



January 26, 2026

Town of Castle Rock Development Services

DXD Capital Castle Rock Storage Project Narrative (SDP26-0001)

This letter has been prepared in support of the Site Development Plan process for construction of the DXD Capital Castle Rock Storage project within the Meadows Filing 19 Lot 2 North area. This letter provides general information regarding the proposed construction of storage buildings, asphalt parking, storm drainage, sanitary service and water services within the DXD Capital Castle Rock Storage project.

The Meadows is a proposed Planned Unit Development (PUD), consisting of single-family homes, multi-family homes, commercial development, community parks and multiple school sites on approximately 4000+/- acres in Castle Rock Colorado. The DXD Capital Castle Rock Storage project is approximately 3.95 acres and is zoned COI. The site includes a mix of climate-controlled storage units, non-climate-controlled storage units, and office space. The DXD Capital Castle Rock Storage project is bounded by the Timber Mill Parkway to the south, vacant land to the east, Plum Creek to the north, and senior housing development to the west.

The site plan and unit mix for the project were developed based on thorough market research and in person market tours. Data was analyzed to identify the self-storage unit types in highest demand within the Castle Rock market, while equal consideration was given to architectural quality, site design, and compatibility with the surrounding community. The resulting design reflects a balance between market needs and the character, aesthetic, and planning goals of the Town of Castle Rock. A utility conformance letter has been included to support these proposed improvements meet the requirements set forth in the master utility report for the Meadows Filing 19 Lot 2 North overall development. A Phase 2 Drainage report is also provided to support these proposed improvements meet the requirements set forth in the phase 3 drainage report for the Meadows Filing 19 Lot 2 North overall development. All plans and reports have been prepared using Town of Castle Rock Development Standards. If you have any questions, please do not hesitate to call me at 720-854-9456.

Respectfully,
Terracina Design, LLC

A handwritten signature in blue ink, appearing to read 'Martin Metsker'.

Martin Metsker, PE
Associate Principal

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