

SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACTS B AND C OF THE MEADOWS 19, LOT 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NARRATIVE

The subject site is an undeveloped parcel located northeast of the intersection of Timber Mill Parkway and North Meadows Drive, and is adjacent to Union Pacific Railroad and Highway 85. The entire property consists of Lot 1, and Tract B, The Meadows 19, Lot 1, Filing No. 1.

The project proposes to create two parcels through platting:

- Tract A will be a private driveway connected to the existing termination of Timber Mill Parkway. Tract A will be a private driveway connected to the existing termination of Timber Mill Parkway. Tract A dedications will include access for Castle Rock Water to all their facilities, including The Meadows 19, Lot 1, Filing No. 1 Tract A, and future lots east and west of the proposed dealership parcel. The dedication will also include Drainage, wastewater, domestic water, electric, gas and cable. Tract A is approximately 1.6423 acres in size.
- The remainder of The Meadows 19, Lot 1, Filing 1 will be subdivided by separate plat into three parcels. The second parcel, shown on this SDP, is approximately 9.997 acres, and will be developed for the Findlay Toyota dealership. Proposed improvements include a two-story automotive sales and service facility, as well as a detached automobile detailing and private car wash building. The car wash will be used exclusively for inventory and serviced vehicles and will not be available to customers or the public. No on-site fuel dispensing is proposed.

The site is arranged with customer parking adjacent to the front of the building, vehicle display between Tract A and the building and “in-service” vehicles behind the building and surrounded by a 6-foot high decorative CMU screen wall. Customers visiting the project for vehicle service will drive into the Service Reception area of the building where their car will be taken to the service area and returned back to them in Service Reception by dealership porters.

The building architecture and materials are in accordance with Toyota’s standards and feature Aluminum Composite Metal (ACM) panels, glass and glazing, decorative CMU, EIFS and Toyota’s signature illuminated glass entry portal.

Signage indicated is for reference only and is proposed to be submitted for review separately.

CIVIL DESIGN ELEMENTS

Property Entitlement:

The project will comply with all applicable land use entitlements and subdivision requirements as part of the Site Development Plan (SDP) and plat review processes.

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Grading:

The site will be graded to accommodate building pads, drive aisles, and parking areas, with careful consideration for drainage, adjacent properties, and existing topography.

Utilities:

Utility infrastructure will tie into existing systems located in Timber Mill Parkway and North Meadows Drive. The development will include new water, sewer, storm drainage, gas, and electrical services, coordinated with the appropriate utility providers.