

SITE DEVELOPMENT PLAN DXD CASTLE ROCK STORAGE

A PORTION OF LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE CERTIFICATION

I, COLIN SNODY, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.

AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

SIGNED THIS 18th DAY OF JUNE, 2026

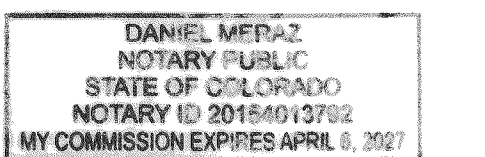
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF JUNE, 2026 BY
Colin Snody, authorized representative of Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 6, 2027



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Robert C. Hanisch Jr.
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: ROBERT C. HANISCH, JR.

AS: PRESIDENT

SIGNED THIS 17th DAY OF JUNE, 2026

NOTARY BLOCK

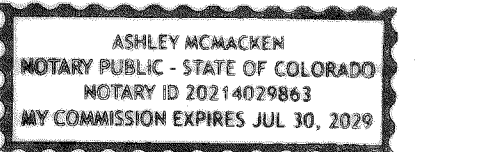
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JUNE, 2026 BY
Robert C. Hanisch Jr.

AS: President OF THE CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 30, 2029



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

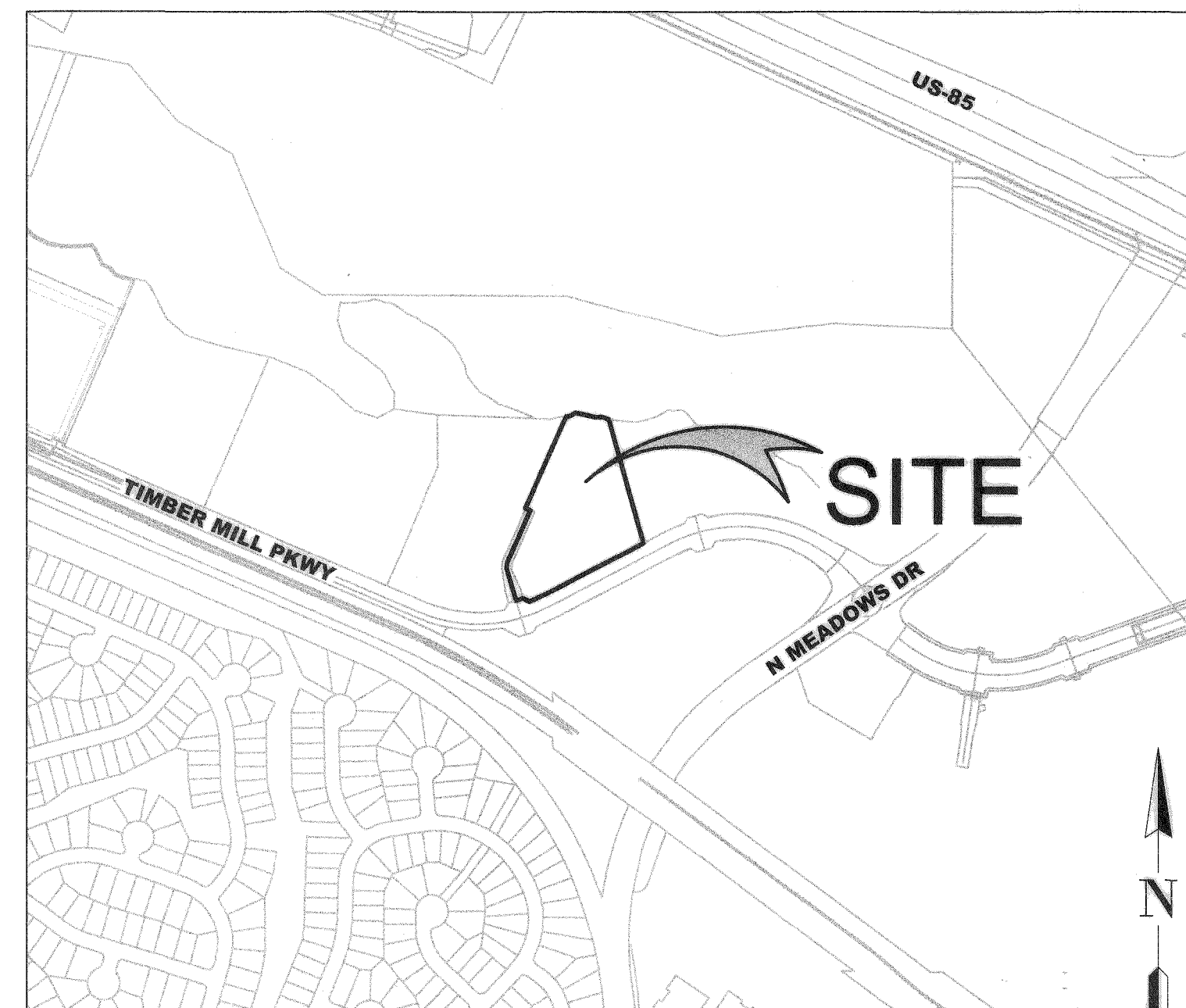
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 1 DAY OF July, 2024.

DIRECTOR OF DEVELOPMENT SERVICES

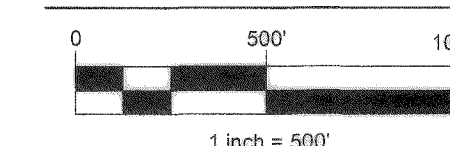
DATE: 7/1/2024

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS 4TH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003, AT RECEPTION NO. 2003102970 AND ACCORDINGLY 9 SFE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP



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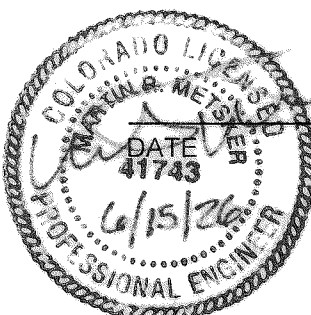
SITE DATA INFORMATION AND ZONING COMPARISON TABLE

SEE GENERAL NOTES SHEET 2 FOR SITE DATA INFORMATION AND ZONING COMPARISON TABLE.

CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER (CO PE#41743), BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

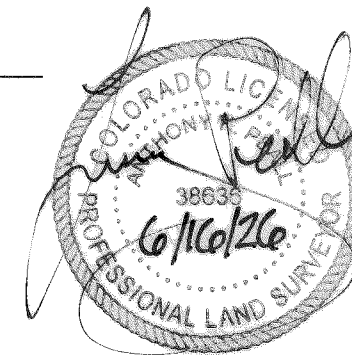
MARTIN METSKER
REGISTERED PROFESSIONAL ENGINEER PE#41743



SURVEYOR'S CERTIFICATE

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

ANTHONY K. PEALL, PLS NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70880504-6, MTH A COMMITMENT DATE OF 01/06/2026 AT 5:00 P.M.

PARCEL A
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4, AS FURTHER DESCRIBED AS:

A PARCEL OF LAND BEING A PART LOT 3D, THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 1, AS RECORDED AT RECEPTION NO. 2022075360 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, SITUATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3D, WHENCE THE WESTERLY BOUNDARY OF SAID LOT 3D BEARS NORTH 16°30'18" WEST, A DISTANCE OF 110.25 FEET WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE,

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3D THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 16°30'18" WEST, A DISTANCE OF 110.25 FEET;
2. NORTH 03°19'08" EAST, A DISTANCE OF 20.42 FEET;
3. NORTH 23°54'33" EAST, A DISTANCE OF 191.81 FEET;
4. NORTH 66°05'27" WEST, A DISTANCE OF 17.00 FEET;
5. NORTH 23°54'33" EAST, A DISTANCE OF 334.00 FEET;
6. NORTH 88°21'53" EAST, A DISTANCE OF 9.14 FEET;
7. NORTH 63°27'10" EAST, A DISTANCE OF 27.21 FEET;
8. SOUTH 77°54'52" EAST, A DISTANCE OF 71.27 FEET;
9. NORTH 85°36'17" EAST, A DISTANCE OF 19.89 FEET;
10. SOUTH 69°41'29" EAST, A DISTANCE OF 21.08 FEET;
11. SOUTH 81°34'46" EAST, A DISTANCE OF 1.26 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 15°31'56" EAST, A DISTANCE OF 429.47 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 3D;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 62°31'25" WEST, A DISTANCE OF 381.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 467.50 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'27", AN ARC LENGTH OF 47.39 FEET;
3. NORTH 61°30'18" WEST, A DISTANCE OF 23.76 FEET;
4. SOUTH 73°29'42" WEST, A DISTANCE OF 25.50 FEET TO THE POINT OF BEGINNING

PARCEL B

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR UTILITIES, AS SET FORTH AND GRANTED IN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED APRIL 12, 2023 UNDER RECEPTION NO. 2023015242.

CONTACTS

OWNER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVE., SUITE 410
DENVER, CO 80206
CONTACT: R. C. HANISCH
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ENGINEER
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MGUIFFRE@TERRACINADSIGN.COM

SURVEYOR
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MUNICIPALITY
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DEVELOPMENT SERVICES DEPARTMENT
100 NORTH WILCOX STREET,
CASTLE ROCK, CO 80104
303.733.2200

WATER AND SANITATION
CASTLE ROCK WATER
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CASTLE ROCK, CO 80104
720.733.6000

ELECTRIC COMPANY
CORE ELECTRIC COOPERATIVE
5496 NORTH HIGHWAY 85
SEDALIA, CO 80135
303.688.3100

GAS COMPANY
BLACK HILLS ENERGY
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DENVER, CO 80202
888.890.5554

GEOTECHNICAL ENGINEER
A. G. WASSENAAR, INC.
3211 S ZUNI ST.
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LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE., SUITE A-314
DENVER, CO 80231
CONTACT: MIKE WEIHER, SARAH MOLL
& LAYLA ROSALES
303.632.8867

PURPOSE STATEMENT

THESE PLANS ARE SUBMITTED IN SUPPORT OF THE SITE DEVELOPMENT PLAN APPLICATION FOR THE DXD CAPITAL CASTLE ROCK STORAGE PROJECT LOCATED WITHIN THE MEADOWS FILING 19 LOT 2 NORTH IN THE TOWN OF CASTLE ROCK. THE PROJECT PROPOSES THE DEVELOPMENT OF A 3.95-ACRE SELF-STORAGE FACILITY CONSISTING OF CLIMATE-CONTROLLED AND NON-CLIMATE-CONTROLLED STORAGE UNITS, OFFICE SPACE, ASSOCIATED PARKING, STORM DRAINAGE, AND UTILITY INFRASTRUCTURE. ALL PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK DEVELOPMENT STANDARDS, THE APPROVED MASTER UTILITY REPORT, AND APPLICABLE DRAINAGE CRITERIA FOR THE MEADOWS DEVELOPMENT.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WESTERLY BOUNDARY OF LOT 3D, THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 1, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 16°30'18" WEST, A DISTANCE OF 110.25 FEET.

PROJECT BENCHMARK

DOUGLAS COUNTY GIS MONUMENT NUMBER 2.015030 BEING A 3-1/4" ALUMINUM CAP STAMPED "DCGIS 2.015030" LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY.

ELEVATION = 6082.185' (NAVD 88)

SITE DEVELOPMENT PLAN DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- THE MEADOWS FILING 19 IS ZONED AS C01 PER THE MEADOWS PD, 4TH AMENDMENT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY PLANTING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB DOCUMENTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS 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. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CERTIFICATE VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTEWATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHOULD BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDER, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER 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 PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

CORE ELECTRIC NOTE

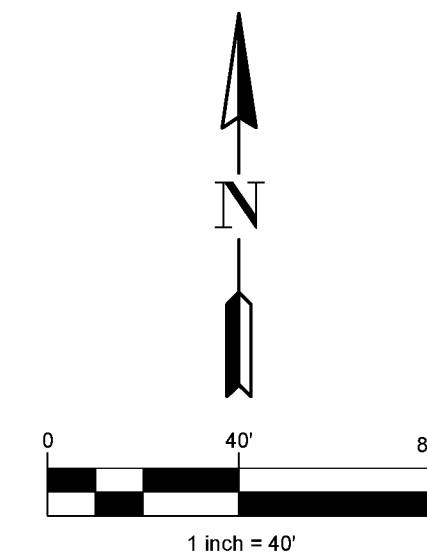
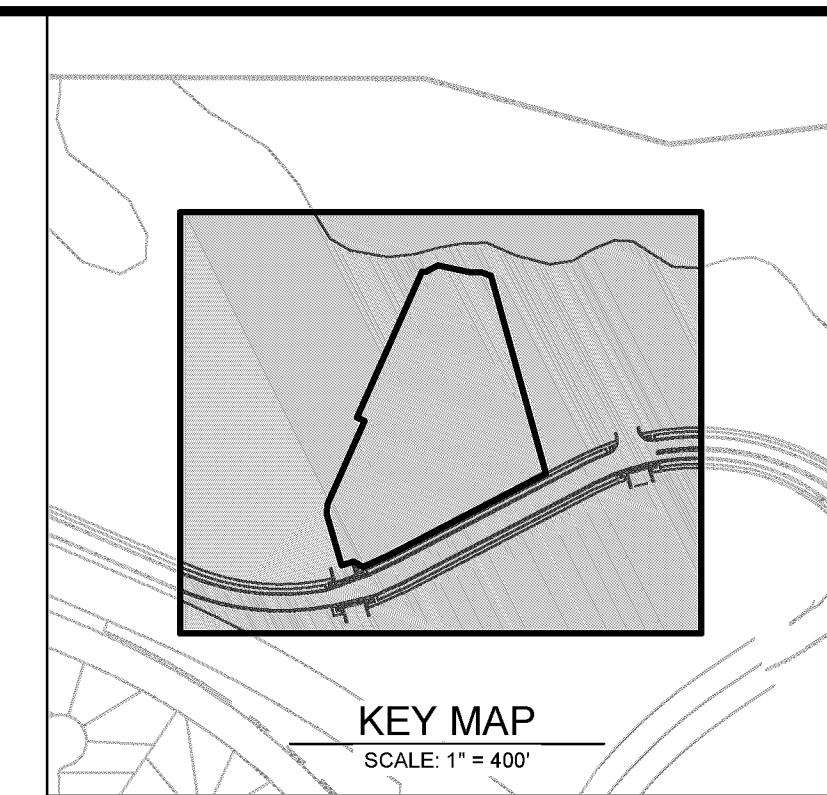
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.

SITE DATA:

Zoning Comparison		
Zoning	THE MEADOWS PD AMENDMENT NO. 4 - RECEPTION NO. 2003102929 (DXD CASTLE ROCK STORAGE SDP)	
Acreage	3.95	
Use Area	C-O-I	
	PD Requirement	Provided
Permitted Uses	C-O-I	C (STORAGE)
Minimum Lot Area	N/A	N/A
Maximum Dwelling units per acre	N/A	N/A
Minimum front yard setback	0	20.62' TIMBER MILL
Minimum rear yard setback	0	0
Minimum side yard setback	0	MIN. 6' EAST MIN. 12' WEST
Minimum side yard setback, where attached	0	N/A
Minimum side to street setback	0	N/A
Maximum building height	60'	35'-4"
F.A.R.	60%	58%
Minimum Parking / Loading	MINI-WAREHOUSE (SELF STORAGE & MINI- WAREHOUSE) 1 SPACE PER 100 UNITS + 1 SPACE PER EMPLOYEE LOADING: => 3,000 GSF REQUIRE MIN. 12'X30' LOADING AREA	Provided = 10 SPACES TOTAL
		<u>PARKING PER UNITS:</u>
		CLIMATE
		CONTROLLED BLDG (CALCULATED @ 100SF PER UNIT) = 73,982/100 = 740
		UNITS MODULAR UNITS = 109 UNITS TOTAL UNITS = 849 = 9
		SPACES
		<u>PARKING PER</u>
		<u>EMPLOYEE:</u>
		EMPLOYEES (TYPICALLY ONE) = 1
		SPACE
<u>ADA PARKING</u>		
<u>SPACES:</u> (INCLUDED IN TOTAL COUNT)		
REQUIRED: 125 (VAN)		
PROVIDED: 1 SPACE (VAN)		
<u>FV PARKING SPACES:</u> (INCLUDED IN TOTAL COUNT)		
PROVIDED: 2 SPACES		
Site Utilization		
	S.F.	% of Total
Lot Coverage		
Building Coverage (Main Building, Modular Units)	74,927.44	43.57%
Parking Coverage (Parking, Drive Aisle, C&G)	55,931.62	32.52%
Open Space/Landscaping	27,758.58	16.14%
Open Space Private (OSP)	13,356.45	7.77%
Open Space Dedication (OSD)	0	0.00%
Public Land Dedication (PLD)	0	0.00%
ROW Dedication	0	0.00%
Other Coverage	0	0.00%
Total	171,974.09	100.00%

SITE DEVELOPMENT PLAN DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

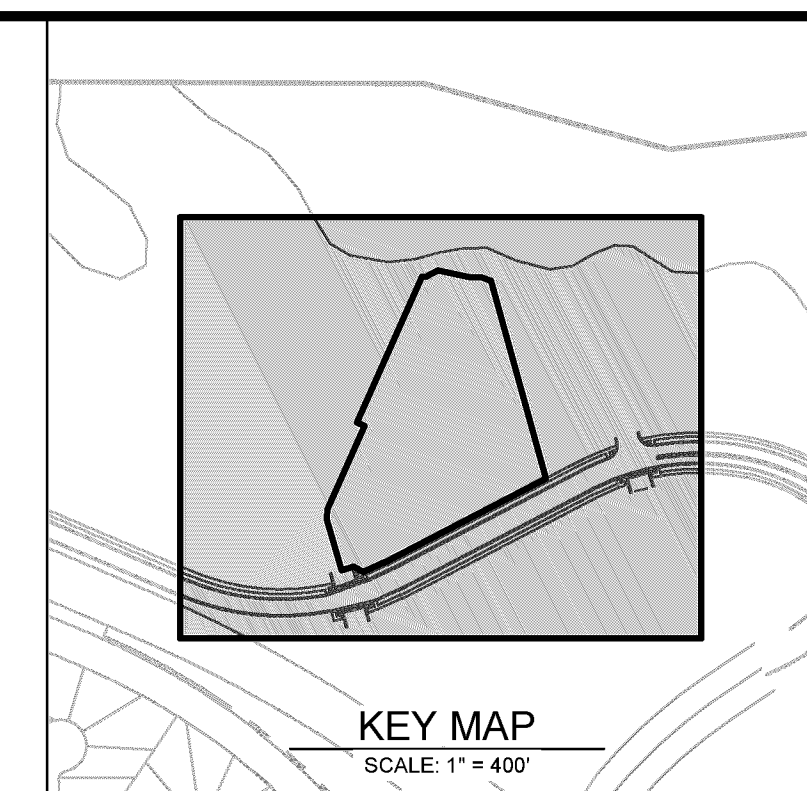


LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- EX LOT / TRACT / PARCEL BOUNDARY
- EXISTING FENCE
- SWALE
- CURB AND GUTTER
- ADA ACCESSIBLE PATH
- LIMITS OF CONSTRUCTION
- ASPHALT
- CONCRETE
- EXISTING MAINTENANCE ACCESS
- SAFE DISPERSAL AREA
- STREET LIGHT
- STREET SIGNS
- EXISTING STREET LIGHT
- EXISTING STREET SIGNS
- BOLLARD
- MODULAR STORAGE UNITS
- ADA ACCESSIBLE
- TRAFFIC DIRECTIONAL MARKING
- EV PARKING

ACCESSIBLE STORAGE UNIT TABLE										
2010 ADA - 225.3 SELF-SERVICE STORAGE FACILITIES										
TOTAL SPACES IN FACILITY			MINIMUM NUMBER OF SPACES REQUIRED TO BE ACCESSIBLE							
1 - 200			5 PERCENT, BUT NO FEWER THAN 1							
201 AND OVER			10, PLUS 2 PERCENT OF TOTAL NUMBER OF UNITS OVER 200							
PROPOSED										
25			109 MODULAR UNITS (67 10X20 / 42 10X30), 73,982 SF / 100 SF PER UNIT = 740 UNITS 849 UNITS = 10 UNITS + 2% X 649 UNITS = 10 UNITS + 13 UNITS = 25 UNITS							
MODULAR	SMALL		MEDIUM		LARGE			LARGE (DRIVE-UP)		
	5X5	5X10	10X5	10X10	10X15	10X20	10X25	10X30	10X20	10X25
LEVEL 01	2	0	2	2	2	2	2	2	3	3
LEVEL 02	1	0	1	1	1	1				
CLASS TOTAL	6		6		7			6		
% TOTAL	24%		24%		28%			24%		

MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001



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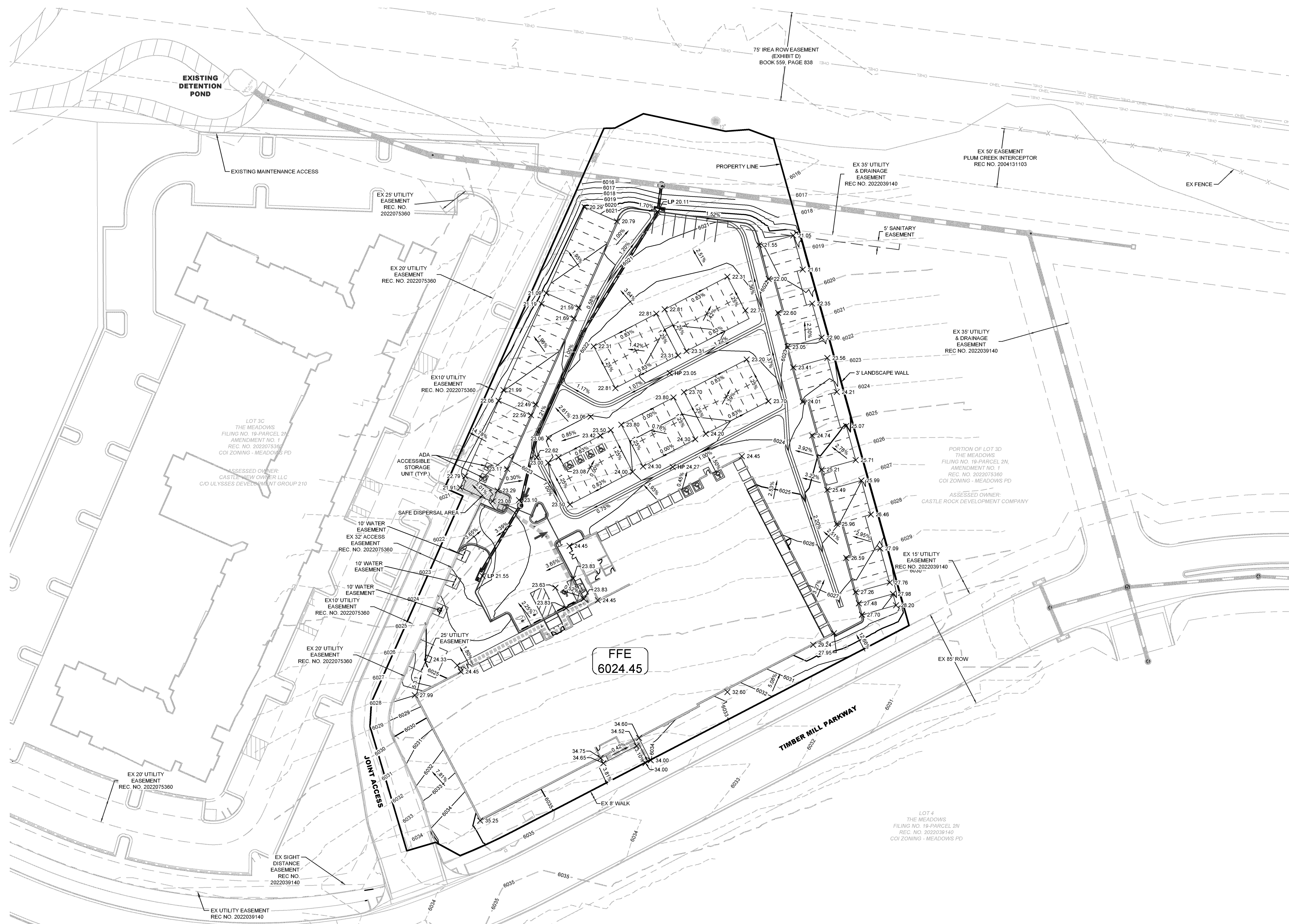
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DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO

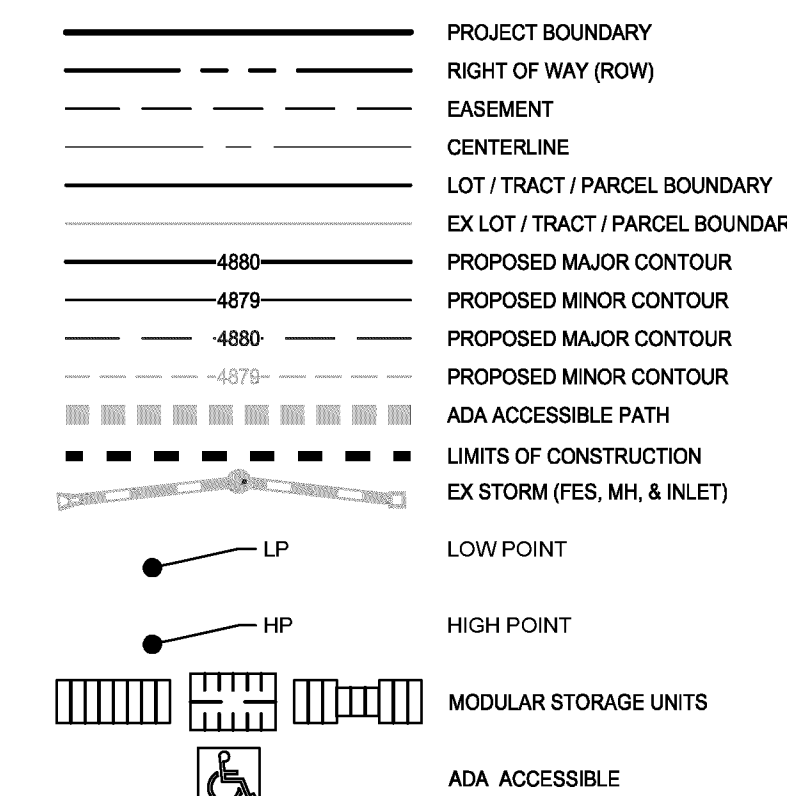
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MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001

SHEET
4 OF 19



LEGEND

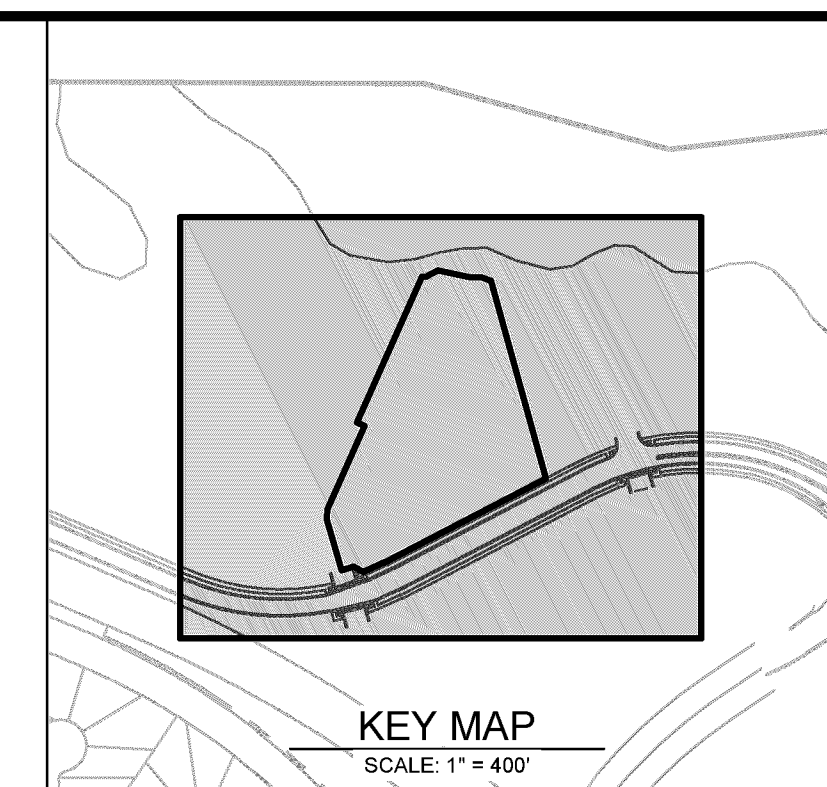


RAW EARTHWORK QUANTITIES:

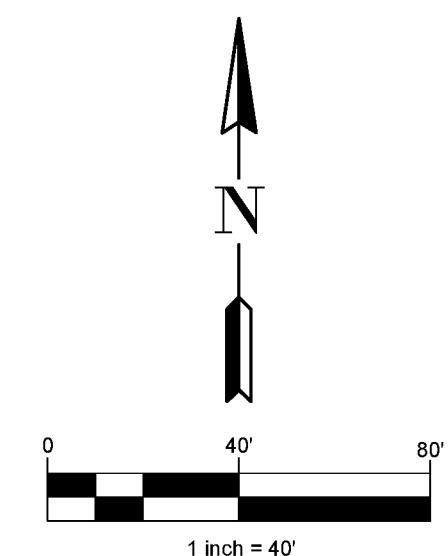
CUT : 12,232.29 (CY)
FILL : 4185.22 (CY)
DELTA Δ : 8047.07 (CY)

SITE DEVELOPMENT PLAN DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 40'



LEGEND

- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, ARV)
- EXISTING ELECTRIC
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SWALE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY CLEAN OUT
- EX WATER VALVE & HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGNS
- MODULAR STORAGE UNITS
- LIMITS OF CONSTRUCTION

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK ORANGE WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

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DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

SITE DEVELOPMENT PLAN

DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST

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

PLANT SCHEDULE

DECIDUOUS SHADE TREES	HYDROZONE	L-M	QUANTITY	31
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				
DECIDUOUS SHADE TREES	HYDROZONE	VL-M	QUANTITY	9
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	VL-L	QUANTITY	7
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	VL-M	QUANTITY	92
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	VL-L	QUANTITY	59
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	VL-L	QUANTITY	59
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	VL-L	AREA	32
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE	N/A	AREA	N/A
ANNUALS SHALL BE SIZED 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	VL-L	AREA	27,617 SF
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]				

LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXIST ON SITE, BUT ARE 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. 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.

NON-RESIDENTIAL SITE INVENTORY TABLE

GROSS SITE AREA	REQUIRED LANDSCAPE (10% OF THE GROSS SIT AREA)	EXISTING LANDSCAPE (IF APPLICABLE)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 trees / 1,000sqft)	PROVIDED TREES	REQUIRED SHRUBS (4 shrubs / 1,000sqft)	PROVIDED SHRUBS	SOIL PREP AMOUNTS (4 cu.yds. per 1000sqft)
171,974 SF	17,197 SF	0	27,759 SF	34	35	69	137	94
TURF GRASS AREA	REQUIRED LANDSCAPE COVERAGE PERCENTAGE (75% MINIMUM)	EXISTING LANDSCAPE (IF APPLICABLE)	PROVIDED LANDSCAPE COVERAGE AT MATURITY	REQUIRED NONLIVING ORNMENTAL PERCENTAGE (25% MAXIMUM)	PROVIDED NONLIVING ORNAMENTAL AREA IN LANDSCAPE	REQUIRED LARGE CANOPY DECIDUOUS TREE (50% MINIMUM)	PROVIDED LARGE CANOPY DECIDUOUS SHADE TREE	SEPARATE IRRIGATION SERVICE CONNECTIONS
0	12,898 SF	0	20,826 SF	4,299 SF	13 SF	17	19	YES

STREETSCAPE TABLE*

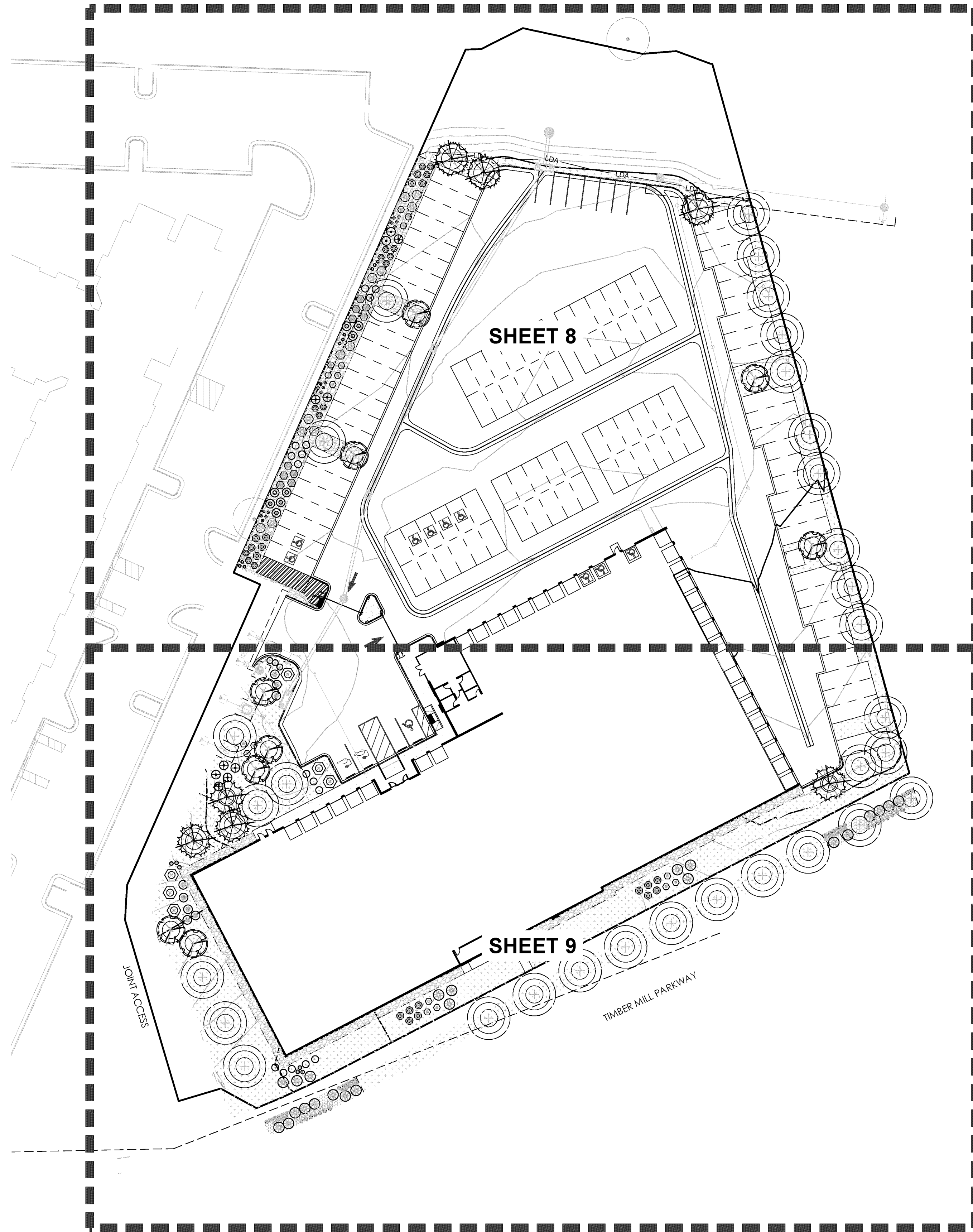
STREET NAME	LINEAR FEET (LF)	REQUIRED STREET TREES (1 TREE PER 40 LF)	PROVIDED STREET TREES	REQUIRED STREET SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED STREET SHRUBS	PROVIDED STREET ORNAMENTAL (SIZE EQUIVALENT)**
TIMBER MILL PARKWAY	467 LF	12	12	48	14	35

*STREETSCAPE DOES NOT COUNT TOWARDS OVERALL SITE LANDSCAPE REQUIREMENTS

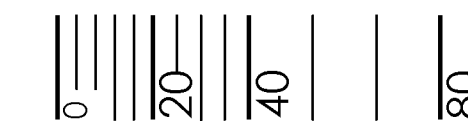
**SECTION 9.2.1 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL STATES THAT ONE (1) ORNMENTAL GRASS OF EQUAL SIZE AT PLANTING MAY BE SUBSTITUTED FOR ONE (1) SHRUB)

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED	06/15/2026	NM

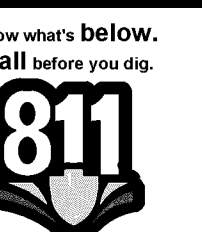
SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Scale: 1"= 40'-0"



SARAH NATALE, PLA CO#843
MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001



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7 OF 19

DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

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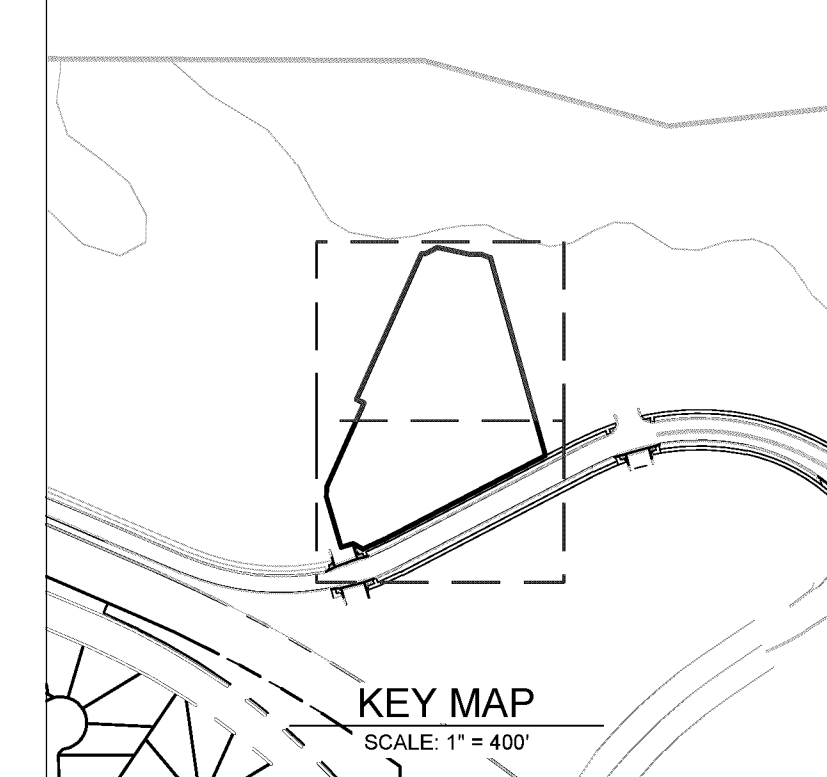
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SITE DEVELOPMENT PLAN

DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

Know what's below.
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8 OF 19

LEGEND

- DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- EVERGREEN TREE
- ORNAMENTAL TREE
- CANOPY DIAMETER (5 YR / 7 YR)
- STEEL EDGER
- LOW GROW NATIVE SEED
- ROCK MULCH
- SHREDDED CEDAR MULCH
- PARKING SPACES
- CROSS SECTIONS
- LINE OF DISTURBANCE

PLANT LEGEND

EVERGREEN SHRUBS

-
-
-
-

DECIDUOUS SHRUBS

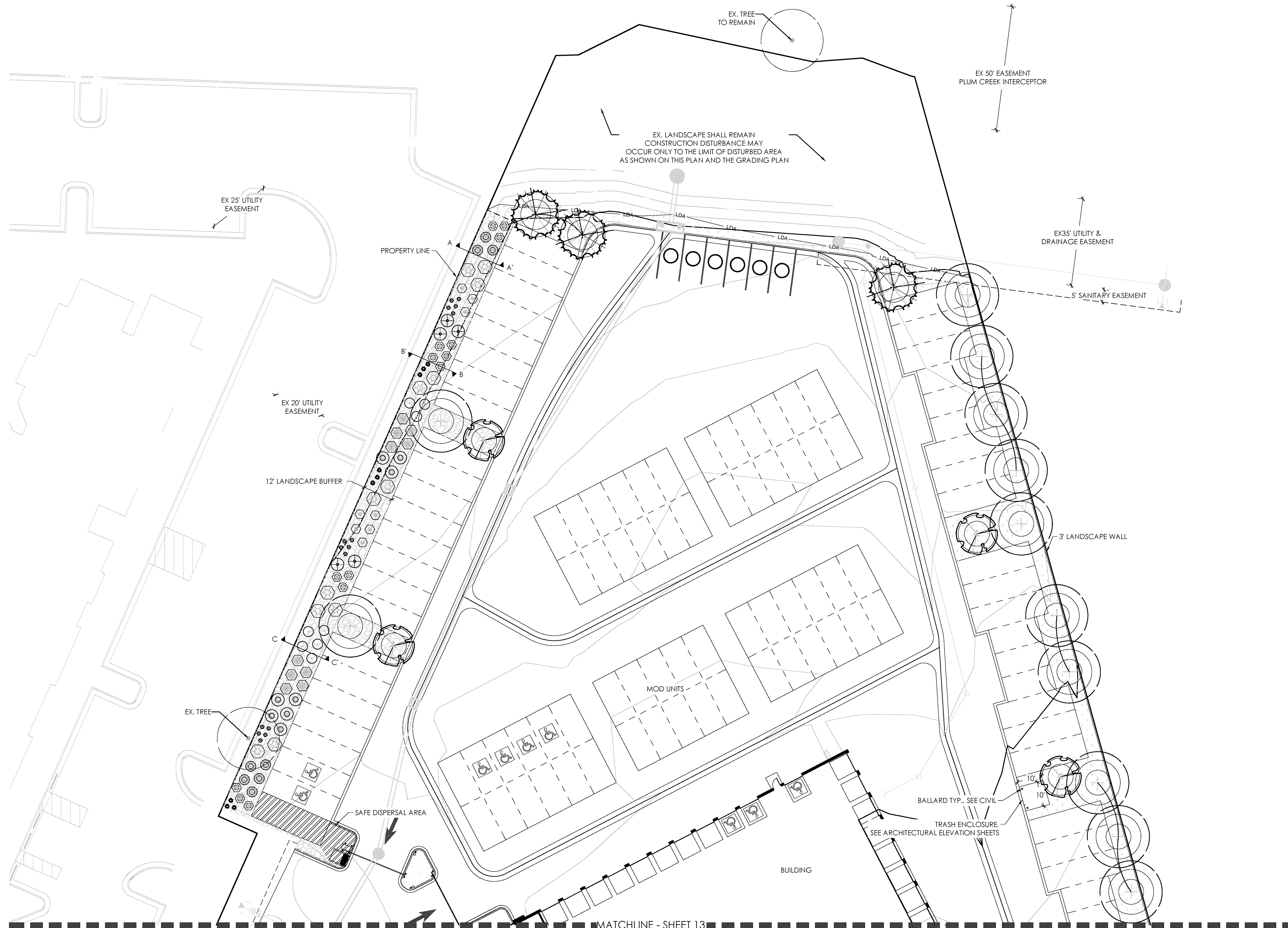
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PERNNIALS

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ORNAMENTAL GRASSES

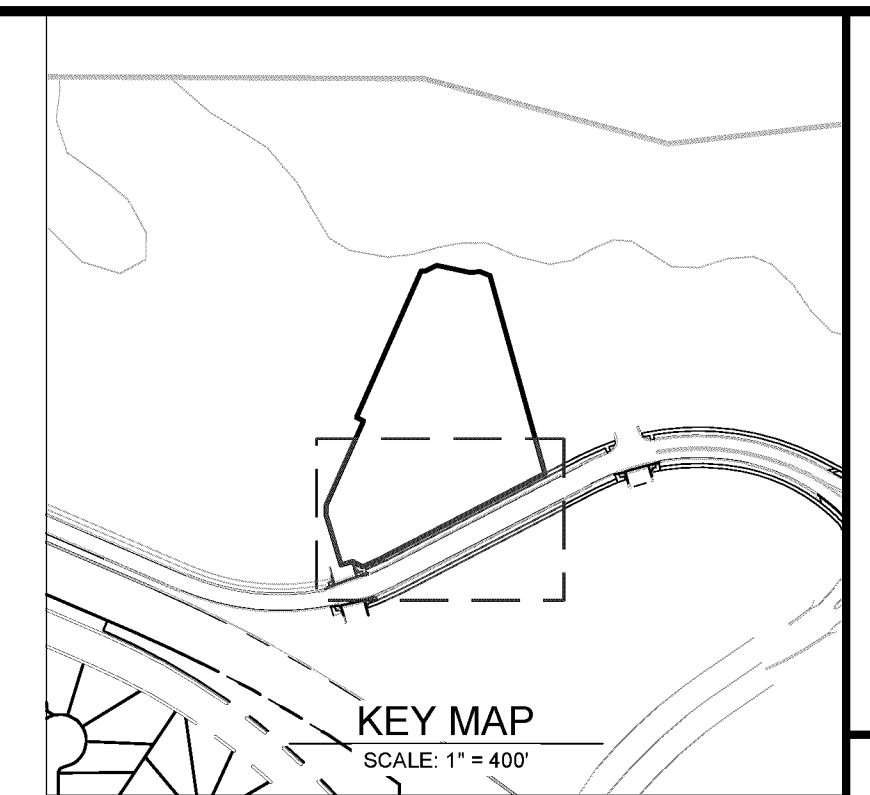
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Scale: 1"= 20'-0"



SARAH NATALE, PLA CO#843
MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001



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DXD CASILE ROCK STORAGE

CASILE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

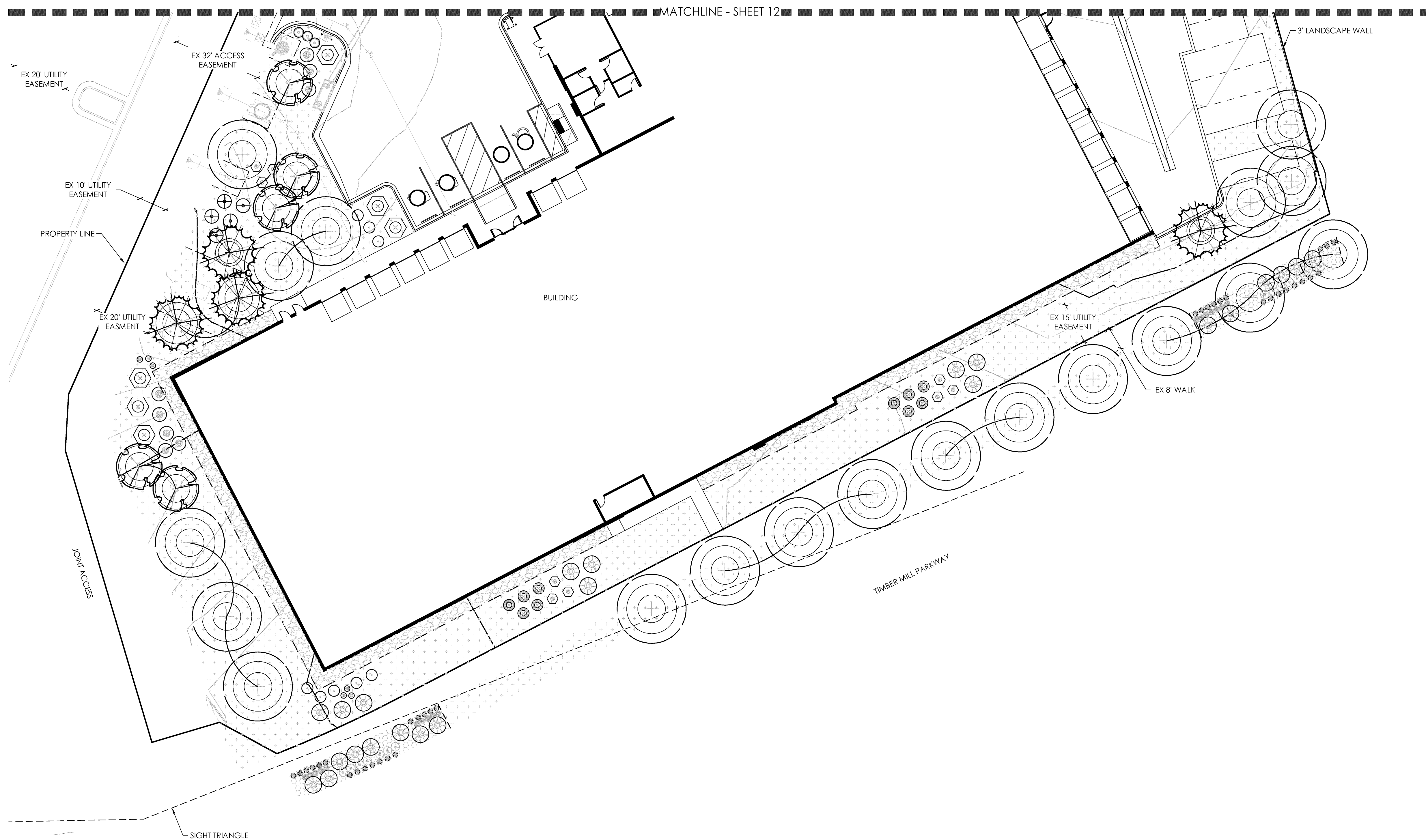
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LEGEND

-
- Diagram illustrating various symbols used in landscape design:
- DECIDUOUS TREE
 - EXISTING TREE TO REMAIN
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - CANOPY DIAMETER (5 YR / 7 YR)
 - STEEL EDGER
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - SHREDDED CEDAR MULCH
 - PARKING SPACES
 - CROSS SECTIONS
 - LINE OF DISTURBANCE

PLANT LEGEND

EVERGREEN SHRUBS

-

DECIDUOUS SHRUBS

-

PERNNIALS

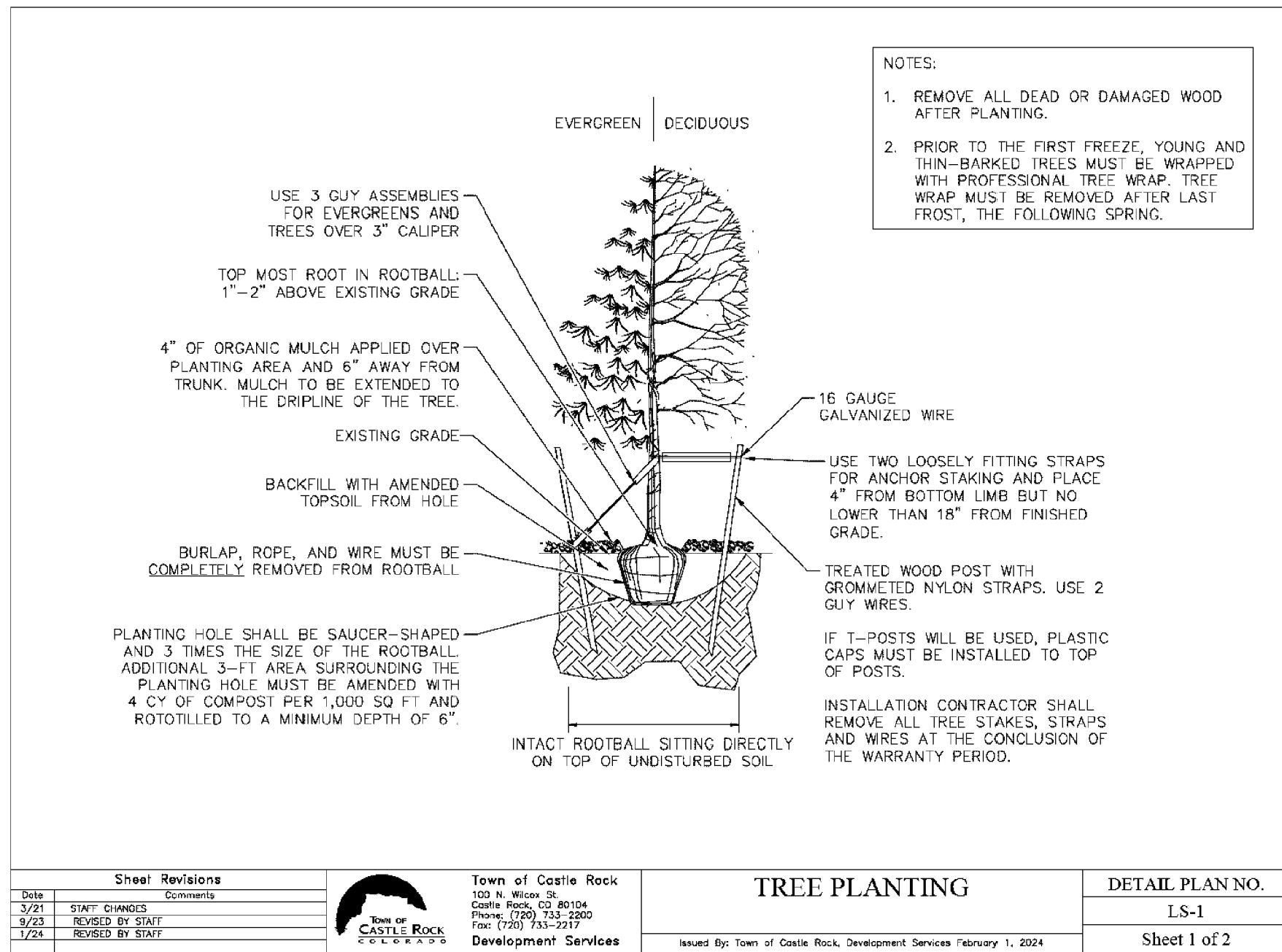
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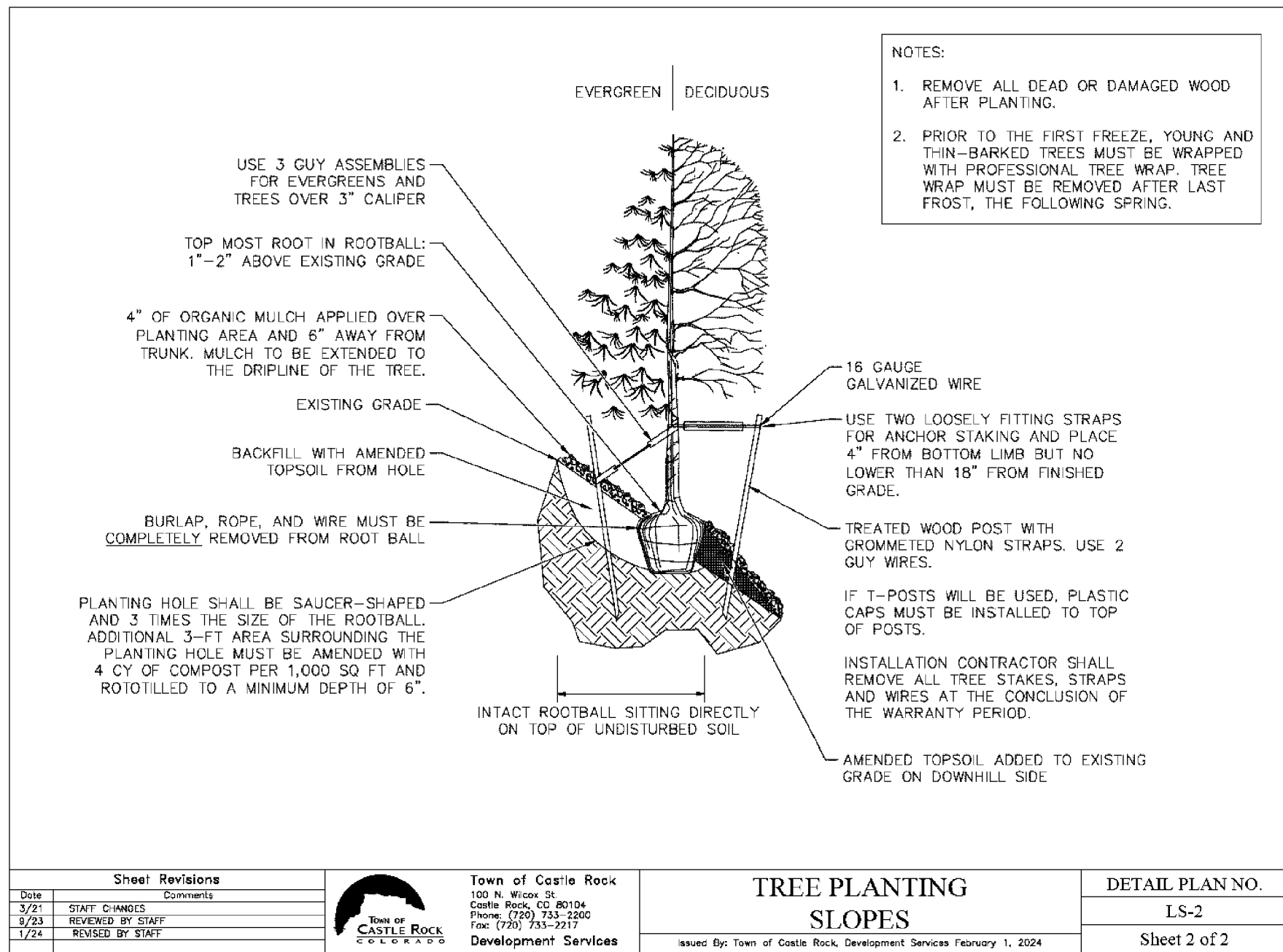


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MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001

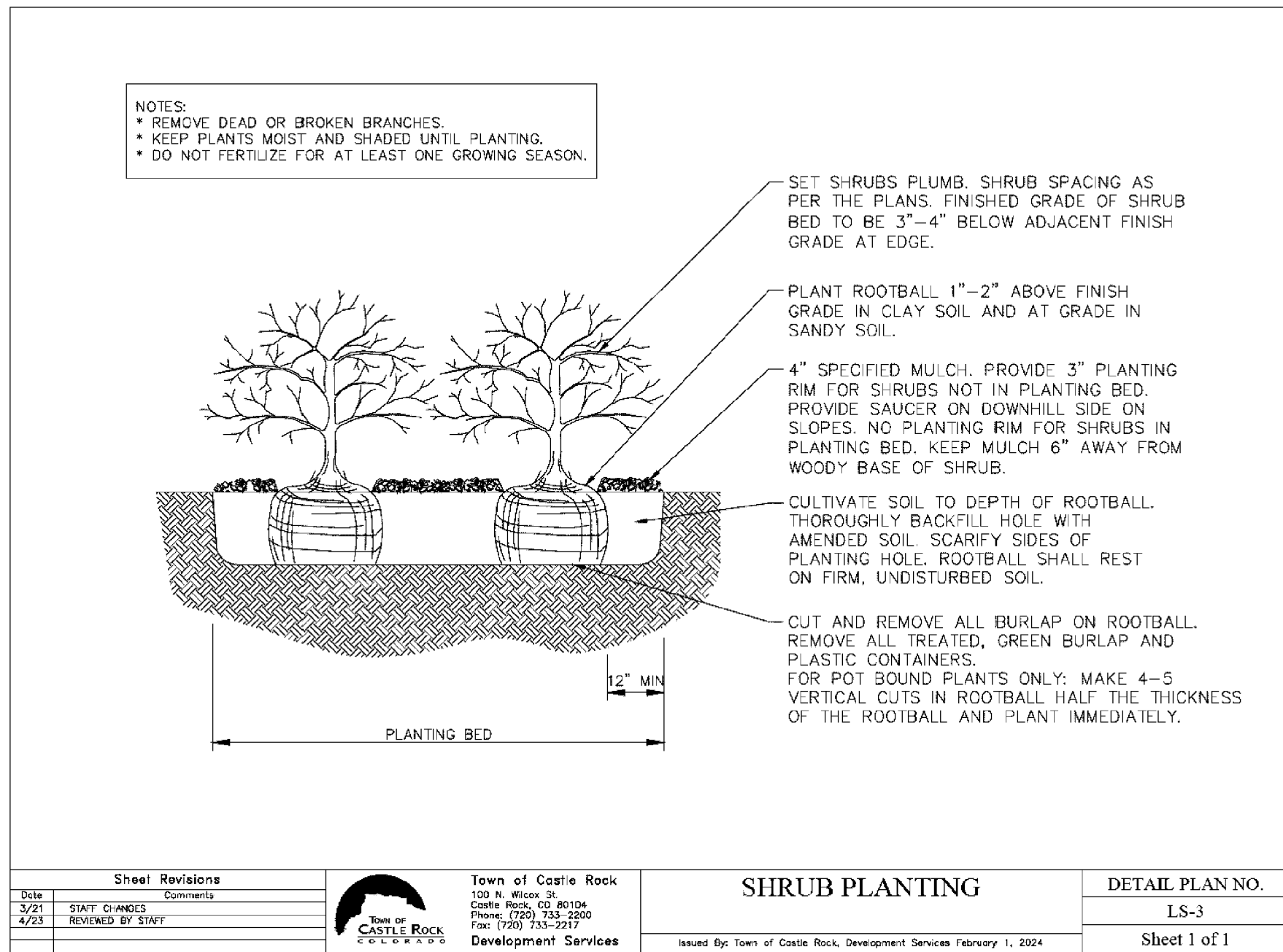
SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TREE PLANTING

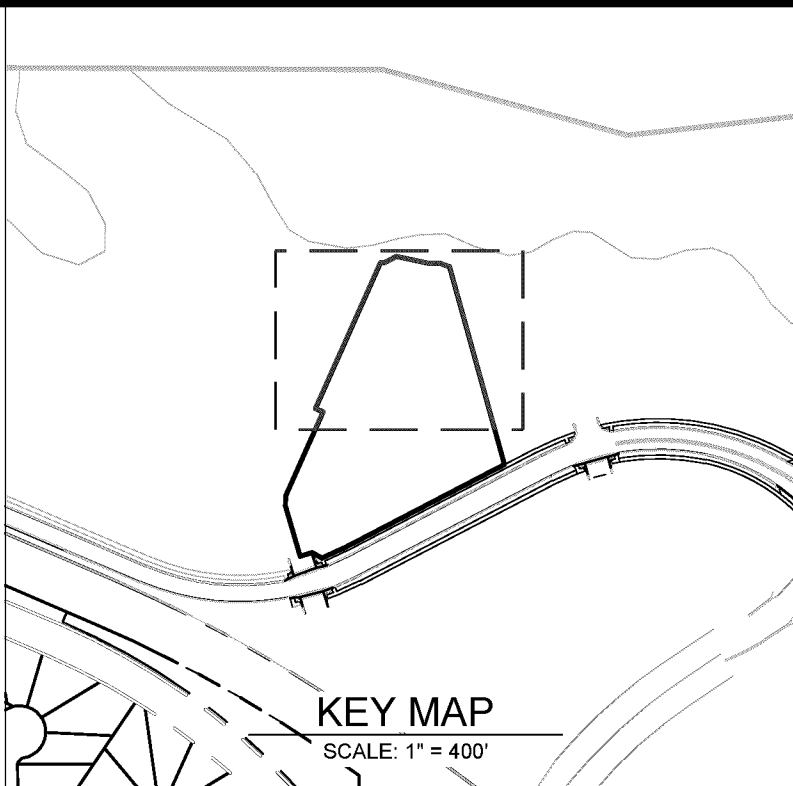


2 TREE PLANTING SLOPES



3 SHRUB PLANTING

SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
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DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

Know what's below.
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IRRIGATION NARRATIVE

1. A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE UTILIZED FOR THE ESTABLISHMENT OF ALL LANDSCAPE PLANT MATERIAL.
2. ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES SHALL BE XERIC, LOW MAINTENANCE SPECIES.
3. PLANT MATERIAL SHALL BE GROUPED INTO ZONES WITH SIMILAR WATER REQUIREMENTS TO MINIMIZE WATER USE WHILE MAINTAINING HEALTHY PLANT GROWTH.
4. GROUPINGS OF TREES, SHRUBS, AND ORNAMENTAL GRASSES SHALL BE IRRIGATED USING POINT-SOURCE DRIP AND DRIPLINE IRRIGATION METHODS.
5. NATIVE SEEDED AREAS IDENTIFIED AS "VERY LOW WATER" USE SHALL BE IRRIGATED WITH AN ABOVE-GROUND TEMPORARY IRRIGATION SYSTEM UNTIL FULL ESTABLISHMENT. UPON ESTABLISHMENT, THE IRRIGATION SYSTEM SHALL BE PERMANENTLY REMOVED.
6. TREES LOCATED WITHIN NATIVE SEEDED AREAS SHALL BE IRRIGATED BY A SEPARATE, PERMANENT DRIP IRRIGATION ZONE THAT SHALL REMAIN OPERATIONAL FOLLOWING THE PERMANENT SHUTOFF OF IRRIGATION USED FOR SEED ESTABLISHMENT.
7. ALL OFF-SITE AREA DISTURBED BY PROJECT INFRASTRUCTURE CONSTRUCTION SHALL BE RE-SEEDED. ALL RE-SEEDED SHALL BE IRRIGATED BY A WATER TRUCK OR OTHER APPROVED SUPPLEMENTAL WATER METHODS UNTIL FINAL ESTABLISHMENT.

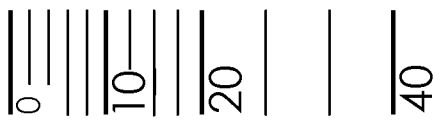
LEGEND

	TEMPORARY POP-UP IRRIGATION FOR ESTABLISHMENT
	TEMPORARY POP-UP & PERMANENT DRIP IRRIGATION
	PERMANENT DRIP IRRIGATION
	NON-IRRIGATED AREAS

HYDROZONE CALCULATIONS

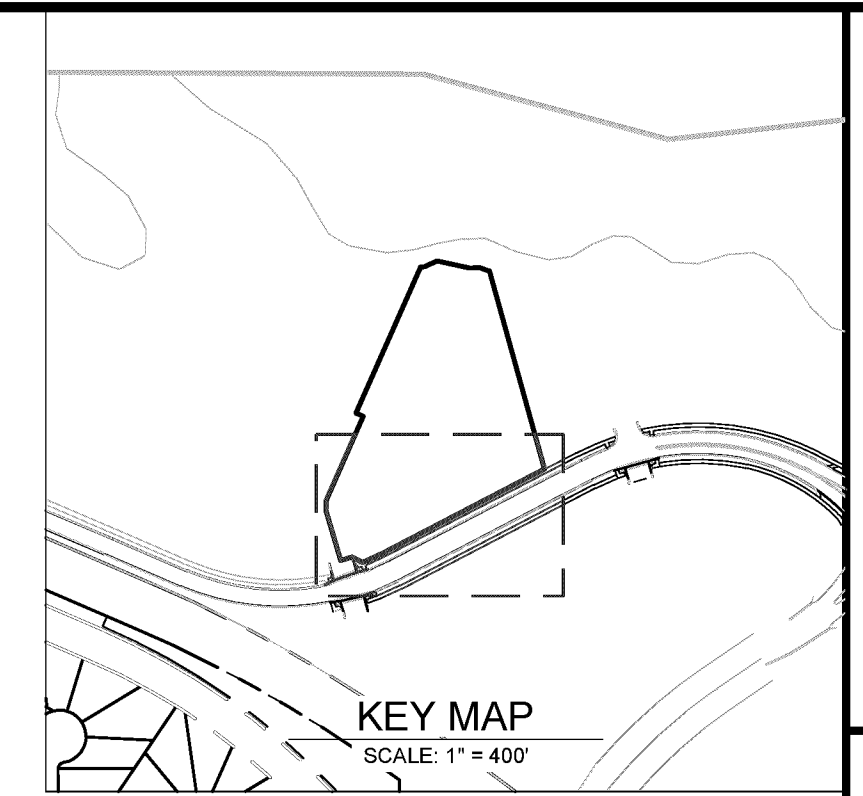
HYDROZONE CATEGORY	IRRIGATED AREA (SF)
1 LOW: TREES/SHRUBS TEMPORARY IRRIGATED NATIVE SEED	19,965
2 VERY LOW: TEMPORARY IRRIGATED NATIVE SEED	12,062

Scale: 1"= 20'-0"



SARAH MOLL, PLA CO#843
MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0001

SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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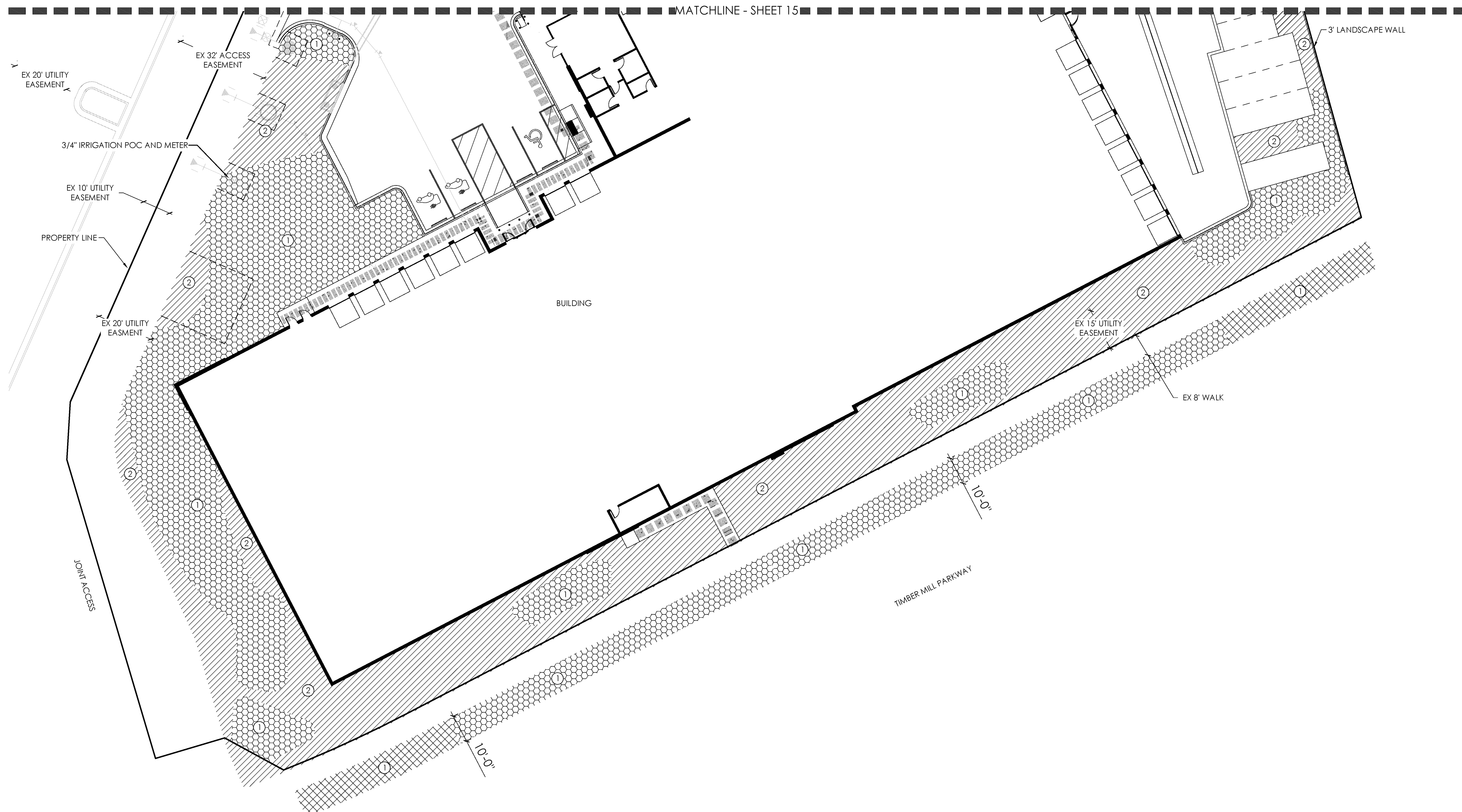
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DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

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IRRIGATION NARRATIVE

1. A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE UTILIZED FOR THE ESTABLISHMENT OF ALL LANDSCAPE PLANT MATERIAL.
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4. GROUPINGS OF TREES, SHRUBS, AND ORNAMENTAL GRASSES SHALL BE IRRIGATED USING POINT-SOURCE DRIP AND DRIPLINE IRRIGATION METHODS.
5. NATIVE SEEDED AREAS IDENTIFIED AS "VERY LOW WATER" USE SHALL BE IRRIGATED WITH AN ABOVE-GROUND TEMPORARY IRRIGATION SYSTEM UNTIL FULL ESTABLISHMENT. UPON ESTABLISHMENT, THE IRRIGATION SYSTEM SHALL BE PERMANENTLY REMOVED.
6. TREES LOCATED WITHIN NATIVE SEEDED AREAS SHALL BE IRRIGATED BY A SEPARATE, PERMANENT DRIP IRRIGATION ZONE THAT SHALL REMAIN OPERATIONAL FOLLOWING THE PERMANENT SHUTOFF OF IRRIGATION USED FOR SEED ESTABLISHMENT.
7. ALL OFF-SITE AREA DISTURBED BY PROJECT INFRASTRUCTURE CONSTRUCTION SHALL BE RE-SEEDED. ALL RE-SEEDED SHALL BE IRRIGATED BY A WATER TRUCK OR OTHER APPROVED SUPPLEMENTAL WATER METHODS UNTIL FINAL ESTABLISHMENT.

LEGEND

	TEMPORARY POP-UP IRRIGATION FOR ESTABLISHMENT
	TEMPORARY POP-UP & PERMANENT DRIP IRRIGATION
	PERMANENT DRIP IRRIGATION
	NON-IRRIGATED AREAS

HYDROZONE CALCULATIONS

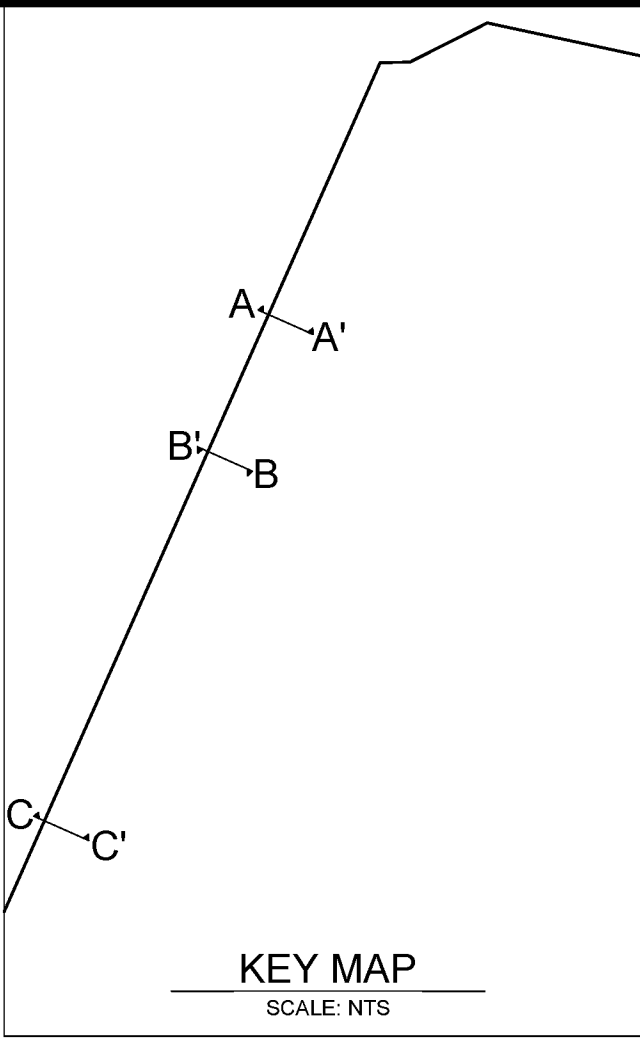
HYDROZONE CATEGORY	IRRIGATED AREA (SF)
1 LOW: TREES/SHRUBS TEMPORARY IRRIGATED NATIVE SEED	19,965
2 VERY LOW: TEMPORARY IRRIGATED NATIVE SEED	12,062

Scale: 1"= 20'-0"



SARAH NATALE, PLA CO#843
MEADOWS STORAGE
SITE DEVELOPMENT PLAN
PROJECT # SDP26-001

SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



terrachina
td design
10200 E. Grand Ave. A-314
Denver, CO 80231
PH: 303.652.8867

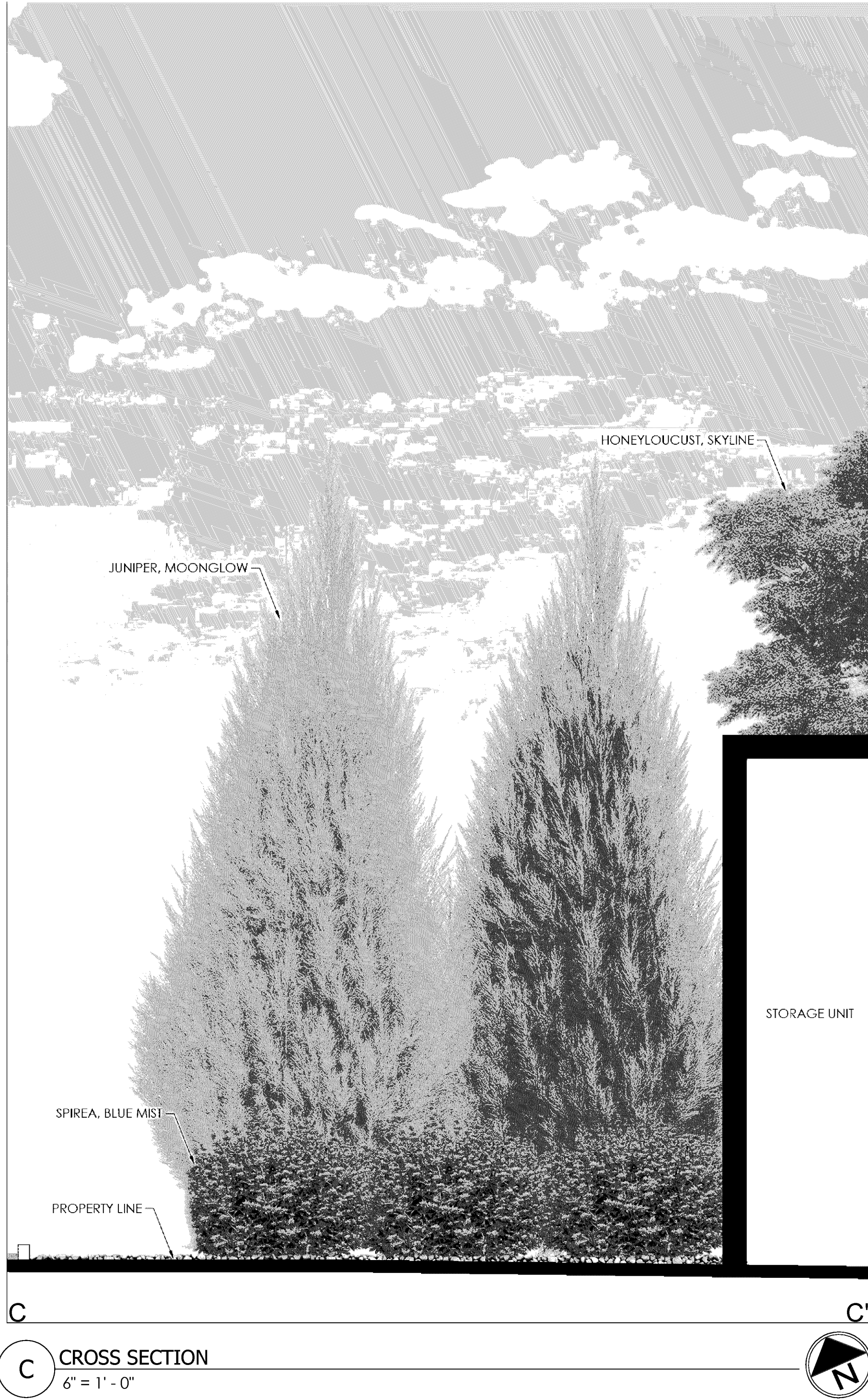
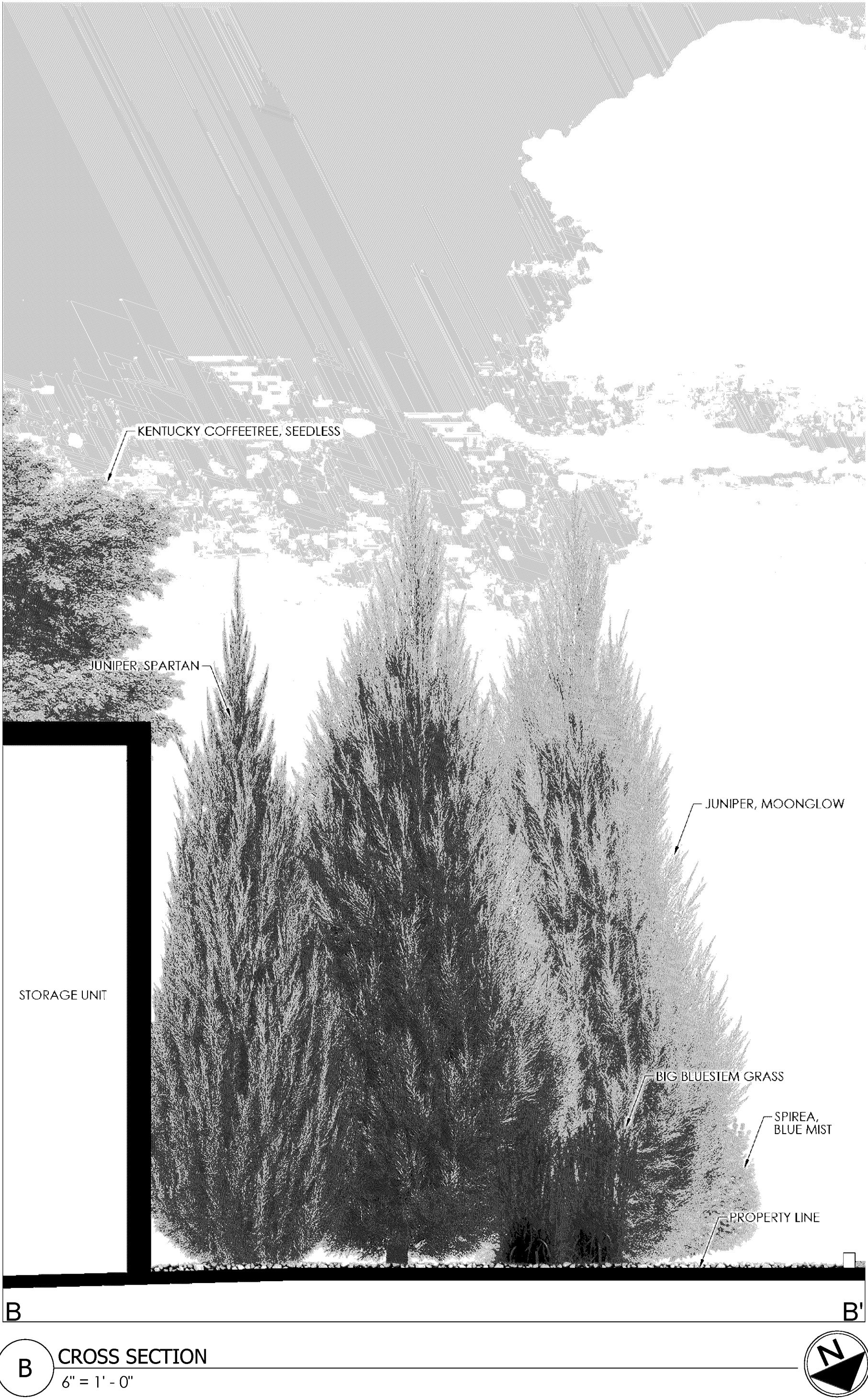
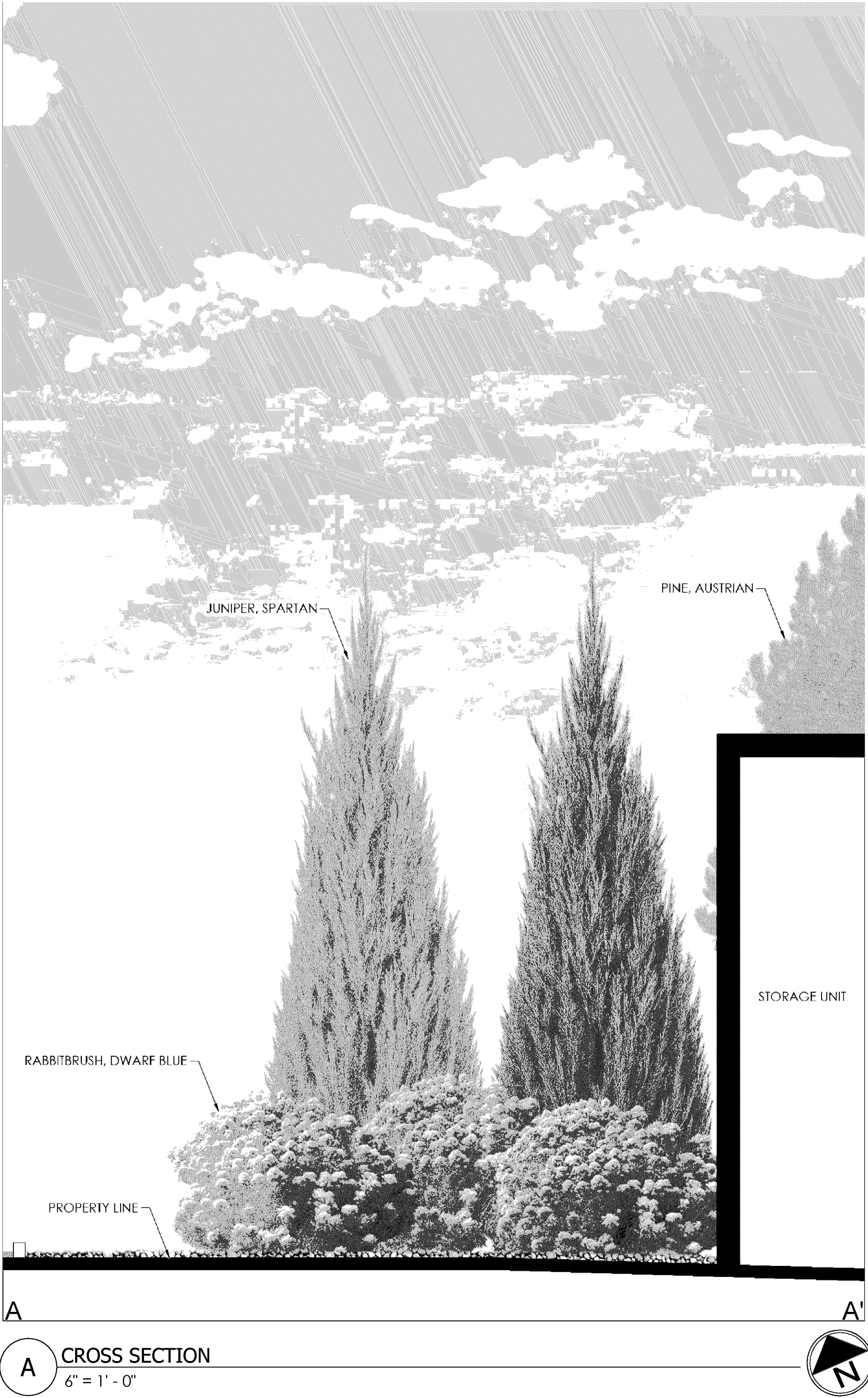
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06/15/2026	MM

#	REVISION DESCRIPTION
1	APPROVED

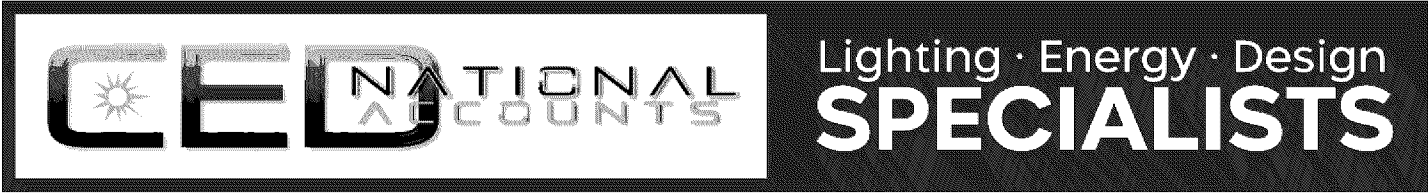
DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
BUFFER CROSS SECTIONS



SHEET
13 OF 19



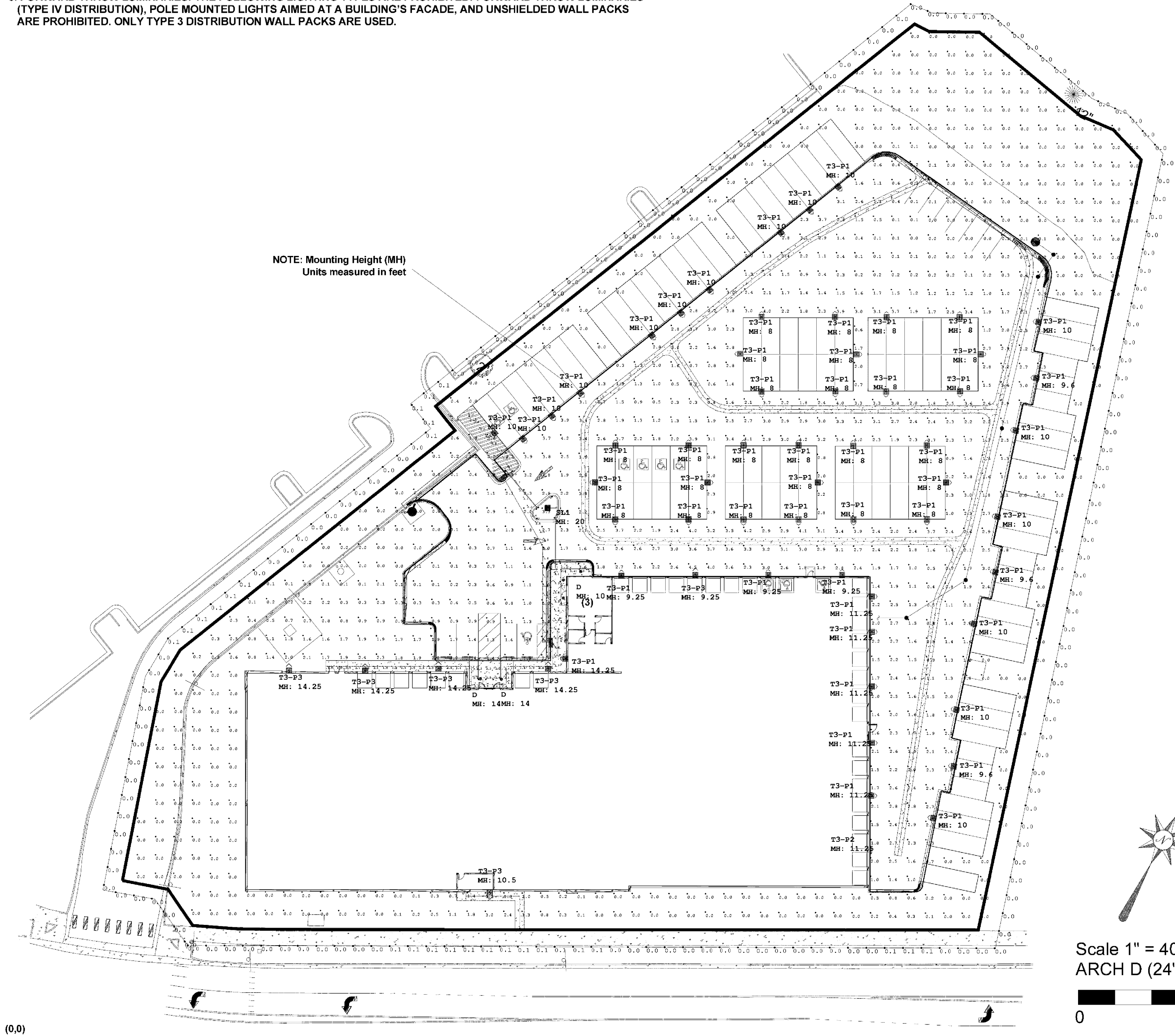
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DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



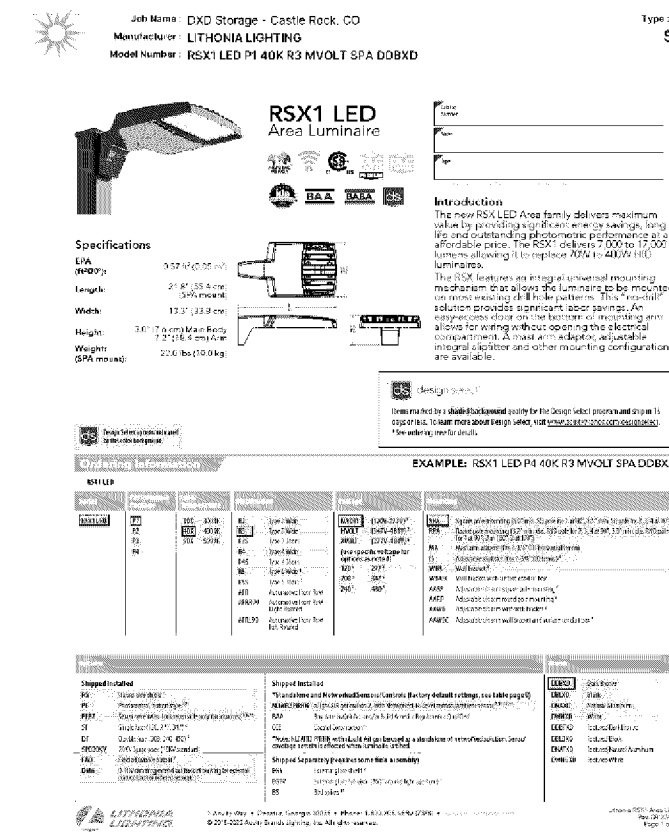
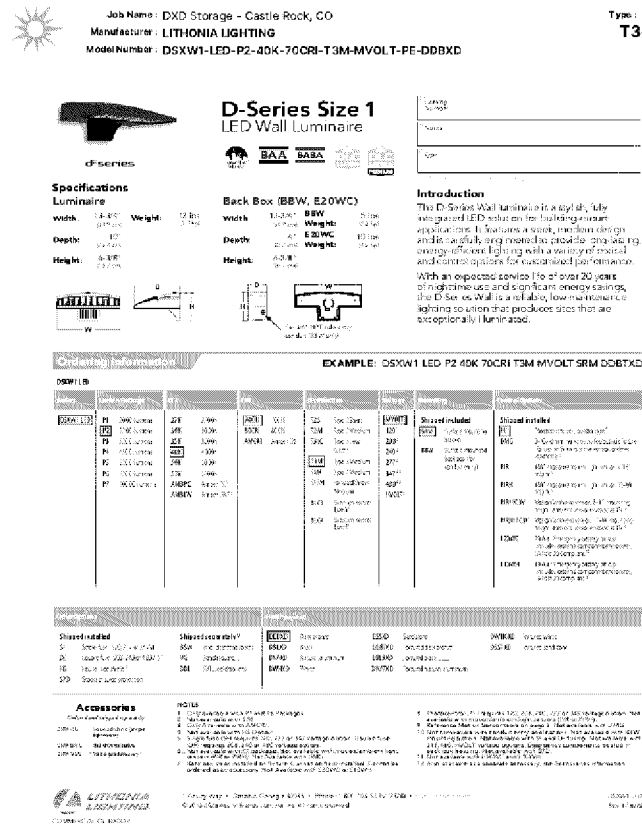
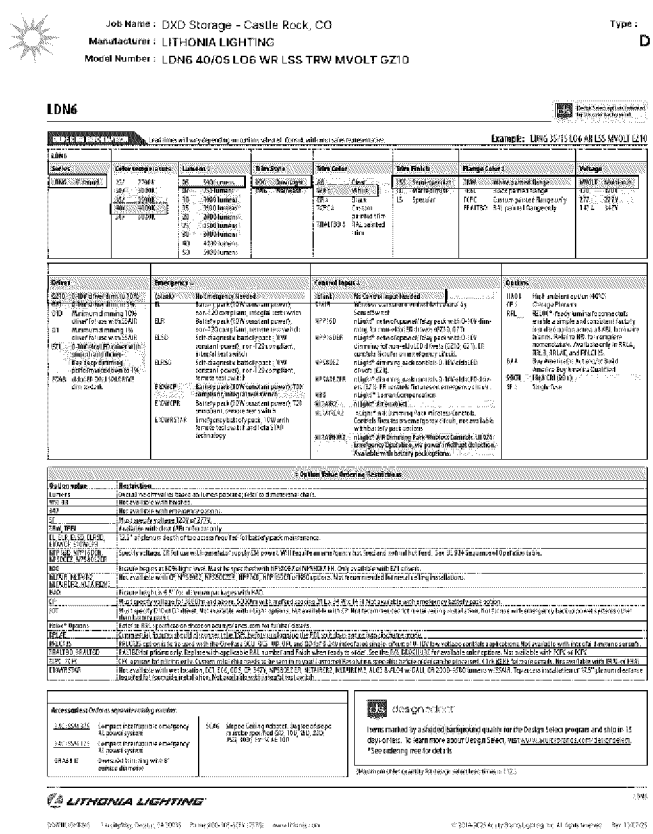
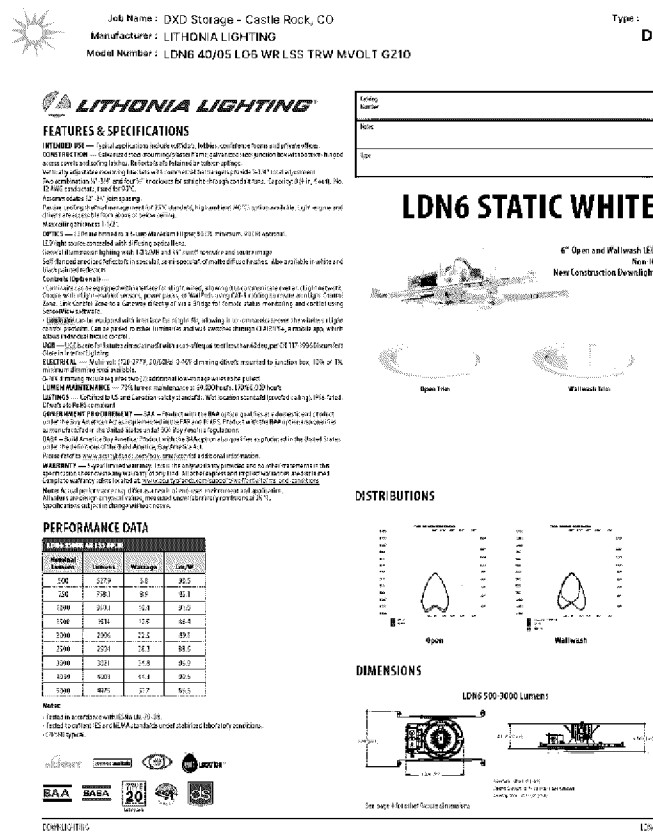
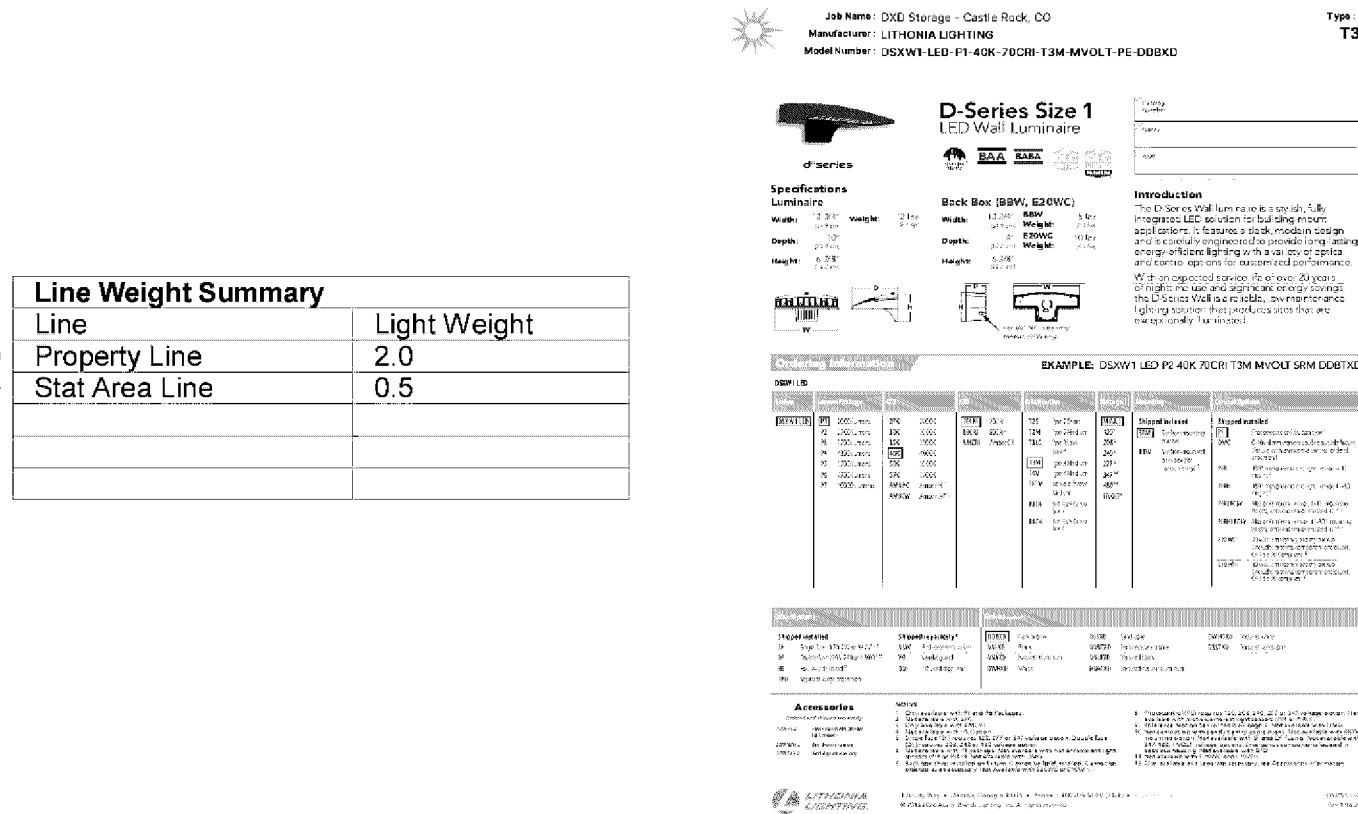
Site Luminary Summary Table																			
ID	Symbol	[MANUFAC]	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Qty	Mounting Height: Listed in Feet (MH: XX)	Lum. Watts	Lum. Lumens	Light Loss Factor	Lamps				
D		Lithonia Lighting	LDN6	LDN6_40_05 L06 WR LSS TRW MVOLT GZ10	LED Downlight 6 inch	Y	Type 5 Short	120-277V	Yes	5	10, 14	5.8	463	1.000	Mounting	CCT	CRI	Fixture Finish	Lamp Type
SL1		Lithonia Lighting	RSX1	RSX1 LED P1 40K R3 MVOLT SPA PE DDBXD	LED Area Light with Photocell	Y	Type 3	120-277V	No	1	20	51	7096	1.000	Recessed	3000K	80 CRI	White	LED
T3-P1		Lithonia Lighting	DSXW1	DSXW1-LED-P1-40K-70CRI-T3M-MVOLT-PE-DDBXD	LED Wall Pack with Photocell	Y	Type 3	120-277V	No	55	8, 9.25, 9.6, 10, 11.25, 14.25	12.37	1908	1.000	Pole Mount	3000K	70 CRI	Dark Bronze	LED
T3-P2		Lithonia Lighting	DSXW1	DSXW1-LED-P2-40K-70CRI-T3M-MVOLT-PE-DDBXD	LED Wall Pack with Photocell	Y	Type 3	120-277V	No	1	11.25	14.58	2270	1.000	Wall Mount	3000K	70 CRI	Dark Bronze	LED
T3-P3		Lithonia Lighting	DSXW1	DSXW1-LED-P3-40K-70CRI-T3M-MVOLT-PE-DDBXD	LED Wall Pack with Photocell	Y	Type 3	120-277V	No	6	9.25, 10.5, 14.25	21.05	3177	1.000	Wall Mount	3000K	70 CRI	Dark Bronze	LED

Calculation Summary	List the Use Area / Zone Type					
Label	Calc Type	Units	Avg	Min	Max	Avg/Min
Canopy Lighting	Area	Fc	2.36	2.1	2.8	1.12
Path of Travel - Exit to ROW	Line	Fc	2.11	1.0	5.0	2.11
Property Line	Line	Fc	0.01	0.0	0.1	N.A.
Site Calc Points	Area	Fc	1.06	0.0	5.0	N.A.
Paved Parking	Stat Line	Fc	1.85	0.0	4.5	N.A.

- LIGHTING STANDARD NOTES
1. LIGHT LOSS FACTOR IS 1
 2. SITE LIGHTING WILL BE ACTIVE BETWEEN THE HOURS OF 6:00 AND DAWN AND BETWEEN DUSK AND 10:00 PM. ALL EXTERIOR LIGHTS SHALL INCLUDE INTEGRAL PHOTOSENSORS FOR TURNING THE LIGHTS ON AT DUSK AND OFF AT DAWN. AN OVERRIDING TIMECLOCK SHALL BE INSTALLED AS WELL TO ALLOW FOR TIME SPECIFIC SCHEDULING FOR POST-CURFEW.
 3. THE LIGHTING OBJECTIVE FOR THIS SITE IS TO PROVIDE ADEQUATE AND SAFE ILLUMINATION FOR ALL PEDESTRIANS AND CONSUMERS, WHILE NOT IMPOSING LIGHT POLLUTION ON NEIGHBORING PROPERTIES. LIGHTS SHALL TURN ON AT DUSK AND OFF AT DAWN, WITH AN OVERRIDING FEATURE FOR SEASONAL ADJUSTMENTS AND/OR CURFEW SCENARIOS.
 4. SITE LIGHTING IS SHIELDED, FULL-CUT OFF, AND DESIGNED TO MINIMIZE SPILL-OVER ON ADJACENT PROPERTIES. MAXIMUM ILLUMINANCE AT PROPERTY BOUNDARY IS 0.4 FOOTCANDLE.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED. ONLY TYPE 3 DISTRIBUTION WALL PACKS ARE USED.



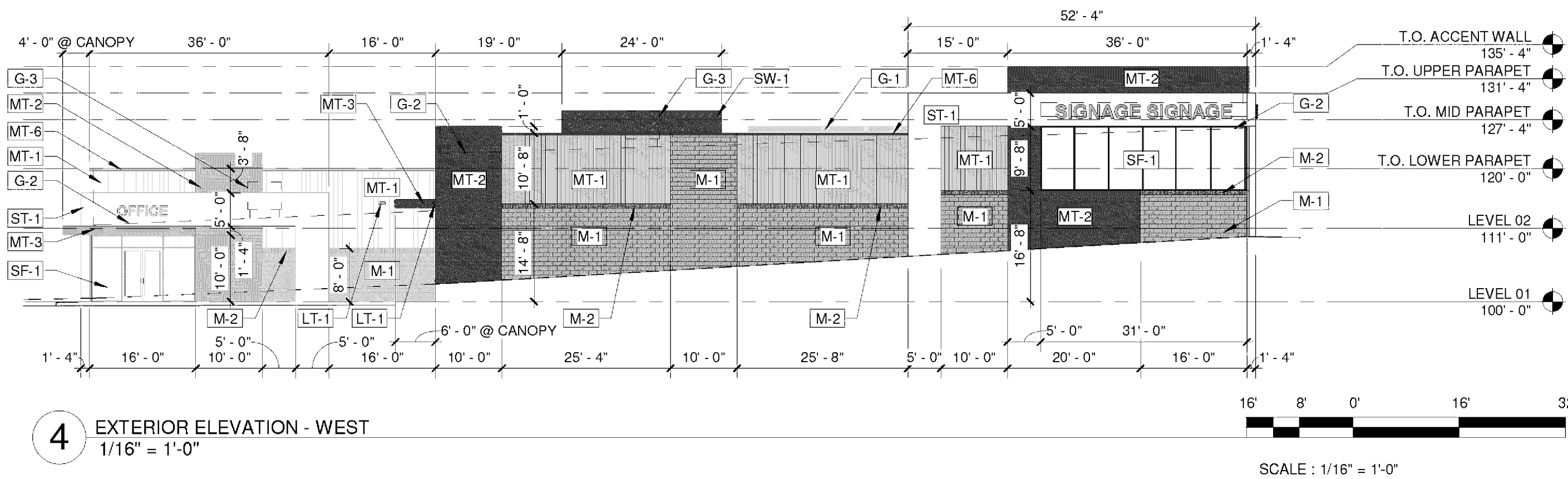
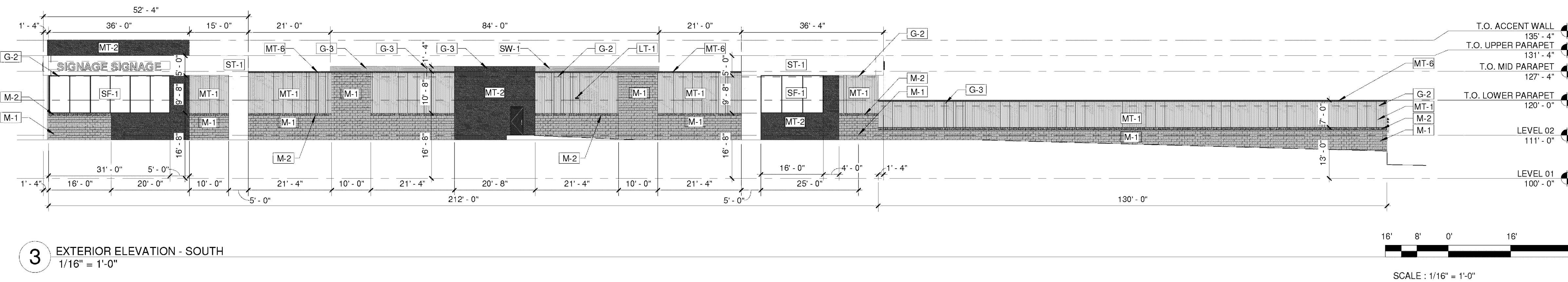
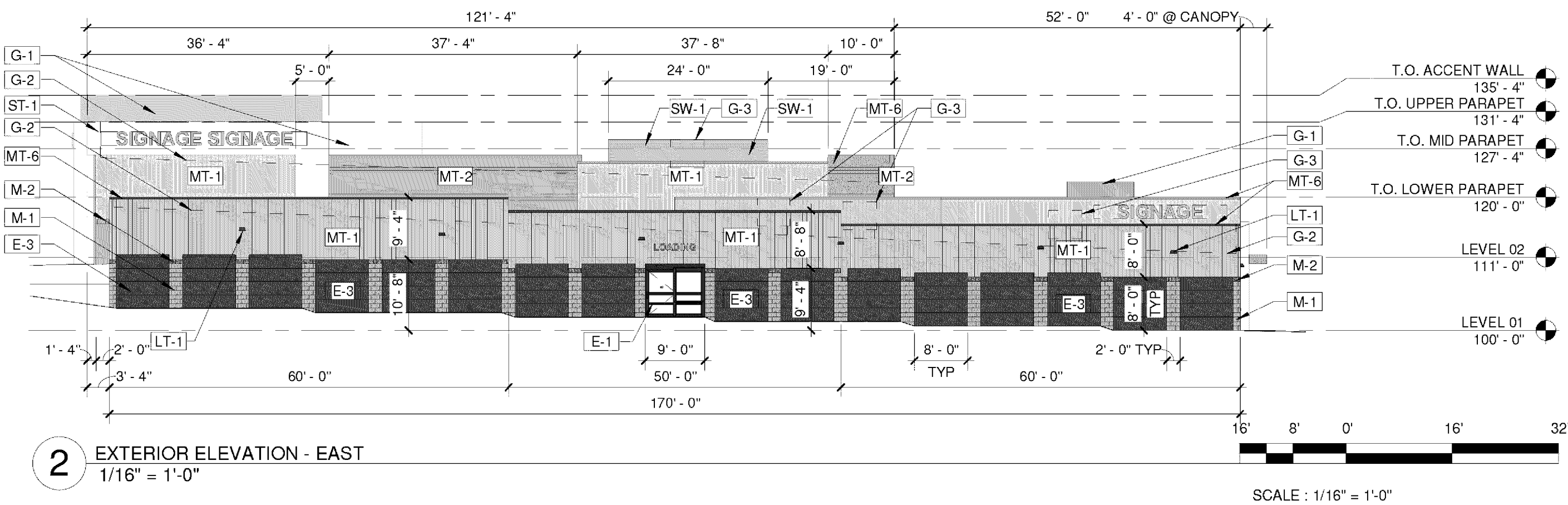
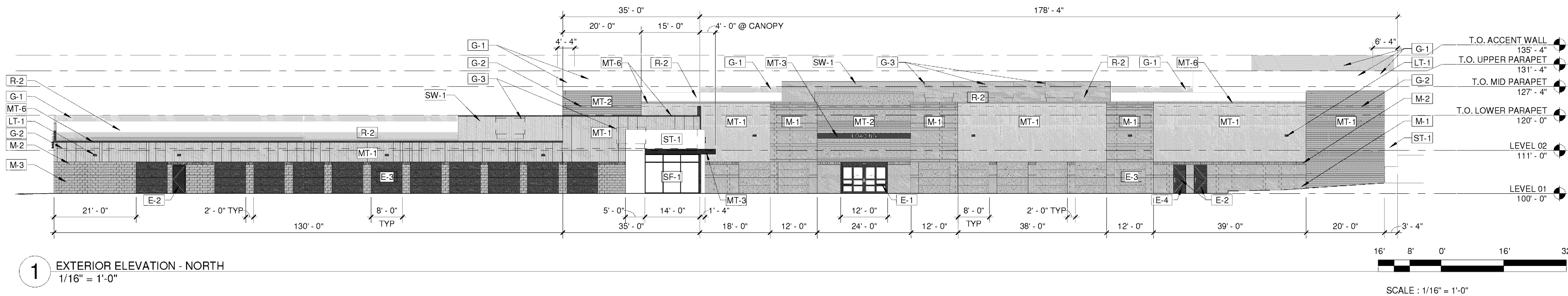
Line Weight Summary	
Line	Light Weight
Property Line	2.0
Stat Area Line	0.5



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SITE DEVELOPMENT PLAN DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



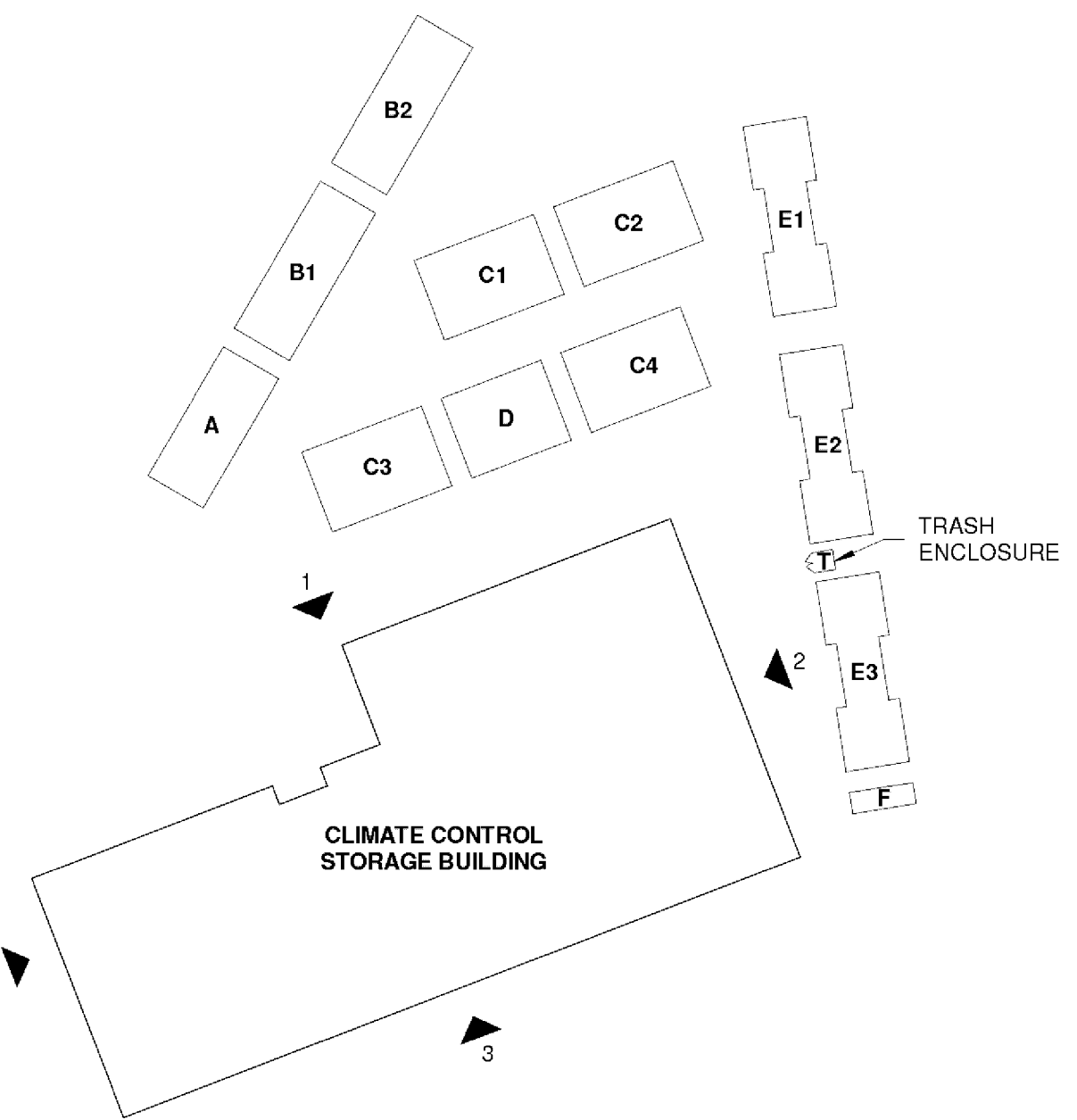
5 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"

6 TRASH ENCLOSURE - SIDE ELEVATION (TYP)
1/4" = 1'-0"

7 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
E-1	AUTOMATIC SLIDING ENTRANCE DOOR; COLOR: DARK BRONZE
E-2	HOLLOW METAL DOOR & FRAME; COLOR: DARK BRONZE
E-3	INSULATED OVERHEAD DOOR, COLOR: TO MATCH CHARCOAL GRAY
E-4	FIRE RISER/WATER ENTRY
G-1	PARAPET BEYOND
G-2	LINE OF ROOF TOP MECHANICAL UNIT BEYOND
G-3	LINE OF ROOF TOP MECHANICAL UNIT BEYOND
LT-1	EXTERIOR WALL SCONCE; RE: ELEC. DWGS
M-1	CMU VENEER; BASELITE, RUNNING BOND, GROUNDFACE; COLOR: 638WR
M-2	BRICK SOLDIER COURSE; INTERSTATE BRICK; COLOR: SMOKEY MOUNTAIN
M-3	BRICK ROWLOCK; INTERSTATE BRICK; COLOR: SMOKEY MOUNTAIN
MT-1	7.2 VERTICAL METAL PANEL; COLOR: ASH GRAY
MT-2	7.2 HORIZONTAL METAL PANEL; COLOR: CHARCOAL GRAY
MT-3	PRE-FINISHED METAL CANOPY; COLOR: DARK BRONZE
MT-6	PRE-FINISHED METAL FASCIA AND/OR CORKING; COLOR: CHARCOAL GRAY
MT-7	CUSTOM GALVANIZED STEEL TRASH ENCLOSURE GATE & STEEL SUPPORT; COLOR: DARK BRONZE
R-2	FULLY ADHERED MEMBRANE ROOF; COLOR: WHITE
SF-1	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ 1" LOW-E INSULATED GLAZING UNITS; COLOR: DARK BRONZE
ST-1	3-COAT STUCCO; FINE FINISH; COLOR: PAREX USA IVORY 10444L
SW-1	ROOF TOP MECHANICAL UNIT SCREEN WALL

- GENERAL NOTES:**
- ALL ROOF TOP MECHANICAL UNITS TO BE SCREENED.
 - ALL EXTERIOR SIGNAGE TO BE PERMITTED UNDER SEPERATE PERMIT THROUGH THE TOWN OF CASTLE ROCK.

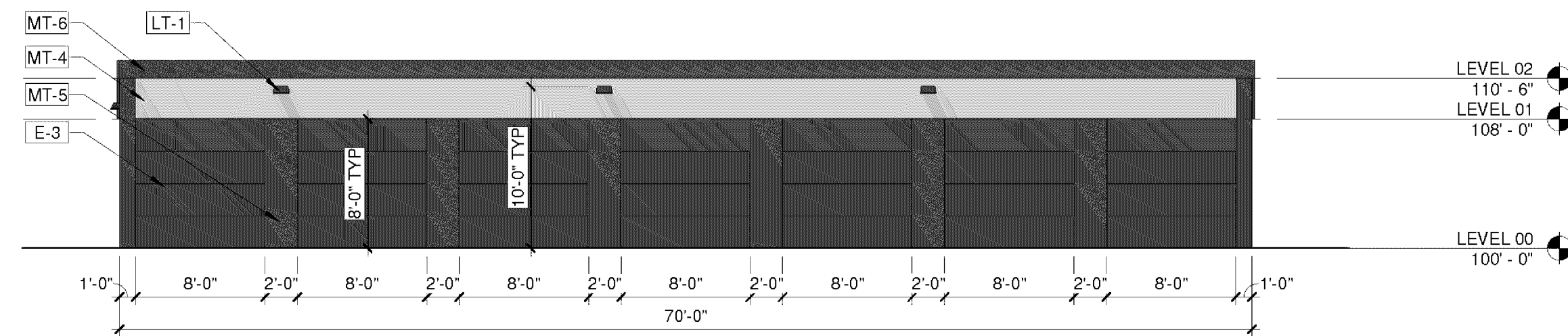


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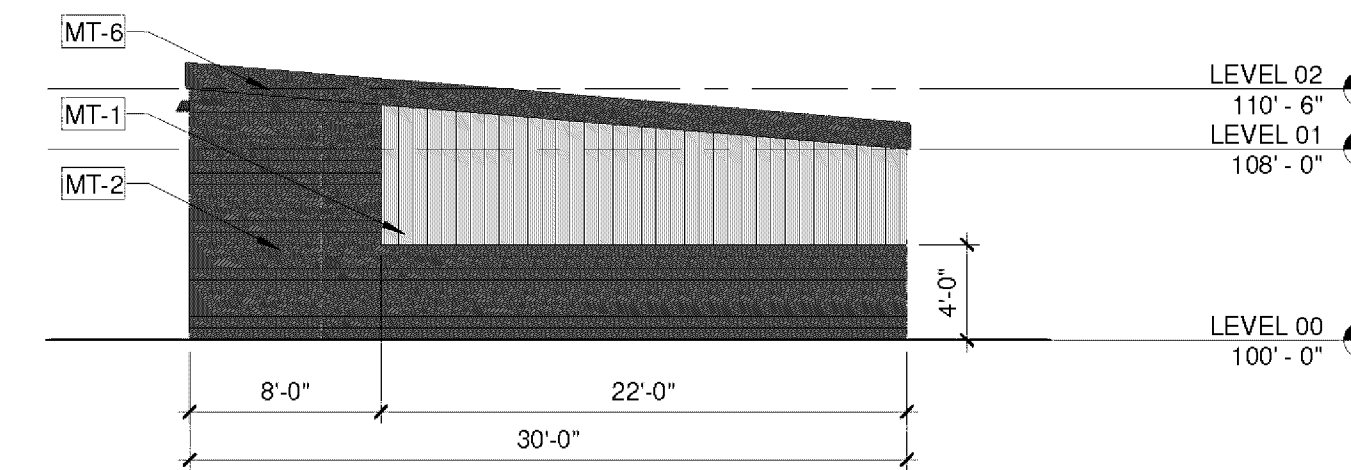
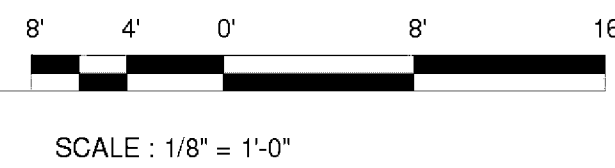
SITE DEVELOPMENT PLAN

DXD CASTLE ROCK STORAGE

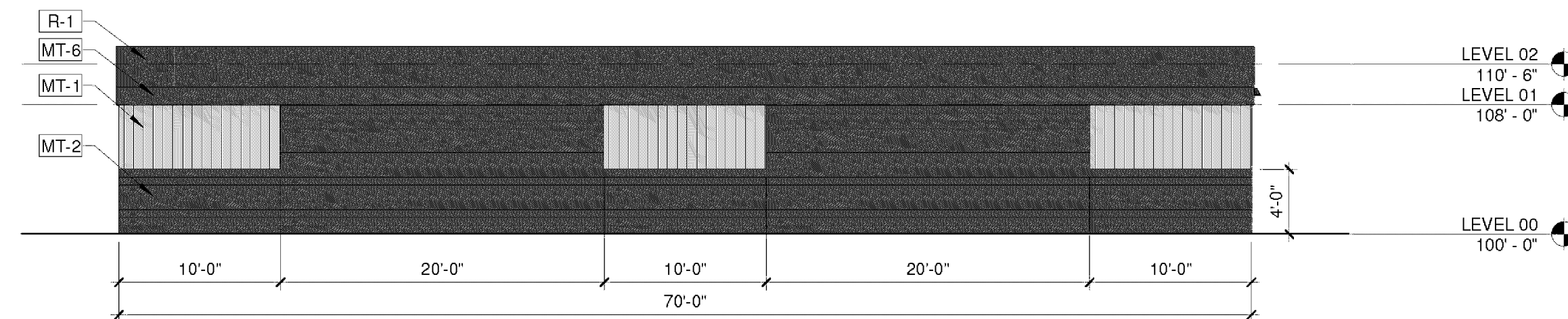
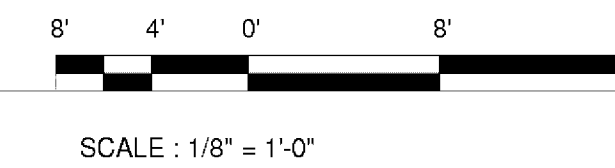
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A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



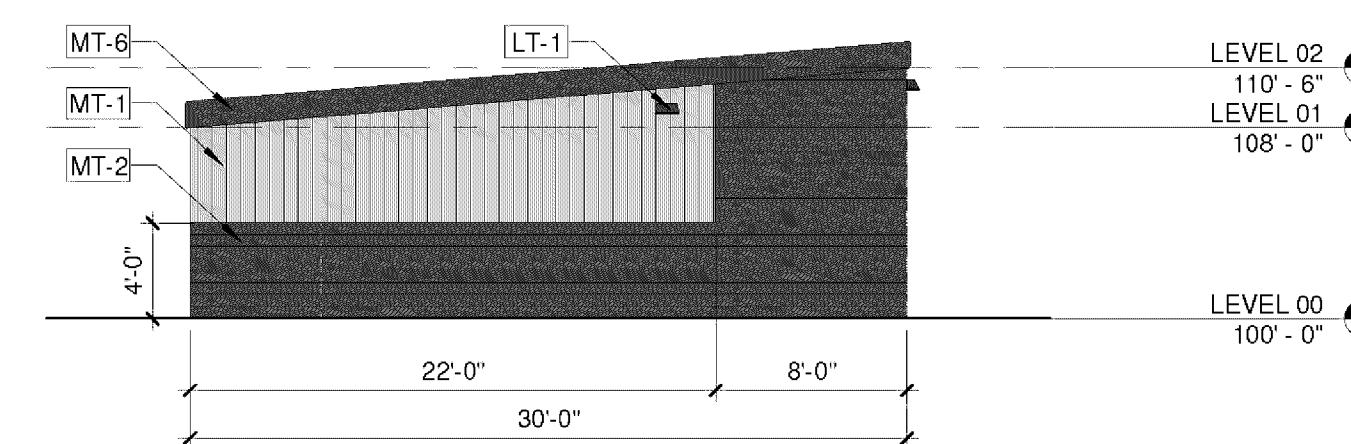
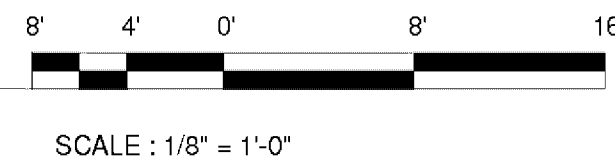
1 MODULAR UNIT A EAST ELEVATION
1/8" = 1'-0"



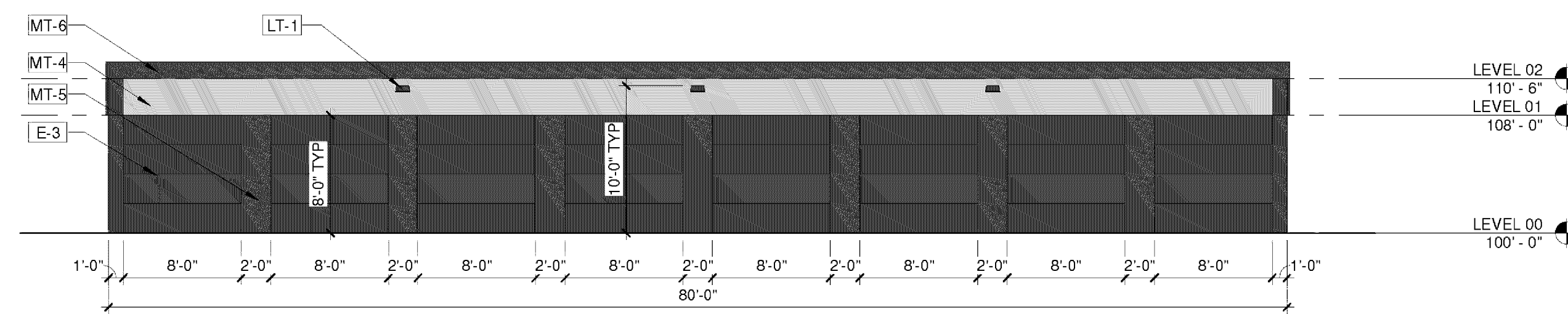
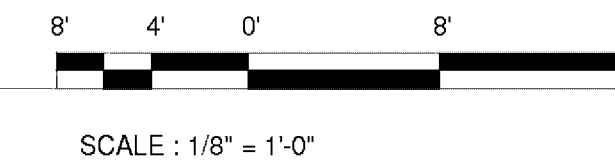
2 MODULAR UNIT A NORTH ELEVATION
1/8" = 1'-0"



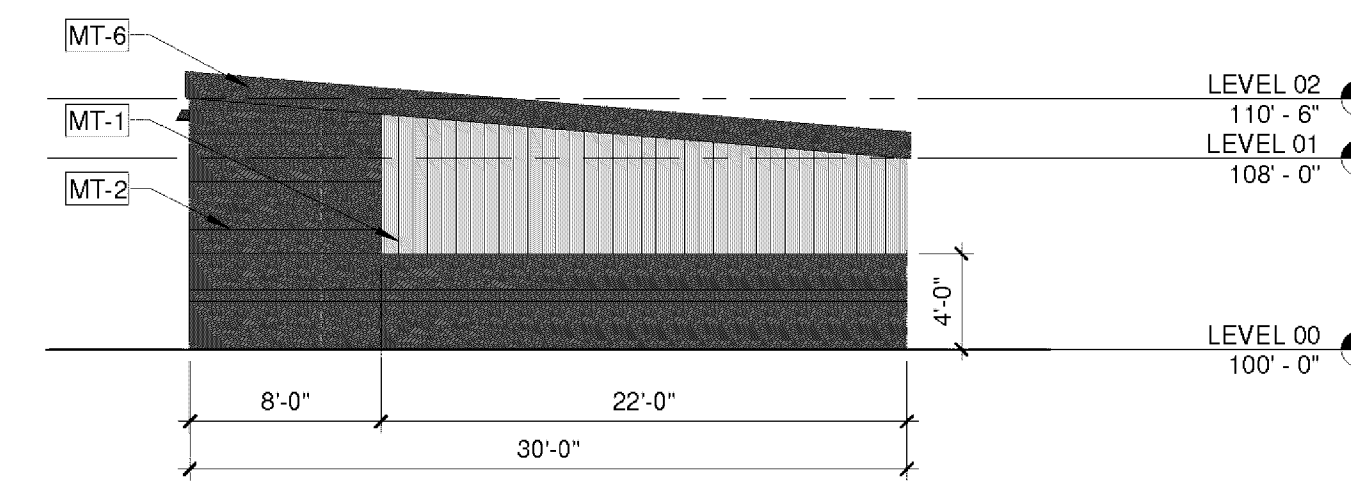
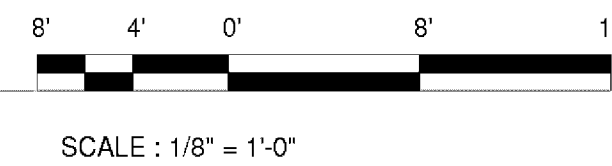
3 MODULAR UNIT A WEST ELEVATION
1/8" = 1'-0"



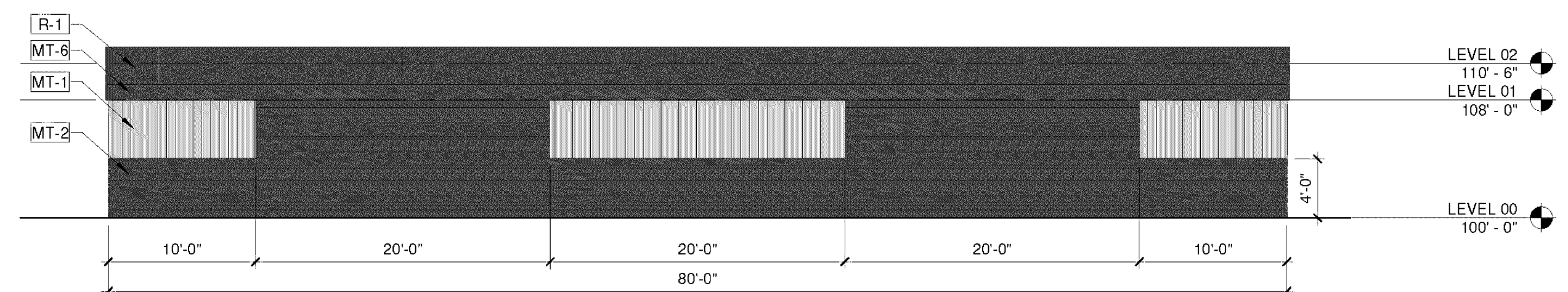
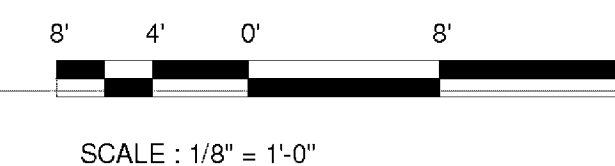
4 MODULAR UNIT A SOUTH ELEVATION
1/8" = 1'-0"



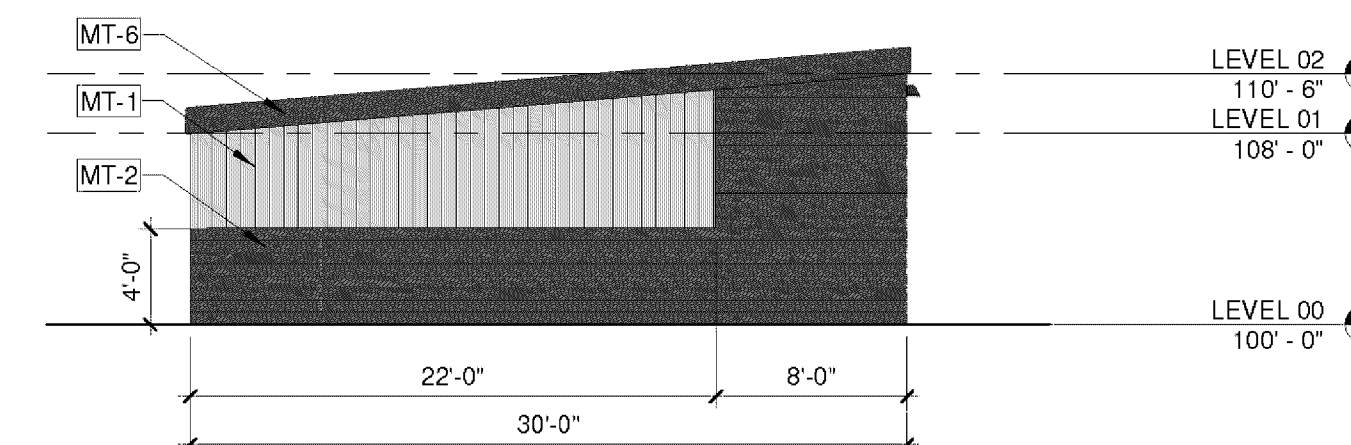
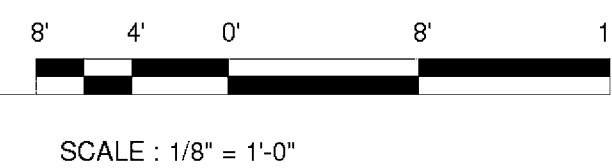
5 MODULAR UNIT B1-B2 EAST ELEVATION - TYPICAL
1/8" = 1'-0"



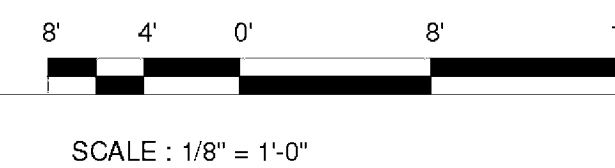
6 MODULAR UNIT B1-B2 NORTH ELEVATION - TYPICAL
1/8" = 1'-0"



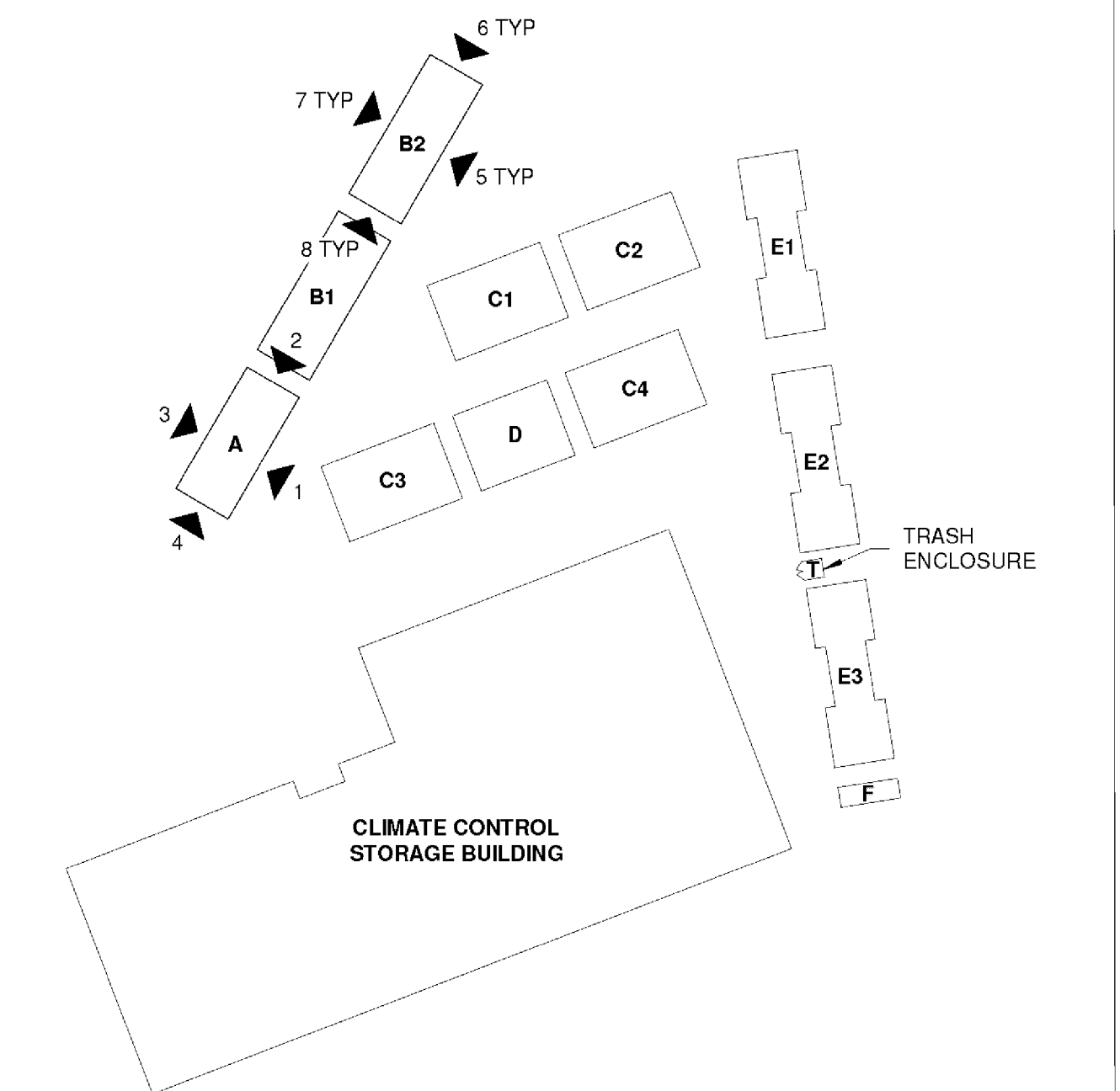
7 MODULAR UNIT B1-B2 WEST ELEVATION - TYPICAL
1/8" = 1'-0"



8 MODULAR UNIT B1-B2 SOUTH ELEVATION - TYPICAL
1/8" = 1'-0"



KEYNOTE LEGEND	
Key Value	Keynote Text
E-3	INSULATED OVERHEAD DOOR, COLOR: TO MATCH CHARCOAL GRAY
LT-1	EXTERIOR WALL SCONCE; RE: ELEC. DWGS
MT-1	7.2 VERTICAL METAL PANEL; COLOR: ASH GRAY
MT-2	7.2 HORIZONTAL METAL PANEL; COLOR: CHARCOAL GRAY
MT-4	SMOOTH METAL PANEL; COLOR: ASH GRAY
MT-5	SMOOTH METAL PANEL; COLOR: CHARCOAL GRAY
MT-6	PRE-FINISHED METAL FASCIA AND/OR COPING; COLOR: CHARCOAL GRAY
R-1	STANDING SEAM METAL ROOF; COLOR: CHARCOAL GRAY



KEY PLAN
NOT TO SCALE

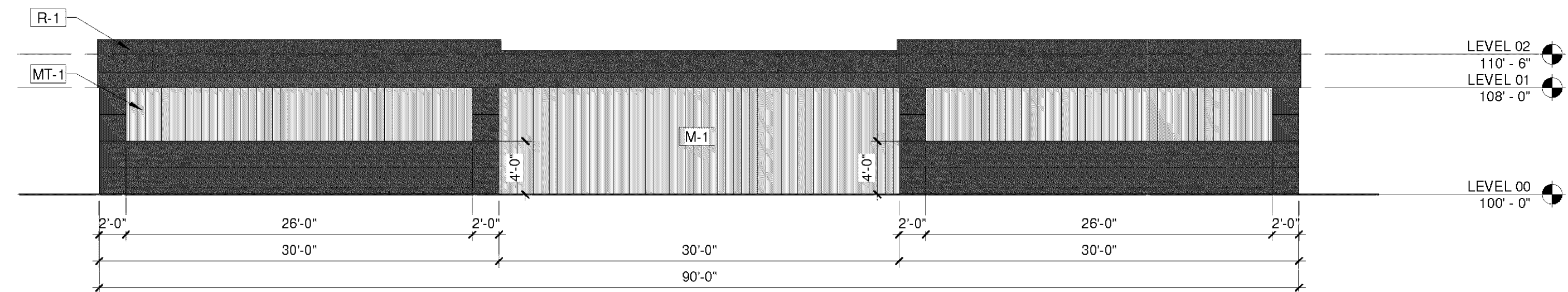


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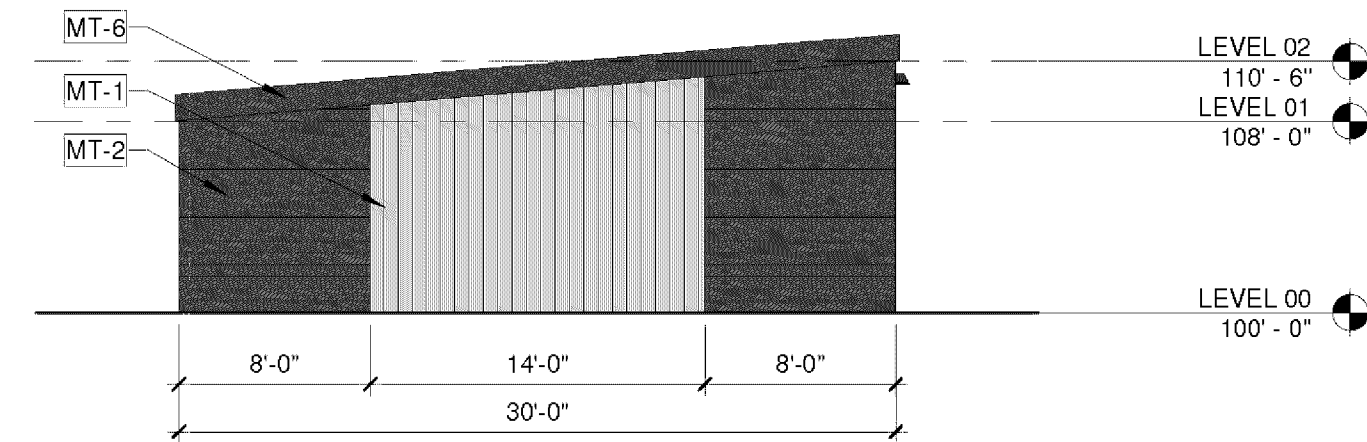
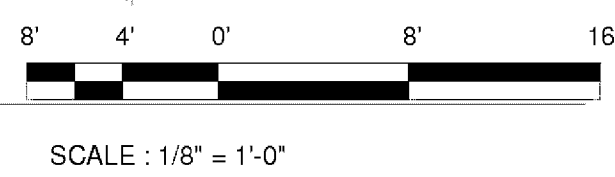
SITE DEVELOPMENT PLAN

DXD CASTLE ROCK STORAGE

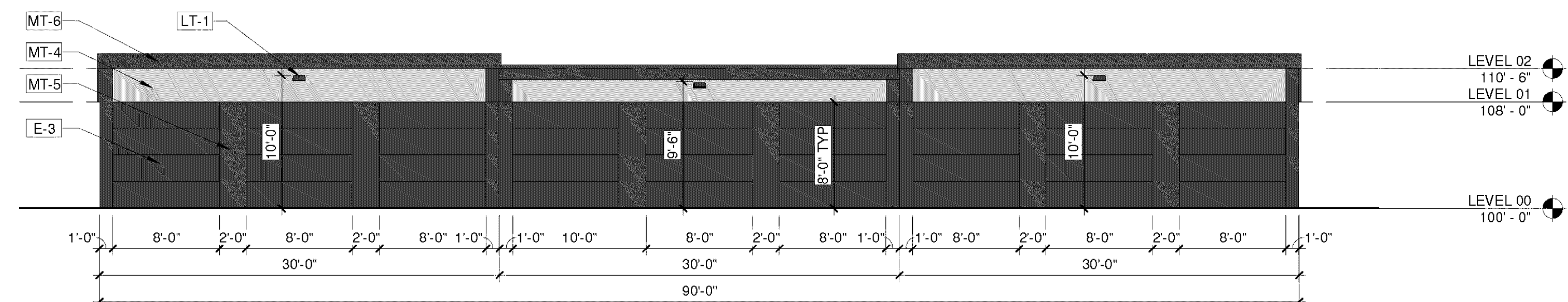
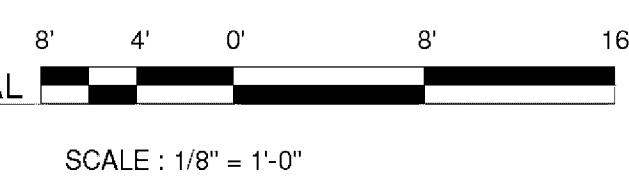
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
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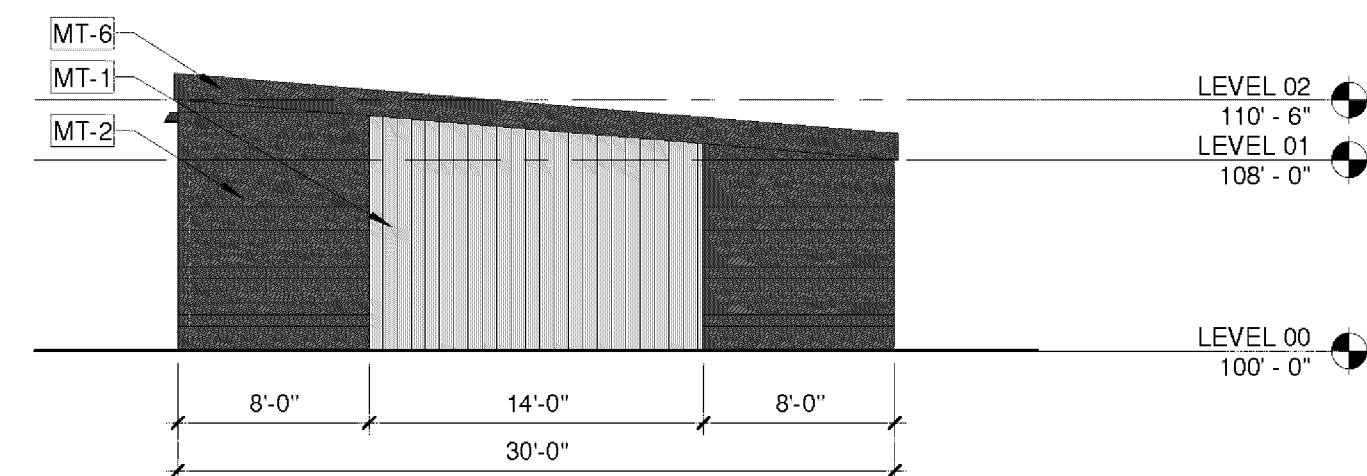
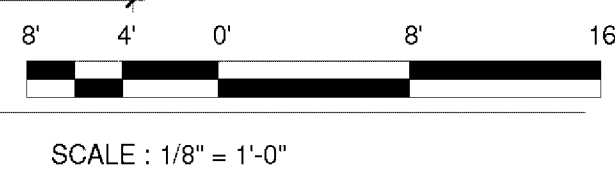
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1/8" = 1'-0"



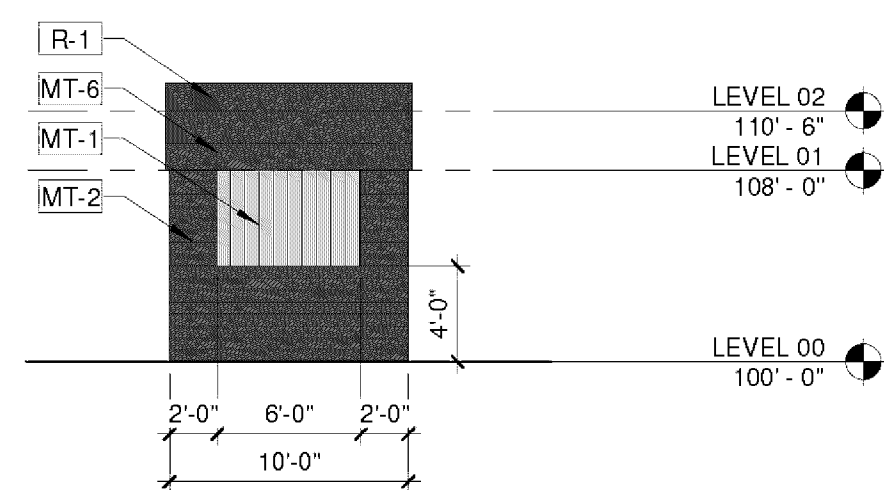
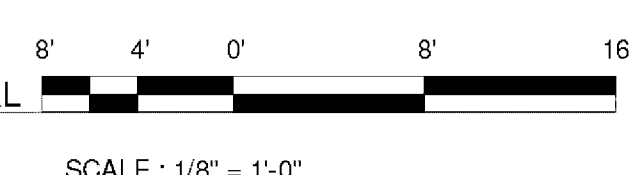
2 MODULAR UNIT E1-E3 NORTH ELEVATION - TYPICAL
1/8" = 1'-0"



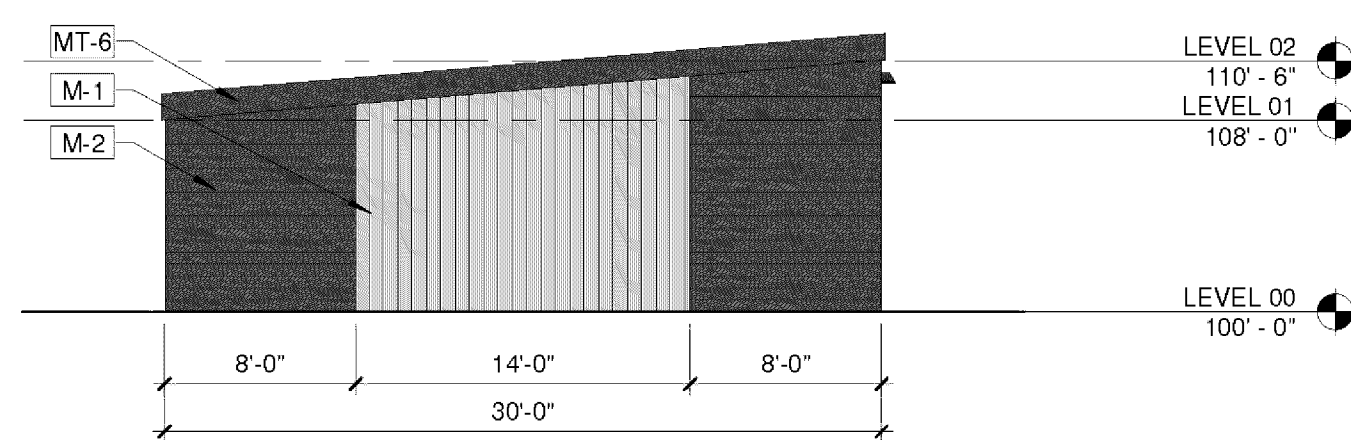
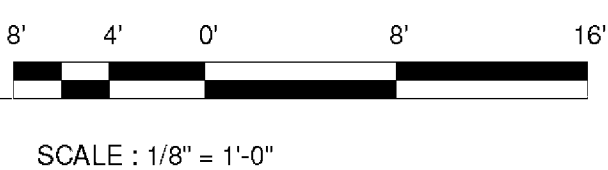
3 MODULAR UNIT E WEST ELEVATION - TYPICAL
1/8" = 1'-0"



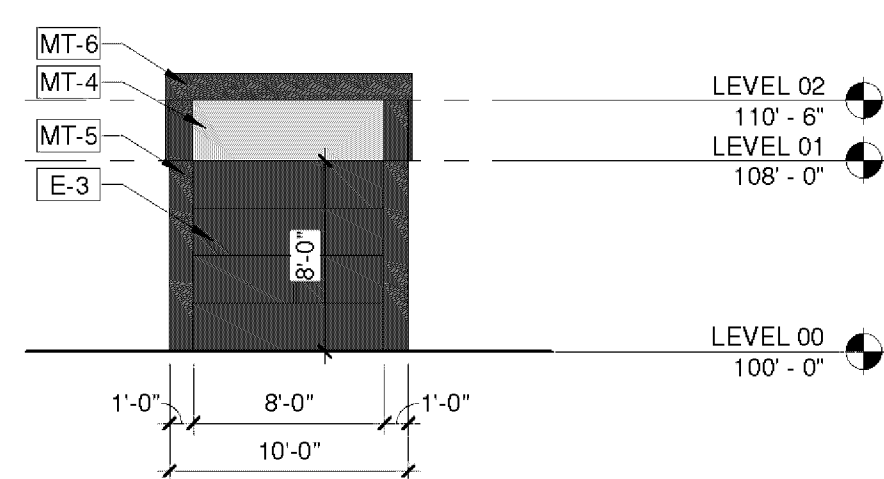
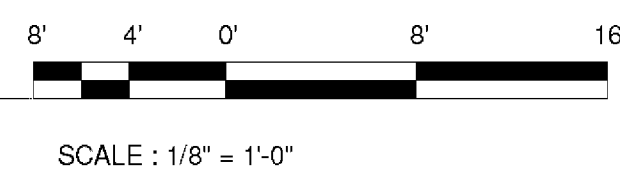
4 MODULAR UNIT E1-E3 SOUTH ELEVATION - TYPICAL
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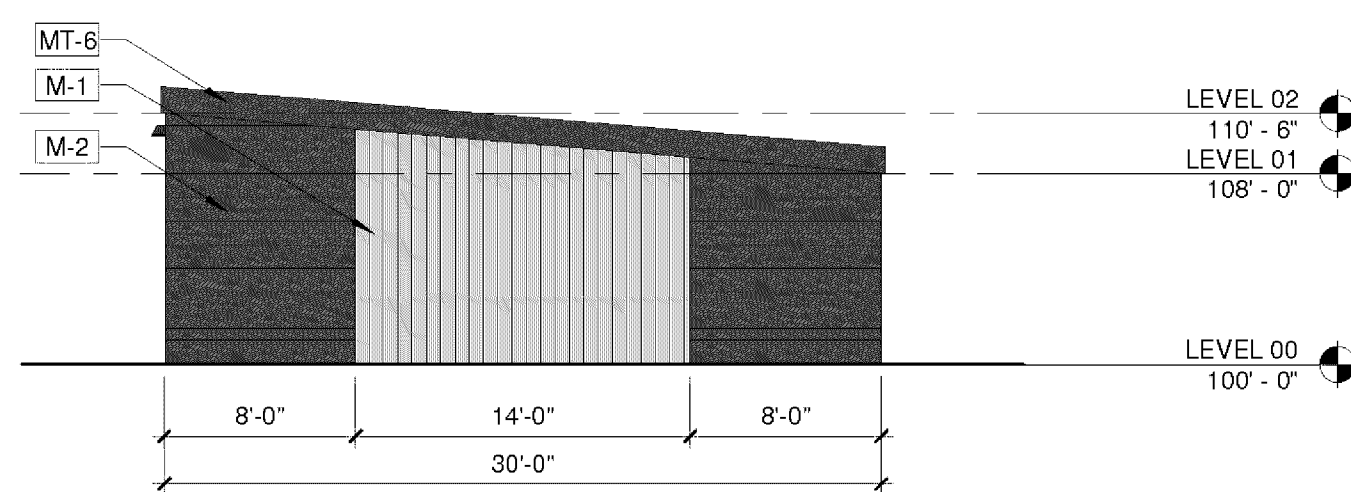
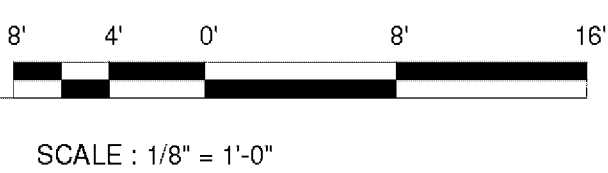
5 MODULAR UNIT F EAST ELEVATION
1/8" = 1'-0"



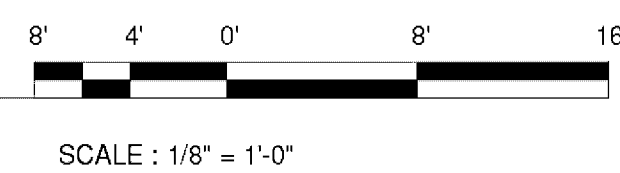
6 MODULAR UNIT F NORTH ELEVATION
1/8" = 1'-0"



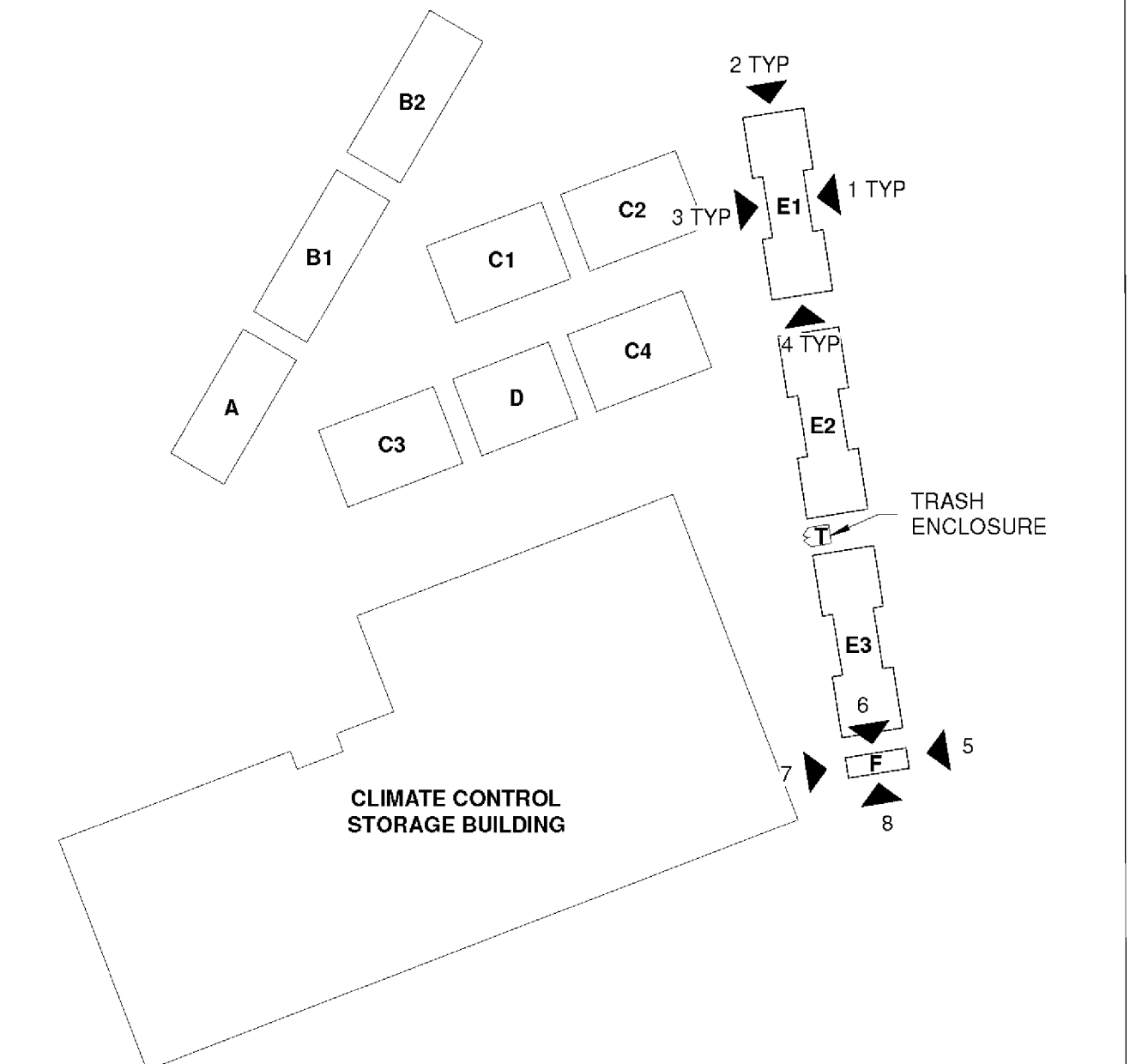
7 MODULAR UNIT F WEST ELEVATION
1/8" = 1'-0"



8 MODULAR UNIT F SOUTH ELEVATION
1/8" = 1'-0"



KEYNOTE LEGEND	
Key Value	Keynote Text
E-3	INSULATED OVERHEAD DOOR; COLOR: TO MATCH CHARCOAL GRAY
LT-1	EXTERIOR WALL SCONCE; RE: ELEC. DWGS
M-1	CMU VENEER; BASELITE, RUNNING BOND, GROUNDFACE; COLOR: 638WR
M-2	BRICK SOLDIER COURSE; INTERSTATE BRICK; COLOR: SMOKEY MOUNTAIN
MT-1	7.2 VERTICAL METAL PANEL; COLOR: ASH GRAY
MT-2	7.2 HORIZONTAL METAL PANEL; COLOR: CHARCOAL GRAY
MT-4	SMOOTH METAL PANEL; COLOR: ASH GRAY
MT-5	SMOOTH METAL PANEL; COLOR: CHARCOAL GRAY
MT-6	PRE-FINISHED METAL FASCIA AND/OR COPING; COLOR: CHARCOAL GRAY
R-1	STANDING SEAM METAL ROOF; COLOR: CHARCOAL GRAY

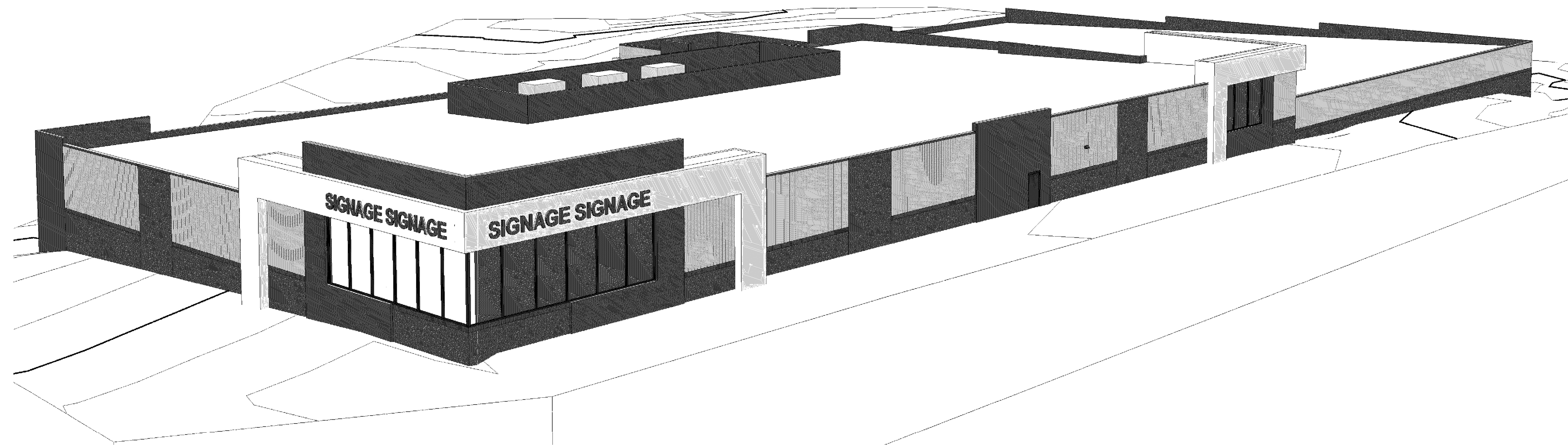


KEY PLAN
NOT TO SCALE

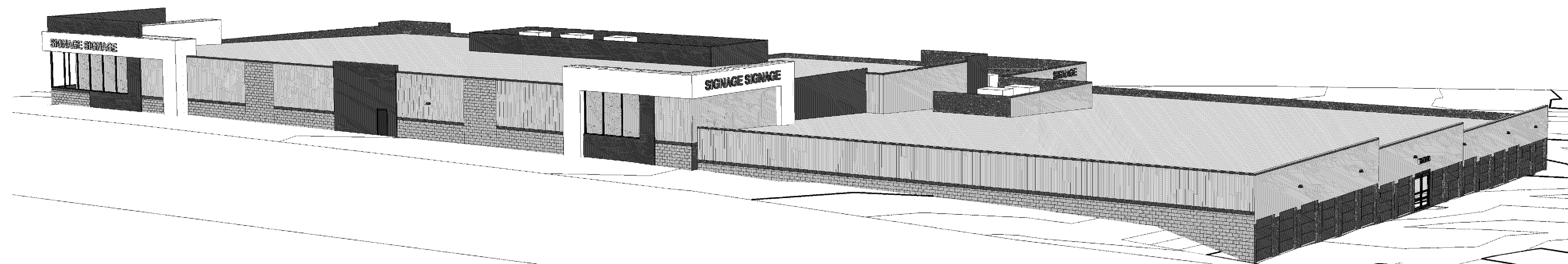


DATE	BY	REVISION DESCRIPTION
06/15/2026	MM	1 APPROVED

SITE DEVELOPMENT PLAN
DXD CASTLE ROCK STORAGE
LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 VIEW FROM SOUTHWEST CORNER LOOKING
NORTHEAST



2 VIEW FROM SOUTHEAST LOOKING NORTHWEST

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED	06/15/2026	MM