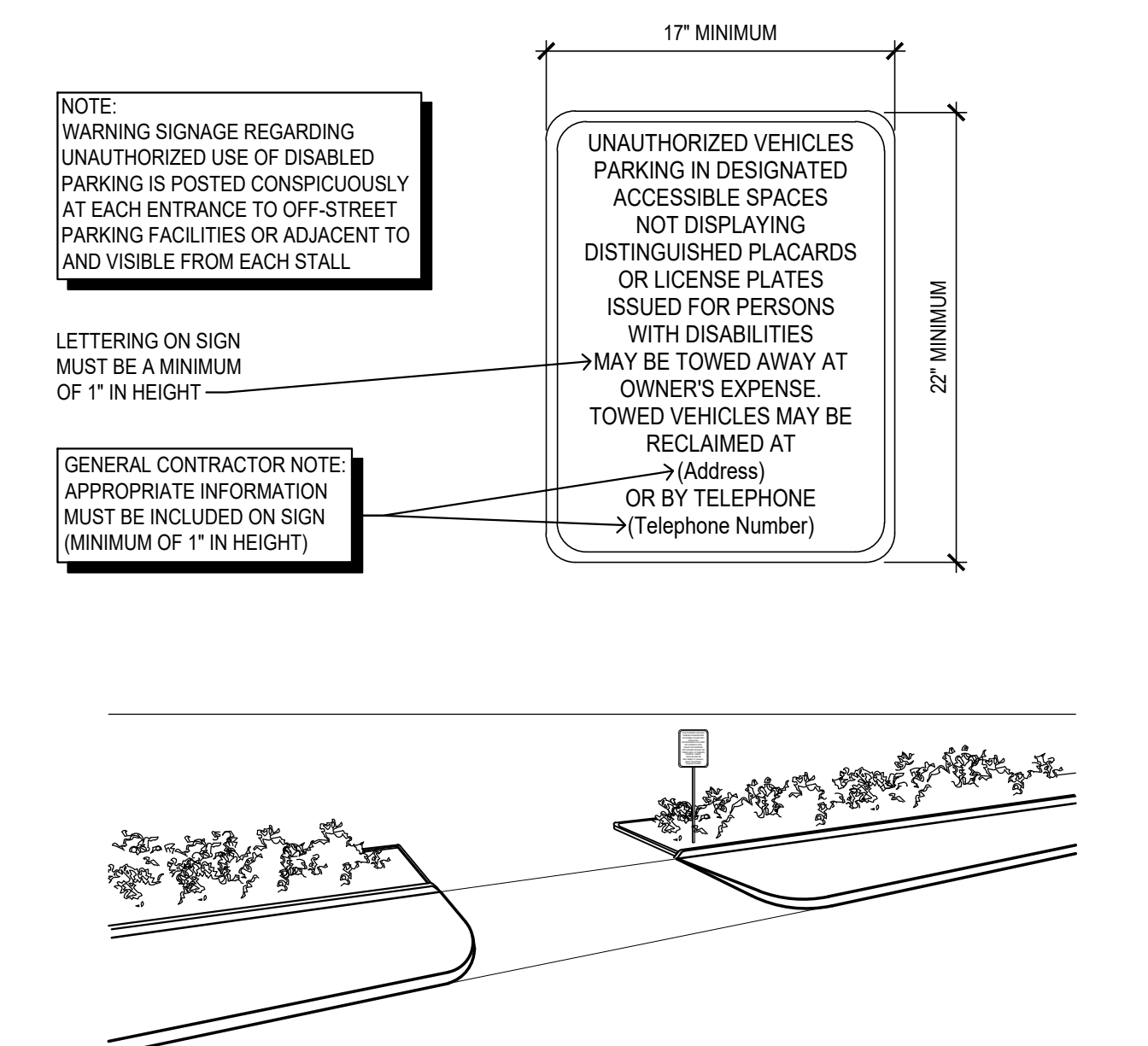
CORE

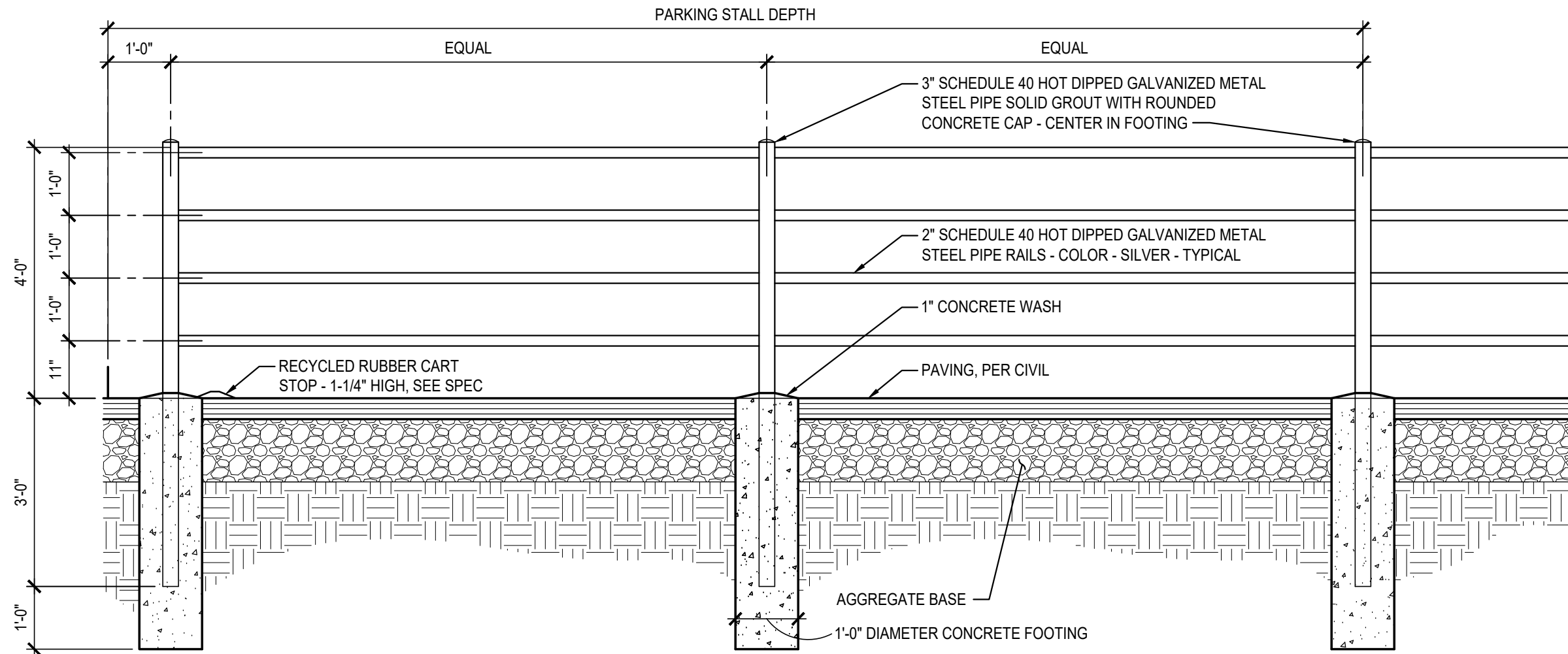
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/1/2024	

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

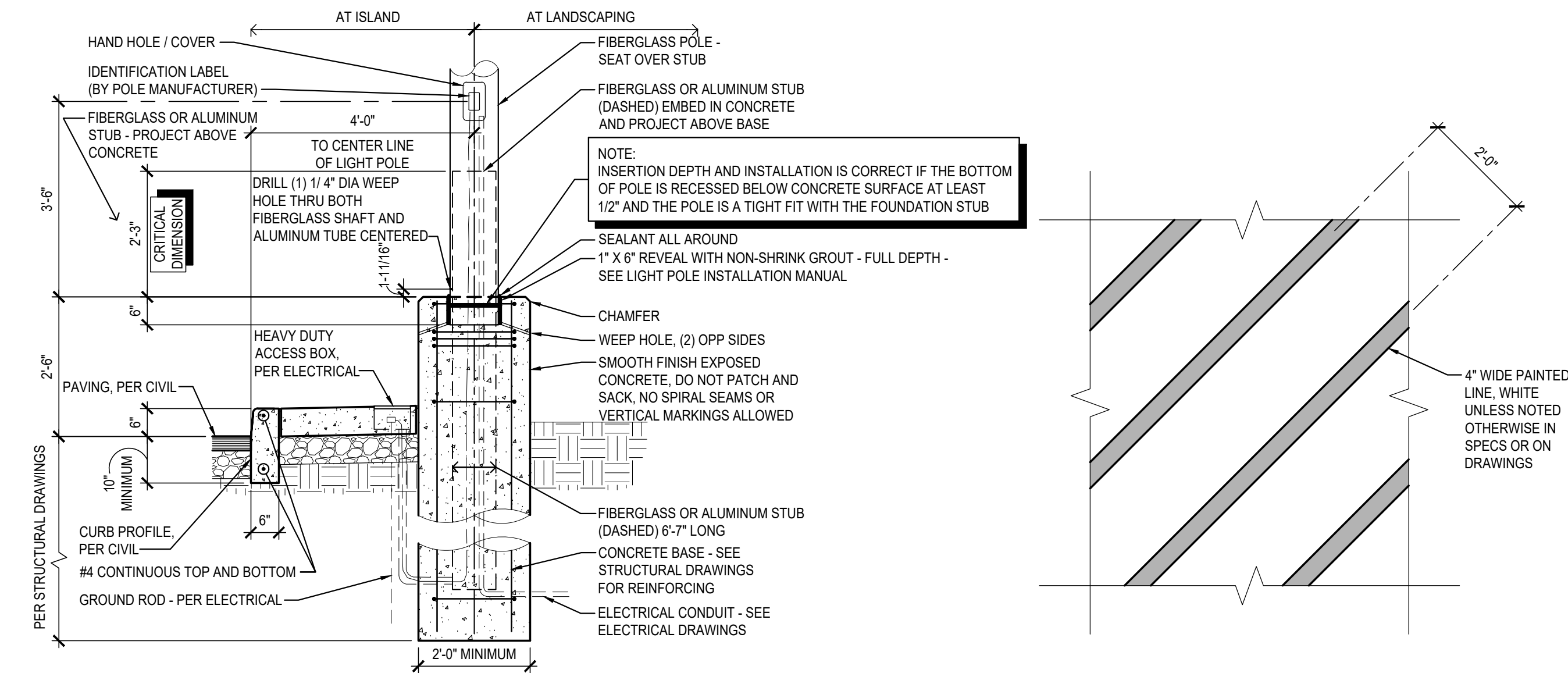




1 CART STORAGE

SCALE: 1/2" = 1'-0"

1113



6 LIGHT POLE BASE AT ISLAND / LANDSCAPING

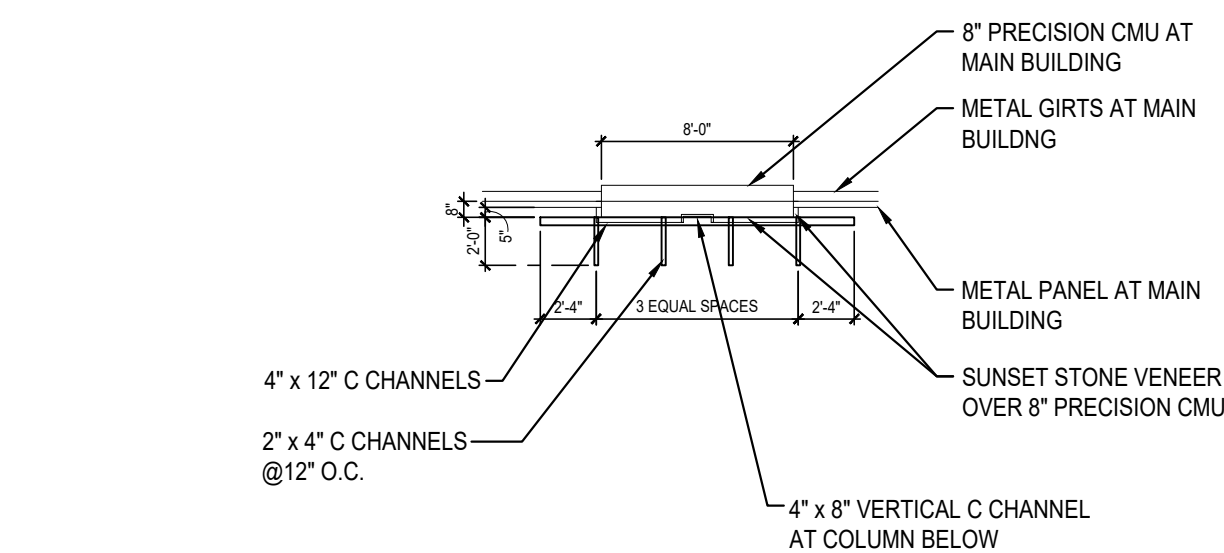
SCALE: 1/2" = 1'-0"

1019

7 PAINTED STRIPE

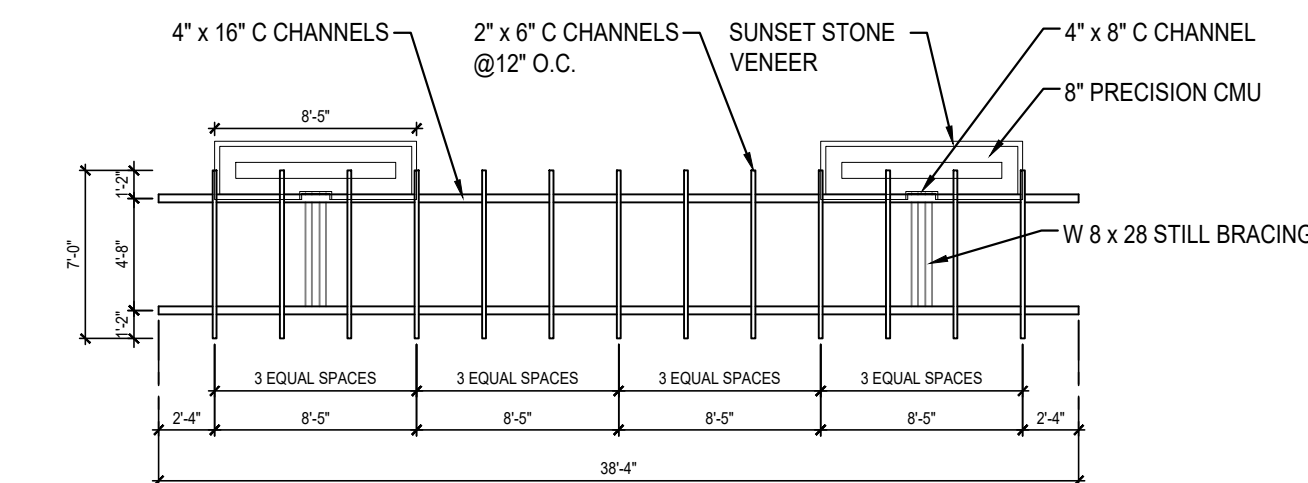
SCALE: 1/2" = 1'-0"

0515



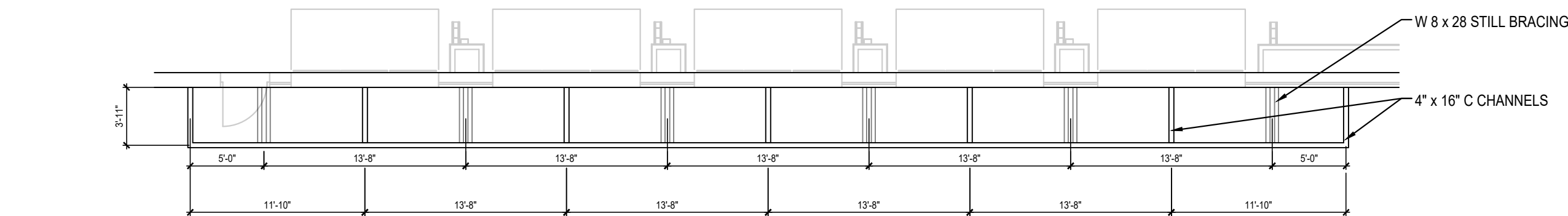
10 TRELLIS (1 COLUMN)

SCALE: 1/8" = 1'-0"



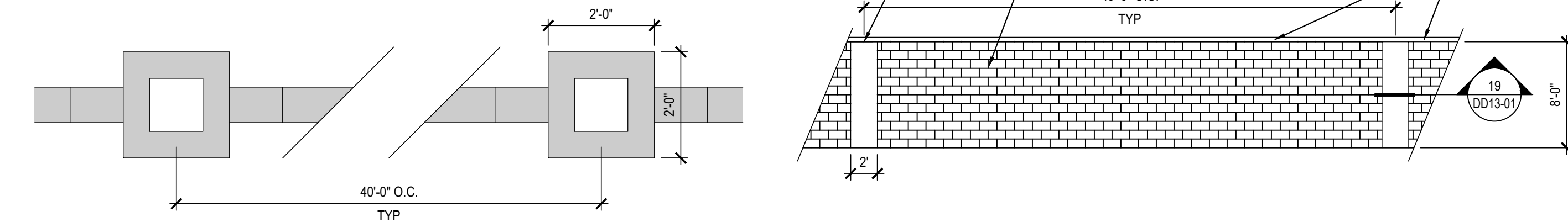
12 TRELLIS (2 COLUMNS)

SCALE: 1/8" = 1'-0"



3 TRELLIS AT TIRE CENTER

SCALE: 1/8" = 1'-0"

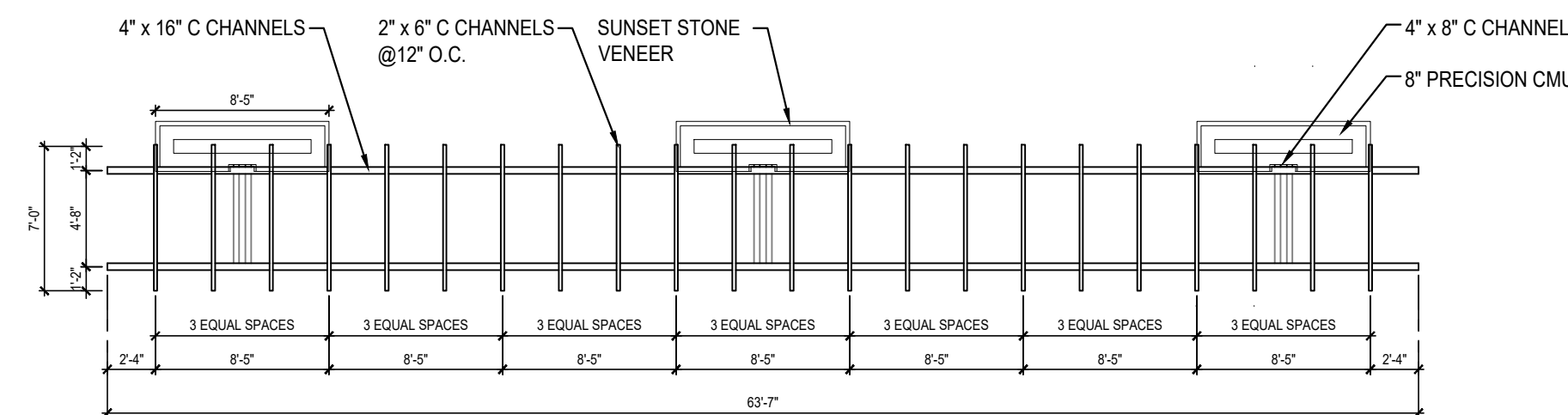


8 8'-0" SCREEN WALL PLAN

SCALE: 1/2" = 1'-0"

9 8'-0" SCREEN WALL ELEVATION

SCALE: 1/8" = 1'-0"



13 TRELLIS (3 COLUMNS)

SCALE: 1/8" = 1'-0"

SITE DETAILS

SCALE: VARIES

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO.
20-224
SHEET
25 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DETAILS

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/1/2024	

NORRIS
DESIGN
PEOPLE + PLACEMAKING

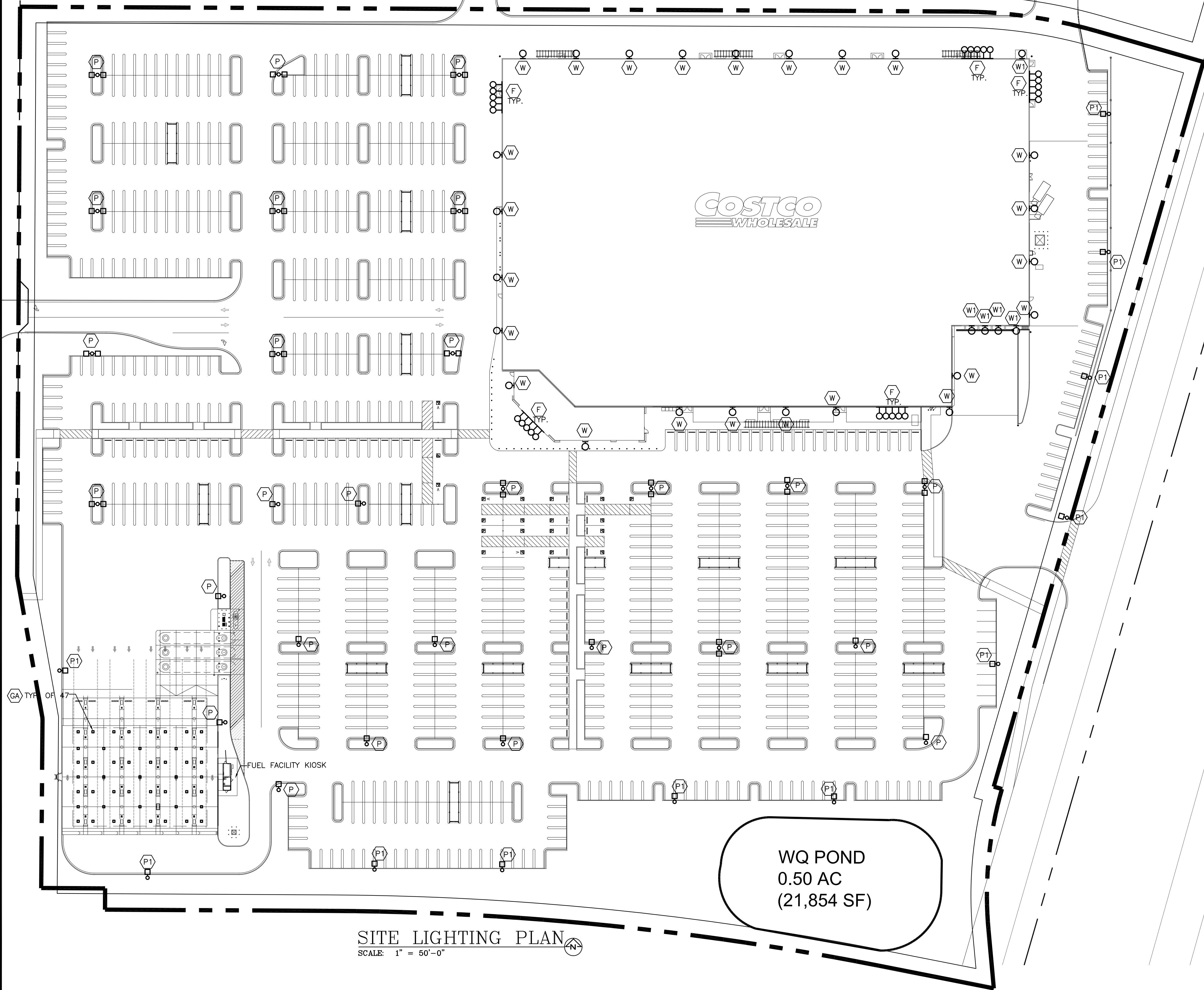
CORE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
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LIVE@COURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - Costco - Castle Rock - CO - DD Package\DD Package _160ES-1.dwg

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

WQ POND
0.50 AC
(21,854 SF)

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

DESIGNED BY: NV
DRAWN BY: NV
CHECKED BY: JM

JOB NO.
23-160
SHEET
26 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/12/2024	

NORRIS
DESIGN
PEOPLE + PLACEMAKING

CORE

CORE CONSULTANTS, INC.
500 S. GARDEN AVENUE
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - Costco - Castle Rock - CO - DD Package\DD Package _160ES-3.dwg

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Site Luminaire Summary Table

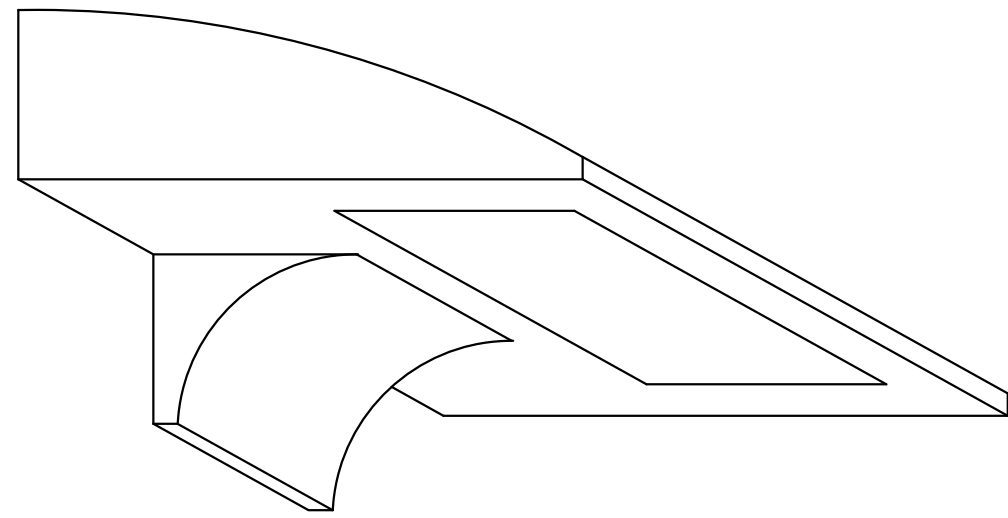
Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish
P	COOPER MCGRAW EDISON	GLEON	GLEON-SA88-740-U-5WQ-BZ	POLE MOUNTED LED	Y	TYPE 5	120-277	No	42	POLE	36.5'	1	5	334	65,499	4000K	1	BRONZE
P1	COOPER MCGRAW EDISON	GLEON	GLEON-SA68-740-U-SL3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	11	POLE	36.5'	1	3	249	46,410	4000K	1	BRONZE
W	LITHONIA	DSXW2	DSXW2-LED-40K-30C-700-T2M-MVOLT	LED WALL PACK	Y	TYPE 2	120-277	No	24	WALL	18'-6"	1	2	71	7,949	4000K	1	BRONZE
W1	LITHONIA	DSXW2	DSXW1-LED-40K-10C-700-T3M-MVOLT	LED WALL PACK	Y	TYPE 3	120-277	No	5	WALL	18'-6"	1	3	26	2,701	4000K	1	BRONZE
F	TECHLIGHT	LBX	LBX-G-N-36-S-1-D-BZ	SIGN LIGHT	Y	SIGN	120-277	40%	25	WALL	25'-0"	1	SIGN	53	5,751	4000K	1	BRONZE
GA	CREE	CPY	CPY250-C-4L-57K7-F-UL-WH	GAS CANOPY FIXTURE	Y	TYPE 5	120-277	No	34	CEILING	18'-0"	1	5	31	4,590	4000K	1	BRONZE

ALL FIXTURES ARE PHOTO CONTROLLED SHUT OFF, ON LIGHTING CONTROL SCHEDULE.
PHOTO ON (SUNSET)
PHOTO OFF (SUNRISE)
MAJORITY LIGHTING TURNED OFF 1 HOUR AFTER CLOSING BESIDES SECURITY LIGHTING AS NEEDED.

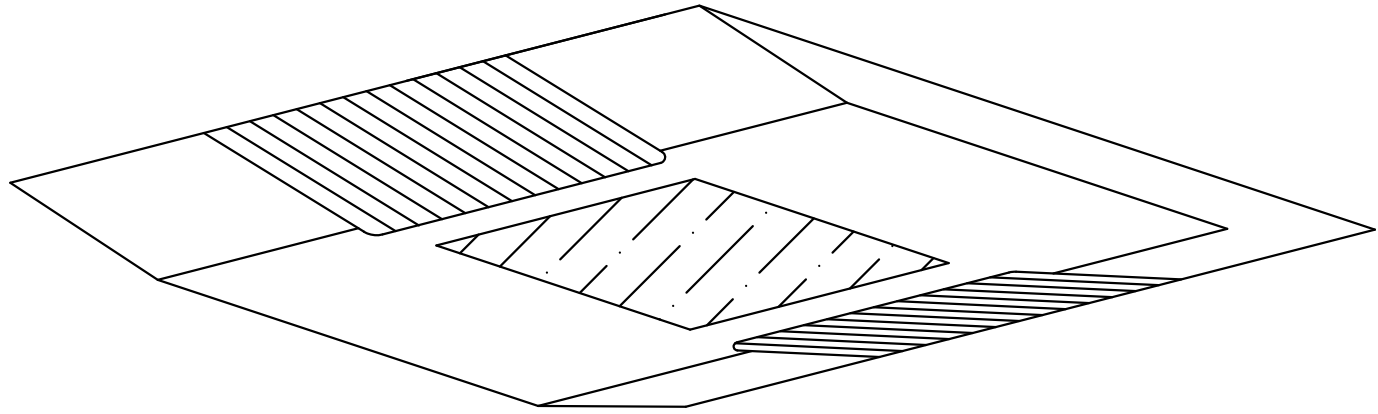
Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING	Directional Illuminance	FC	3.8	2	7.5	
FUEL CANOPY	Directional Illuminance	FC	13.7	4.3	19.5	
PAVED	Directional Illuminance	FC	3.9	0.3	9.7	
Mall Mount	Directional Illuminance	FC	2.9	0.2	5	

ILLUMINATION STANDARD NOTES

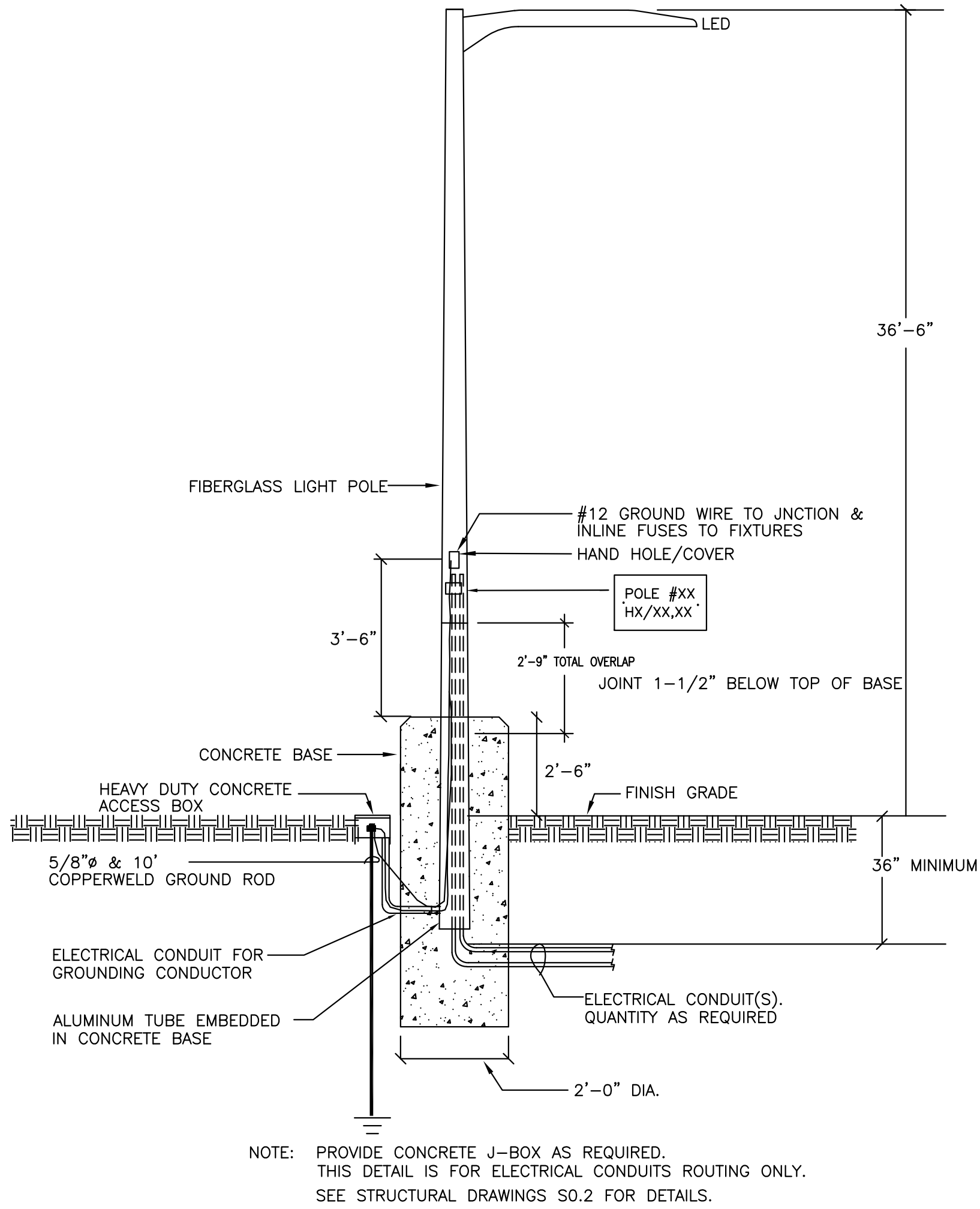
1. Light Loss Factor is 1
2. Parking lot lights are turned on usually at dusk and turned off an hour after the fuel station closes which is 10PM M-F and 8PM Sat. and Sun. Some site lights will remain on along main drives for security lighting. The site lights are controlled by an Energy Management System that is programmed to shut lights off and turn them on.
3. Objective is to reach a minimum of 2.5FC in the parking area.
4. Pole lights along the perimeter parking designed to have internal house side shields. side shields can be added as required.
5. Exterior emergency exit lighting with battery backup will be installed at all exit doors to illuminate the exit path away from the building.



TYPICAL WALL PACK DETAIL (W, W1)
SCALE: NTS



FUEL FACILITY CANOPY –
LED (GA)
NO SCALE



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

CORE CONSULTANTS, INC.
5000 S. WILLOW AVE.
ENGLEWOOD, CO 80113
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LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
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CORE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
2	FOR APPROVAL	8/1/2024	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

DESIGNED BY: NV
DRAWN BY: NV
CHECKED BY: JM

JOB NO.
23-160
SHEET
27 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Project	Castle Rock	Catalog #	
Prepared by	Notes	Date	10/26/23




McGraw-Edison

GLEON Galleon

Area / Site Luminare

Product Features





Product Certifications











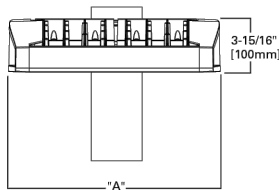
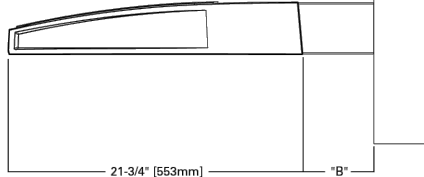
Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 9](#)

Quick Facts

- Lumen packages range from 4,200 - 80,800
- (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet US and European and other domestic preference requirements

Dimensional Details

Notes:

1. For more detailed dimensions, please refer to order specifications. Not all product variants are D.C. qualified.

2. EAA Certified for 200K CRI and warmer only.

Connected Systems

- WaveLink
- Enlighted

Number of Light Sources	1/2" Hole Spacing	1/2" Standard Arm Length	1/2" Extended Arm Length	1" Old Arm Length	1" Old Length	1" OLEA Length
1-4	15 1/2"	7"	10"	10 5/8"	--	16 9/16"
5-6	21 5/8"	7"	10"	10 5/8"	--	16 9/16"
7-8	27 5/8"	7"	13"	10 5/8"	10 5/16"	--
9-10	33 3/4"	7"	16"	--	10 5/16"	--

NOTES:

For arm selection requirements and additional arm lengths, see Mounting Details section.



POSSIBLES: page 1
May 24, 2023 7:25 PM

P AND P1 - COOPER MCGRAW EDISON, GLEON,
PAINTED BRONZE

[illegible]

GA - CREE, CPY,
PAINTED BRONZE

[illegible][illegible][illegible]

CPV25P™ LED Canopy/Soft/Luminaire - Version C

Photometry

All photometric luminaire photometric testing performed to IES LM-79 standards.

To obtain an IES file specific to your project consult <https://www.creeledging.com/projects/hardware/canopy-and-soft/luminaire-2020>

DROP LENS

8525L, New Standard A-0, 1000-080A
CPV25-C, 10, 100W, 0.5, 1000-080A
Initial Delivered Lumens: 13,200

CPV25-C, 10, 100W, 0.5, 1000-080A
Measuring Heights: 1' 0" & 4' 0" A.C.
Initial Delivered Lumens: 13,200
Initial C-0 grade

Drop Lens Distribution						
Lumen Package	3000K		4000K/5000K		4000K/5000K/5700K	
	80 CRI	Beam Rating** TM-16-20	90 CRI	Beam Rating** TM-16-20	70 CRI	Beam Rating** TM-16-20
DL	4,100	80110 01	3,700	80110 01	3,300	80110 01
AL	4,100	80110 01	3,400	80110 01	4,800	80110 01
BL	7,475	80110 01	6,200	80110 01	8,000	80110 01
VL	12,400	80110 01	10,200	80110 01	13,700	80110 01
XL	18,100	80110 02	15,700	80110 02	21,300	80110 02

**Initial delivered lumens at 30° FOV. Actual production yield may vary by +/- 4% of initial delivered lumens.

**For more information on the IES FOV Beam Spread, please refer to the FOV and C-0 of initial delivered lumens <https://www.creeledging.com/projects/hardware/canopy-and-soft/luminaire-2020>

FLAT LENS

8525L, New Standard A-0, 1000-080A
CPV25-C, 10, 100W, 0.5, 1000-080A
Initial Delivered Lumens: 13,200

CPV25-C, 10, 100W, 0.5, 1000-080A
Measuring Heights: 1' 0" & 4' 0" A.C.
Initial Delivered Lumens: 13,200
Initial C-0 grade

Flat Lens Distribution						
Lumen Package	3000K		4000K/5000K		4000K/5000K/5700K	
	80 CRI	Beam Rating** TM-16-20	90 CRI	Beam Rating** TM-16-20	70 CRI	Beam Rating** TM-16-20
DL	2,100	80110 01	1,700	80110 01	2,300	80110 01
AL	4,100	80110 01	3,400	80110 01	4,800	80110 01
BL	7,475	80110 01	6,200	80110 01	8,000	80110 01
VL	12,400	80110 01	10,200	80110 01	13,700	80110 01
XL	18,100	80110 01	15,700	80110 01	21,300	80110 01

**Initial delivered lumens at 30° FOV. Actual production yield may vary by +/- 4% of initial delivered lumens.

**For more information on the IES FOV Beam Spread, please refer to the FOV and C-0 of initial delivered lumens <https://www.creeledging.com/projects/hardware/canopy-and-soft/luminaire-2020>

Us: [creeledging.com](https://www.creeledging.com) | T 800.826.4800
Canada: [creeledging.com/ca](https://www.creeledging.com/ca) | T 800.473-1234

CREE LIGHTING

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

d-series

D-Series Size 2

LED Wall Luminaire

Back Box (BBW)

Width:	18-1/2" (472 mm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (254 mm)		
Height:	7-5/8" (194 mm)		

Width:	5-1/2" (140 mm)	BBW Weight:	1 lbs (0.45 kg)
Depth:	1-1/2" (38 mm)		
Height:	4" (102 mm)		

For 34" x 48" LED array entry cover, see page 10

Category Number	
Notes	
Type	

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent performance across the entire system capability interoperability.

All configurations of this luminaire meet the Aquity Brand's specification for chromatic consistency.

This luminaire is A+ Certified when ordered with DTL* equipped luminaires meet the A+ specification for luminaire to photometric interactivity.

This luminaire is part of an A+ Certified solution for ROPAC* or ROPIN* Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.aquitybrands.com/aquity.

1. A+ See ordering tree for details.

2. A+ Certified Solutions for ROPAC require the order of one ROPAC node per luminaire. Sold Separately.

[Link to ROPAC](#) [Link to DTL](#) [Link to DALI](#)

A+ Capable options listed in Aquity Brandmark

Ordering Information

SKUWID

Series	LEDs	Driver Current	Color Temperature	Installation	Software	Mounting	Control Options
DSXWID	2K, 20K, 27K, 30K, 35K, 40K, 45K, 50K, 55K, 60K, 65K, 70K, 75K, 80K, 85K, 90K, 95K, 100K	300 mA, 500 mA, 700 mA, 900 mA, 1000 mA, 1200 mA, 1400 mA, 1600 mA, 1800 mA, 2000 mA, 2200 mA, 2400 mA, 2600 mA, 2800 mA, 3000 mA, 3200 mA, 3400 mA, 3600 mA, 3800 mA, 4000 mA, 4200 mA, 4400 mA, 4600 mA, 4800 mA, 5000 mA, 5200 mA, 5400 mA, 5600 mA, 5800 mA, 6000 mA, 6200 mA, 6400 mA, 6600 mA, 6800 mA, 7000 mA, 7200 mA, 7400 mA, 7600 mA, 7800 mA, 8000 mA, 8200 mA, 8400 mA, 8600 mA, 8800 mA, 9000 mA, 9200 mA, 9400 mA, 9600 mA, 9800 mA, 10000 mA	3000K, 4000K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K	125, 150, 175, 200, 225, 250, 275, 300, 325, 350, 375, 400, 425, 450, 475, 500, 525, 550, 575, 600, 625, 650, 675, 700, 725, 750, 775, 800, 825, 850, 875, 900, 925, 950, 975, 1000	10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100, 10101, 10102, 10103, 10104, 10105, 10106, 10107, 10108, 10109, 10110, 10111, 10112, 10113, 10114, 10115, 10116, 10117, 10118, 10119, 10120, 10121, 10122, 10123, 10124, 10125, 10126, 10127, 10128, 10129, 10130, 10131, 10132, 10133, 10134, 10135, 10136, 10137, 10138, 10139, 10140, 10141, 10142, 10143, 10144, 10145, 10146, 10147, 10148, 10149, 10150, 10151, 10152, 10153, 10154, 10155, 10156, 10157, 10158, 10159, 10160, 10161, 10162, 10163, 10164, 10165, 10166, 10167, 10168, 10169, 10170, 10171, 10172, 10173, 10174, 10175, 10176, 10177, 10178, 10179, 10180, 10181, 10182, 10183, 10184, 10185, 10186, 10187, 10188, 10189, 10190, 10191, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10200, 10201, 10202, 10203, 10204, 10205, 10206, 10207, 10208, 10209, 10210, 10211, 10212, 10213, 10214, 10215, 10216, 10217, 10218, 10219, 10220, 10221, 10222, 10223, 10224, 10225, 10226, 10227, 10228, 10229, 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237		

W - LITHONIA, DSXW2,
PAINTED BRONZE

[illegible]

W1 - LITHONIA, DSXW2,
PAINTED BRONZE

[illegible]

TECHLIGHT
INNOVATION IN LIGHTING

LBX SERIES

LED Sign Lighter

Catalog Number	
Project	Type

RECES	HIGHT LENGTH & MOUNT
LBX	4.8" x 12.5" x 4.7"

FEATURES & SPECIFICATIONS

APPLICATION – The high performance luminaire is designed for retail sign lighting. Areas with limited accessibility due to luminaire location or where heavy pedestrian or vehicle traffic demands maintenance efficient and visual applications.

CONSTRUCTION – Heavy duty single piece of cast aluminum housing designed for durability. The luminaire is sealed from the elements and will not corrode. The driver is internally mounted to help eliminate vibration. Individual luminaire may be composed of a single driver enclosure.

FINISH – A corrosion-resistant black E-coat that forms a uniform and discontinuous protective barrier is applied to the luminaire pipe is electrochemically applied a super durable powder coat finish. Standard colors include Black, Bronze, 150 Green, White. Custom colors available upon request.

OPTICAL SYSTEM – A three angled and polycarbonate lensless radiator system designed to work in tandem to efficiently distribute light from the LED's with a light well internal light baffle. Drivers were designed to be mounted at an angle depending on light fixture application.

ELECTRICAL SYSTEM – The Multi-bolt connect connect LED driver operates of a voltage input range from 120V-277V (200V) Hz. AC. LED driver output range can be selected for internal protection drivers protect the assembly from a surge to 1525V AC voltage surges. For ease of service the driver is connected to a convenient voltage with a max. cable distance of 100'. DC voltages are 48VDC. Input system comes with a single remote driver remote distance. All luminaire can hold a maximum of 8 luminaire to 100' internal luminaire.

ORDERING INFORMATION

Choose the color best option for the appropriate installation configuration for your application and enter on the box number with finish code. Accessories may be factory installed, depending on the particular accessory chosen, but will be ordered as a separate line item.

LBX	FINISH	THU. QUANTITY	COLOR TEMP. COCT	SIZE SIZE	MOUNTING	DRIVER	VOLTAGE	ORIENTATION	FINISH*
LBX	1 = 1 Fixture 2 = 2 Fixture 3 = 3 Fixture 4 = 4 Fixture 5 = 5 Fixture 6 = 6 Fixture 7 = 7 Fixture 8 = 8 Fixture	1 = Neutral White (XXXXX) 2 = 150 Green (XXXXX) 3 = 150 Green (XXXXX) 4 = 150 Green (XXXXX) 5 = 150 Green (XXXXX) 6 = 150 Green (XXXXX) 7 = 150 Green (XXXXX) 8 = 150 Green (XXXXX)	1 = 4 Wipe Sign (4 Fixture) 2 = 12 Wipe Sign (12 Fixture) 3 = 18 Wipe Sign (18 Fixture) 4 = 24 Wipe Sign (24 Fixture) 5 = 30 Wipe Sign (30 Fixture) 6 = 36 Wipe Sign (36 Fixture) 7 = 42 Wipe Sign (42 Fixture) 8 = 48 Wipe Sign (48 Fixture)	1 = Straight Arm 2 = Offset Arm	85-151 85-151 85-151 85-151 85-151 85-151 85-151 85-151	1 = Multi-Volt 2 = 24V/120V 3 = 24V/120V 4 = 24V/120V 5 = 24V/120V 6 = 24V/120V 7 = 24V/120V 8 = 24V/120V	1 = Up Facing 2 = Up Facing 3 = Up Facing 4 = Up Facing 5 = Up Facing 6 = Up Facing 7 = Up Facing 8 = Up Facing	1 = Black 2 = BROWN 3 = BROWN 4 = BROWN 5 = BROWN 6 = BROWN 7 = BROWN 8 = BROWN	

NOTE: Fixture sold in packages of 1 to 8 Fixtures.
Weight and dimensions and mounting items included.

LBX RECES DRIVER ENCLOSURE

Mounting Height
18.0"

Depth & Width
5.3" x 9.5"

0.90"

18.0"

ACCESSORIES (Order as separate line item)

123456789 Interior - Thin Wall Spot/Quad Flush/Recess Dry
123456789 Interior - Heavy Wall Spot/Quad Flush/Recess Dry
123456789 Exterior - Thin Wall Spot/Quad Flush/Recess Dry
123456789 Exterior - Heavy Wall Spot/Quad Flush/Recess Dry

NOTES

1. Auto ranging Multi-Volt power supply from 120V to 277V is provided.
 2. Driver enclosure is provided standard with a White finish.
 3. Custom RGB color matching is available. Contact your Techlight sales representative for additional information.

*All dimensions and specifications are subject to change without notice.

www.techlight.com

REV: 20230410

F - TECHLIGHT, LBX,
PAINTED BRONZE

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Wattage	Beam Angle	Beam Diameter @ 10' (ft)	Beam Diameter @ 20' (ft)	Lumen Output											
				15°	20°	25°	30°	35°	40°	45°	50°	55°	60°	65°	70°
50W (10'x10')	30°	15W	15W	T5	1471	2	0	0	1	189	1340	0	0	1	117
				T5	1399	2	0	0	1	176	1252	0	0	1	111
				T5	1389	2	0	0	1	168	1242	0	0	1	108
				T5	1379	2	0	0	1	159	1232	0	0	1	105
	35°	15W	15W	T5	1457	2	0	0	1	180	1304	0	0	1	113
				T5	1385	2	0	0	1	167	1236	0	0	1	109
				T5	1375	2	0	0	1	159	1227	0	0	1	107
				T5	1365	2	0	0	1	151	1217	0	0	1	104
	40°	15W	15W	T5	1502	2	0	0	1	185	1336	0	0	1	115
				T5	1430	2	0	0	1	172	1268	0	0	1	111
				T5	1420	2	0	0	1	164	1258	0	0	1	108
				T5	1410	2	0	0	1	156	1248	0	0	1	105
70W (10'x10')	30°	15W	15W	T5	1879	2	0	0	1	239	1739	0	0	1	147
				T5	1799	2	0	0	1	220	1639	0	0	1	137
				T5	1789	2	0	0	1	212	1629	0	0	1	135
				T5	1779	2	0	0	1	204	1619	0	0	1	132
	35°	15W	15W	T5	1967	2	0	0	1	258	1839	0	0	1	156
				T5	1887	2	0	0	1	239	1739	0	0	1	146
				T5	1877	2	0	0	1	231	1729	0	0	1	144
				T5	1867	2	0	0	1	223	1719	0	0	1	141
	40°	15W	15W	T5	2054	2	0	0	1	277	2059	0	0	1	175
				T5	1974	2	0	0	1	258	1959	0	0	1	165
				T5	1964	2	0	0	1	250	1949	0	0	1	163
				T5	1954	2	0	0	1	242	1939	0	0	1	160
100W (10'x10')	30°	15W	15W	T5	2460	2	0	0	1	312	2240	0	0	1	216
				T5	2380	2	0	0	1	293	2140	0	0	1	206
				T5	2370	2	0	0	1	285	2130	0	0	1	204
				T5	2360	2	0	0	1	27					

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

core

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	BY	DATE
2	FOR APPROVAL		8/1/2024

COSTCO
CASTLE ROCK, COLORADO
SITE LIGHTING FIXTURE SPECIFICATIONS

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF

JOB NO. 20-224
SHEET 29 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

COSTCO

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-WUI.dwg

SITE DEVELOPMENT PLAN
LOT 1, FILING I, DAWSON TRAILS

COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

This property has varying degrees of coverage by multiple vegetative types, thusly fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of various measures designed to minimize the destructive effects from a wildfire. Below are suggested practices that developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note:** this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

A. Within 30 feet of a structure (building envelope and immediate area)

- Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 10 feet. Remove any small or suppressed stems in the under story of dominant trees. Do not remove more than 1/3rd of live branches from conifers.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
- Thin dense, continuous Gambel Oak stands and prune taller specimens up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
- Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
- Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 5 feet from the foundation. Exclude more combustible shrub species (coniferous evergreens like juniper, arborvitae, spruce, pine and fir) and space shrubs to create low, non-continuous plantings near the building.
- Plant only deciduous tree and shrub species within 15 feet of structures. Provide irrigation as required for the successful establishment and long-term health of new trees.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with low-growing grass seed mixes.
- Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
- Maintain native grass height to a maximum of 6 inches.
- Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
- Dispose of all slash or plant trimmings outside of this zone (off site).

B. Between 30 feet and 150 feet from structures and roadways (tree and shrub preservation area) **Note:** The extent of this zone is affected by slope and is greater when structures or roadways are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

- Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
- Prune to raise the canopy of large, existing trees to 12 feet above ground level.
- Thin shrubs growing directly beneath larger trees per section A, note 2 above.
- Remove annually, dead stems and branches from shrubs and trees.
- Space newly planted coniferous trees (>20' tall at maturity) at least 20-30 feet apart to provide a minimum of 10 feet between crowns at maturity. If pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
- Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-12 feet above the ground. Do not over prune the crowns of smaller trees.
- Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
- Dispose of all slash or plant trimmings off site, by chipping, or other mechanical treatments.

C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

- Clear smaller understory trees and shrubs per section B, note 1 above.
- Undertake selective thinning to improve health and appearance of wooded and native brush areas.
- Remove smaller trees in crowded stands to increase tree spacing.
- Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
- Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
- Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
- Slash or plant trimmings may be disposed of within this area if treated and reduced to

a maximum depth of 6 inches. If chipped, mulch depth should not exceed 4 inches in depth.

D. Structural Wildfire Guidelines

- All roofs shall have Class A fire rating.
- Decking material shall have a Class B or higher fire rating.
- Any fencing connected to structures shall use non-combustible materials within 5 feet of structures or decks.
- All vents (foundation, soffit, eave, etc.) shall have 1/8th inch or smaller opening sizes.
- Gutters shall be non-combustible or have Class A fire rating.

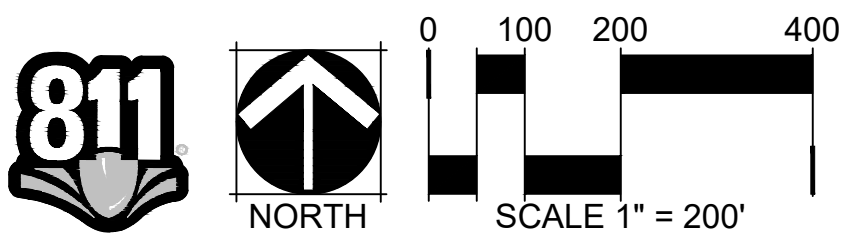
E. Maintenance of Fire Mitigation

- Fire mitigation on private lots is the responsibility of the property owner.
- Fire mitigation undertaken by the developer on open spaces or common areas shall be maintained by the homeowners association (HOA) or alternatively by a special district (SD), as may be determined at the time of conveyance.
- Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
- The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).

Filing 1 Lot 1

Within Dawson Trails Site Development Plan for Filing no. 1, Lot 1, there are no wildfire mitigation issues of concern. All areas within 100-150 feet of any future improvements will be overlotted graded, thus removing any combustible trees or brush. The overlotted grading limits as shown on the plan shall serve as the necessary wildland fuels clearance zone. All other vegetation within this zone is prairie grassland or revegetation (grasses) fuels that can be managed by periodic mowing.

Keith Worley, Forester
ISA Arborist
Wildfire Mitigation Specialist
Forestre Development, LLC
Cell: 720-530-6527
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LAND DEVELOPMENT
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PUBLIC INFRASTRUCTURE

CORE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY	IF
1	FOR APPROVAL	8/2/2024		
2				
3				
4				

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

DESIGNED BY: LB, SC
DRAWN BY: LB, AN
CHECKED BY: SW, AL

JOB NO.
20-224
SHEET
30 OF 30

WILDLIFE/URBAN INTERFACE
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020