SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1
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, AMENDMENT 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 162,050 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 VIII JV LLC

BY: _____ TITLE: AUTHORIZED SIGNATORY FOR ACM DAWSON TRAILS VIII JV LLC
SIGNED THIS 9 DAY OF January, 2026.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF January, 2026.
BY Jeffrey J Schneider

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-23-2028

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

TITLE CERTIFICATION
I, Alexandria Lynn, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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 5 DAY OF March, 2026.
AUTHORIZED REPRESENTATIVE

First American Title
TITLE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF March, 2026.
BY Alexandria Lynn.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-23-2028

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

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:
SDP23-0020 REC. # 2025037559
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

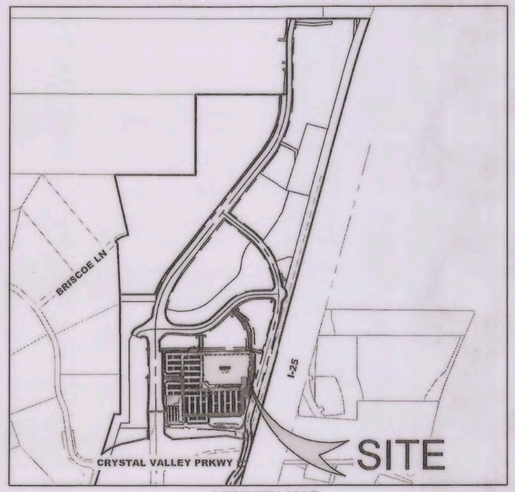
AMEND. 1 SDP25-0021
TOTAL BUILDING FOOTPRINT AREA: 162,050 SF

INCLUDES:

NET SALES FLOOR	**153,820 SF**
NET MECHANICAL / FIRE	2,286 SF
NET VESTIBULE	4,049 SF
BUILDING ENVELOPE	1,915 SF

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	TYPICAL SECTIONS
4	OVERALL SITE PLAN
5	FUEL STATION AND STACKING PLAN
6	SITE PLAN (1 of 2)
7	SITE PLAN (2 of 2)
8	GRADING PLAN (1 of 2)
9	GRADING PLAN (2 of 2)
10	UTILITY PLAN (1 of 2)
11	UTILITY PLAN (2 of 2)
12	HYDROZONE PLAN
13	LANDSCAPE NOTES
14	LANDSCAPE NOTES
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE DETAILS
20	WAREHOUSE ELEVATIONS (1 OF 2)
21	WAREHOUSE ELEVATIONS (2 OF 2)
22	FUEL STATION ELEVATIONS
23	MATERIAL BOARD
24	SITE DETAILS (1 OF 2)
25	SITE DETAILS (2 OF 2)
26	SITE LIGHTING PLAN
27	SITE PHOTOMETRIC PLAN
28	SITE LIGHTING DETAILS
29	SITE LIGHTING SPECIFICATIONS (1 OF 2)
30	SITE LIGHTING SPECIFICATIONS (2 OF 2)
31	WILDLIFE/URBAN INTERFACE



VICINITY MAP

0 750' 1,500'
1 inch = 750 ft.

C

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ZONING	DAWSON TRAILS PD		
USE AREA	PLANNING AREA F-2		
	PD ZONING ALLOWANCE/ REQUIRED	SDP23-0020 REC. # 2025037559	SDP AMENDMENT NO. 1 (SDP25-0021)
USES	MIXED-USE	RETAIL/FUEL STATION	RETAIL/FUEL STATION
MIN. FRONT BUILDING SETBACK	TBD WITH SDP	15' FROM PROPERTY LINE	15' FROM PROPERTY LINE
MIN. REAR BUILDING SETBACK		15' FROM PROPERTY LINE	15' FROM PROPERTY LINE
MIN SIDE TO STREET SETBACK		15' FROM PROPERTY LINE	15' FROM PROPERTY LINE
MAX BUILDING HEIGHT	75'-0"	36'	36'-0"
MAX BUILDING COVERAGE	85%	170,950 SQ. FT; 19.9%	174,647 SQ. FT; 19.9%
MAX FUEL STATION HEIGHT	SUBJECT TO PD MAX	17'-6"	17'-6"
MAX FUEL STATION COVERAGE	SUBJECT TO PD MAX	11655 SQ. FT: 1.35%	12,597 SQ. FT: 1.35%
MIN WAREHOUSE PARKING SPACES	5 SPACES/1,000 SF GFA =808	886	882
MIN FUEL STATION PARKING SPACES	1 SPACE PER EMPLOYEE = 2		
STANDARD PARKING SPACES (DIMENSIONS) (5 SPACES/1,000 SF GFA)		677 (10' X 20')	642 (10' X 20')
PARKING SPACES (DIMENSIONS) (10' X 18')		189 (10' X 18')	220 (10' X 18')
HANDICAP PARKING SPACES (DIMENSIONS)		20 (10' X 20' OR 10' X 18' WITH 10' ACCESS AISLE)	9 (10' X 18' WITH 10' ACCESS AISLE) 11 (10' X 20' WITH 10' ACCESS AISLE)
BICYCLE PARKING SPACES		46	48

SITE UTILIZATION TABLE - SDP23-0020 REC. # 2025037559 / SITE UTILIZATION TABLE - SDP AMENDMENT 1 (SDP25-0021)

	SQUARE FEET	ACRES	% OF TOTAL	SQUARE FEET	ACRES	% OF TOTAL
TOTAL LOT AREA	857,415	19,7	100	856,215	19,66	100
BUILDING COVERAGE	170,950	3.92	19.9	174,647	4.01	20.40
WAREHOUSE (SF)	159,295	3.65	18.5	162,050	3.72	18.93
FUELING CANOPY (SF)	11,655	0.267	1.35	12,411	0.28	1.45
FUEL CONTROLLER ENCLOSURE	189	0.0043	0.02	186	0.004	0.02
INTERNAL DRIVES AND PARKING LOT	312,913	7.18	36.44	483,622	11.10	56.48
SIDEWALKS	7,294	0.18	0.81	11,498	0.26	1.34
COMMON PUBLIC ACCESS DRIVES	11,710	0.27	1.37	11,710	0.27	1.37
ROW COVERAGE*	N/A	N/A	N/A	N/A	N/A	N/A
LANDSCAPE/ OPEN SPACE COVERAGE	179,848	4.13	20.96	174,738	4.01	20.41

* ROW DEDICATED WITH SUPERBLOCK PLAT FILING NO. 1

OWNER / DEVELOPER
ACM DAWSON TRAILS VIII JV LLC
8350 E. CRESCENT PKWY, STE. 200
GREENWOOD VILLAGE, CO 80111
CONTACT: LAWRENCE JACOBSON
PHONE: (303) 984-9800

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

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

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, CC 80109
PHONE: (720) 733-5612

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

UTILITIES
BLACK HILLS ENERGY
1769 PARK ST
CASTLE ROCK, CO 80109
CONTACT: PATRICIA RIBER
PHONE: (303) 217-7817

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

PROPOSED TRACT SUMMARY

TRACT	SQFT.	AC.	LAND USE	OWNERSHIP	MAINTENANCE
TRACT N	158,425	3,637	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT P	23,850	0.548	ACCESS EASEMENT	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT Q	161,698	3,712	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT R	6,903	0.158	ACCESS EASEMENT	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT S	85,311	1,958	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TOTAL	436,187	10,013			

- TRACTS N, P, Q, R, S WILL HAVE SHARED MAINTENANCE BETWEEN METRO DISTRICT AND COSTCO OF THE SHARED ACCESS ONLY.

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 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Todd Wolma
TODD WOLMA PE #59513

1/7/2026
DATE

COLORADO LICENSED
TODD J. WOLMA
59513
1/7/2026
PROFESSIONAL ENGINEER

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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

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

1/7/2026
DATE

COLORADO LICENSED
JEFFREY C. ANTON
38818
1/7/2026
PROFESSIONAL LAND SURVEYOR

DIRECTOR OF DEVELOPMENT SERVICES APPROVAL STATEMENT
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF March, 2026.

DIRECTOR OF DEVELOPMENT SERVICES

3/14/2026
DATE

NON-RESIDENTIAL DEVELOPMENT TRACKING TABLE

FILING/LOT	SQFT.	PA NO.	SDP NO.	NON-RESIDENTIAL AREA (SF)
FILING 1, LOT 1	174,647	F-2	SDP25-0021	174,647
TOTAL ALLOWED PER PDP				3,200,000
REMAINING SQ. FT.				3,025,353

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 398 (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 INTERSECTIONOF 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 WERE PREVIOUSLY DEBITED FROM THE WATER BANK PER THE SITE DEVELOPMENT PLAN, RECEPTION NO. 2025037559, 3.3 SFE'S WERE PREVIOUSLY BEING DEDICATED FOR IRRIGATION WITH10.00 SFE'S WERE PREVIOUSLY DEDICATED FOR DOMESTIC WATER USE.

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

CORE
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE • PLACE • PLANNING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

SHEET
1 OF 31

2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Cover_Costco SDP.dwg

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1
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:

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 #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 INCH DIAMETER IRON PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 S 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 213.76 FEET;

THENCE N 00° 30' 44" W, A DISTANCE OF 20.00 FEET;

THENCE S 89° 29' 16" W, A DISTANCE OF 60.00 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 159.59 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 856,215 SQUARE FEET OR 19.656 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 #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 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:

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.
8. 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.
9. ''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.
10. "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.
11. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
12. 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:

1. 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.
2. THIS SITE IS ZONED **DAWSON TRAILS PLANNED DEVELOPMENT PLAN APPROVED 8TH OF FEBRUARY, 2023, RECEPTION NUMBER 2023005659**.
3. 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 SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULITPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA AOR METRO DISTRICT.
5. IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
6. 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.
7. 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.
8. 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.
9. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN ANY FLOOD ZONES AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0193G, MAP REVISED MARCH 16, 2016
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 MUICIPAL CODE REGARDING PROCEDURES.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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 COMPNAY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
25. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
26. MIGRATORY BIRD SURVEY IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION CAN OCCUR BETWEEN THE FIRST OF FEBRUARY UNTIL MID-AUGUST.
27. 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.
21. THIS SITE DEVELOPMENT PLAN IS DEPENDENT UPON OFF-SITE POND C1, WHICH HAS BEEN DESIGNED TO INCLUDE PROVISIONS TO MANAGE THIS SITE'S 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 AND THIS SITES EXCESSIVE URBAN RUNOFF VOLUME (EURV) 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, RENT AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 202265721, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST BANK

BY:_____
AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS _____ DAY OF _____, 20___.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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 RECORDED MAY 16, 2024 AND RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005.

BOKF, N.A. AS TRUSTEE UNDER THAT CERTAIN INDENTURE OF TRUST DATED AS OF MAY 16, 2024, BETWEEN DAWSON TRAILS METROPOLITAN DISTRICT NO. 1 AND BOKF, N.A. AS TRUSTEE

BY:_____
AUTHORIZED SIGNATORY OF BOKF, N.A.

SIGNED THIS _____ DAY OF _____, 20___.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____. 20___

BY _____AS AUTHORIZED SIGNATORY OF BOKF, N.A.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

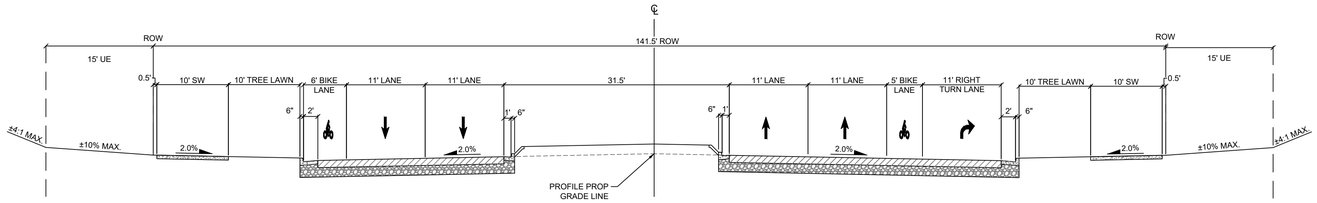
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Costco Notes.dwg

SITE DEVELOPMENT PLAN

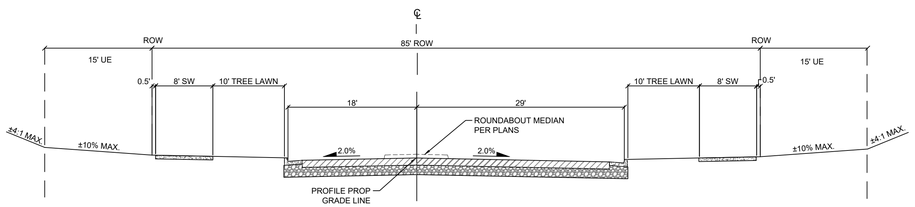
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

COSTCO

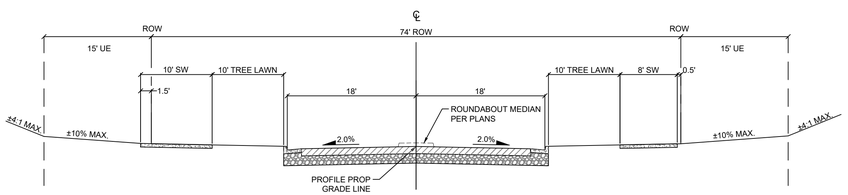
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



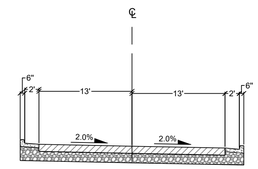
DAWSON TRAILS BLVD (BY OTHERS)
141.5'
1" = 10'
(STA 17+72.96 - 21+81.60)
(ROUNDABOUT 21+81.60 - 25+09.71)



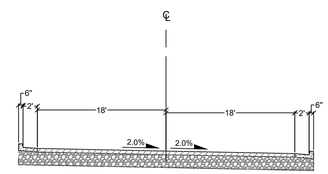
COSTCO LANE (BY OTHERS)
85' ROW - CL OFFSET
1" = 10'
(ROUNDABOUT 10+69.47 - 12+54.69)
(STA 12+54.69 - 23+15.67)
CL OFFSET SECTION THRU TRANSITION



IKE STREET (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
TRACT R



ENTRANCE NORTHEAST
TRACT P

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
TYPICAL SECTIONS

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

SHEET
3 OF 31

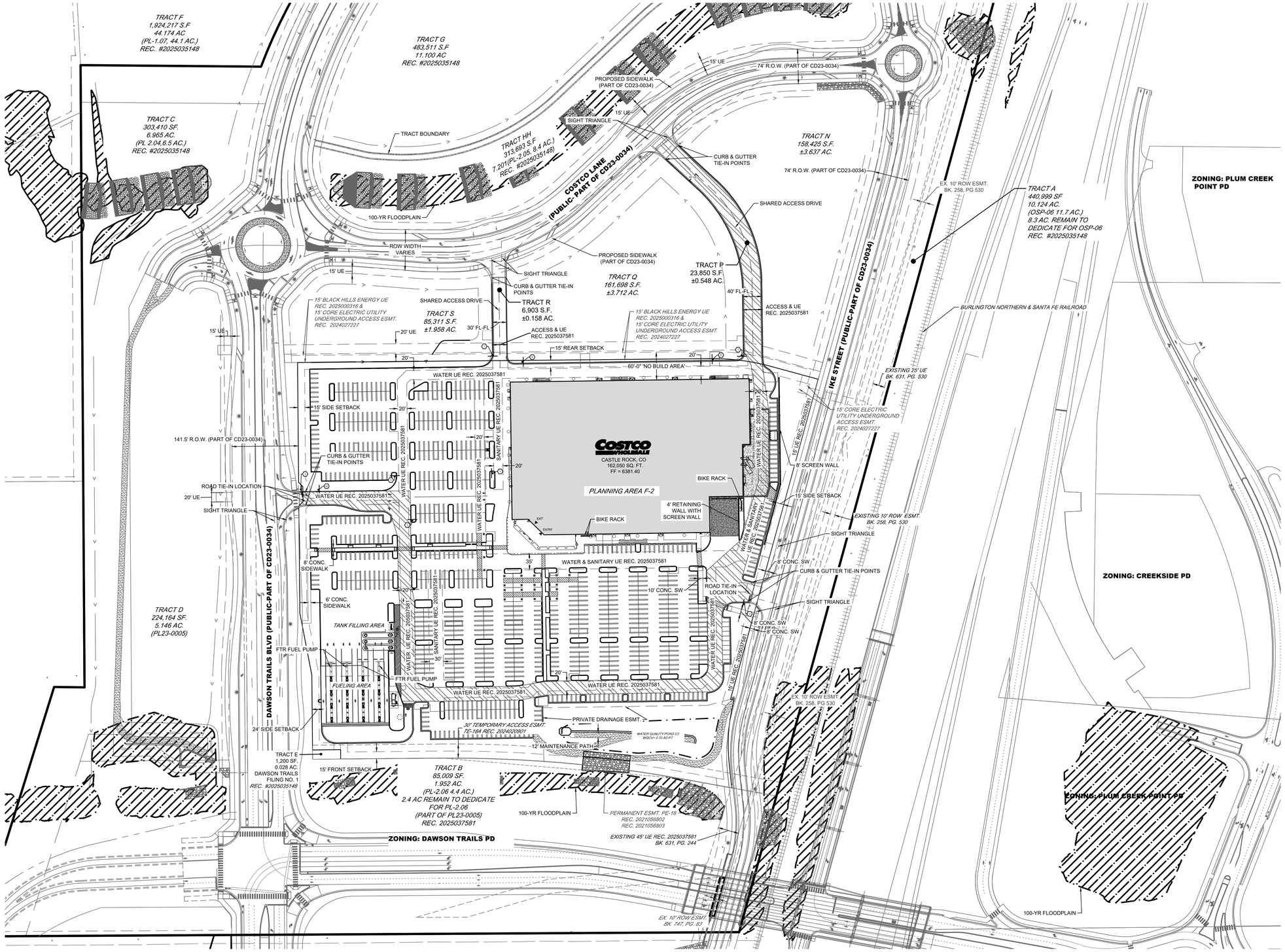
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Costco Typical Sections.dwg

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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

EXISTING	PROPOSED	
		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
		FIRE LANE
		CONCRETE
		HEAVY DUTY PAVEMENT

* THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.

1 R1-1 STOP SIGN (30"X30")

5 R7-1 NO PARKING SIGN

10 W1-2R RIGHT TURN LANE SIGN

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
FTR	FUTURE
UE	UTILITY EASEMENT
LP	LOW POINTS
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

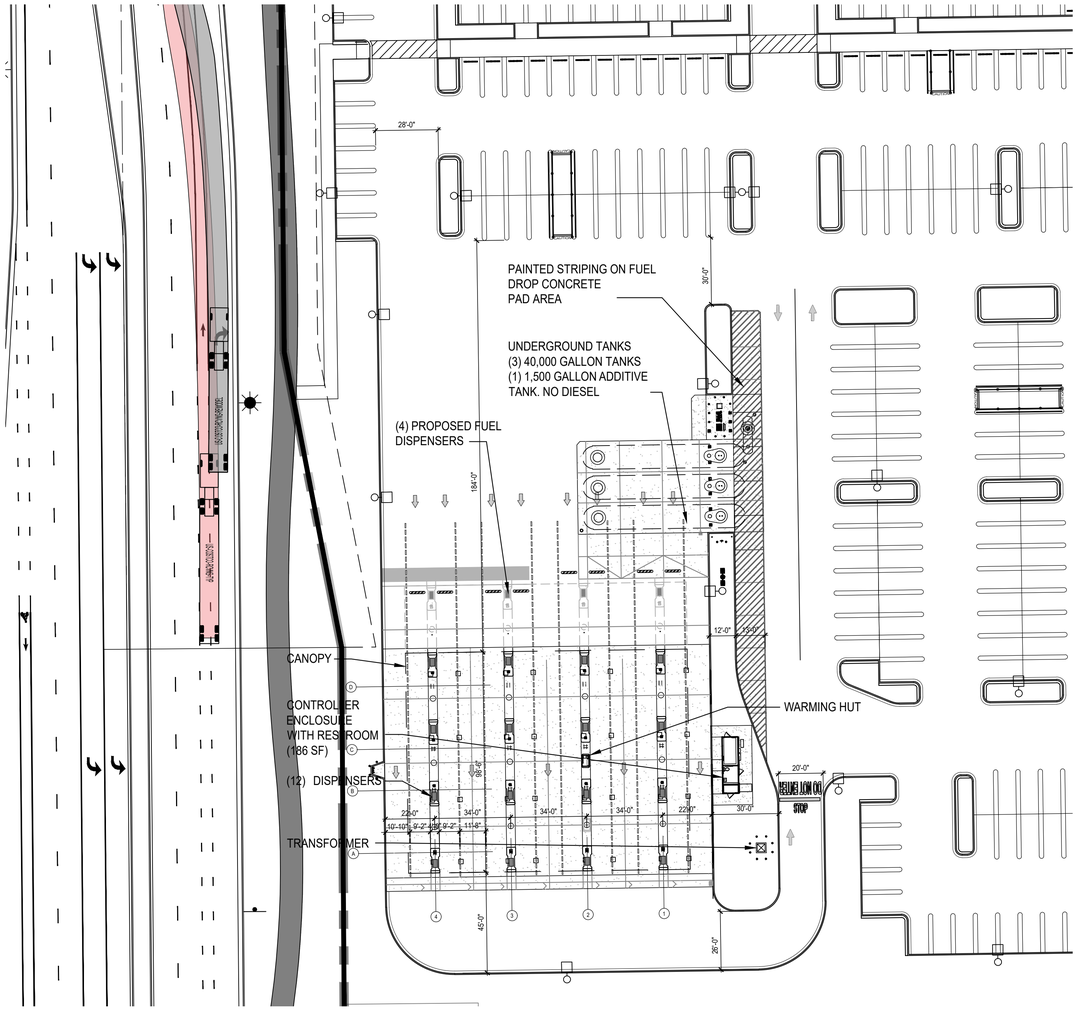
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Overall Site Plan_Costco.dwg

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

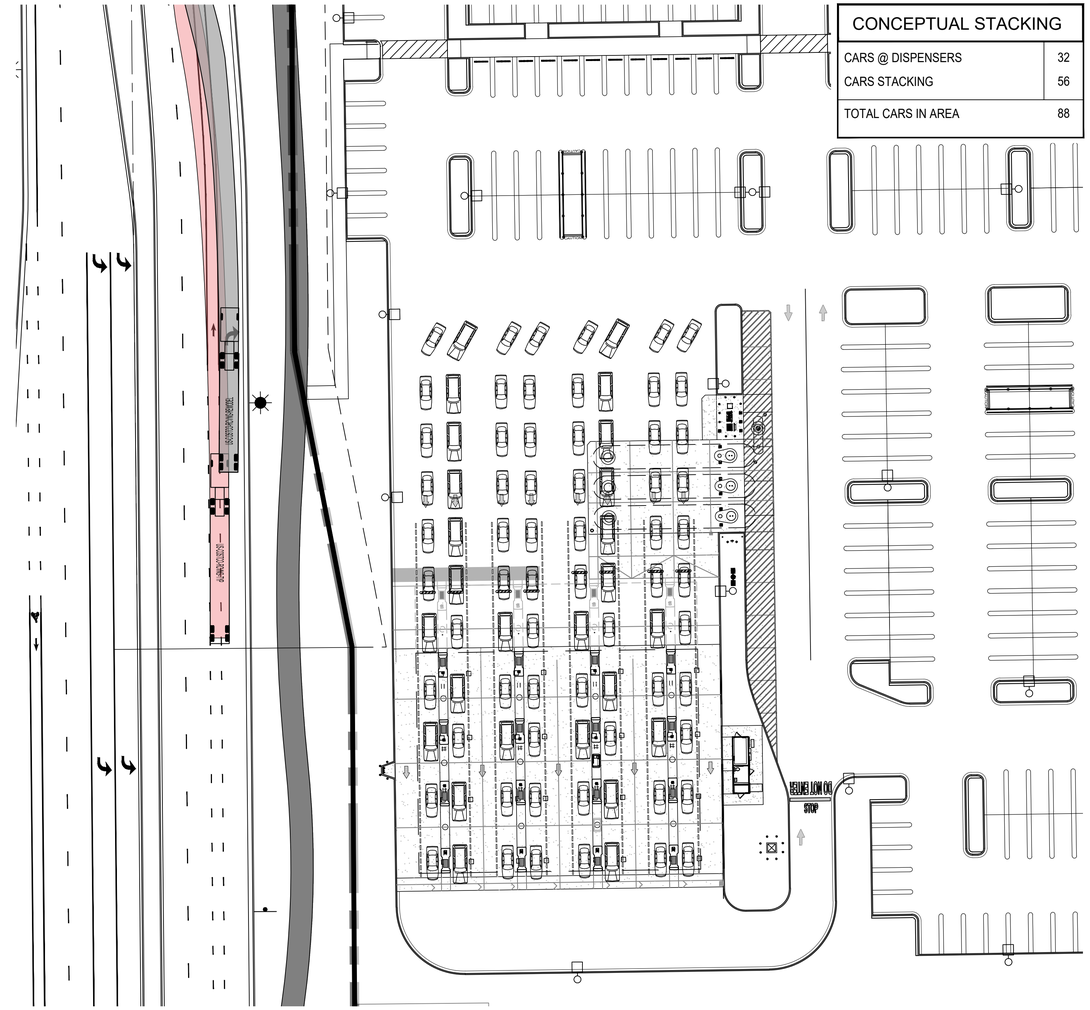
COSTCO

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



CONCEPTUAL STACKING	
CARS @ DISPENSERS	32
CARS STACKING	56
TOTAL CARS IN AREA	88

STACKING PLAN

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
FUEL STATION AND STACKING PLAN

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

SDP NO.
23-0020

SHEET
5 OF 31

2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg

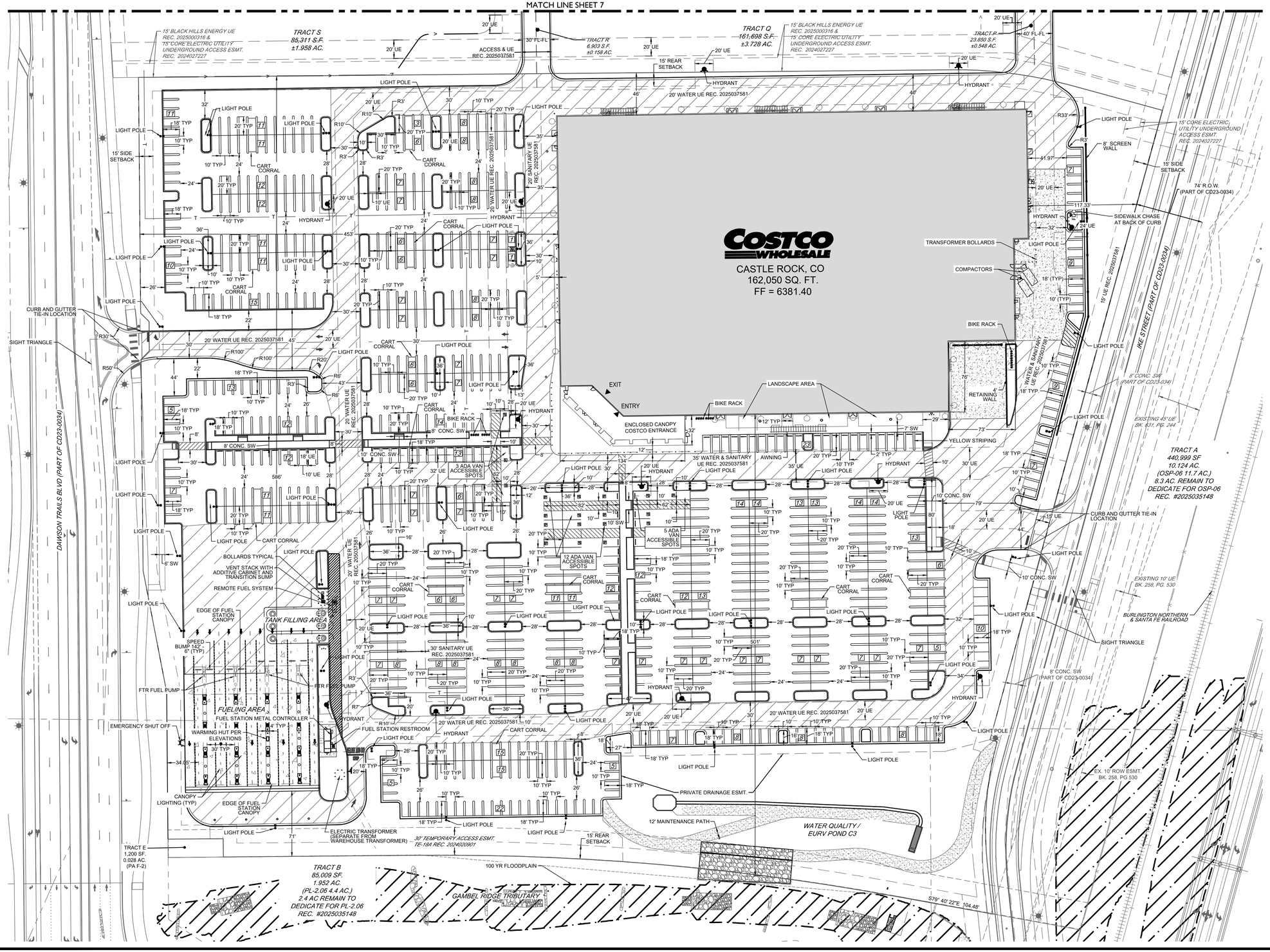
SITE DEVELOPMENT PLAN

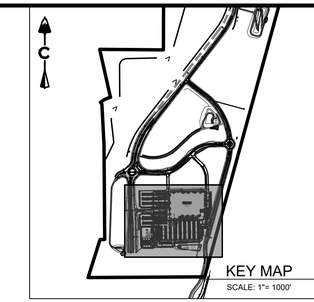
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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 7





0 50' 100'
1 inch = 50 ft.

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

EXISTING	PROPOSED	
		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
		FIRE LANE
		CONCRETE
		HEAVY DUTY PAVEMENT

* THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.

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
FTR	FUTURE
UE	UTILITY EASEMENT
LP	LOW POINTS
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

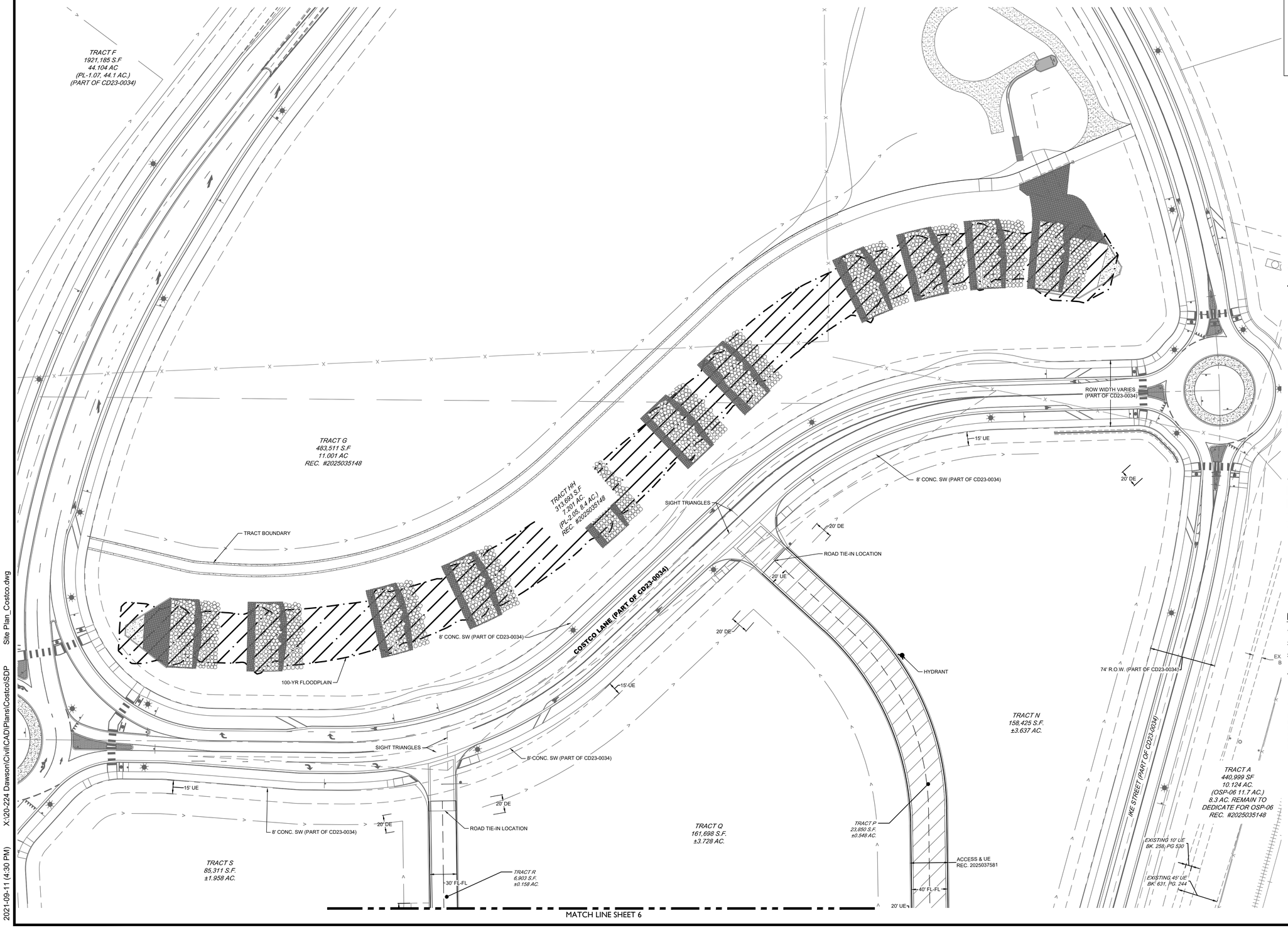
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Site Plan_Costco.dwg

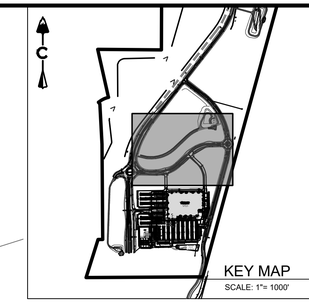
SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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
SCALE: 1"= 1000'

C

0 50' 100'
1 inch = 50 ft.

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

EXISTING	PROPOSED	
		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
- FIRE LANE
- CONCRETE
- HEAVY DUTY PAVEMENT

* THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.

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
FTR	FUTURE
UE	UTILITY EASEMENT
LP	LOW POINTS
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Site Plan_Costco.dwg

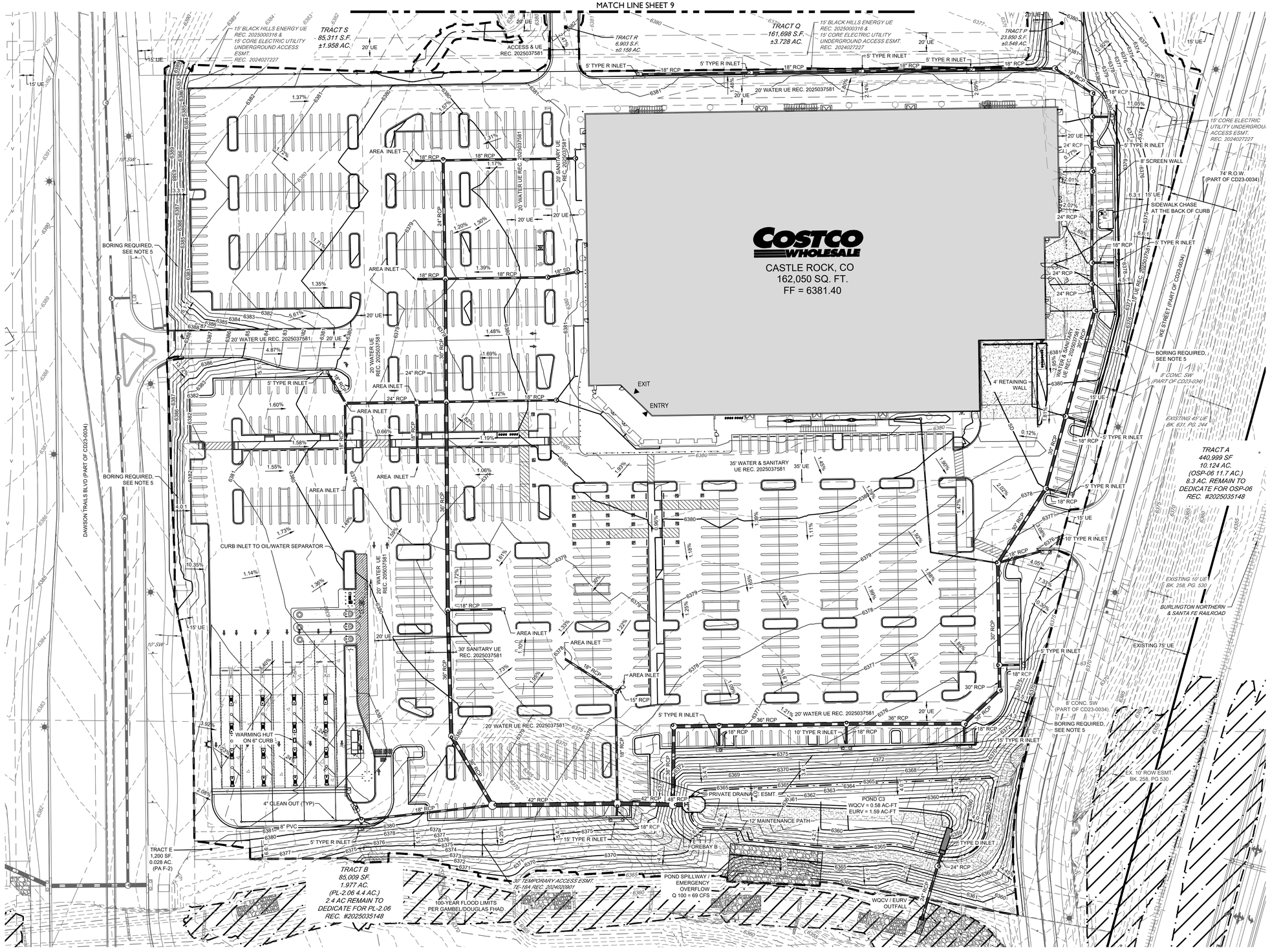
SITE DEVELOPMENT PLAN

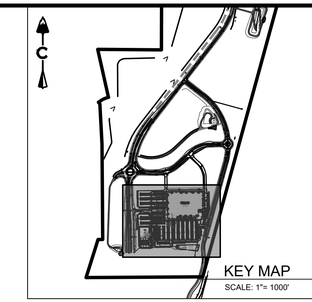
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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





0 50' 100'
1 inch = 50 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- 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
		RIPRAP
		DRAINAGE SWALE
		FIRE HYDRANTS
		BOLLARD

NOTES:

1. 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.
2. DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 08035C0284G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
3. 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.
4. MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJECENT 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.
5. IN DRY UTILITY EASEMENT AREAS WITH SLOPES EXCEEDING 15%, HORIZONTAL BORING OF ELECTRIC, TELECOMM AND GAS LINES MAY BE REQUIRED.

ABBREVIATIONS:

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

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

SHEET
8 OF 31

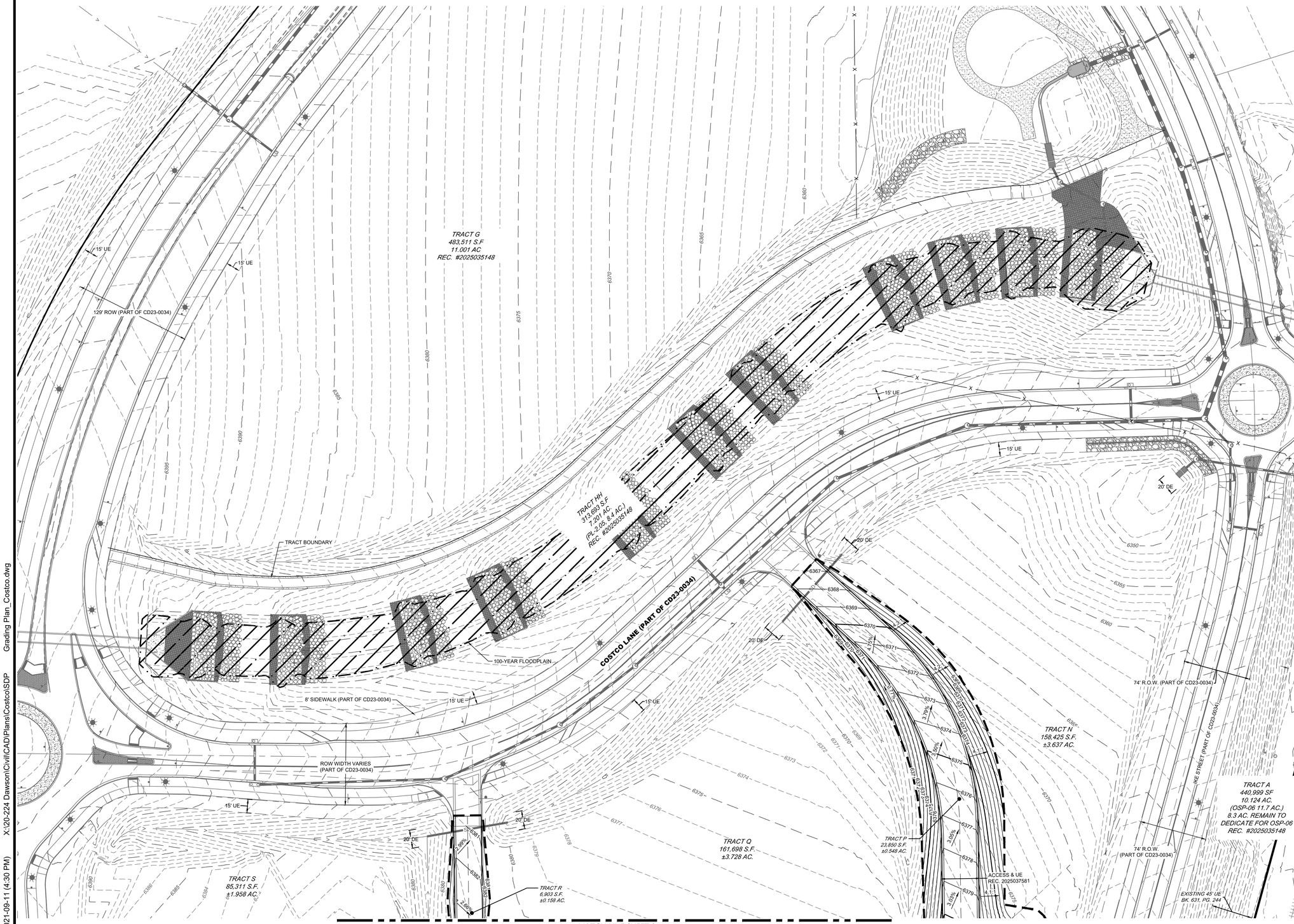
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Grading Plan_Costco.dwg

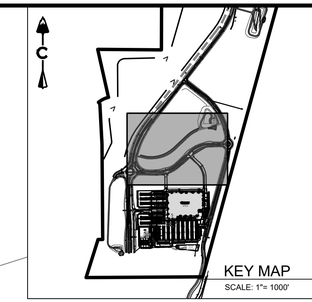
SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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





0 50' 100'
1 inch = 50 ft.

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
- RIPRAP
- DRAINAGE SWALE
- FIRE HYDRANTS
- BOLLARD

NOTES:

1. 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.
2. DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 08035C0284G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
3. 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.
4. MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJECENT 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.
5. IN DRY UTILITY EASEMENT AREAS WITH SLOPES EXCEEDING 15%, HORIZONTAL BORING OF ELECTRIC, TELECOMM AND GAS LINES MAY BE REQUIRED.

ABBREVIATIONS:

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

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

SDP NO.
23-0020

2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Grading Plan_Costco.dwg

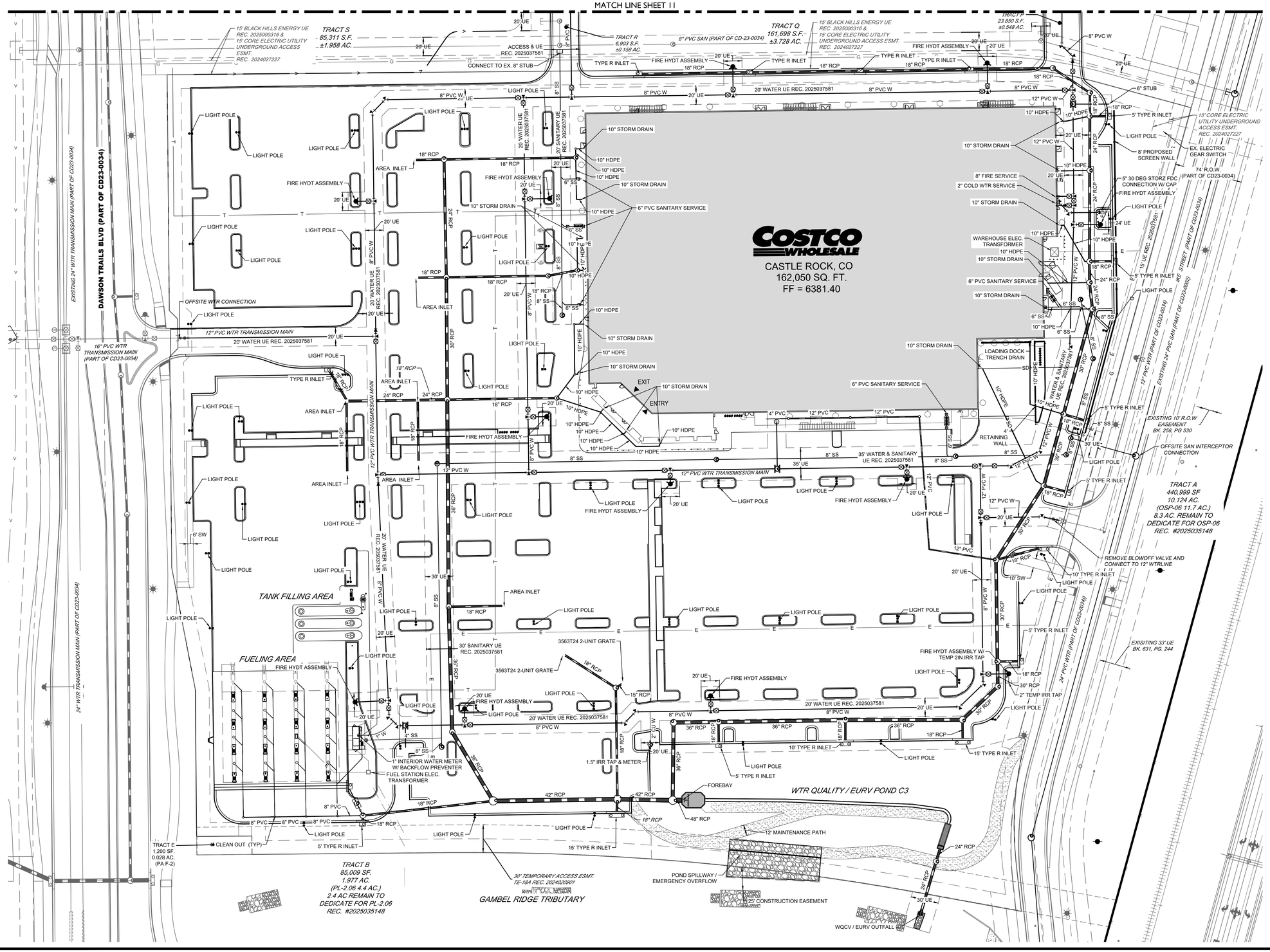
SITE DEVELOPMENT PLAN

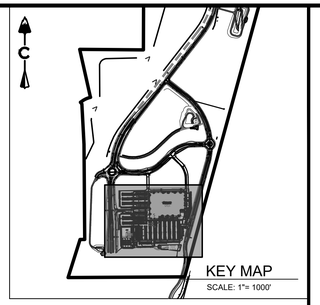
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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





0 50' 100'
1 inch = 50 ft.

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
- IRR — EXISTING IRRIGATION & STUB OUT
- EXISTING STORM & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- IRR — FUTURE IRRIGATION & STUB OUT
- SS — FUTURE SANITARY & STUB OUT
- FUTURE STORM & STUB OUT
- W — FUTURE WATER & STUB OUT
- I — IRRIGATION SERVICE
- S — SANITARY SERVICE
- W — WATER SERVICE

EXISTING / 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
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- OH — 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

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

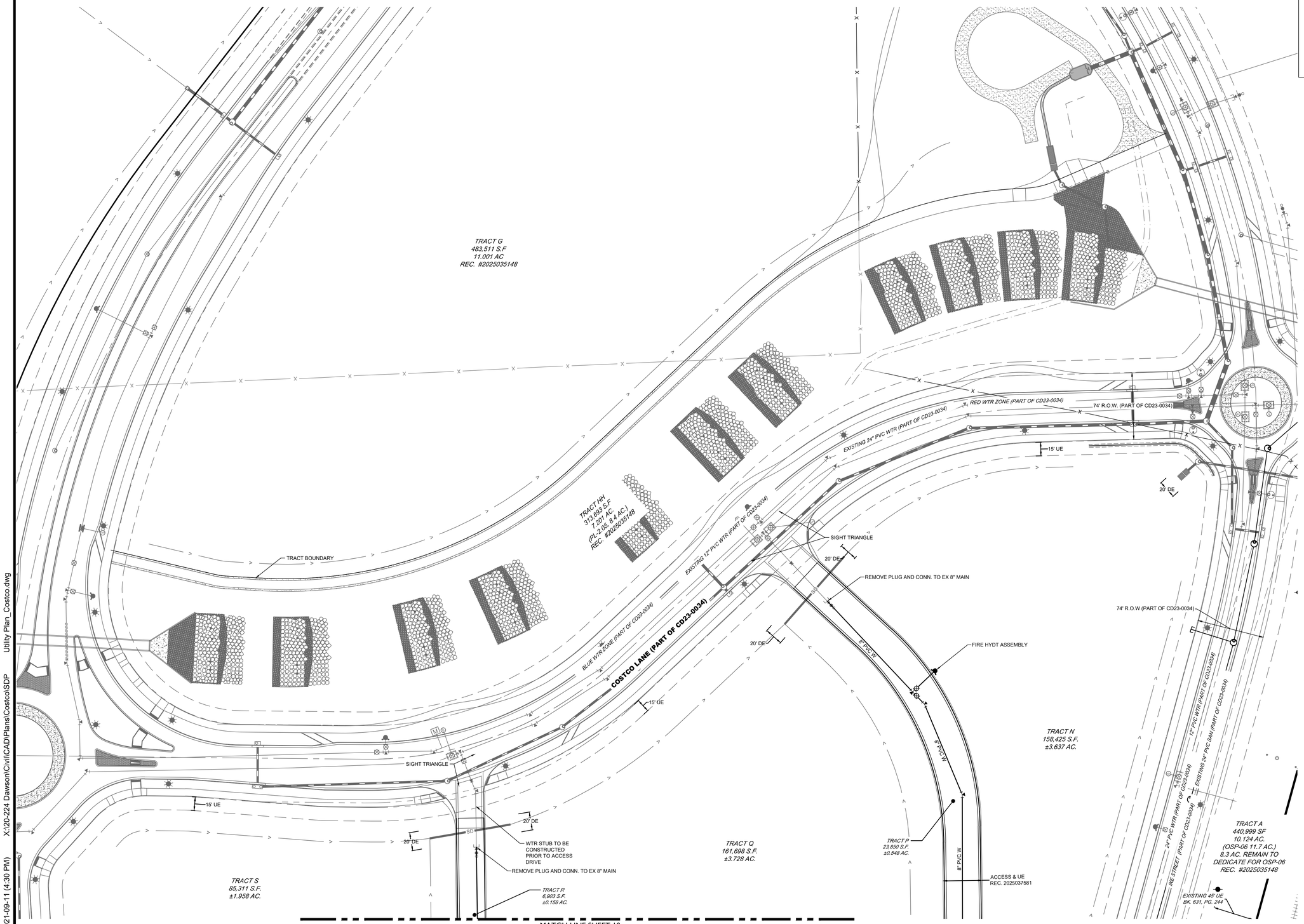
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Utility Plan_Costco.dwg

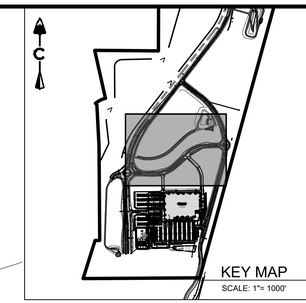
SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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





C

0 50' 100'

1 inch = 50 ft.

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
- IRR — EXISTING IRRIGATION & STUB OUT
- EXISTING STORM & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- IRR — FUTURE IRRIGATION & STUB OUT
- SS — FUTURE SANITARY & STUB OUT
- FUTURE STORM & STUB OUT
- W — FUTURE WATER & STUB OUT
- I — IRRIGATION SERVICE
- S — SANITARY SERVICE
- W — WATER SERVICE

EXISTING 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
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- OH — 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

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

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

DESIGNED BY: LC
DRAWN BY: JP
CHECKED BY: TW

SDP NO.
23-0020

SHEET
11 OF 31

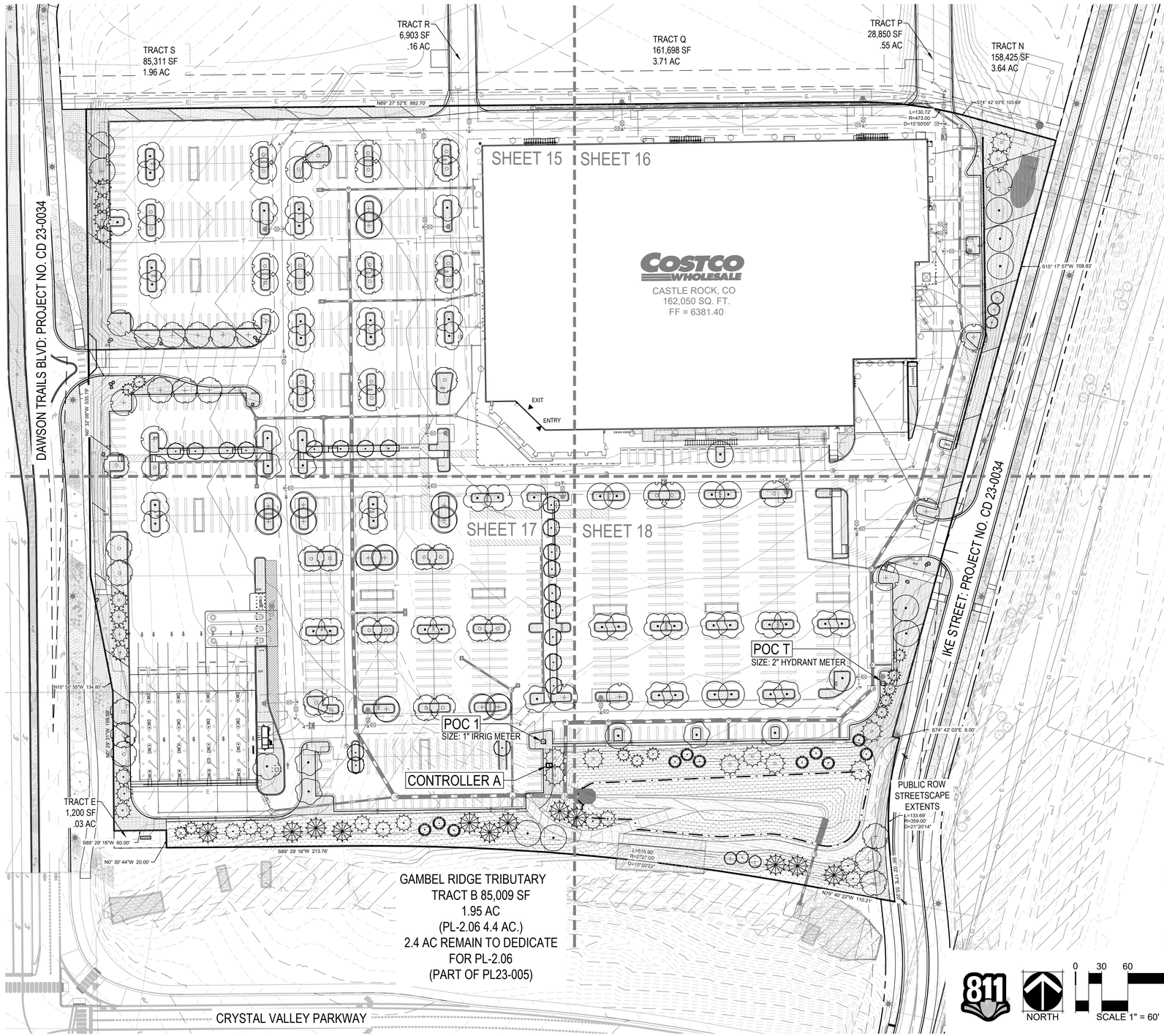
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Utility Plan_Costco.dwg

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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



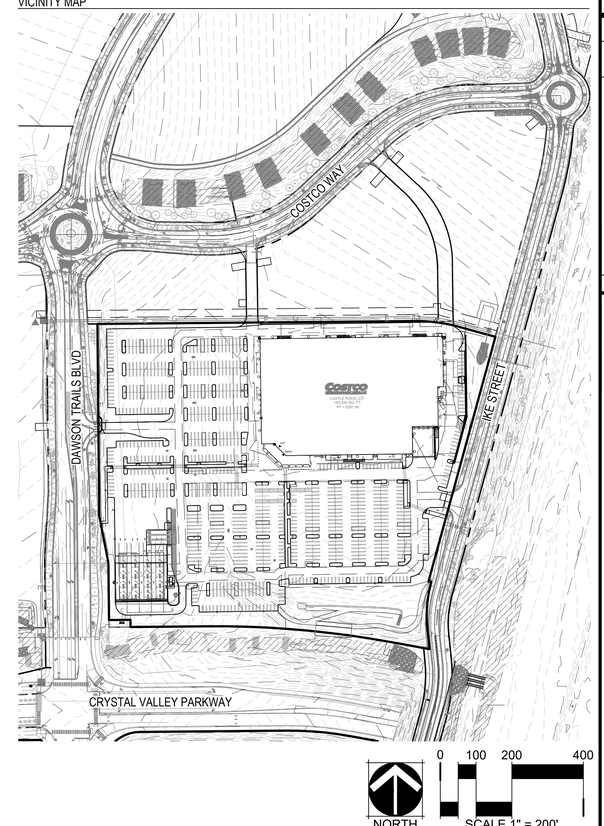
LEGEND:

- 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) IRRIGATION: INLINE DRIP
- TEMPORARILY IRRIGATED NATIVE SEED (HYDROZONE: 1) IRRIGATION: 12" POP-UP ROTORS
- DECIDUOUS SHADE TREES (HYDROZONE: 2-4) IRRIGATION: INLINE DRIP
- ORNAMENTAL TREES (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- EVERGREEN TREES (HYDROZONE: 1-4) IRRIGATION: INLINE DRIP

VICINITY MAP



HYDROZONE PLAN
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
12 OF 31

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

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1
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: 12/10/25

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	234	343	768	4 CU.YDS PER 1000 SQ.FT.
PARKING	312,913	31,291 (10%)	35,339 (11.3%)	0	0	63	145	125	276	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)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
DRIP	SHRUB BED	2.0	in./mo.	LOW	95%	98,868	2.0	103,768	1.91
DRIP	TREES IN NATIVE *	2.0	in./mo.	LOW	5%	4,900	2.0	103,768	0.09
TOTALS					100.00%	103,768			2.0
							TOTAL OF THE CLWUR		2.0

* TREES IN NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

LANDSCAPE SUMMARY TABLE

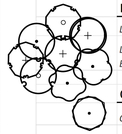
COSTCO - STREETSCAPE*

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
Ike Street	188	5	0	5	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.
* Public streetscape ROW is on Ike Street south of the east entrance where sidewalk is attached, adjacent to Costco property. See overall landscape plan on Sheet 12 for extents.

SITE DEVELOPMENT PLAN PLANT SCHEDULE

SYMBOL LEGEND



	HYDROZONE		QUANTITY	
DECIDUOUS SHADE TREES	HYDROZONE	LOW/MOD	QUANTITY	130
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				
ORNIMENTAL TREES	HYDROZONE	LOW	QUANTITY	20
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW/MOD	QUANTITY	72
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	LOW/VERY LOW	QUANTITY	632
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	LOW/VERY LOW	QUANTITY	155
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	LOW/VERY LOW	QUANTITY	204
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	N/A	AREA	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	LOW	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.*

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.
10. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
11. 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.
12. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
13. 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.
14. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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 OTHE PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

1. 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
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO. 23-0020

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

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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

CODE	DESCRIPTION	QTY	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
LANDSCAPE MATERIAL SCHEDULE									
M-01	COBBLE - A	70,924 SF	1 1/2" PIONEER BLUE	SITE ONE OR APPROVED EQUAL	SITEONE.COM	PIONEER BLUE	1 1/2", MIN 3" DEPTH		
M-02	COBBLE - B	27,944 SF	2"-4" GREY ROSE COBBLE	SITE ONE OR APPROVED EQUAL	SITEONE.COM	GREY ROSE	2- 4" LANDSCAPE ROCK MIN. 3" DEPTH		
M-05	STEEL EDGING	1,840 LF	ROLLED TOP STEEL EDGING	DIRECT LANDSCAPE OR APPROVED EQUAL		BLACK	3/16" X 4" X 16"	4 / SHEET 19	INSTALL PER MANUFACTURER SPECIFICATIONS
M-12	BOULDER - 2'	7	BRECKEN GOLD LANDSCAPE BOULDER	SITE ONE OR APPROVED EQUAL	SITEONE.COM	TAN	24" - 32" DIAMETER X 18" MINIMUM DEPTH	5/SHEET 19	
M-13	BOULDER - 3'	9	BRECKEN GOLD LANDSCAPE BOULDER	SITE ONE OR APPROVED EQUAL	SITEONE.COM	TAN	32" - 42" DIAMETER X 24" MINIMUM DEPTH	5 / SHEET 19	
M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS								
M-26	CMU RETAINING WALL - 4', BY OTHERS								
CODE	DESCRIPTION	QTY	DETAIL						
KEY NOTES									
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

LANDSCAPE NOTES

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

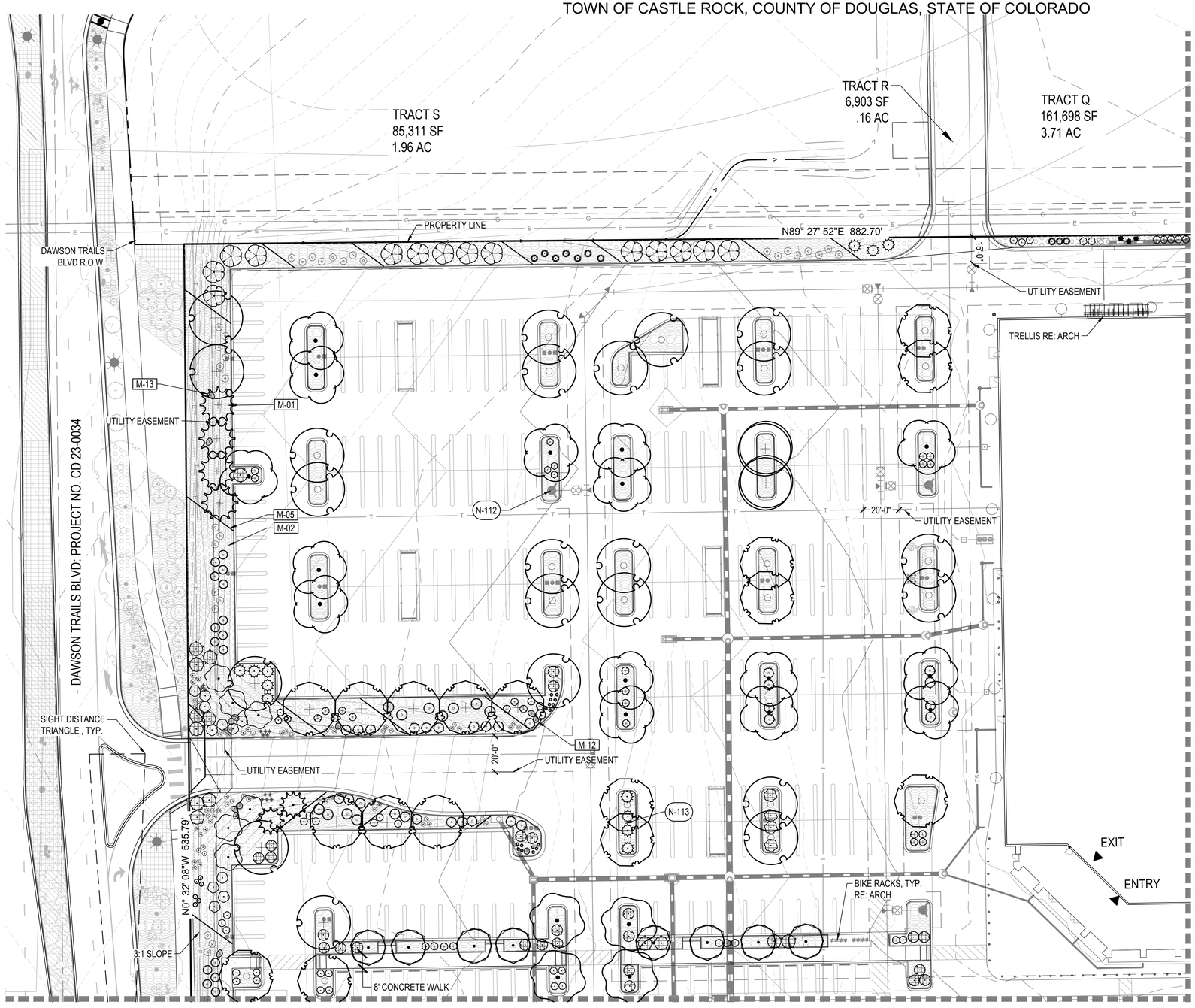
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

SITE DEVELOPMENT PLAN

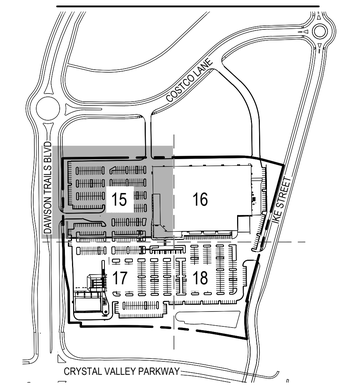
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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:

- DECIDUOUS SHADE TREES (HYDROZONE: 2-4) IRRIGATION: INLINE DRIP
- ORNAMENTAL TREES (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- EVERGREEN TREES (HYDROZONE: 1-4) IRRIGATION: INLINE DRIP
- DECIDUOUS SHRUBS (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- EVERGREEN SHRUBS (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- ORNAMENTAL GRASSES (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- PERENNIALS (HYDROZONE: 1-2) IRRIGATION: INLINE DRIP

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	COBBLE - A
	M-02	COBBLE - B
	M-05	STEEL EDGING
	M-12	BOULDER - 2'
	M-13	BOULDER - 3'
	M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
	M-26	CMU RETAINING WALL - 4', BY OTHERS
KEY NOTES		
	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

811

NORTH

0 15 30 60
SCALE 1" = 30'

LANDSCAPE PLAN
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	TW
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
15 OF 31

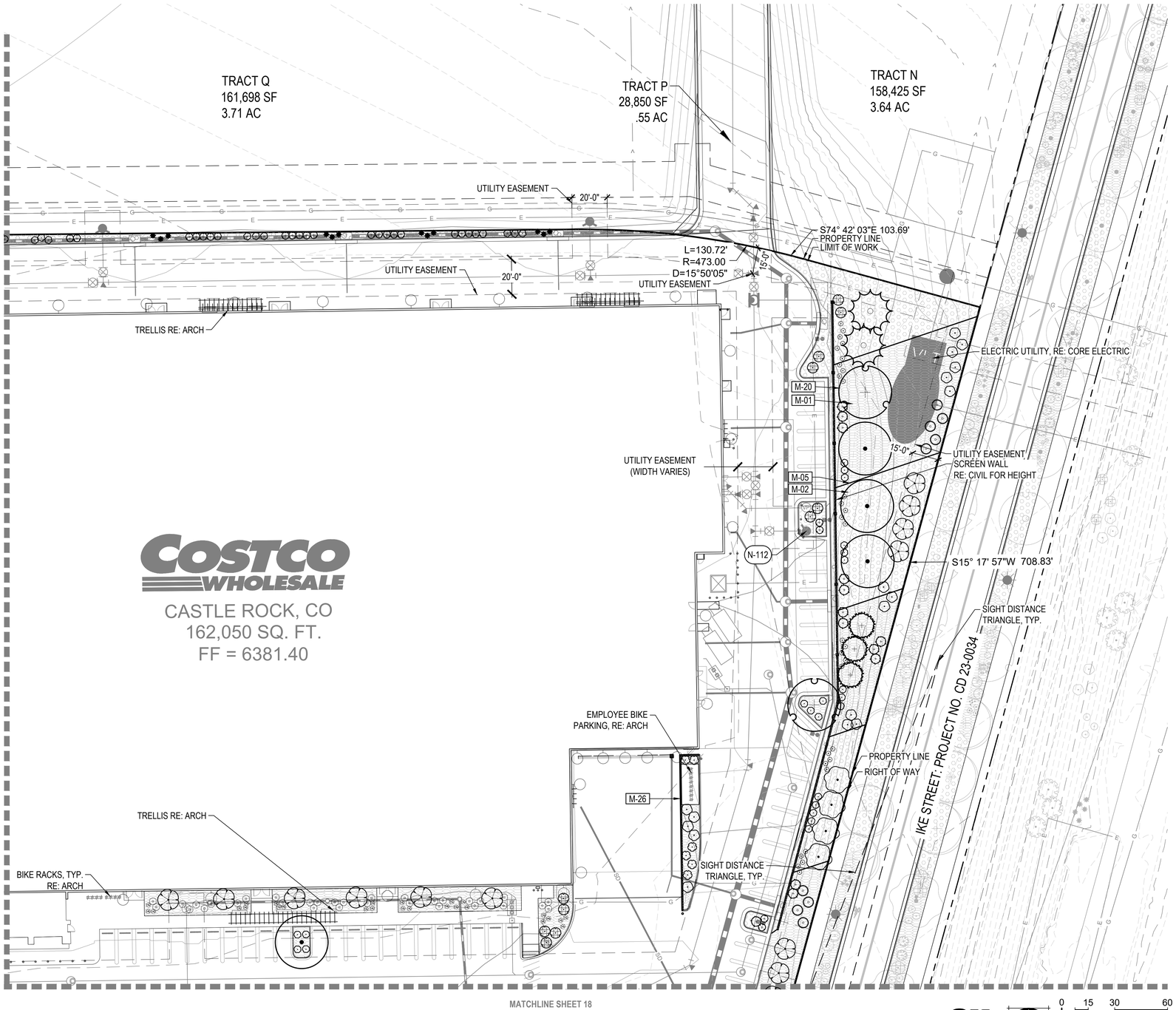
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

SITE DEVELOPMENT PLAN

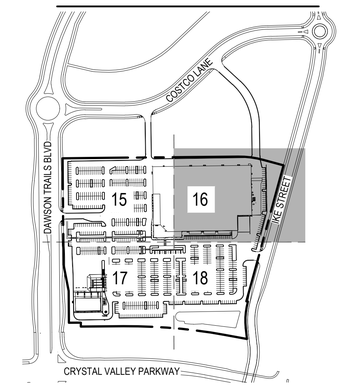
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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:

- DECIDUOUS SHADE TREES (HYDROZONE: 2-4) IRRIGATION: INLINE DRIP
- ORNAMENTAL TREES (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- EVERGREEN TREES (HYDROZONE: 1-4) IRRIGATION: INLINE DRIP
- DECIDUOUS SHRUBS (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- EVERGREEN SHRUBS (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- ORNAMENTAL GRASSES (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- PERENNIALS (HYDROZONE: 1-2) IRRIGATION: INLINE DRIP

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	COBBLE - A
	M-02	COBBLE - B
	M-05	STEEL EDGING
	M-12	BOULDER - 2'
	M-13	BOULDER - 3'
	M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
	M-26	CMU RETAINING WALL - 4', BY OTHERS
KEY NOTES		
	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

811

NORTH

0 15 30 60
SCALE 1" = 30'

LANDSCAPE PLAN
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
16 OF 31

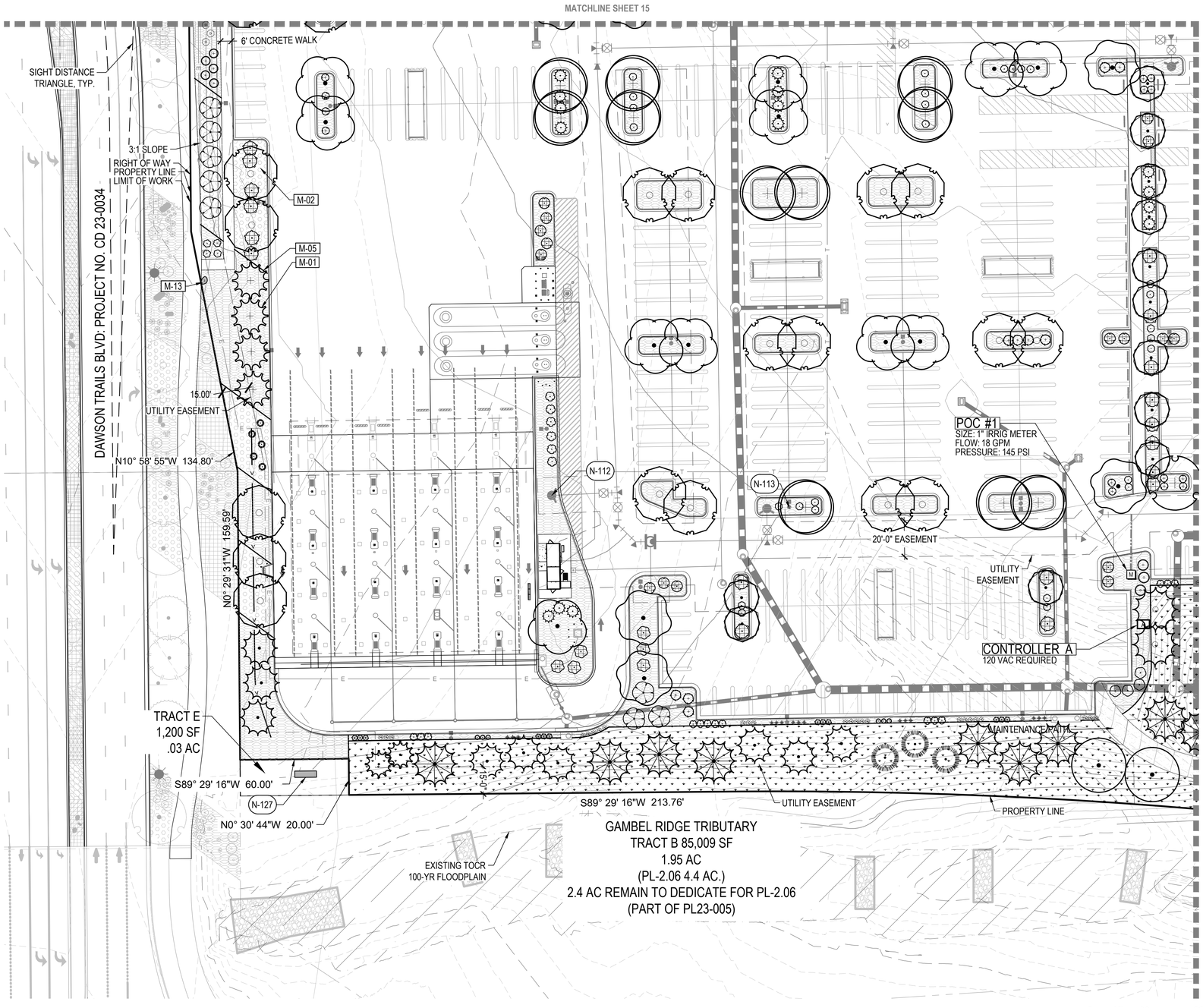
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

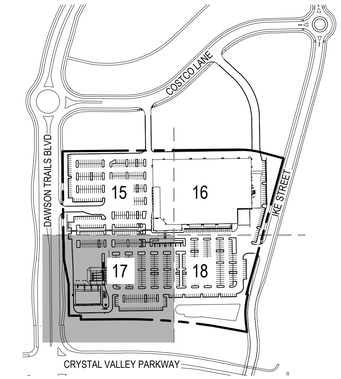
SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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:

- DECIDUOUS SHADE TREES (HYDROZONE: 2-4) IRRIGATION: INLINE DRIP
- ORNAMENTAL TREES (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- EVERGREEN TREES (HYDROZONE: 1-4) IRRIGATION: INLINE DRIP
- DECIDUOUS SHRUBS (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- EVERGREEN SHRUBS (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- ORNAMENTAL GRASSES (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- PERENNIALS (HYDROZONE: 1-2) IRRIGATION: INLINE DRIP

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	COBBLE - A
	M-02	COBBLE - B
	M-05	STEEL EDGING
	M-12	BOULDER - 2'
	M-13	BOULDER - 3'
	M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
	M-26	CMU RETAINING WALL - 4', BY OTHERS
KEY NOTES		
	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

811

NORTH

0 15 30 60
SCALE 1" = 30'

LANDSCAPE PLAN
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
17 OF 31

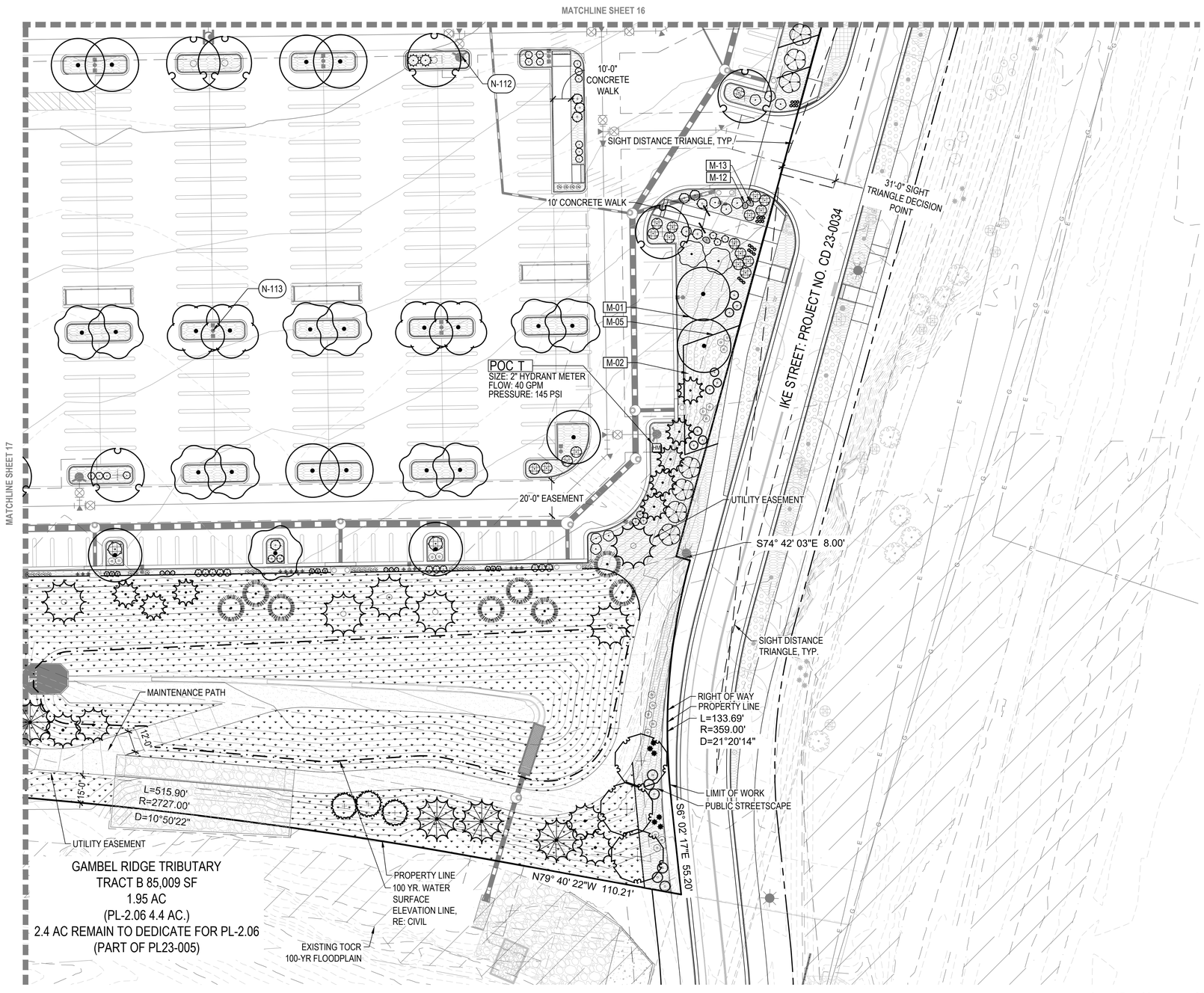
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

SITE DEVELOPMENT PLAN

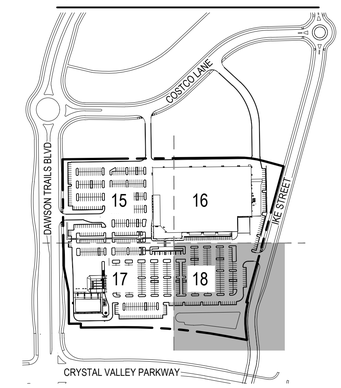
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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:

- DECIDUOUS SHADE TREES (HYDROZONE: 2-4) IRRIGATION: INLINE DRIP
- ORNAMENTAL TREES (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- EVERGREEN TREES (HYDROZONE: 1-4) IRRIGATION: INLINE DRIP
- DECIDUOUS SHRUBS (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- EVERGREEN SHRUBS (HYDROZONE: 2-3) IRRIGATION: INLINE DRIP
- ORNAMENTAL GRASSES (HYDROZONE: 1-3) IRRIGATION: INLINE DRIP
- PERENNIALS (HYDROZONE: 1-2) IRRIGATION: INLINE DRIP

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	COBBLE - A
	M-02	COBBLE - B
	M-05	STEEL EDGING
	M-12	BOULDER - 2'
	M-13	BOULDER - 3'
	M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
	M-26	CMU RETAINING WALL - 4', BY OTHERS
KEY NOTES		
	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

811

NORTH

0 15 30 60
SCALE 1" = 30'

LANDSCAPE PLAN
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
18 OF 31

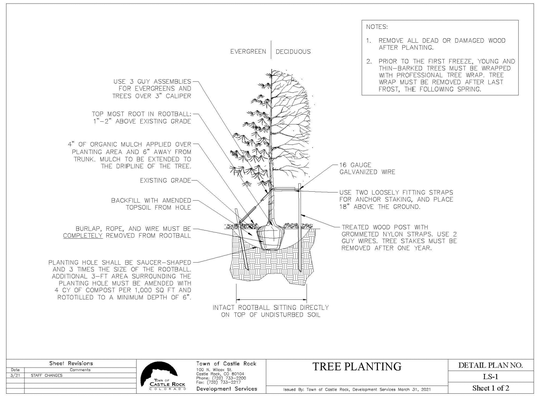
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

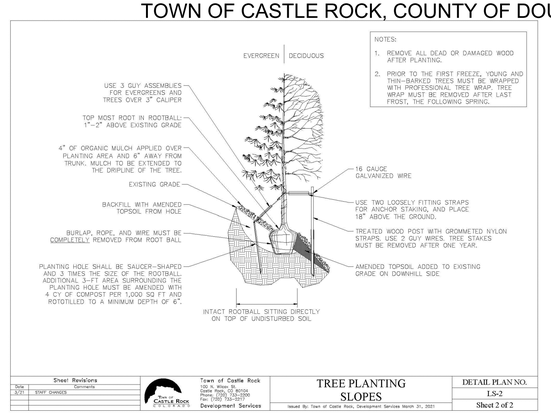
SITE DEVELOPMENT PLAN

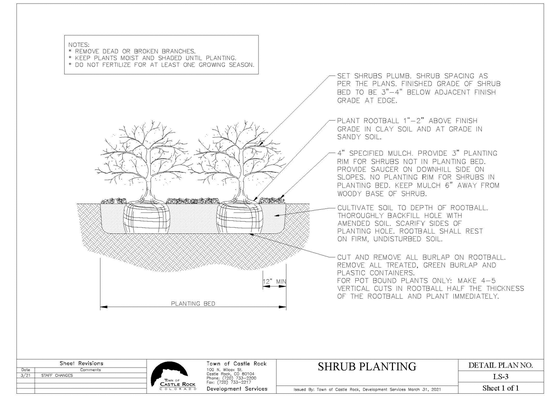
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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



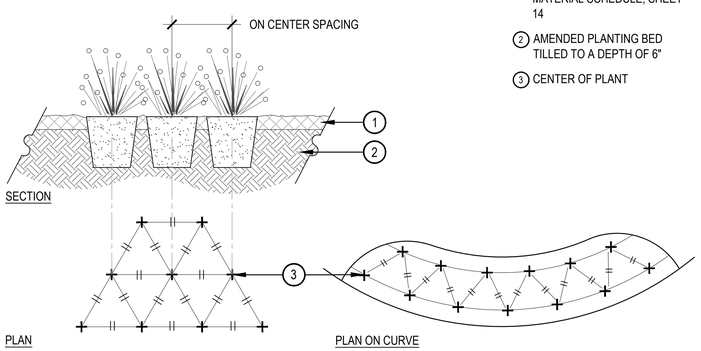




1 TREE PLANTING DETAIL

TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS

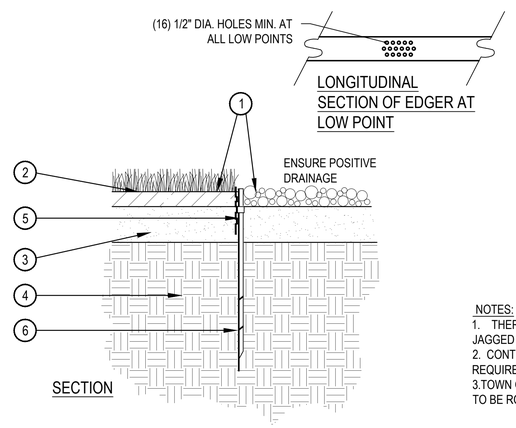


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 14
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3.TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED.

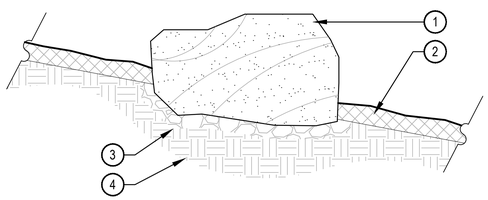
4 STEEL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET 14
2. SPECIFIED BED, NATIVE SEED OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
7	BOULDER - 2'	24 - 32" DIAMETER X 18" MINIMUM DEPTH
9	BOULDER - 3'	32 - 42" DIAMETER X 24" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. .
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

5 LANDSCAPE BOULDER

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

LANDSCAPE DETAILS
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
19 OF 31

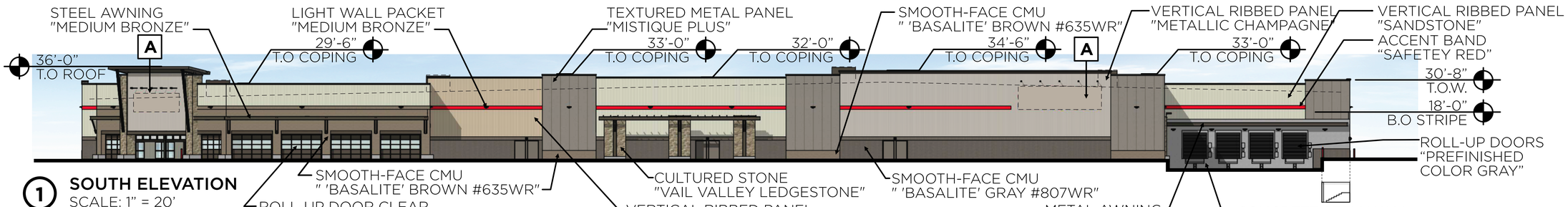
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Costco PLAN-DT-COSTCO-SDP.dwg

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

COSTCO

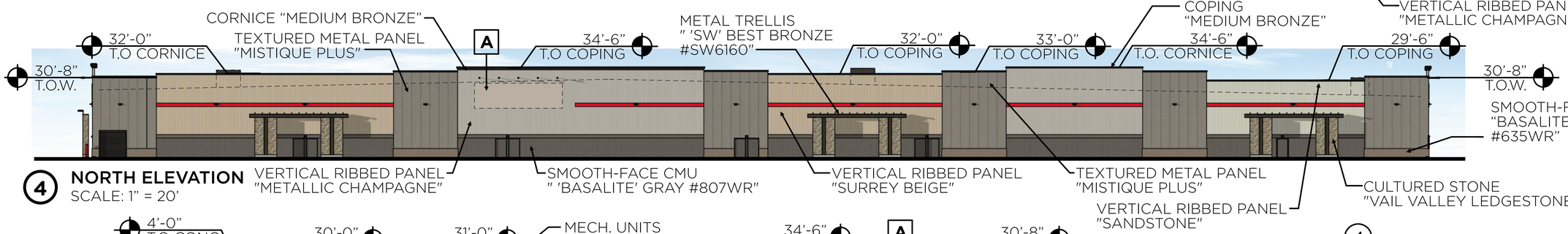
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



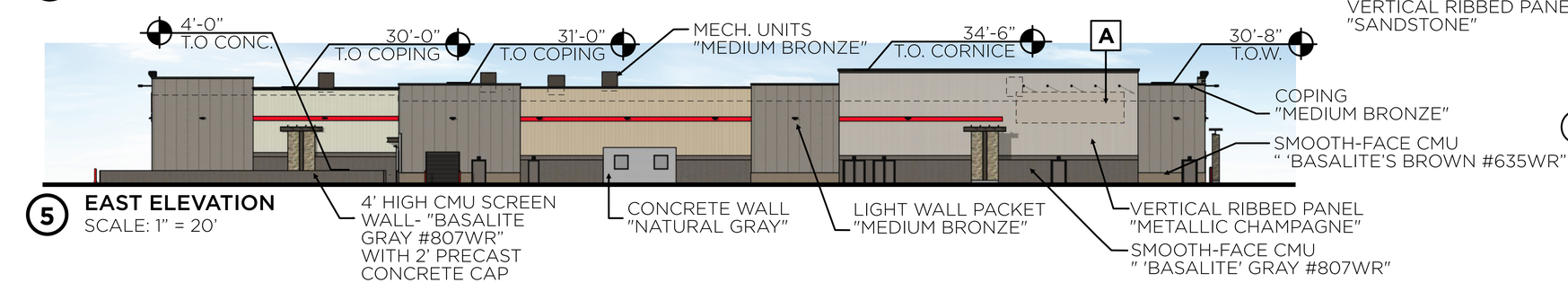
1 **SOUTH ELEVATION**
SCALE: 1" = 20'

2 **WEST ELEVATION**
SCALE: 1" = 20'

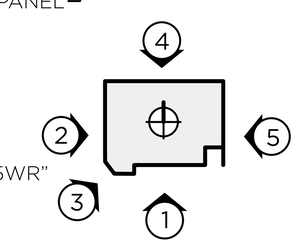
3 **ENTRY ELEVATION**
SCALE: 1" = 40'



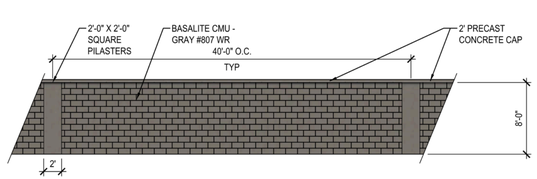
4 **NORTH ELEVATION**
SCALE: 1" = 20'



5 **EAST ELEVATION**
SCALE: 1" = 20'



A *PROPOSED SIGN LOCATION



6 **8'-0" SCREEN WALL COLORED ELEVATION**
SCALE: N/A

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

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

SDP NO.
23-0020

SHEET
20 OF 31

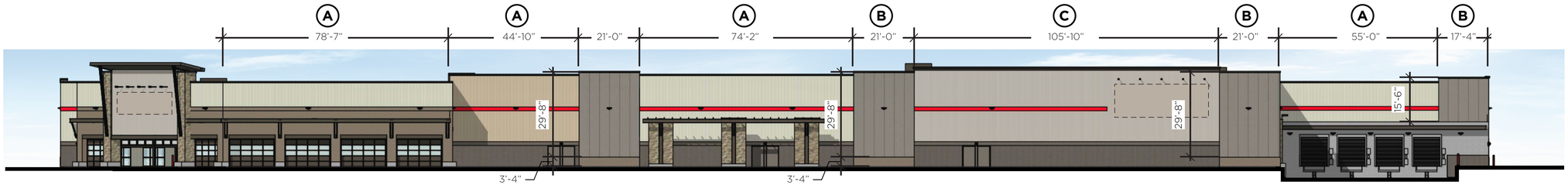
2021-09-11 (4:30 PM) P:\Costco\21121-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg

SITE DEVELOPMENT PLAN

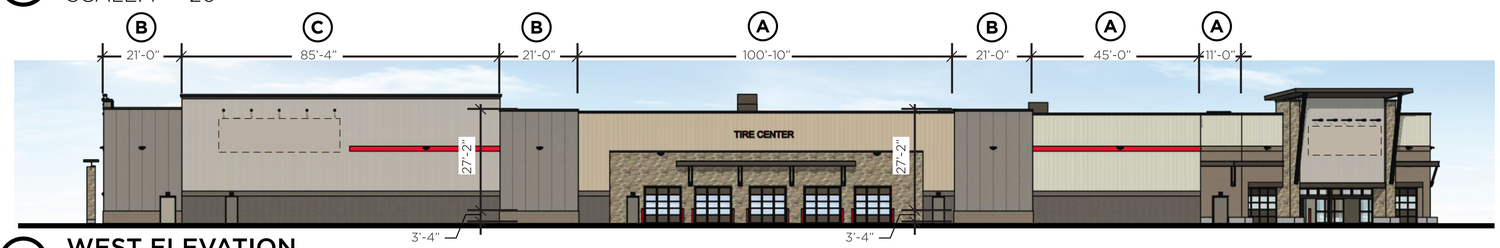
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

COSTCO

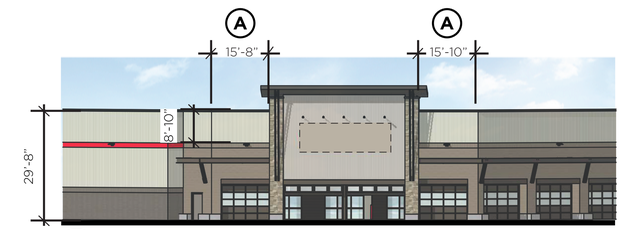
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



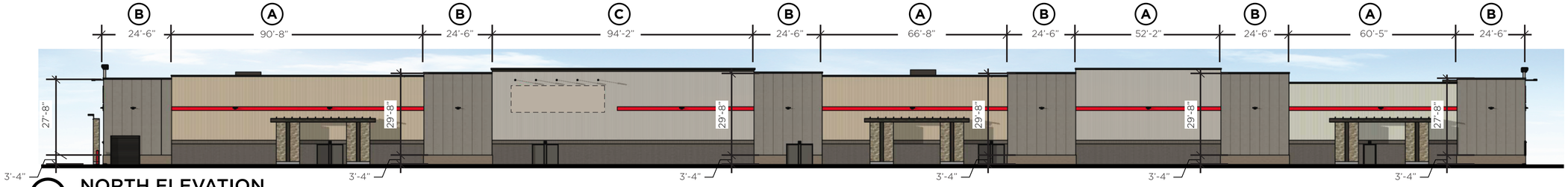
1 **SOUTH ELEVATION**
SCALE: 1" = 20'



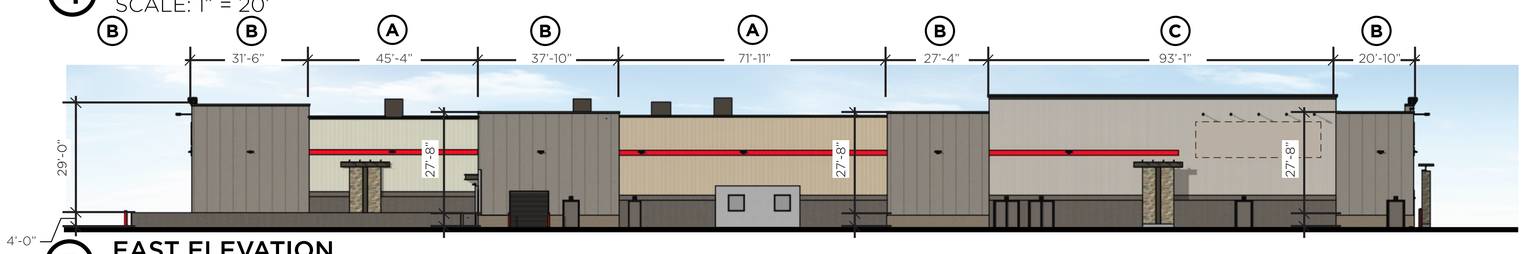
2 **WEST ELEVATION**
SCALE: 1" = 20'



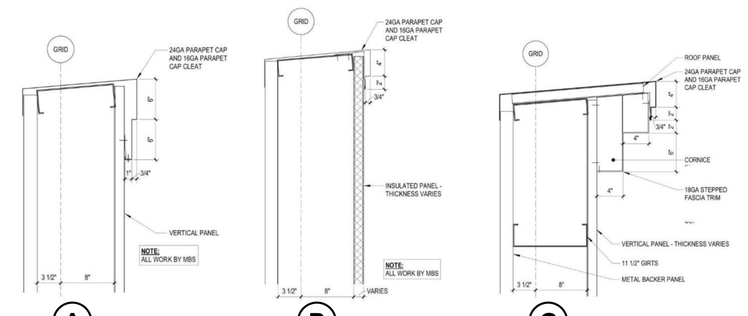
3 **ENTRY ELEVATION**
SCALE: 1" = 20'



4 **NORTH ELEVATION**
SCALE: 1" = 20'



5 **EAST ELEVATION**
SCALE: 1" = 20'



A
826'-1"
LINEAR FEET

B
407'-10"
LINEAR FEET

C
378'-5"
LINEAR FEET

TOTAL LINEAR FEET = 1,612'- 4"

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

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

SDP NO.
23-0020

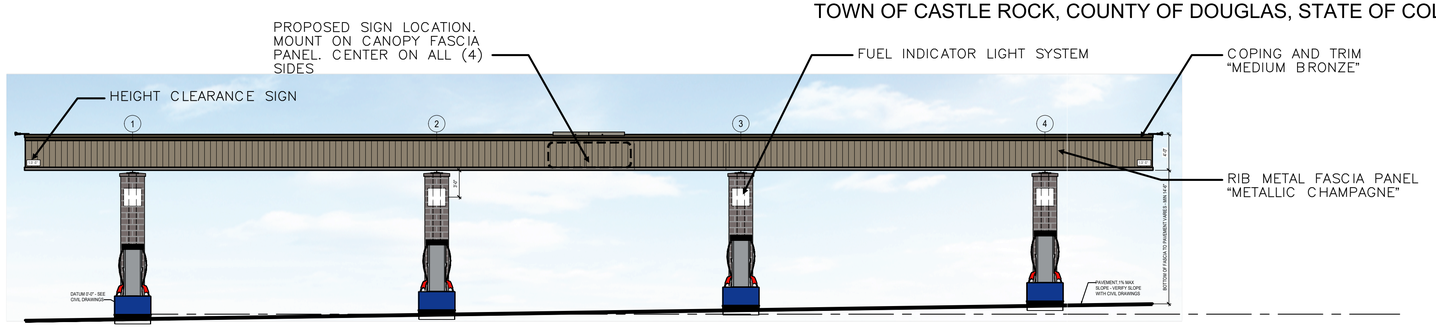
TLB-24X36-SDP_COSTCO-AMENDMENT.dwg
P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09
2021-09-11 (4:30 PM)

SITE DEVELOPMENT PLAN

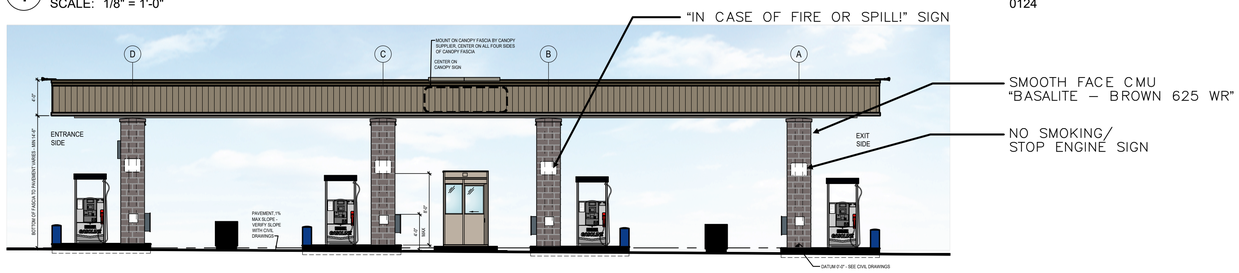
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

COSTCO

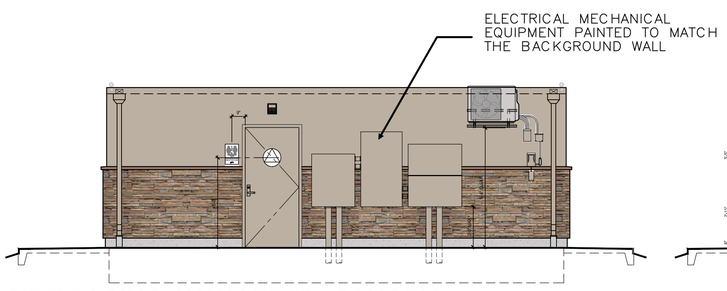
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



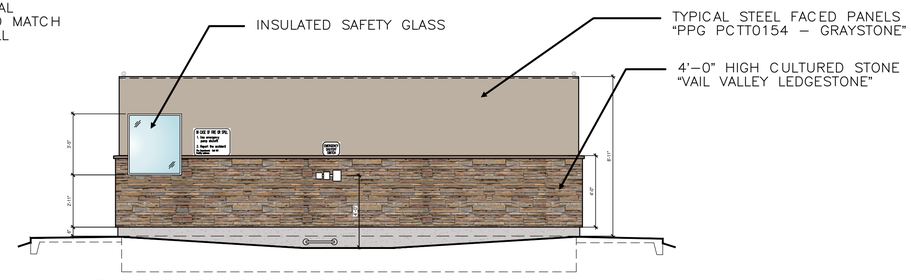
1 CANOPY AND DISPENSER ISLANDS (ENTRY ELEVATION)
SCALE: 1/8" = 1'-0" 0124



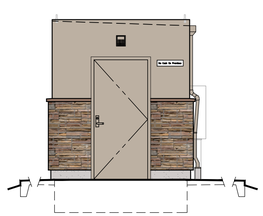
2 CANOPY AND DISPENSER ISLANDS (SIDE ELEVATION)
SCALE: 1/8" = 1'-0" 0124



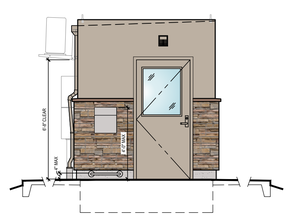
3 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0" 0725



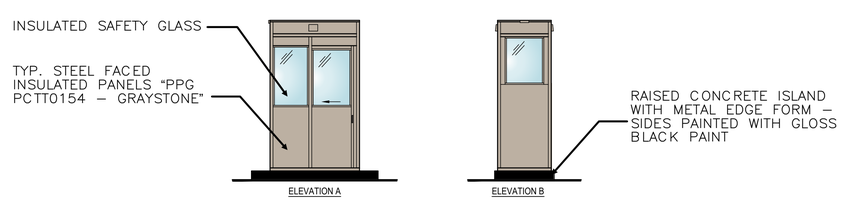
4 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0" 0725



5 STORAGE ENTRY
SCALE: 1/4" = 1'-0" 0725



6 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0" 0725



7 WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
FUEL ELEVATIONS

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

SDP NO. 23-0020

2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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 **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"

MATERIAL BOARD
SCALE:

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

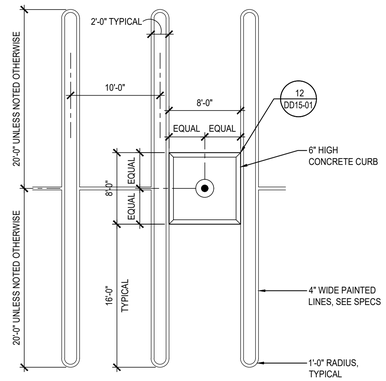
COSTCO
CASTLE ROCK, COLORADO
MATERIAL BOARD

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

SDP NO.
23-0020

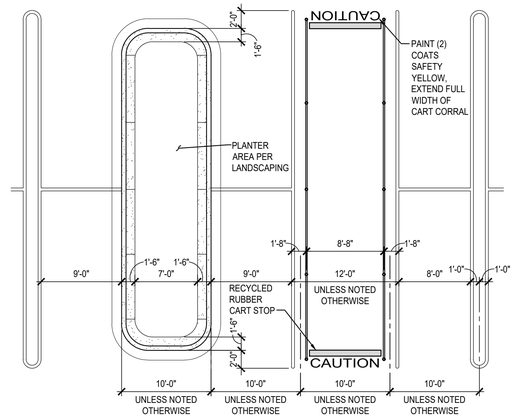
SHEET
23 OF 31

2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg



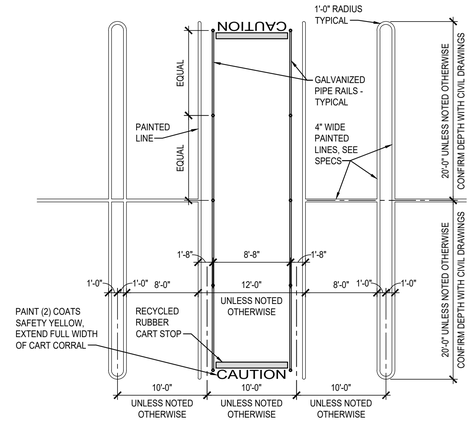
1 ISLAND AT LIGHT POLE BASE

SCALE: 1/8" = 1'-0" 1013



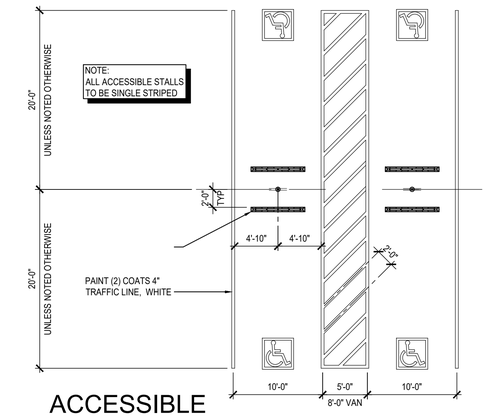
2 MIDDLE ISLAND AT CART CORRAL

SCALE: 1/8" = 1'-0" 0319



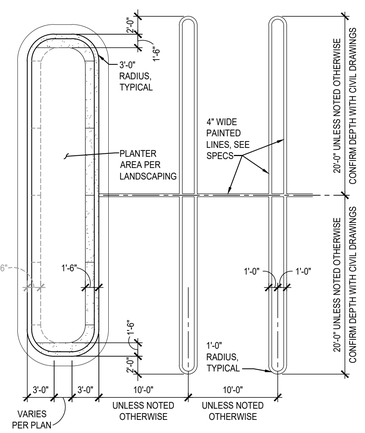
3 CART CORRAL AND TYPICAL PARKING STALL

SCALE: 1/8" = 1'-0" 0917



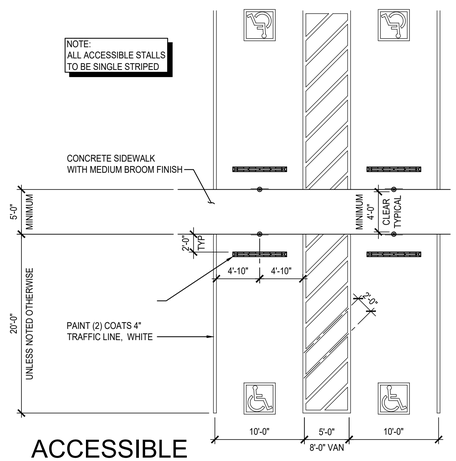
4 ACCESSIBLE PARKING STALLS - HEAD TO HEAD

SCALE: 1/8" = 1'-0" 0320



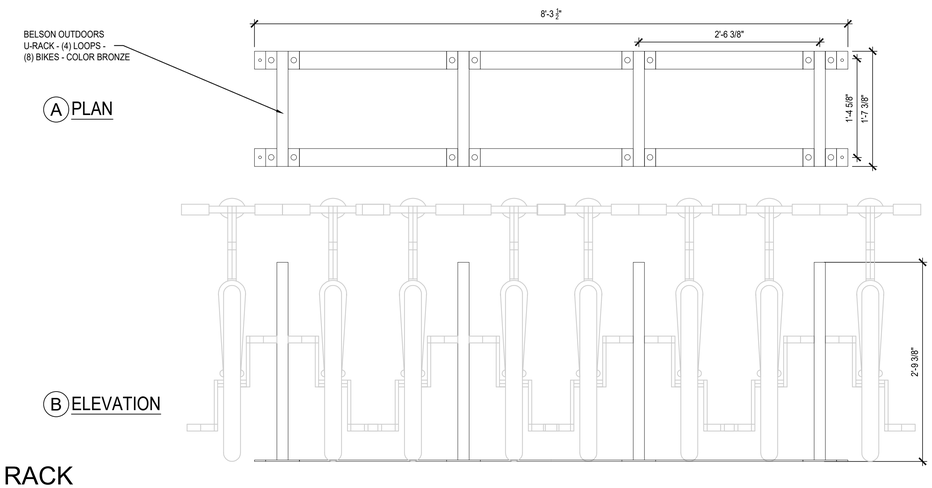
6 END ISLAND CURBS

SCALE: 1/8" = 1'-0" 0319



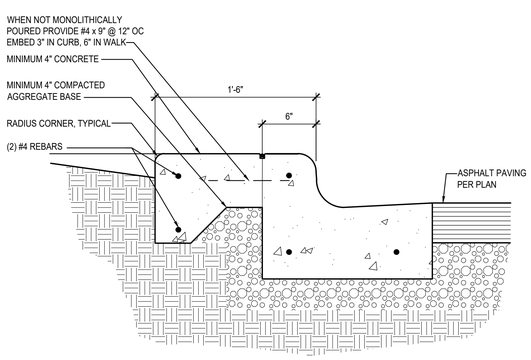
7 ACCESSIBLE PARKING STALLS WITH WALK

SCALE: 1/8" = 1'-0" 0320



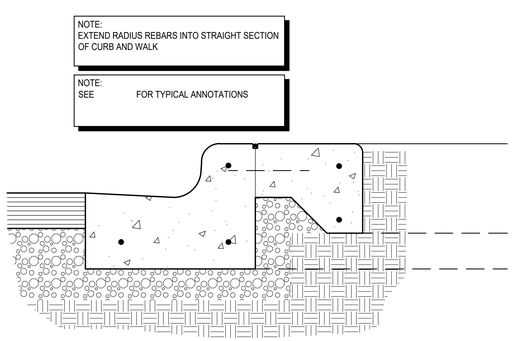
8 BIKE RACK

SCALE: 1" = 1'-0" 1019



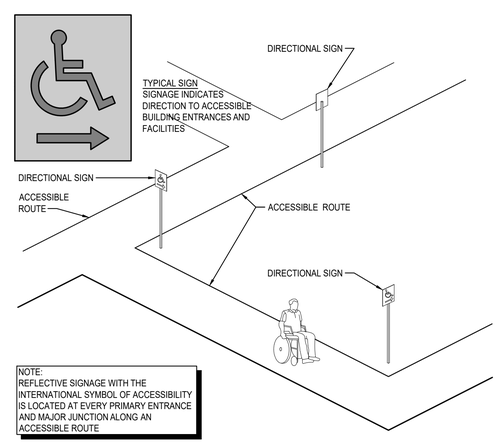
11 CURB AND GUTTER AT ISLAND WALK

SCALE: 1-1/2" = 1'-0" 0919



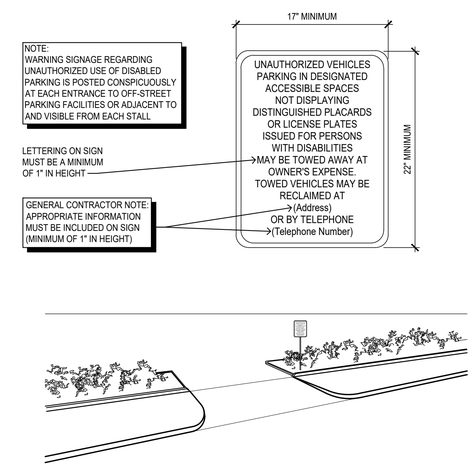
12 CURB AND GUTTER AT ISLAND END

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

SITE DETAILS

SCALE: VARIES

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.770.7201 FAX
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
SITE DETAILS

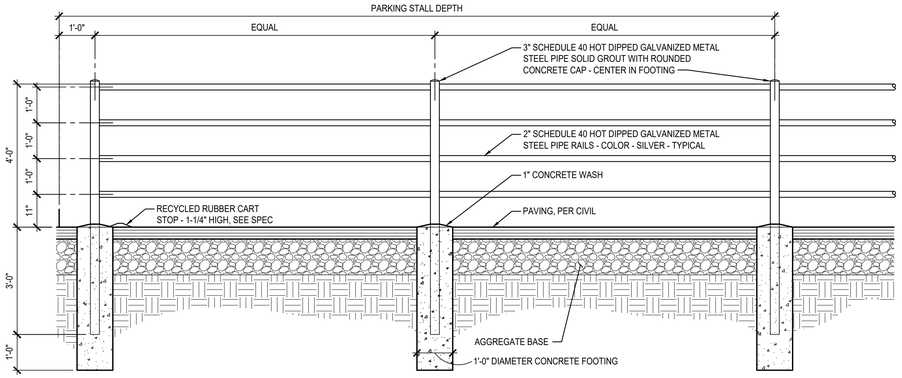
DESIGNED BY: LB, SW
DRAWN BY: LB, AL
CHECKED BY: SW

SDP NO. 23-0020

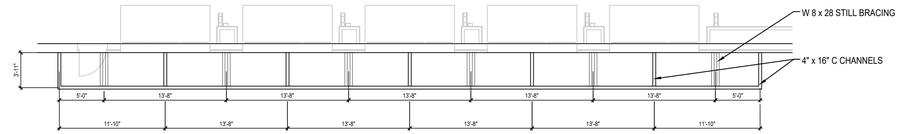
SHEET 24 OF 31

2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg

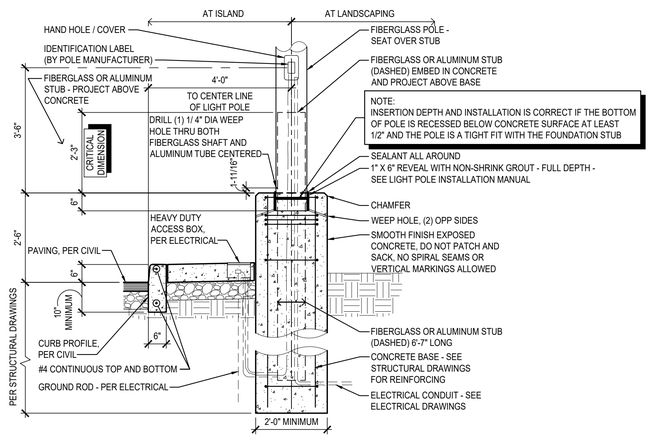
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1
COSTCO
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



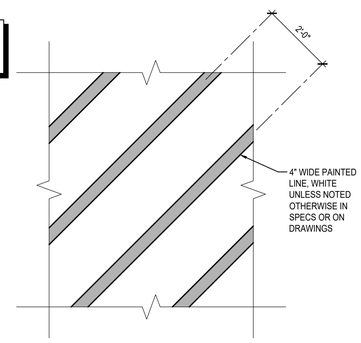
1 CART STORAGE
SCALE: 1/2" = 1'-0" 1113



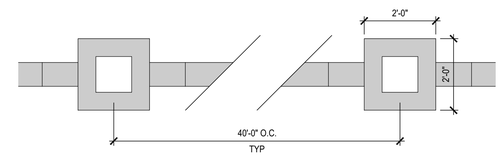
3 TRELLIS AT TIRE CENTER
SCALE: 1/8" = 1'-0"



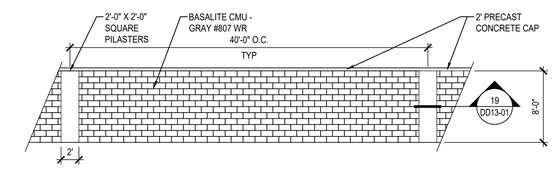
6 LIGHT POLE BASE AT ISLAND / LANDSCAPING
SCALE: 1/2" = 1'-0" 1019



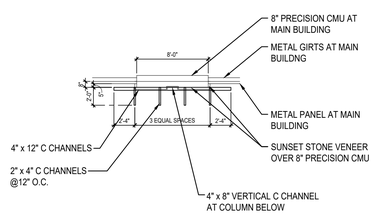
7 PAINTED STRIPE
SCALE: 1/2" = 1'-0" 0515



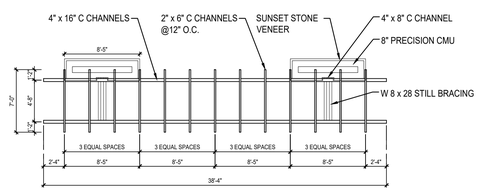
8 8'-0" SCREEN WALL PLAN
SCALE: 1/2" = 1'-0"



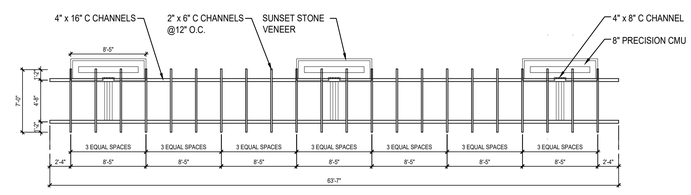
9 8'-0" SCREEN WALL ELEVATION
SCALE: 1/8" = 1'-0"



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"

SITE DETAILS
SCALE: VARIES

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
SITE DETAILS

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

SDP NO. 23-0020

SHEET 25 OF 31

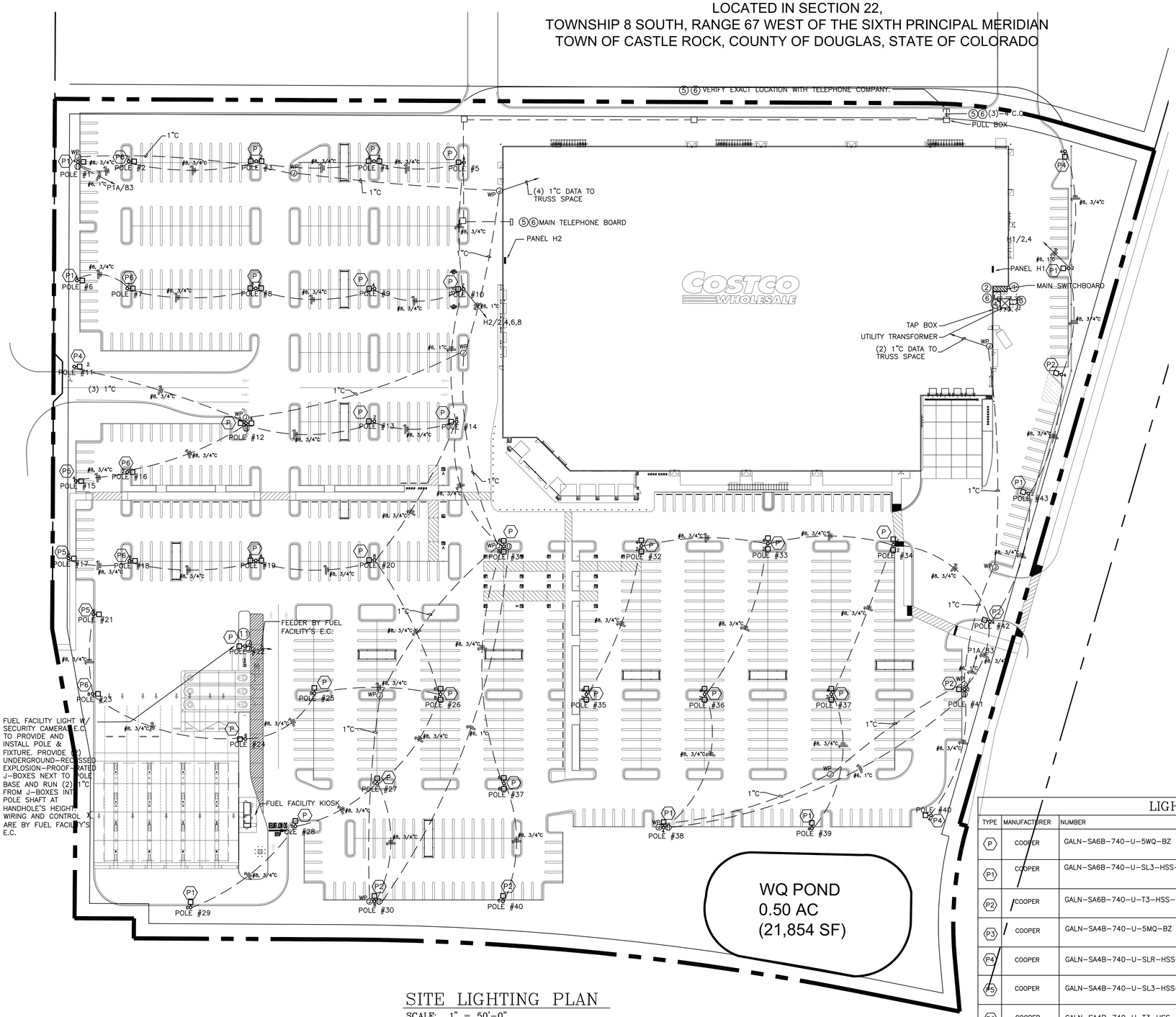
2021-09-11 (4:30 PM) P:\Costco\21\21-5946-01 Castle Rock (Dawson Trails), CO Whse\07_CAD\705_IssueSets\06_Planning\SDP Minor Amendment\2025.12.09 TLB-24X36-SDP_COSTCO-AMENDMENT.dwg

SITE DEVELOPMENT PLAN

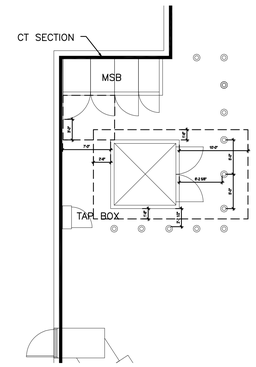
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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"



ENLARGED SERVICE PLAN
SCALE: 1" = 10'-0"

SITE PLAN NOTES:

1. SECONDARY SERVICE LATERAL. VERIFY EXACT ROUTING PRIOR TO BID. SEE ONE LINE DIAGRAM. COORDINATE WITH THE POWER COMPANY FOR ALL REQUIREMENTS FOR CONNECTION OF THE TRANSFORMER. SEE NOTE 2.
2. TRANSFORMER IS PROVIDED BY POWER CO. E.C. SHALL COORDINATE WITH POWER COMPANY FOR ALL INSTALLATION OF TRANSFORMER & ITS CONNECTION. PROVIDE GUARD POSTS, TRANSFORMER PAD, ETC. AS REQUIRED. MEET ALL POWER COMPANY REQUIREMENTS, INCLUDE ALL CHARGES IN BID.
3. UTILITY METERING. INSTALL ALL METERING EQUIPMENT SUPPLY BY POWER CO. AS REQUIRED.
4. PRIMARY CONDUITS AND TRENCHING ARE PROVIDED BY G.C. / E.C. VERIFY EXACT LOCATION AND REQUIREMENT WITH THE UTILITY COMPANY PRIOR TO BID. OBTAIN ALL CHARGES PRIOR TO BID, INCLUDE IN BID. SEE CIVIL DRAWINGS FOR EXACT LOCATION. PROVIDE 6" BED OF CLEAN SAND FOR PRIMARY CONDUIT. COVER WITH 12" OF CLEAN SAND. COVER WITH CABLE WARNING TAPE AND BACKFILL. PROVIDE HEAVY DUTY TRAFFIC RATED COVERPLATE FOR PULL BOXES.
5. PROVIDE AND INSTALL TELEPHONE TERMINAL BOARD AS DIRECTED BY THE TELEPHONE COMPANY. ALLOW (1) – 4' X 8' X 3/4" EXTERIOR PLYWOOD BOARD WITH (2) COATS VARNISH FOR BIDDING. THREE (3) 4" SCHEDULE 40 ENTRANCE CONDUITS AT A DEPTH OF 36" MIN. FROM THE TELEPHONE BOARD TO THE THE TELEPHONE COMPANY TERMINATION POINT, A PULL WIRE MUST BE PLACED IN ALL TELEPHONE CONDUITS FOR PROOFING AND PULLING PURPOSES. ALSO PLACE A STAKE AT THE END OF ALL TELEPHONE ENTRANCE CONDUITS. VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO BID. SEE SHEET "E-4" FOR THE TELEPHONE BOARD LOCATION. PROVIDE A #6 COPPER GROUND WIRE FROM TELEPHONE BOARD TO BUILDING GROUNDING SYSTEM.
6. GENERAL & ELECTRICAL CONTRACTORS SHALL COORDINATE WITH, POWER & TELEPHONE COMPANIES TO BRING THE POWER & TELEPHONE SERVICES TO THE BUILDING.
7. E.C. TO PROVIDE J-BOX(ES) FOR FUEL FACILITY CONDUITS AS REQUIRED FOR EVERY 250' OR AFTER (2) 90 DEGREES BENDS. SEAL ALL CONDUITS PER CODE. SEE ARCHITECTURAL & CIVIL DRAWINGS FOR ROUTING.
8. TYPICAL FUEL FACILITY TRANSFORMER LOCATION. G.C. AND E.C. SHALL VERIFY REQUIREMENTS AND LOCATION WITH ARCHITECT. E.C. SHALL COORDINATE WITH POWER COMPANY FOR ALL INSTALLATION OF TRANSFORMER & ITS CONNECTION. PROVIDE GUARD POST, TRANSFORMER TRENCHING, PRIMARY CONDUIT, ETC. AS REQUIRED. MEET ALL POWER COMPANY REQUIREMENTS, INCLUDE ALL CHARGES IN BID.
9. E.C. TO PROVIDE COPPERWELD 5/8" ø X 10' LONG GROUND ROD AT THE LIGHT POLE TYP. BOND GROUND WIRES TO GROUND ROD.
10. POLE MANUFACTURER TO PROVIDE POLE ID ON THE HANDHOLE COVER. LABEL POLE NUMBER AND CIRCUIT NUMBER PER PLAN. EXAMPLE: POLE#1, H2/54,56. 2"X4" LABEL. 1/4" HIGH ENGRAVED LETTERS. COVER SHALL BE SECURED WITH TAMPER-PROOF SCREWS. E.C. TO VERIFY CIRCUIT NUMBERS PER PLAN AND ENSURE THE CORRECT INSTALLATION OF LABEL / COVER FOR EACH POLE.
11. E.C. TO SEAL UNDERGROUND CONDUITS WITHIN 10' OF ENTERING GROUND ON BOTH ENDS. SEAL POLE AND ASSOCIATED J-BOX. PROVIDE EXPLOSION-PROOF-RATED J-BOX AND OTHER ELECTRICAL DEVICES NEAR FUELING FACILITY. REFER TO NEC ARTICLE 514.
12. E.C. TO PROVIDE 1"C. DATA AND 1" C. FOR POWER FOR CAMERAS ON POLES. POLE MOUNTED RECEPTACLE @ 16' A.F.G. VERIFY EXACT LOCATION WITH OWNER.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	HEIGHT	LUMENS	WATT	QTY	LLF	REMARKS	COLOR
P	COOPER	GALN-SA6B-740-U-5WQ-BZ	LED	POLE	36'	35318	325	37	1.00	36'-0" ABOVE FINISH GRADE. (ROUND TAPERED FIBERGLASS POLE) (VALMOUT COSTCO -150-10-**36** POLE). NUMBER OF HEADS SHALL BE PER PLAND. SEE DETAIL SHEET SE-1. FIXTURE SHALL BE POWERED PAINTED. ELECTRO-STATIC APPLICATION POLE SHALL HAVE A MIN EPA=10 FOR **115** MHP WIND.	4000K
P1	COOPER	GALN-SA6B-740-U-SL3-HSS-BZ	LED	POLE	36'	27775	325	8	1.00		
P2	COOPER	GALN-SA6B-740-U-T3-HSS-BZ	LED	POLE	36'	24773	325	4	1.00		
P3	COOPER	GALN-SA4B-740-U-5MQ-BZ	LED	POLE	36'	23906	164	2	1.00		
P4	COOPER	GALN-SA4B-740-U-SLR-HSS-BZ	LED	POLE	36'	16166	164	4	1.00		
P5	COOPER	GALN-SA4B-740-U-SL3-HSS-BZ	LED	POLE	36'	18602	164	3	1.00		
P6	COOPER	GALN-SA4B-740-U-T3-HSS-BZ	LED	POLE	36'	18516	164	5	1.00		

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	2.23.26	JP

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
26 OF 31

##

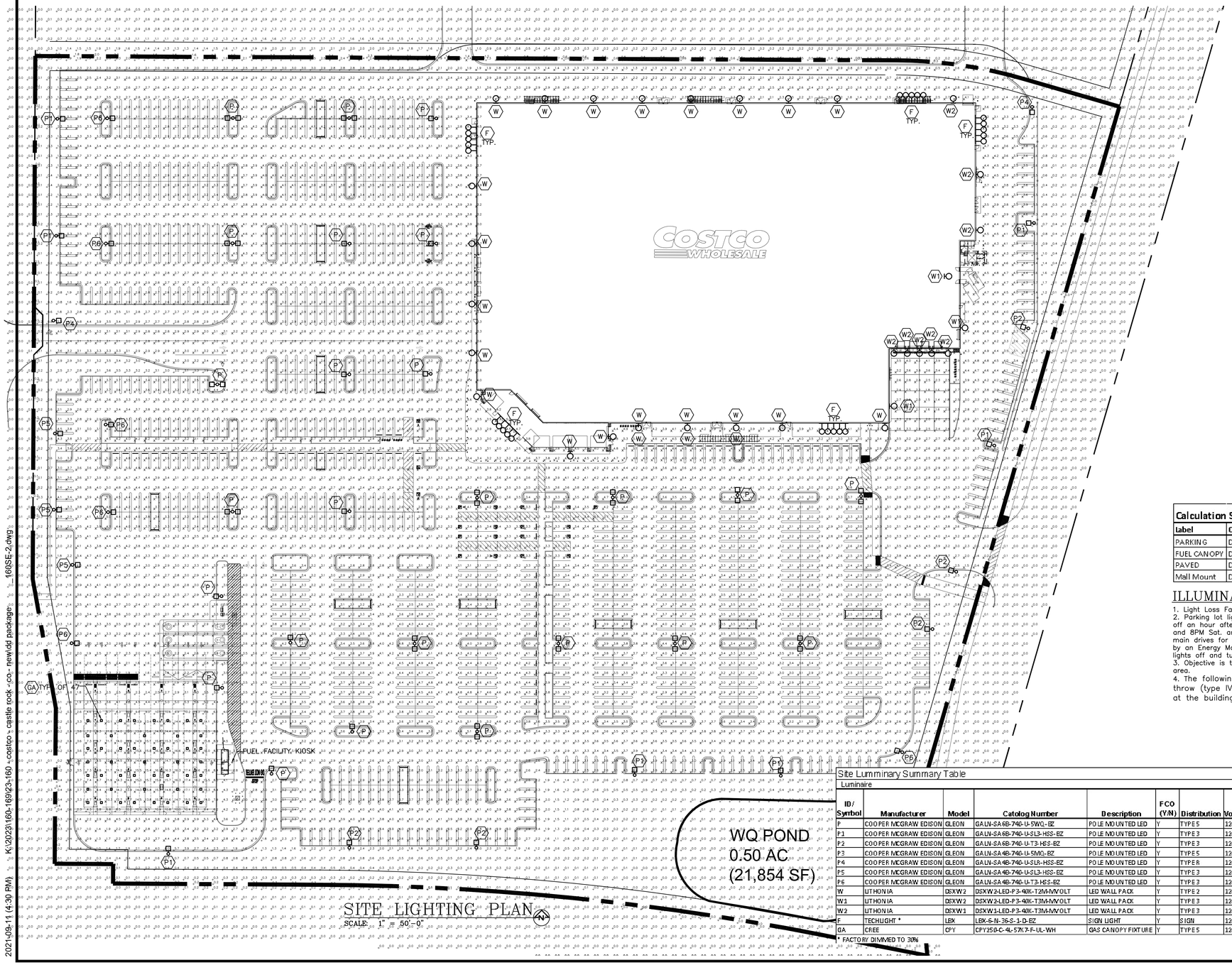
2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-1.dwg
K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-1.dwg, 1/9/2026 3:06:28 PM, aasadi

SITE DEVELOPMENT PLAN

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

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



Calculation Summary			List the Use Area / Zone Type			
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING	Directional Illumanance	FC	3.4	0.4	6.8	
FUEL CANOPY	Directional Illumanance	FC	14.4	6.5	19.2	
PAVED	Directional Illumanance	FC	3.3	0.1	6.8	
Mall Mount	Directional Illumanance	FC	3.5	1.2	5.3	

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. The following lighting types are prohibited: forward throw (type IV) distribution, pole–mounted lights aimed at the building's facade, and unshielded wall packs.

Site Lumminary Summary Table

Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	FCO (Y/N)	Distribution	Voltage	Dim	Quantity	Mounting	Mounting Height	/Lamp	Type	Watts	Lumens	Color Temp/CR	LLF	Fixture Finish
P	COOPER MCGRAW EDISON	GLEON	GALN-SA6B-740-U-5WQ-BZ	POLE MOUNTED LED	Y	TYPE 5	120-277	No	37	POLE	36.5'	1	5	243	35,338	4000K	1	BRONZE
P1	COOPER MCGRAW EDISON	GLEON	GALN-SA6B-740-U-SL3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	8	POLE	36.5'	1	3	243	27,775	4000K	1	BRONZE
P2	COOPER MCGRAW EDISON	GLEON	GALN-SA6B-740-U-T3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	4	POLE	36.5'	1	2	243	24,773	4000K	1	BRONZE
P3	COOPER MCGRAW EDISON	GLEON	GALN-SA4B-740-U-5MQ-BZ	POLE MOUNTED LED	Y	TYPE 5	120-277	No	2	POLE	36.5'	1	5	164	23,806	4000K	1	BRONZE
P4	COOPER MCGRAW EDISON	GLEON	GALN-SA4B-740-U-SLR-HSS-BZ	POLE MOUNTED LED	Y	TYPE R	120-277	No	4	POLE	36.5'	1	R	164	16,166	4000K	1	BRONZE
P5	COOPER MCGRAW EDISON	GLEON	GALN-SA4B-740-U-SL3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	3	POLE	36.5'	1	3	164	18,602	4000K	1	BRONZE
P6	COOPER MCGRAW EDISON	GLEON	GALN-SA4B-740-U-T3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	5	POLE	36.5'	1	5	164	18,516	5700K	1	BRONZE
W	UTHONIA	DSXW2	DSXW2-LED-P3-40K-T2M-MVOLT	LED WALL PACK	Y	TYPE 2	120-277	No	13	WALL	18'-6"	1	2	41	6,294	4000K	1	BRONZE
W1	UTHONIA	DSXW2	DSXW2-LED-P3-40K-T3M-MVOLT	LED WALL PACK	Y	TYPE 3	120-277	No	11	WALL	18'-6"	1	3	41	6,110	4000K	1	BRONZE
W2	UTHONIA	DSXW1	DSXW1-LED-P3-40K-T3M-MVOLT	LED WALL PACK	Y	TYPE 3	120-277	No	10	WALL	18'-6"	1	3	21	3,177	4000K	1	BRONZE
F	TECHLIGHT *	LBX	LBX-6-N-36-S-1-D-BZ	SIGN LIGHT	Y	SIGN	120-277	30%	25	WALL	30'-0"	1	SIGN	16	1,693	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	4,880	5700K	1	WHITE

* FACTORY DIMMED TO 30%

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
27 OF 31

##

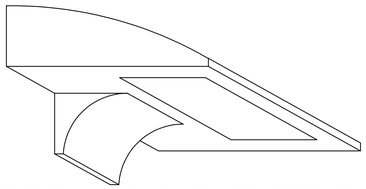
K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-2.dwg, 1/9/2026 3:09:14 PM, aasgadi
K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-2.dwg
2021-09-11 (4:30 PM)

SITE DEVELOPMENT PLAN

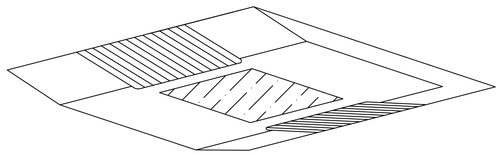
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

COSTCO

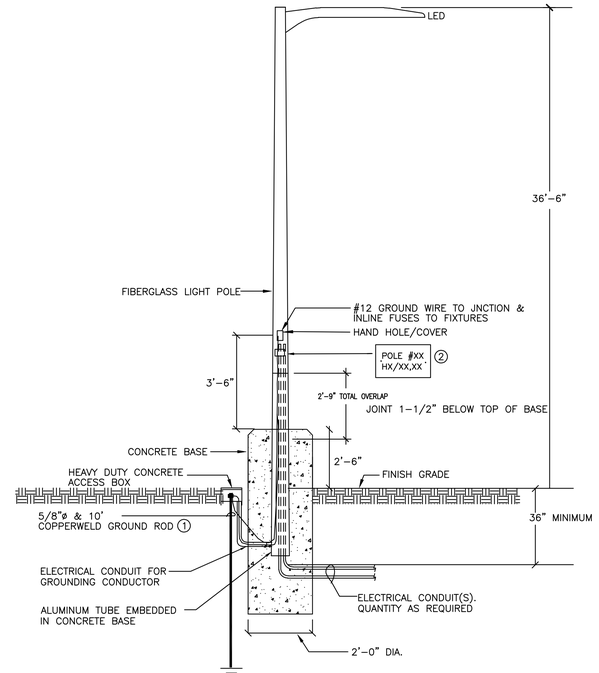
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

PLAN NOTES:

1. DEVELOPER TO PROVIDE COPPERWELD 5/8" ø X 10' LONG GROUND ROD AT THE LIGHT POLE TYP. BOND GROUND WIRES TO GROUND ROD.
2. POLE MANUFACTURER TO PROVIDE POLE ID ON THE HANDHOLE COVER. LABEL POLE NUMBER AND CIRCUIT NUMBER PER PLAN. EXAMPLE: POLE#1, H2/54,56. 2"X4" LABEL. 1/4" HIGH ENGRAVED LETTERS. COVER SHALL BE SECURED WITH TAMPER–PROOF SCREWS. E.C. TO VERIFY CIRCUIT NUMBERS PER PLAN AND ENSURE THE CORRECT INSTALLATION OF LABEL / COVER FOR EACH POLE.

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.770.7201
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.23.25	JP

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
28 OF 31

2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package _160SE-3.dwg
K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE_3.dwg, 1/9/2026 3:11:16 PM, aasaadi

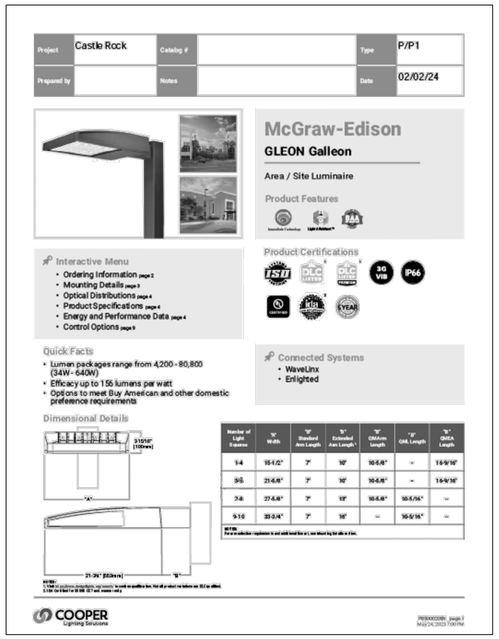
##

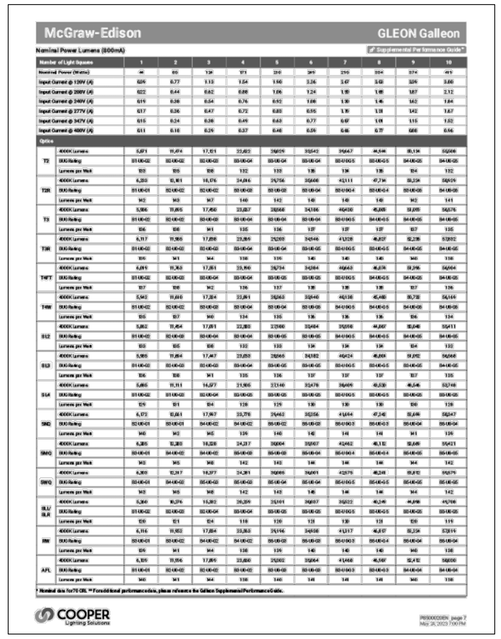
SITE DEVELOPMENT PLAN

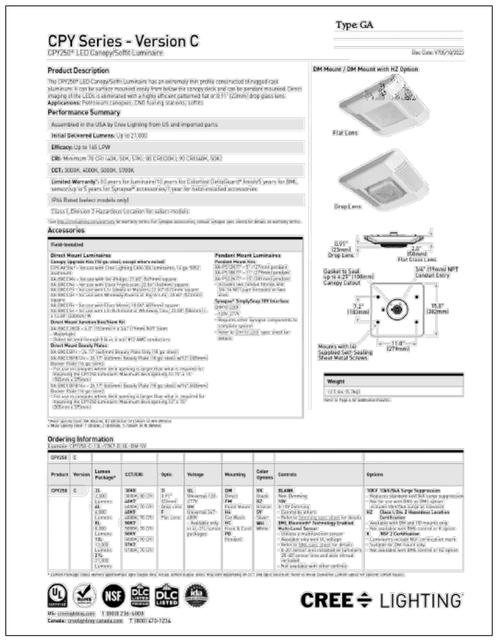
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

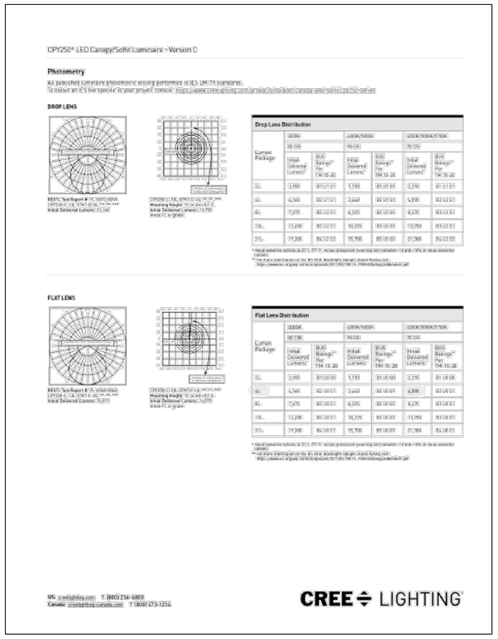
COSTCO

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









COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.22.25	JP

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
29 OF 31

##

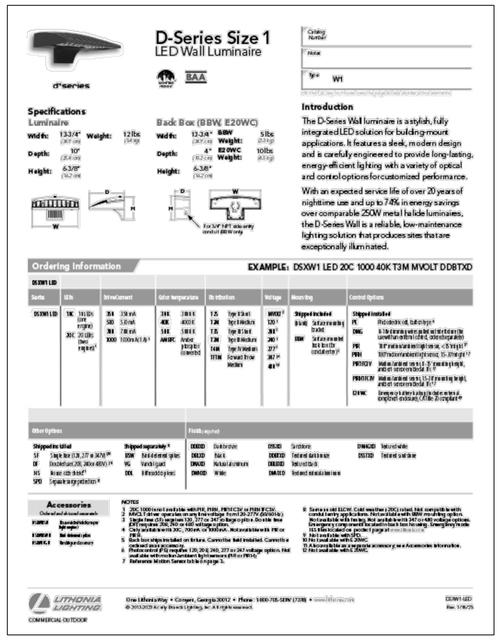
2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-4.dwg, 1/9/2026 3:12:20 PM, aasadi
k:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-4.dwg

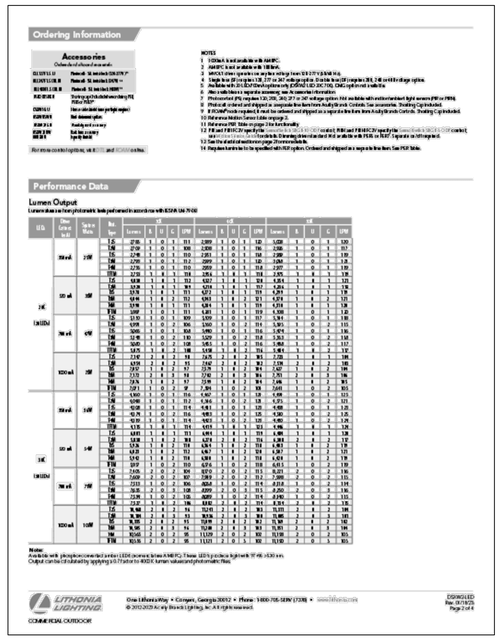
SITE DEVELOPMENT PLAN

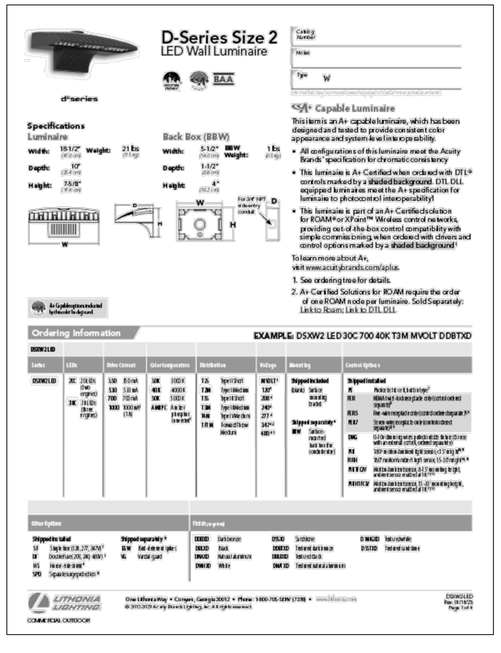
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1

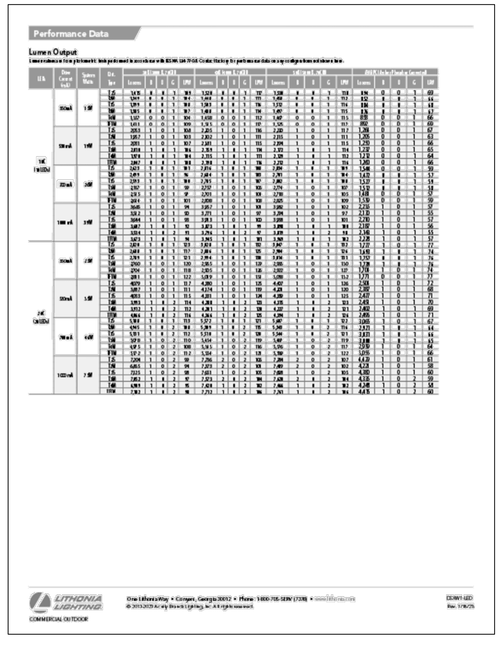
COSTCO

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









CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.770.7201
LIVEYOURCORE.COM

CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.24.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	JP
5	MINOR AMENDMENT - APPROVAL	12.22.25	JP

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO.
23-0020

SHEET
30 OF 31

COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

2021-09-11 (4:30 PM) K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-5.dwg 1/9/2026 3:14:07 PM, aasadi

K:\2023\160-169\23-160 - costco - castle rock - co - new\dd package_160SE-5.dwg, 1/9/2026 3:14:07 PM, aasadi

##

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT 1
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)

1. 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.
2. 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.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
5. 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.
6. Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
7. 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.
8. 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.
9. Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
10. Plant sod or seed with low-growing grass seed mixes.
11. Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
12. Maintain native grass height to a maximum of 6 inches.
13. 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).
14. 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.

1. Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
2. Prune to raise the canopy of large, existing trees to 12 feet above ground level.
3. Thin shrubs growing directly beneath larger trees per section A, note 2 above.
4. Remove annually, dead stems and branches from shrubs and trees.
5. 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.
6. 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.
7. Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
8. 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)

1. Clear smaller understory trees and shrubs per section B, note 1 above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
5. 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.
6. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
7. 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

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

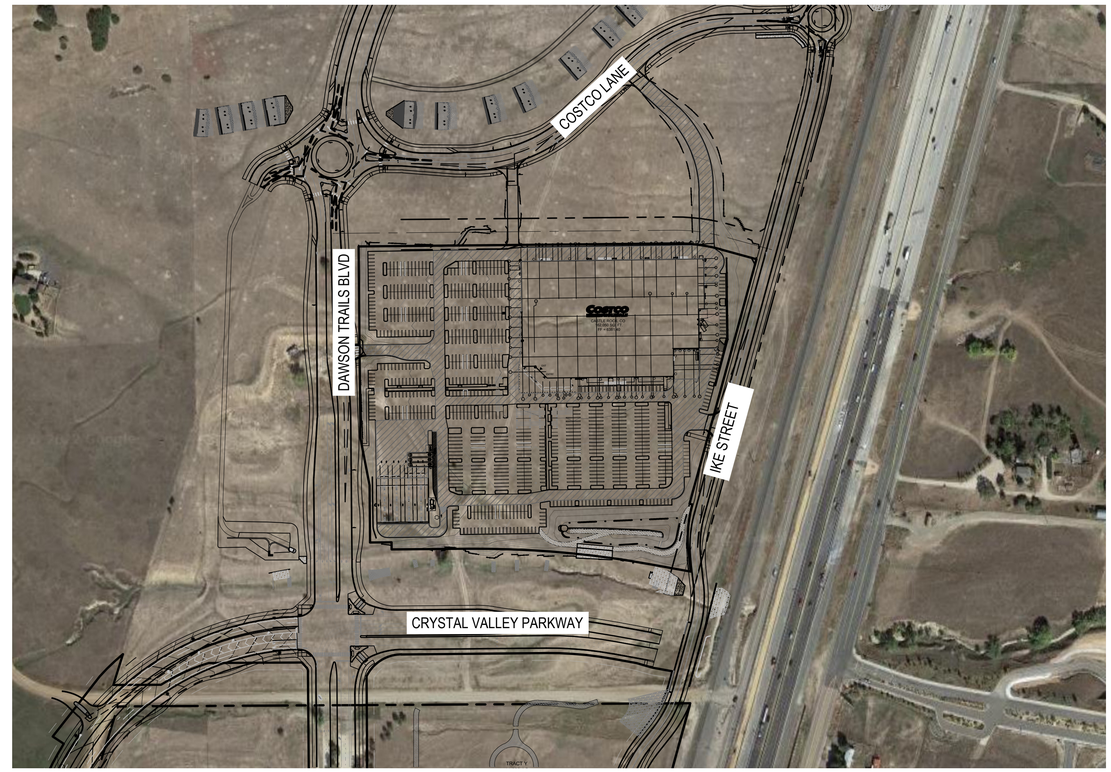
E. Maintenance of Fire Mitigation

1. Fire mitigation on private lots is the responsibility of the property owner.
2. 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.
3. Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
4. 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 overlot graded, thus removing any combustible trees or brush. The overlot 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
Forestree Development, LLC
Cell: 720-530-6527
Email: forestreedev@aol.com



811 NORTH 0 100 200 400 SCALE 1" = 200'

WILDLIFE/URBAN INTERFACE
COSTCO
MINOR SDP AMENDMENT 1
PROJECT NO. SDP25-0021

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 RAINBOW STREET
DENVER, CO 80204
P:303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	SDP	12.13.24	TW
2	MINOR AMENDMENT 1ST SUBMITTAL	09.04.25	JP
3	MINOR AMENDMENT 2ND SUBMITTAL	10.30.25	JP
4	MINOR AMENDMENT 3RD SUBMITTAL	12.10.25	TW
5	MINOR AMENDMENT APPROVAL	12.23.25	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

SDP NO. 23-0020

SHEET 31 OF 31

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