

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

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

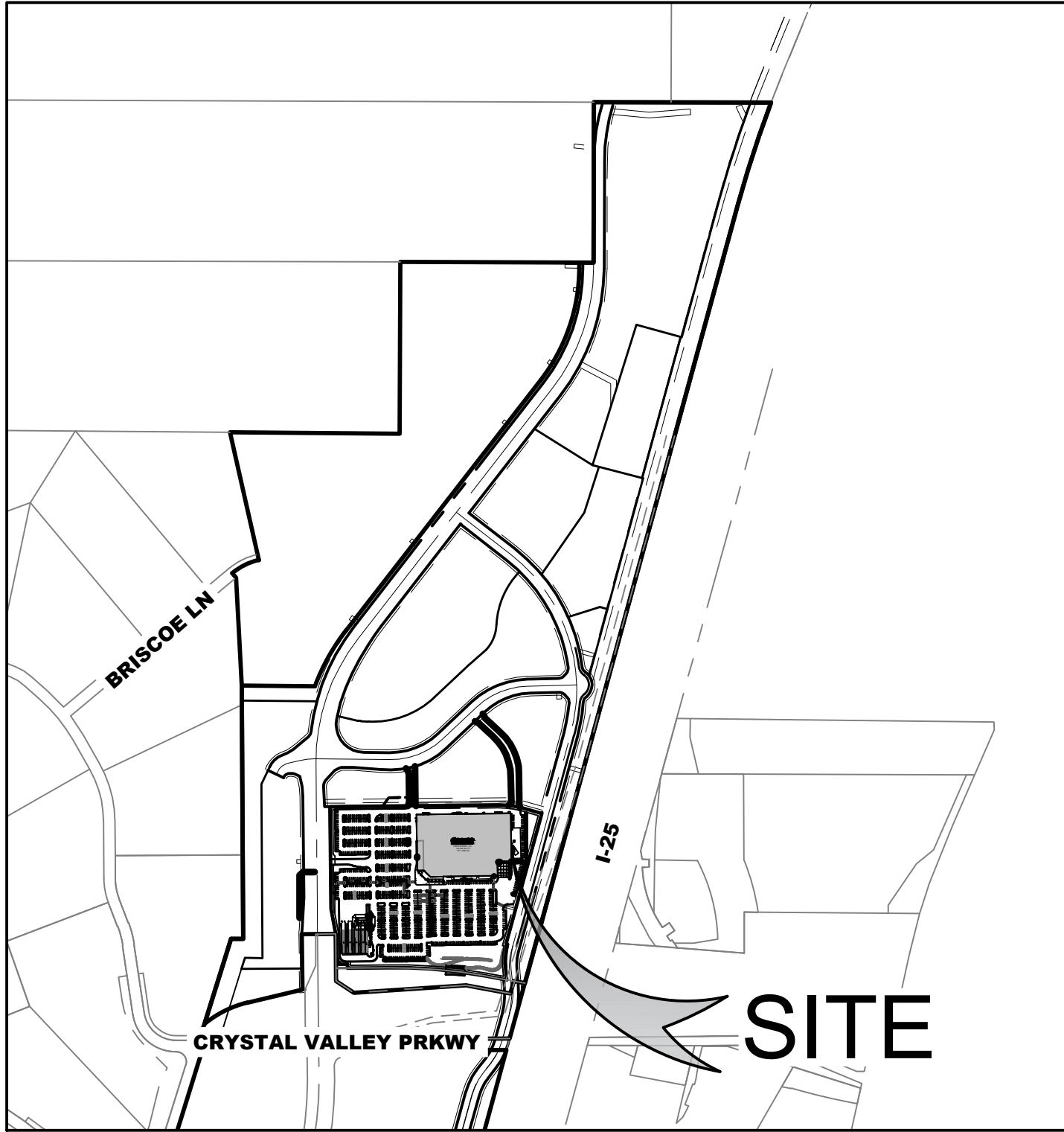
BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 159,295 SF

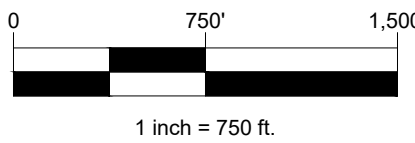
INCLUDES:

NET SALES FLOOR 149,370 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 PE #59513

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

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

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)
FILING 1, LOT 1	170,950	F-2	SDP-23-0020	170,950
TOTAL ALLOWED PER PDP				3,200,000
REMAINING SQ. FT.				3,029,050

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
1	FOR APPROVAL	8/16/2024	TW

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

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.
1473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM



NORRIS
DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

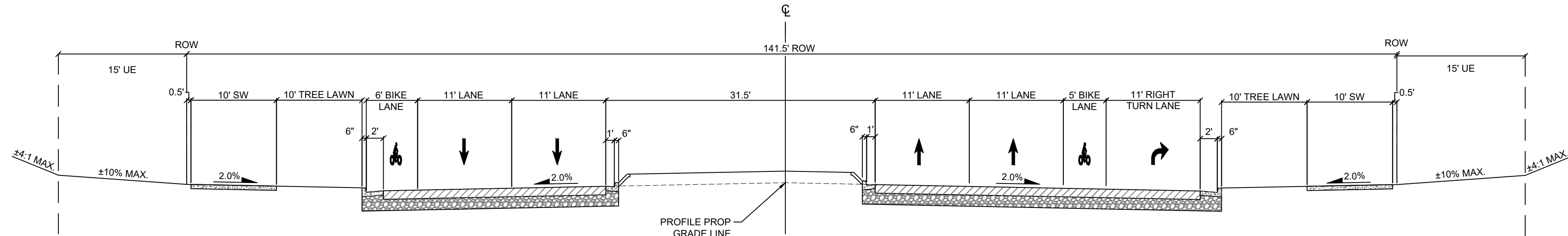
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

JOB NO.
20-224
SHEET
2 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

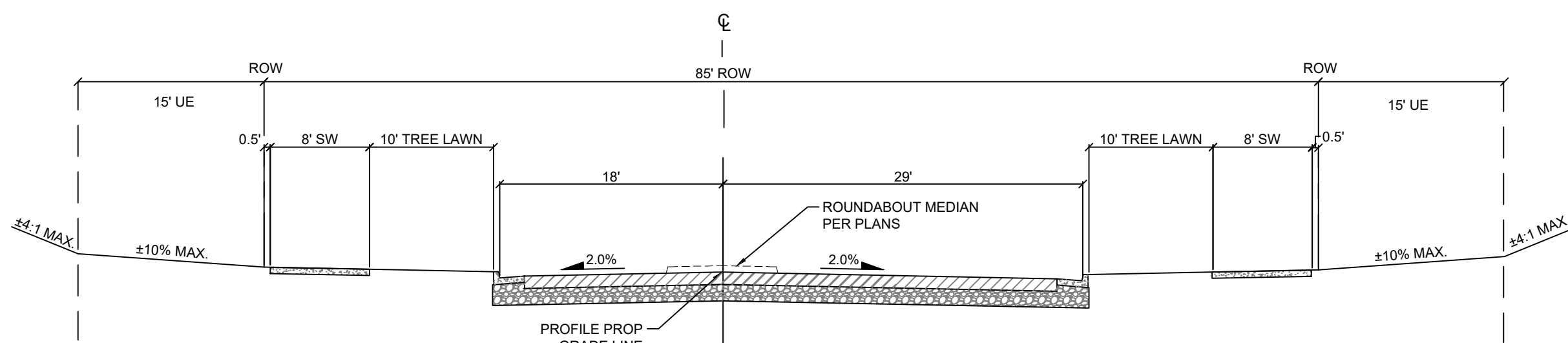
SITE DEVELOPMENT PLAN
LOT 1, FILING I, DAWSON TRAILS

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



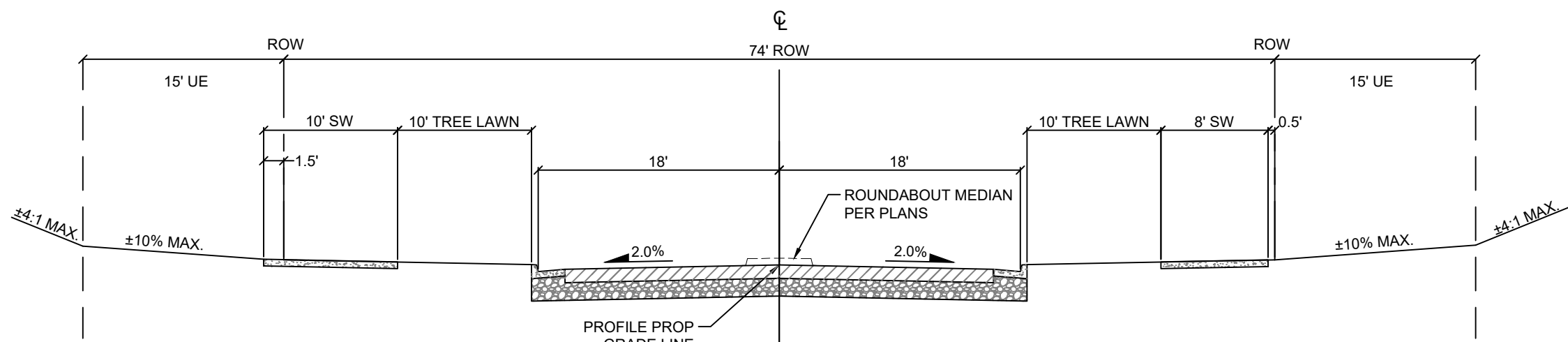
DAWSON TRAILS BLVD (BY OTHERS)

141.5'
1" = 10'
(STA 17+72.96 - 21+81.60)
(ROUNDAABOUT 21+81.60 - 25+09.71)



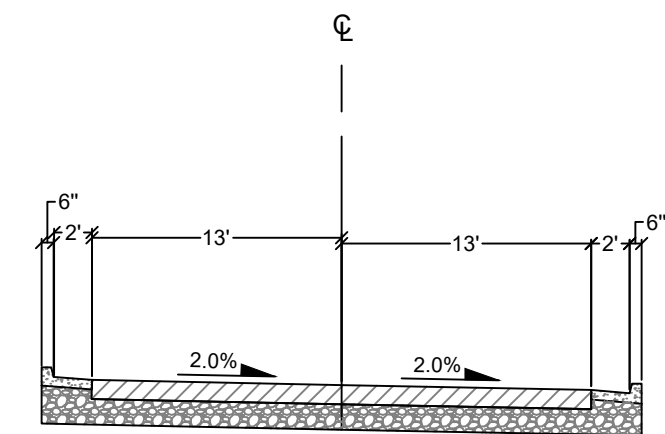
COSTCO WAY (BY OTHERS)

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

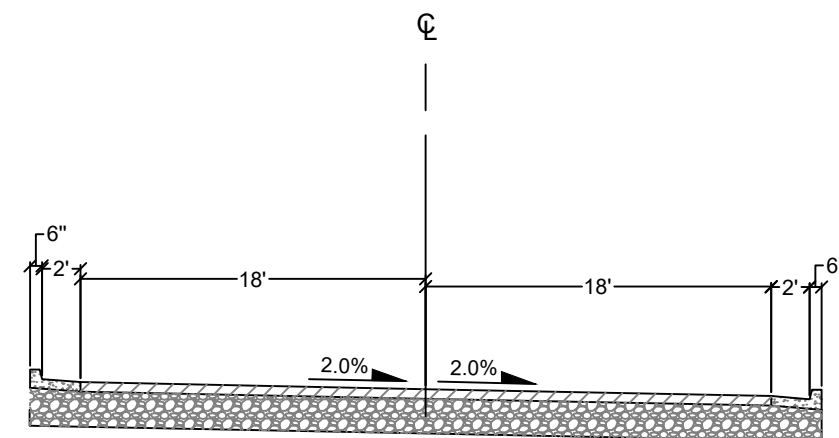


IKE DR (BY OTHERS)

74' ROW
1" = 10'
(STA 11+20.00 - 21+12.16)
(ROUNDAABOUT 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
1	FOR APPROVAL	8/16/2024	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

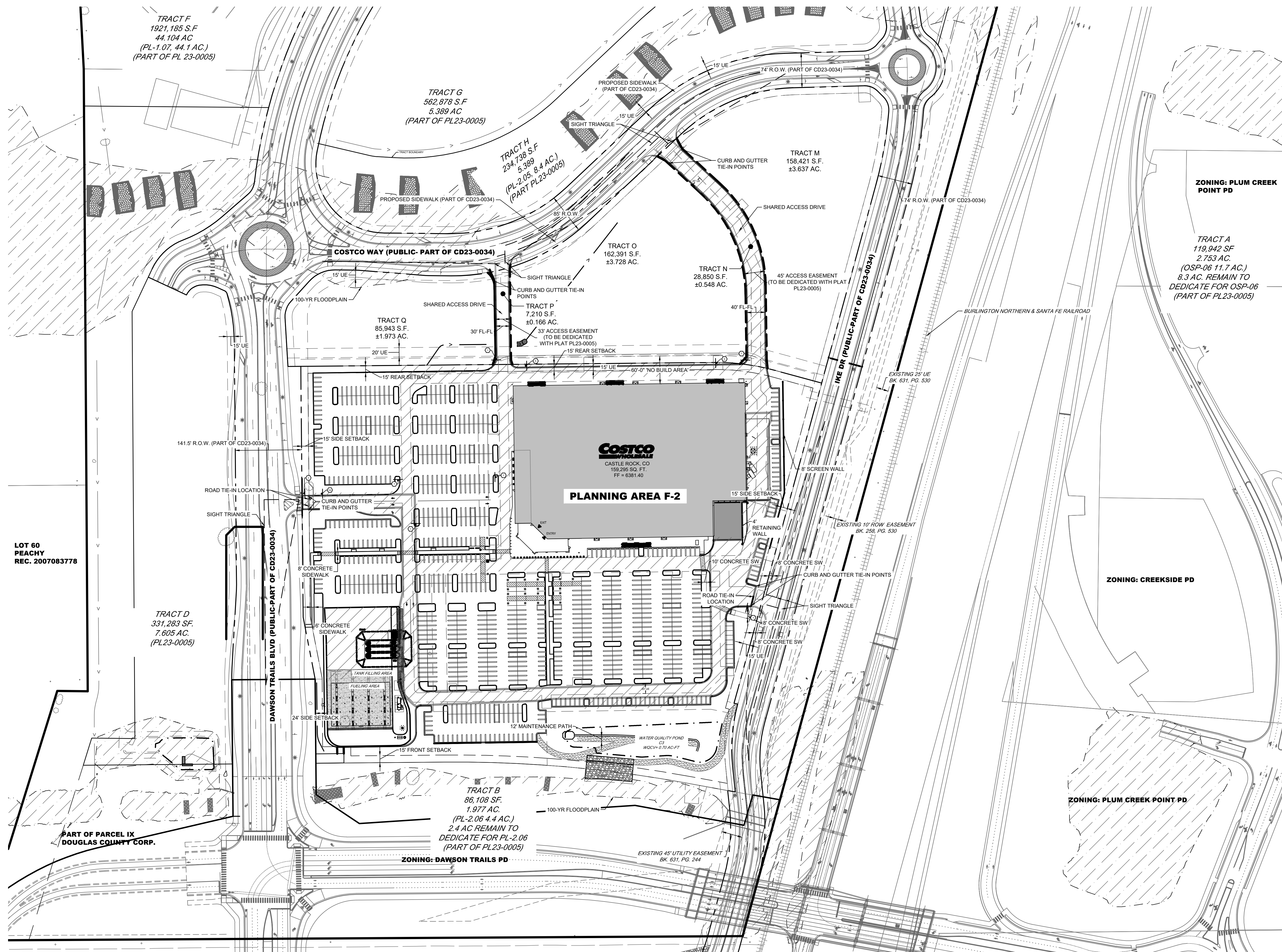
LOT 1, FILING 1, DAWSON TRAILS

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



LEGEN

	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.

	R-1 STOP SIGN (30"x30")		STOP
	R-7-1 NO PARKING SIGN		NO PARKING
	W-1-2R RIGHT TURN LANE SIGN		RIGHT TURN

NOTES

1. SEE SHEET 3 FOR ALL ATYPICAL STREET SECTIONS.
2. ALL PROPOSED ROADS ARE PUBLIC.
3. WHERE LOTS OCCUR AT T-INTERSECTIONS, DRIVEWAYS MUST BE IN LINE WITH THE ONCOMING ROADWAY.
4. 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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DESIGN**
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: MV
DRAWN BY: MV
CHECKED BY: TW

JOB NO.
20-224

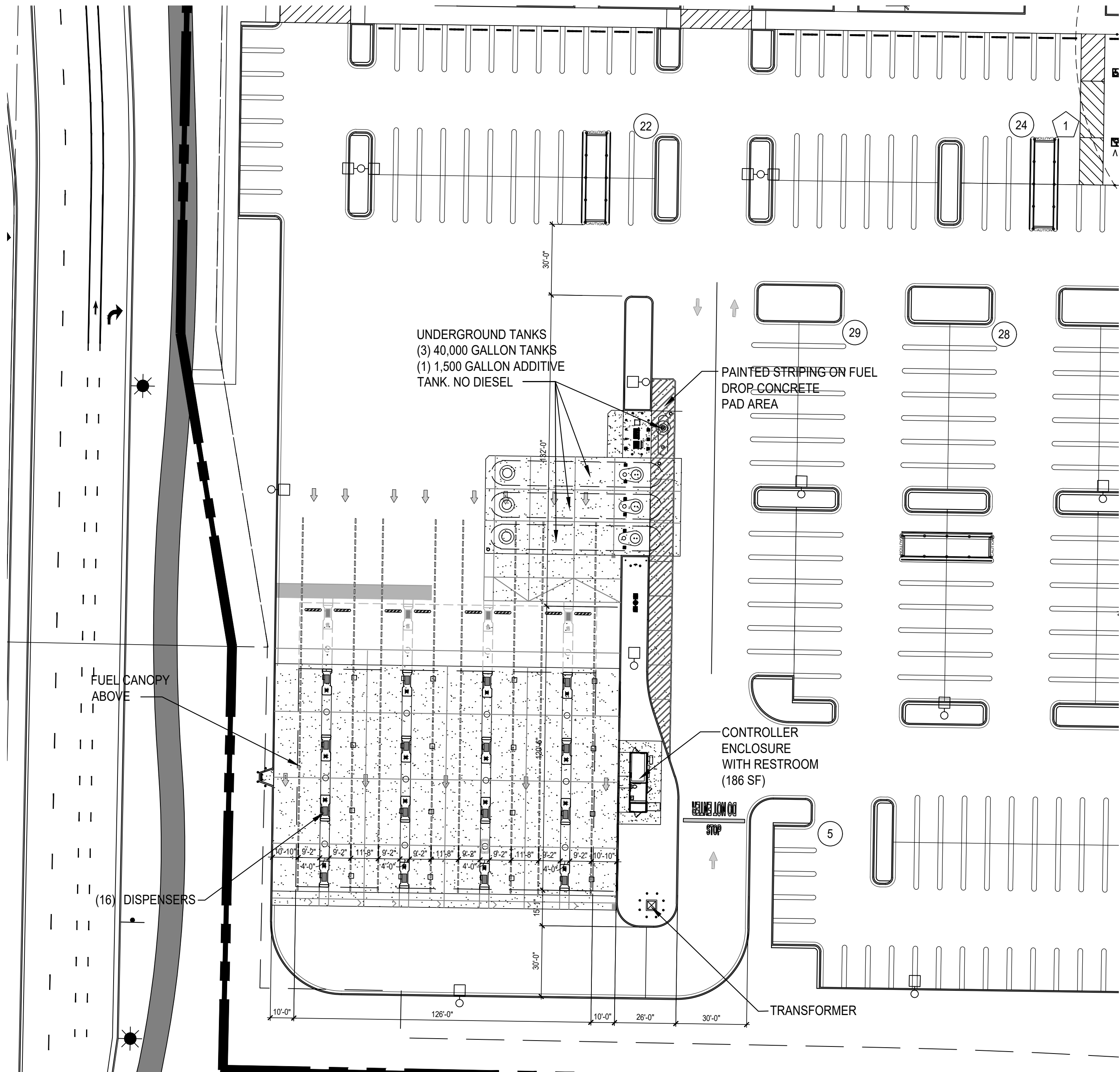
SHEET
4 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-002

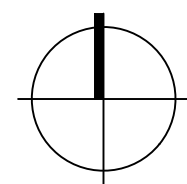
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SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

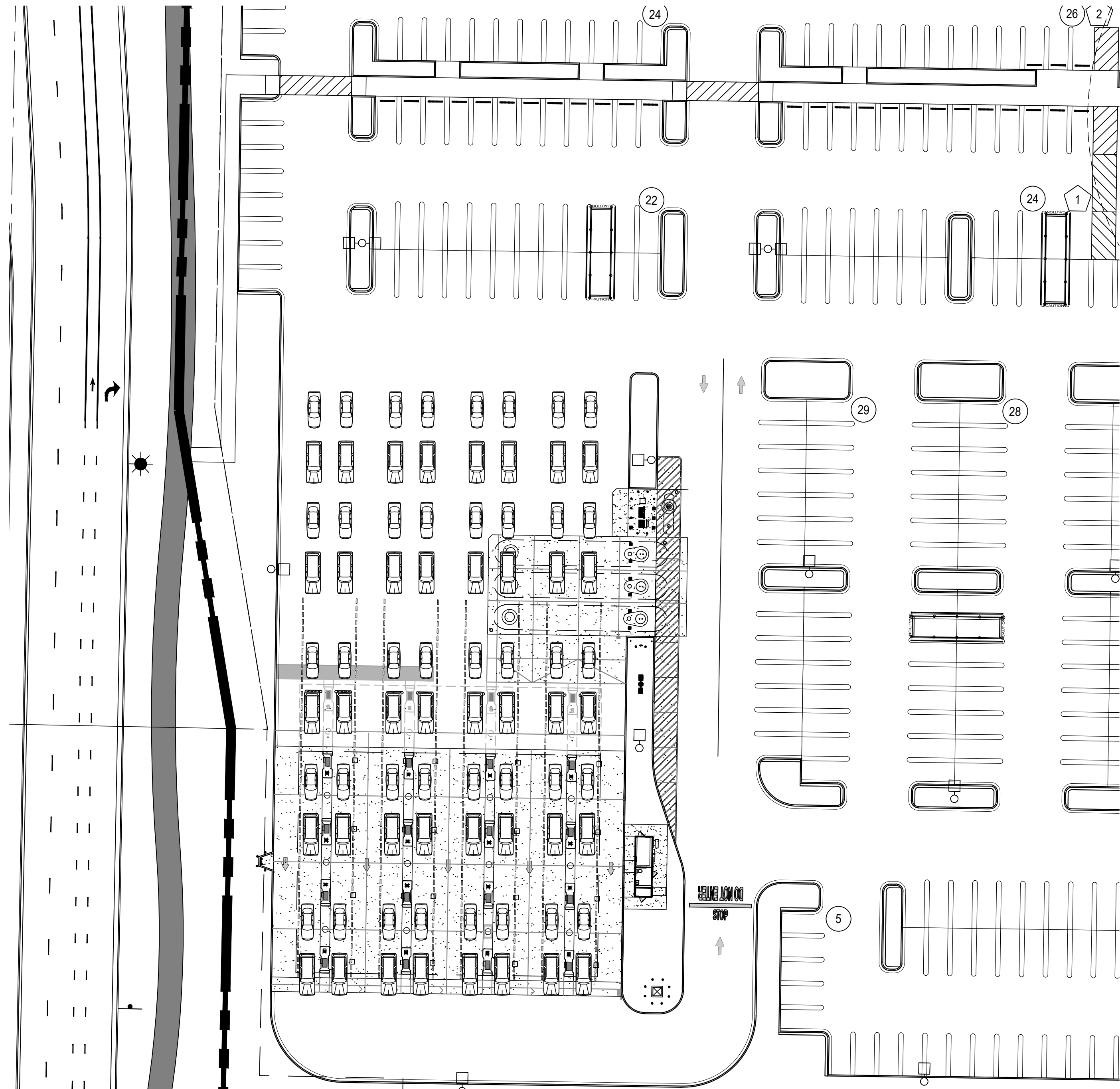
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



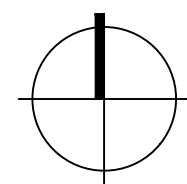
DETAIL SITE PLAN



NO DIESEL TANK



STACKING PLAN



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

CONCEPT FUEL PLAN

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

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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

JOB NO.
20-224
SHEET
5 OF 29

COSTCO
CASTLE ROCK, COLORADO
FUEL STATION AND STACKING PLAN

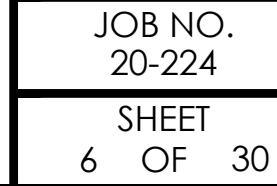
#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

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PEOPLE + PLACEMAKING

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ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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



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.

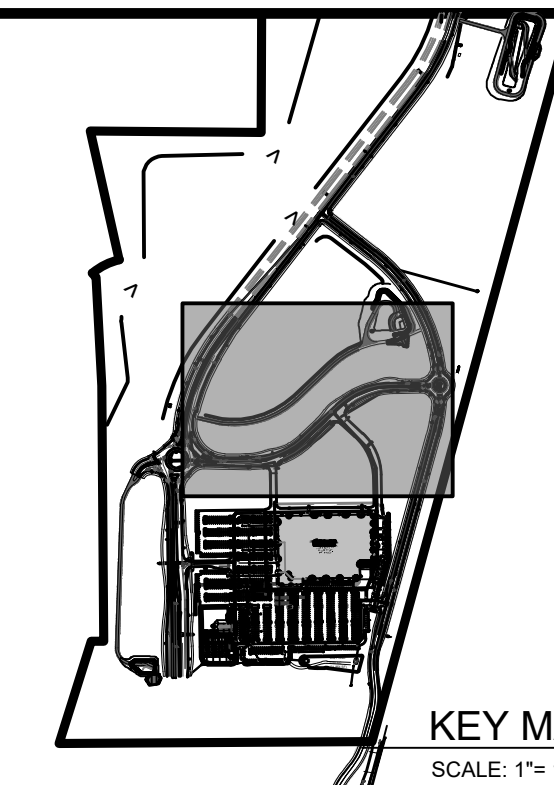
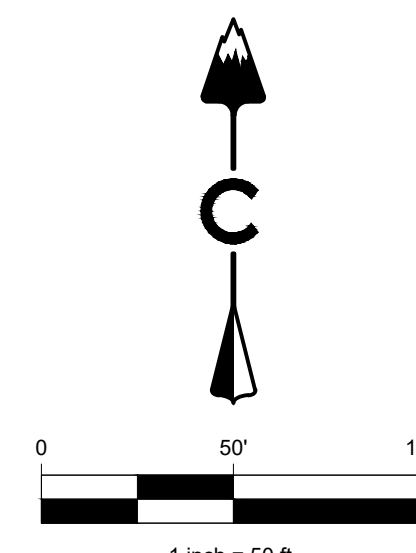
TRACT O
162,391 S.F.
±3.728 AC.

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
 - DIRECTIONAL FLOW ARROW
 - EMERGENCY OVERFLOW ROUTE
 - 5150 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 PROPOSED
 - STORM MANHOLES
 - STORM INLETS
 - FES, FOREBAY, & TRICKLE CHANNEL
 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
 - EXISTING STORM & STUB OUT
 - CRUSHER FINES
 - MAINTENANCE ACCESS
 - RIPPRAP
 - DRAINAGE SWALE
 - FIRE HYDRANTS
 - BOLLARD

- NOTES:**
- 100-YEAR FLOODPLAIN LIMITS FOR GAMBEL RIDGE TRIBUTARY ARE BASED ON FLOOD HAZARD STUDY: FLOOD HAZARD AREA DELINEATION - GAMBEL RIDGE AND DOUGLAS LAKE TRIBUTARY WATERSHEDS, BY RESPEC CONSULTING SERVICES, JULY 2014.
 - 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.
 - 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 POINT
 - HP HIGH POINT
 - DUE DRAINAGE & UTILITY EASEMENT

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	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,

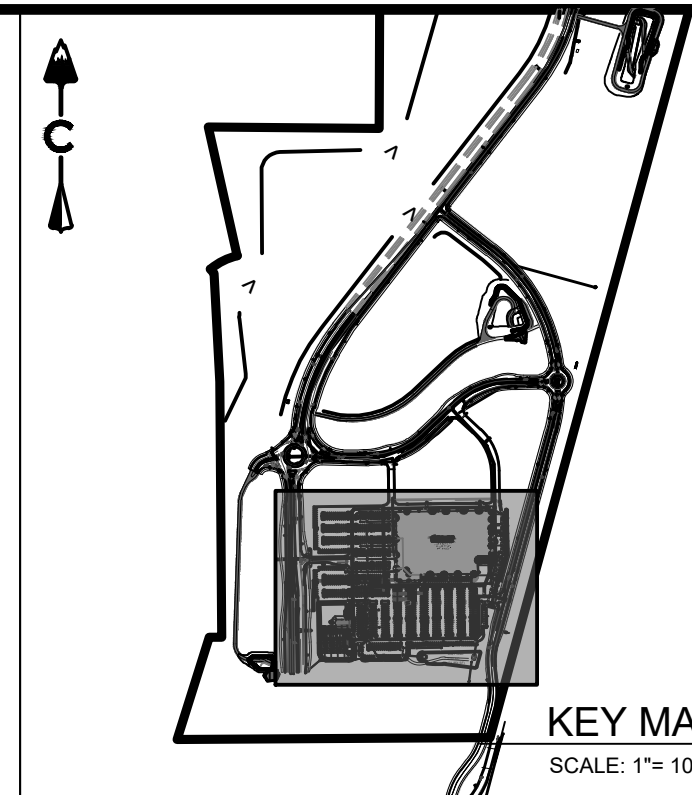
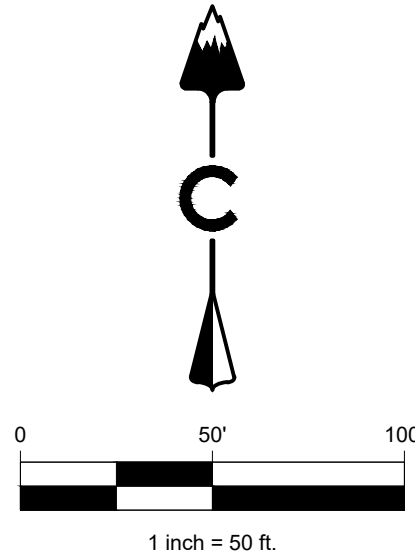
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

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

MATCH LINE SHEET 9

COSTCO
WHOLESALE

CASTLE ROCK, CO
159,295 SQ. FT.
FF = 6381.40



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
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- RETAINING WALL
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- 100 YEAR FLOODPLAIN
- WETLAND
- EXISTING STORM MANHOLES
- PROPOSED STORM MANHOLES
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- EXISTING FOREBAY & TRICKLE CHANNEL
- PROPOSED FOREBAY & TRICKLE CHANNEL
- EXISTING OUTLET STRUCTURE
- PROPOSED OUTLET STRUCTURE
- EXISTING 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.
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- DE DRAINAGE EASEMENT
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#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	TW

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

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

TRACT F
1921,185 S.F.
44.104 AC
(PL-1.07, 44.1 AC.)
(PART OF
PL-23-0005)

TRACT G
562,878 S.F.
5.389 AC
(PART OF
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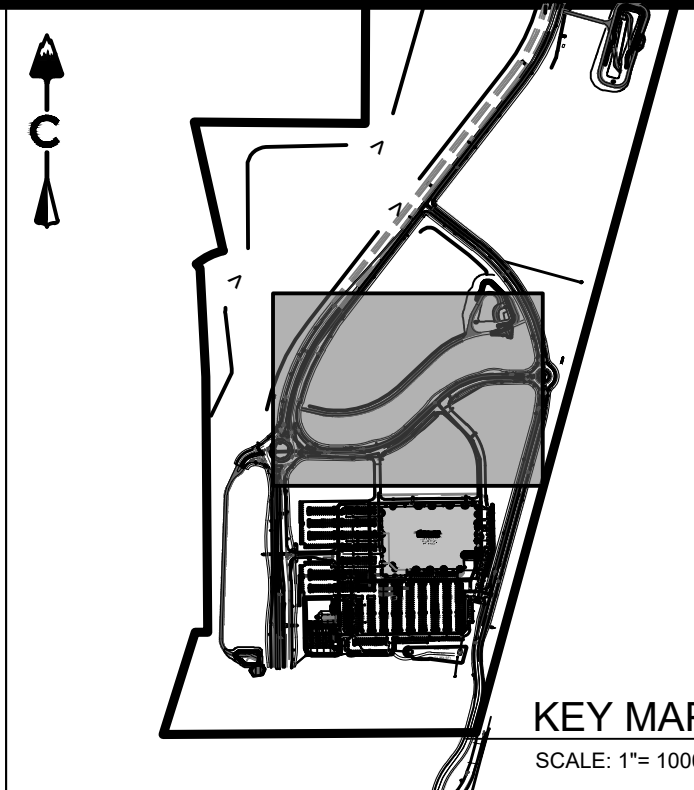
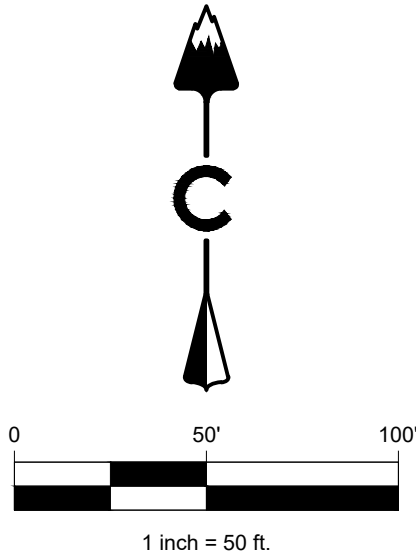
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TRACT M
158,421 S.F.
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LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
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- EXISTING DRAINAGE SWALE
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- LP LOW POINTS
- HP HIGH POINT
- DUE DRAINAGE & UTILITY EASEMENT

CORE CONSULTANTS, INC.
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#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	TW

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

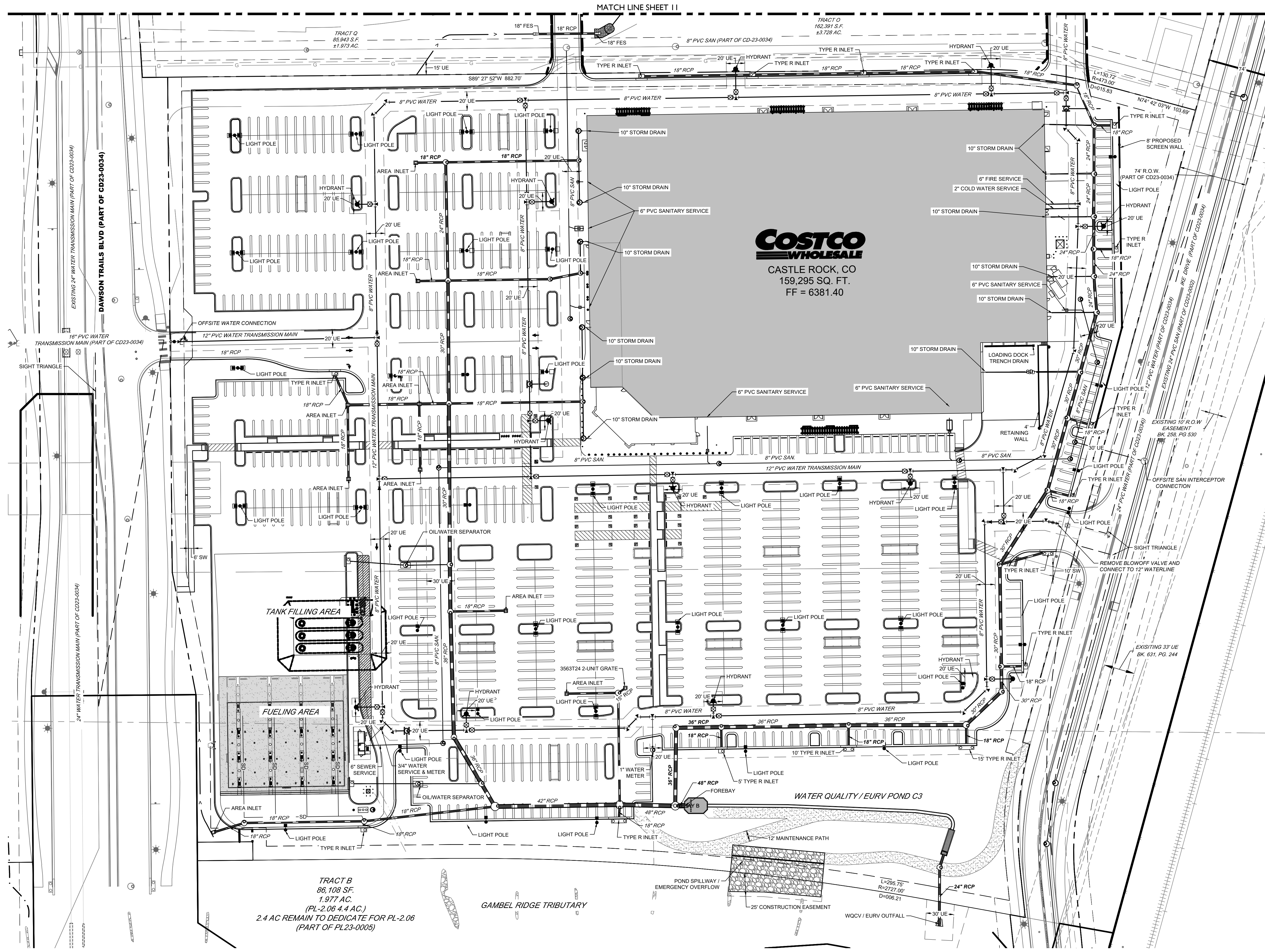
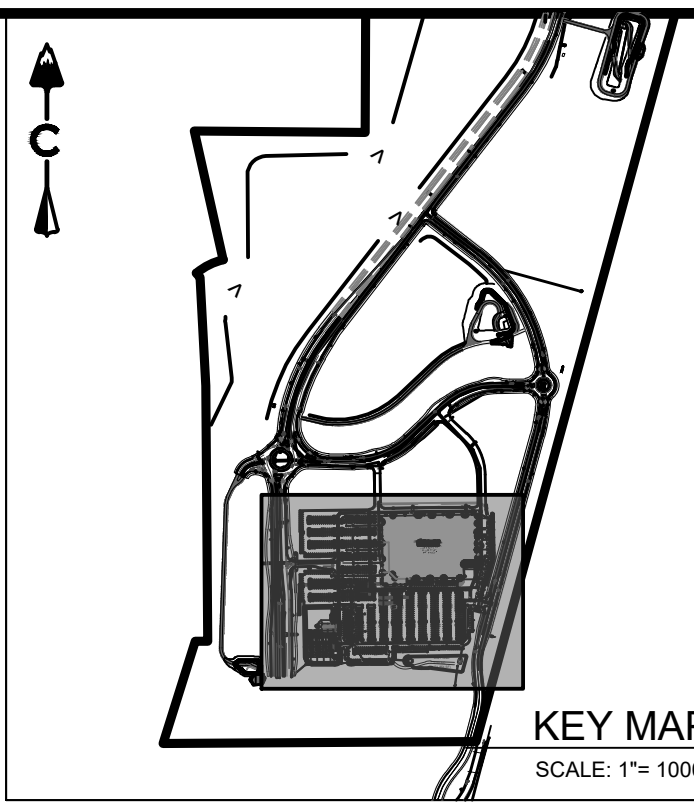
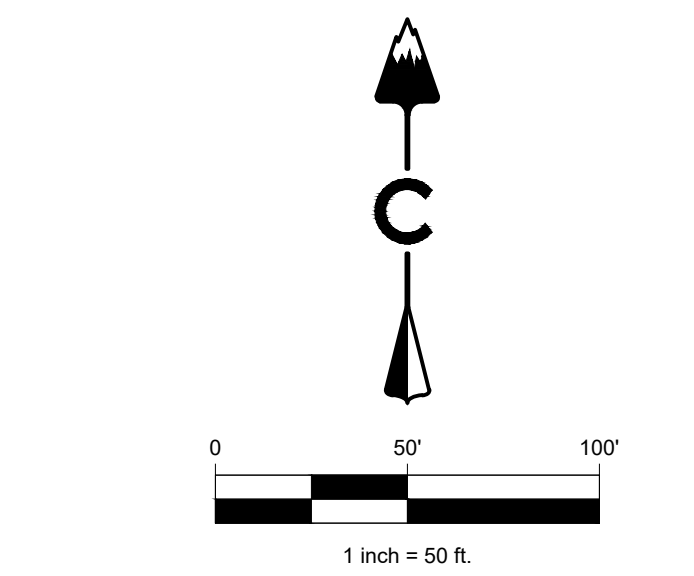
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JOB NO.
20-224
SHEET
9 OF 30

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



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

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DRAWN BY: MW
CHECKED BY: TW

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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

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)

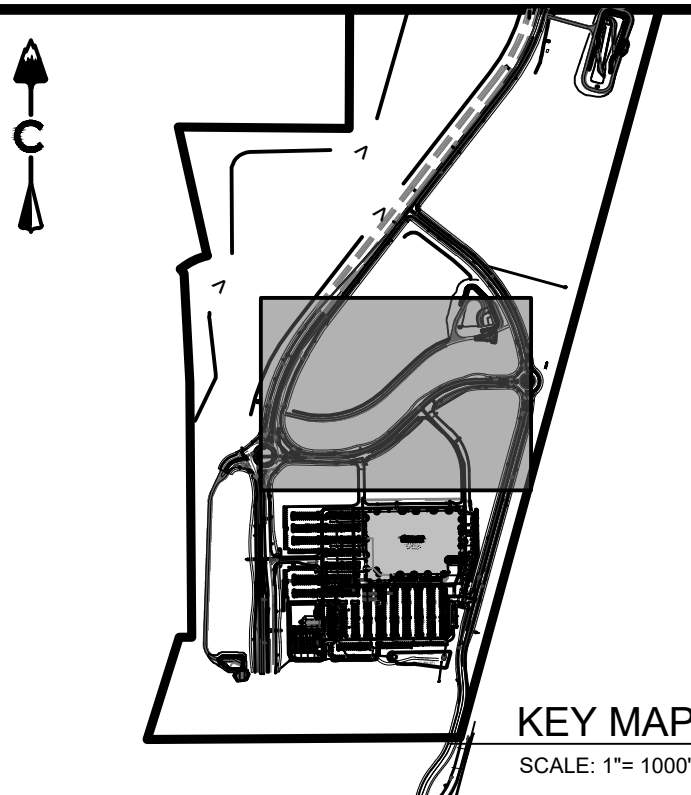
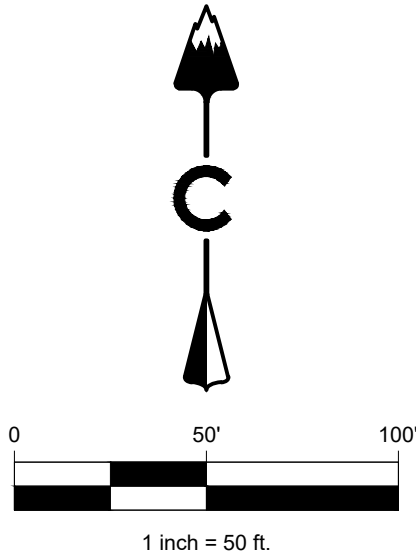
TRACT Q
85,943 S.F.
±1.973 AC.

TRACT P
7,210 S.F.
±0.166 AC.

TRACT O
162,391 S.F.
±3.728 AC.

TRACT N
26,850 S.F.
±0.546 AC.

TRACT M
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
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	EXISTING ELECTRIC
	EXISTING TELEPHONE
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	EXISTING OVER HEAD ELECTRIC
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	STREET LIGHT POLES
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COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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34733 S. BROADWAY
SUITE 100, CO 80113
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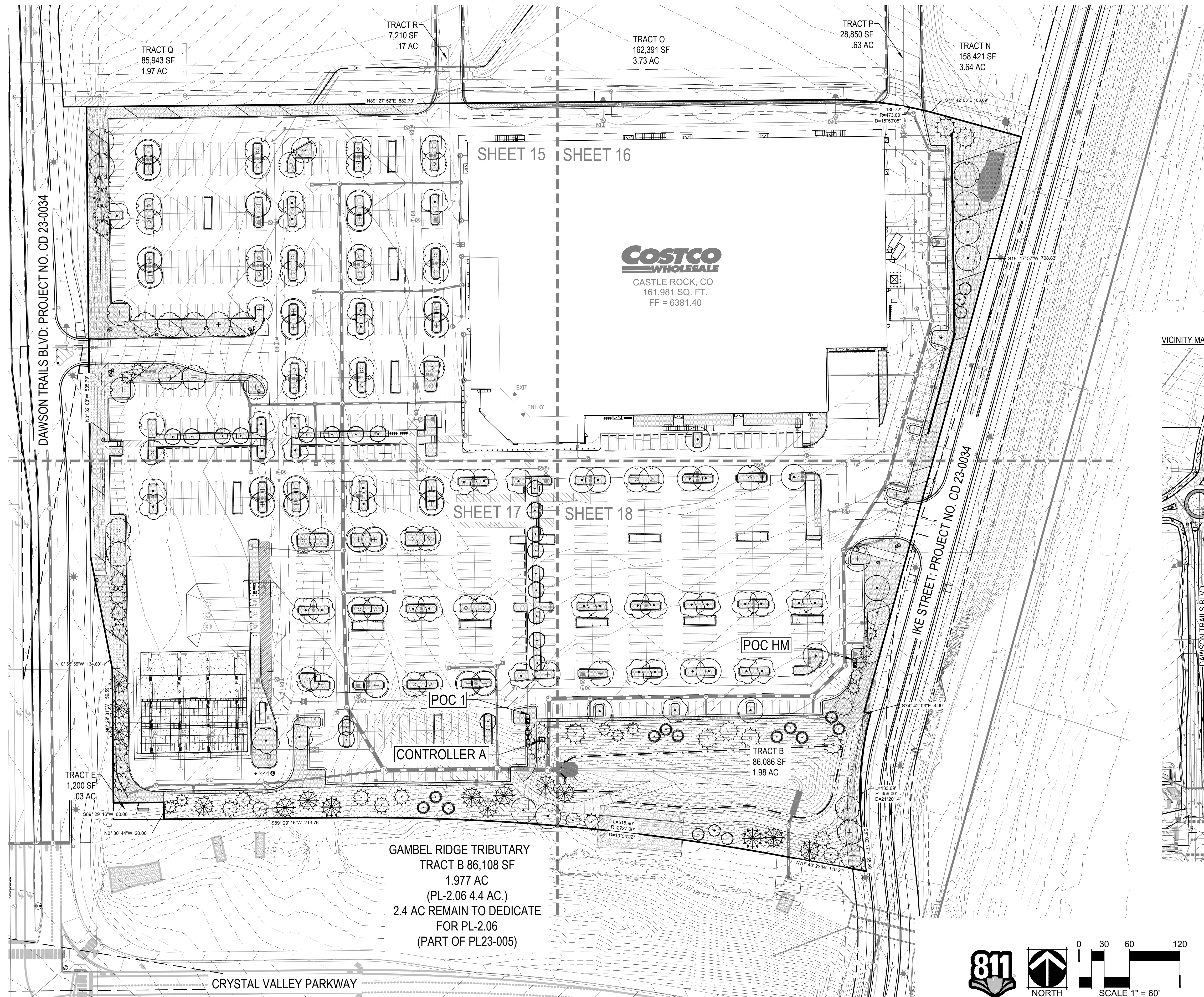
COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 2)

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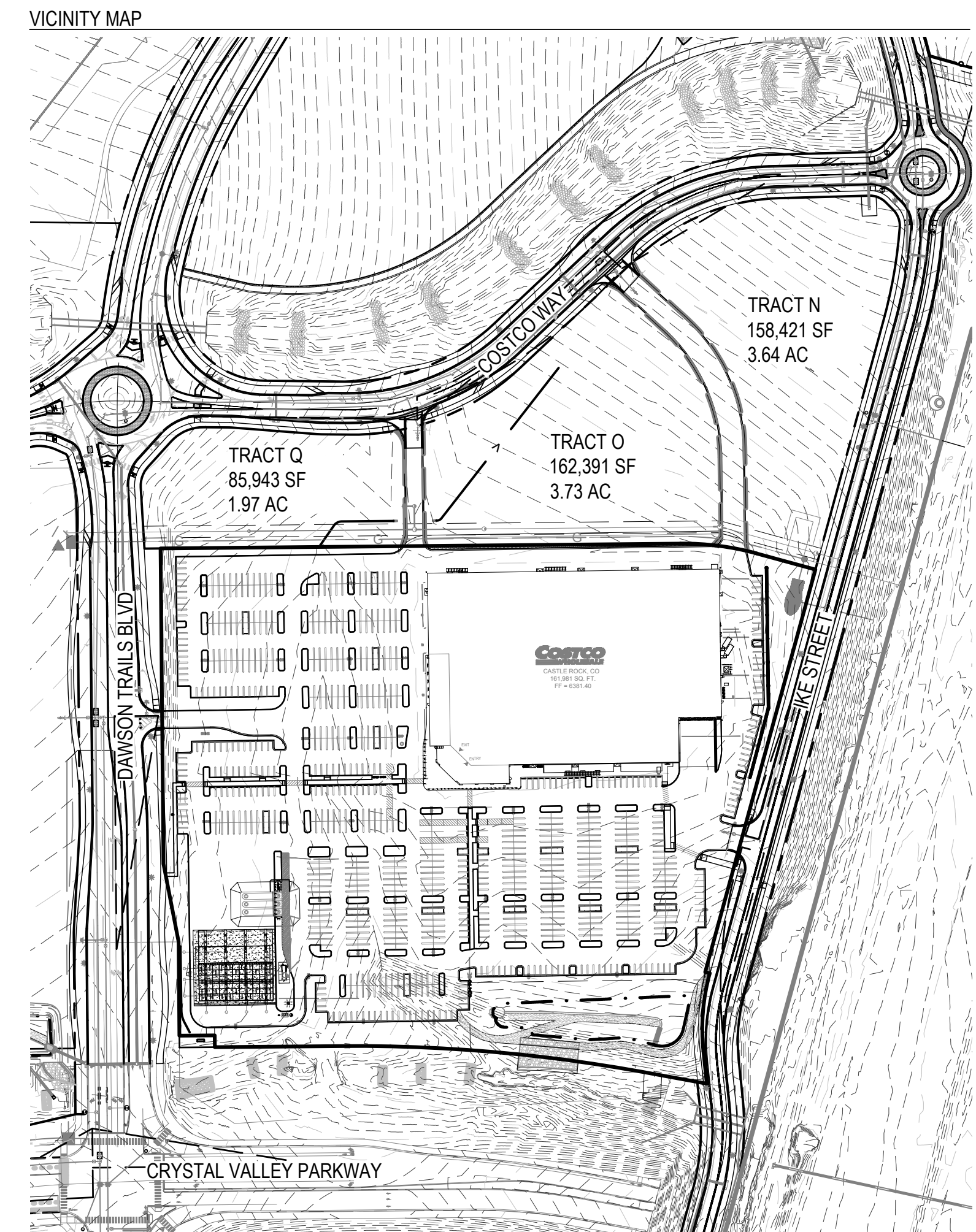
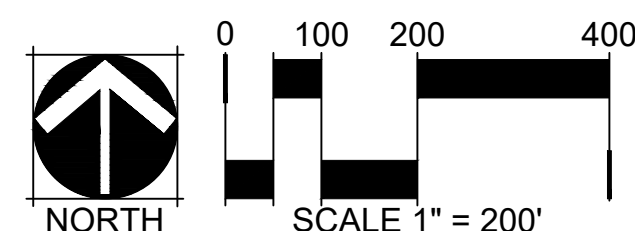
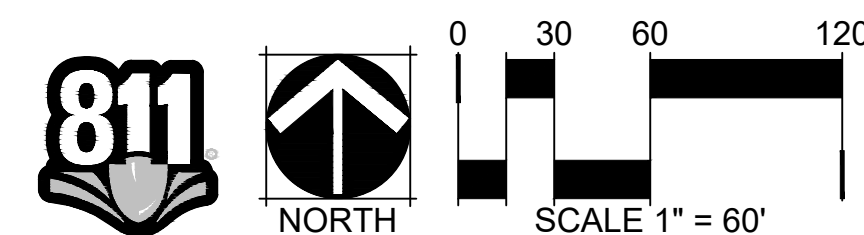
JOB NO.
20-224
SHEET
11 OF 30

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

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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

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:
- GROSS AREA MINIMUM LANDSCAPE AREA IS 10%.
 - REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
 - REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
 - 50% OF SITE TREES SHALL BE LARGE DECIDUOUS CANOPY TREES.
 - 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.
 - 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.
 - R.O.W. PLANTING NOT INCLUDED IN OVERALL LANDSCAPE SITE INVENTORY.
 - TOTAL PARKING AREA EQUALS CIVIL INTERNAL DRIVES AND PARKING LOT CALCULATION

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWUR 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)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR 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						

SITE DEVELOPMENT PLAN PLANT SCHEDULE					
	DECIDUOUS SHADE TREES	HYDROZONE	2-4	QUANTITY	143
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
	ORNAMENTAL TREES	HYDROZONE	2-3	QUANTITY	20
	ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
	EVERGREEN TREES	HYDROZONE	1-4	QUANTITY	75
	EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
	DECIDUOUS SHRUBS	HYDROZONE	1-3	QUANTITY	622
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
	EVERGREEN SHRUBS	HYDROZONE	2-3	QUANTITY	154
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
	ORNAMENTAL GRASSES	HYDROZONE	1-3	QUANTITY	199
	PERENNIALS	HYDROZONE	1-2	QUANTITY	0
	PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
	ANNUAL PLANTING BEDS	HYDROZONE	N/A	AREA	0
	ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
	NATIVE SEED	HYDROZONE	1-2	AREA	35,648
	GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
	APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				
	*Choose one symbol for each tree category.				
	**Choose one pattern for each category of ground cover, shrubs, and grasses.				

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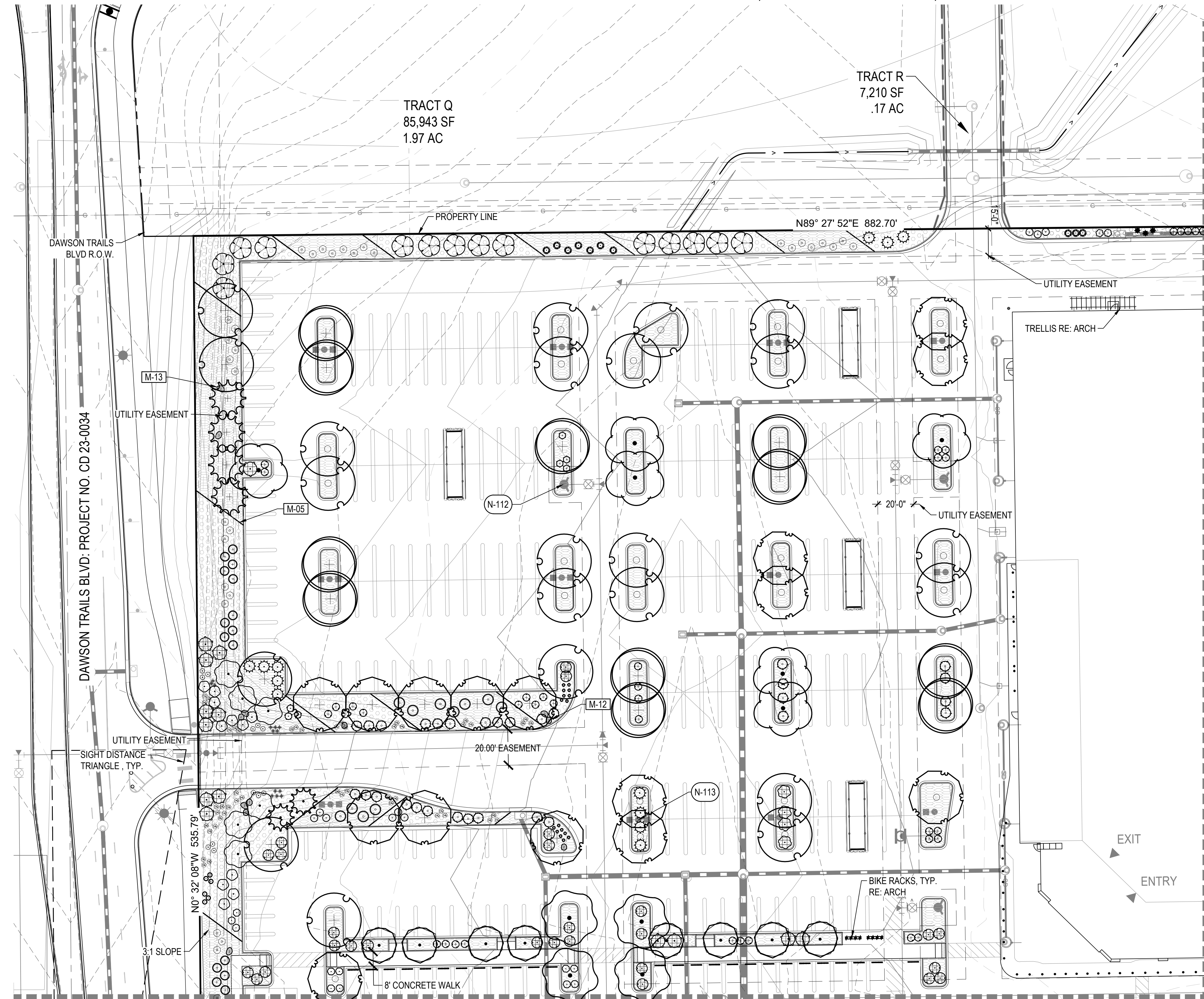
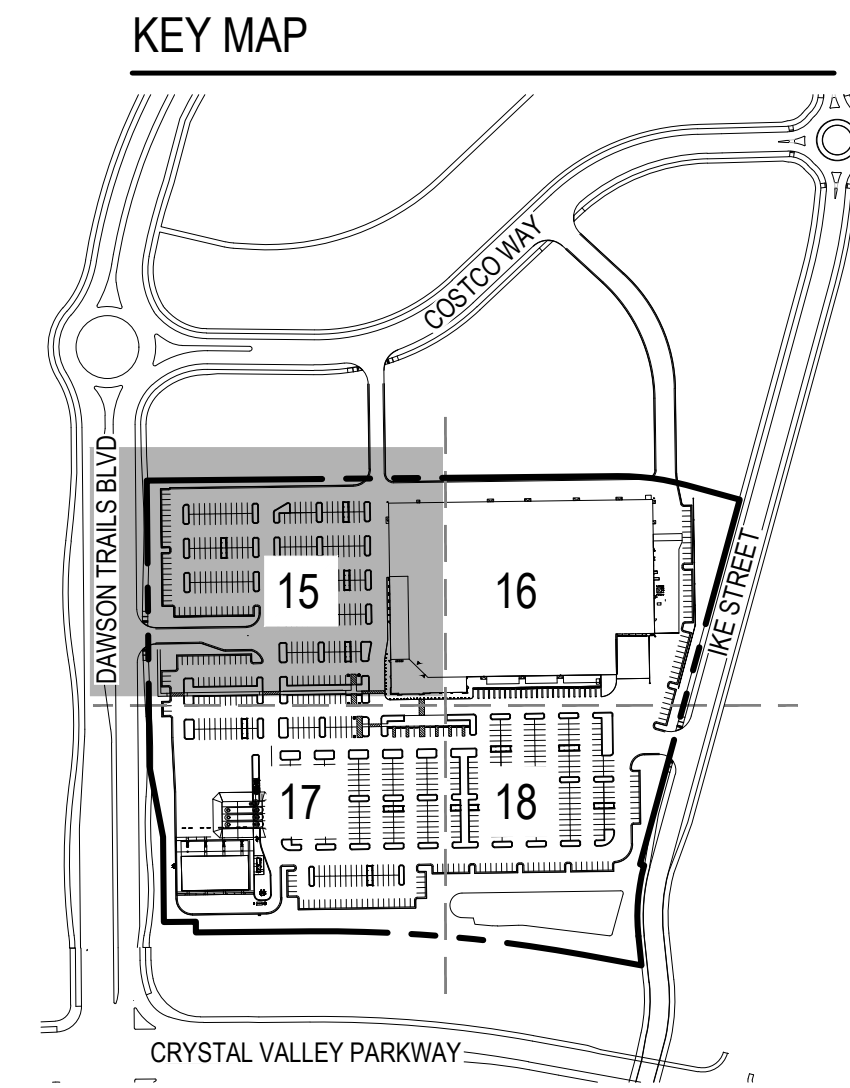
SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

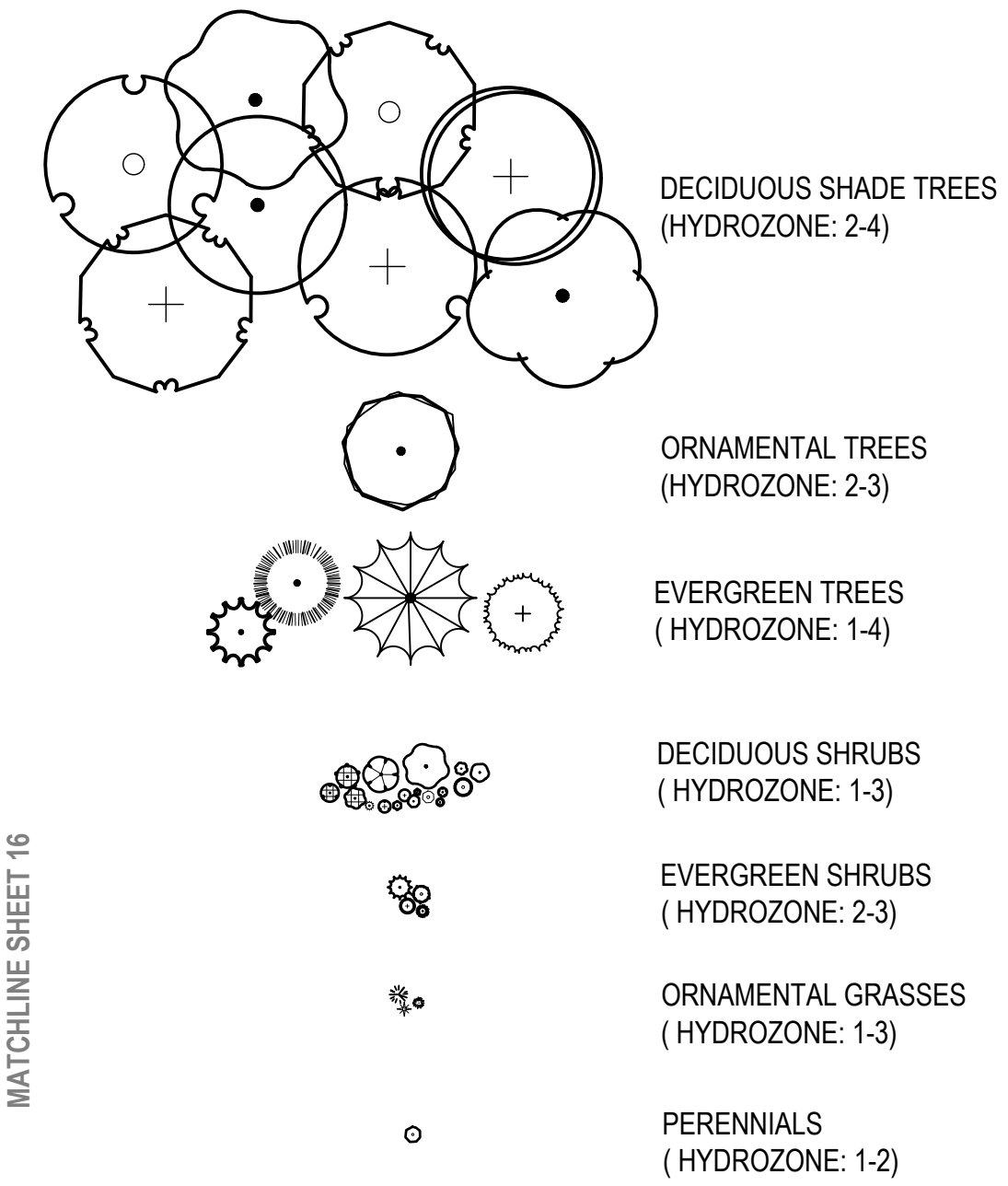
SITE DEVELOPMENT PLAN

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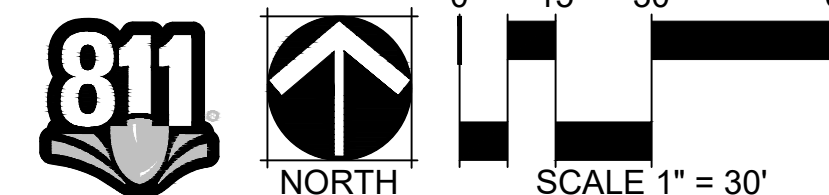


LEGEND:



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)

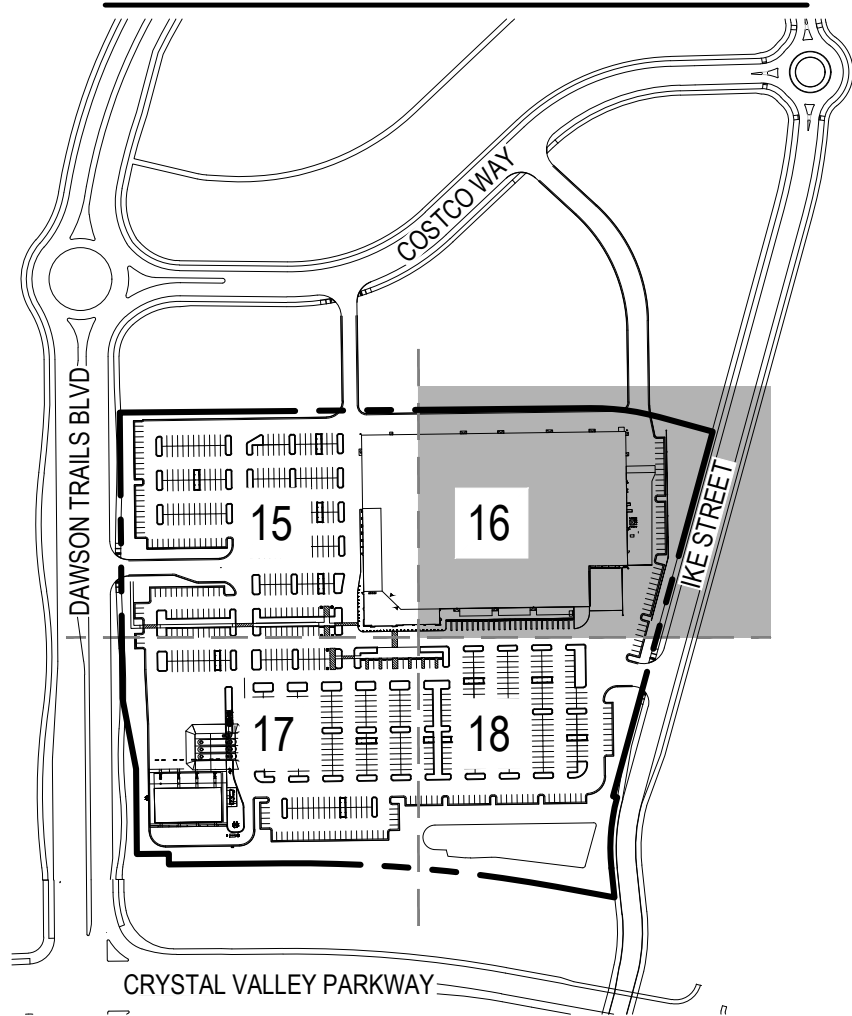
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	NS TE	TEMP-IRRIGATED NATIVE SEED



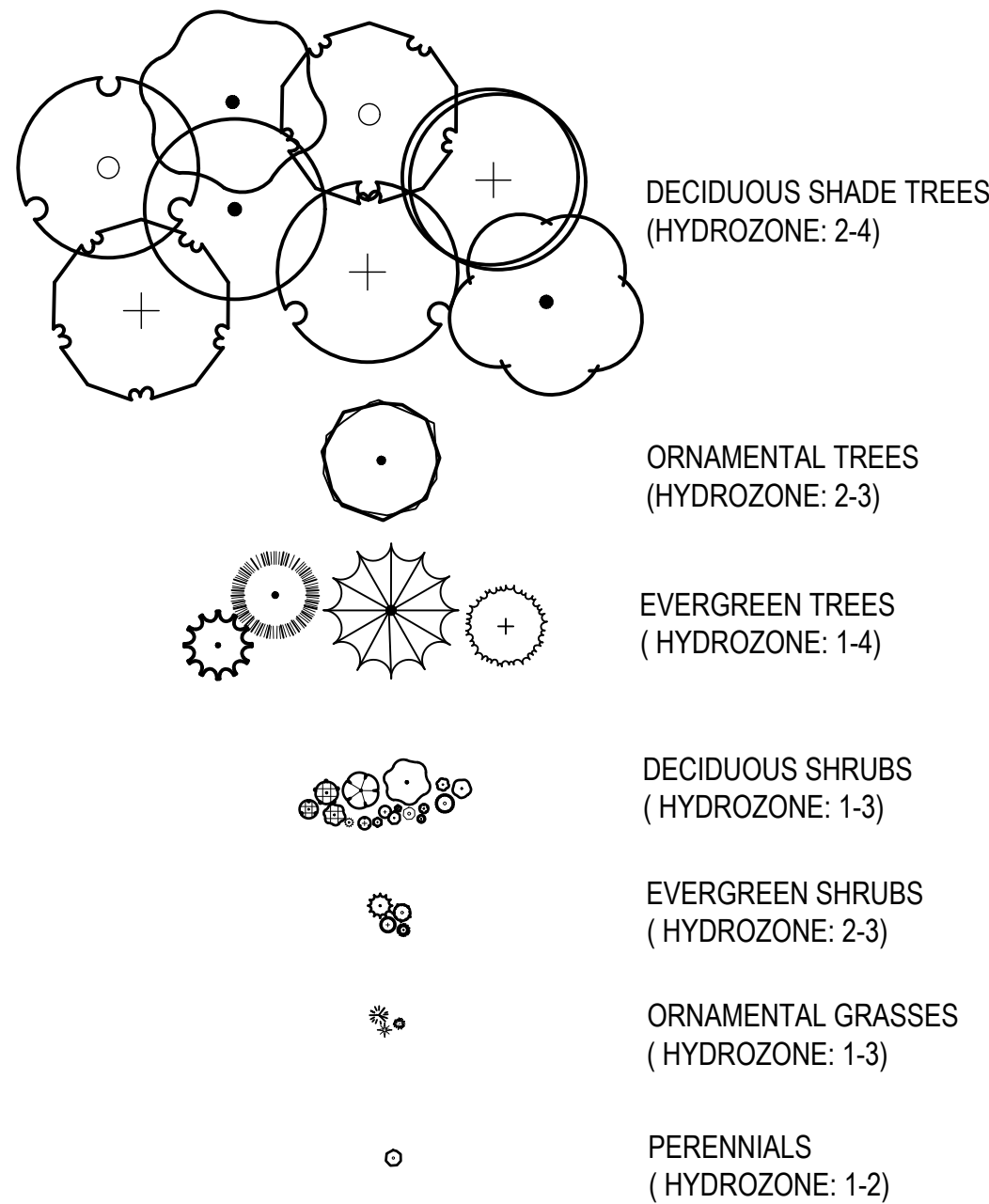
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KEY MAP

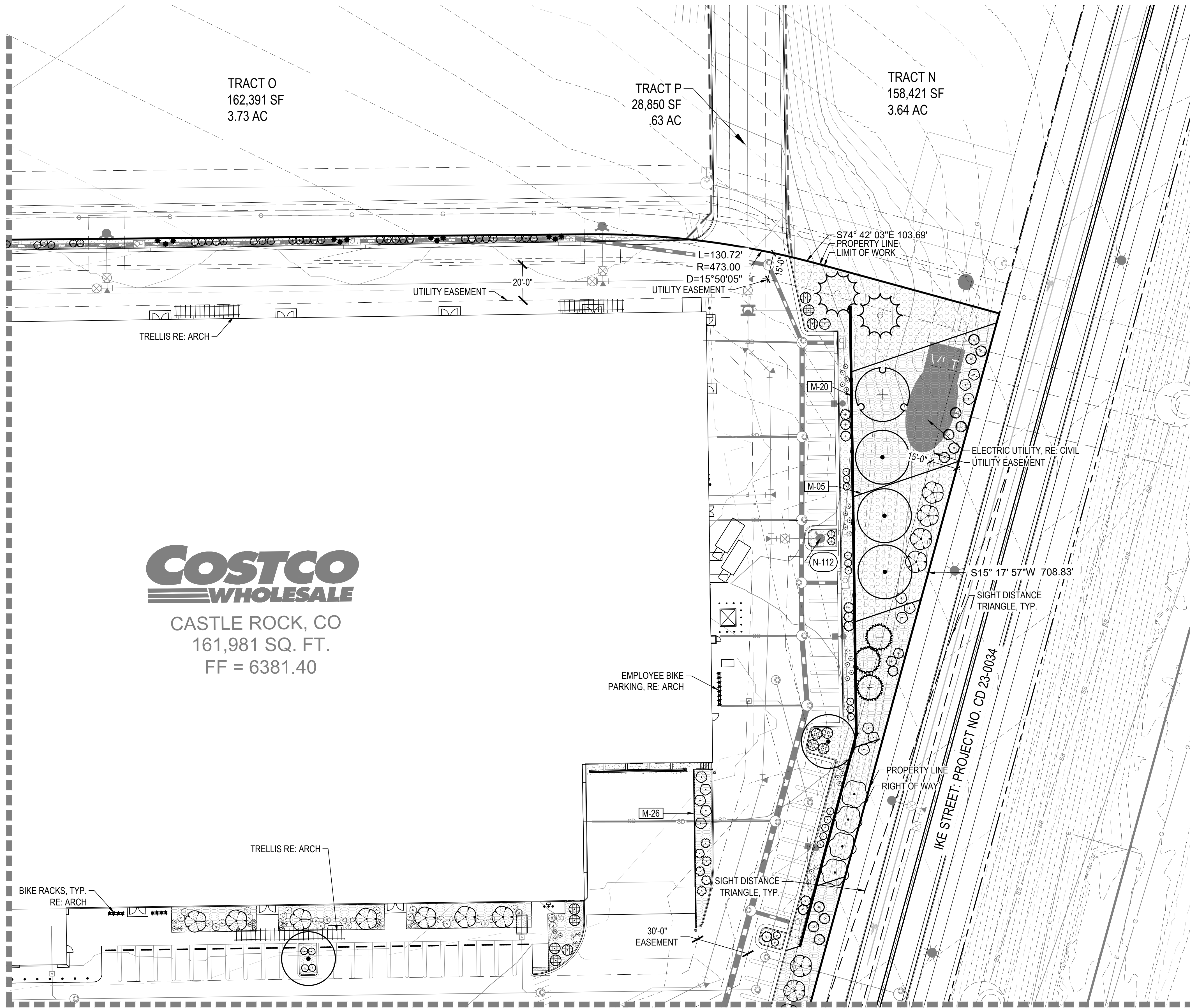
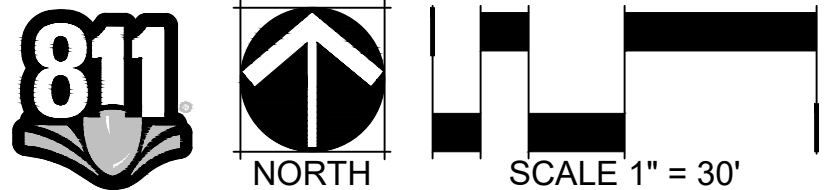


LEGEND:



REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
	M-01 COBBLE - A
	M-02 COBBLE - B
	M-05 STEEL EDGING
LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
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	M-13 BOULDER - 3'
	M-20 FREESTANDING SCREEN WALL - 8', BY OTHERS
	M-26 CMU RETAINING WALL - 4', BY OTHERS
NOTATION	
SYMBOL	DESCRIPTION
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	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

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

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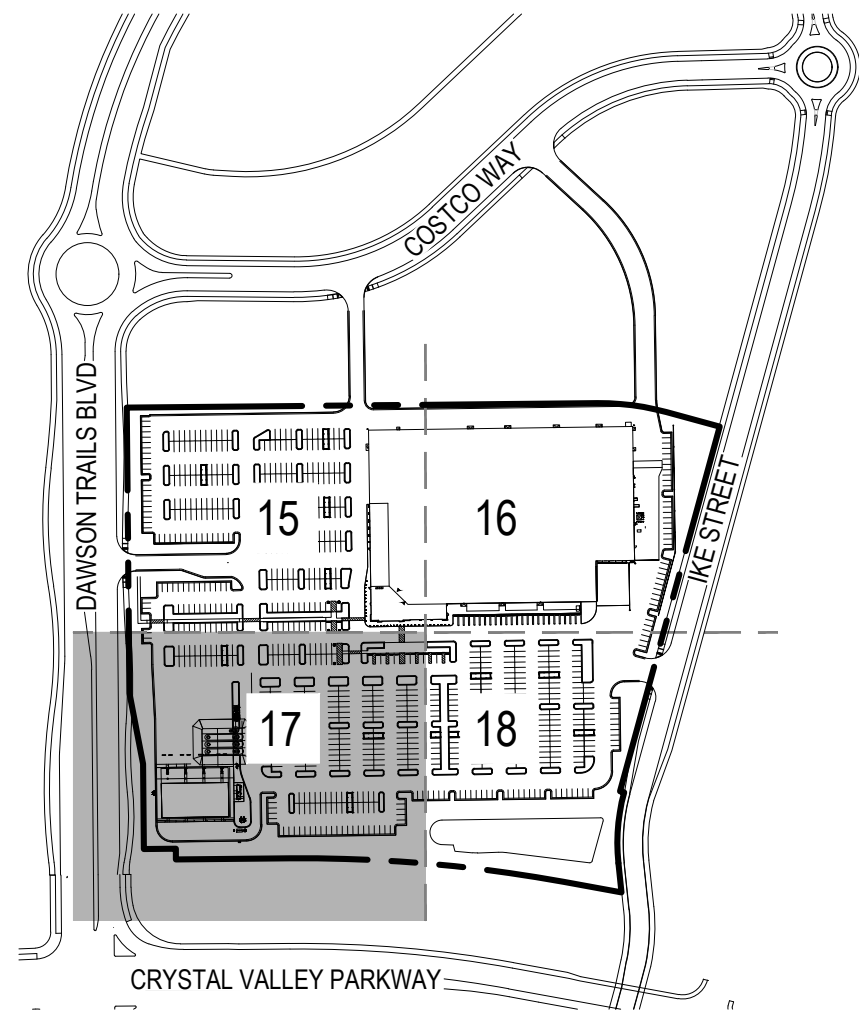
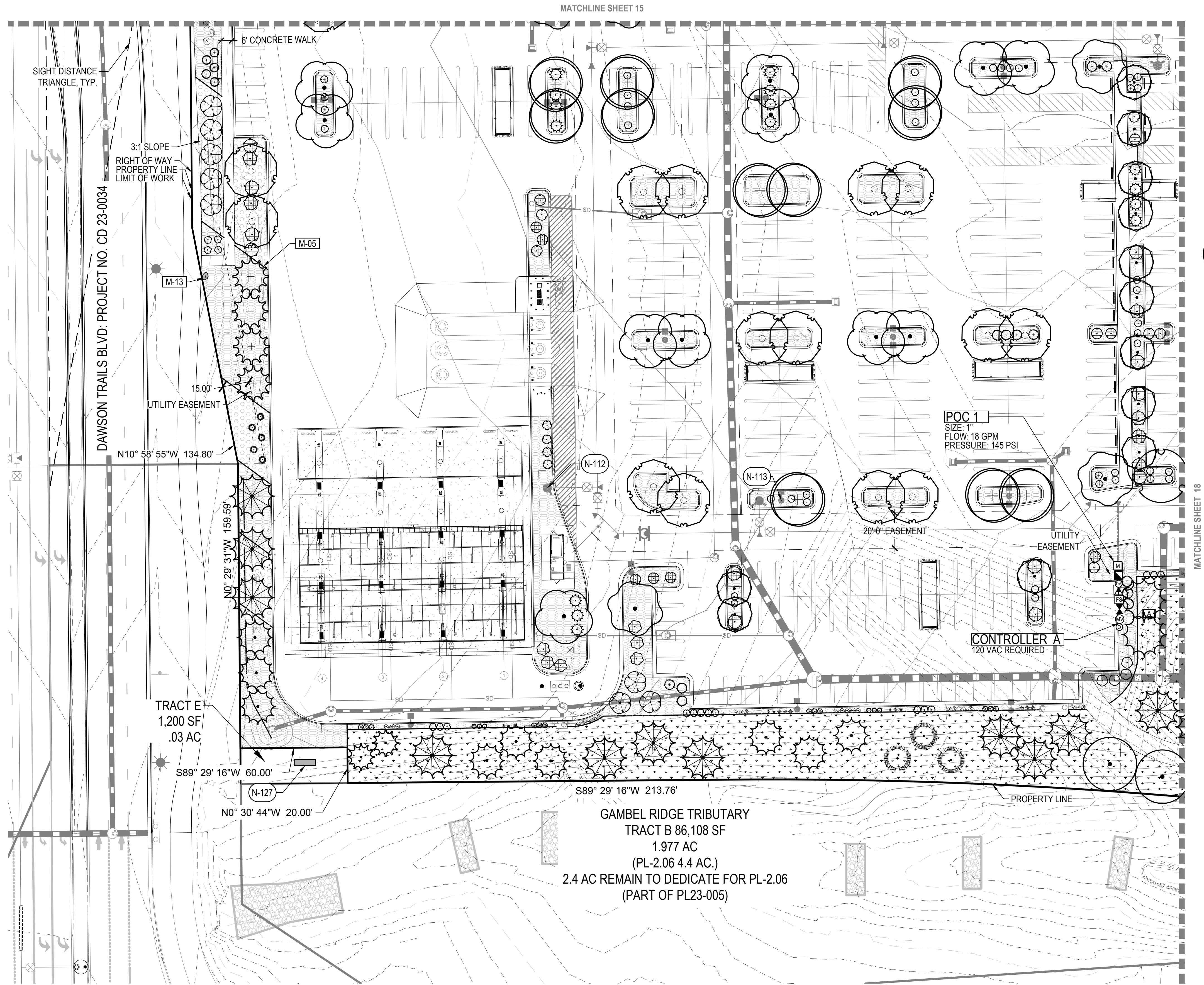
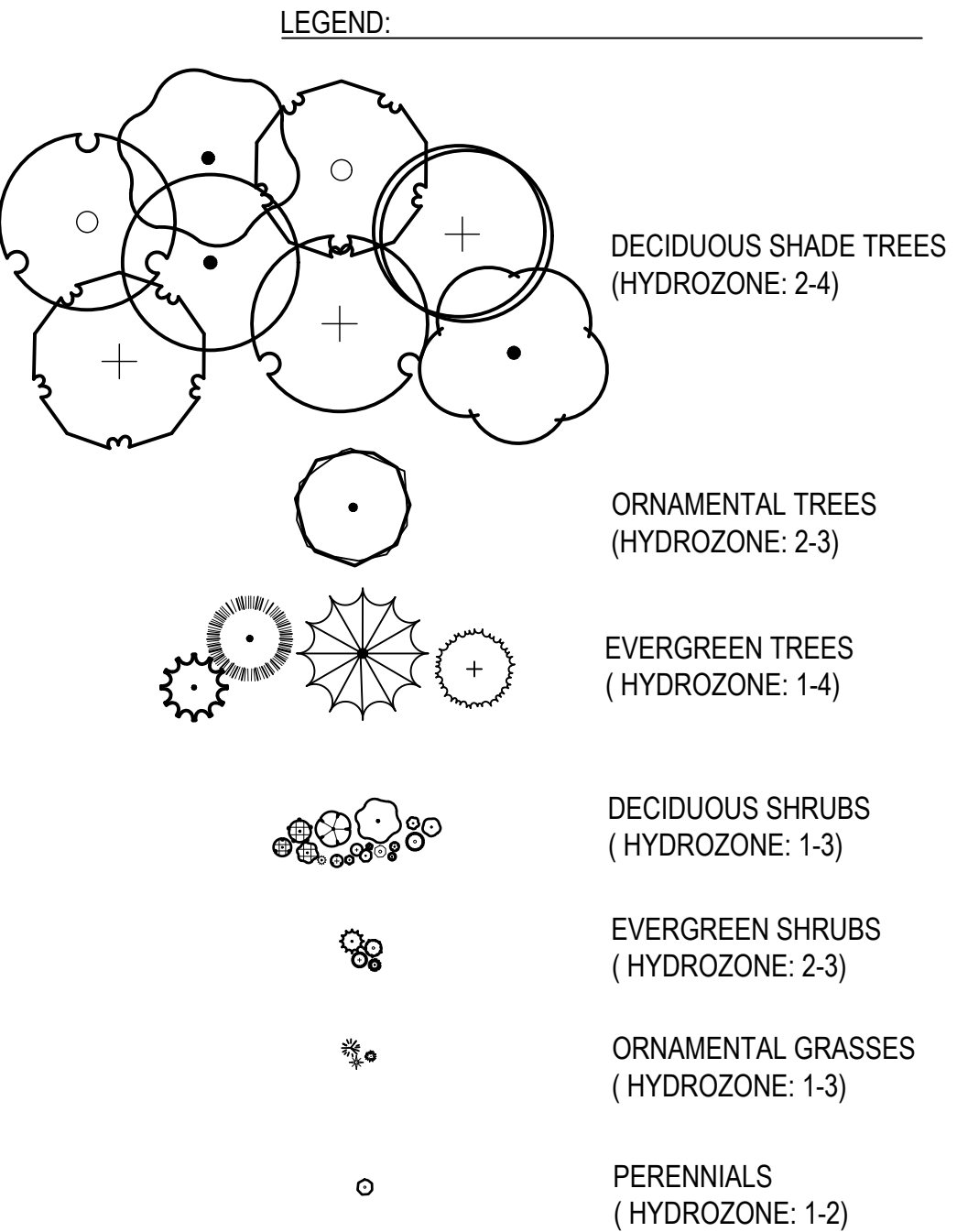
COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

JOB NO.
20-224
SHEET
16 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



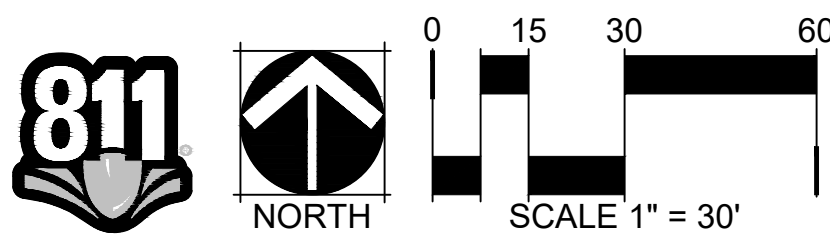
REFERENCE NOTES SCHEDULE

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

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

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
17 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

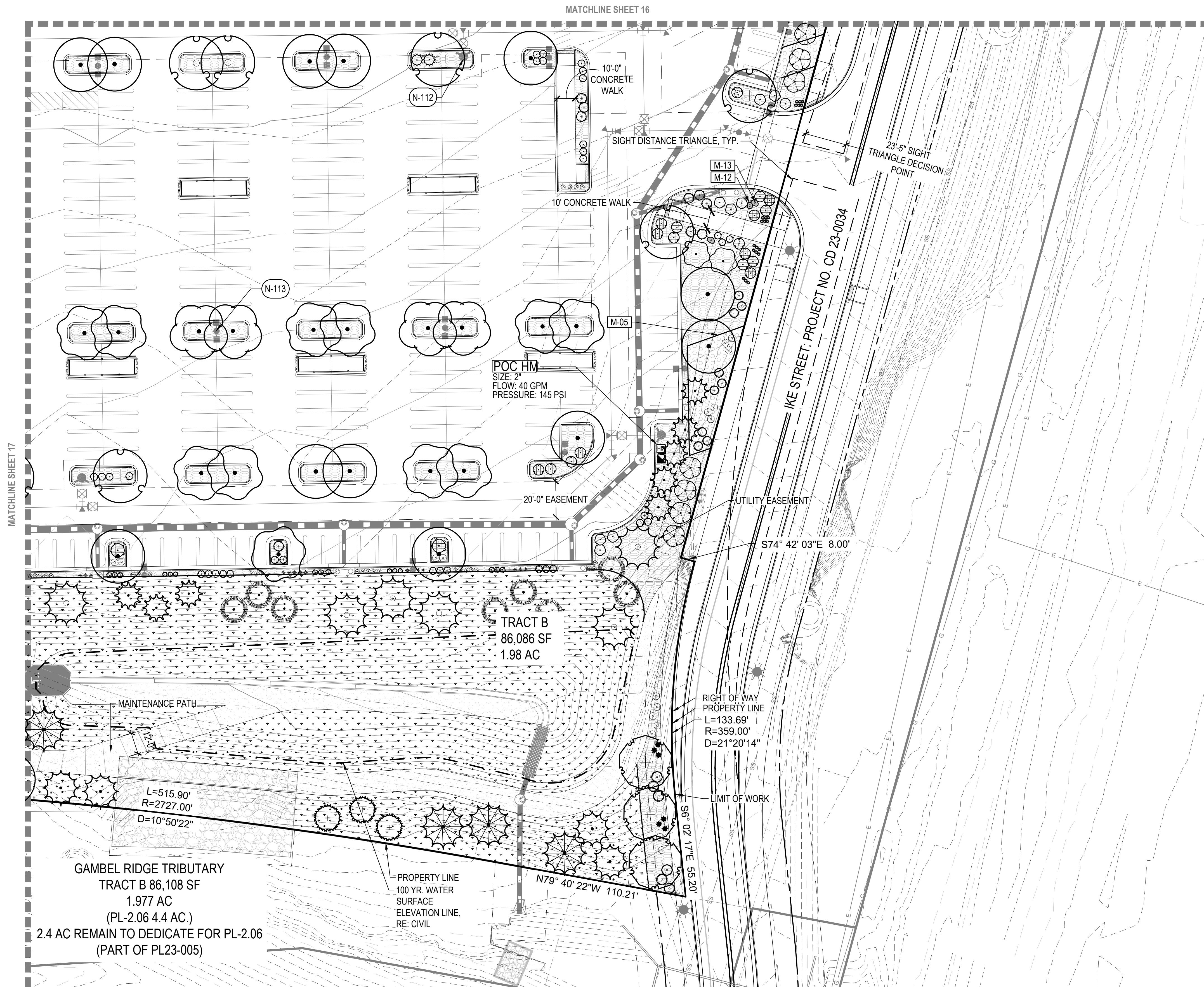
NORRIS
DESIGN
PEOPLE + PLACEMAKING

CORE

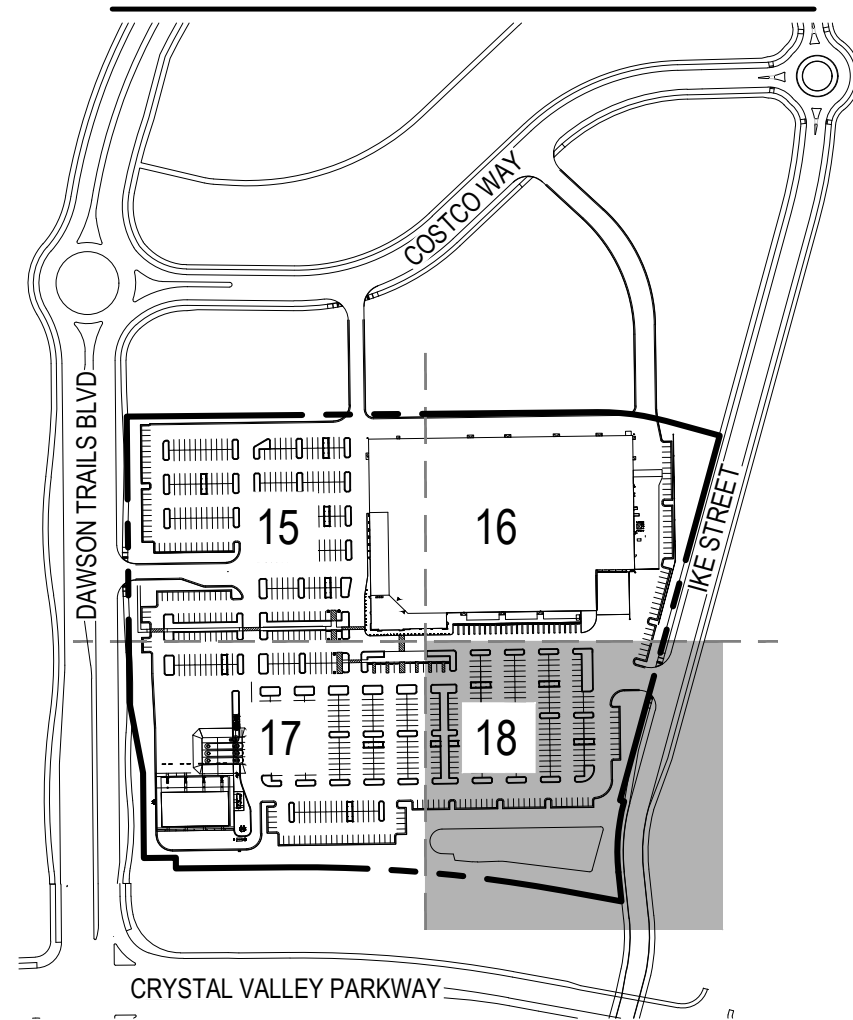
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@OURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

SITE DEVELOPMENT PLAN
LOT I, FILING I, DAWSON TRAILS

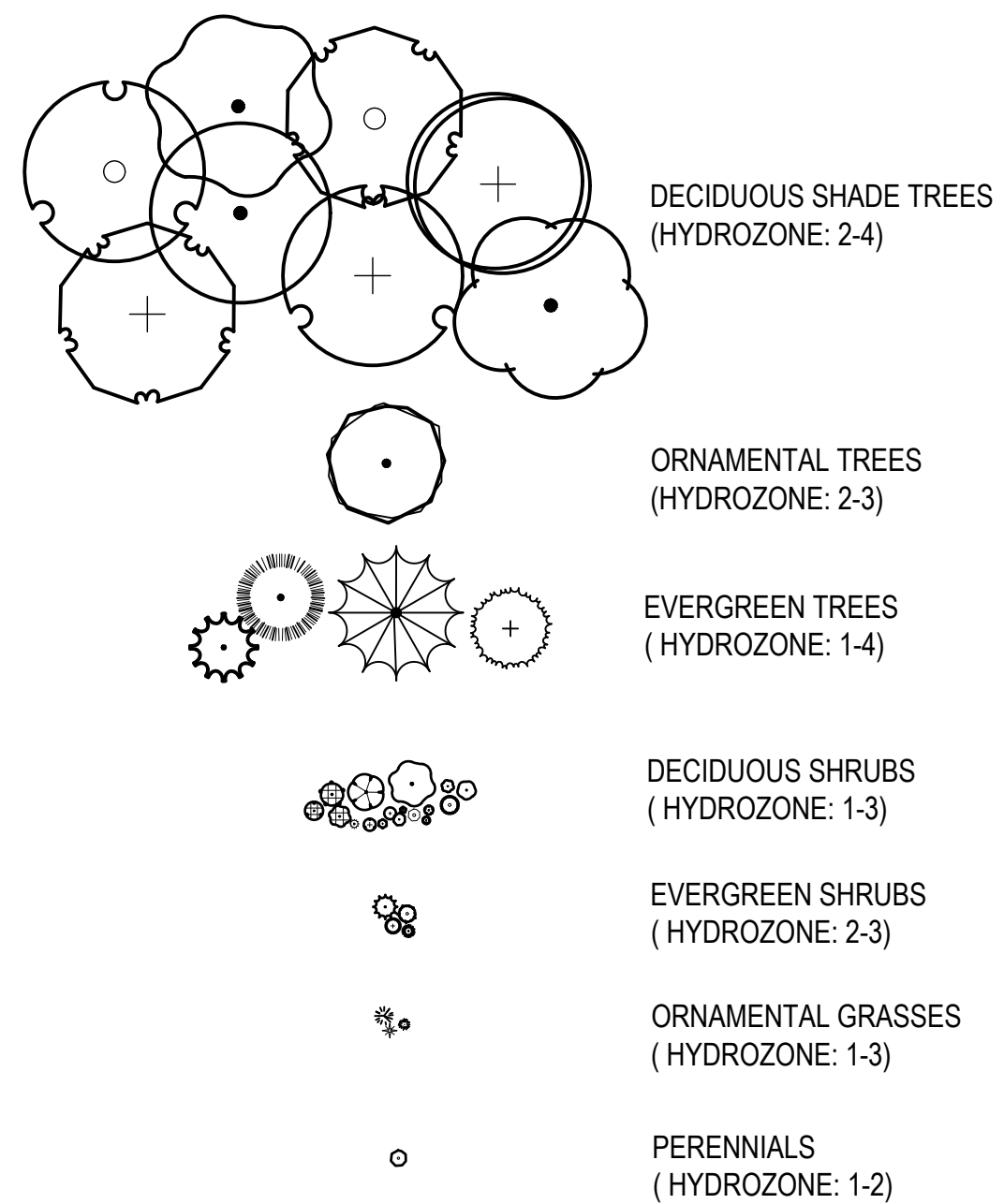
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

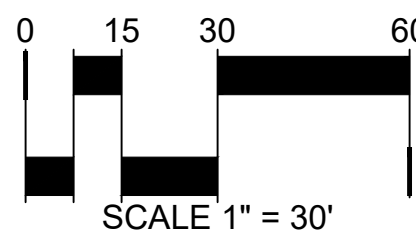


LEGEND:



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'
[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
18 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NORRIS
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#	REVISION DESCRIPTION	DATE	BY
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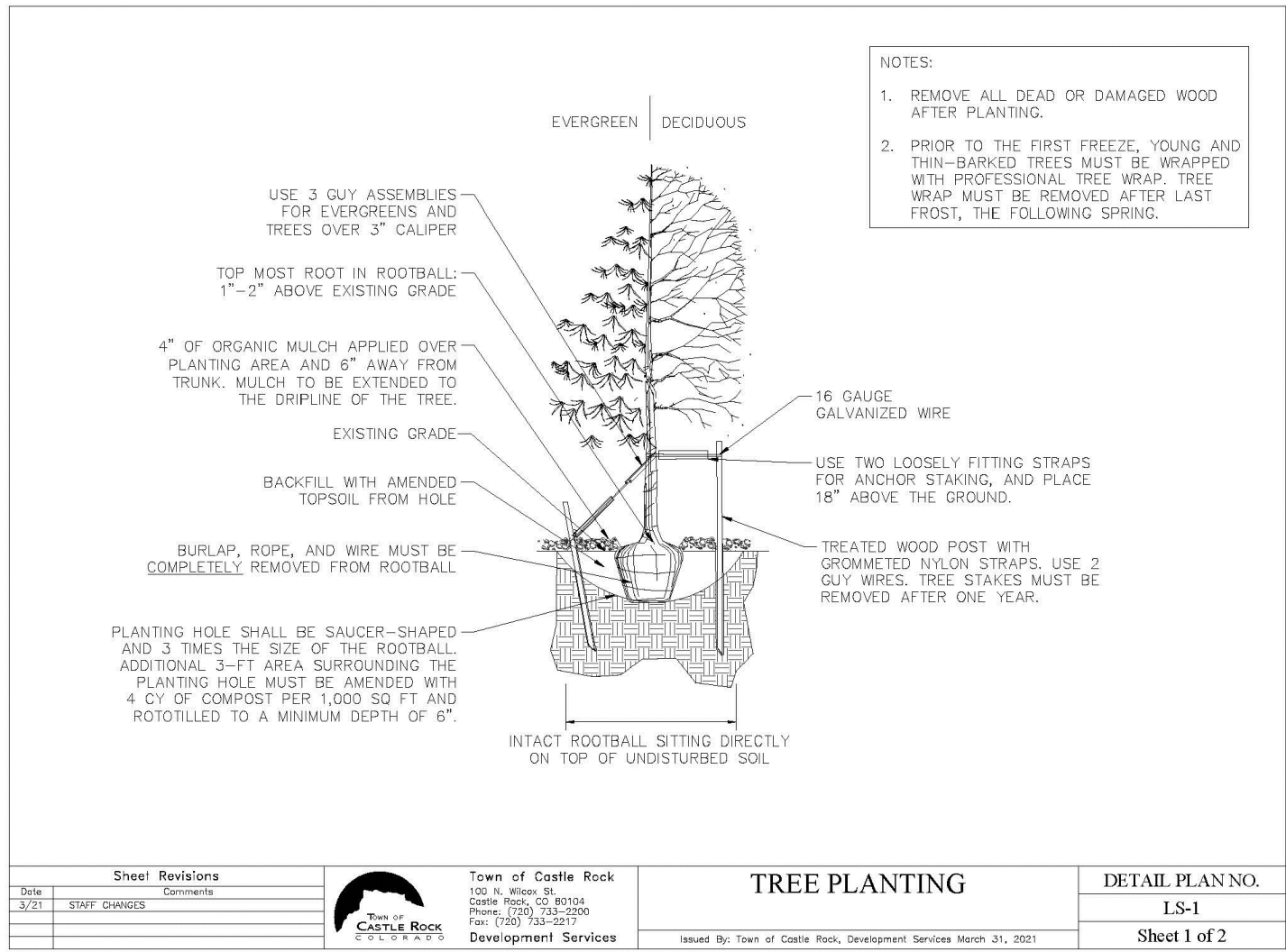
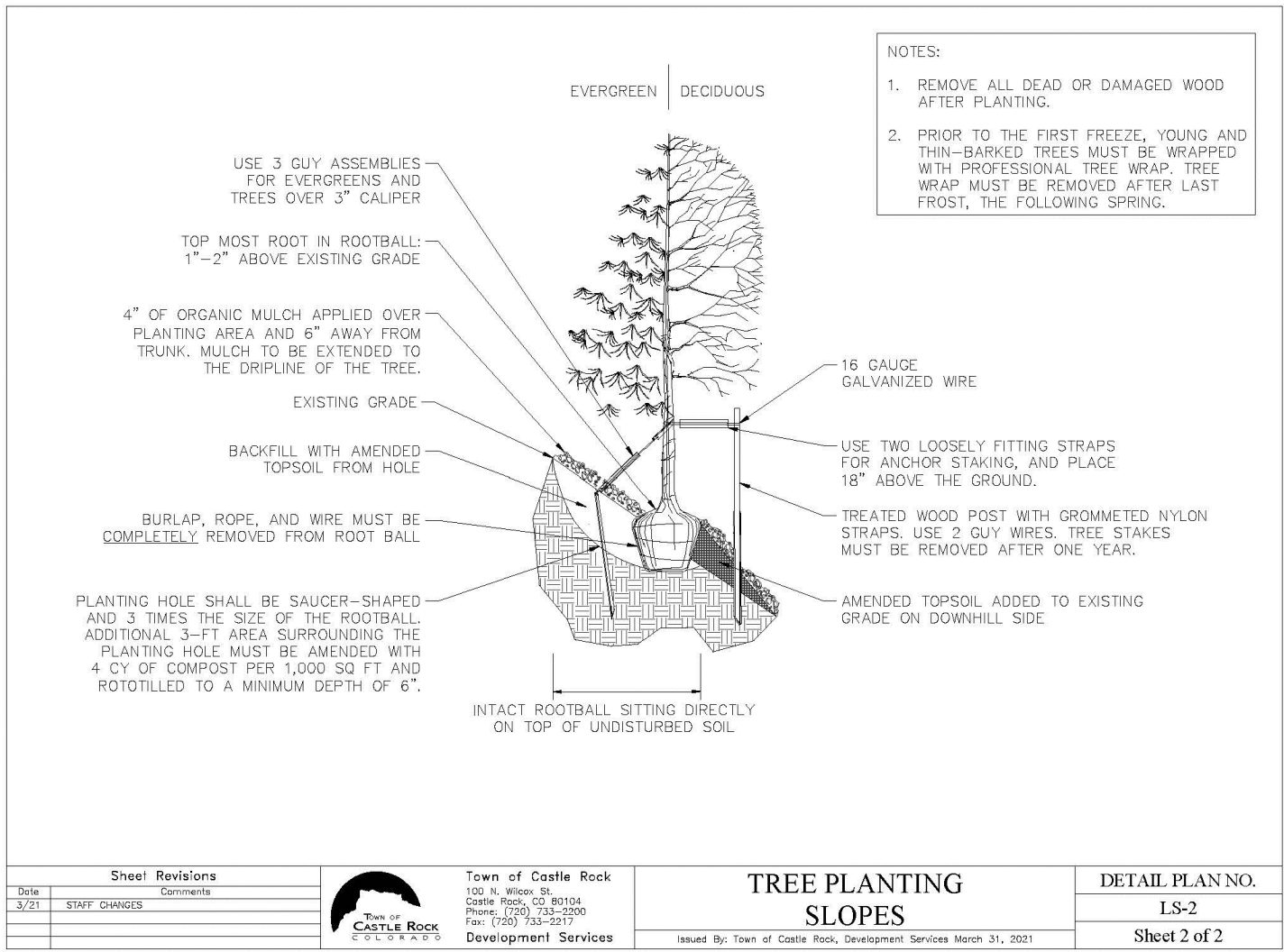
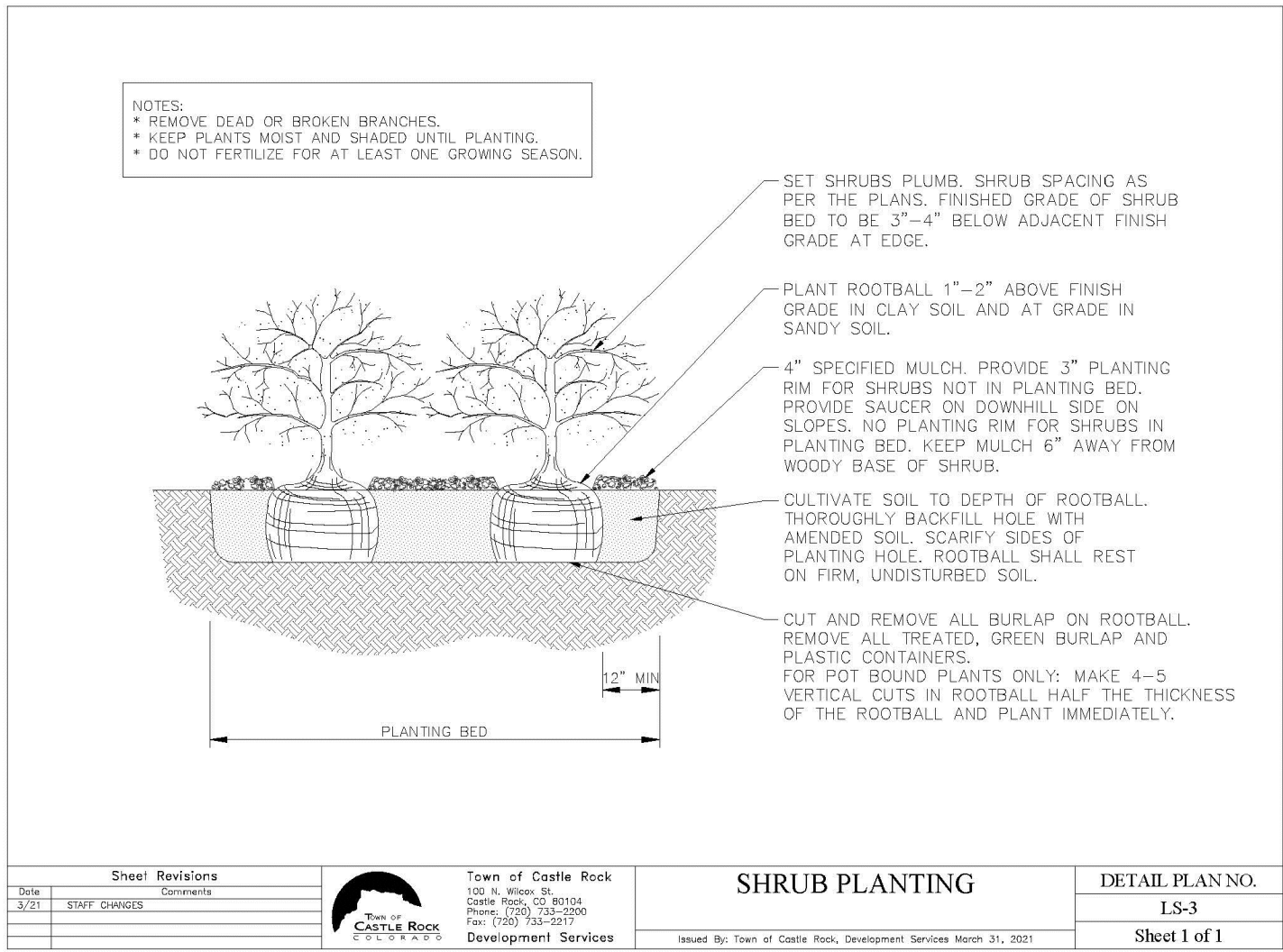
LAND DEVELOPMENT
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PUBLIC INFRASTRUCTURE

CORE

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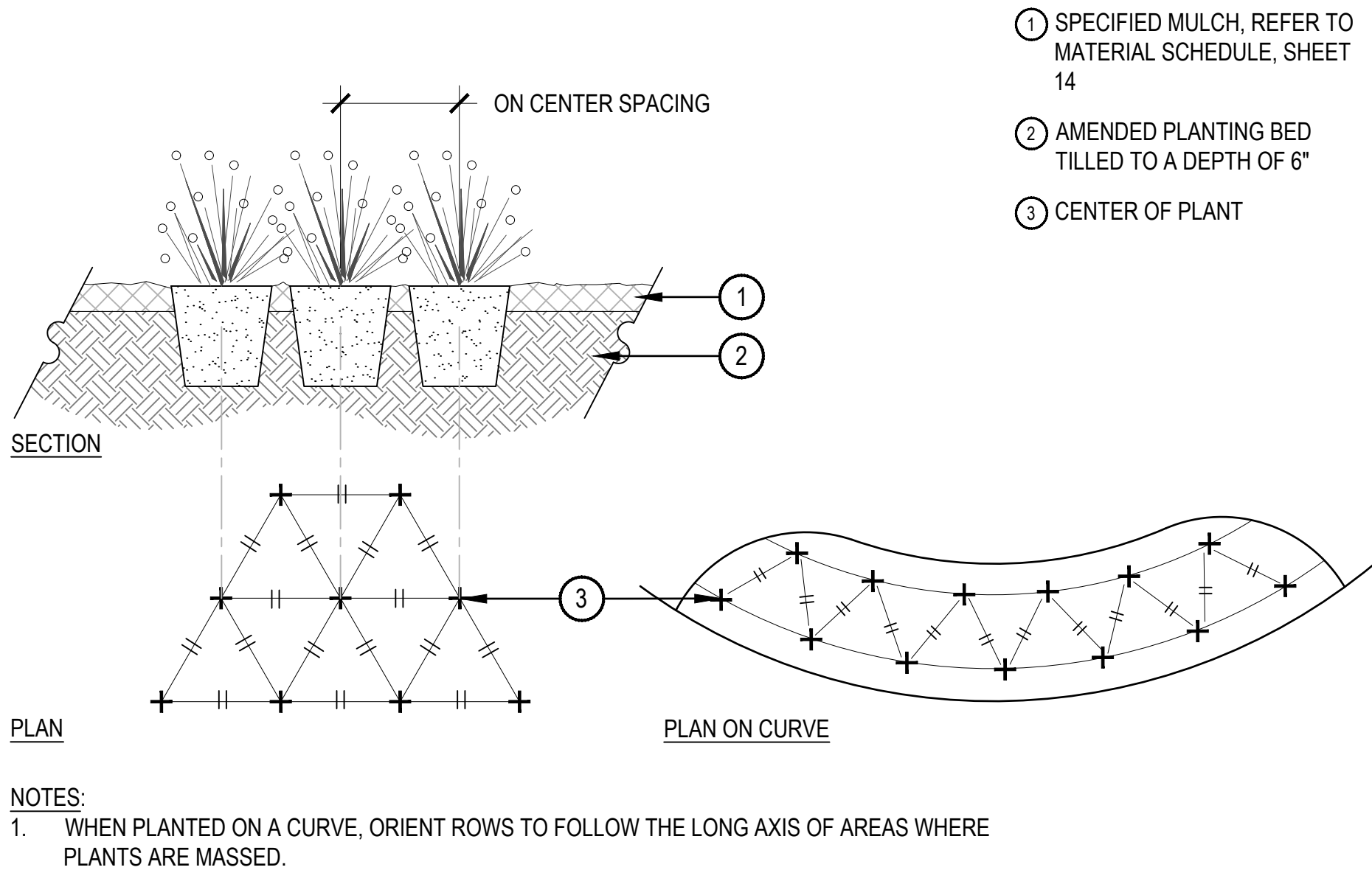
SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS

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

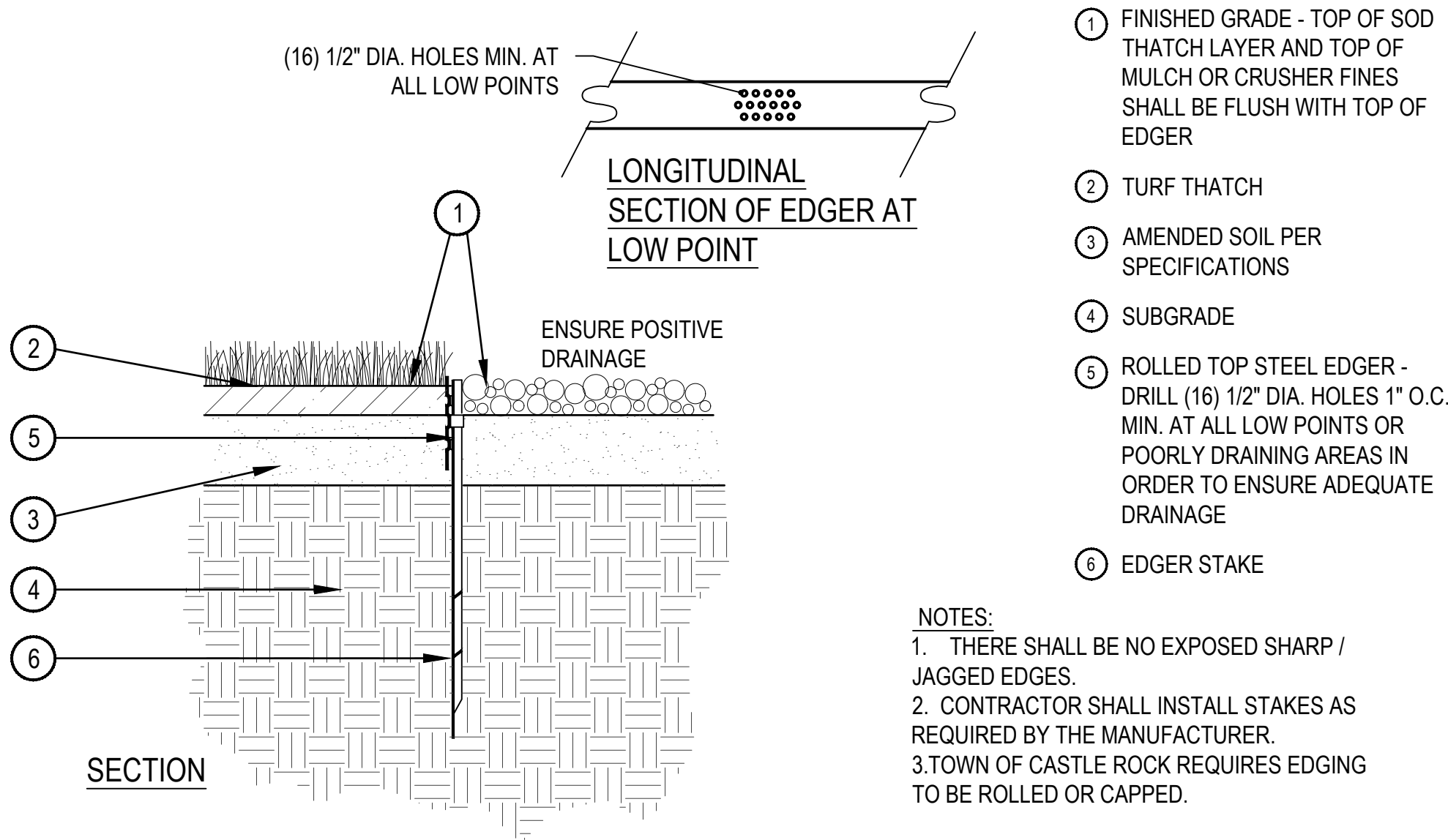


1 TREE PLANTING DETAIL TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



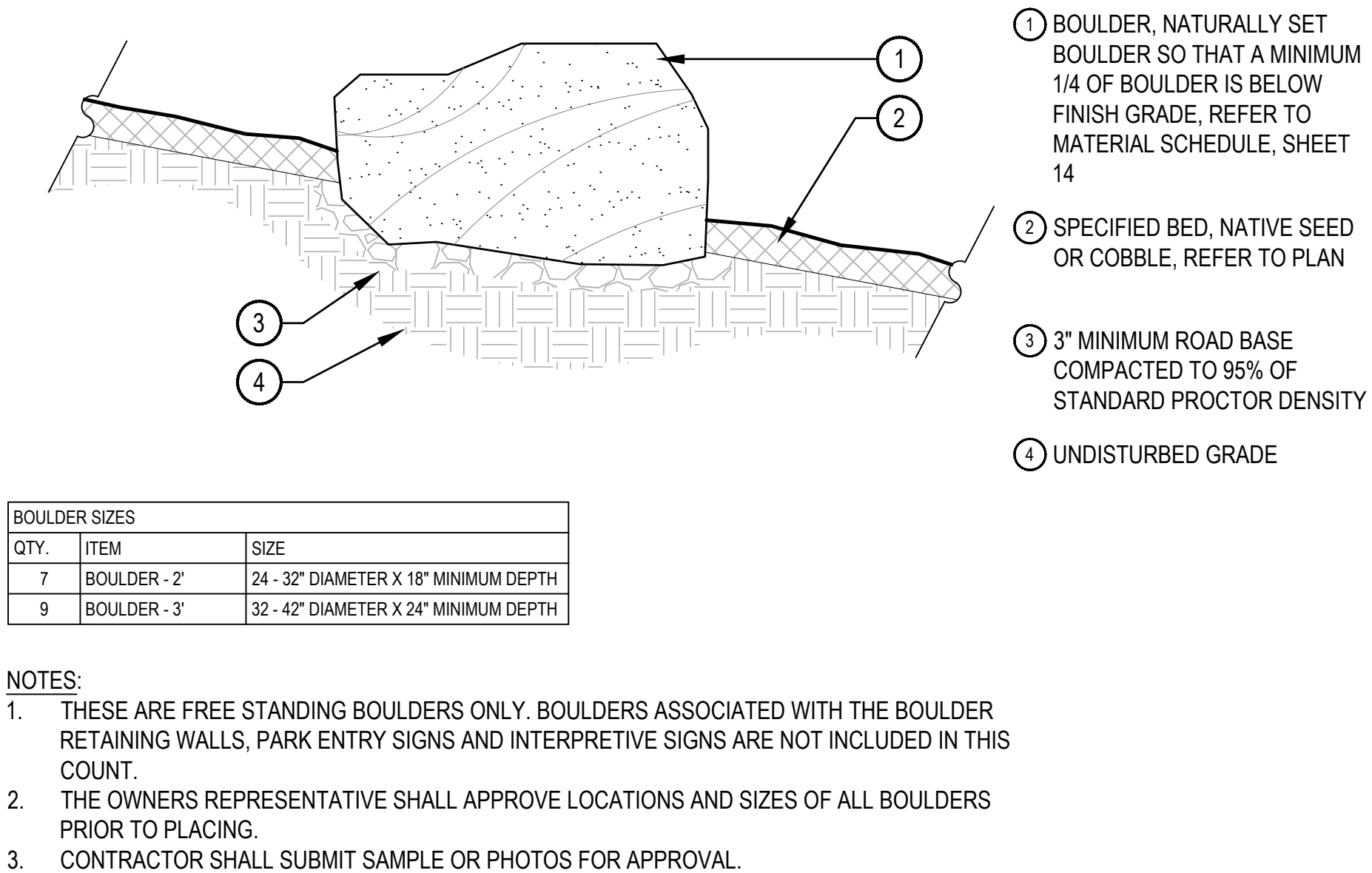
SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"

2 SHRUB PLANTING TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



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

3 PERENNIAL PLANT LAYOUT

4 STEEL EDGER

5 LANDSCAPE BOULDER

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DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

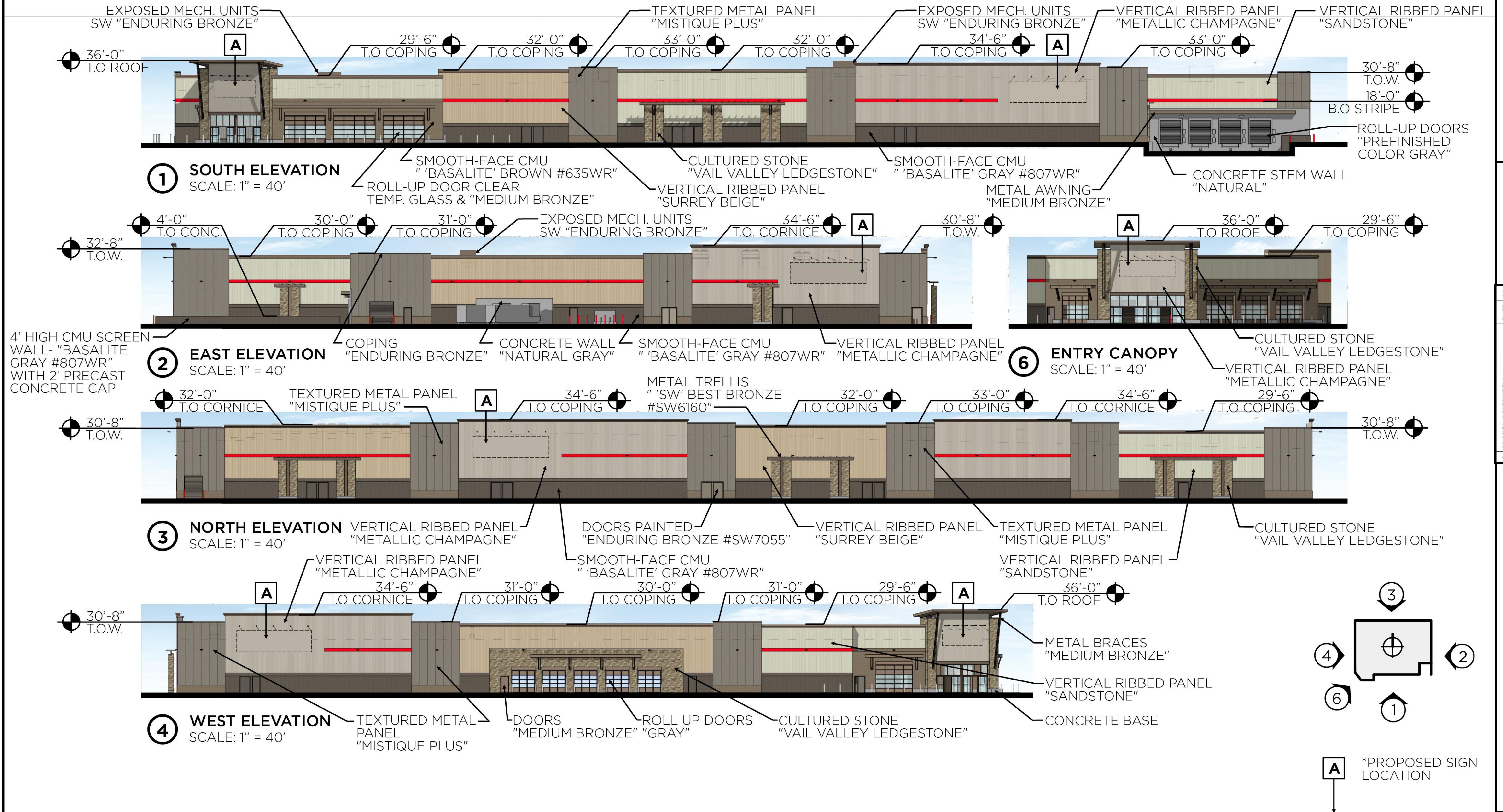
JOB NO.
20-224
SHEET
19 OF 30

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

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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



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#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

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

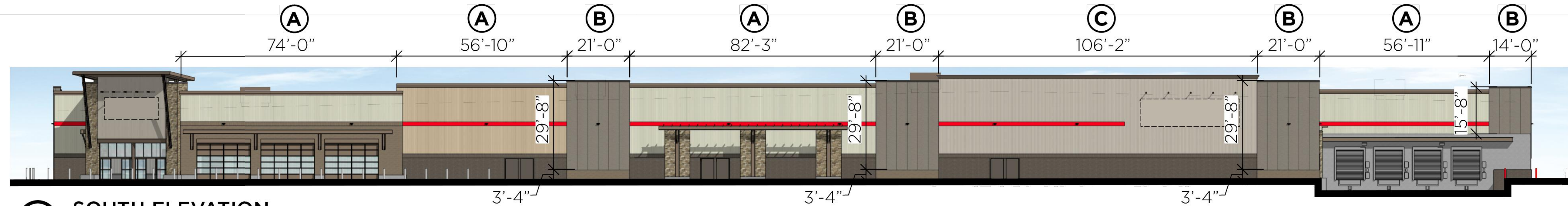
JOB NO.
20-224
SHEET
20 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

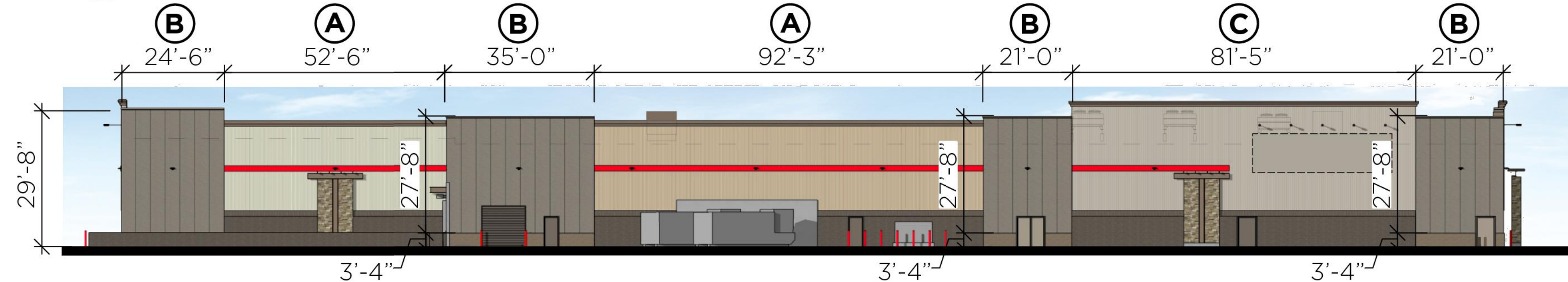
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SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS

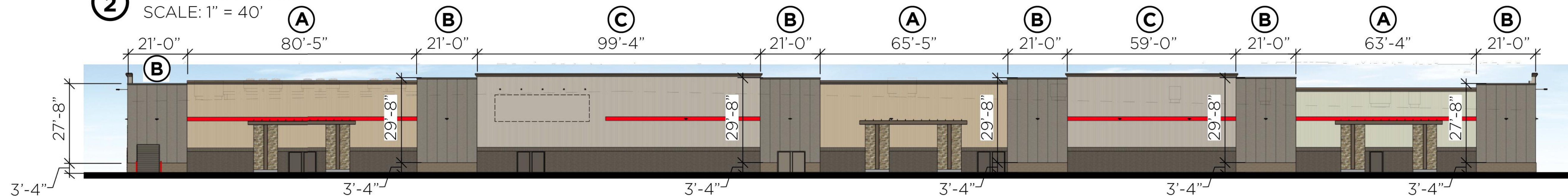
COSTCO
LOCATED IN SECTION 22,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 SOUTH ELEVATION
SCALE: 1" = 40'



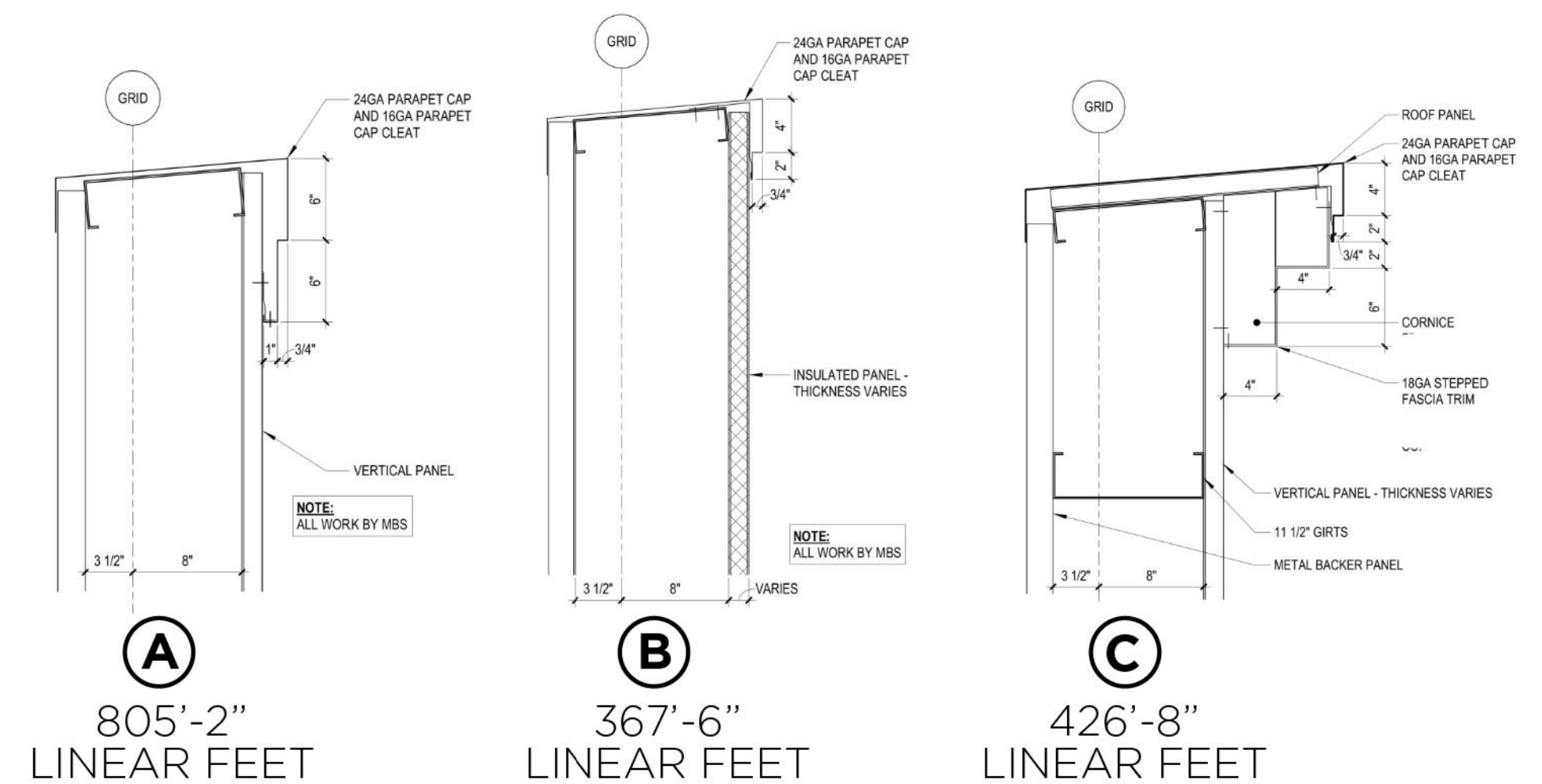
2 EAST ELEVATION
SCALE: 1" = 40'



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

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ENGLEWOOD, CO 80113
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LAND DEVELOPMENT
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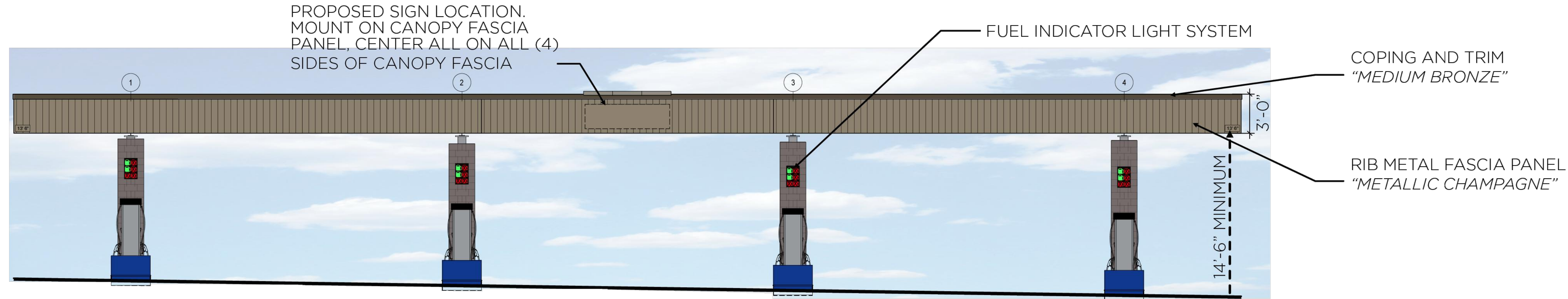
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SITE DEVELOPMENT PLAN

LOT I, FILING I, DAWSON TRAILS

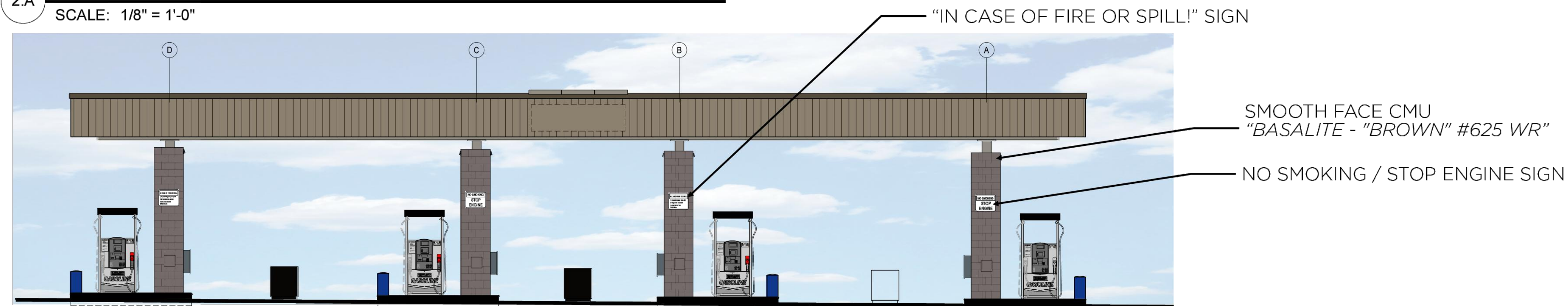
COSTCO

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



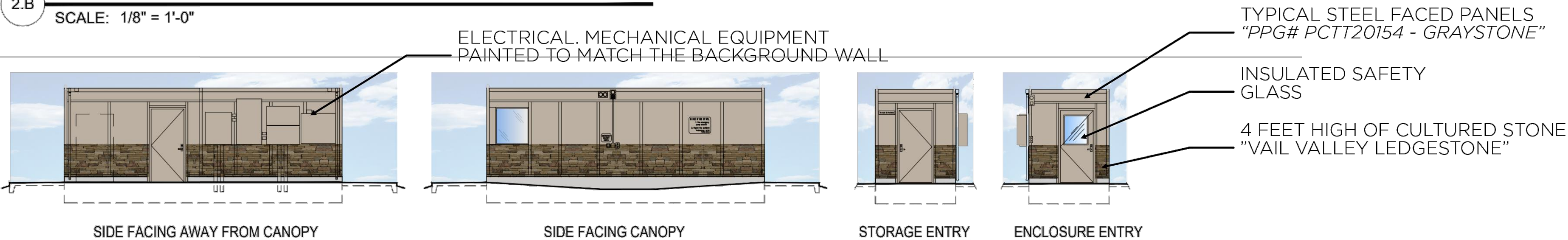
2.A NORTH AND SOUTH CANOPY AND DISPENSER ISLANDS

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:

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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

JOB NO.
20-224
SHEET
22 OF 30

COSTCO
CASTLE ROCK, COLORADO
FUEL ELEVATIONS

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

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2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails).CO Whse\07_CAD\702_DesignDocs\24X36 06.21594601 - Material Board.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

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"



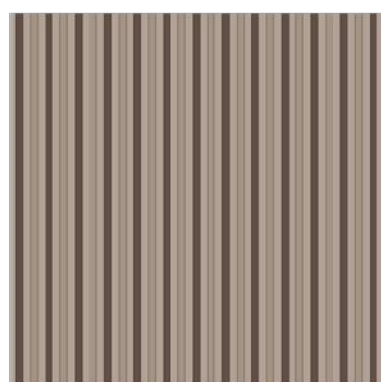
3 METAL BRACES/
TRELLIS
"MEDIUM BRONZE"



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:

SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

CORE CONSULTANTS, INC.
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ENGLEWOOD, CO 80113
303.703.4444
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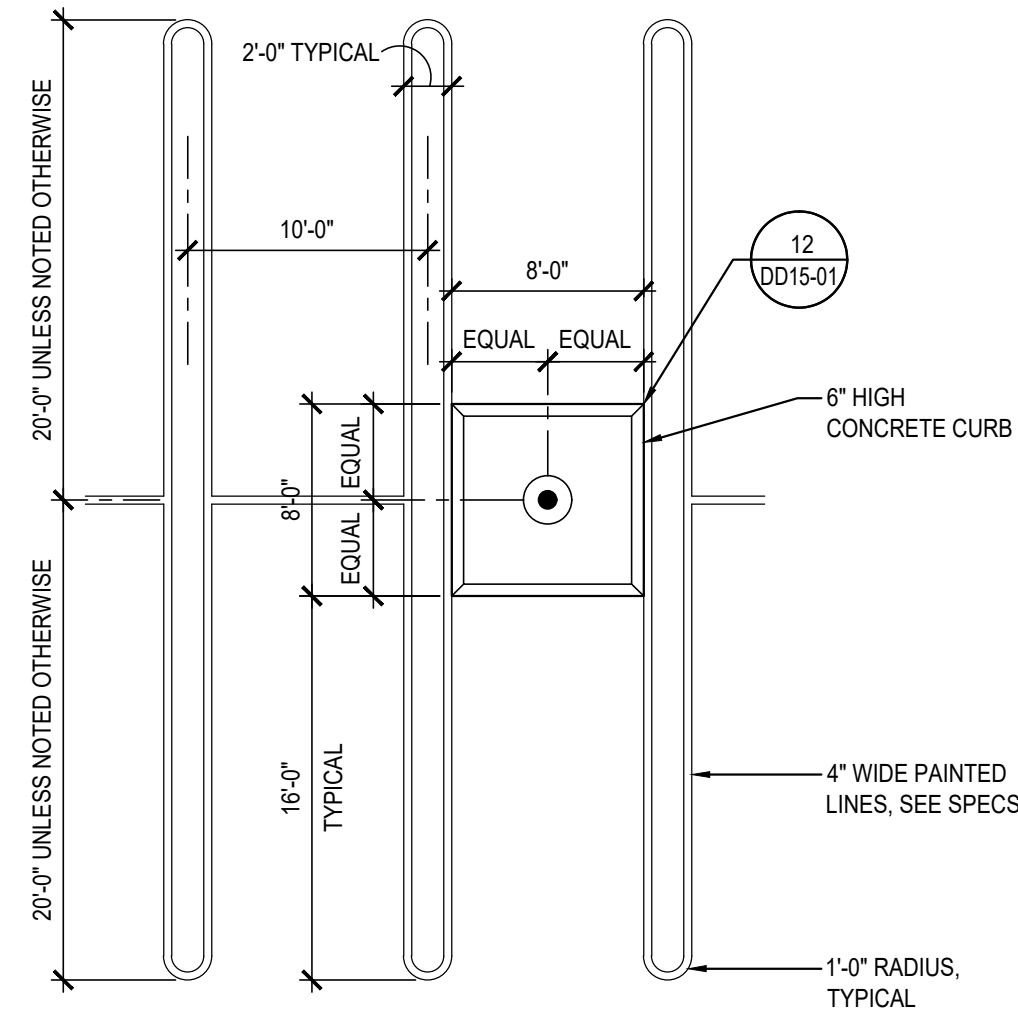
CORE

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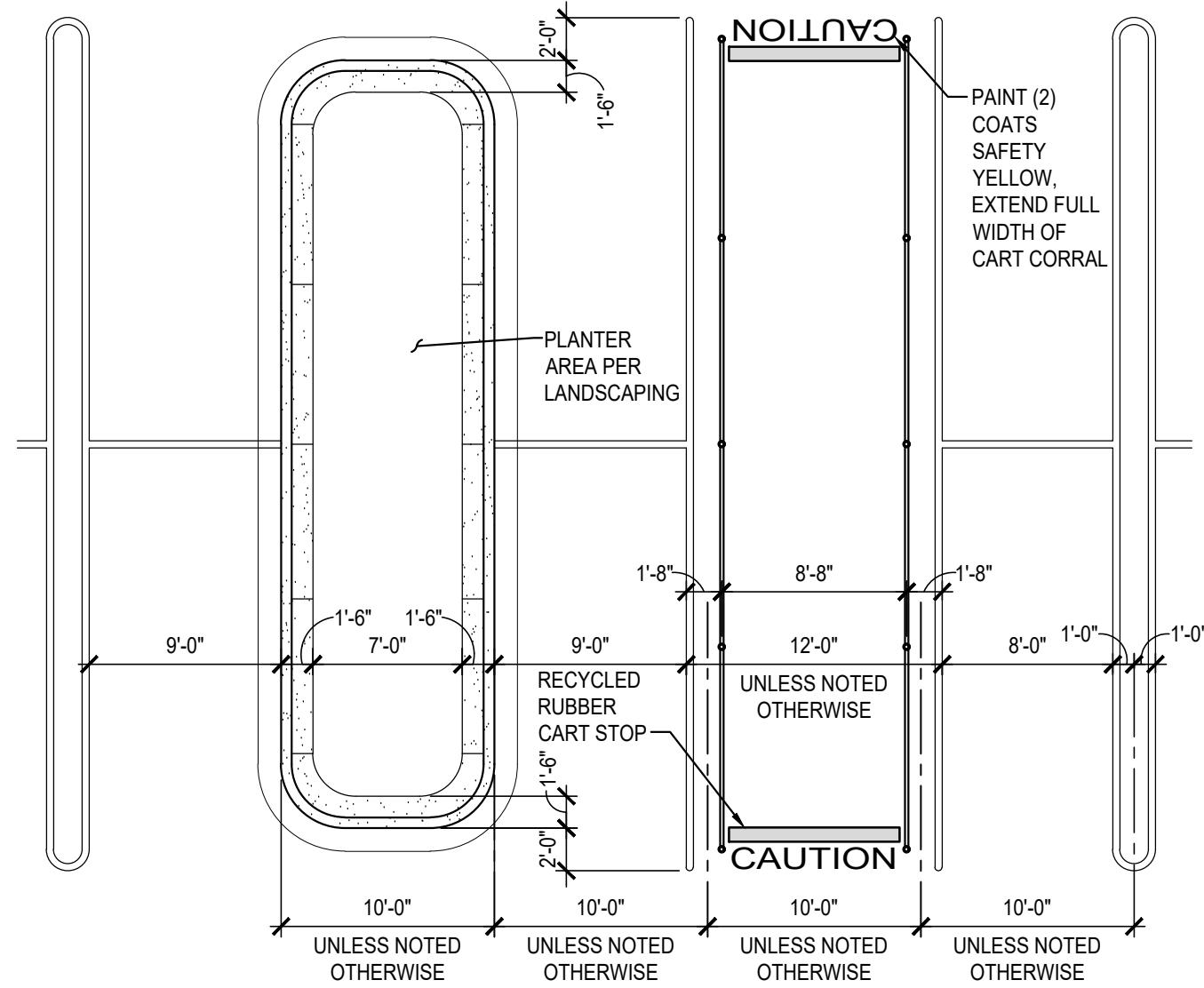
#	REVISION DESCRIPTION	DATE	BY
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COSTCO
CASTLE ROCK, COLORADO
MATERIAL BOARD

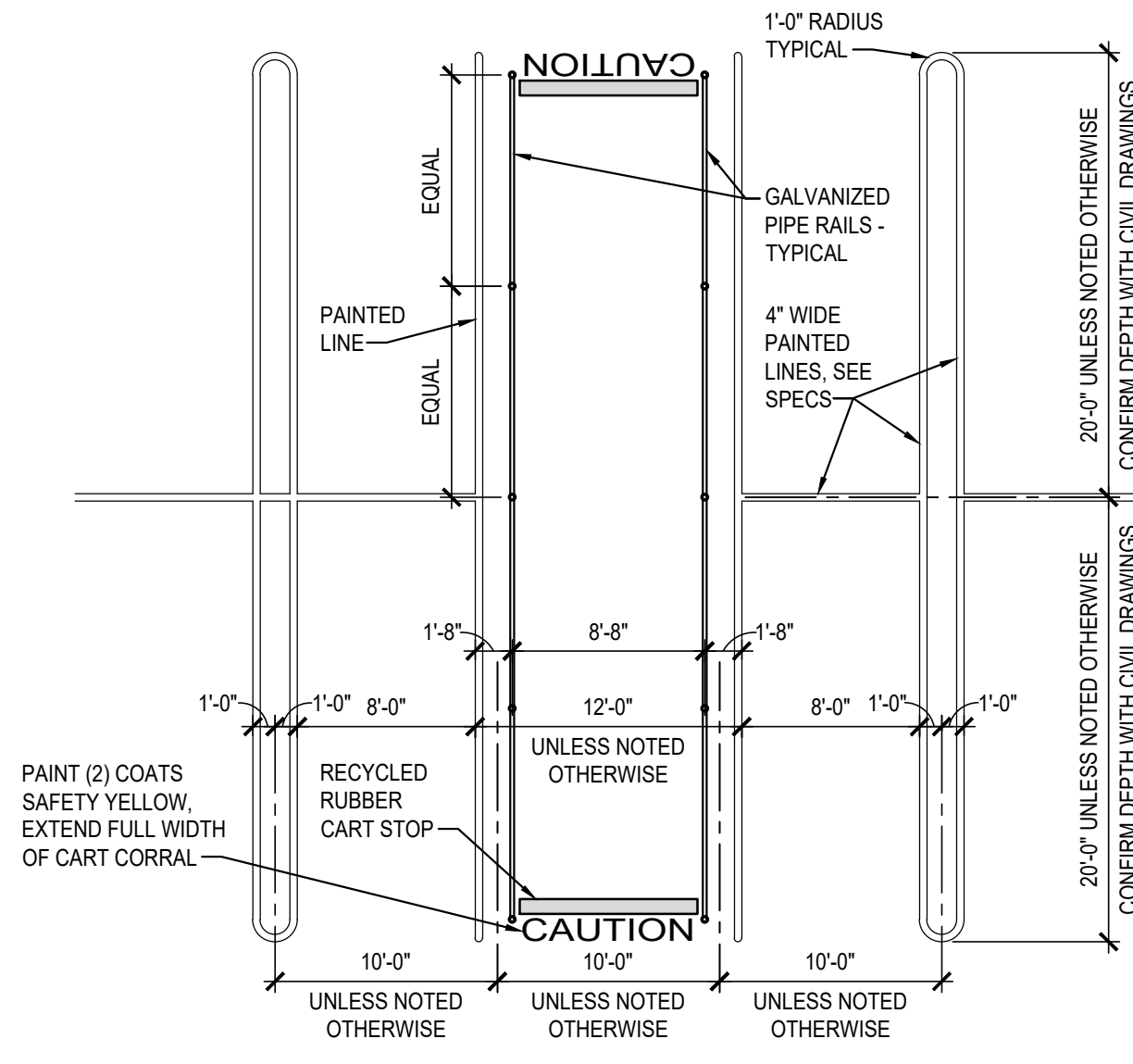
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JF
JOB NO.
20-224
SHEET
23 OF 30



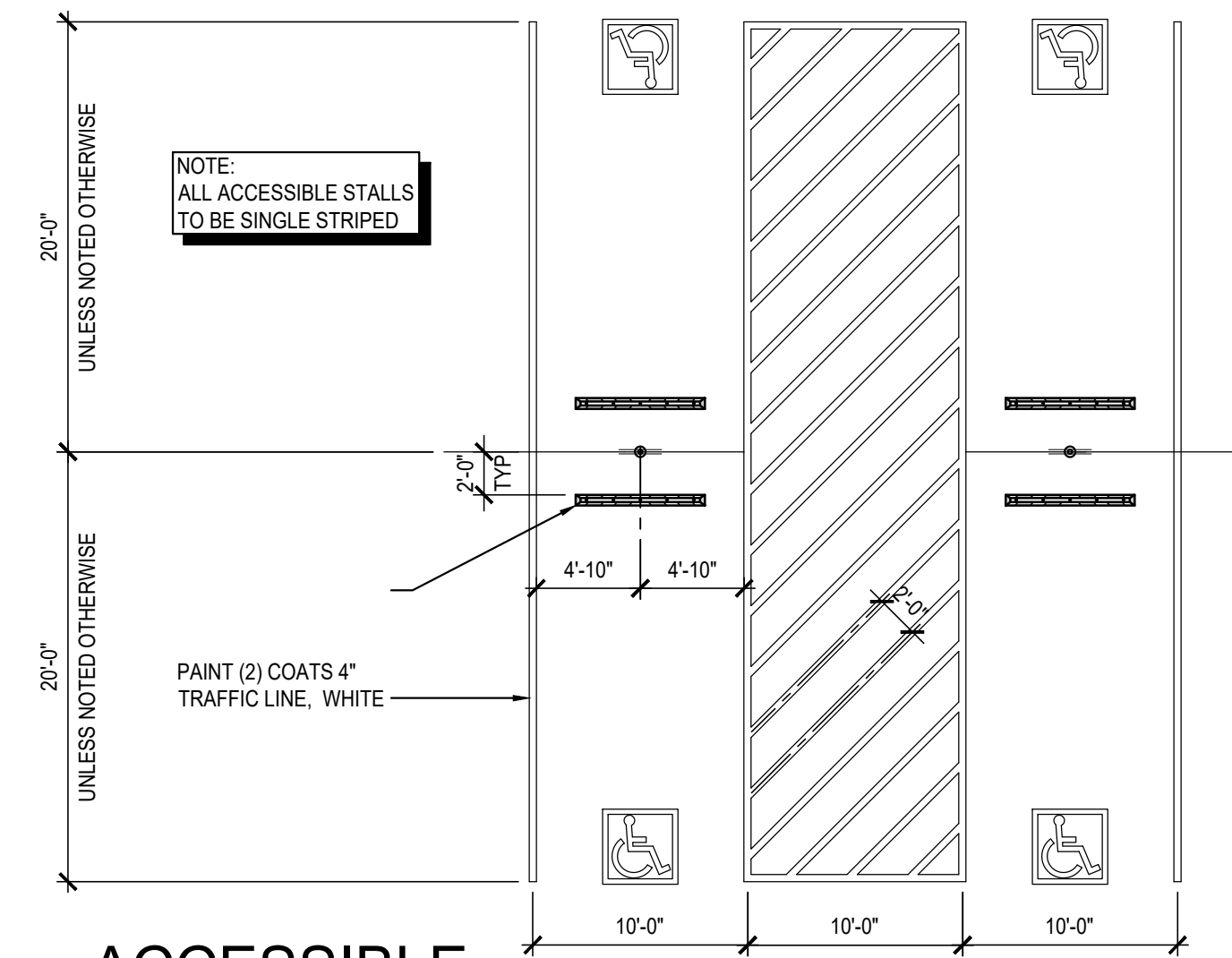
1 ISLAND AT LIGHT POLE BASE
SCALE: 1/8" = 1'-0" 1013



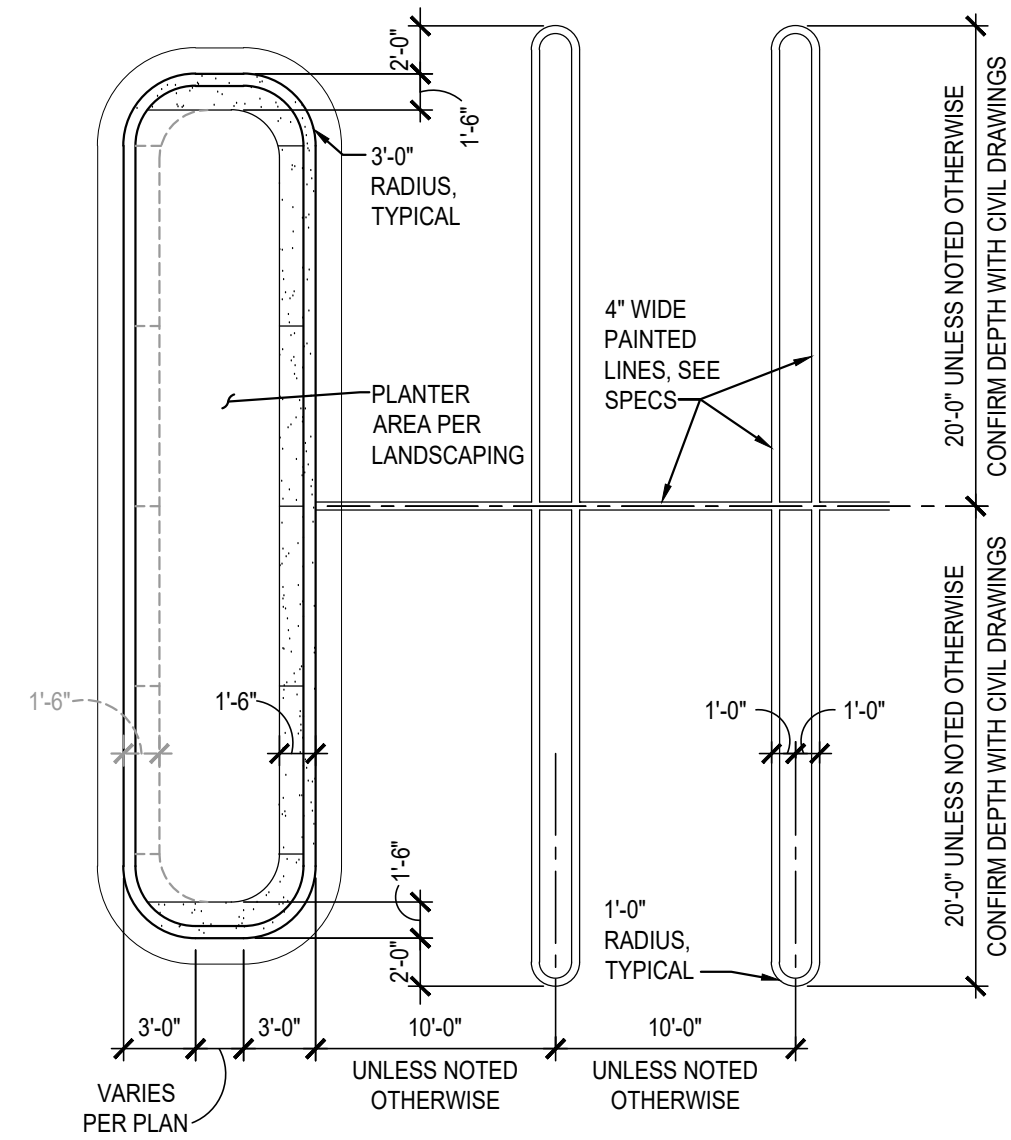
2 MIDDLE ISLAND AT CART CORRAL
SCALE: 1/8" = 1'-0" 0319



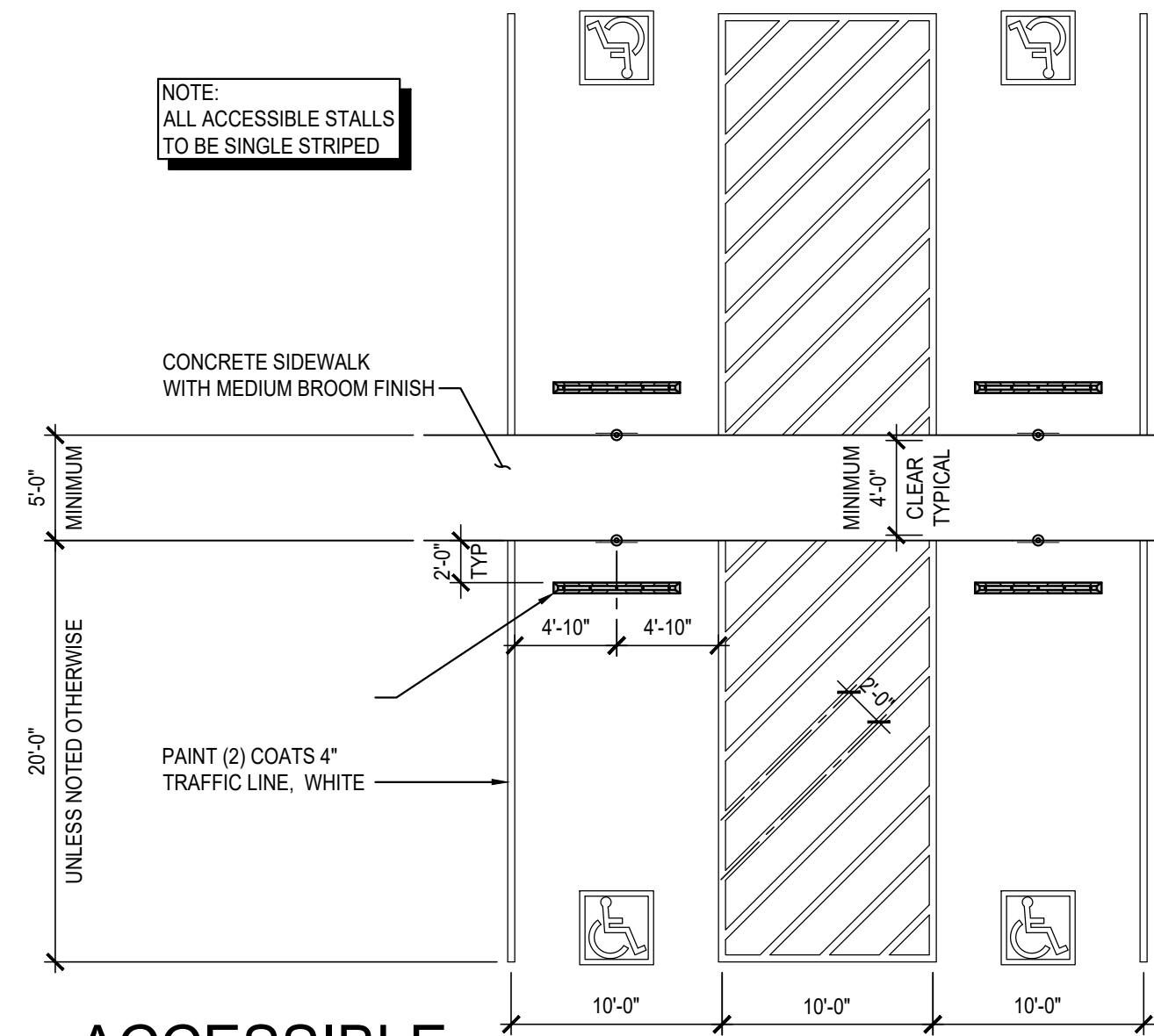
3 CART CORRAL AND TYPICAL PARKING STALL
SCALE: 1/8" = 1'-0" 0917



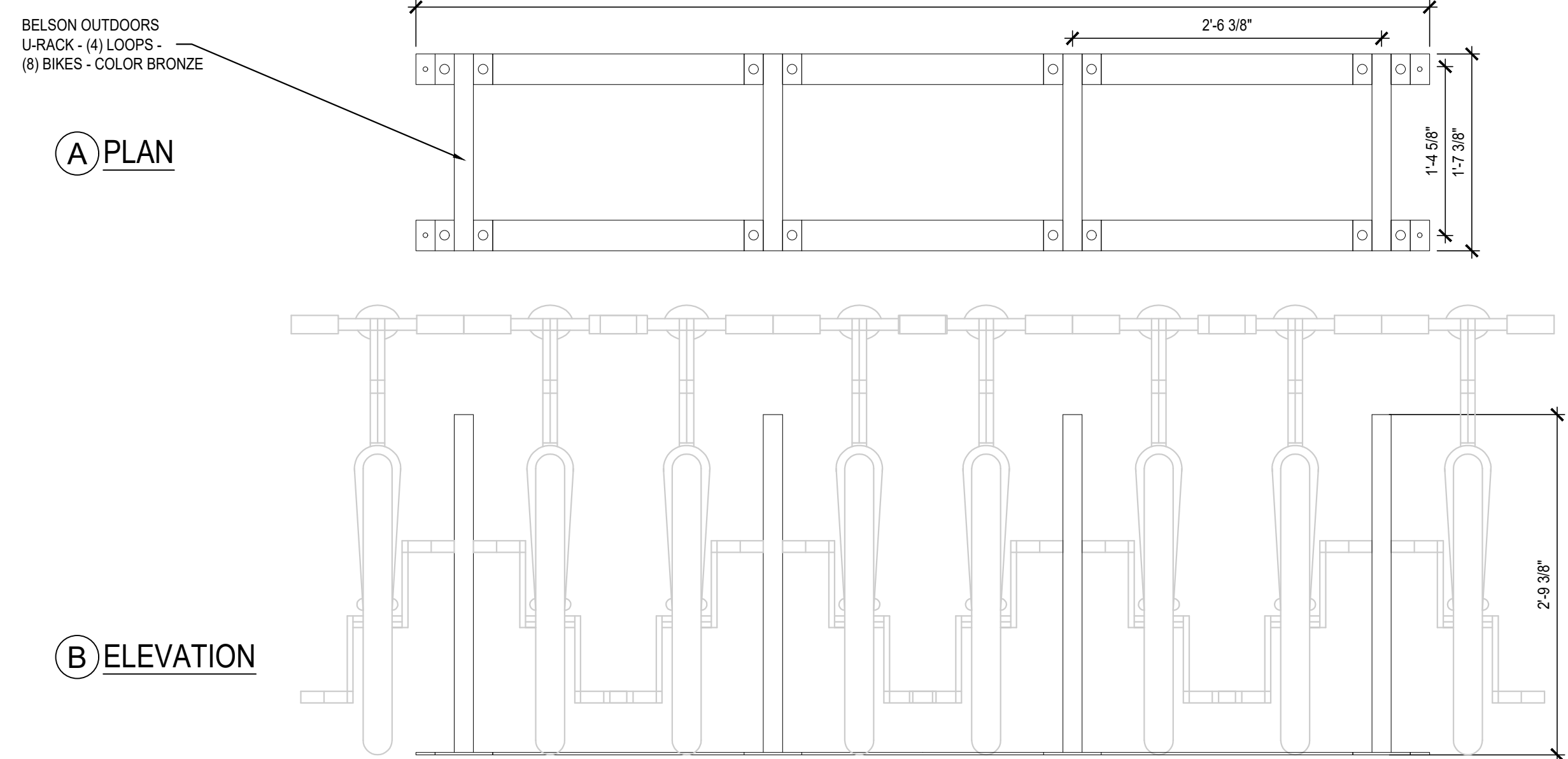
4 ACCESSIBLE PARKING STALLS - HEAD TO HEAD
SCALE: 1/8" = 1'-0" 0320



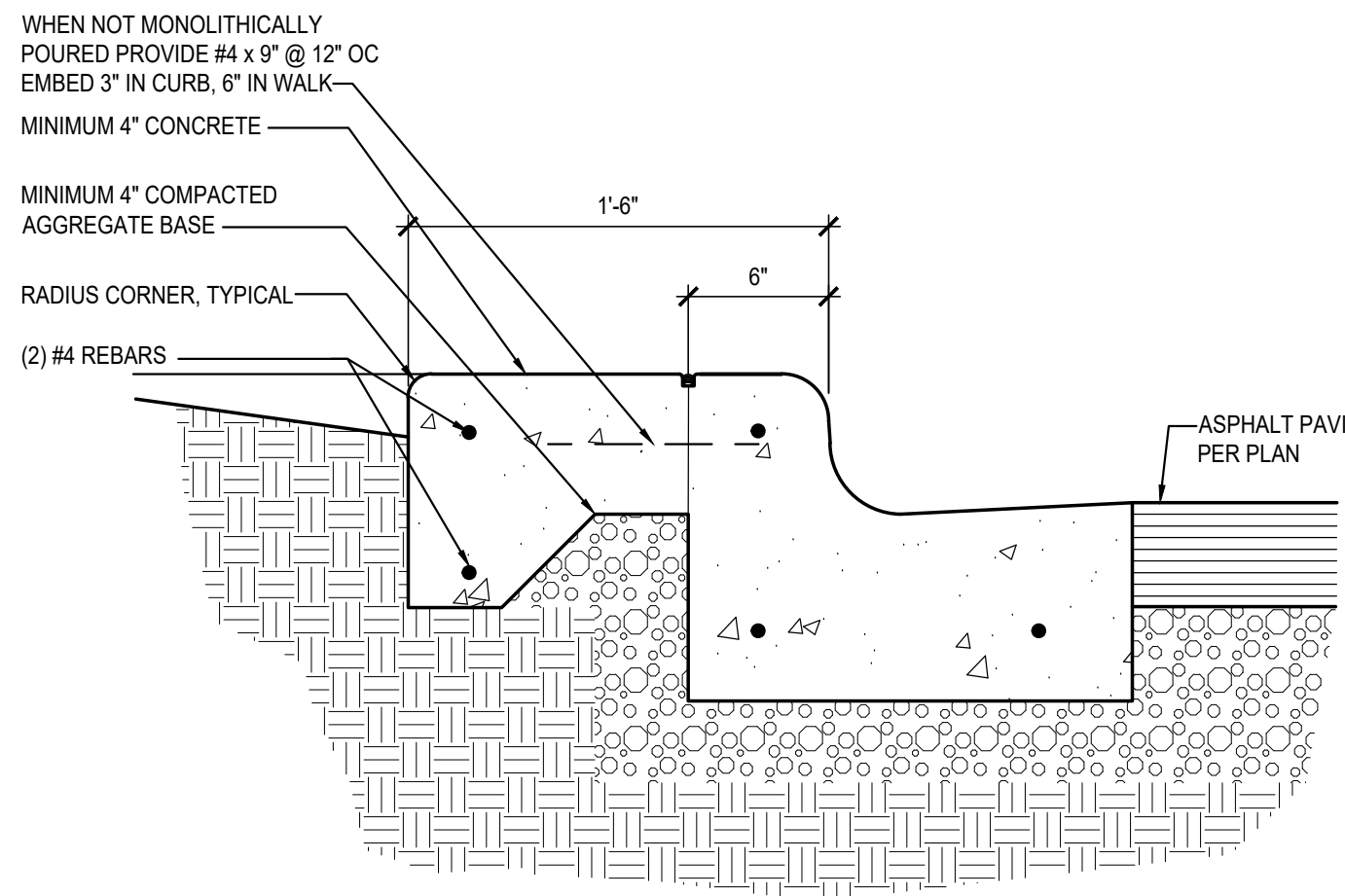
6 END ISLAND CURBS
SCALE: 1/8" = 1'-0" 0319



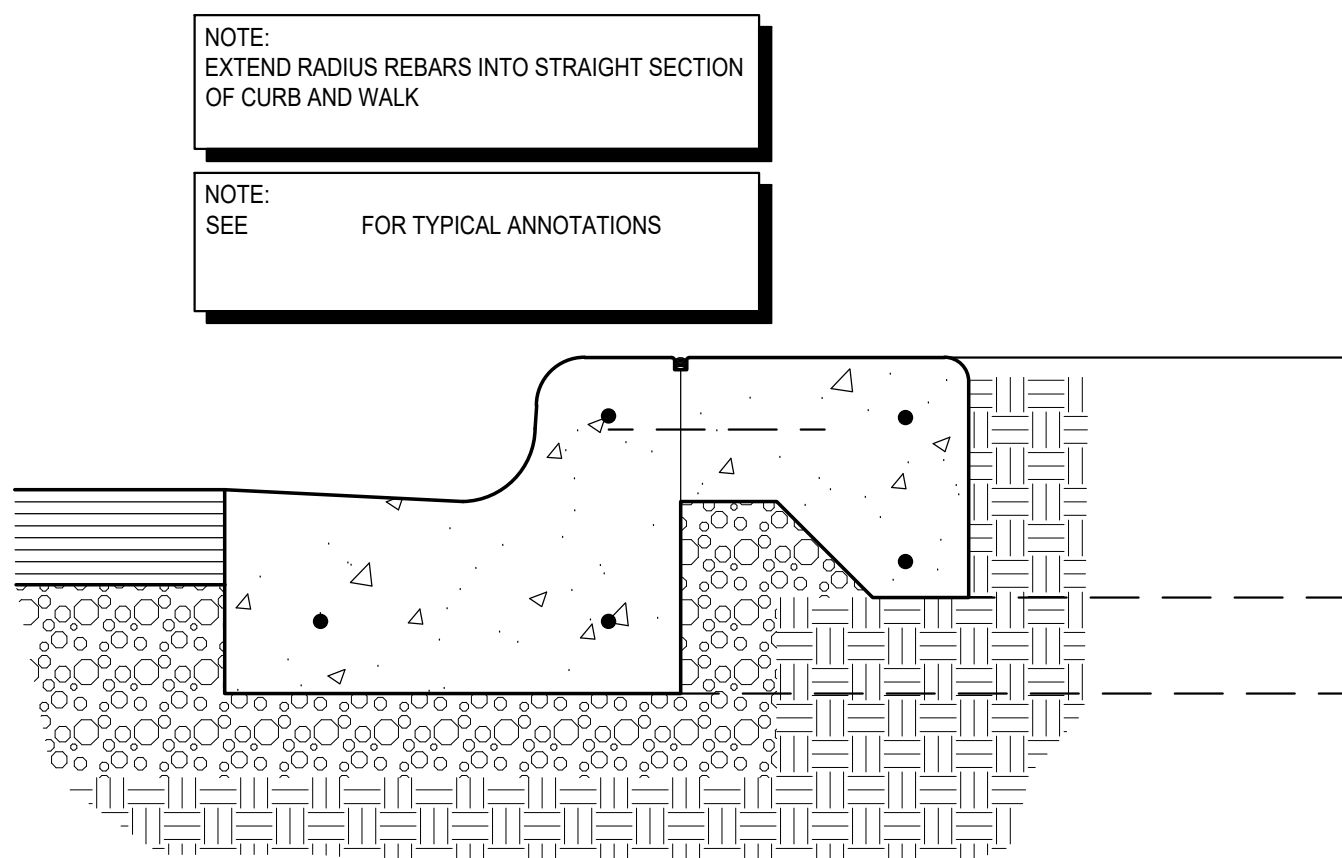
7 ACCESSIBLE PARKING STALLS WITH WALK
SCALE: 1/8" = 1'-0" 0320



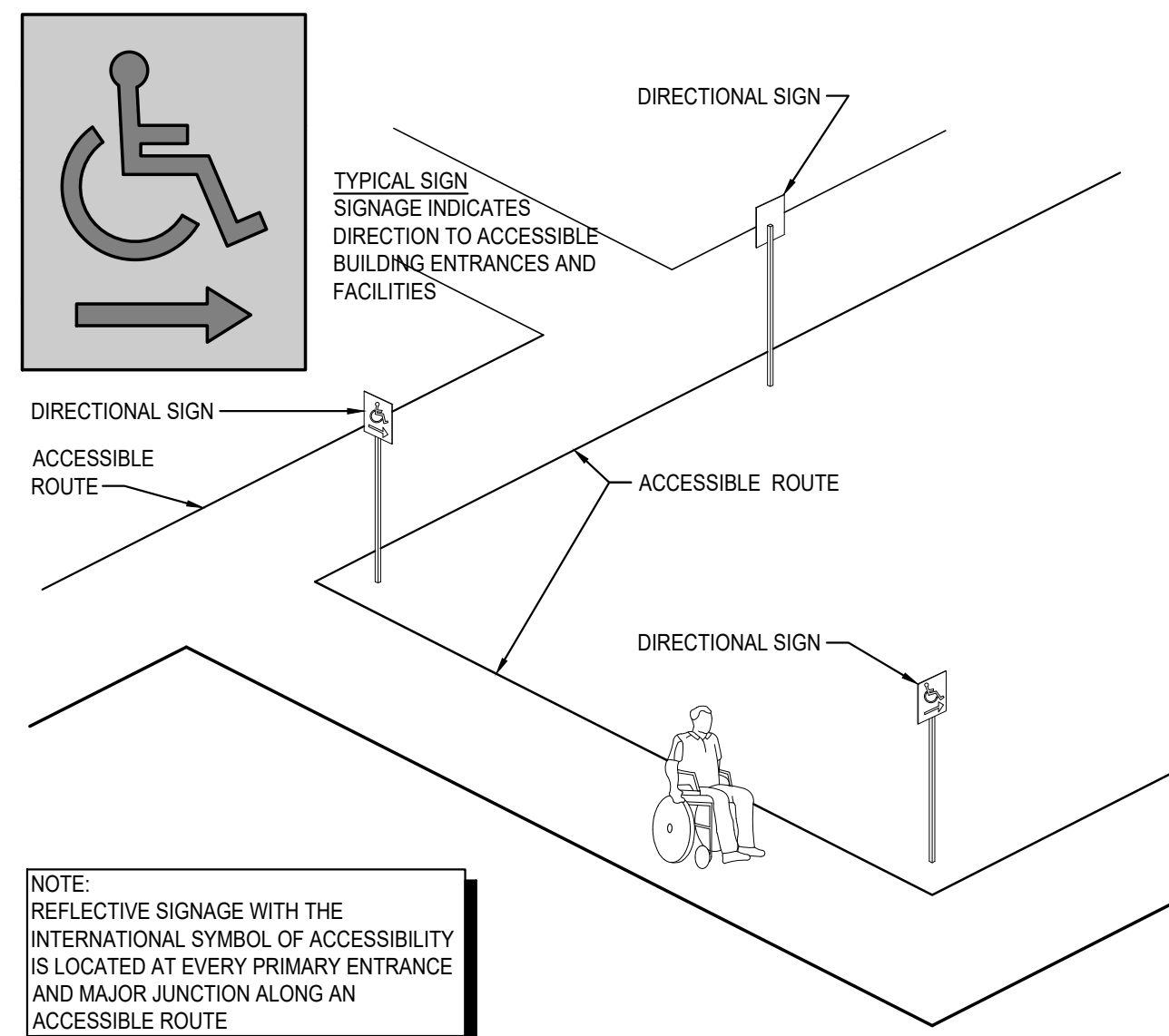
8 BIKE RACK
SCALE: 1" = 1'-0" 1019



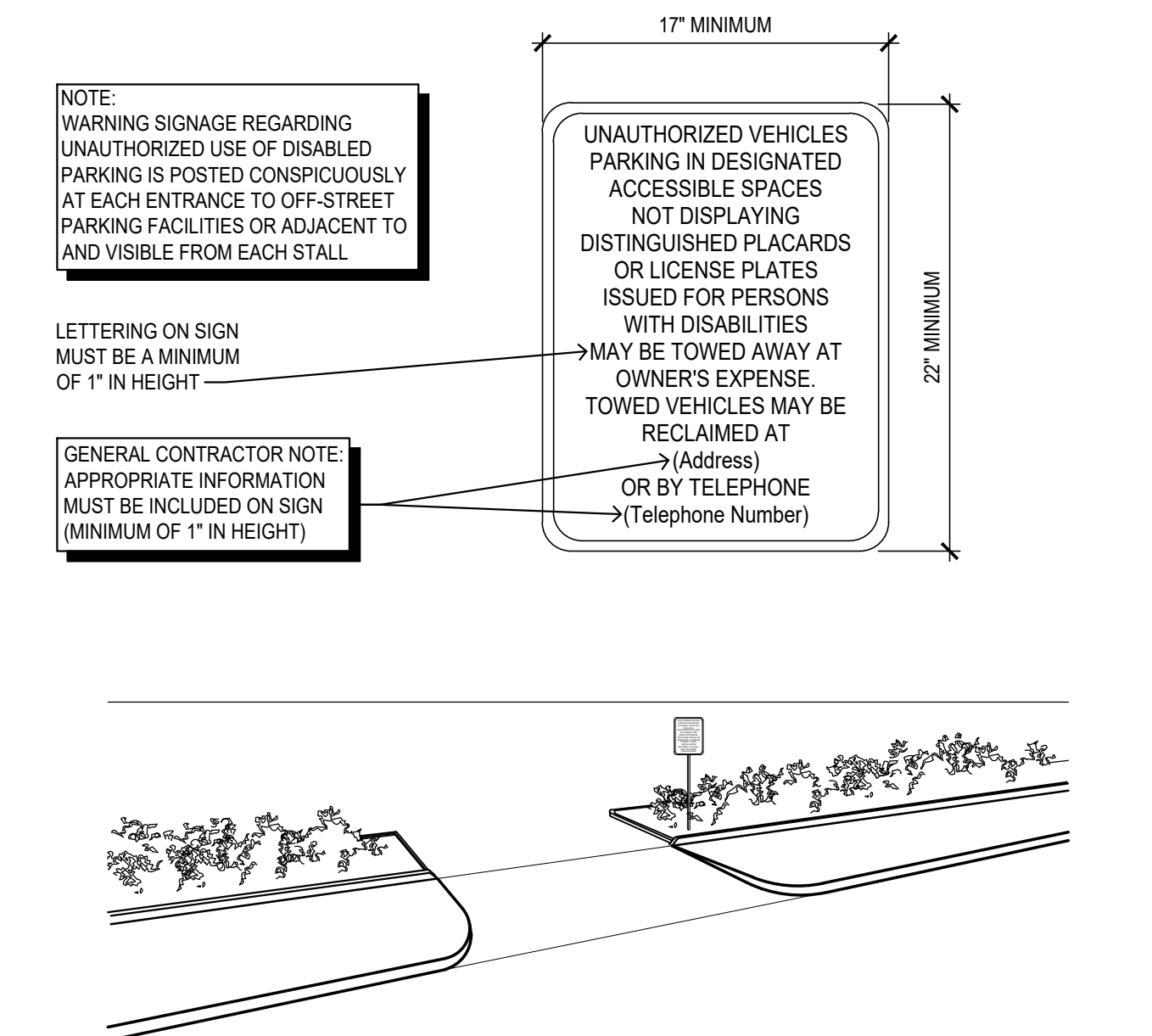
11 CURB AND GUTTER AT ISLAND WALK
SCALE: 1-1/2" = 1'-0" 0919



12 CURB AND GUTTER AT ISLAND END
SCALE: 1-1/2" = 1'-0" 0919



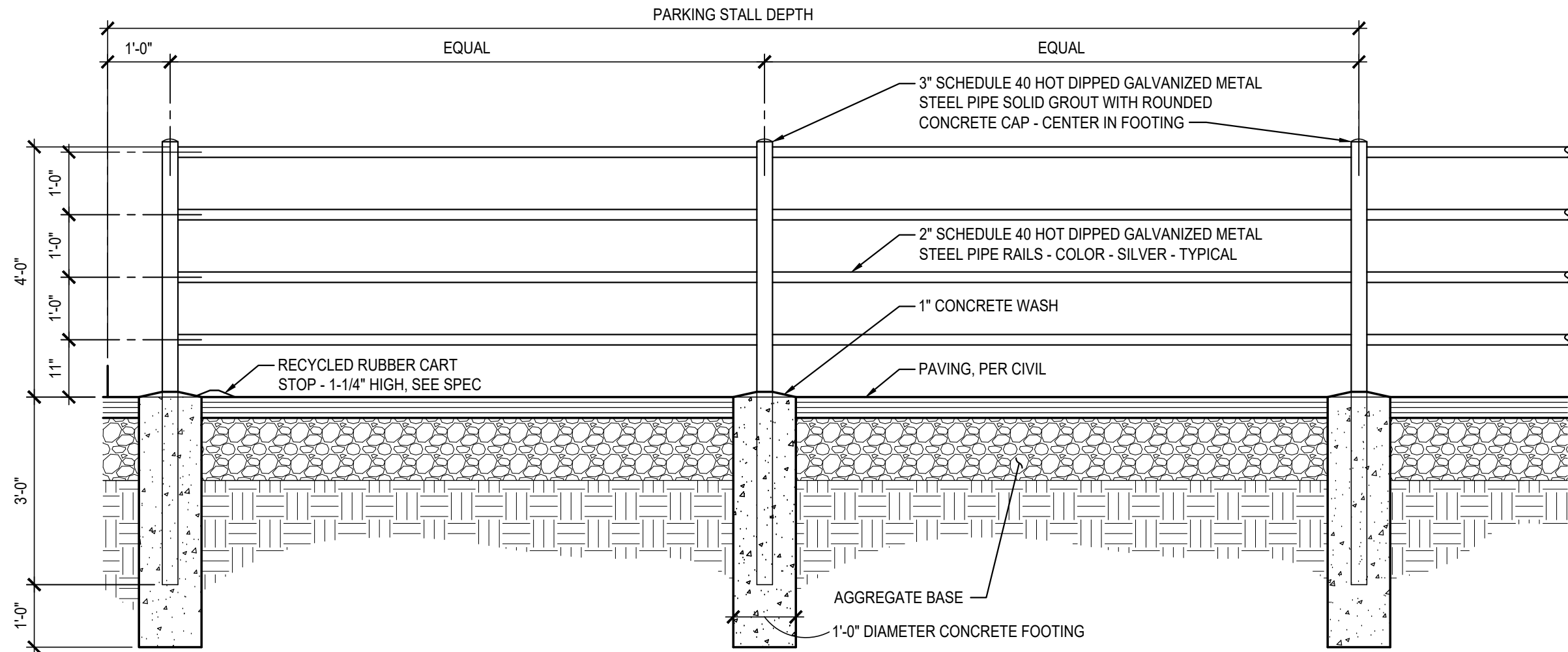
13 SIGNAGE AT ACCESSIBLE ROUTE
SCALE: NOT TO SCALE 0818



14 SIGNAGE AT SITE ENTRANCE
SCALE: NOT TO SCALE 0512

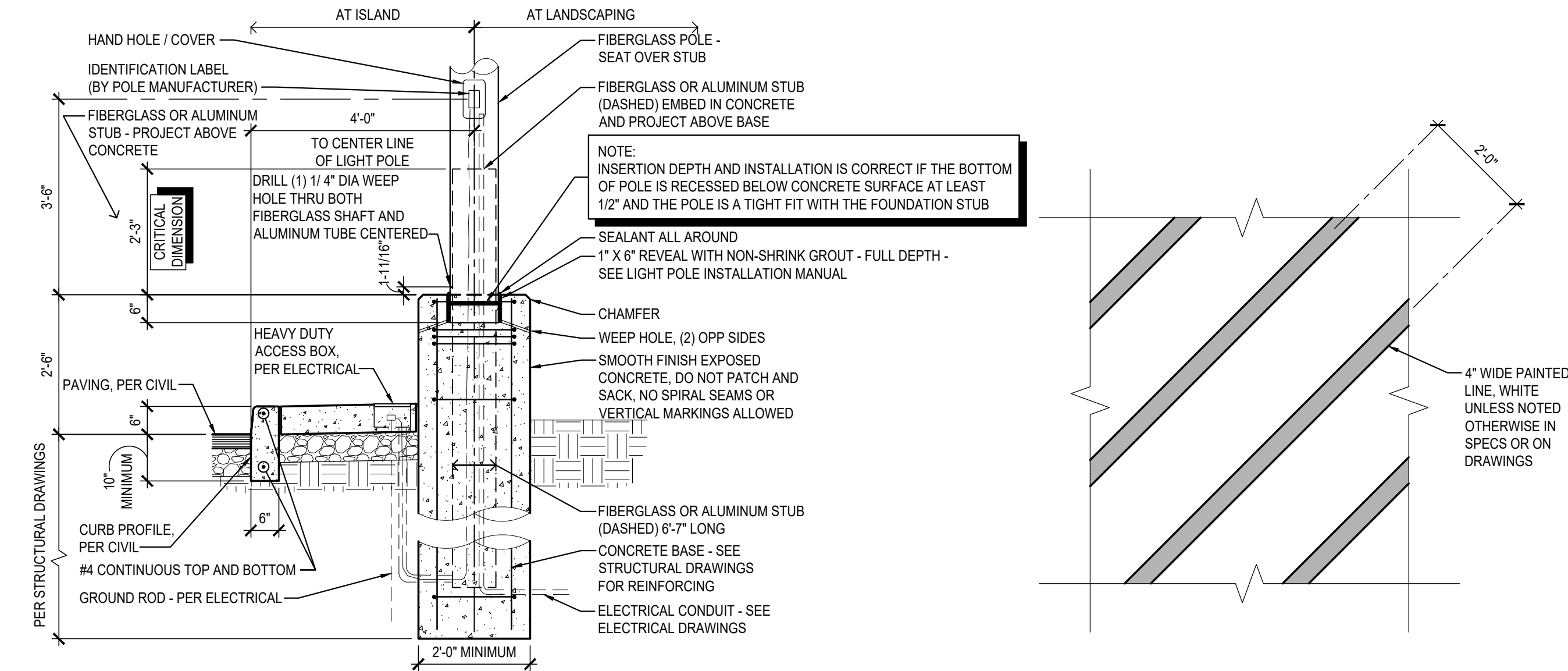
#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

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

1113

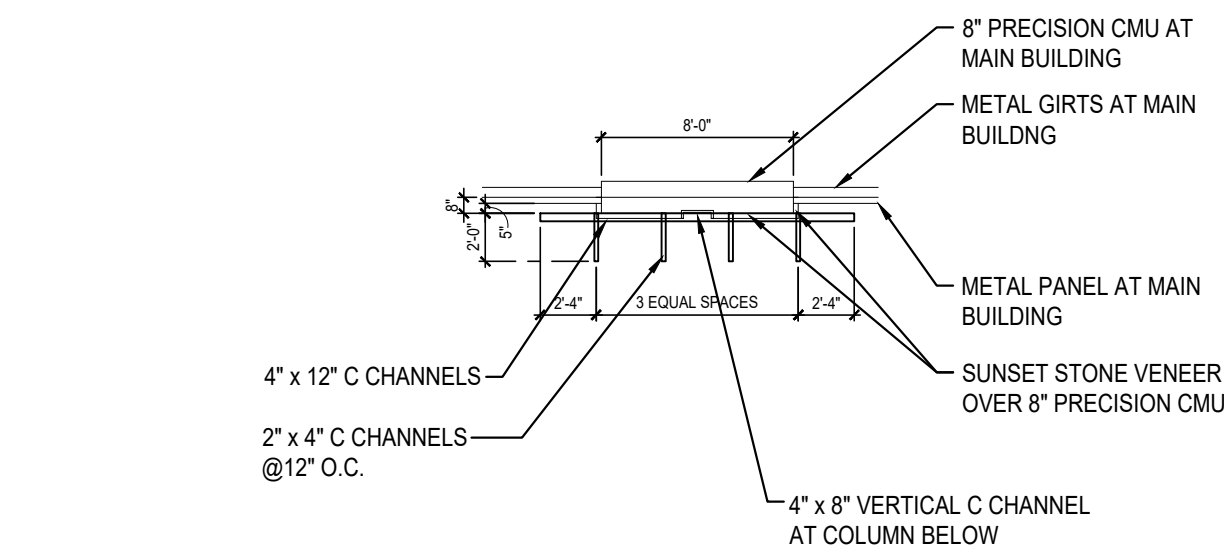


6 LIGHT POLE BASE AT ISLAND / LANDSCAPING
SCALE: 1/2" = 1'-0"

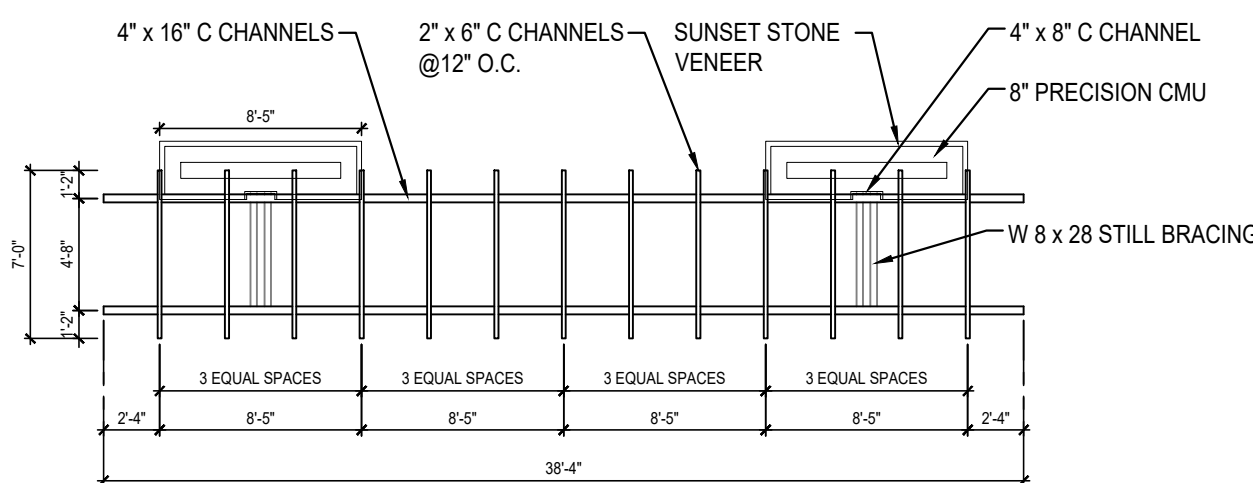
1019

7 PAINTED STRIPE
SCALE: 1/2" = 1'-0"

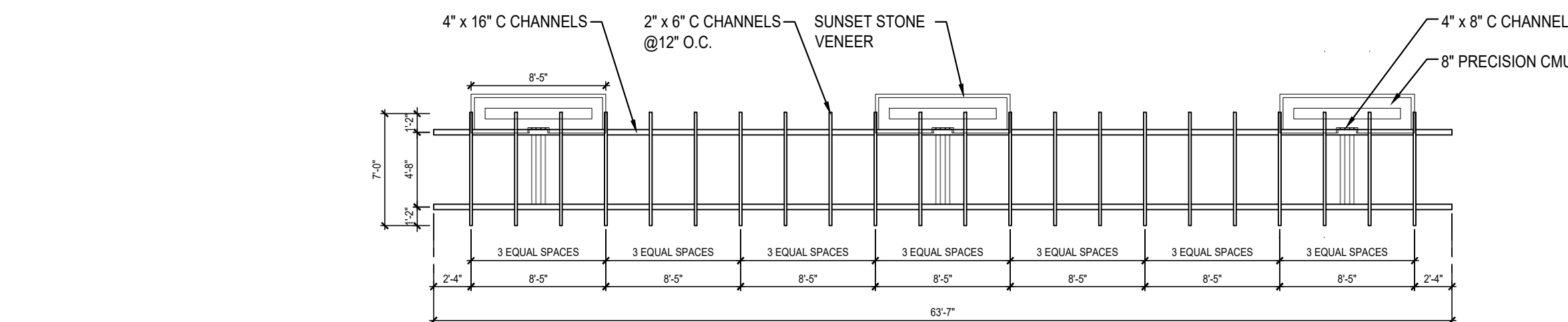
0515



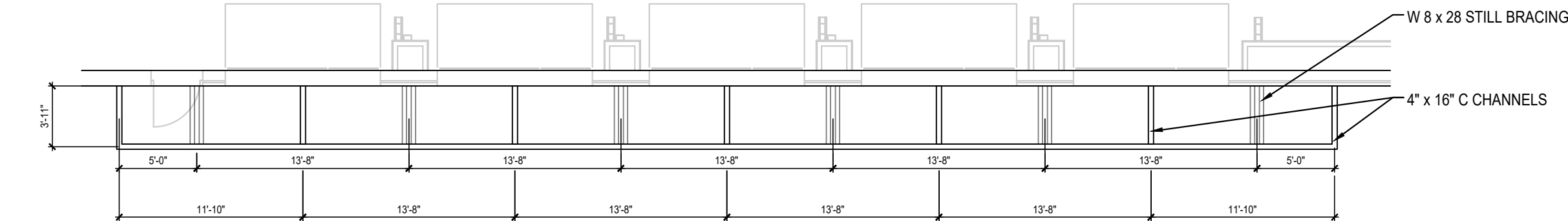
10 TRELLIS (1 COLUMN)
SCALE: 1/8" = 1'-0"



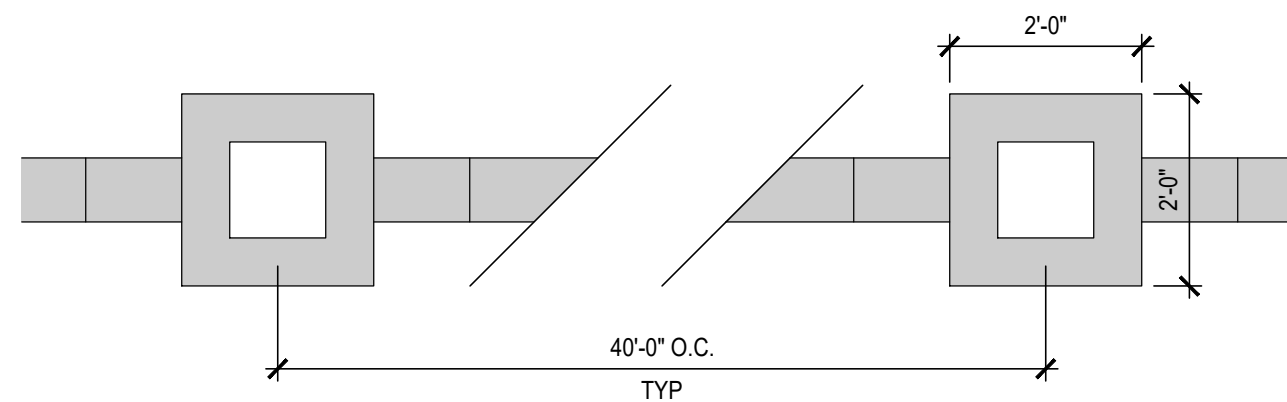
12 TRELLIS (2 COLUMNS)
SCALE: 1/8" = 1'-0"



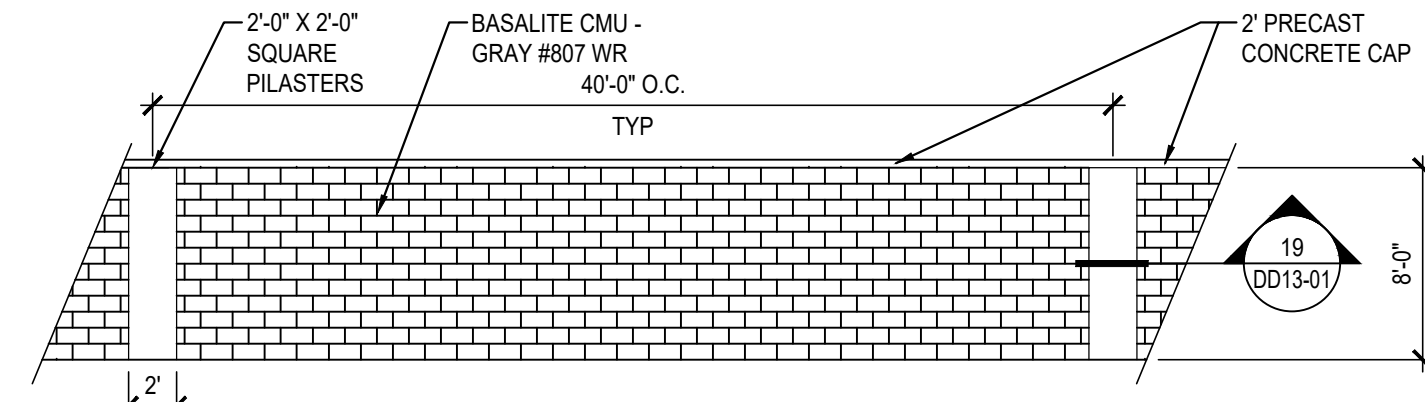
13 TRELLIS (3 COLUMNS)
SCALE: 1/8" = 1'-0"



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"

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
1	FOR APPROVAL	8/16/2024	

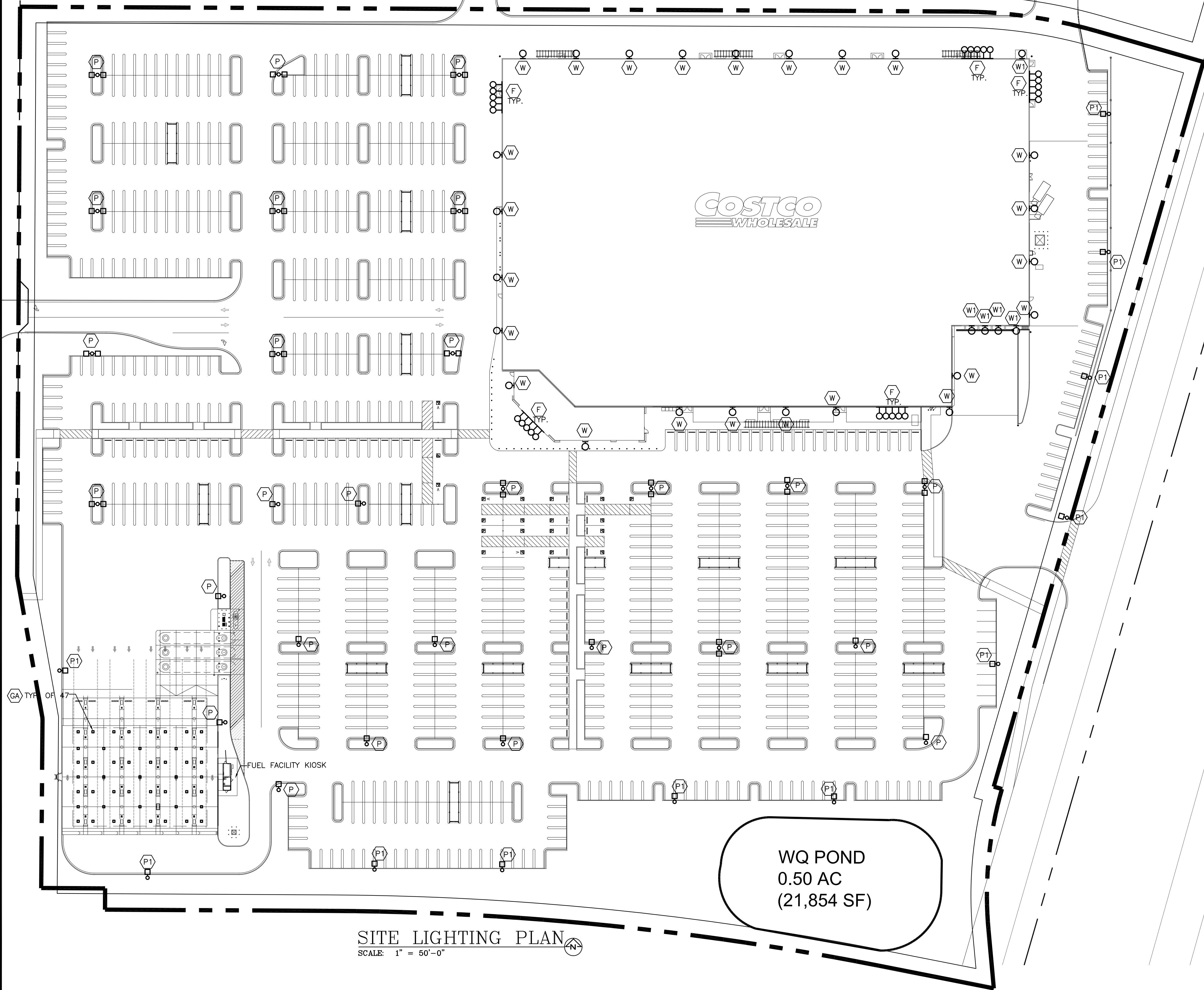
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303.703.4444
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SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, 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
1	FOR APPROVAL	8/16/2024	

NORRIS
DESIGN
PEOPLE + PLACEMAKING

CORE

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

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

Site Luminaire Summary Table

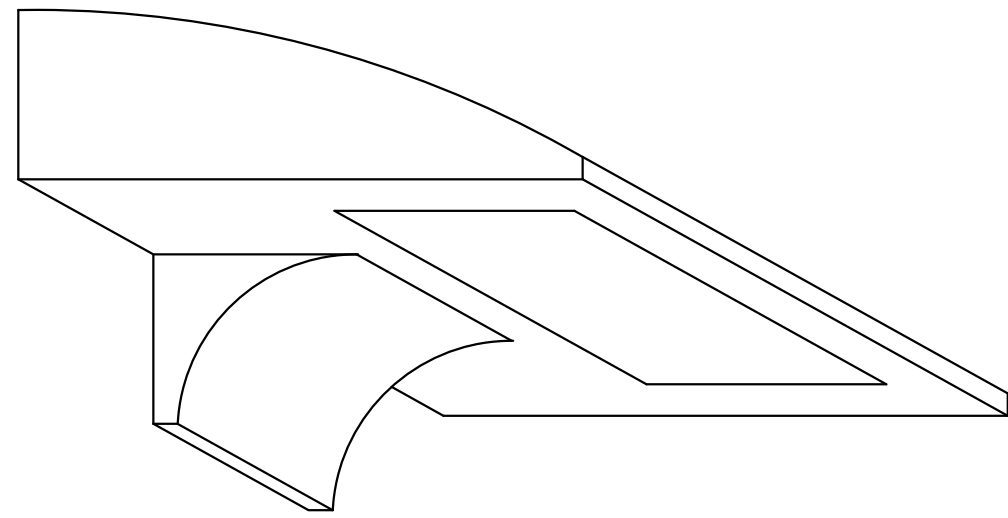
Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish
P	COOPER MCGRAW EDISON	GLEON	GLEON-SA88-740-U-5WQ-BZ	POLE 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.

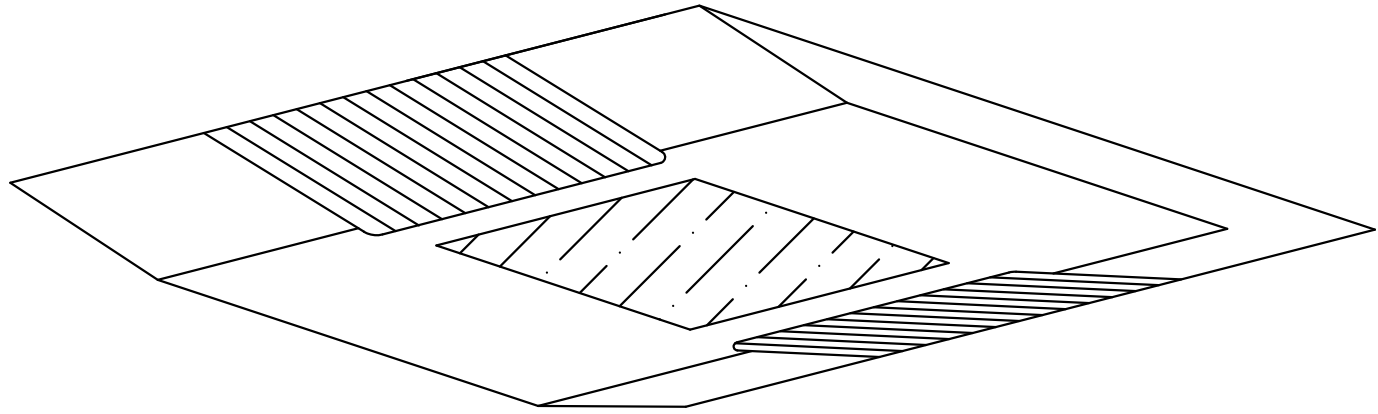
Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING	Directional Illuminance	FC	3.8	2	7.5	
FUEL CANOPY	Directional Illuminance	FC	13.7	4.3	19.5	
PAVED	Directional Illuminance	FC	3.9	0.3	9.7	
Mall Mount	Directional Illuminance	FC	2.9	0.2	5	

ILLUMINATION STANDARD NOTES

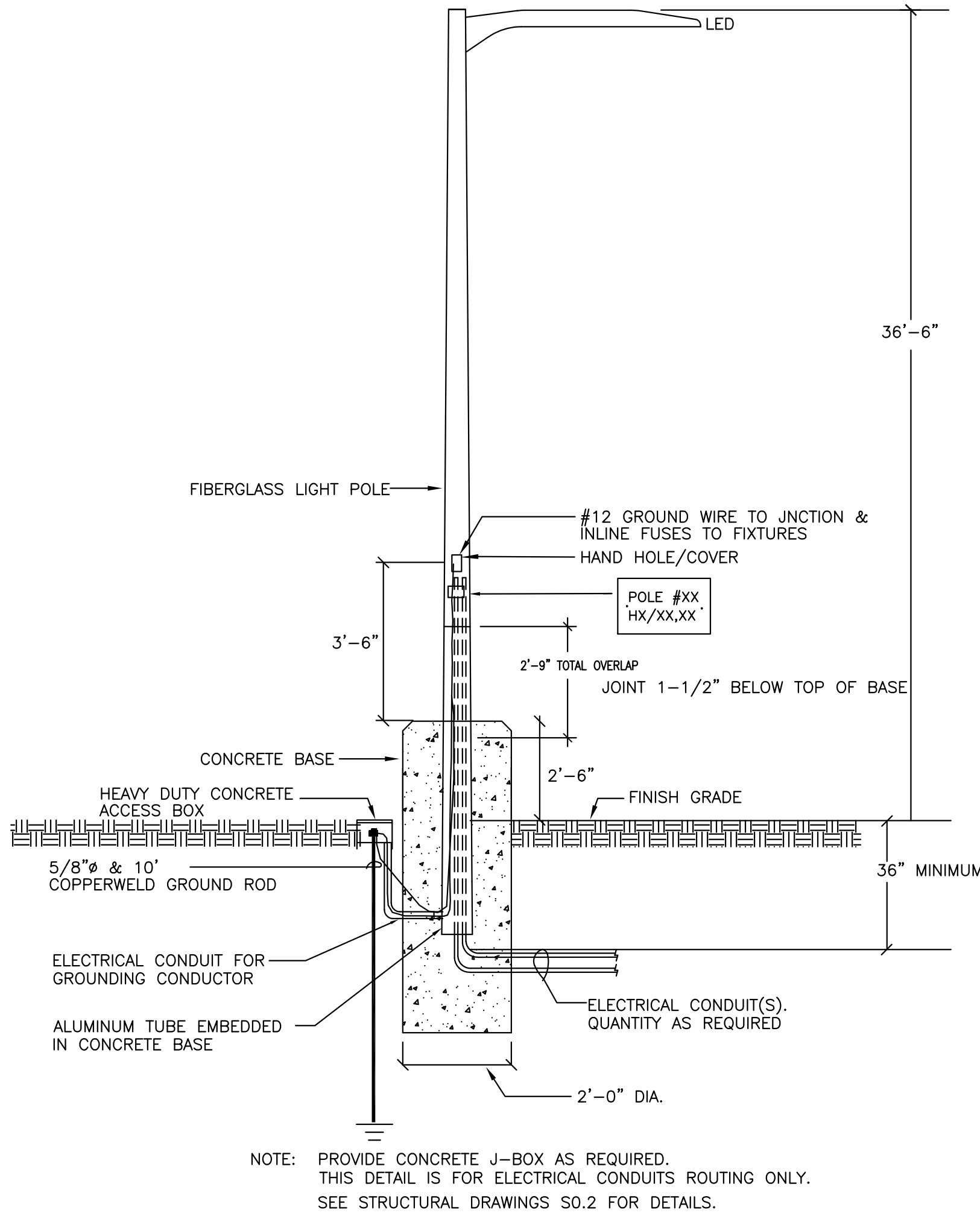
1. Light Loss Factor is 1
2. Parking lot lights are turned on usually at dusk and turned off an hour after the fuel station closes which is 10PM M-F and 8PM Sat. and Sun. Some site lights will remain on along main drives for security lighting. The site lights are controlled by an Energy Management System 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



POLE DETAIL
SCALE: NTS

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

JOB NO.
23-160
SHEET
27 OF 30

2021-09-11 (4:30 PM) P:\Costco\2121-5946-01 Castle Rock (Dawson Trails), CO\Whse\07_CAD\702_DesignDocs\24X36 27. 21594601 - Site Lighting Fixture Specs.dwg

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

GA - CREE, CPY,
PAINTED BRONZE

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

[illegible]

W - LITHONIA, DSXW2,
PAINTED BRONZE

D-Series Size 1 LED Wall Luminaire

d-series

Specifications Luminaire

Width:	13.34" (341 mm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (254 mm)		
Height:	6.38" (162 mm)		

Back Box (BBW, E20WC)

Width:	13.34" (341 mm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" E20WC Weight:	10 lbs (4.5 kg)	
Height:	6.38" (162 mm)		

Casing Number	
Notes	
Type	

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of night use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: D5XW1 LED 200 1000 400 T3M MV0T DB0T8X

Series	Size	Drive Source	Color Temperature	Mounting	Adjusting	Control Options
D5XW1	100 (100)	300 100VA	30K 3000K	T35 Top Mount	W00T1	Shipped standard
	200 (200)	350 150VA	40K 4000K	T30W Top Mount	1251	PE Photometric only, basic type
	300 (300)	700 300VA	50K 5000K	T25 Top Mount	1252	SE Beamtype with 30° beam spread
	400 (400)	1000 400VA	AMPS 4000K	Top Mount	1253	SE Beamtype with 30° beam spread
	500 (500)	1500 600VA	AMPS 4000K	Top Mount	1254	SE Beamtype with 30° beam spread
	600 (600)	2000 800VA	AMPS 4000K	Top Mount	1255	SE Beamtype with 30° beam spread
	700 (700)	2500 1000VA	AMPS 4000K	Top Mount	1256	SE Beamtype with 30° beam spread
	800 (800)	3000 1200VA	AMPS 4000K	Top Mount	1257	SE Beamtype with 30° beam spread
	900 (900)	3500 1400VA	AMPS 4000K	Top Mount	1258	SE Beamtype with 30° beam spread
	1000 (1000)	4000 1600VA	AMPS 4000K	Top Mount	1259	SE Beamtype with 30° beam spread
	1100 (1100)	4500 1800VA	AMPS 4000K	Top Mount	1260	SE Beamtype with 30° beam spread
	1200 (1200)	5000 2000VA	AMPS 4000K	Top Mount	1261	SE Beamtype with 30° beam spread
	1300 (1300)	5500 2200VA	AMPS 4000K	Top Mount	1262	SE Beamtype with 30° beam spread
	1400 (1400)	6000 2400VA	AMPS 4000K	Top Mount	1263	SE Beamtype with 30° beam spread
	1500 (1500)	6500 2600VA	AMPS 4000K	Top Mount	1264	SE Beamtype with 30° beam spread
	1600 (1600)	7000 2800VA	AMPS 4000K	Top Mount	1265	SE Beamtype with 30° beam spread
	1700 (1700)	7500 3000VA	AMPS 4000K	Top Mount	1266	SE Beamtype with 30° beam spread
	1800 (1800)	8000 3200VA	AMPS 4000K	Top Mount	1267	SE Beamtype with 30° beam spread
	1900 (1900)	8500 3400VA	AMPS 4000K	Top Mount	1268	SE Beamtype with 30° beam spread
	2000 (2000)	9000 3600VA	AMPS 4000K	Top Mount	1269	SE Beamtype with 30° beam spread
	2100 (2100)	9500 3800VA	AMPS 4000K	Top Mount	1270	SE Beamtype with 30° beam spread
	2200 (2200)	10000 4000VA	AMPS 4000K	Top Mount	1271	SE Beamtype with 30° beam spread
	2300 (2300)	10500 4200VA	AMPS 4000K	Top Mount	1272	SE Beamtype with 30° beam spread
	2400 (2400)	11000 4400VA	AMPS 4000K	Top Mount	1273	SE Beamtype with 30° beam spread
	2500 (2500)	11500 4600VA	AMPS 4000K	Top Mount	1274	SE Beamtype with 30° beam spread
	2600 (2600)	12000 4800VA	AMPS 4000K	Top Mount	1275	SE Beamtype with 30° beam spread
	2700 (2700)	12500 5000VA	AMPS 4000K	Top Mount	1276	SE Beamtype with 30° beam spread
	2800 (2800)	13000 5200VA	AMPS 4000K	Top Mount	1277	SE Beamtype with 30° beam spread
	2900 (2900)	13500 5400VA	AMPS 4000K	Top Mount	1278	SE Beamtype with 30° beam spread
	3000 (3000)	14000 5600VA	AMPS 4000K	Top Mount	1279	SE Beamtype with 30° beam spread
	3100 (3100)	14500 5800VA	AMPS 4000K	Top Mount	1280	SE Beamtype with 30° beam spread
	3200 (3200)	15000 6000VA	AMPS 4000K	Top Mount	1281	SE Beamtype with 30° beam spread
	3300 (3300)	15500 6200VA	AMPS 4000K	Top Mount	1282	SE Beamtype with 30° beam spread
	3400 (3400)	16000 6400VA	AMPS 4000K	Top Mount	1283	SE Beamtype with 30° beam spread
	3500 (3500)	16500 6600VA	AMPS 4000K</			

W1 - LITHONIA, DSXW2,
PAINTED BRONZE

[illegible][illegible]

TECHLIGHT
INNOVATION IN ILLUMINATION

LBX SERIES

LED Sign Lighter

Rating Number

Project

Type

FEATURES & SPECIFICATIONS

APPLICATION: – The high performance housing is designed for road sign lighting. Areas with limited accessibility due to terrain location or where heavy pedestrian or vehicle traffic require maintenance effort on local applications.

CONSTRUCTION – Heavy duty single piece cast aluminum housing for durability. The frame is welded to the aluminum and we extruded, depending on the electrical accessory chosen. We sell in lightweight individual frames as well as a single outer enclosure.

FINISH – A corrosion-resistant black E-coat type that forms a uniform and non-reflecting protective barrier is applied to the frame piece to electrochemically resist a water transfer powder coat finish. Standard colors available: Black, Bronze, UV Green, White. Custom colors available upon request.

ELECTRICAL SYSTEM – Internal wiring harness and components are designed to meet or exceed standards in order to efficiently distribute light from the sign to a sign with terminal light fixture. Power lines were designed to be mounted at an average spacing of 1" for wiring.

ELECTRICAL SYSTEM – The Multi-Link external LED driver operates off a voltage input range from 120V-277V (300W). Class 3747K warm white LEDs are available. An internal spare battery connection protects the assembly from up to 15/20V DC voltage surges. For ease of service the driver is mounted to a convenient location with a max remote distance 30'. BC Electronics are a 4000K CCT. Early versions come with a single remote cable length. Each enclosure can hold a maximum of 6 drivers to operate 6 individual frames.

ORDERING INFORMATION

Choose the bold frame number for the appropriate laminate configuration for your application and order the line down each frame attribute. Accessories may be factory installed, depending on the electrical accessory chosen. We sell in pre-wired as well as the bare frame.

LBX	FR. TYPE	COLOR TEMP. COT	SIZE SIZE	MOUNTING	NOV. AND ACCT.	VOLTAGE	ORIENTATION	FINISH
LBX	1" x 1" Frame 2" x 2" Frame 3" x 3" Frame 4" x 4" Frame 5" x 5" Frame 6" x 6" Frame 7" x 7" Frame 8" x 8" Frame	• Neutral White (1000K)	8" x 1" Wide Sign (4" Frame) 12" x 1" Wide Sign (4" Frame) 16" x 1" Wide Sign (4" Frame) 20" x 1" Wide Sign (4" Frame) 24" x 1" Wide Sign (4" Frame) 28" x 1" Wide Sign (4" Frame) 32" x 1" Wide Sign (4" Frame) 36" x 1" Wide Sign (4" Frame)	• S-Strap Arm • S-Strap Arm	\$51.00 \$64.00 \$78.00	1" 120V-277V 1" 120V-277V	1" Up-Facing 1" Up-Facing 1" Up-Facing	BLACK - BLACK BR - BRONZE UV - UV GREEN WH - WHITE SP = SPECIAL!

NOTE: Frames are sold in packages of 1 to 8 Frames.

Drivers will enclose and mounting hardware included.

LLBIDE Remote DRIVER ENCLOSURE

DESIGN 3" type enclosure is provided with 1/4" Conduit. External face incoming/wiring entering power.

ACCESSORIES (Order in separate line items)

132400XX - Inlets: The Thin Sign Support Plate Fits Any Sign

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NOTES

1-Ain-rung Multi-Volt power supply from 120V to 277V is required.

2-Order enclosure is provided standard with a white finish.

3-Custom-Fin, 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 20230407

F - TECHLIGHT, LBX,
PAINTED BRONZE

COSTCO CASTLE ROCK, COLORADO SITE LIGHTING FIXTURE SPECIFICATIONS	DESIGNED BY:	N	
	DRAWN BY:	N	
	CHECKED BY:	J	
	JOB NO.	20-224	
	SHEET	29 OF 29	
#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING



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

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.

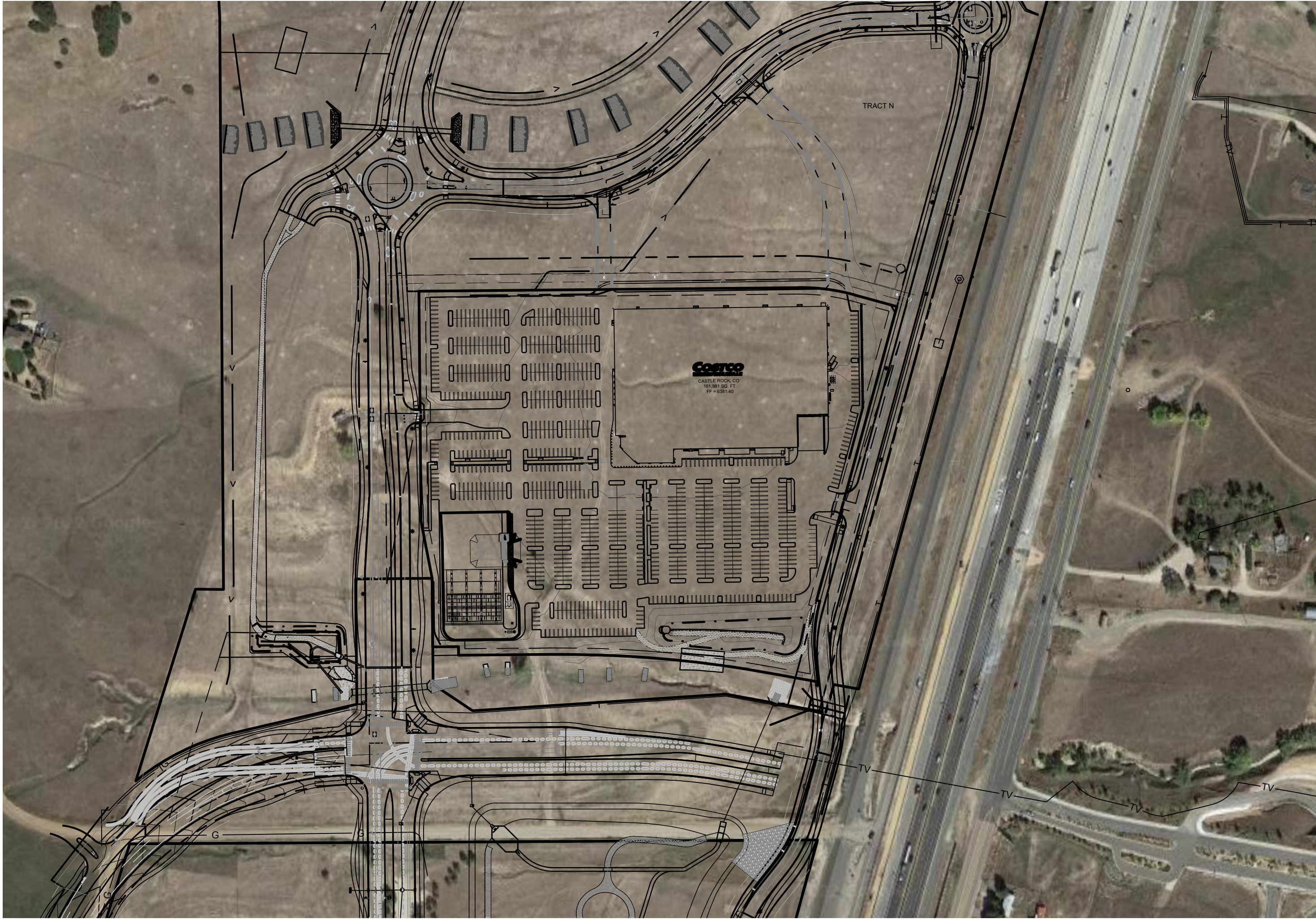
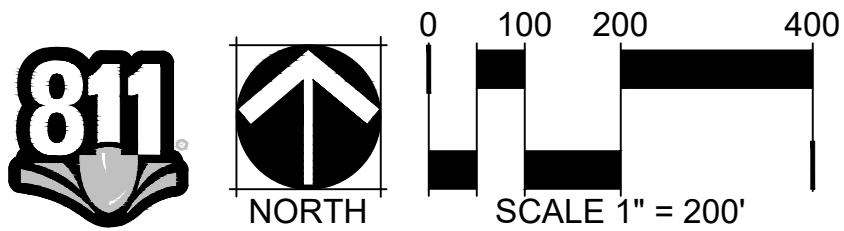
E. Maintenance of Fire Mitigation

- 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
Forestreet Development, LLC
Cell: 720-530-6527
Email: forestreetdev@aol.com



COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

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

JOB NO.
20-224
SHEET
30 OF 30

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DESIGN
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