

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

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

LEGAL DESCRIPTION

LOT 1, DAWSON TRAILS FILING NO. 1,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A 161,000 SQUARE-FOOT RETAIL WAREHOUSE WITH AN ONSITE FUELING STATIONS, ALONG WITH ASSOCIATED VEHICLE CIRCULATION DRIVES AND PARKING.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

ACM DAWSON TRAILS VIII JV LLC

BY: Andrew Klein

TITLE: AUTHORIZED SIGNATORY FOR ACM DAWSON TRAILS VIII JV LLC

SIGNED THIS 5TH DAY OF DECEMBER, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF December, 2024.

BY: Andrew R. Klein

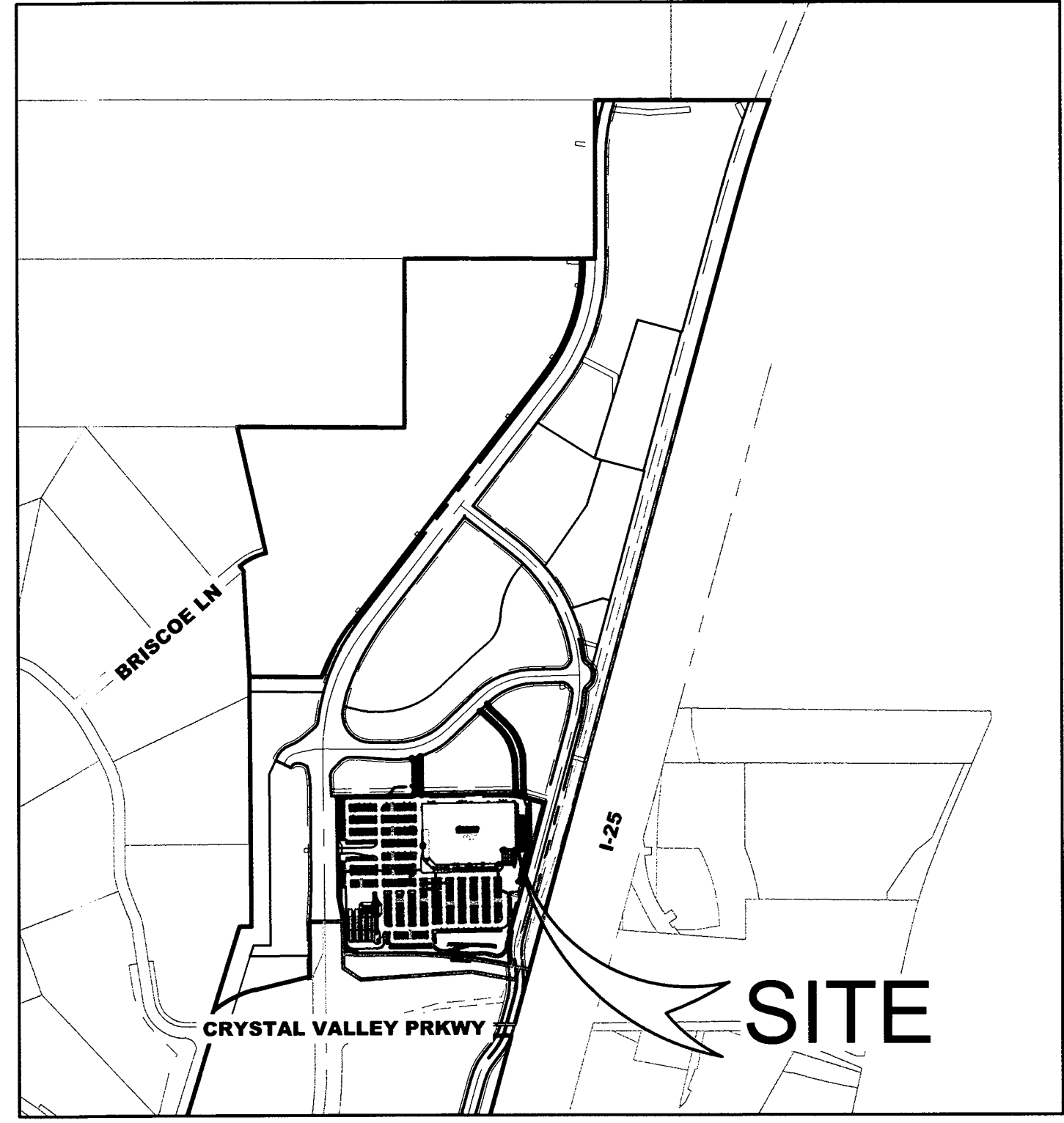
Harrison Grant Cohen
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 07-23-2028

HARRISON GRANT COHEN
 Notary Public
 State of Colorado
 Notary ID # 20244027180
 My Commission Expires 07-23-2028

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

OWNER / DEVELOPER

ACM DAWSON TRAILS VIII JV LLC
 4100 E. MISSISSIPPI AVE, STE. 500
 GLENDALE, CO 80246
 CONTACT: LAWRENCE JACOBSON
 PHONE: (303) 984-9800

ENGINEER

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

TOWN OF CASTLE ROCK DEVELOPMENT SERVICES

TOWN OF CASTLE ROCK
 DEVELOPMENT SERVICES DEPARTMENT
 100 N. WILCOX STREET
 CASTLE ROCK, CO 80104
 PHONE: 303-660-1393

TOWN OF CASTLE ROCK PUBLIC WORKS

TOWN OF CASTLE ROCK
 PUBLIC WORKS DEPARTMENT
 4175 NORTH CASTLETON COURT
 CASTLE ROCK, CO 80109
 PHONE: (720) 733-5612

ELECTRIC

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

LANDSCAPE

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

SURVEYOR

CORE CONSULTANTS, INC.
 3743 S. BROADWAY
 ENGLEWOOD, CO 80113
 PHONE: (303) 703-4444

CASTLE ROCK WATER

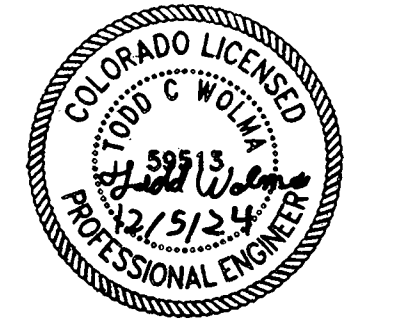
175 KELLOGG COURT, BUILDING 171
 CASTLE ROCK, CO 80109
 PHONE: (720) 733-6000

CIVIL ENGINEER'S STATEMENT

I, TODD WOLMA, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Todd Wolma
 TODD WOLMA PE #59513

12/15/24
 DATE

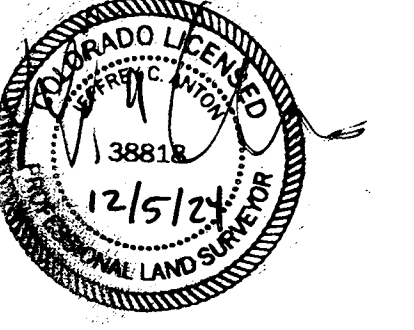


SURVEYOR'S STATEMENT

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

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

DATE



PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26 DAY OF September, 2024.

CHAIR

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

02/29/25
 DATE

ATTEST:

[Signature]

2/28/2025
 DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 19 DAY OF November, 2024.

MAYOR

[Signature]
 TOWN CLERK

Mar 18/2025
 DATE

ATTEST:

[Signature]



TRACT	SOFT.	PA NO.	SDP NO.	NON-RESIDENTIAL AREA (SF)
FILING 1, LOT 1	170,950	F-2	SDP-23-0020	170,950
TOTAL ALLOWED PER PDP				3,200,000
REMAINING SQ. FT.				3,029,050

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38486", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A BENCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED = 6355. 09' NAVD88.

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 13.33 SFE ARE DEBITED FROM THE WATER BANK. 3.3 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 10.00 SFE'S BEING DEDICATED FOR DOMESTIC WATER USE.

TRACT	SQFT.	AC.	LAND USE	OWNERSHIP	MAINTENANCE
TRACT M	158,421	3.637	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT N	28,850	0.662	ACCESS EASEMENT	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT O	162,391	3.7280	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT P	7,210	0.1660	ACCESS EASEMENT	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TRACT Q	85,943	1.9730	FUTURE DEVELOPMENT (PA F2)	METRO DISTRICT/COSTCO	METRO DISTRICT/COSTCO
TOTAL	442,815	10.166			

TRACTS M, N, O, P, Q WILL HAVE SHARED MAINTENANCE BETWEEN METRO DISTRICT AND COSTCO OF THE SHARED ACCESS ONLY.

TITLE CERTIFICATION

I, Joseph Rosetta, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance 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.

SIGNED THIS 19TH DAY OF February, 2025.

Joseph Rosetta
 AUTHORIZED REPRESENTATIVE
First American Title Insurance Company
 TITLE COMPANY

HARRISON GRANT COHEN
 Notary Public
 State of Colorado
 Notary ID # 20244027466
 My Commission Expires 07-23-2028

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF February, 2025.

BY: Joseph Rosetta

[Signature]
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 07-23-2028

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ZONING	DAWSON TRAILS PD
USE AREA	PLANNING AREA F-2
USES	MIXED-USE
MIN. FRONT BUILDING SETBACK	15' FROM PROPERTY LINE
MIN. REAR BUILDING SETBACK	TBD WITH SDP
MIN SIDE TO STREET SETBACK	15' FROM PROPERTY LINE
MAX BUILDING HEIGHT	75'-0"
MAX BUILDING COVERAGE	85%
MAX FUEL STATION HEIGHT	SUBJECT TO PD MAX
MAX FUEL STATION COVERAGE	SUBJECT TO PD MAX
MIN WAREHOUSE PARKING SPACES	5 SPACES/1,000 SF GFA = 797
MIN FUEL STATION PARKING SPACES	1 SPACE PER EMPLOYEE = 2
STANDARD PARKING SPACES (DIMENSIONS) (5 SPACES/1,000 SF GFA)	677 (10' X 20')
PARKING SPACES (DIMENSIONS) (10' X 18')	189 (10' X 18')
HANDICAP PARKING SPACES (DIMENSIONS)	20 (18' X 20' WITH 10' ACCESS AISLE)
BICYCLE PARKING SPACES	46

	SQUARE FEET	ACRES	% OF TOTAL
TOTAL LOT AREA	857,415	19.7	100
BUILDING COVERAGE	170,950	3.92	19.9
WAREHOUSE (SF)	159,295	3.65	18.5
FUELING CANOPY (SF)	11,655	0.267	1.35
FUEL CONTROLLER ENCLOSURE	189	0.0043	0.02
INTERNAL DRIVES AND PARKING LOT	312,913	7.18	36.44
SIDEWALKS	7,294	0.16	0.81
COMMON PUBLIC ACCESS DRIVES	11,710	0.27	1.37
ROW COVERAGE*	N/A	N/A	N/A
LANDSCAPE/OPEN SPACE COVERAGE	179,848	4.13	20.96

* ROW DEDICATED WITH SUPERBLOCK PLAT FILING NO. 1

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

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

CORE

NORRIS DESIGN

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

COSTCO CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN COVER

DESIGNED BY: MW
 DRAWN BY: MW
 CHECKED BY: IW

JOB NO. 20-224
 SHEET 1 OF 30

COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN LOT 1, FILING I, DAWSON TRAILS

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

LEGAL DESCRIPTION - AS SURVEYED

A PARCEL OF LAND BEING A PORTION OF PARCEL IX, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065656 AND PORTIONS OF PARCELS C AND D, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065716 BOTH IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE N 68°55'59" E, A DISTANCE OF 1896.07 FEET TO THE POINT OF BEGINNING;

THENCE N 89° 27' 52" E, A DISTANCE OF 882.70 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 15° 50' 05" AND AN ARC LENGTH OF 130.72 FEET, THE CHORD OF WHICH BEARS S 82° 37' 05" E, A DISTANCE OF 130.31 FEET;
THENCE S 74° 42' 03" E, A DISTANCE OF 103.69 FEET;
THENCE S 15° 17' 57" W, A DISTANCE OF 708.83 FEET;
THENCE 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 273.77 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2021056802, SAID DOUGLAS COUNTY RECORDS;
THENCE N 00° 29' 31" W, ALONG SAID EAST LINE, A DISTANCE OF 179.59 FEET TO THE NORTHEAST CORNER OF SAID DEED;
THENCE N 10° 58' 55" W, A DISTANCE OF 134.80 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 229.43 FEET;
THENCE N 44° 27' 52" E, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 32.00 FEET;
THENCE N 45° 32' 08" W, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 256.35 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 857,415 SQUARE FEET OR 19.684 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00° 27' 59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #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:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING, ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGH VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3) INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACE DON THE FACE AND TOP OF CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50) APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

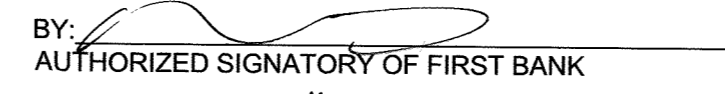
SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED **DAWSON TRAILS PLANNED DEVELOPMENT PLAN APPROVED 8TH OF FEBRUARY, 2023, RECEPTION NUMBER 2023005659.**
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA AOR METRO DISTRICT.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREEBLE MEADOW JUMPING MOUSE HABITAT.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE AE, AREAS BASE FLOOD ELEVATIONS DETERMINED, AND OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0193G, MAP REVISED MARCH 16, 2016
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL conform TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON **THE COVER** OF THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK AND PUBLIC UTILITIES WITH THE PLAT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF THE DAWSON TRAILS PLANNED DEVELOPMENT ZONING REGULATIONS AND THE TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF 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.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS.
- MIGRATORY BIRD SURVEY IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION CAN OCCUR BETWEEN THE FIRST OF FEBRUARY UNTIL MID-AUGUST.
- TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.
- THIS SITE DEVELOPMENT PLAN IS DEPENDENT UPON OFF-SITE POND C1, WHICH HAS BEEN DESIGNED TO INCLUDE PROVISIONS TO MANAGE THIS SITE'S EXCESSIVE URBAN RUNOFF VOLUME (EURV) AND 100-YEAR DETENTION REQUIREMENTS OF THE TOWN OF CASTLE ROCK AND MILE HIGH FLOOD DISTRICT (MHFD). POND C3, IS LOCATED ON THIS SITE, PROVIDES FOR WATER QUALITY CAPTURE VOLUME REQUIREMENTS OF THE TOWN OF CASTLE ROCK AND MHFD.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715, ASSIGNMENT OF LEASES, 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

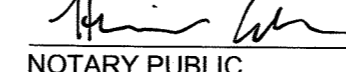
SIGNED THIS 9th DAY OF December, 2024
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS }
COUNTY OF DOUGLAS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF December, 2024
BY Nicholas Job AS AUTHORIZED SIGNATORY OF FIRST BANK

WITNESS MY HAND AND OFFICIAL SEAL


NOTARY PUBLIC

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

MY COMMISSION EXPIRES 07-23-2018

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 11 DAY OF December, 2024
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS }
COUNTY OF DOUGLAS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF December, 2024
BY Keith Paganonio AS AUTHORIZED SIGNATORY OF BOKF, N.A.

WITNESS MY HAND AND OFFICIAL SEAL

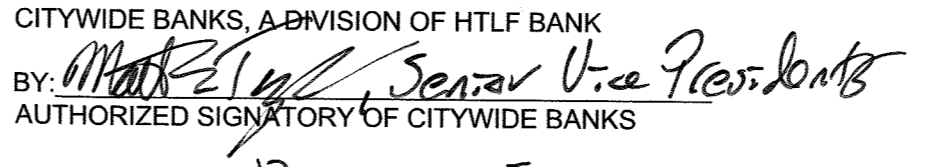

NOTARY PUBLIC

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

MY COMMISSION EXPIRES 07-23-2018

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED MAY 8, 2024 AND RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018687, ASSIGNMENT OF RENTS, LEASES AND OTHER INCOME RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018688, AND SUBORDINATION OF DEED OF TRUST RECORDED AT REC. 20240200022, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITYWIDE BANKS, A DIVISION OF HTLF BANK
BY: 
AUTHORIZED SIGNATORY OF CITYWIDE BANKS

SIGNED THIS 13 DAY OF Jan., 2025
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS }
COUNTY OF DOUGLAS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF January, 2025
BY Matthew Tuggle AS AUTHORIZED SIGNATORY OF CITYWIDE BANKS, A DIVISION OF HTLF BANK

WITNESS MY HAND AND OFFICIAL SEAL


NOTARY PUBLIC

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

MY COMMISSION EXPIRES 07-23-2018

Costco Notes.dwg

X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP

2021-09-11 (4:30 PM)

CORE CONSULTANTS, INC.
1600 W. WASHINGTON
SUITE 200
DENVER, CO 80202
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

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

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

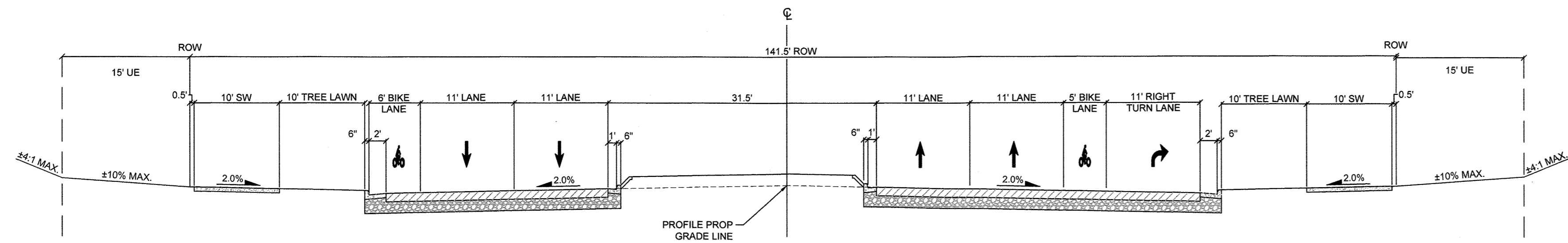
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: TW

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

JOB NO.
20-224
SHEET
2 OF 30

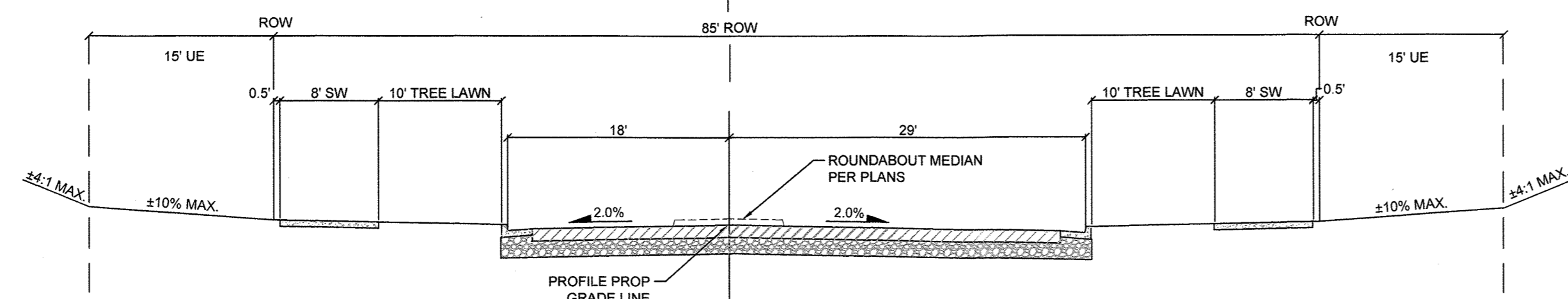
SITE DEVELOPMENT PLAN LOT 1, FILING 1, DAWSON TRAILS

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



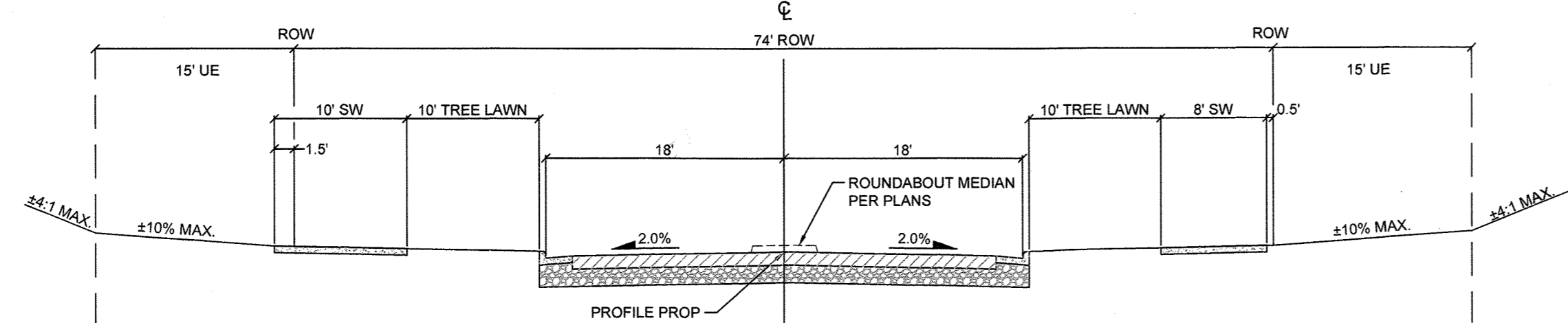
DAWSON TRAILS BLVD (BY OTHERS)

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



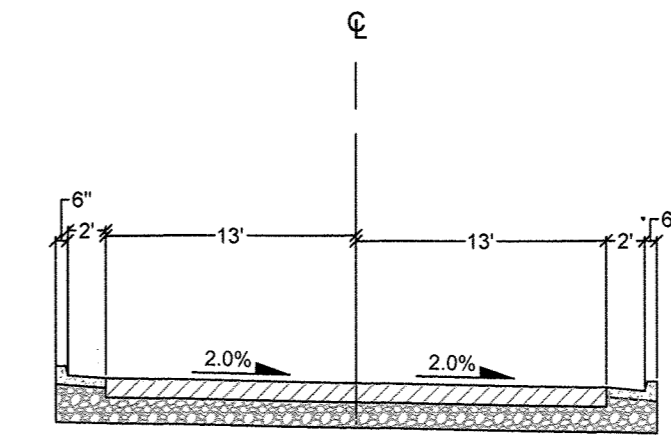
COSTCO WAY (BY OTHERS)
85' ROW - CL OFFSET

1" = 10'
(ROUNDABOUT 10+69.47 - 12+54.69)
(STA 12+54.69 - 23+15.87)
CL OFFSET SECTION THRU TRANSITION

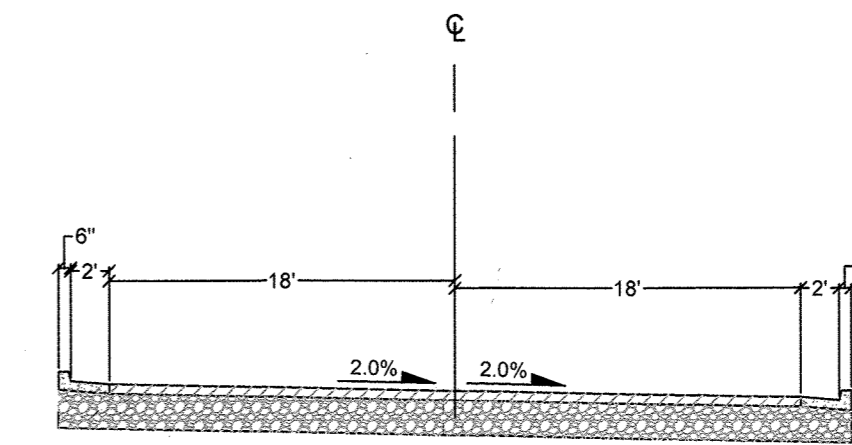


IKE DR (BY OTHERS)
74' ROW

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



ENTRANCE NORTHEAST

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

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

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
TYPICAL SECTIONS

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

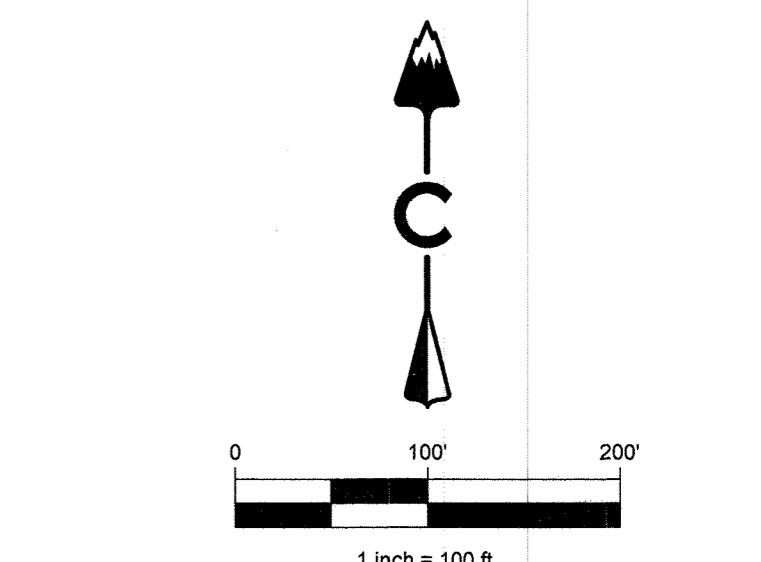
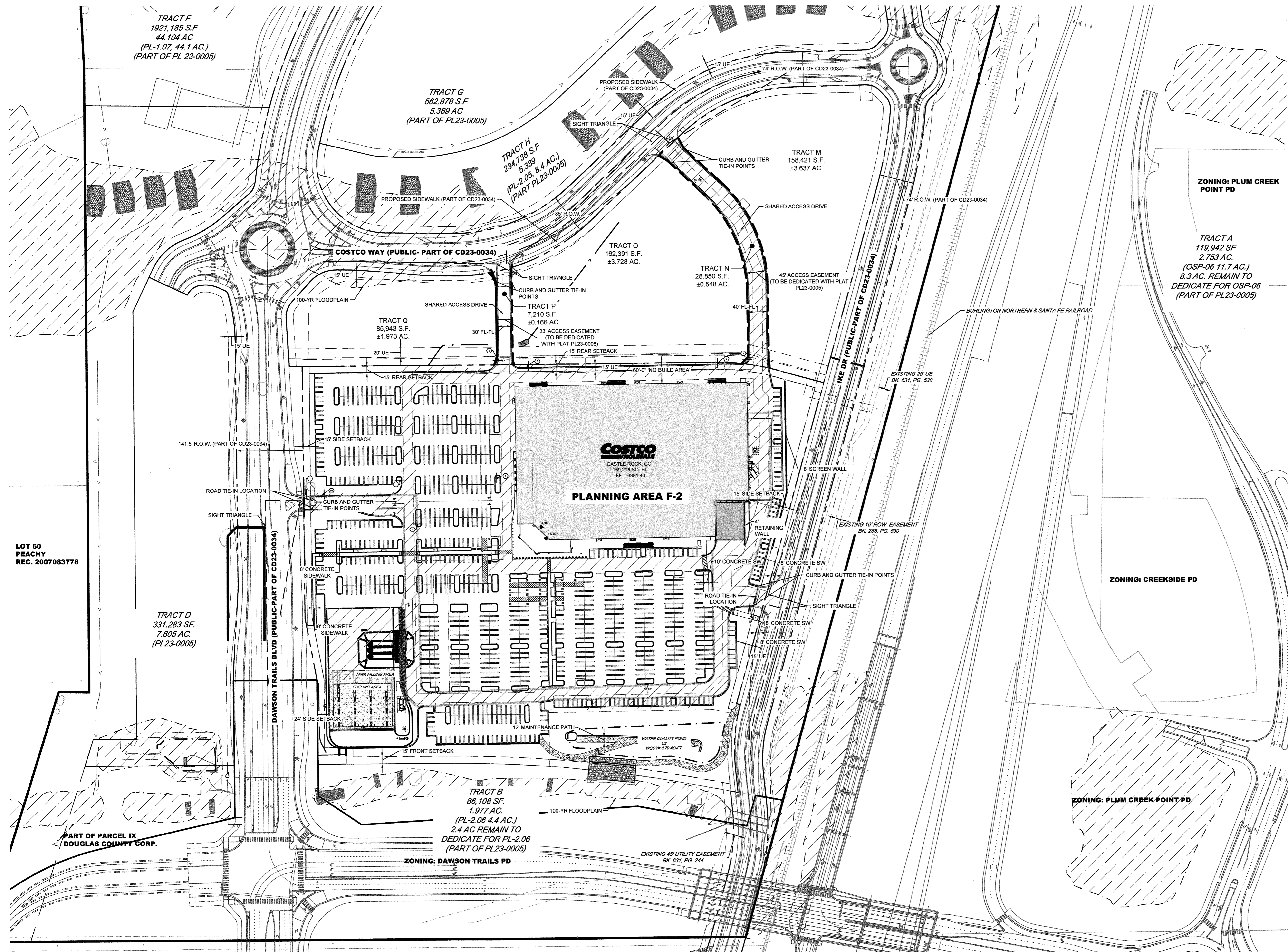
JOB NO.
20-224
SHEET
3 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

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



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
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	CROSSWALK
	FIRE HYDRANTS
	PROPOSED CONCRETE
	EXISTING CONCRETE
	RIPRAP
	BUILDING SETBACK
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	PROPOSED FENCE
	100 YEAR FLOODPLAIN
	HEAVY DUTY PAVEMENT
	CONCRETE
	LIGHT DUTY PAVEMENT
* THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.	
	R1-1 STOP SIGN (30'x30')
	R7-1 NO PARKING SIGN
	W1-2R RIGHT TURN LANE SIGN

- ### NOTES:
- SEE SHEET 3 FOR ALL ATYPICAL STREET SECTIONS.
 - ALL PROPOSED ROADS ARE PUBLIC.
 - WHERE LOTS OCCUR AT T-INTERSECTIONS, DRIVEWAYS MUST BE IN LINE WITH THE ONCOMING ROADWAY.
 - DRIVEWAYS LOCATED AT CORNER LOTS MUST MAINTAIN A MINIMUM 25' FROM PCR.

ABBREVIATIONS:

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

LAND DEVELOPMENT
ENERGY
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ENGLEWOOD, CO 80113
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#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	TW

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

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

JOB NO.
20-224

SHEET
4 OF 30

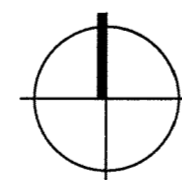
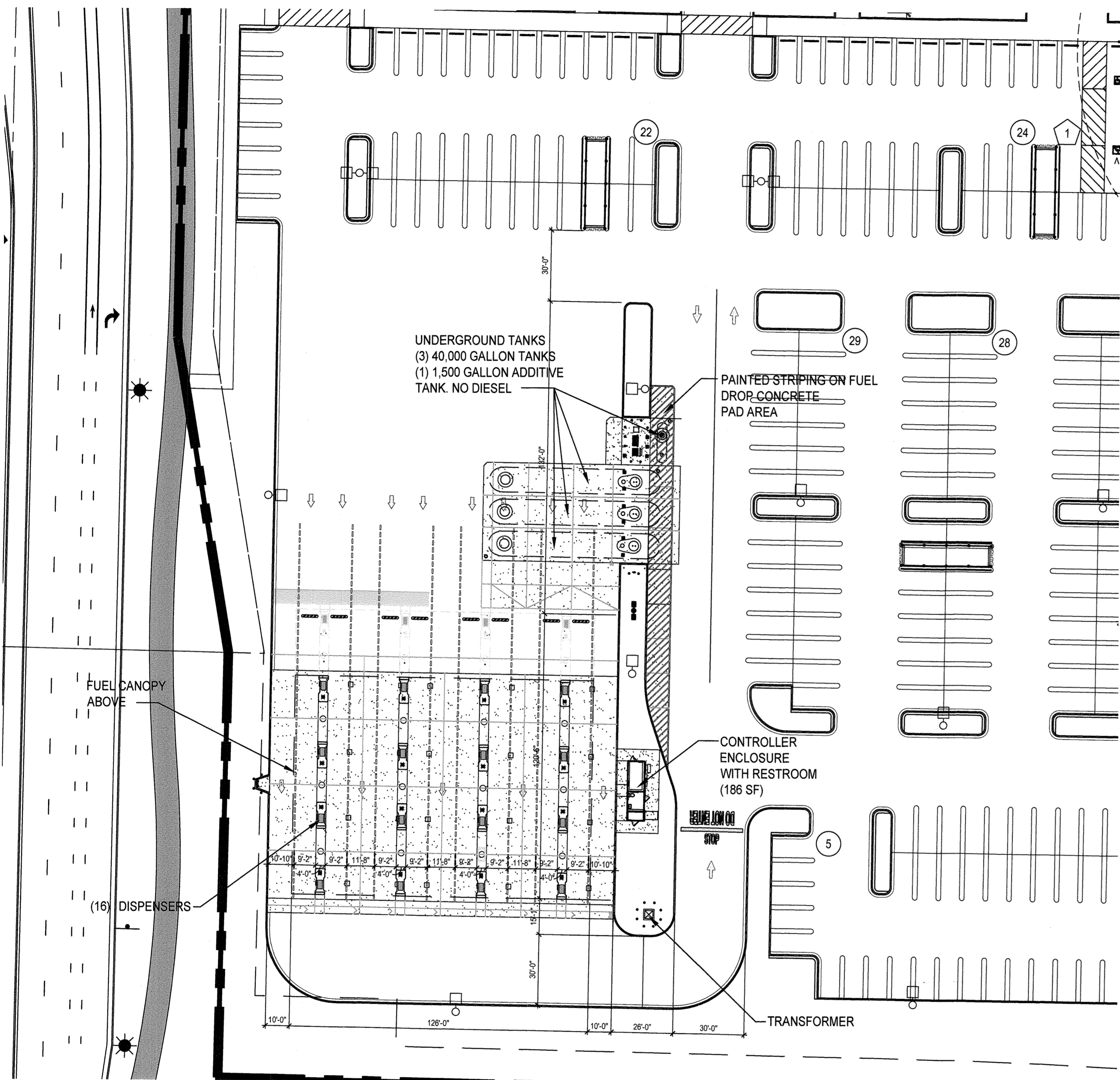
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

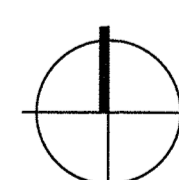
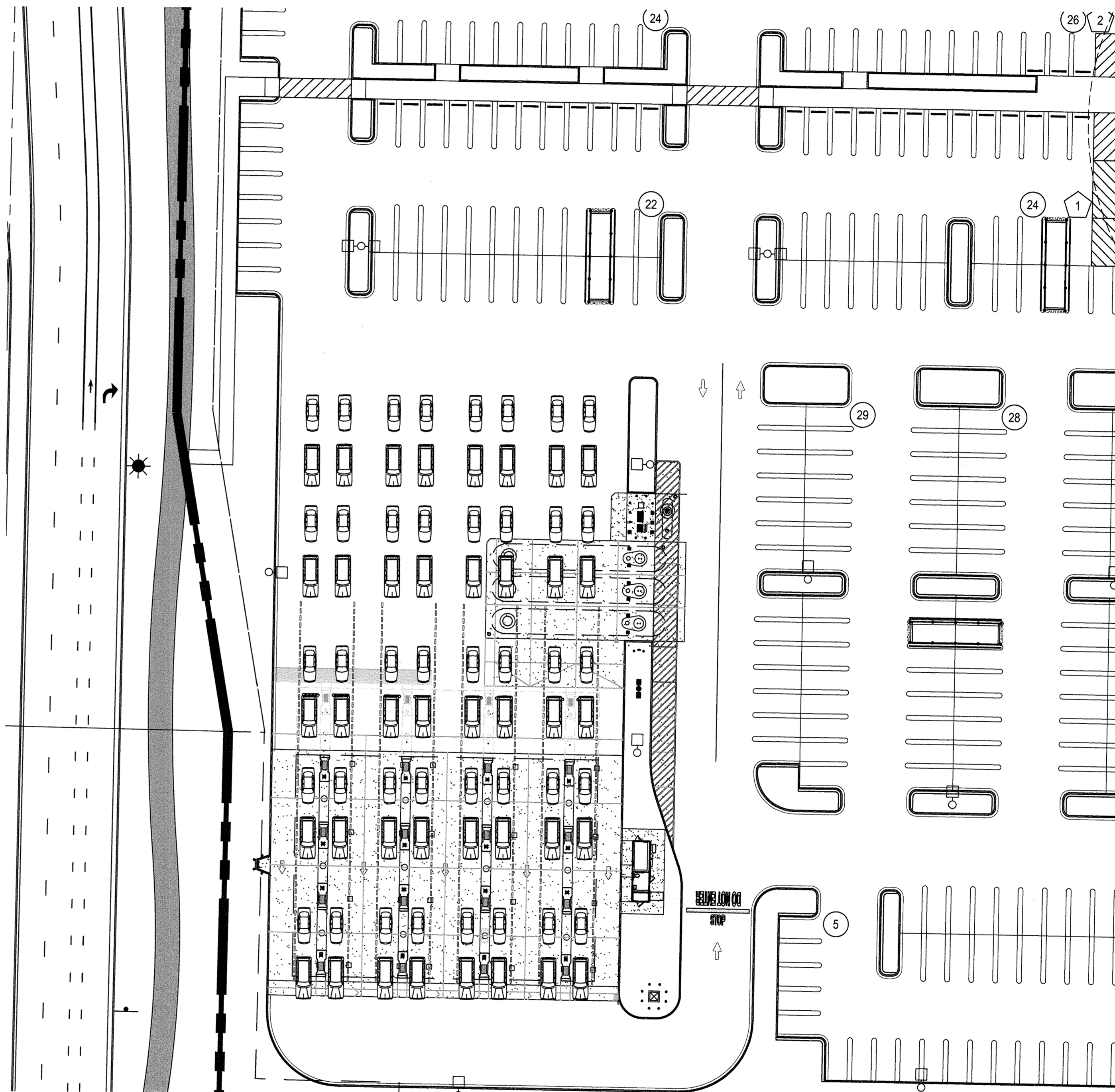
LOT 1, FILING 1, DAWSON TRAILS

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

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



NO DIESEL TANK



DETAIL SITE PLAN

STACKING PLAN

CONCEPT FUEL PLAN

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

2021-09-11 (4:30 PM) P:\Costco\2121-5946-01 Castle Rock (Dawson Trails), CO\Whee07_CAD\702_DesignDocs\24\36 21594601-DD41-02.dwg

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

COSTCO
 CASTLE ROCK, COLORADO
 FUEL STATION AND STACKING PLAN

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

JOB NO. 20-224
 SHEET 5 OF 29

COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
 LOCATED IN SECTION 22,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT F
 1921,185 S.F.
 44.104 AC
 (PL-1.07, 44.1 AC.)
 (PART OF
 CD23-0034)

TRACT G
 562,878 S.F.
 5.389 AC
 (PART OF
 PL23-0005)

TRACT H
 234,738 S.F.
 5.389 AC
 (PL-2.05, 8.4 AC.)
 (PART OF PL23-0005)

TRACT M
 158,421 S.F.
 ±3.637 AC.

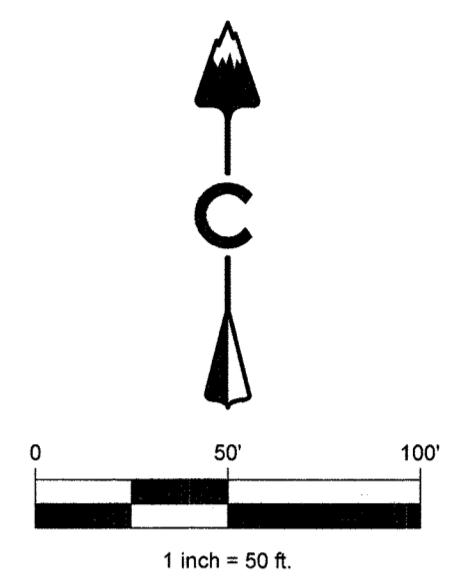
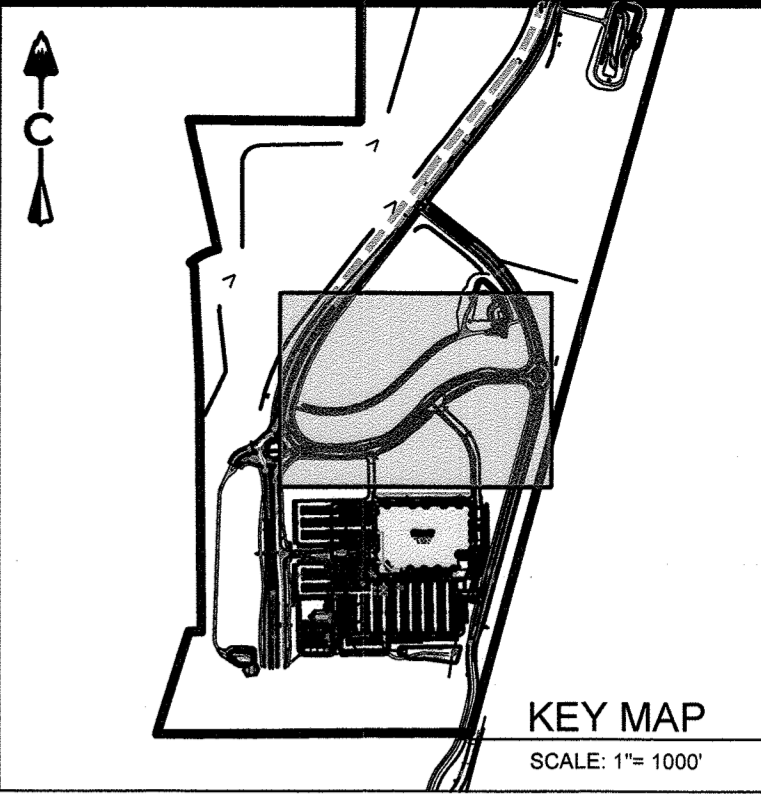
TRACT A
 119,942 SF
 2.753 AC.
 (OSP-06 11.7 AC.)
 8.3 AC. REMAIN TO
 DEDICATE FOR OSP-06
 (PART OF PL23-0005)

TRACT O
 162,391 S.F.
 ±3.728 AC.

TRACT Q
 85,943 S.F.
 ±1.973 AC.

TRACT P
 7,210 S.F.
 ±0.166 AC.

TRACT N
 28,890 S.F.
 ±0.668 AC.



LEGEND

	5280	PROPOSED MAJOR CONTOUR
	5279	PROPOSED MINOR CONTOUR
	5280	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		DIRECTIONAL FLOW ARROW
		EMERGENCY OVERFLOW ROUTE
		SPOT ELEVATION
		EASEMENT
		RIGHT OF WAY (R.O.W.)
		CENTERLINE
		PROJECT BOUNDARY
		PROPOSED CURB & GUTTER
		RETAINING WALL
		LIMITS OF CONSTRUCTION
		100 YEAR FLOODPLAIN
		WETLAND
		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:**
- 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.
 - DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 0803C0284G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
 - FLOODPLAIN MODIFICATION STUDY TO RE-DELINEATE GAMBEL RIDGE TRIBUTARY FLOODPLAIN OUTSIDE OF SITE BOUNDARY IS BEING CONCURRENTLY DEVELOPED AS PART OF THE CRYSTAL VALLEY INTERCHANGE PROJECT.
 - MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJACENT TO SITE WILL NOT EXCEED 6375, ACCORDING TO SWMM AND PRELIMINARY CHANNEL GRADING. THEREFORE, AT LEAST 8.4 FT. OF FREEBOARD WILL BE PROVIDED TO THE BUILDING FINISH FLOOR OF 6381.4.

ABBREVIATIONS:

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

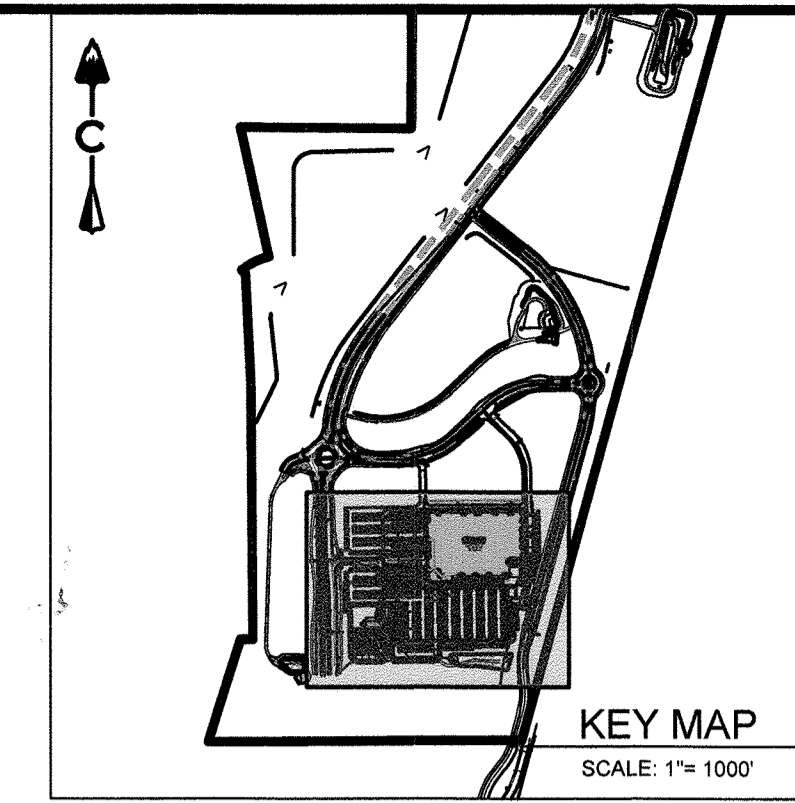
2021-09-11 (4:30 PM) X:\20-224 Dawson\Civil\CAD\Plans\Costco\SDP Site Plan_Costco.dwg

	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC. 5200 S. WOODMOUNT DR. ENGLEWOOD, CO 80113 303.783.4444 LIVE.YOUR.CORE.COM	
	PEOPLE + PLACEMAKING
DATE BY 09/20/24 TW	REVISION DESCRIPTION # 1 FOR APPROVAL
COSTCO CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN SITE PLAN (2 OF 2)	DESIGNED BY: MW DRAWN BY: MW CHECKED BY: TW
COSTCO SITE DEVELOPMENT PLAN PROJECT NO. SDP 23-0020	JOB NO. 20-224 SHEET 7 OF 30

MATCH LINE SHEET 6

SITE DEVELOPMENT PLAN LOT 1, FILING 1, DAWSON TRAILS

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

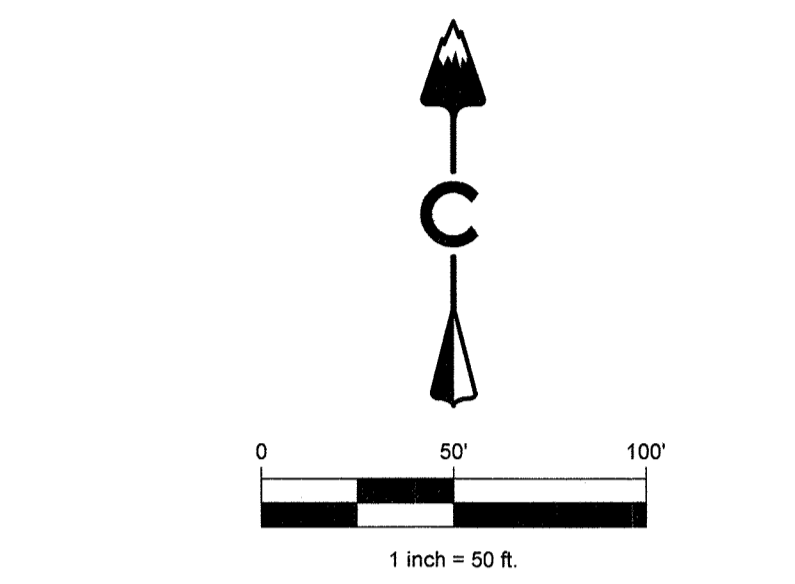


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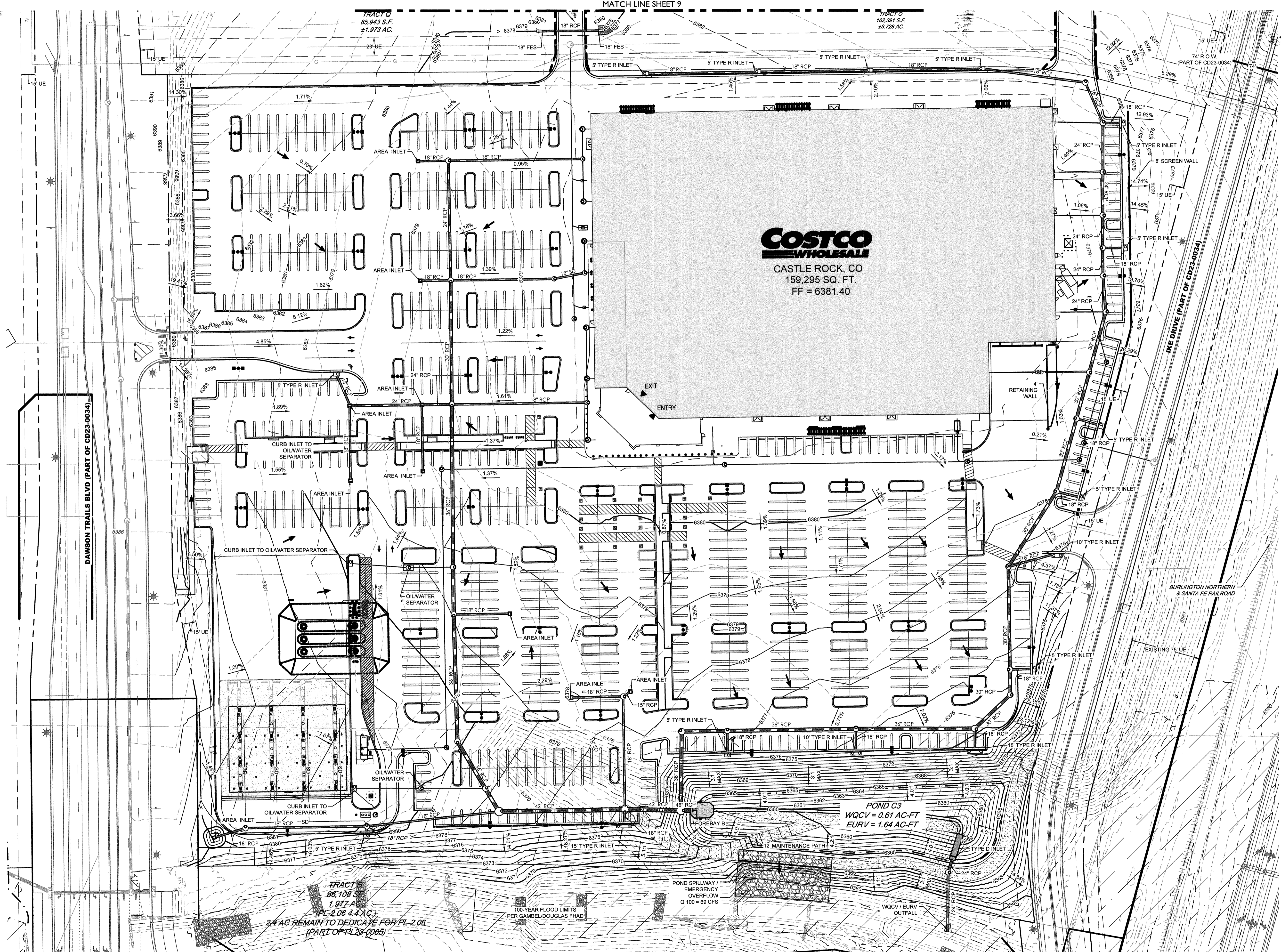
LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	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 STORM MANHOLES
	PROPOSED STORM MANHOLES
	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:
- 100-YEAR FLOODPLAIN LIMITS FOR GAMBEL RIDGE TRIBUTARY AREA BASED ON FLOOD HAZARD STUDY: FLOOD HAZARD AREA DELINEATION - GAMBEL RIDGE AND DOUGLAS LANE TRIBUTARY WATERSHEDS, BY RESPEC CONSULTING SERVICES, JULY 2014.
 - DEVELOPMENT SITE IS CONTAINED WITHIN FIRM PANEL 080350224G. THERE ARE NO FEMA-MAPPED FLOODPLAINS ON OR ADJACENT TO THE SITE.
 - FLOODPLAIN MODIFICATION STUDY TO RE-DELINEATE GAMBEL RIDGE TRIBUTARY FLOODPLAIN OUTSIDE OF SITE BOUNDARY IS BEING CONCURRENTLY DEVELOPED AS PART OF THE CRYSTAL VALLEY INTERCHANGE PROJECT.
 - MAXIMUM 100-YEAR WATER SURFACE IN GAMBEL RIDGE TRIBUTARY ADJACENT TO SITE WILL NOT EXCEED 6375, ACCORDING TO SWMM AND PRELIMINARY CHANNEL GRADING. THEREFORE, AT LEAST 6.4 FT. OF FREEBOARD WILL BE PROVIDED TO THE BUILDING FINISH FLOOR OF 6381.4.

ABBREVIATIONS:

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



#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/18/2024	TW

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

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

JOB NO. 20-224
SHEET 8 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN LOT 1, FILING 1, DAWSON TRAILS

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

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

TRACT G
562,878 S.F.
5.389 AC
(PART OF
PL23-0005)

TRACT H
234,738 S.F.
5.389 AC
(PL-2.05, 8.4 AC.)
(PART OF PL23-0005)

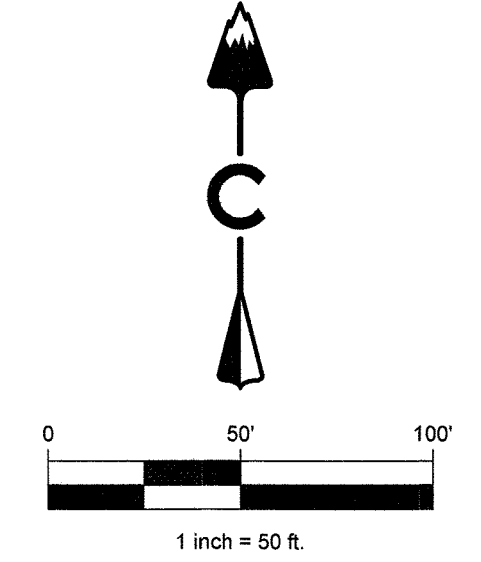
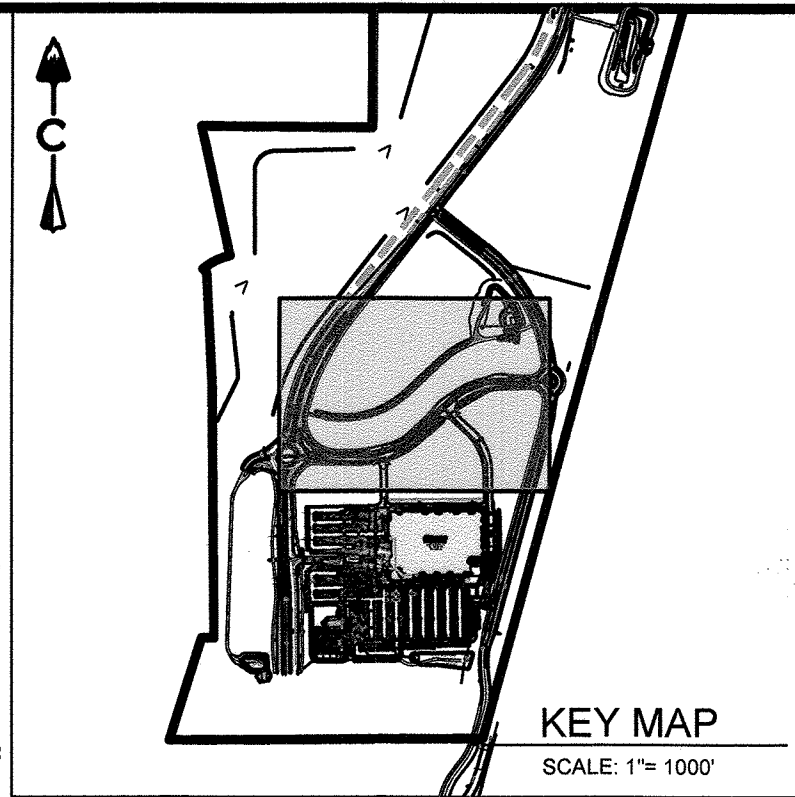
TRACT P
7,210 S.F.
±0.166 AC.

TRACT Q
162,391 S.F.
±3.728 AC.

TRACT N
28,850 S.F.
±0.548 AC.

TRACT M
158,421 S.F.
±3.637 AC.

TRACT O
85,943 S.F.
±1.973 AC.



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 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 ADJACENT TO SITE WILL NOT EXCEED 6375, ACCORDING TO SWMM AND PRELIMINARY CHANNEL GRADING. THEREFORE, AT LEAST 6.4 FT. OF FREEBOARD WILL BE PROVIDED TO THE BUILDING FINISH FLOOR OF 6381.4.

ABBREVIATIONS:

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

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

NORRIS DESIGN

PEOPLE • PLACEMENT

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/19/2024	TW

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

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

JOB NO.
20-224
SHEET
9 OF 30

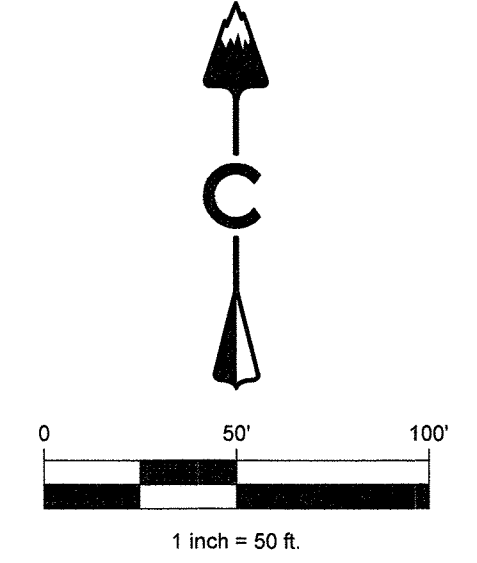
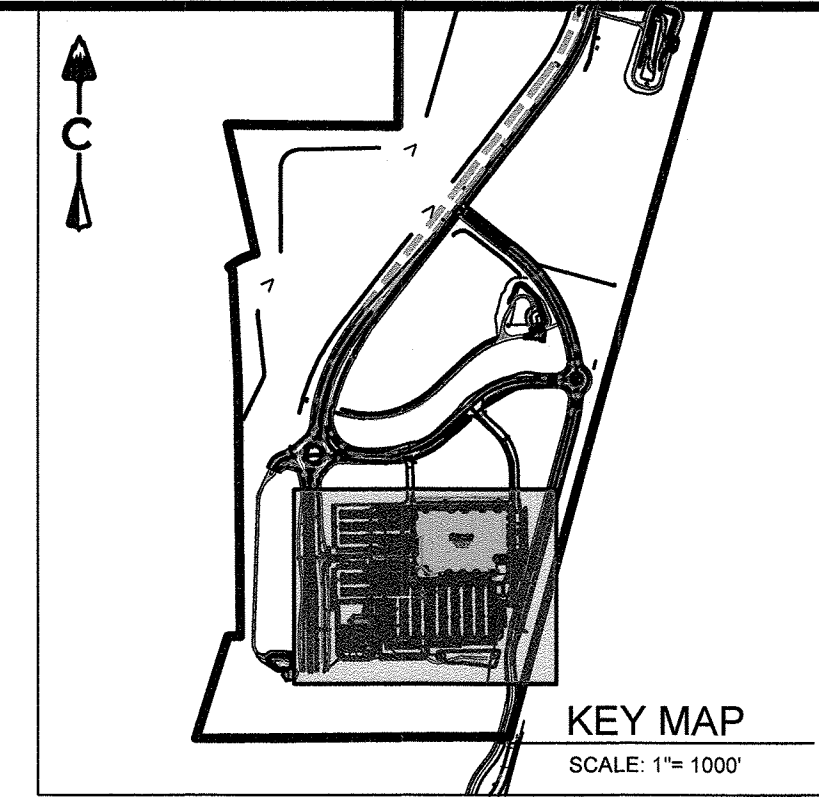
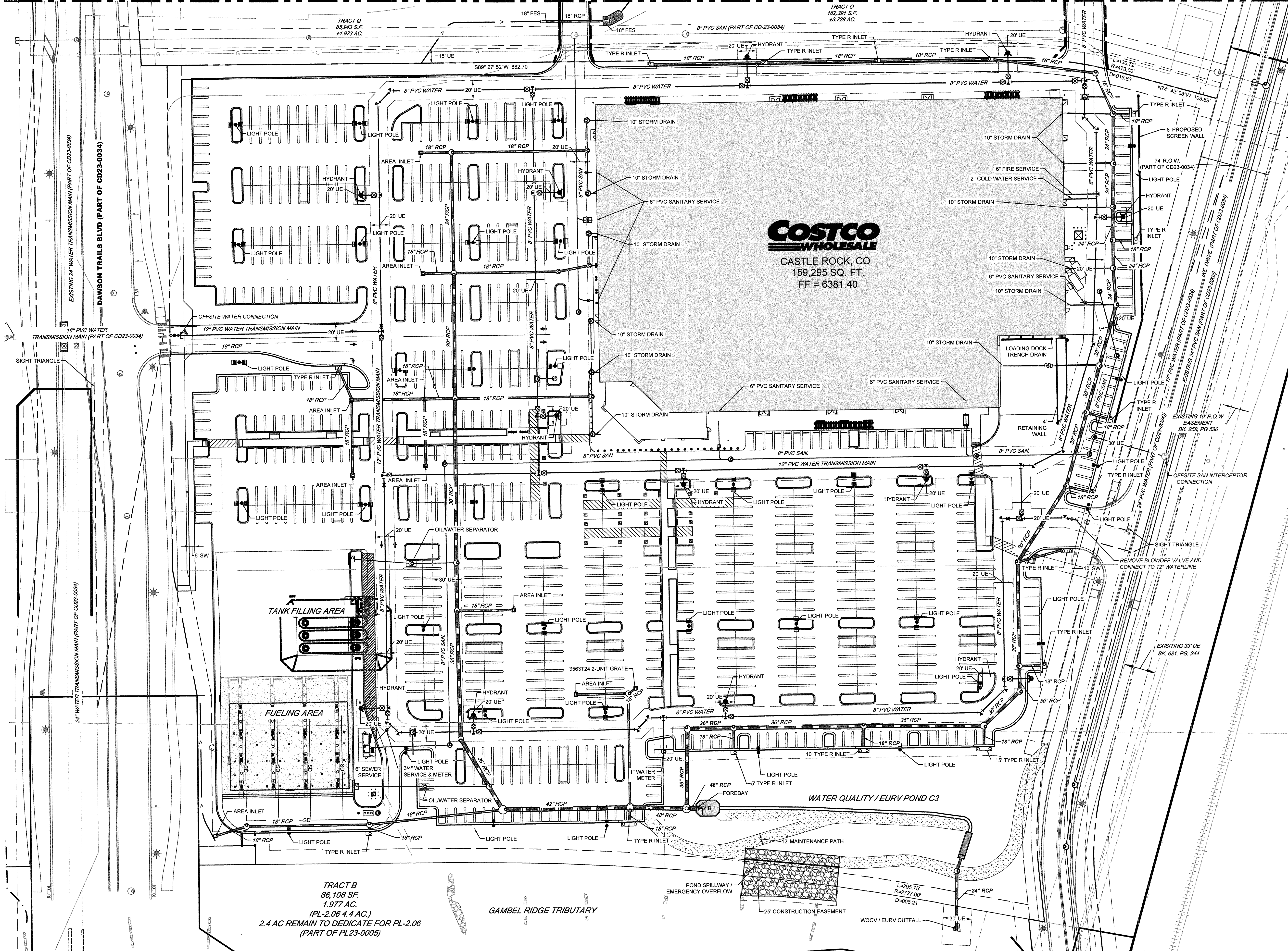
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

MATCH LINE SHEET 8

SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS

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

MATCH LINE SHEET II



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	EXISTING POWER POLES
	PROPOSED POWER POLES
	EXISTING GUY WIRE
	PROPOSED GUY WIRE
	EXISTING SANITARY MANHOLES
	PROPOSED SANITARY MANHOLES
	EXISTING SANITARY CLEAN OUT
	PROPOSED SANITARY CLEAN OUT
	EXISTING WATER VALVES
	PROPOSED WATER VALVES
	EXISTING BEND AND THRUST BLOCK
	PROPOSED BEND AND THRUST BLOCK
	EXISTING FIRE HYDRANTS
	PROPOSED FIRE HYDRANTS
	EXISTING WATERLINE REDUCER
	PROPOSED WATERLINE REDUCER
	EXISTING WATER STUB WITH BLOW OFF
	PROPOSED WATER STUB WITH BLOW OFF
	EXISTING AIR RELEASE VALVE MH & VENT PIPE
	PROPOSED AIR RELEASE VALVE MH & VENT PIPE
	EXISTING STORM MANHOLES
	PROPOSED STORM MANHOLES
	EXISTING STORM INLETS
	PROPOSED STORM INLETS
	EXISTING FES, FOREBAY, & TRICKLE CHANNEL
	PROPOSED FES, FOREBAY, & TRICKLE CHANNEL
	EXISTING OUTLET STRUCTURE
	PROPOSED OUTLET STRUCTURE
	EXISTING CRUSHER FINES
	PROPOSED CRUSHER FINES
	EXISTING MAINTENANCE ACCESS
	PROPOSED MAINTENANCE ACCESS
	EXISTING RIPRAP
	PROPOSED RIPRAP
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	EXISTING TELEPHONE
	PROPOSED TELEPHONE
	EXISTING FIBER OPTIC
	PROPOSED FIBER OPTIC
	EXISTING GAS
	PROPOSED GAS
	EXISTING OVER HEAD ELECTRIC
	PROPOSED OVER HEAD ELECTRIC
	EXISTING STORM UNDERDRAIN
	PROPOSED STORM UNDERDRAIN
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING WETLAND
	PROPOSED 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

TRACT B
86,108 SF.
1.977 AC.
(PL-2.06 4.4 AC.)
2.4 AC REMAIN TO DEDICATE FOR PL-2.06
(PART OF PL23-0005)

GAMBEL RIDGE TRIBUTARY

POND SPILLWAY / EMERGENCY OVERTFLOW

WATER QUALITY / EURV POND C3

WQCV / EURV OUTFALL

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROOKWAY
ENGLEWOOD, CO 80113
303.703.4444
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NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/18/2024	TW

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

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

JOB NO.
20-224
SHEET
10 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
 LOCATED IN SECTION 22,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT F
 1921,185 S.F
 44.104 AC
 (PL-1.07, 44.1 AC.)
 (PART OF
 PL23-0005)

TRACT G
 562,878 S.F
 5.389 AC
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TRACT H
 234,738 S.F
 5.389 AC
 (PL-2.05, 8.4 AC.)
 (PART OF PL23-0005)

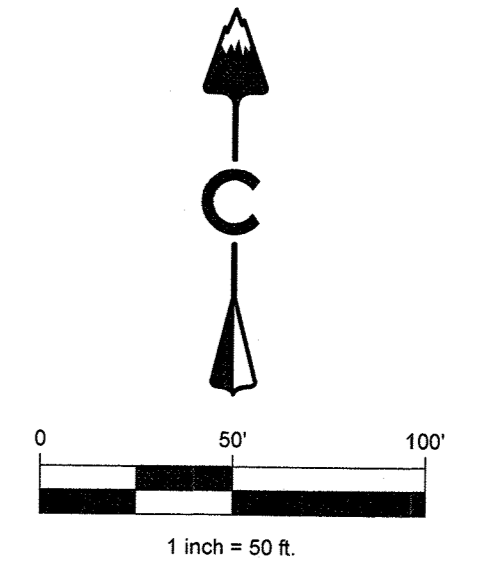
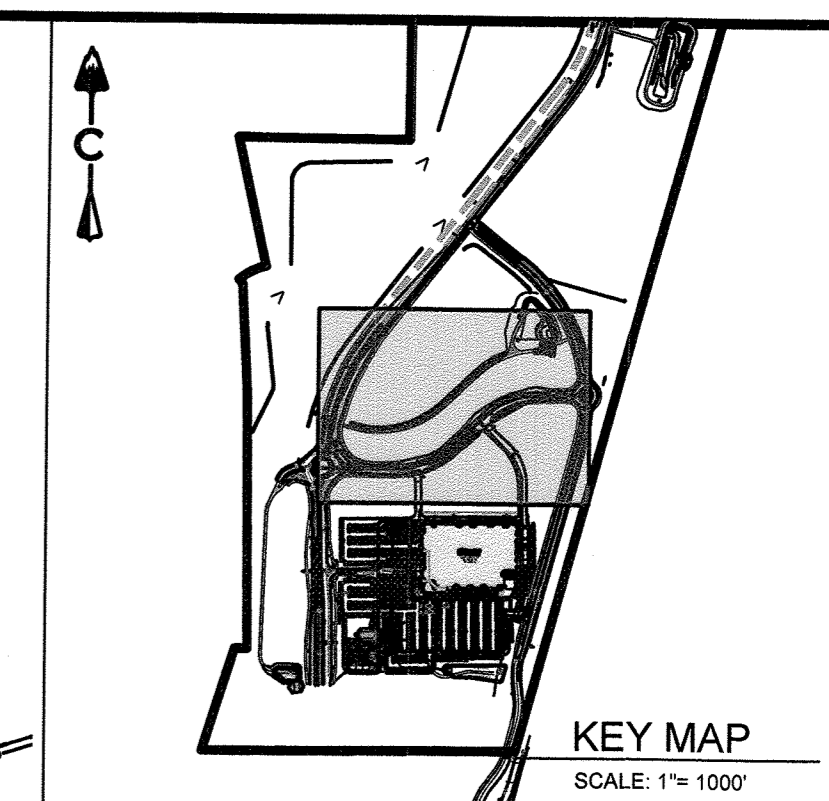
TRACT Q
 85,943 S.F.
 1.973 AC.

TRACT P
 7,210 S.F.
 0.166 AC.

TRACT O
 26,850 S.F.
 0.612 AC.

TRACT N
 26,548 S.F.
 0.607 AC.

TRACT M
 158,421 S.F.
 3.637 AC.



LEGEND

---	EASEMENT	---	EXISTING IRRIGATION & STUB OUT
---	RIGHT OF WAY (R.O.W.)	---	EXISTING IRRIGATION & STUB OUT
---	CENTERLINE	---	EXISTING SANITARY & STUB OUT
---	PROJECT BOUNDARY	---	EXISTING WATER & STUB OUT
---	PROPOSED CURB & GUTTER	---	FUTURE IRRIGATION & STUB OUT
---	PROPOSED IRRIGATION & STUB OUT	---	FUTURE SANITARY & STUB OUT
---	PROPOSED STORM & STUB OUT	---	FUTURE IRRIGATION & STUB OUT
---	PROPOSED SANITARY & STUB OUT	---	FUTURE SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT	---	FUTURE WATER & STUB OUT
IRR	IRRIGATION	---	IRRIGATION SERVICE
SS	SEWER	---	SANITARY SERVICE
W	WATER	---	WATER SERVICE
I	IRRIGATION	---	STREET LIGHT POLES
S	SEWER	---	POWER POLES
W	WATER	---	QUI WIRE
---	EXISTING	---	SANITARY MANHOLES
---	PROPOSED	---	SANITARY CLEAN OUT
---	STREET LIGHT POLES	---	WATER VALVES
---	POWER POLES	---	BEND AND THRUST BLOCK
---	QUI WIRE	---	FIRE HYDRANTS
---	SANITARY MANHOLES	---	WATERLINE REDUCER
---	SANITARY CLEAN OUT	---	WATER STUB WITH BLOW OFF
---	WATER VALVES	---	AIR RELEASE VALVE MH & VENT PIPE
---	BEND AND THRUST BLOCK	---	STORM MANHOLES
---	FIRE HYDRANTS	---	STORM INLETS
---	WATERLINE REDUCER	---	FES, FOREBAY, & TRICKLE CHANNEL
---	WATER STUB WITH BLOW OFF	---	OUTLET STRUCTURE
---	AIR RELEASE VALVE MH & VENT PIPE	---	CRUSHER FINES
---	STORM MANHOLES	---	MAINTENANCE ACCESS
---	STORM INLETS	---	RIPRAP
---	FES, FOREBAY, & TRICKLE CHANNEL	---	EXISTING ELECTRIC
---	OUTLET STRUCTURE	---	EXISTING TELEPHONE
---	CRUSHER FINES	---	EXISTING FIBER OPTIC
---	MAINTENANCE ACCESS	---	EXISTING GAS
---	RIPRAP	---	EXISTING OVER HEAD ELECTRIC
---	EXISTING ELECTRIC	---	STORM UNDERDRAIN
---	EXISTING TELEPHONE	---	100 YEAR FLOODPLAIN
---	EXISTING FIBER OPTIC	---	WETLAND
---	EXISTING GAS	---	
---	EXISTING OVER HEAD ELECTRIC	---	
---	STORM UNDERDRAIN	---	
---	100 YEAR FLOODPLAIN	---	
---	WETLAND	---	

- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE

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

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

COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

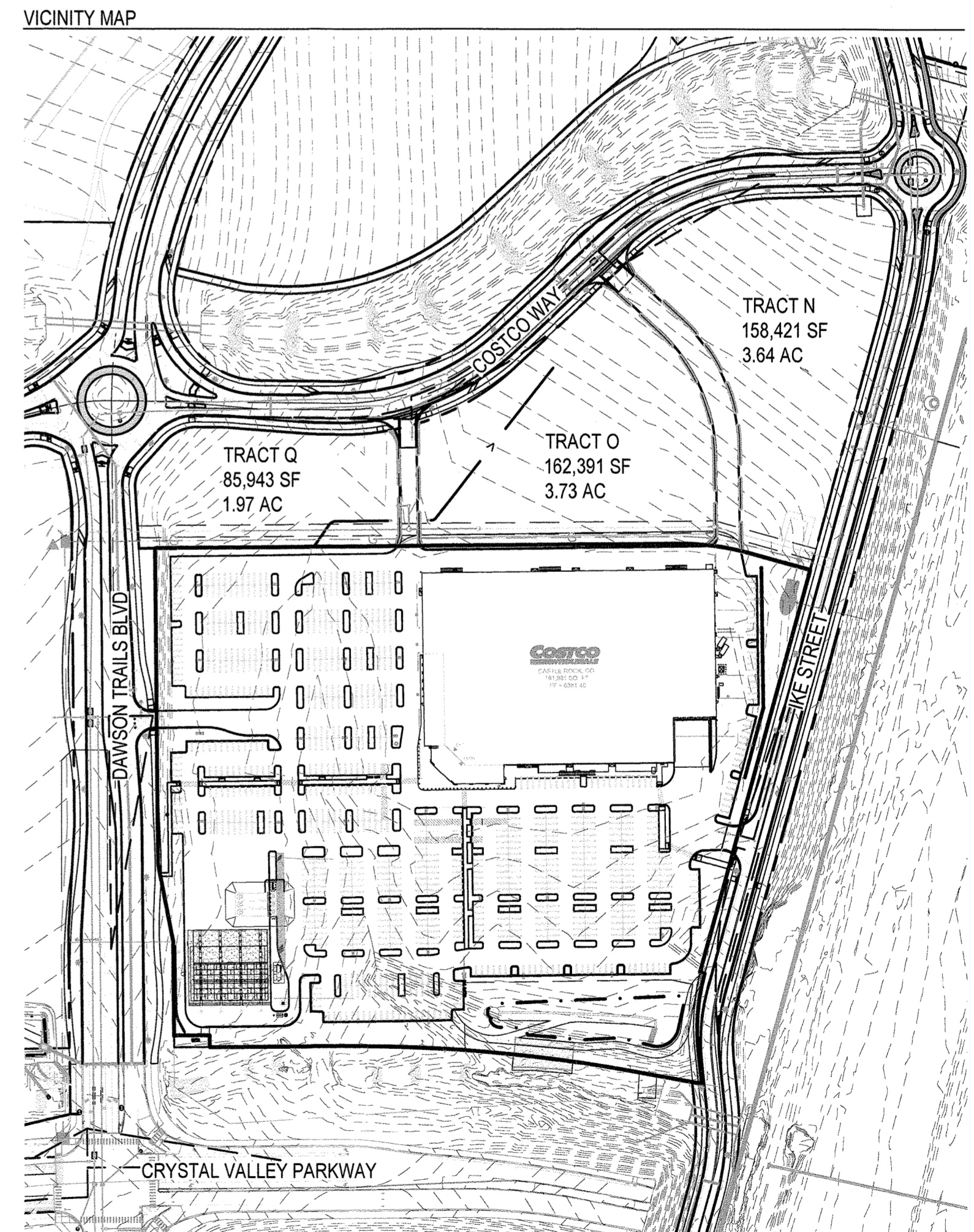
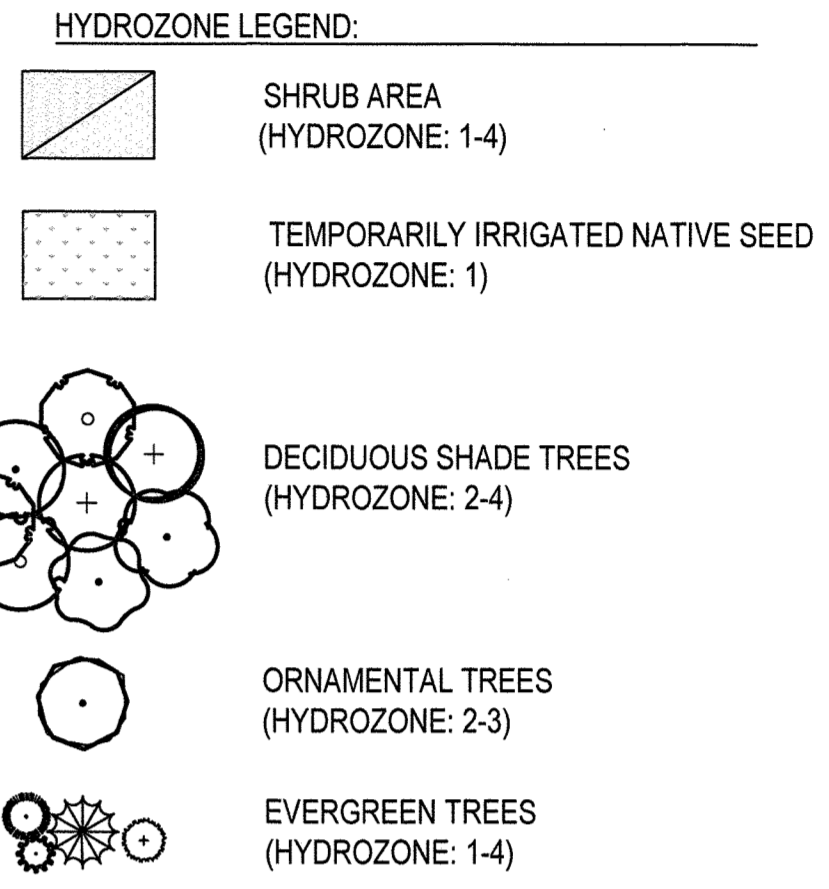
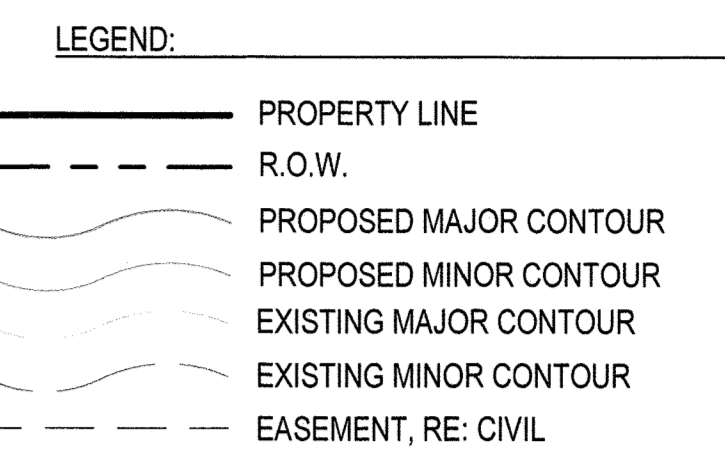
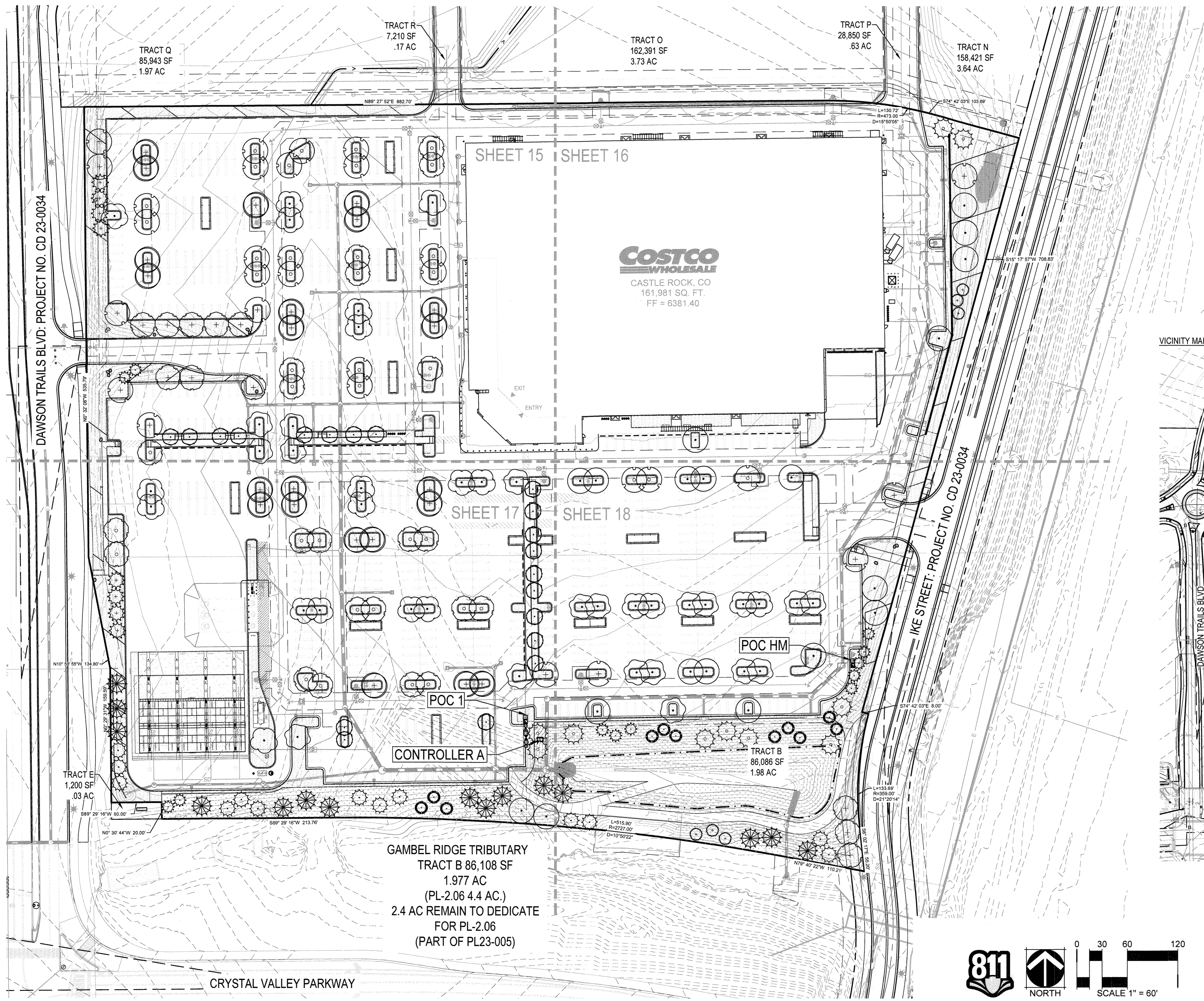
LOT 1, FILING 1, DAWSON TRAILS

COSTCO

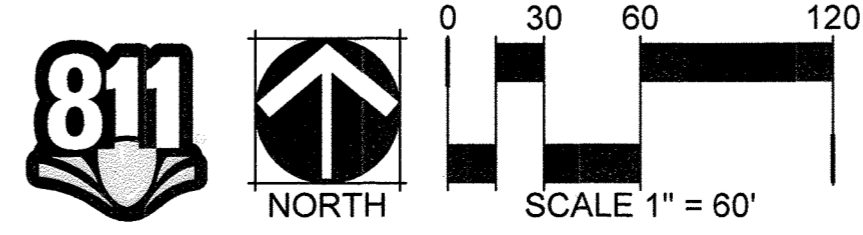
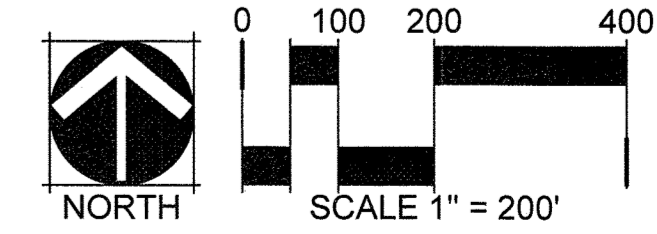
LOCATED IN SECTION 22,

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

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



GAMBEL RIDGE TRIBUTARY
 TRACT B 86,108 SF
 1.977 AC
 (PL-2.06 4.4 AC.)
 2.4 AC REMAIN TO DEDICATE
 FOR PL-2.06
 (PART OF PL23-005)



HYDROZONE PLAN
 COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
 3872 S. BROADWAY
 DENVER, CO 80113
 303.733.5470
 INFO@CORE.COM

CORE

NORRIS DESIGN
 PEOPLE + PLACEMAKING

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

COSTCO
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN

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

JOB NO.
 20-224
 SHEET
 12 OF 30

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

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

COMMERCIAL SITE LANDSCAPE SITE INVENTORY

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 08/02/24

COSTCO - LANDSCAPE SITE INVENTORY

AREA	TOTAL AREA (AREA IN SQ.FT.)	REQUIRED LANDSCAPE (AREA IN SQ.FT.)	PROPOSED LANDSCAPE (AREA IN SQ.FT.)	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)
GROSS SITE	857,415	85,742 (10%)	134,429 (15.7%)	0	0	171	238	343	776	4 CU.YDS PER 1000 SQ.FT.
PARKING	312,913	31,291 (10%)	35,339 (11.3%)	0	0	63	145	125	269	4 CU.YDS PER 1000 SQ.FT.

NOTES:

- GROSS AREA MINIMUM LANDSCAPE AREA IS 10%.
- REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
- REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
- 50% OF SITE TREES SHALL BE LARGE DECIDUOUS CANOPY TREES.
- SHRUBS SHALL BE FULLY ROOTED, A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE, AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER WITHIN FIVE (5) GROWING SEASONS.
- PERENNIALS, GROUND COVERS, ORNAMENTAL GRASSES, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE. SUCH SHALL BE SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER WITHIN THREE (3) GROWING SEASONS. THESE PLANTINGS NOT INCLUDED IN LANDSCAPE SITE INVENTORY SHRUB COUNTS.
- R.O.W. PLANTING NOT INCLUDED IN OVERALL LANDSCAPE SITE INVENTORY.
- TOTAL PARKING AREA EQUALS CIVIL INTERNAL DRIVES AND PARKING LOT CALCULATION

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWUR RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES : THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ.FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
DRIP	SHRUB BED	2.0 in./mo.	LOW	95%	98,781	2.0	103,681	1.91
DRIP	TREES IN NATIVE *	2.0 in./mo.	LOW	5%	4,900	2.0	103,681	0.09
TOTALS				100.00%	103,681			2.0
						TOTAL OF THE CLWUR		2.0

* TREES IN NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
TEMP IRRIGATED NATIVE SEED	35,648	27%
IRRIGATED SHRUB BED	98,781	73%
TOTAL AREA LANDSCAPE	134,429	100%
TOTAL PROJECT SITE	857,415	

COSTCO - STREETSCAPE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (if applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Collector B	188	5	0	3***	20	20

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual

**Streetscape does not count towards overall site landscape requirements

*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

***Tree counts are limited by surrounding infrastructure

GENERAL LANDSCAPE PLAN STANDARD NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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).
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- 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.
- 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.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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 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 OTHER PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
- TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

SITE DEVELOPMENT PLAN PLANT SCHEDULE

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

*Choose one symbol for each tree category.

**Choose one pattern for each category of ground cover, shrubs, and grasses.

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/19/2024	



LANDSCAPE NOTES

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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

JOB NO.
20-224
SHEET
13 OF 30

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

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

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

REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS										
CODE	DESCRIPTION	QTY	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	COBBLE - A	29,390 SF	2"-4" GREY ROSE COBBLE	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		GREY ROSE	2- 4" LANDSCAPE ROCK MIN. 3" DEPTH		
M-02	COBBLE - B	67,632 SF	1 1/2" BRECKEN BLUE	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		RIVER ROCK BLEND	1 1/2", MIN 3" DEPTH		
M-05	STEEL EDGING	1,845 LF	ROLLED TOP STEEL EDGING	RYERSON OR APPROVED EQUAL		4/SHEET 19	BLACK	3/16" X 4" X 16"		INSTALL PER MANUFACTURER SPECIFICATIONS
M-12	BOULDER - 2'	7	BOULDER	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM	5/SHEET 19	TAN	24" - 32" DIAMETER X 18" MINIMUM DEPTH		
M-13	BOULDER - 3'	9	BOULDER	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM	5/SHEET 19	TAN	32" - 42" DIAMETER X 24" MINIMUM DEPTH		
M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS									
M-26	CMU RETAINING WALL - 4', BY OTHERS									
NOTATION										
CODE	DESCRIPTION	QTY	DETAIL							
N-112	FIRE HYDRANT, TYP.		RE: CIVIL							
N-113	STREET LIGHT, TYP.		RE: CIVIL							
N-127	MONUMENT SIGN - MULTI-TENANT (BY OTHERS)			TO BE INCLUDED UNDER SEPARATE PACKAGE: SIGNAGE PERMIT						

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LANDSCAPE NOTES

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

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DRAWN BY: LB, AN
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20-224
SHEET
14 OF 30

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

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1000 W. COLORED AVENUE
DENVER, CO 80213
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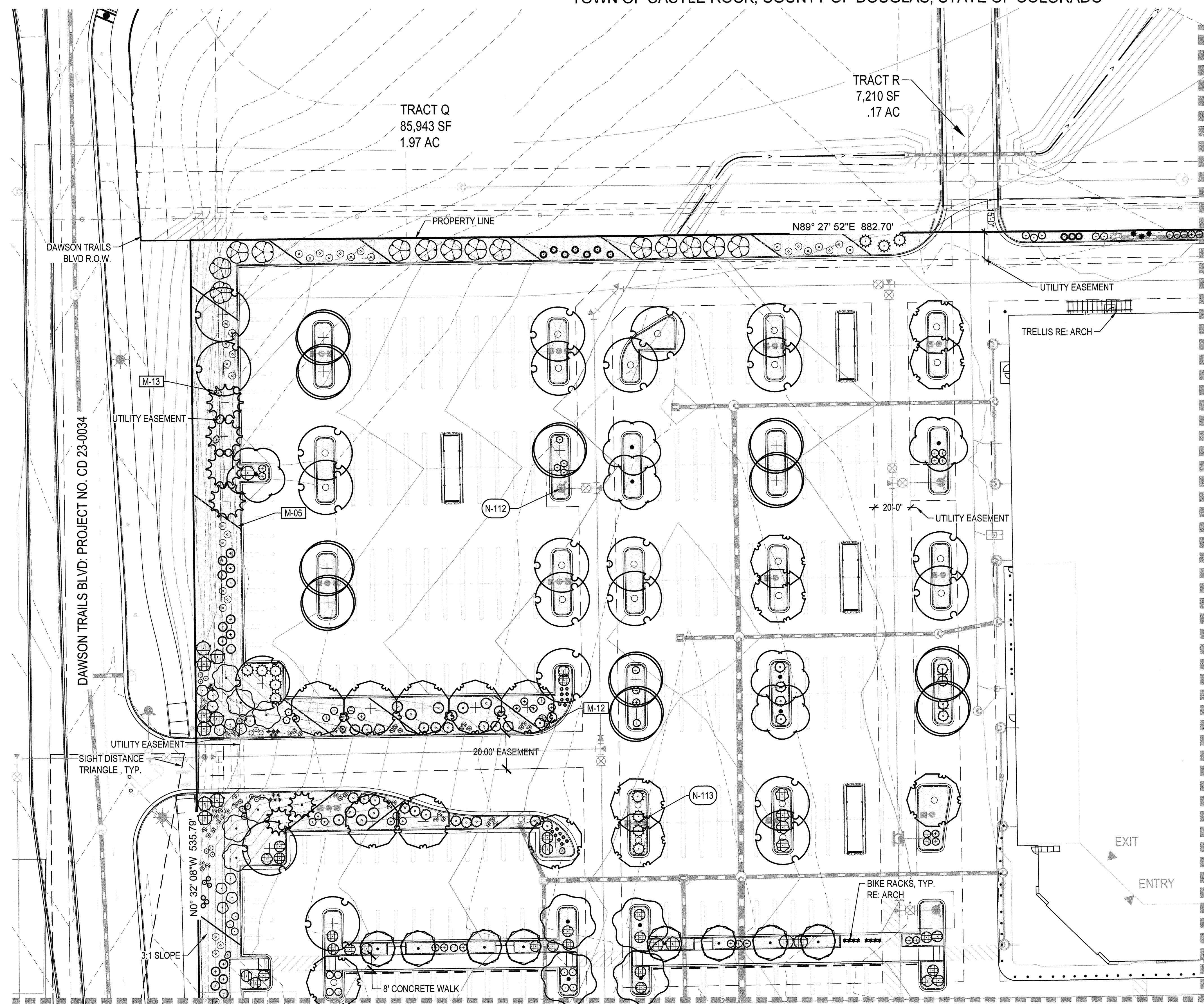
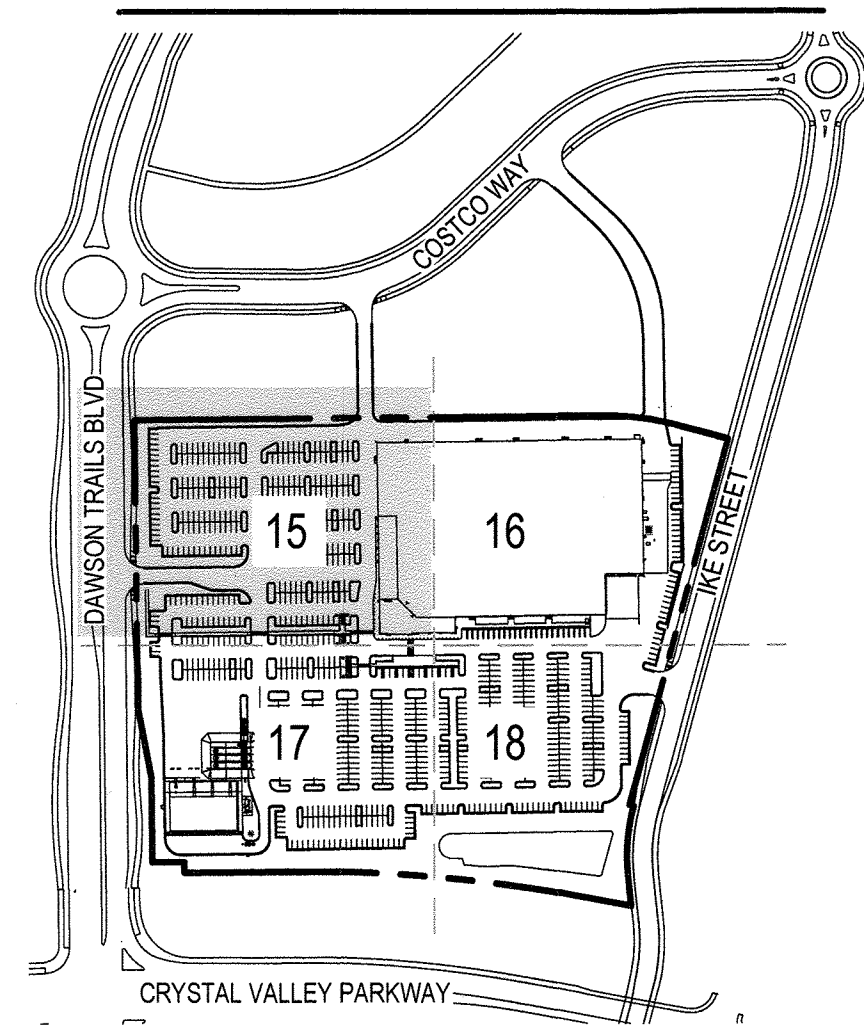
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

SITE DEVELOPMENT PLAN

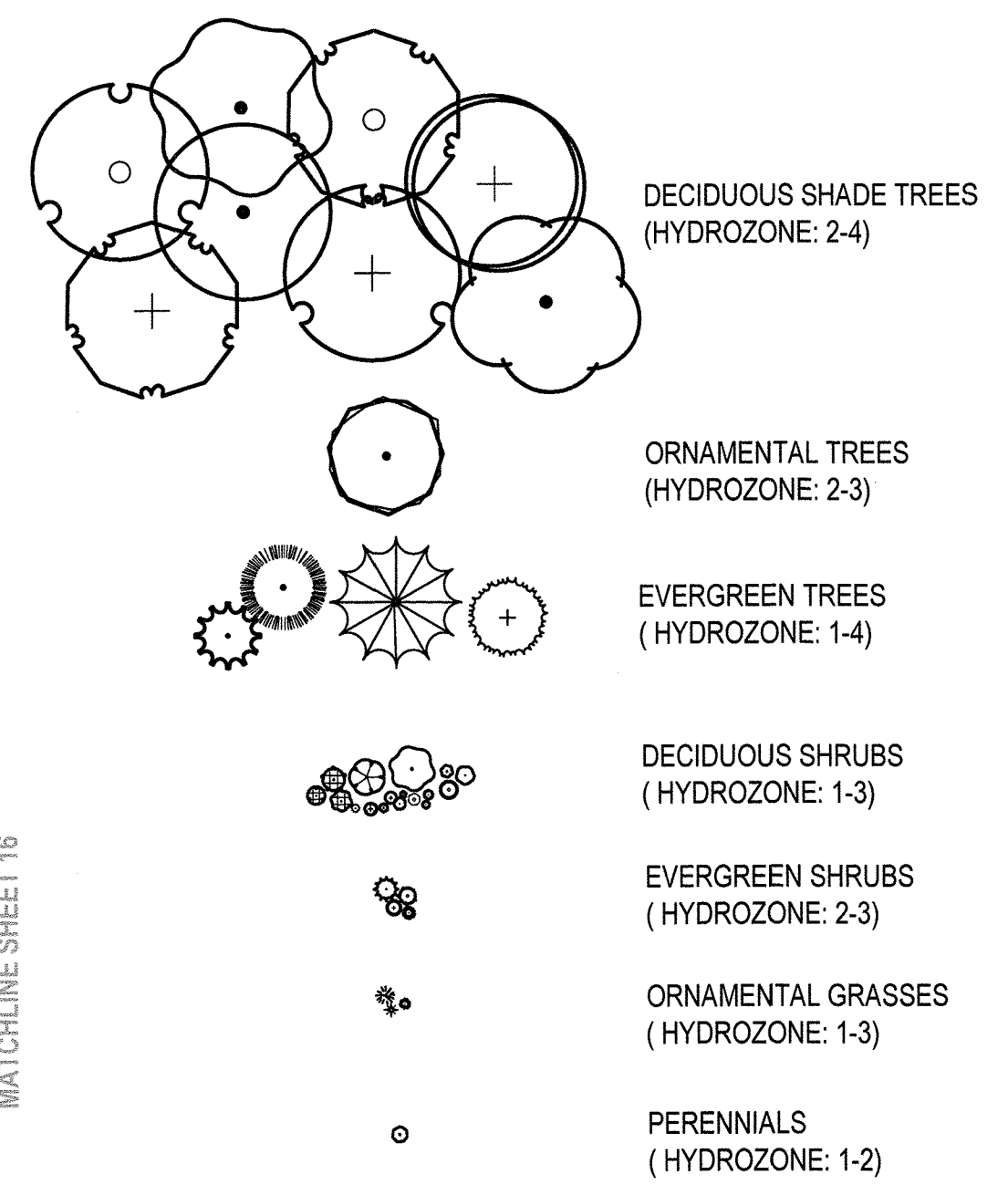
LOT 1, FILING 1, DAWSON TRAILS

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

KEY MAP



LEGEND:



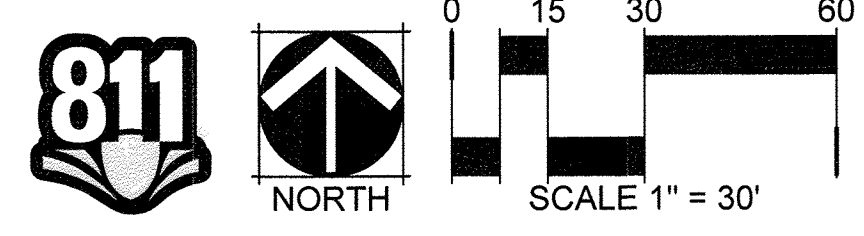
REFERENCE NOTES SCHEDULE

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

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-12	BOULDER - 2'
M-13	BOULDER - 3'
M-20	FREESTANDING SCREEN WALL - 8', BY OTHERS
M-26	CMU RETAINING WALL - 4', BY OTHERS

NOTATION	
SYMBOL	DESCRIPTION
N-112	FIRE HYDRANT, TYP.
N-113	STREET LIGHT, TYP.
N-127	MONUMENT SIGN - MULTI-TENANT (BY OTHERS)

CODE	BOTANICAL NAME
NS TE	TEMP-IRRIGATED NATIVE SEED



PLAN-DT-COSTCO-SDP.dwg

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1	FOR APPROVAL	9/16/2024	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

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

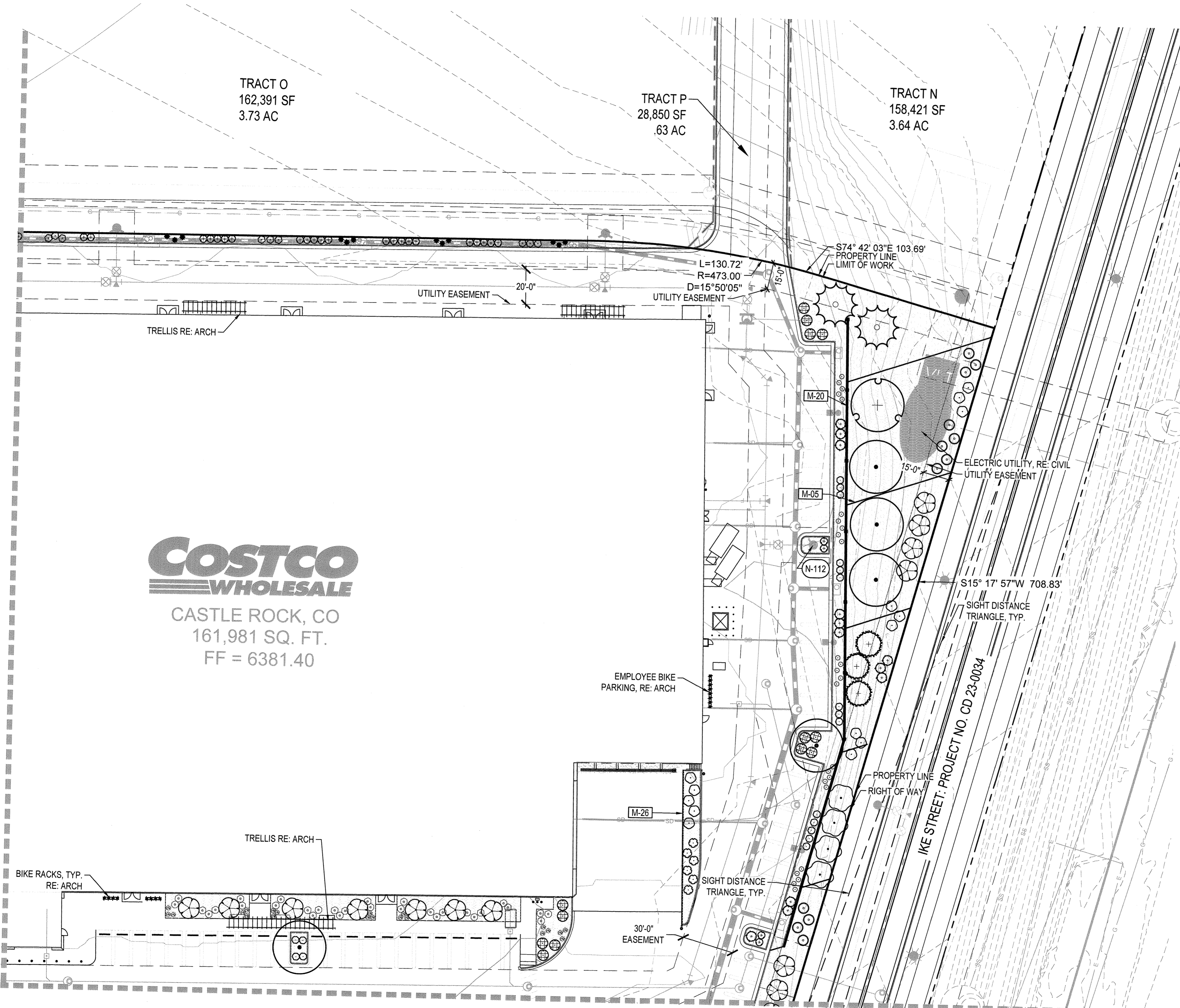
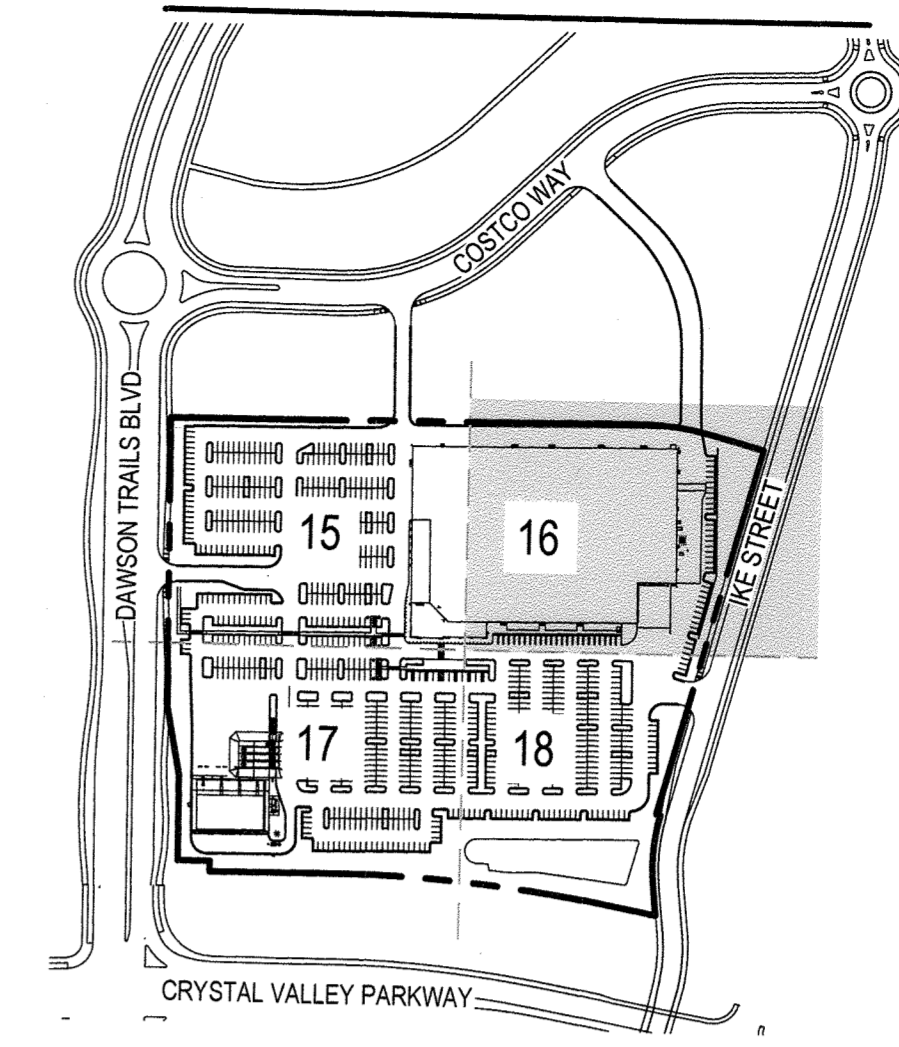
JOB NO.
20-224
SHEET
15 OF 30

SITE DEVELOPMENT PLAN

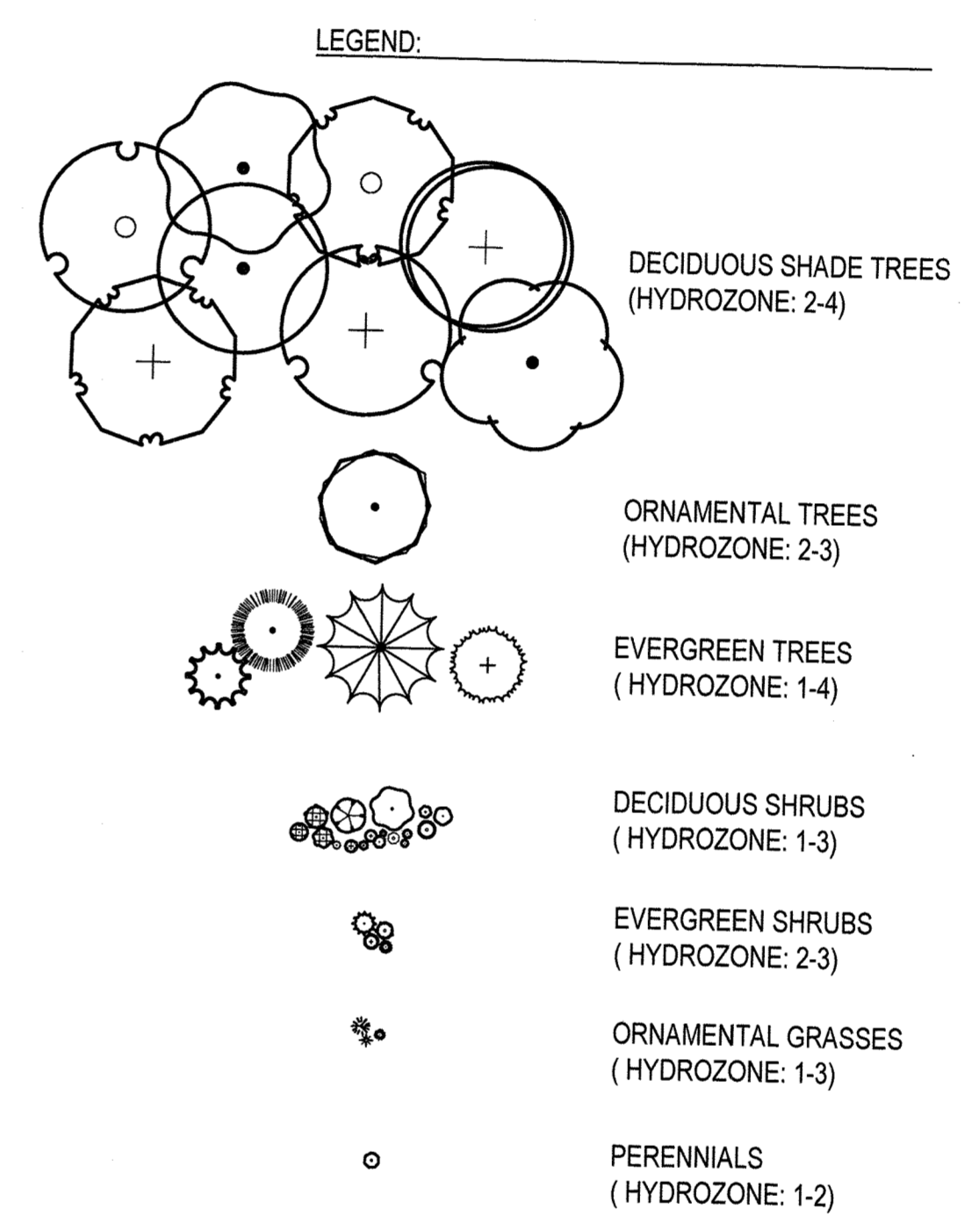
LOT 1, FILING 1, DAWSON TRAILS

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

KEY MAP

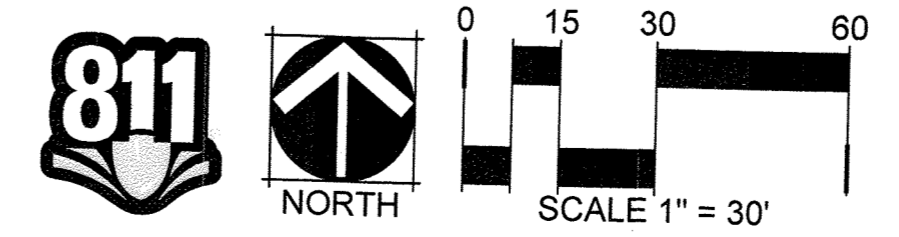


COSTCO
WHOLESALE
 CASTLE ROCK, CO
 161,981 SQ. FT.
 FF = 6381.40



REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-05	STEEL EDGING
LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
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N-127	MONUMENT SIGN - MULTI-TENANT (BY OTHERS)
CODE	BOTANICAL NAME
NS TE	TEMP-IRRIGATED NATIVE SEED



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MATCHLINE SHEET 15

MATCHLINE SHEET 18

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 ENGLEWOOD, CO 80113
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COSTCO
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN

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

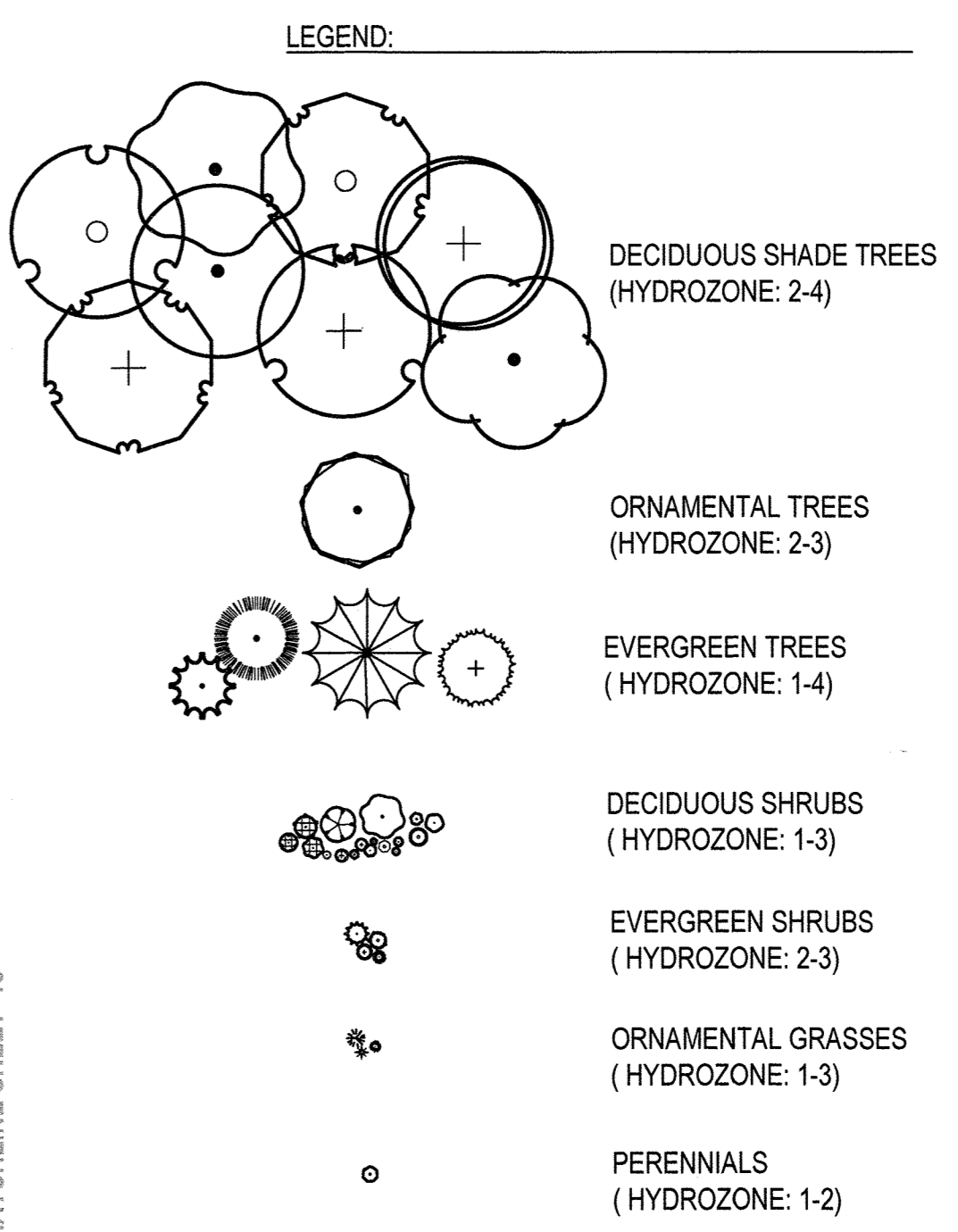
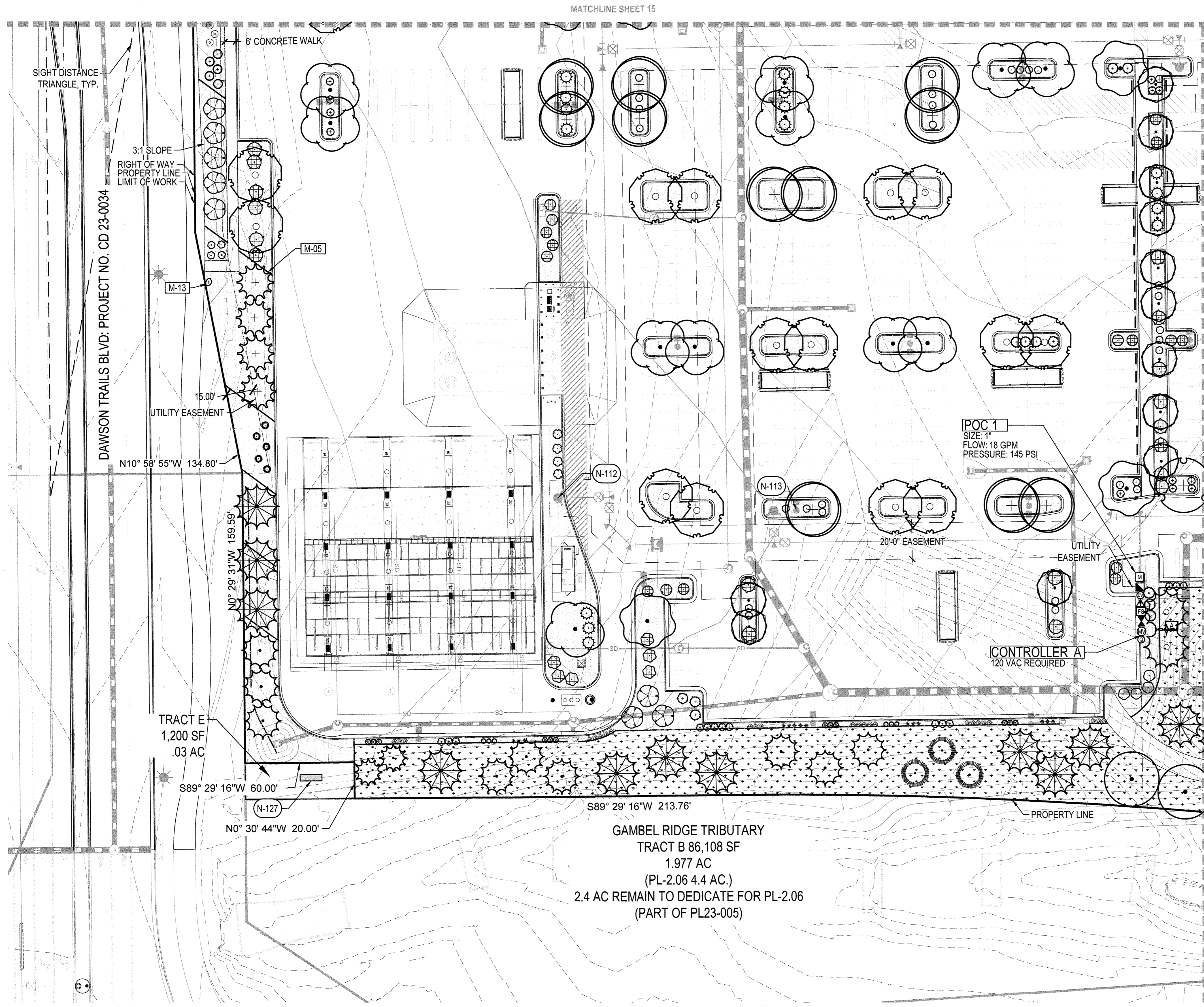
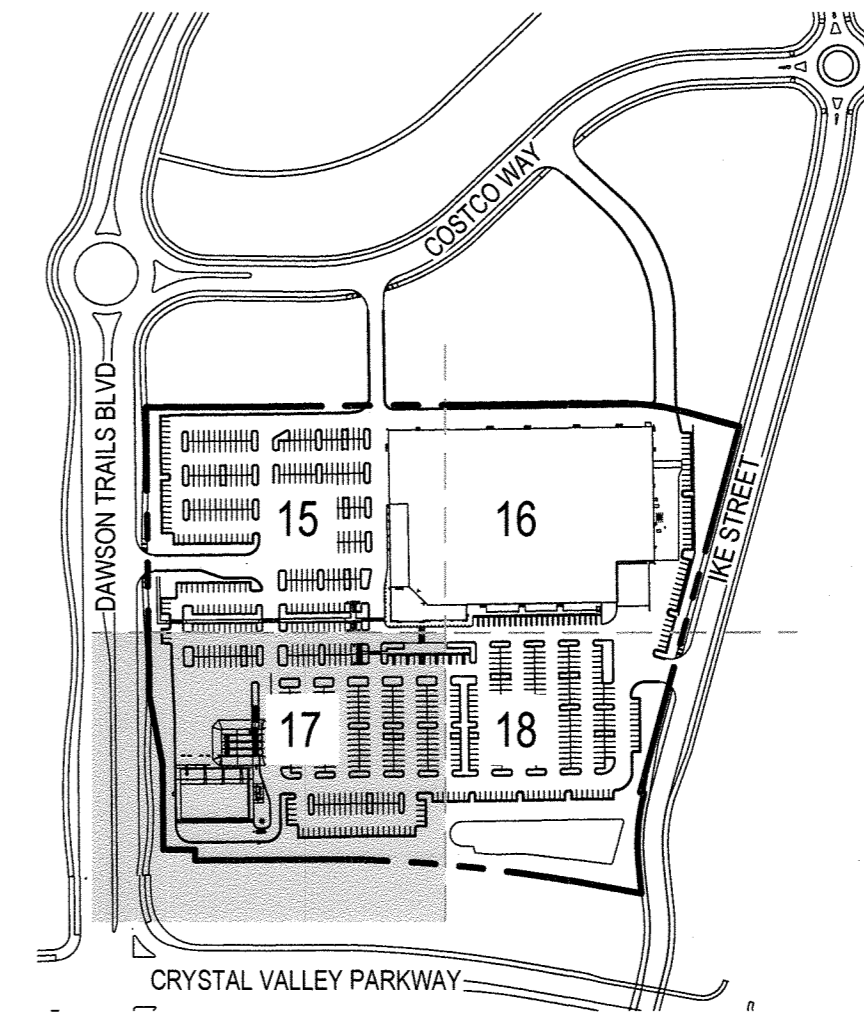
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 DRAWN BY: LB, AN
 CHECKED BY: SW, AL
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 SHEET 16 OF 30

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

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

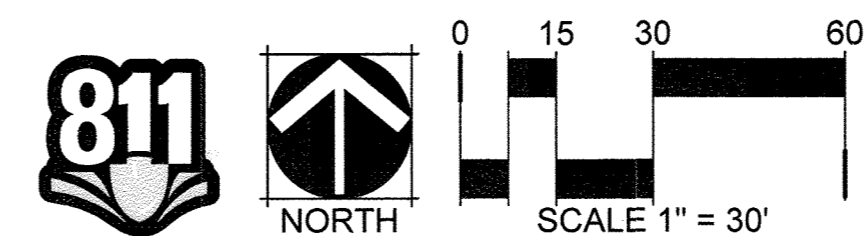


REFERENCE NOTES SCHEDULE	
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SYMBOL	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-05	STEEL EDGING

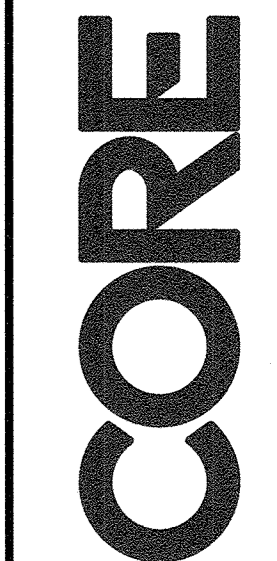
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SYMBOL	DESCRIPTION
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CODE	BOTANICAL NAME
NS TE	TEMP-IRRIGATED NATIVE SEED



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CASTLE ROCK, COLORADO
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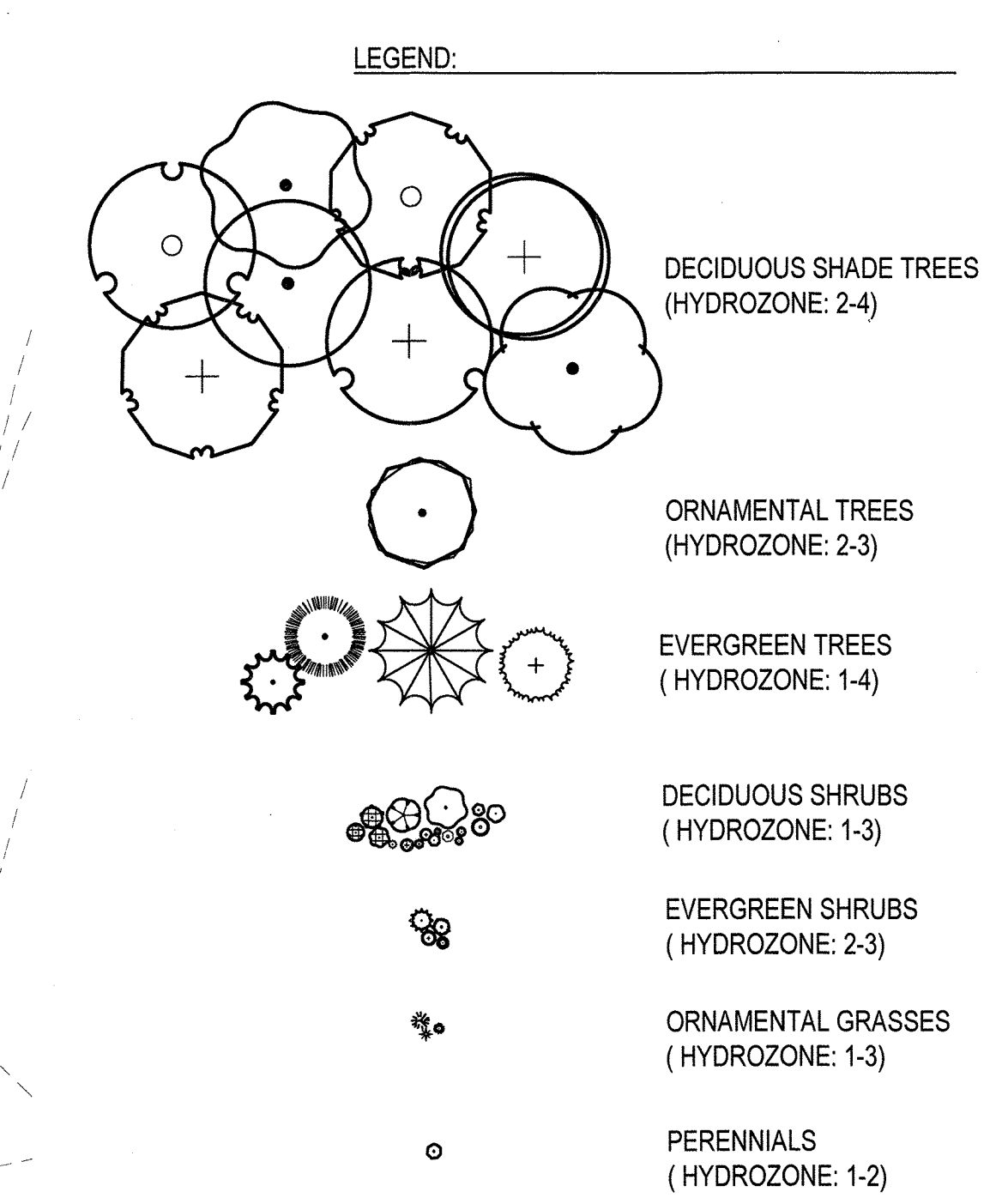
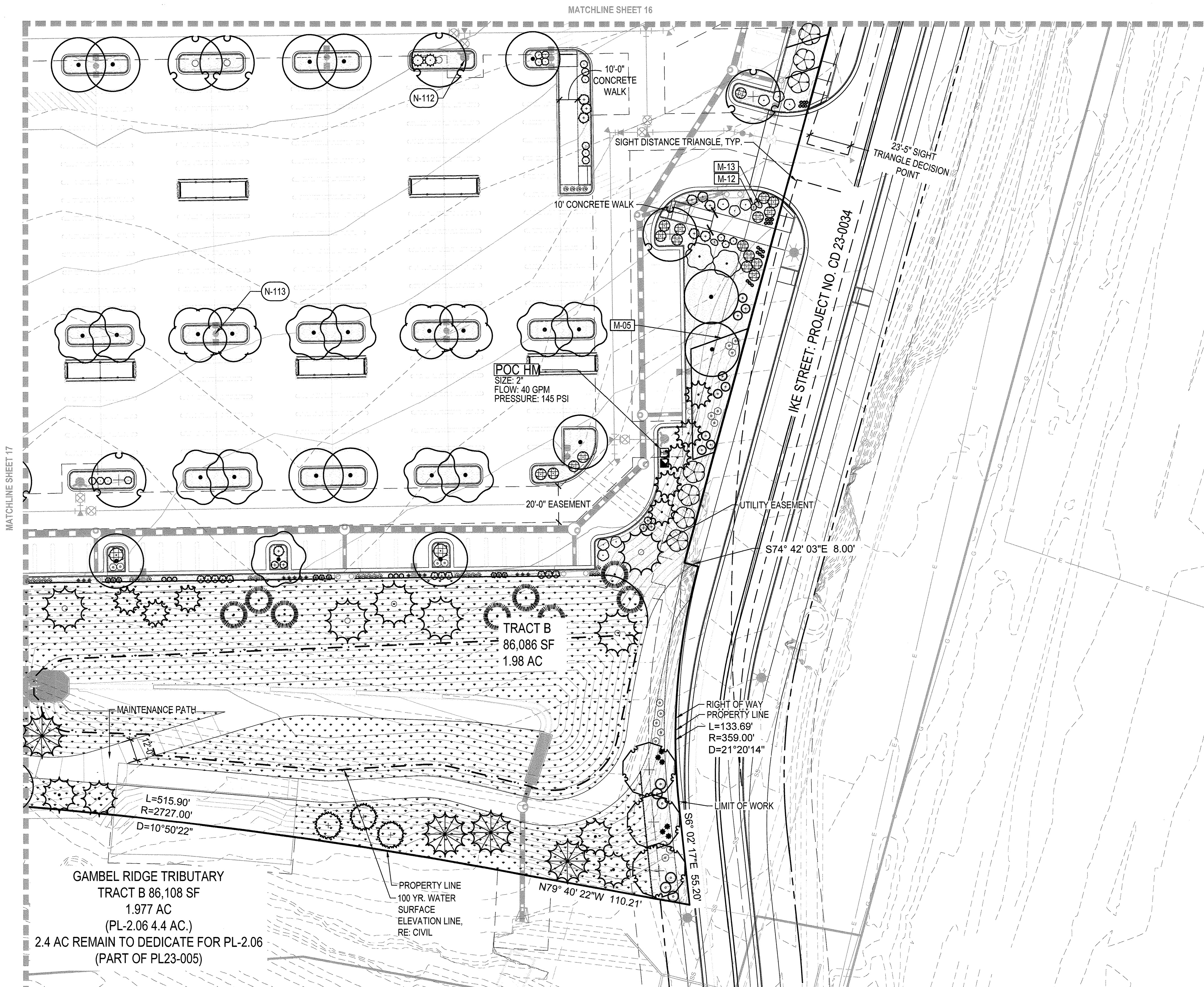
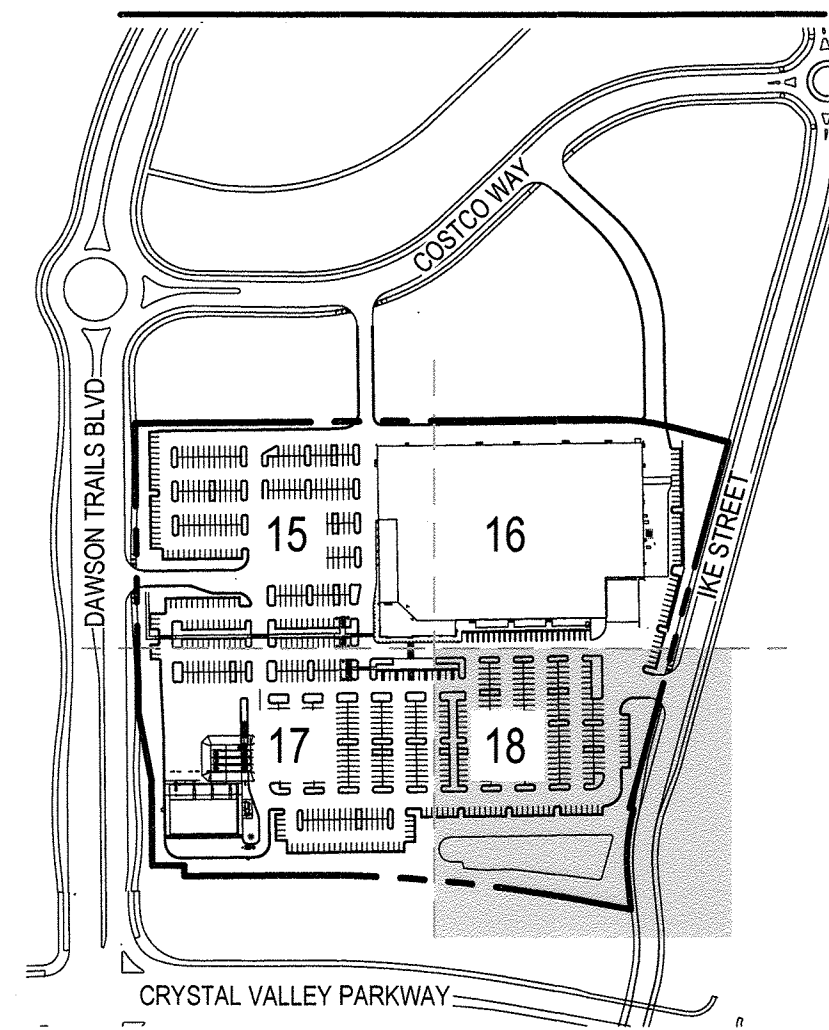
LANDSCAPE PLAN
COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

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

KEY MAP



REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS	
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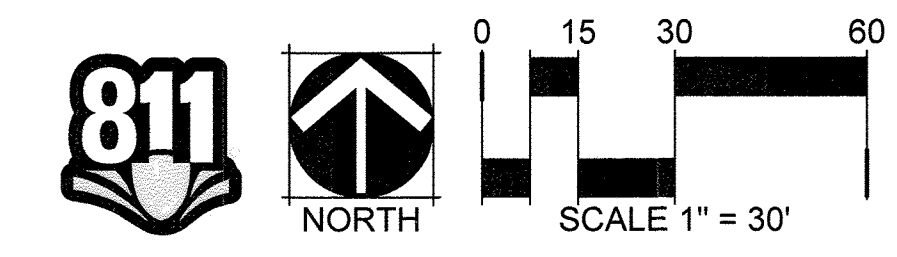
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COSTCO
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN

DESIGNED BY: LB, SC
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JOB NO.
 20-224
 SHEET
 18 OF 30

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



SITE DEVELOPMENT PLAN

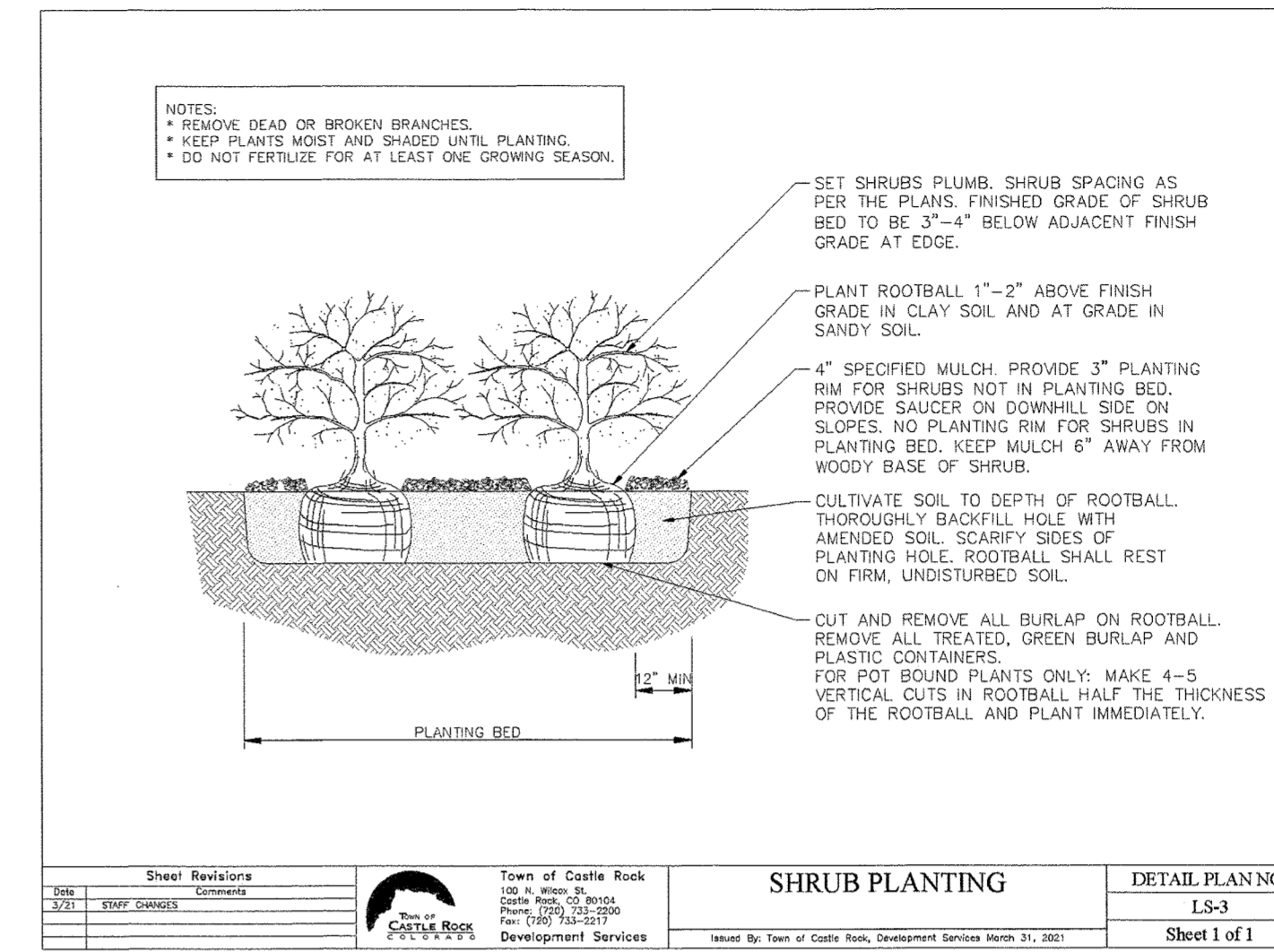
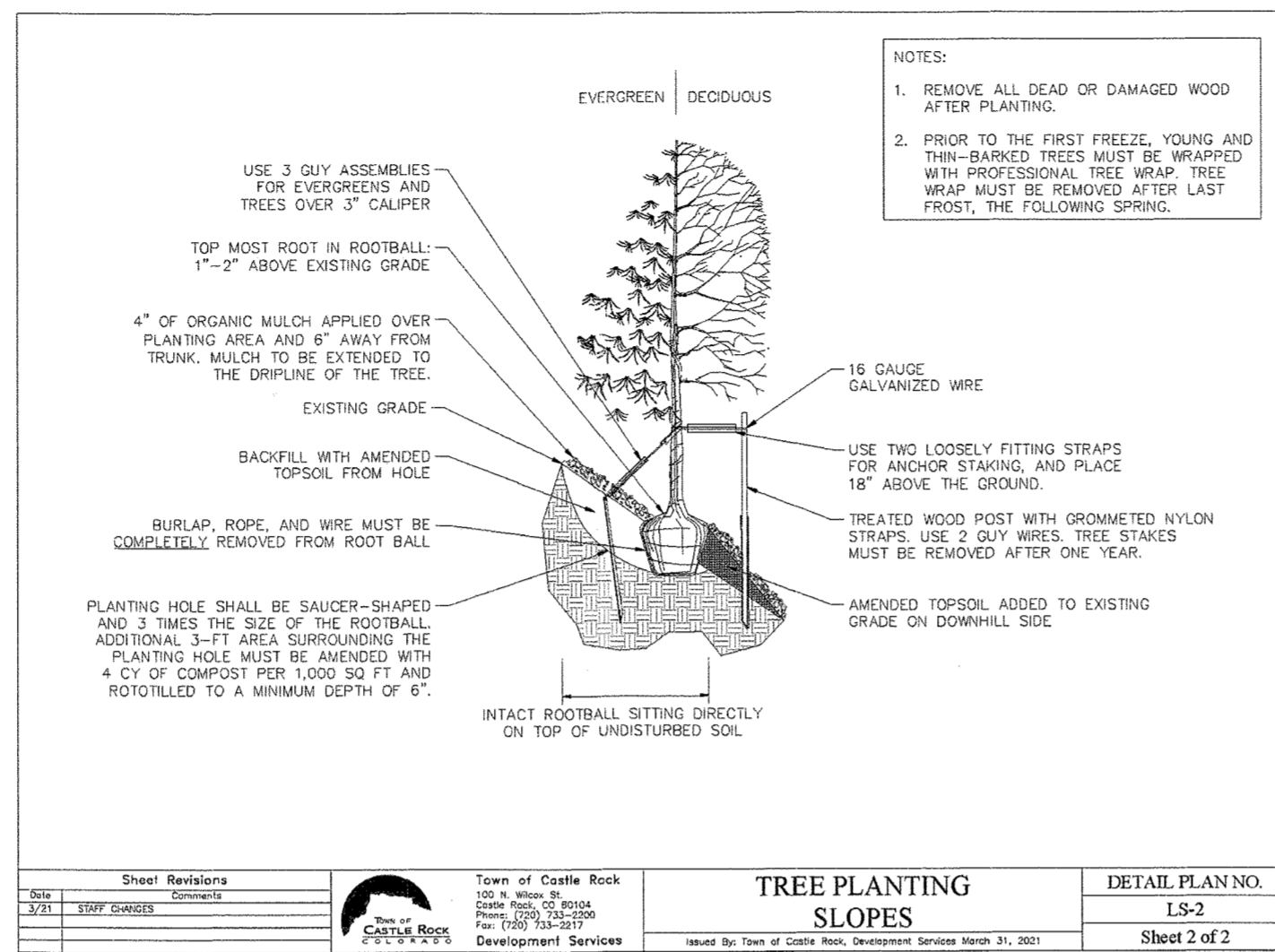
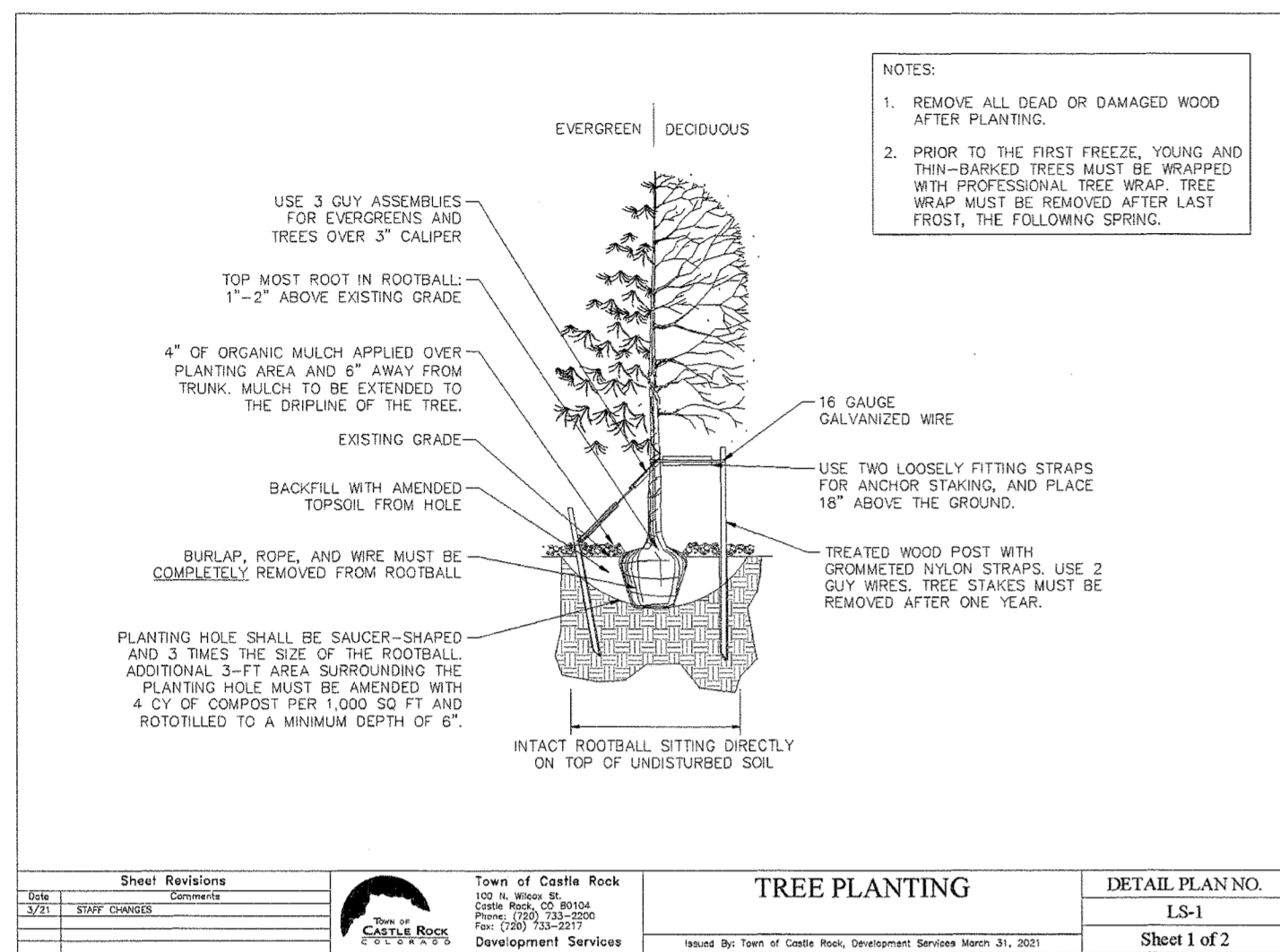
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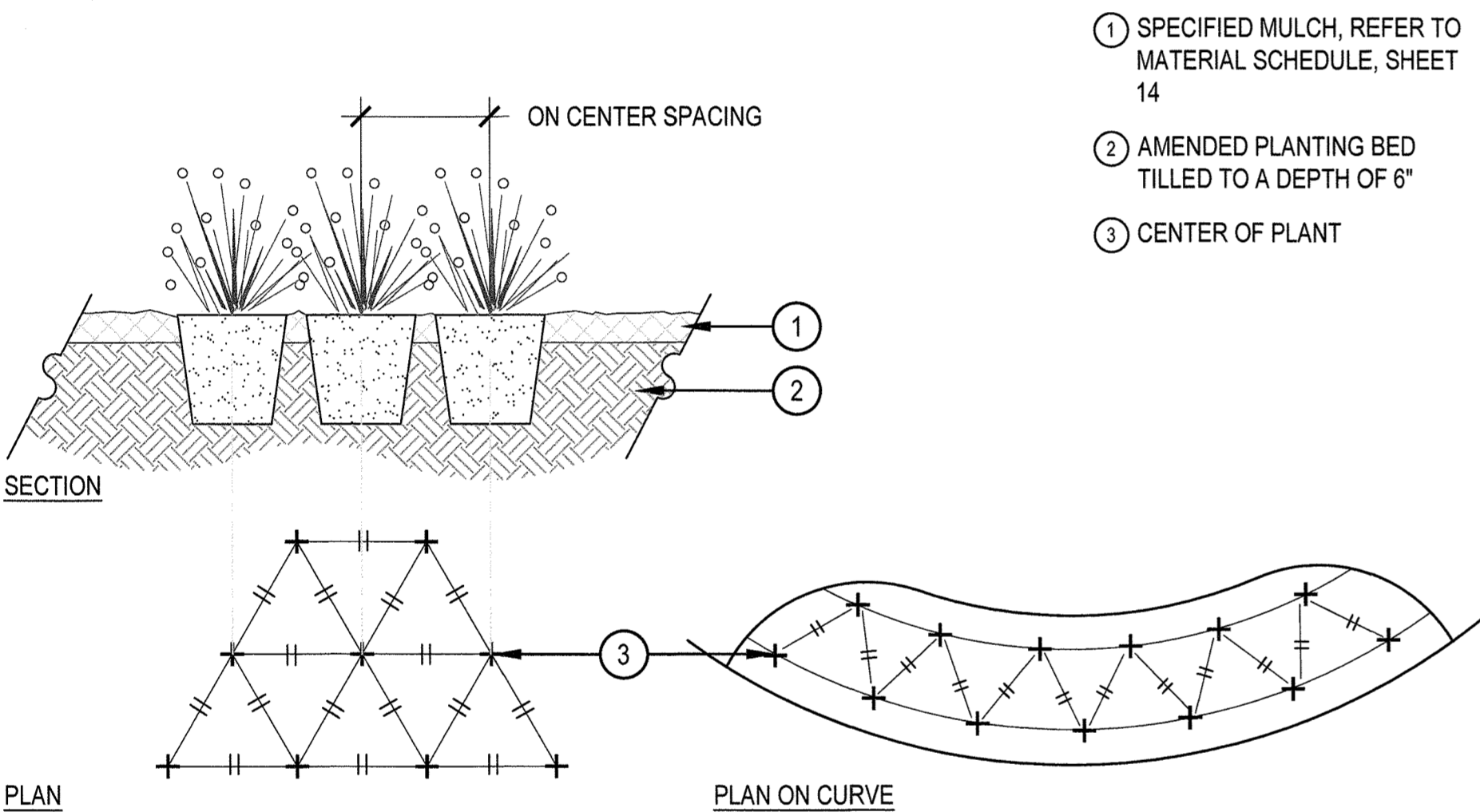
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TREE PLANTING DETAIL

TOWN OF CASTLE ROCK STANDARD DETAIL

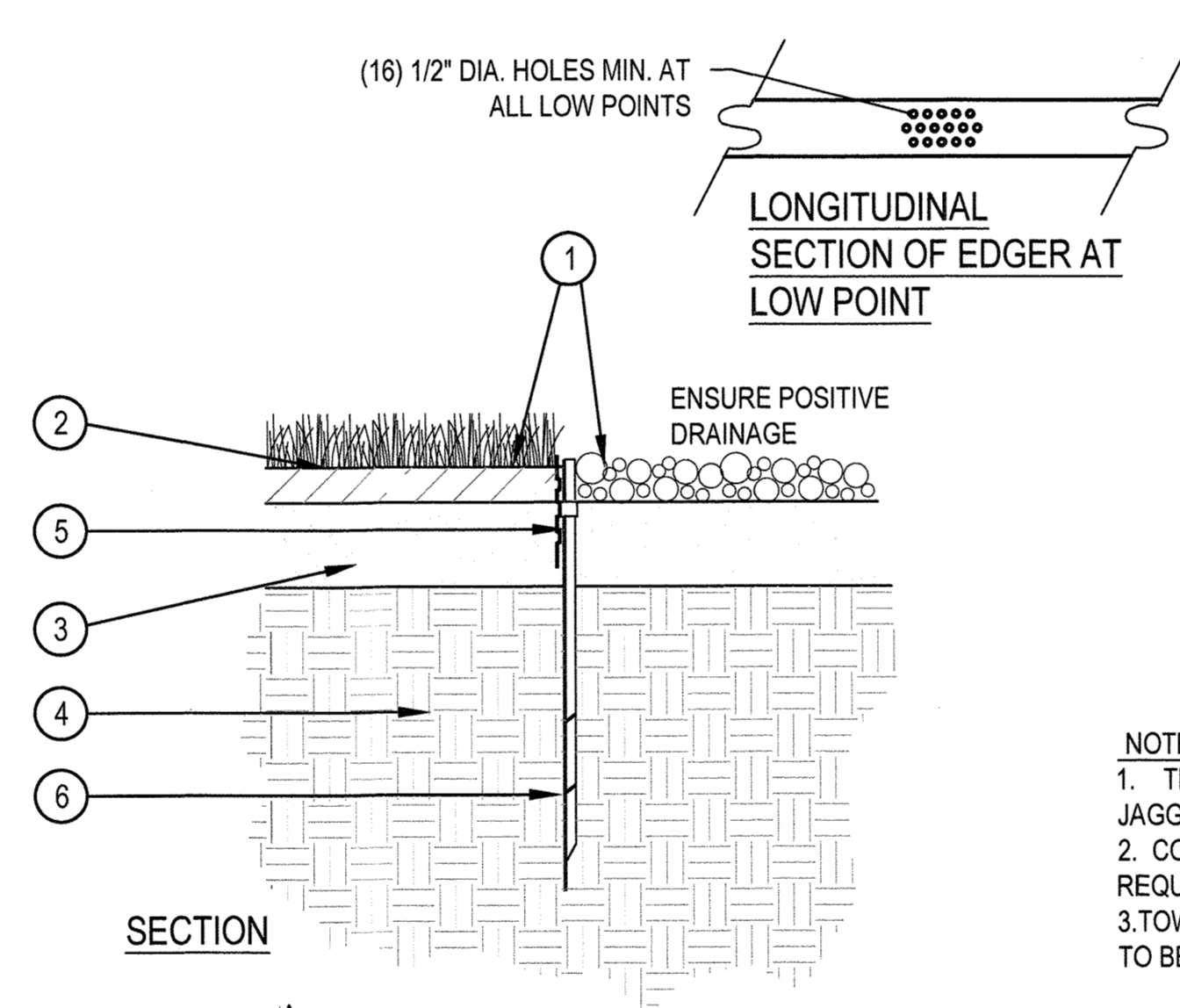
SCALE: NTS



SCALE: 1" = 1'-0"

4 STEEL EDGER

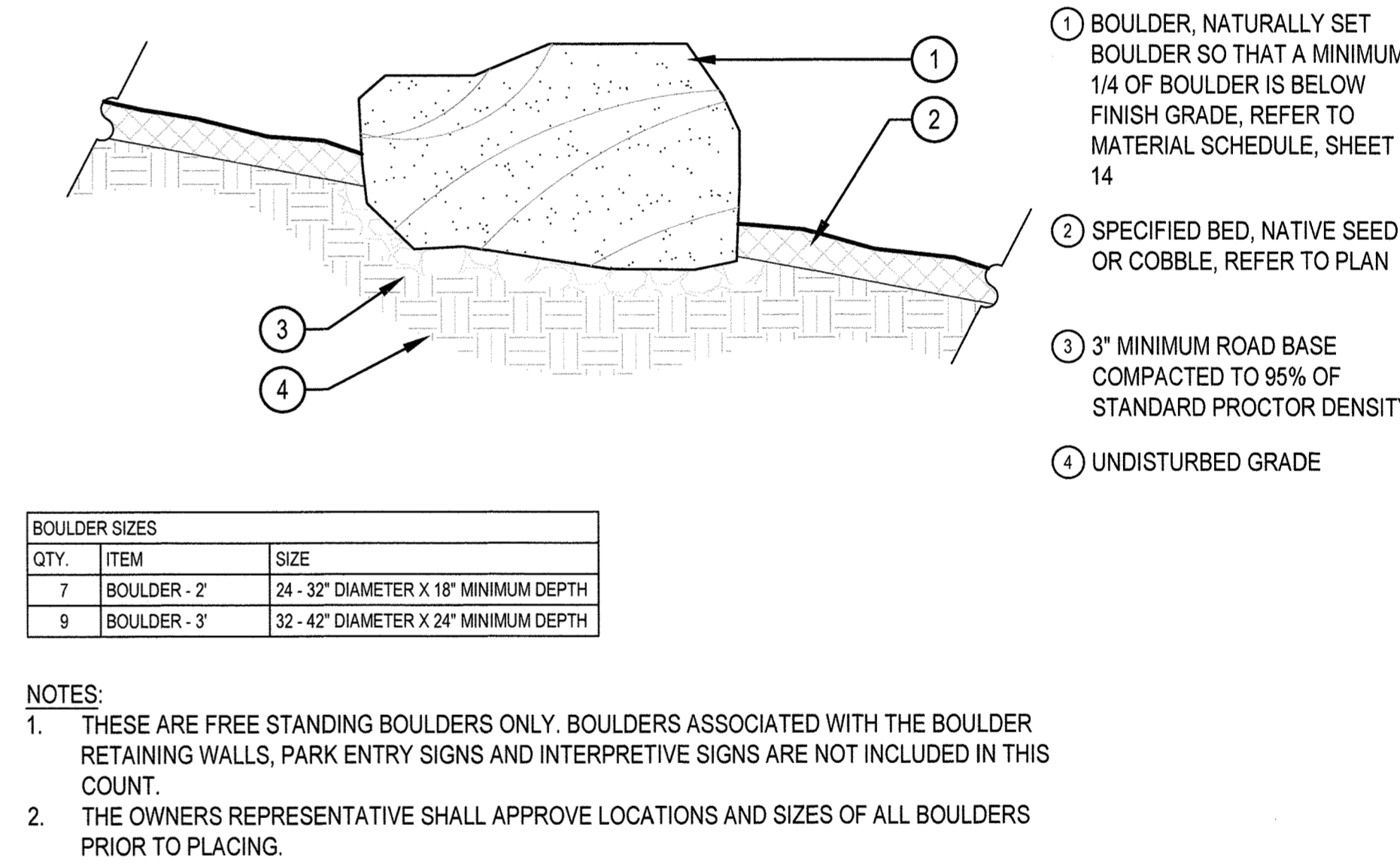
SCALE: 1" = 1'-0"



2 SHRUB PLANTING

TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



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

3 PERENNIAL PLANT LAYOUT

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LAND DEVELOPMENT
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#	REVISION DESCRIPTION	DATE	BY
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COSTCO
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN

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

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

JOB NO.
 20-224

SHEET
 19 OF 30

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SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
1715 S. BROADWAY, SUITE 100
DENVER, CO 80113
303.703.4444
LIVE@CORE.COM

CORE

NORRIS DESIGN

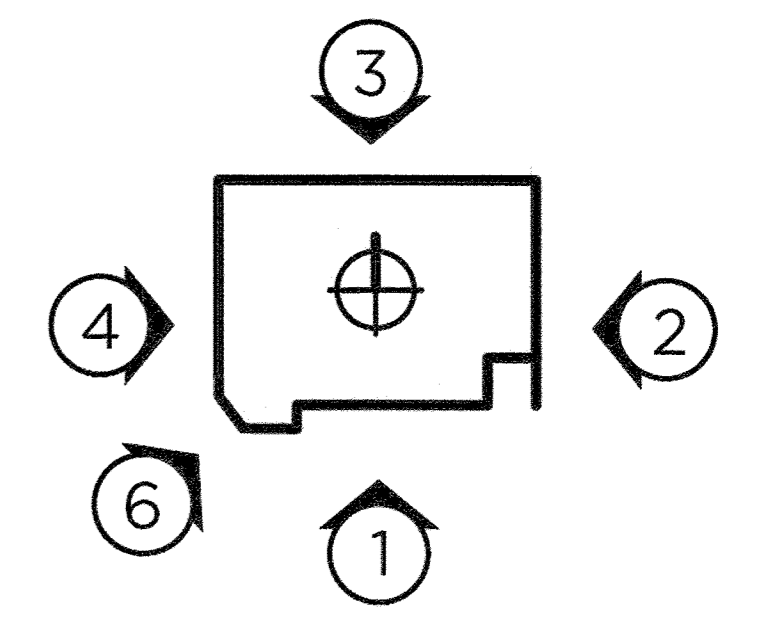
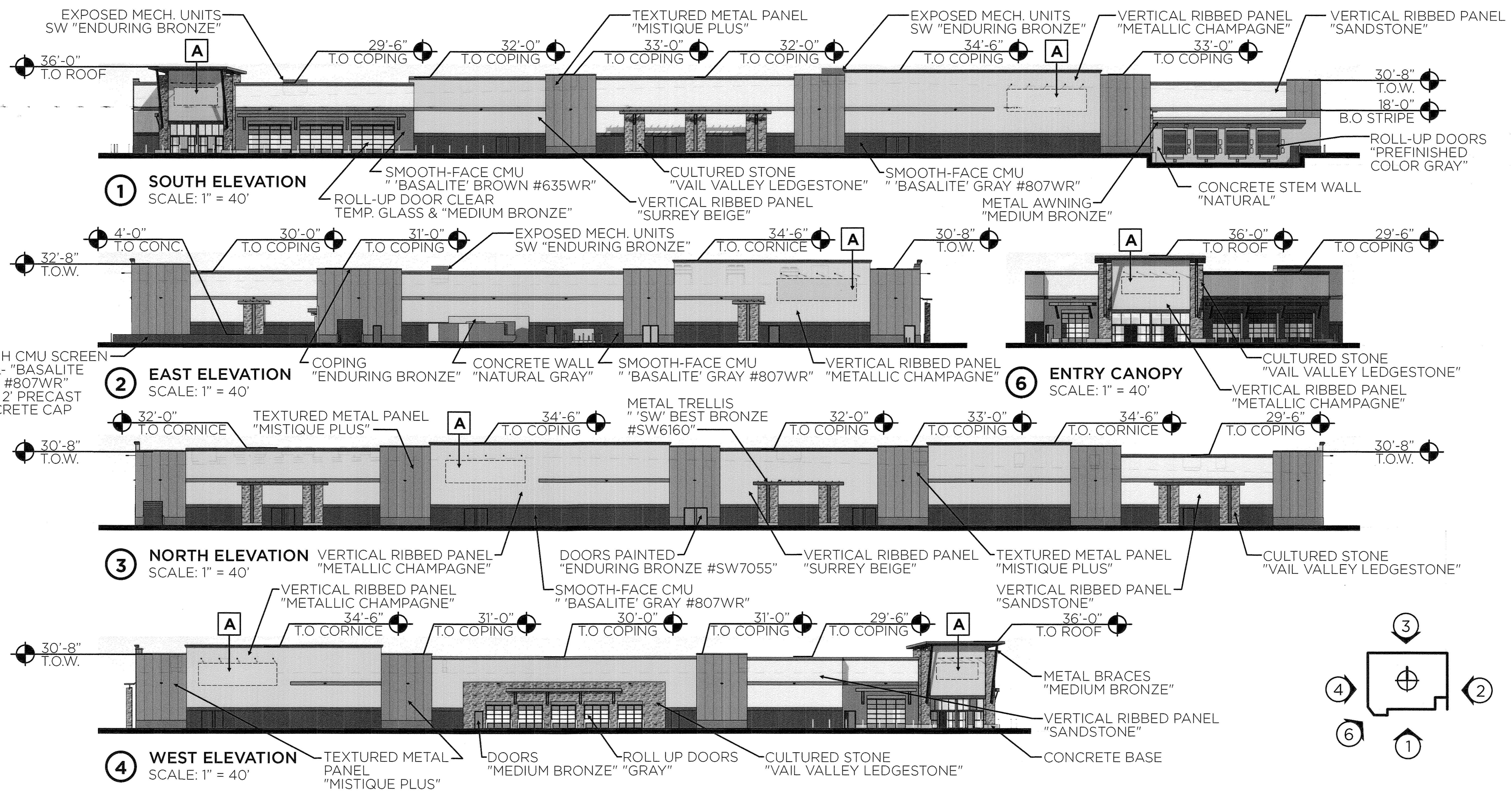
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	08/20/24	

COSTCO
CASTLE ROCK, COLORADO
WAREHOUSE ELEVATIONS

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

JOB NO.
20-224
SHEET
20 OF 30



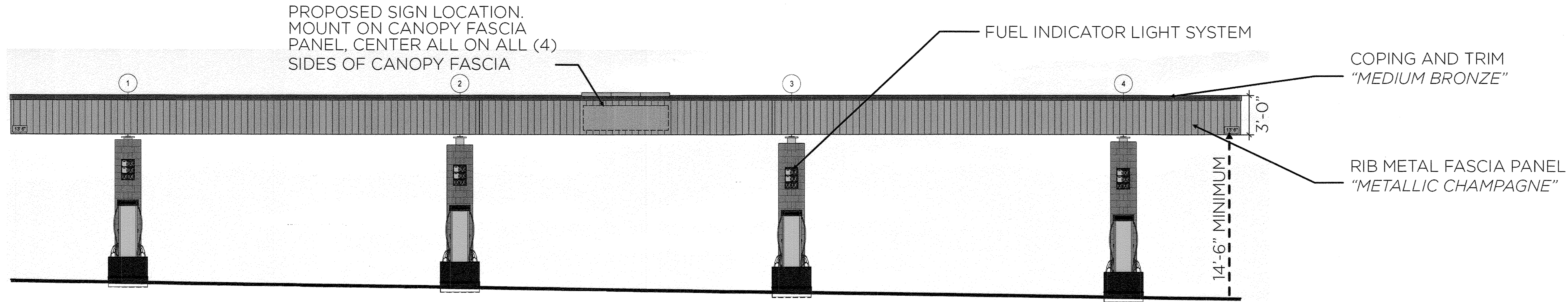
A *PROPOSED SIGN LOCATION

WAREHOUSE ELEVATIONS

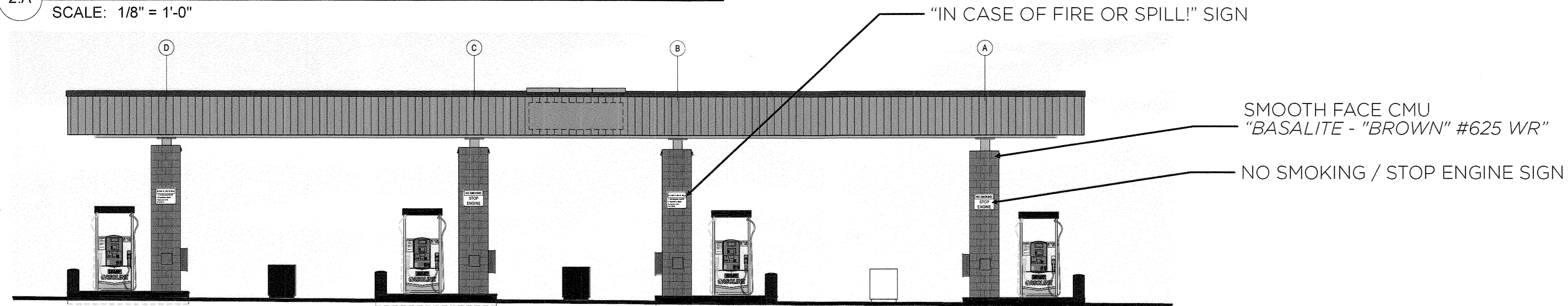
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COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

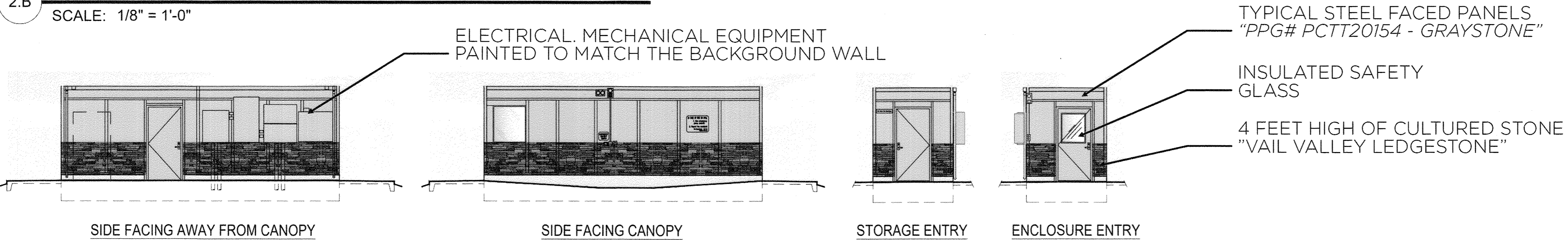
SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
 LOCATED IN SECTION 22,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



2.A NORTH AND SOUTH CANOPY AND DISPENSER ISLANDS
 SCALE: 1/8" = 1'-0"



2.B EAST AND WEST CANOPY AND DISPENSER ISLANDS
 SCALE: 1/8" = 1'-0"



2.C CONTROLLER ENCLOSURE ELEVATIONS
 SCALE: 1/8" = 1'-0"

FUEL ELEVATIONS
 SCALE:

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
 1800 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 303.733.4444
 LIVE@CORE.COM

CORE

NORRIS DESIGN
 PEOPLE + PLACEMAKING

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

COSTCO
 CASTLE ROCK, COLORADO
 FUEL ELEVATIONS

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

JOB NO.
 20-224
 SHEET
 22 OF 30

COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

2021-09-11 (4:30 PM) P:\Costco\2121-5946-01 Castle Rock (Dawson Trails), CO Wheel7_CAD\102_DesignDocs\24X36 11. 21594601 - Concept Fuel Elevations.dwg

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

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

7 9 10

5

6

2

1

3

16

15

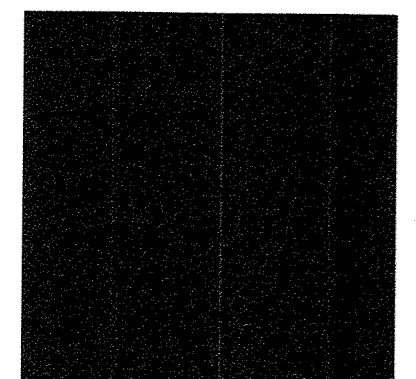
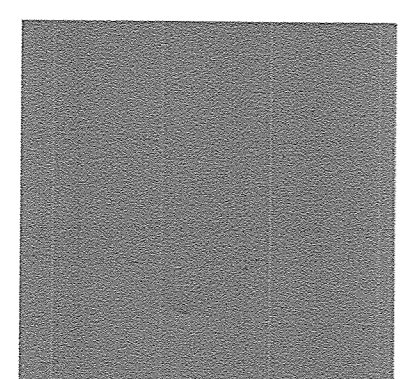
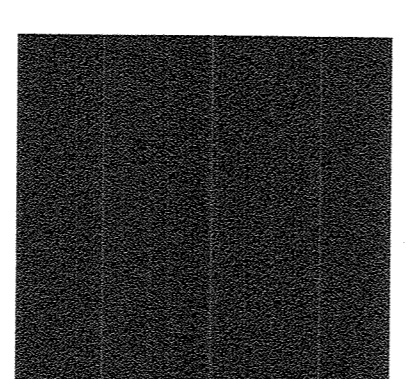
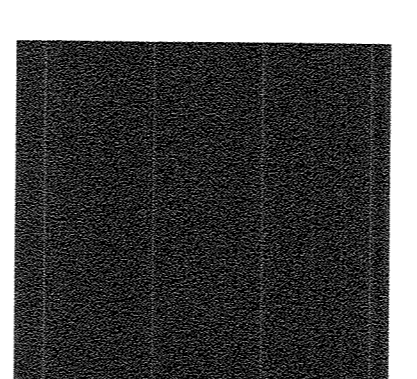

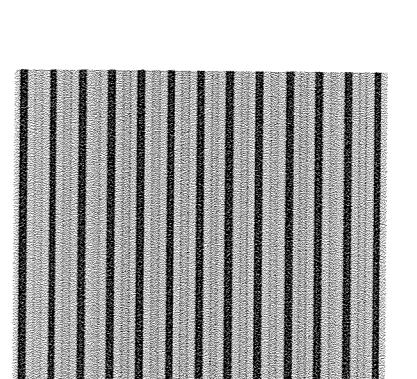
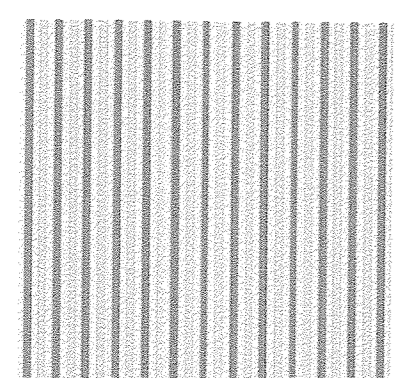
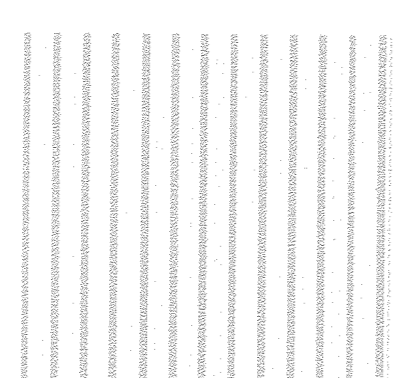
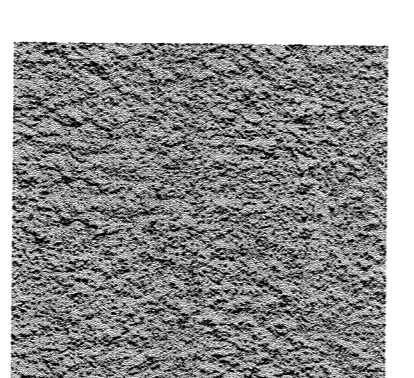
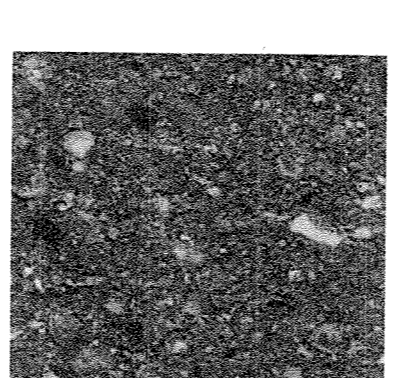
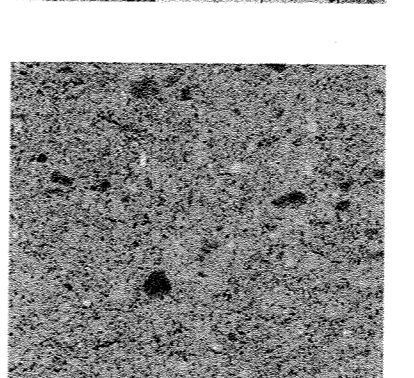
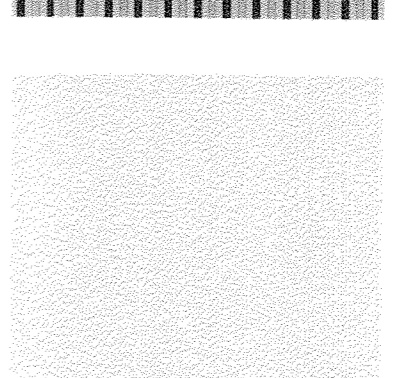
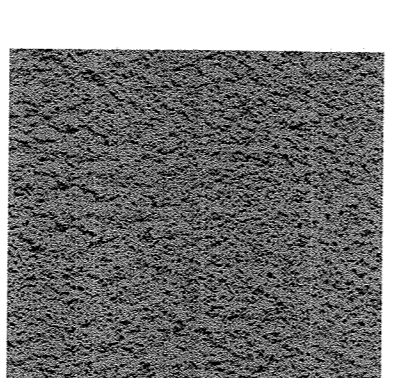
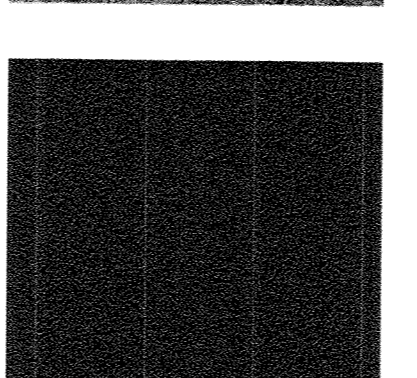
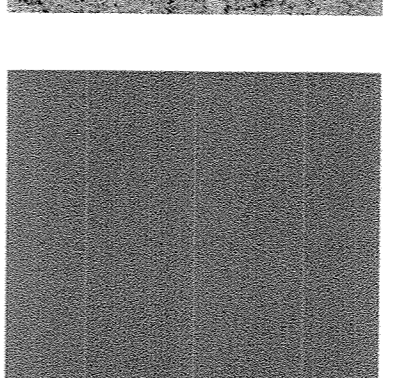
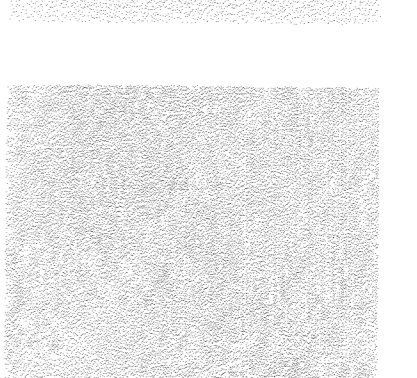
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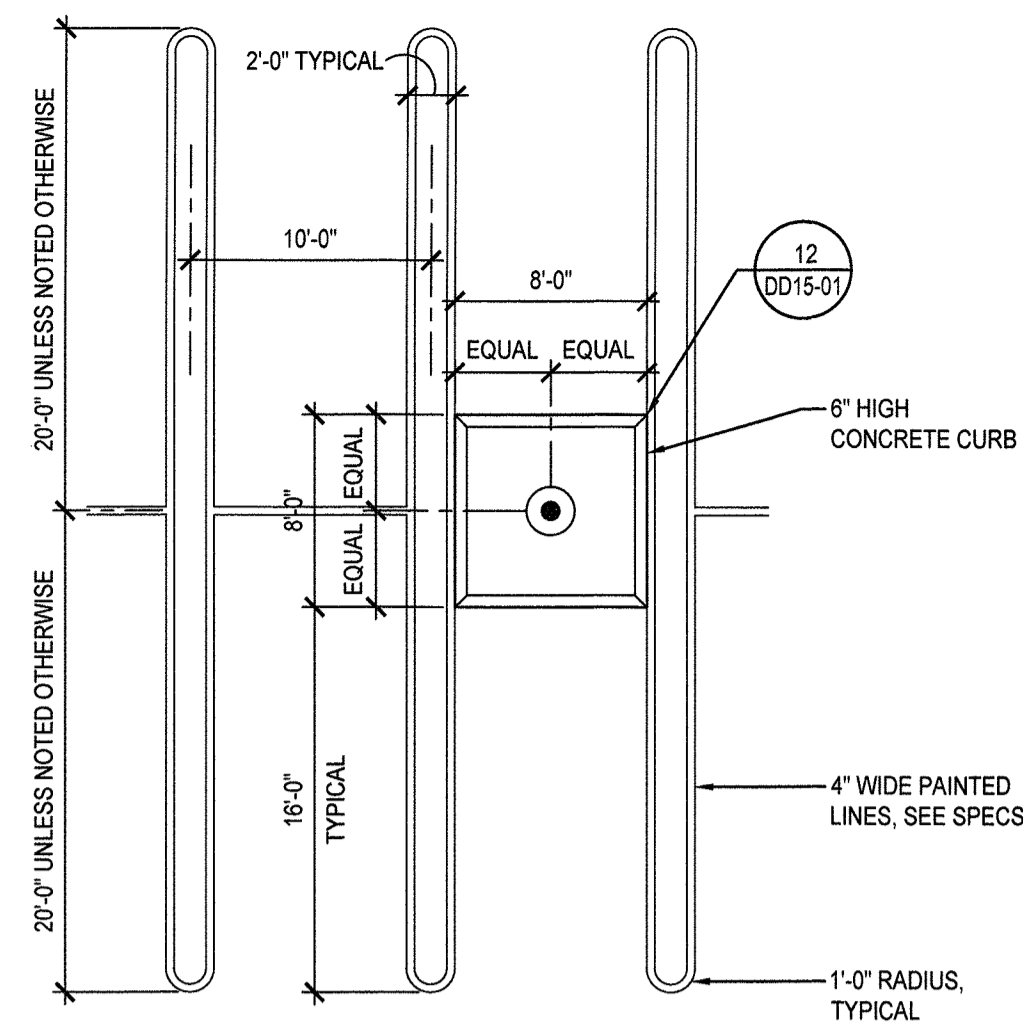
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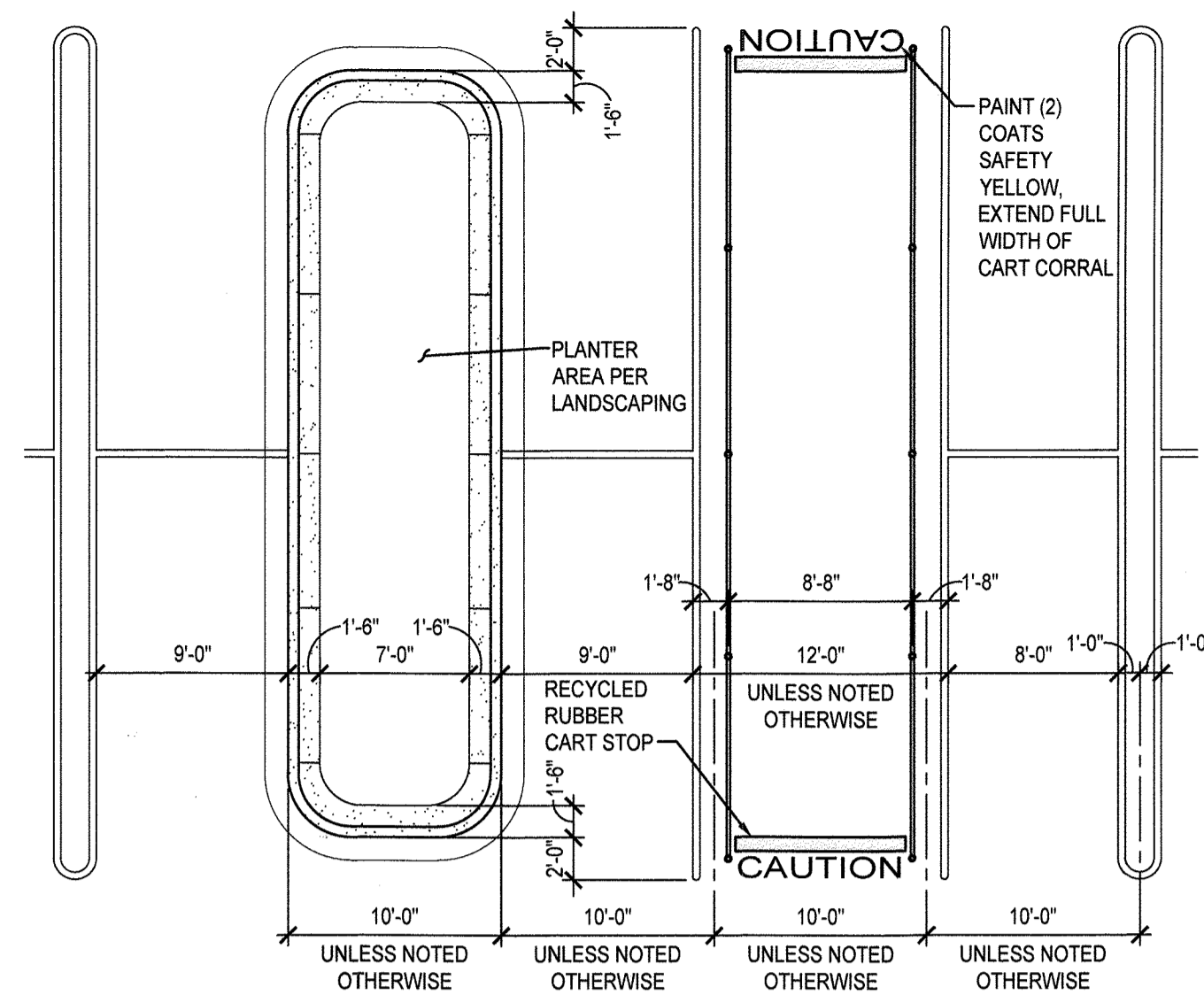
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 <p>1 COSTCO SIGN "LAPIS LAZULI"</p>	 <p>2 COSTCO SIGN & ACCENT BAND "SAFETY RED"</p>	 <p>3 METAL BRACES/ TRELLIS "MEDIUM BRONZE"</p>	 <p>4 SECTIONAL DOORS, COPING & TRIM "MEDIUM BRONZE"</p>	 <p>5 SUNSET STONE "VAIL VALLEY LEDGESTONE"</p>	 <p>6 RIBBED METAL PANEL - VERTICAL "METALLIC CHAMPAGNE"</p>
 <p>7 RIBBED METAL PANEL - VERTICAL "SURREY BEIGE"</p>	 <p>8 RIBBED METAL PANEL - VERTICAL "SANDSTONE"</p>	 <p>9 TEXTURED METAL PANELS - VERTICAL "MISTIQUE PLUS"</p>	 <p>10 SMOOTH FACE CMU "BASALITE GRAY #807WR"</p>	 <p>11 SMOOTH FACE CMU "BASALITE BROWN #635WR"</p>	 <p>12 METAL PANEL @ FUEL CONTROLLER ENCLOSURE "GRAYSTONE"</p>
<p>MATERIAL BOARD</p> <p>SCALE: _____</p>					
 <p>13 TEXTURED METAL PANELS - VERTICAL "HONEY TWIST (DARK)"</p>	 <p>14 EXTERIOR DOOR-PAINT "ENDURING BRONZE" SHERWIN WILLIAMS #SW7055</p>	 <p>15 EXTERIOR ROLL UP DOOR "PREFINISHED COLOR GRAY"</p>	 <p>16 BENCHES, ENTRY, LOADING DOCK & COMPACTOR AREA "NATURAL GRAY" COSTCO</p>		

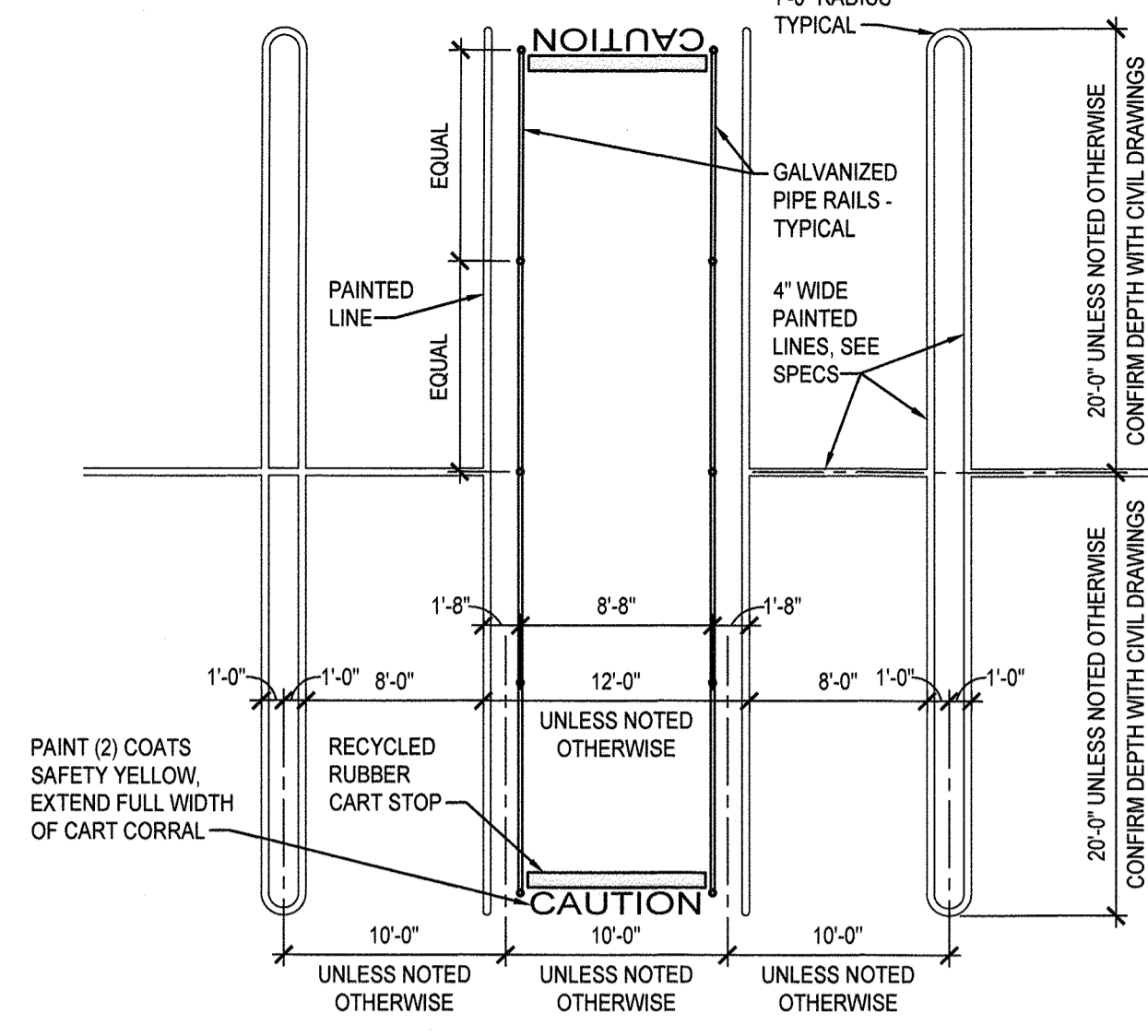
<p>CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 303.770.4444 LIVE@CORE.COM</p> <p>CORE</p> <p>NORRIS DESIGN PEOPLE + PLACEMAKING</p>	<p>LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FOR APPROVAL</td> <td>9/16/2024</td> <td></td> </tr> </tbody> </table>		#	REVISION DESCRIPTION	DATE	BY	1	FOR APPROVAL	9/16/2024	
#	REVISION DESCRIPTION	DATE	BY						
1	FOR APPROVAL	9/16/2024							
<p>COSTCO CASTLE ROCK, COLORADO MATERIAL BOARD</p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY: MW</td> <td rowspan="3" style="text-align: center;"> JOB NO. 20-224 COSTCO SITE DEVELOPMENT PLAN PROJECT NO. SDP 23-0020 </td> </tr> <tr> <td>DRAWN BY: MW</td> </tr> <tr> <td>CHECKED BY: JF</td> </tr> <tr> <td colspan="2" style="text-align: center;"> SHEET 23 OF 30 </td> </tr> </table>		DESIGNED BY: MW	JOB NO. 20-224 COSTCO SITE DEVELOPMENT PLAN PROJECT NO. SDP 23-0020	DRAWN BY: MW	CHECKED BY: JF	SHEET 23 OF 30			
DESIGNED BY: MW	JOB NO. 20-224 COSTCO SITE DEVELOPMENT PLAN PROJECT NO. SDP 23-0020								
DRAWN BY: MW									
CHECKED BY: JF									
SHEET 23 OF 30									



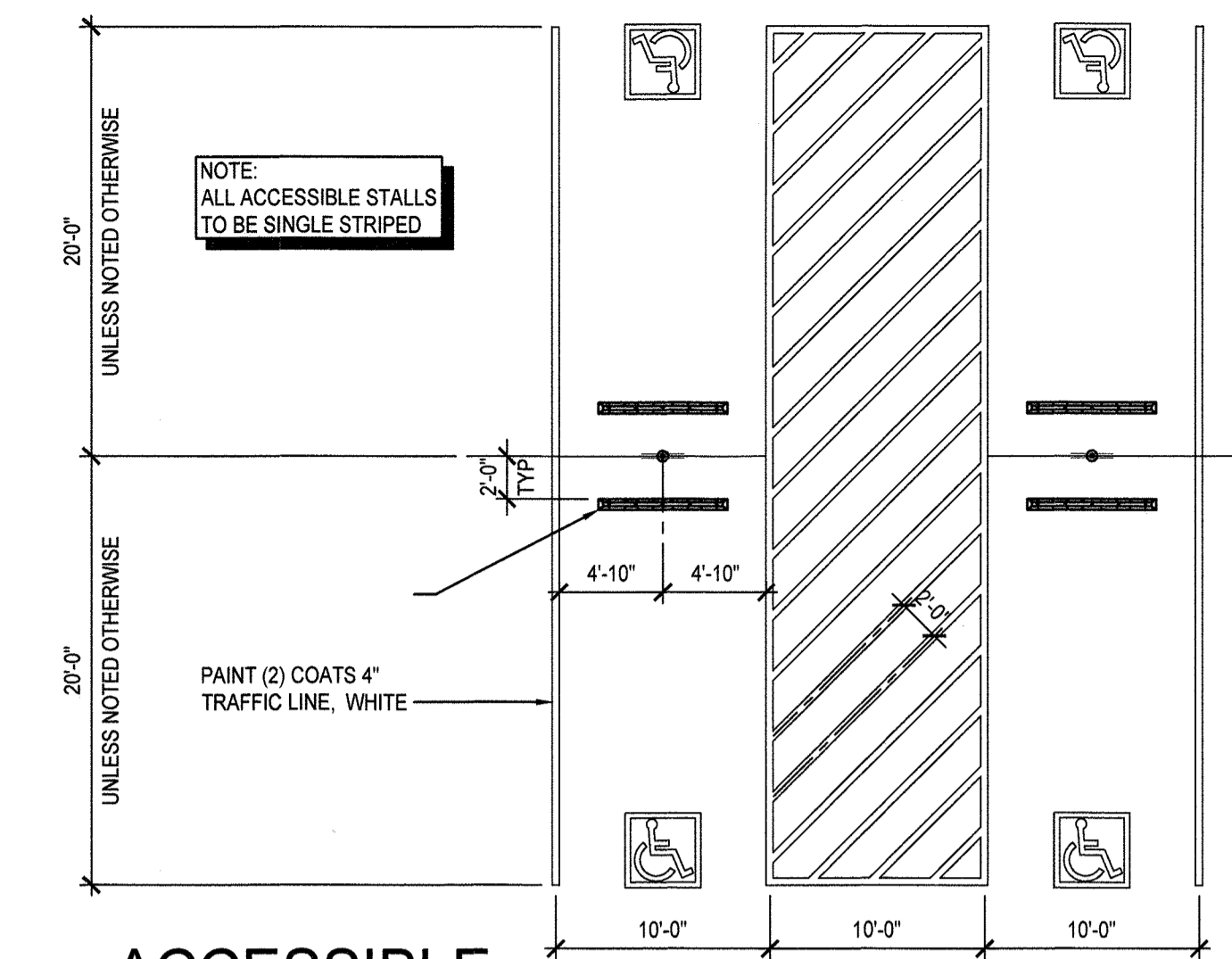
1 ISLAND AT LIGHT POLE BASE
SCALE: 1/8" = 1'-0" 0319



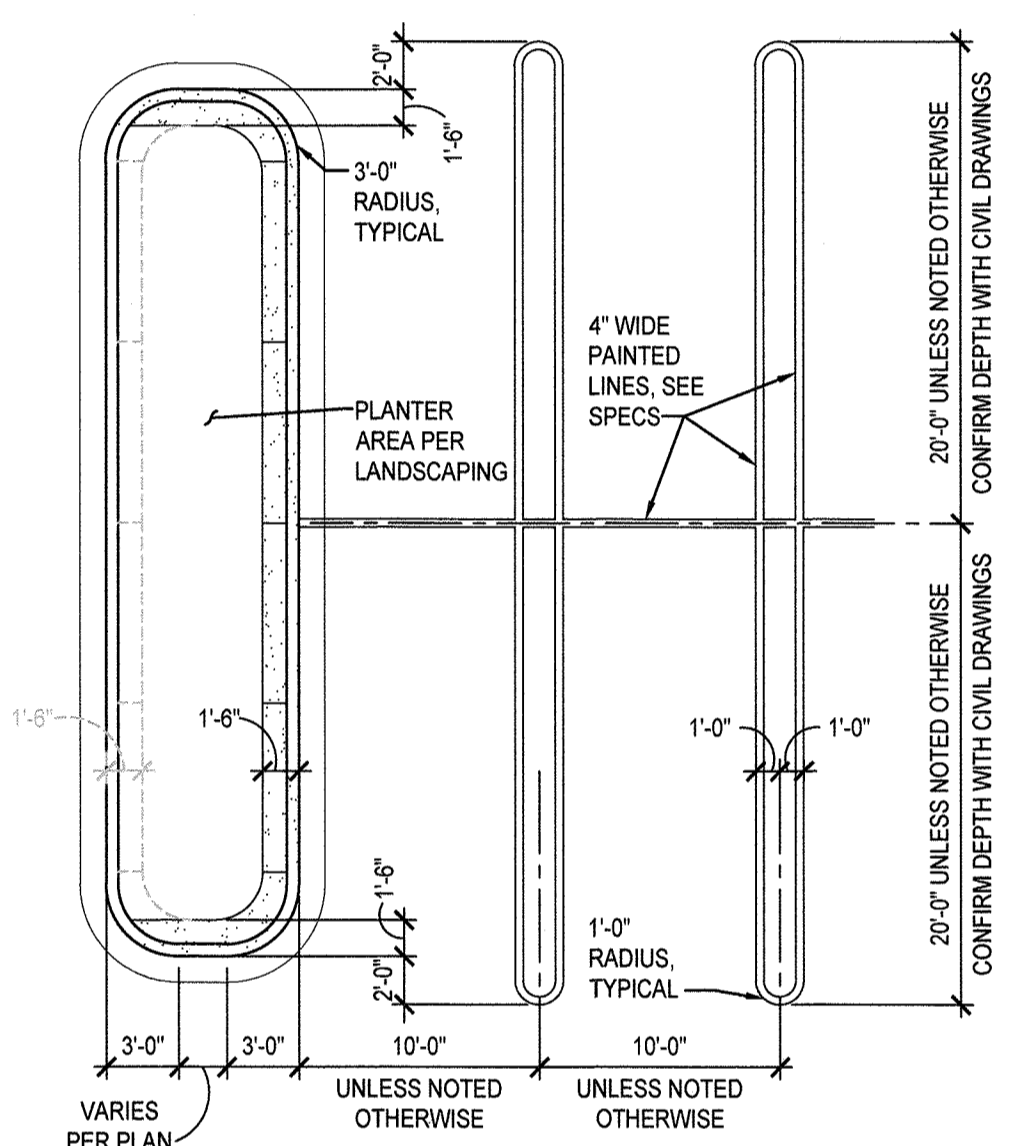
2 MIDDLE ISLAND AT CART CORRAL
SCALE: 1/8" = 1'-0" 0319



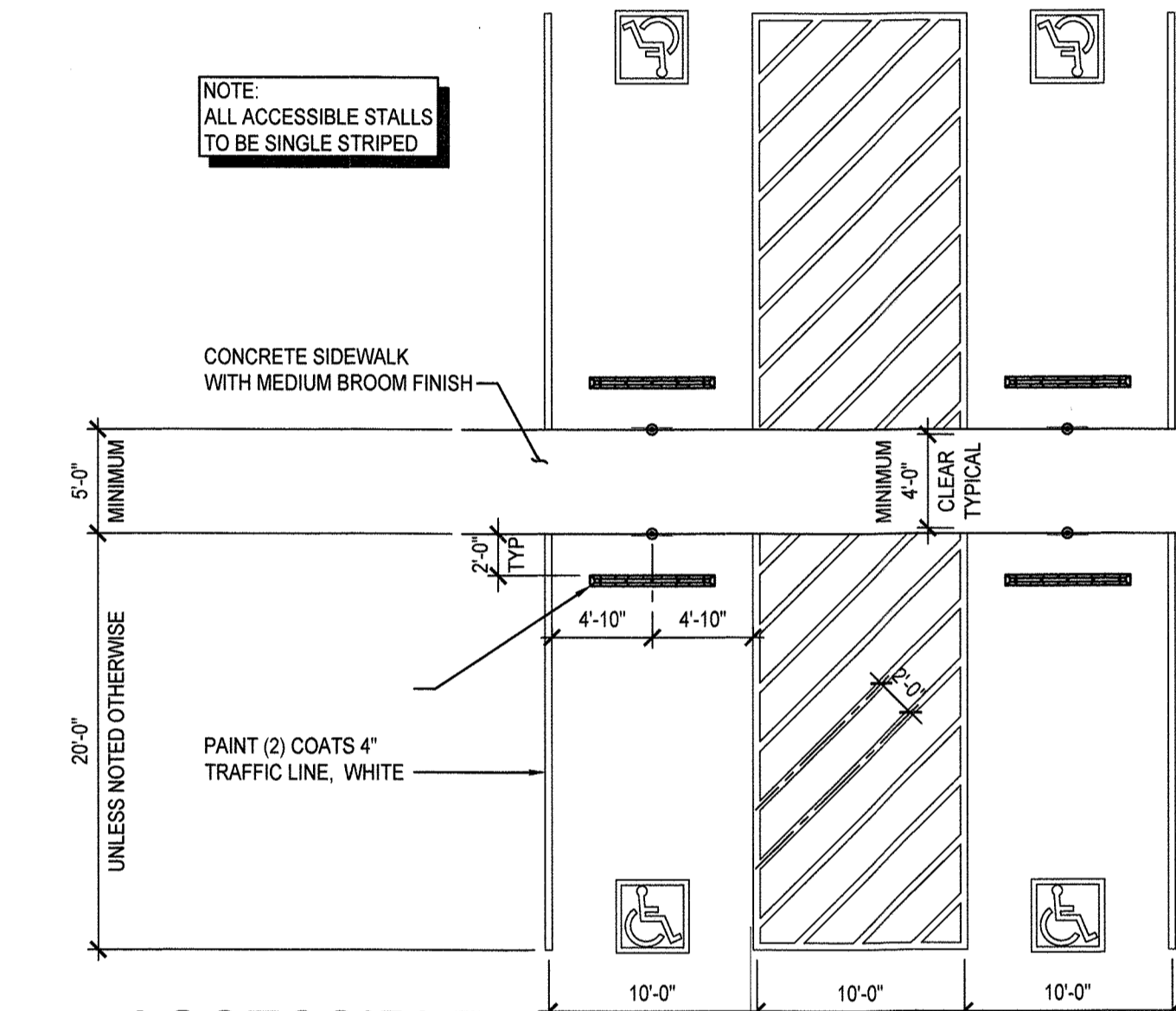
3 CART CORRAL AND TYPICAL PARKING STALL
SCALE: 1/8" = 1'-0" 0917



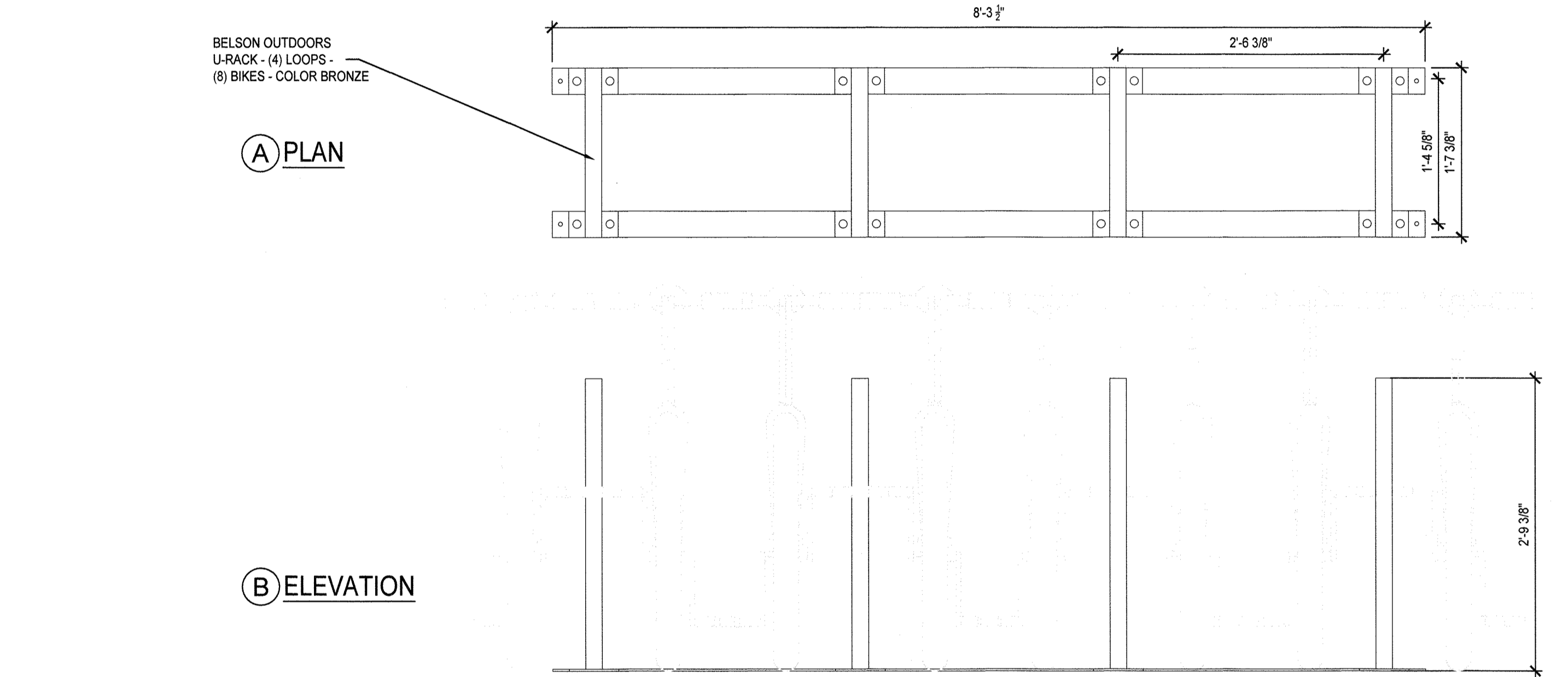
4 ACCESSIBLE PARKING STALLS - HEAD TO HEAD
SCALE: 1/8" = 1'-0" 0320



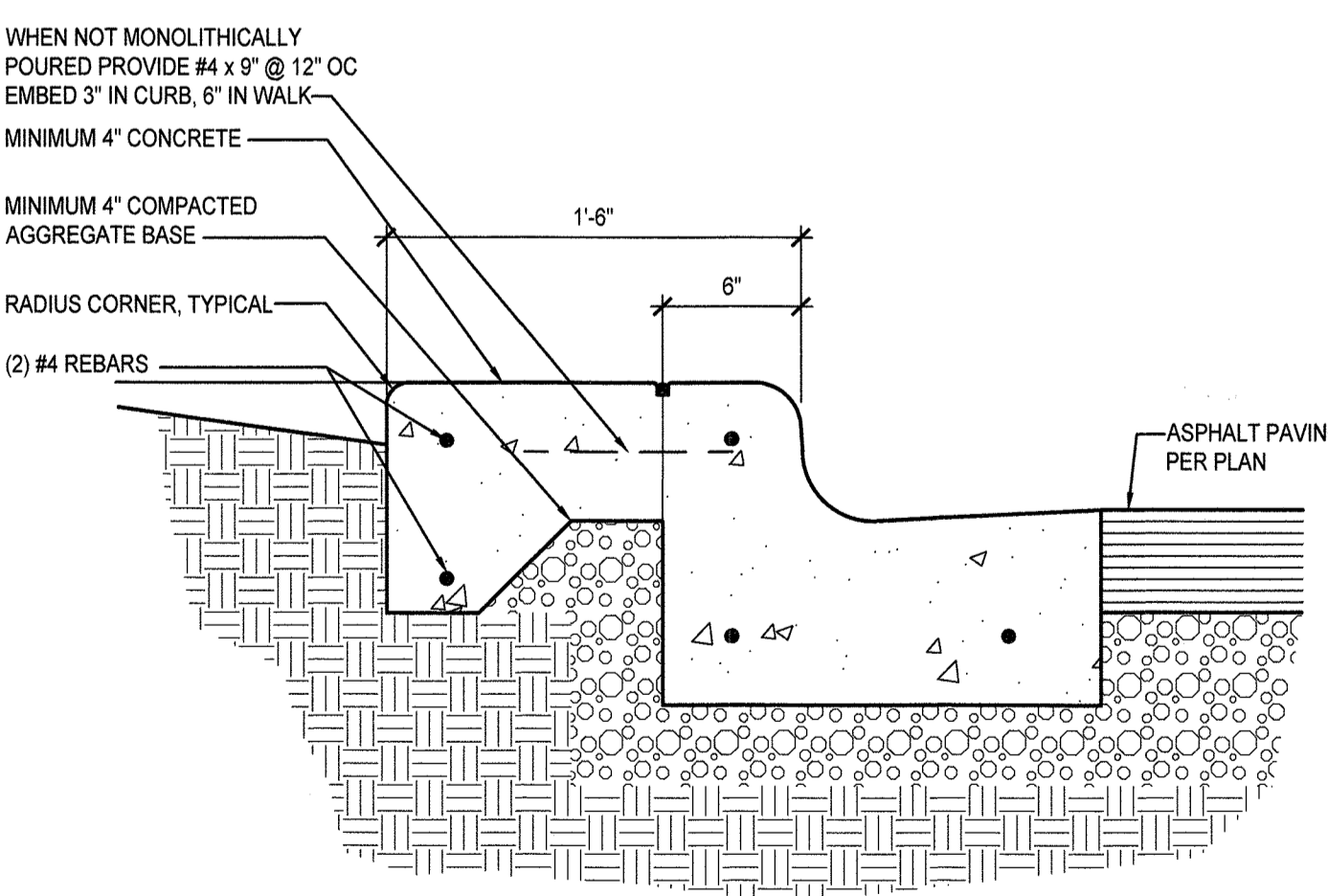
6 END ISLAND CURBS
SCALE: 1/8" = 1'-0" 0319



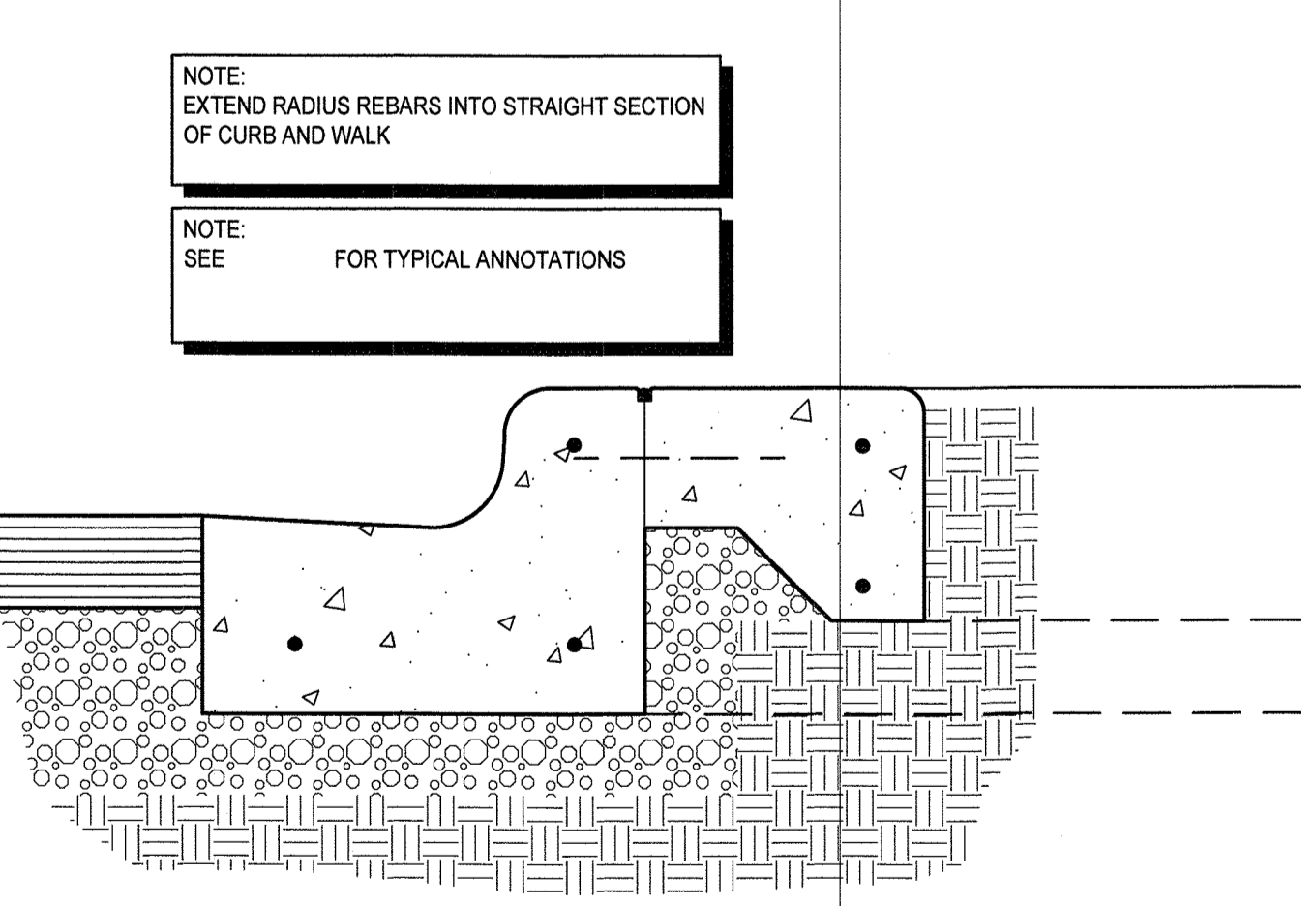
7 ACCESSIBLE PARKING STALLS WITH WALK
SCALE: 1/8" = 1'-0" 0320



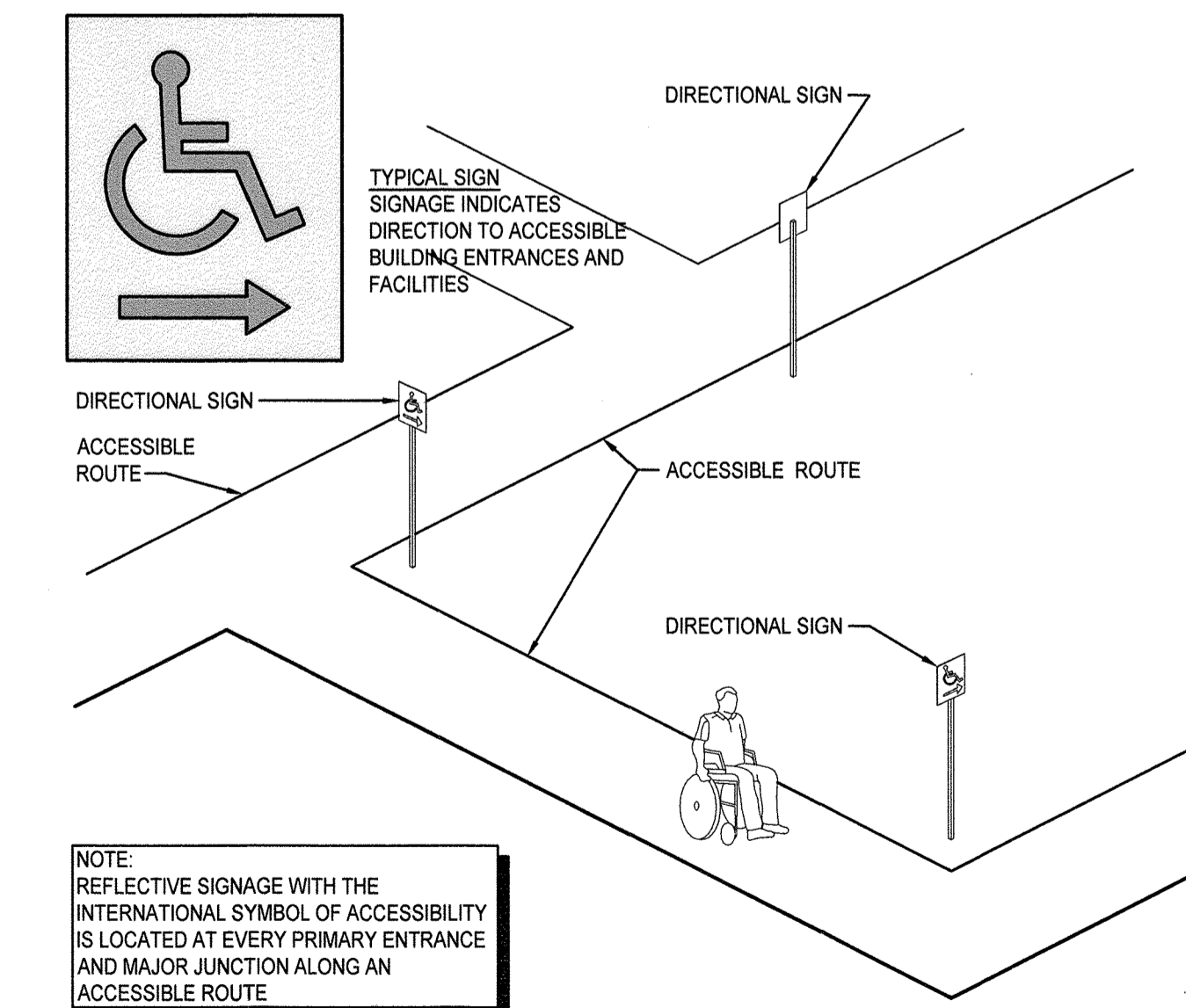
8 BIKE RACK
SCALE: 1" = 1'-0" 1019



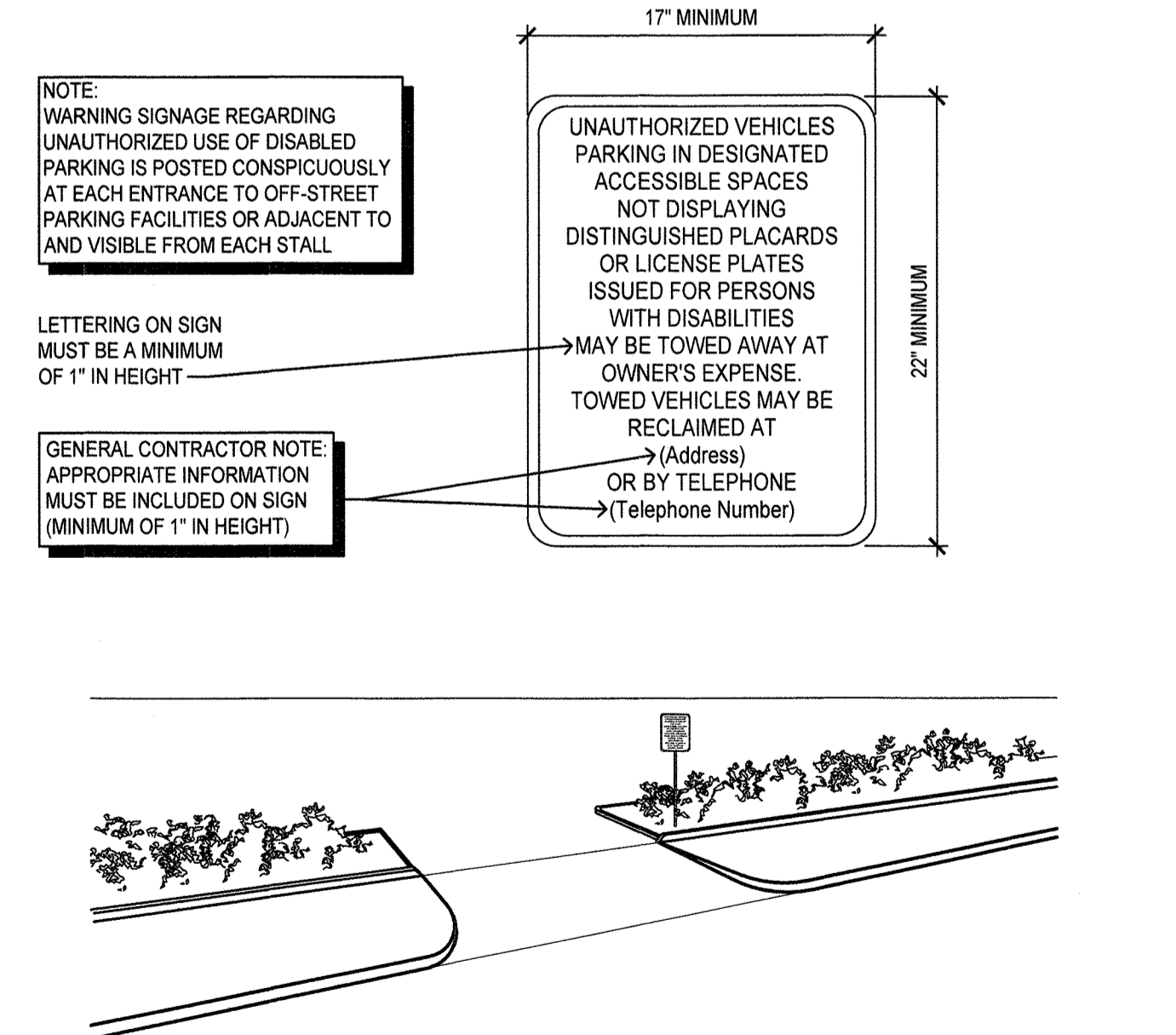
11 CURB AND GUTTER AT ISLAND WALK
SCALE: 1-1/2" = 1'-0" 0919



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

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

JOB NO. 20-224
SHEET 24 OF 30

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

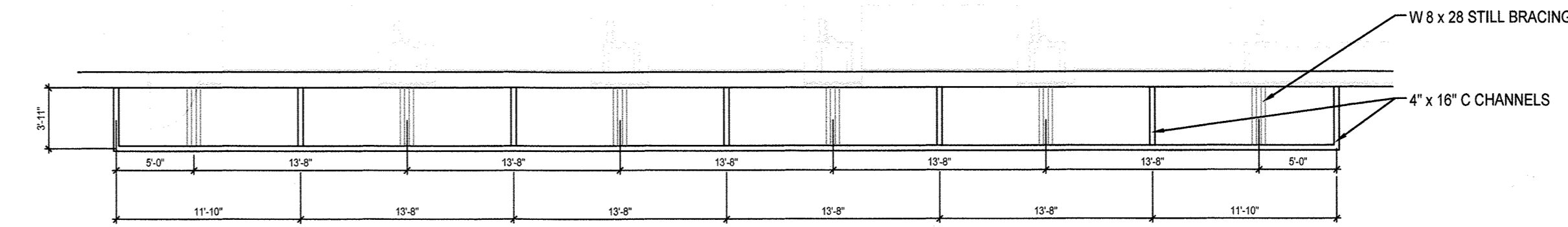
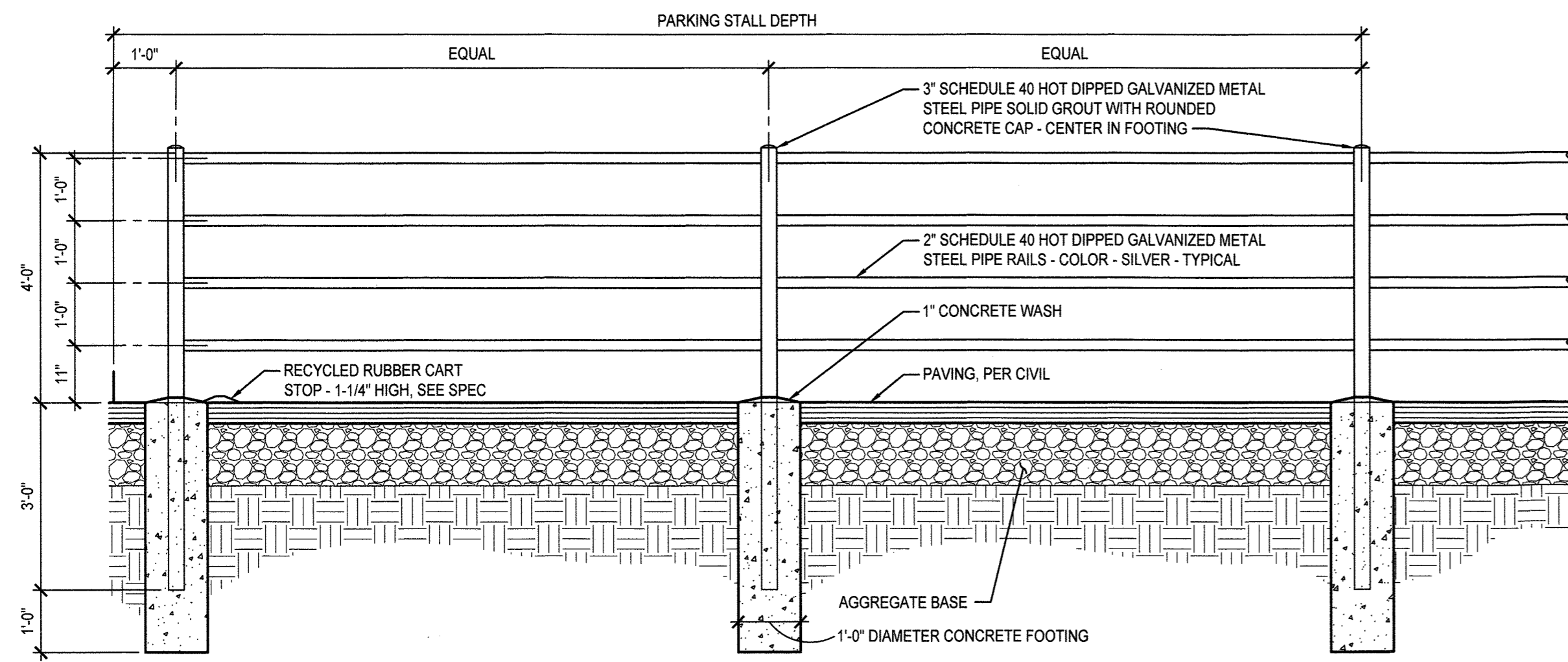
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

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

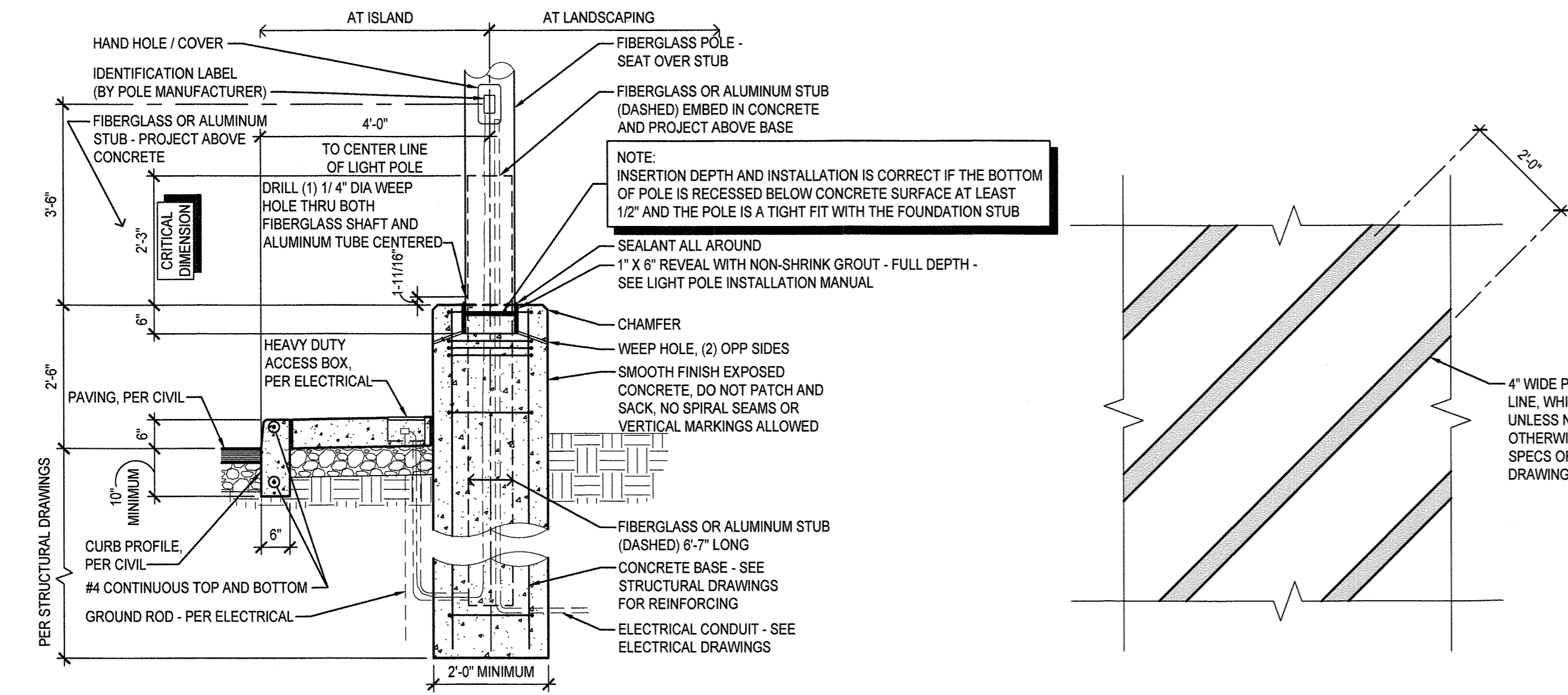
COSTCO
CASTLE ROCK, COLORADO
SITE DETAILS



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"

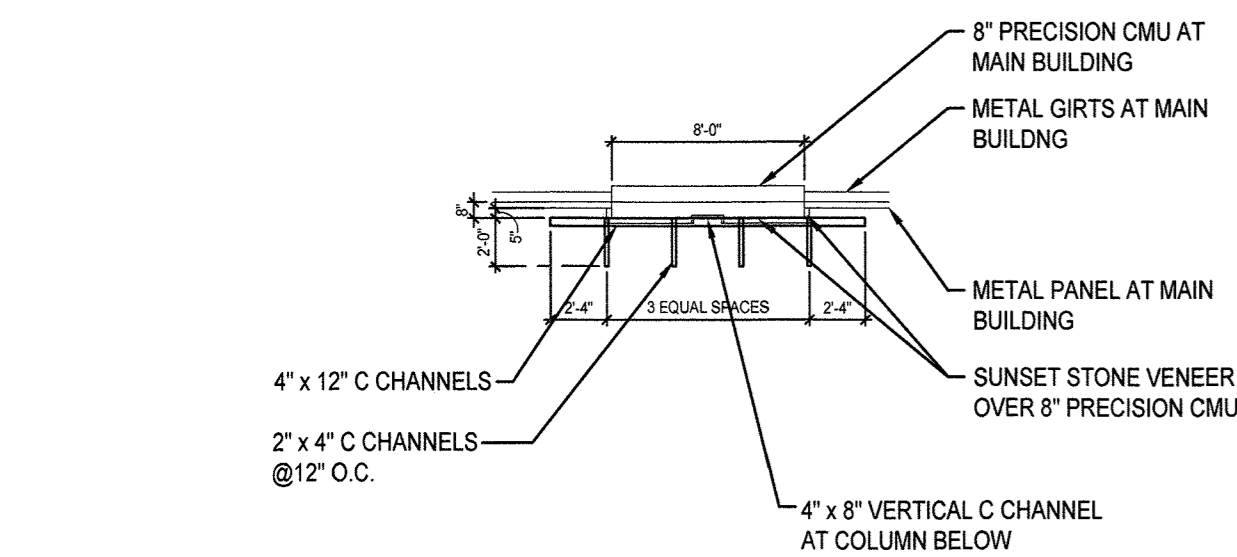
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7 PAINTED STRIPE
SCALE: 1/2" = 1'-0"

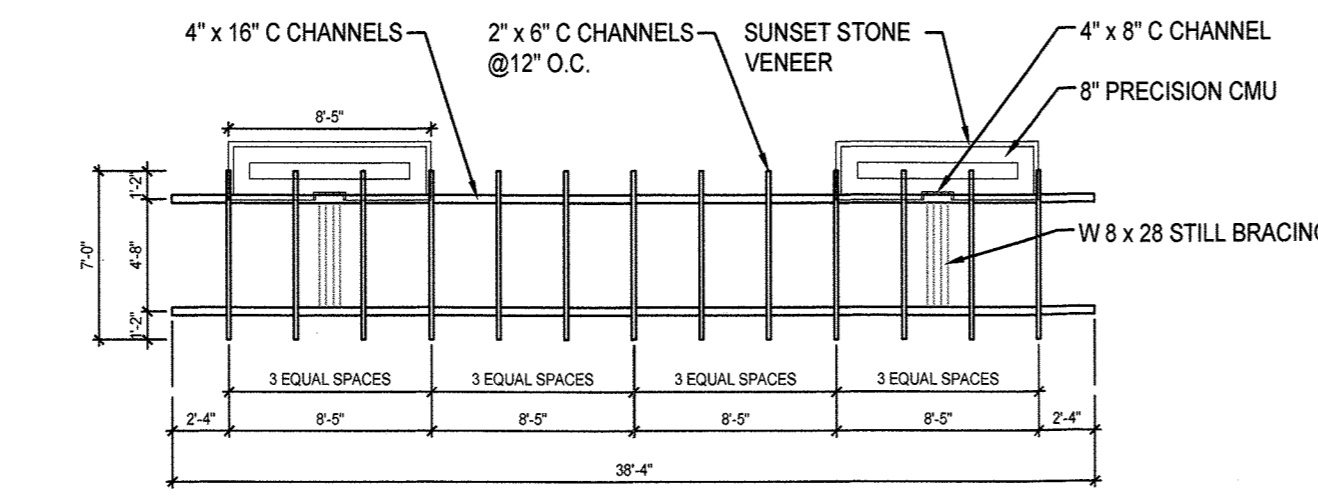
0515

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

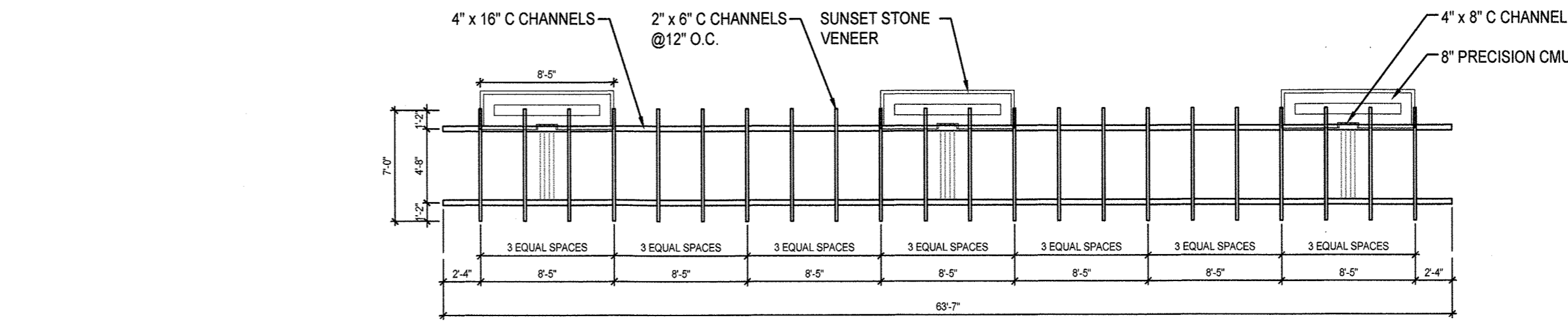
9 8'-0" SCREEN WALL ELEVATION
SCALE: 1/8" = 1'-0"



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



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

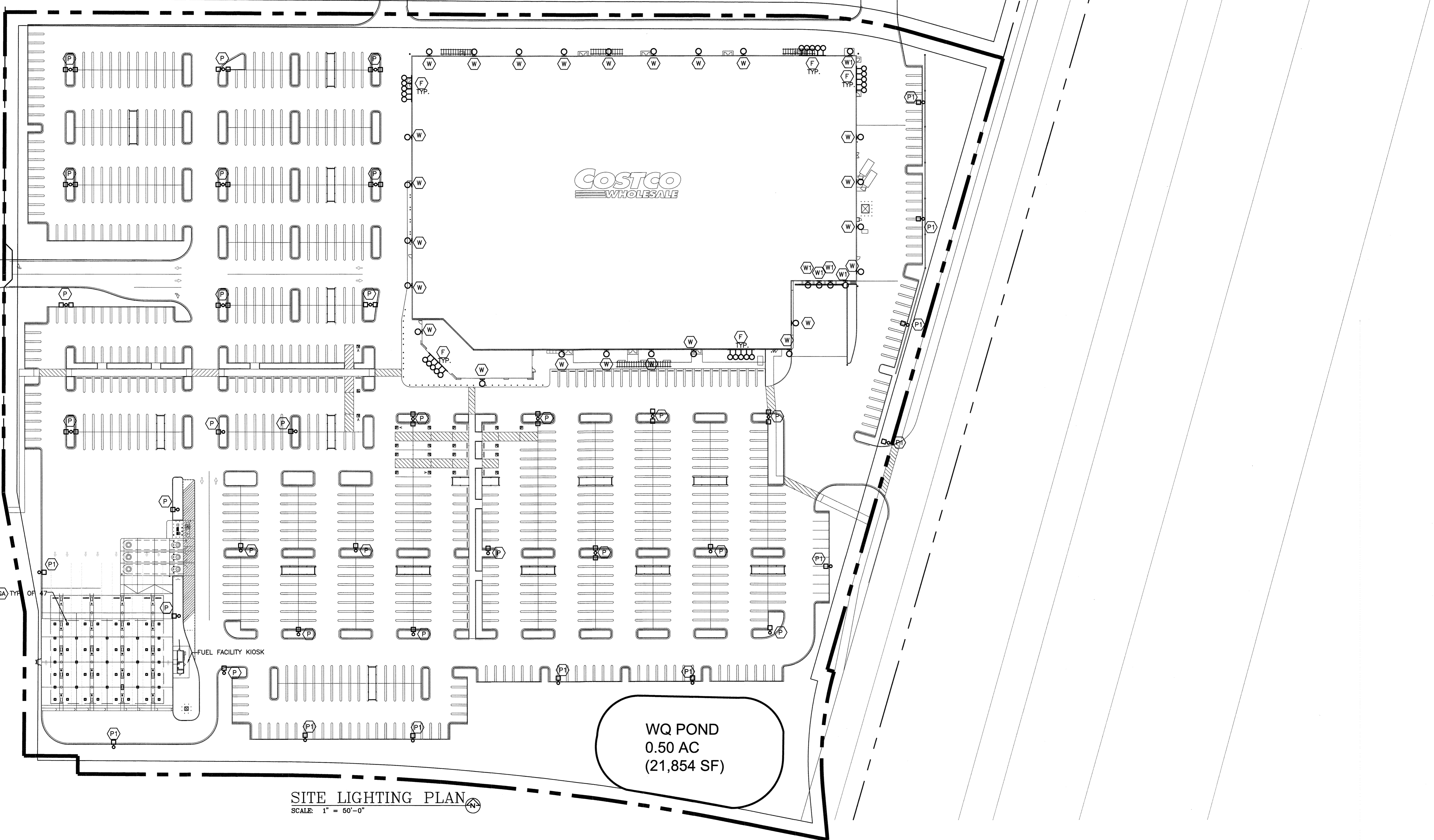


13 TRELLIS (3 COLUMNS)
SCALE: 1/8" = 1'-0"

SITE DETAILS
SCALE: VARIES

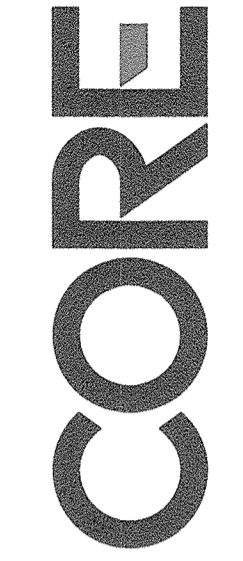
#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/16/2024	

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
 LOCATED IN SECTION 22,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE LIGHTING PLAN
 SCALE: 1" = 50'-0"

CORE CONSULTANTS, INC.
 3473 S. BROADWAY
 SUITE 1000
 DENVER, CO 80113
 LIVE@CORE.COM



NORRIS DESIGN
 PEOPLE + PLACEMAKING

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

COSTCO
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN

DESIGNED BY: NY
 DRAWN BY: NY
 CHECKED BY: JM

JOB NO.
 23-160
 SHEET
 26 OF 30

COSTCO
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN

LOT 1, FILING 1, DAWSON TRAILS

COSTCO

LOCATED IN SECTION 22,

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

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

Site Luminary Summary Table

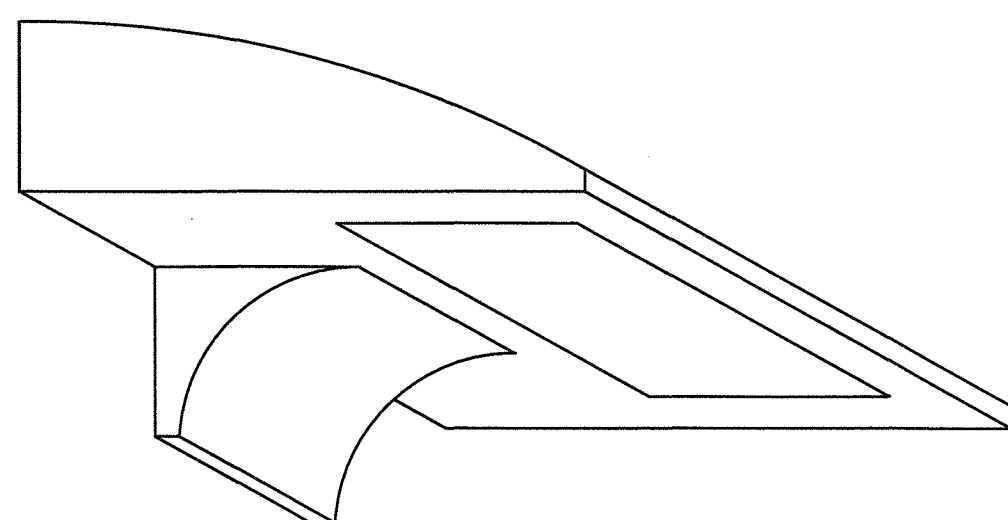
Luminaire										Lamps									
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish	
P	COOPER MCGRAW EDISON	GLEON	GLEON-SA8B-740-U-5WQ-BZ	POLE MOUNTED LED	Y	TYPE 5	120-277	No	42	POLE	36.5'	1	5	334	65,499	4000K	1	BRONZE	
P1	COOPER MCGRAW EDISON	GLEON	GLEON-SA6B-740-U-SL3-HSS-BZ	POLE MOUNTED LED	Y	TYPE 3	120-277	No	11	POLE	36.5'	1	3	249	46,410	4000K	1	BRONZE	
W	LITHONIA	DSXW2	DSXW2-LED-40K-30C-700-T2M-MVOLT	LED WALL PACK	Y	TYPE 2	120-277	No	24	WALL	18'-6"	1	2	71	7,949	4000K	1	BRONZE	
W1	LITHONIA	DSXW2	DSXW1-LED-40K-10C-700-T3M-MVOLT	LED WALL PACK	Y	TYPE 3	120-277	No	5	WALL	18'-6"	1	3	26	2,701	4000K	1	BRONZE	
F	TECHLIGHT	LBX	LBX-6-N-36-S-1-D-BZ	SIGN LIGHT	Y	SIGN	120-277	40%	25	WALL	25'-0"	1	SIGN	53	5,751	4000K	1	BRONZE	
GA	CREE	CPY	CPY250-C-4L-57K7-F-UL-WH	GAS CANOPY FIXTURE	Y	TYPE 5	120-277	No	34	CEILING	18'-0"	1	5	31	4,590	4000K	1	BRONZE	

ALL FIXTURES ARE PHOTO CONTROLLED SHUT OFF. ON LIGHTING CONTROL SCHEDULE.
 PHOTO ON (SUNSET)
 PHOTO OFF (SUNRISE)
 MAJORITY LIGHTING TURNED OFF 1 HOUR AFTER CLOSING BESIDES SECURITY LIGHTING AS NEEDED.

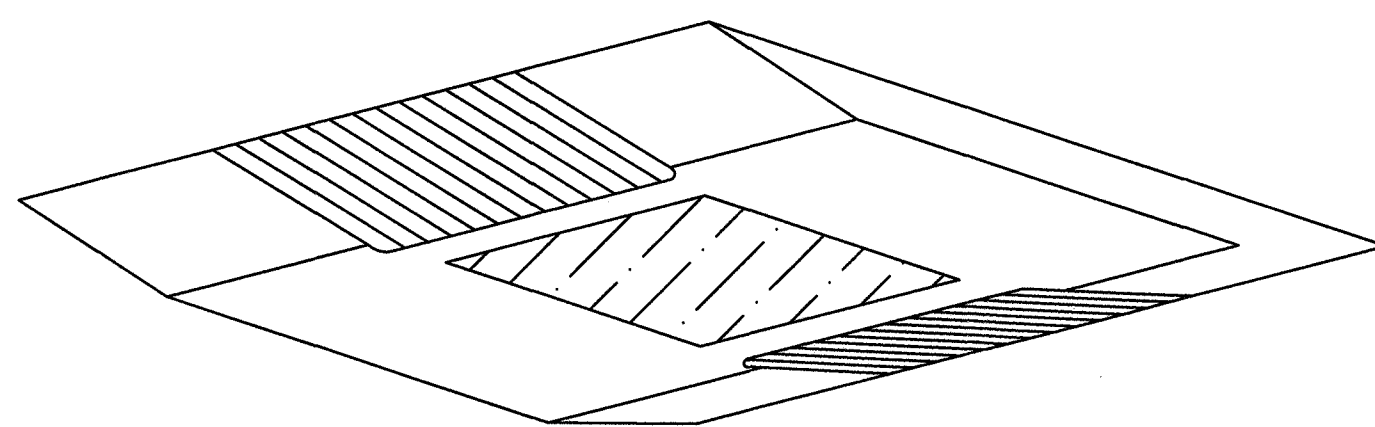
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING	Directional Illuminance	FC	3.8	2	7.5	
FUEL CANOPY	Directional Illuminance	FC	13.7	4.3	19.5	
PAVED	Directional Illuminance	FC	3.9	0.3	9.7	
Wall Mount	Directional Illuminance	FC	2.9	0.2	5	

ILLUMINATION STANDARD NOTES

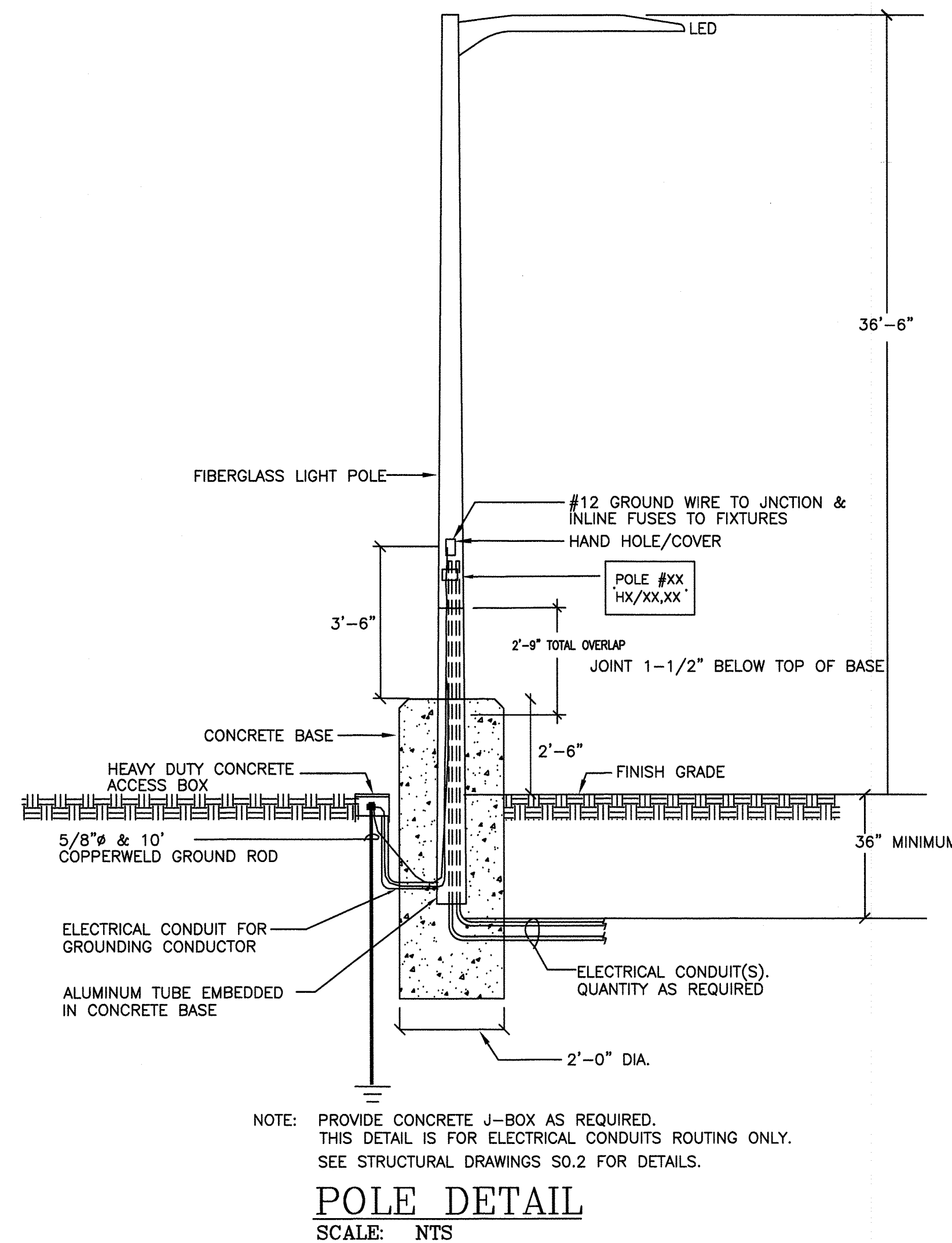
- Light Loss Factor is 1
- Parking lot lights are turned on usually at dusk and turned off an hour after the fuel station closes which is 10PM M-F and 8PM Sat. and Sun. Some site lights will remain on along main drives for security lighting. The site lights are controlled by an Energy Management System that is programmed to shut lights off and turn them on.
- Objective is to reach a minimum of 2.5FC in the parking area.
- Pole lights along the perimeter parking designed to have internal house side shields. side shields can be added as required.
- Exterior emergency exit lighting with battery backup will be installed at all exit doors to illuminate the exit path away from the building.



TYPICAL WALL PACK DETAIL (W, W1)
SCALE: NTS



FUEL FACILITY CANOPY - LED (GA)
NO SCALE



POLE DETAIL
SCALE: NTS

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

NORRIS DESIGN
PEOPLE + PLACEMAKING

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

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

JOB NO.
23-160
SHEET
27 OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN LOT 1, FILING 1, DAWSON TRAILS COSTCO LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Project: Castle Rock Category: Type: 10/26/23

McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data
- Control Options

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 540W)
- Efficiency up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details

Number of Luminaire	W	H	Depth	W	H	Depth	W	H	Depth
1.4	15.1/2"	7"	10"	10.5/8"	-	10.5/8"	-	10.5/8"	-
5.6	21.5/8"	7"	10"	10.5/8"	-	10.5/8"	-	10.5/8"	-
7.8	23.5/8"	7"	10"	10.5/8"	-	10.5/8"	-	10.5/8"	-
9.10	25.3/4"	7"	10"	-	-	10.5/8"	-	-	-

COOPER Lighting Solutions

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

CPY Series - Version C
CPY250 LED Canopy/Soffit Luminaire

Product Description

Performance Summary

Accessories

Ordering Information

Product Version	Lumen Package	SKU	W	H	Depth	W	H	Depth
CPY250	4,200	4200-CPY250	15.1/2"	7"	10"	10.5/8"	-	10.5/8"
CPY250	5,600	5600-CPY250	21.5/8"	7"	10"	10.5/8"	-	10.5/8"
CPY250	7,800	7800-CPY250	23.5/8"	7"	10"	10.5/8"	-	10.5/8"
CPY250	9,100	9100-CPY250	25.3/4"	7"	10"	-	-	10.5/8"

CREE LIGHTING

GA - CREE, CPY, PAINTED BRONZE

McGraw-Edison GLEON Galleon

Ordering Information

Product Features

Product Certifications

Connected Systems

COOPER Lighting Solutions

McGraw-Edison GLEON Galleon

Number of Light Sources (800mA)

Number of Light Sources (800mA)	1	2	3	4	5	6	7	8	9	10
4,200	44	88	132	176	220	264	308	352	396	440
5,600	88	176	264	352	440	528	616	704	792	880
7,800	132	264	396	528	660	792	924	1056	1188	1320
9,100	154	308	462	616	770	924	1078	1232	1386	1540

COOPER Lighting Solutions

CPY250 LED Canopy/Soffit Luminaire - Version C

Product Specifications

CONSTRUCTION & MATERIALS

Electrical Data

CPY Series Version C Ambient Luminaire Maintenance

Operating Temperature Range

CREE LIGHTING

CPY250 LED Canopy/Soffit Luminaire - Version C

Photometry

Drop Lens Distribution

Flat Lens Distribution

CREE LIGHTING

LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 303.700.4444 LIVE@CORE.COM

CORE

NORRIS DESIGN PEOPLE & PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	8/10/2024	

COSTCO CASTLE ROCK, COLORADO SITE LIGHTING FIXTURE SPECIFICATIONS

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

JOB NO. 20-224 SHEET 28 OF 30


COSTCO SITE DEVELOPMENT PLAN PROJECT NO. SDP 23-0020

2021-09-11 (4:30 PM) P:\Costco2\121-5946-01 Castle Rock (Dawson Trails), CO Wheel07_CAD\02_DesignDocs\24\X36 27. 21594601 - Site Lighting Fixture Specs.dwg

SITE DEVELOPMENT PLAN LOT I, FILING I, DAWSON TRAILS COSTCO

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

D-Series Size 2 LED Wall Luminaire



Specifications Luminaire
Width: 18-1/2" (470mm) Weight: 21 lbs (9.5kg)
Depth: 10" (254mm) Height: 7.5" (191mm)

Back Box (BBW, E20WC)
Width: 5-1/2" (140mm) Depth: 1-1/2" (38mm) Height: 4" (102mm)

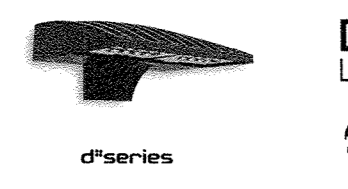
Capable Luminaire
This item is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and optimal intercompatibility.

Ordering Information
EXAMPLE: DSXW2 LED 300 700 40K T3M MVOLT DDBT2D

DSXW1 LED	DSXW2 LED	DSXW3 LED	DSXW4 LED	DSXW5 LED	DSXW6 LED	DSXW7 LED	DSXW8 LED	DSXW9 LED	DSXW10 LED
XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s	XX 2100s
300	300	300	300	300	300	300	300	300	300
700	700	700	700	700	700	700	700	700	700
40K	40K	40K	40K	40K	40K	40K	40K	40K	40K
T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M
MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D

W - LITHONIA, DSXW2, PAINTED BRONZE

D-Series Size 1 LED Wall Luminaire



Specifications Luminaire
Width: 13-3/4" (344mm) Weight: 12 lbs (5.4kg)
Depth: 10" (254mm) Height: 6-3/8" (162mm)

Back Box (BBW, E20WC)
Width: 13-3/4" (344mm) Depth: 4" (102mm) Height: 10 lbs (4.5kg)

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

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBT2D

DSXW1 LED	DSXW2 LED	DSXW3 LED	DSXW4 LED	DSXW5 LED	DSXW6 LED	DSXW7 LED	DSXW8 LED	DSXW9 LED	DSXW10 LED
XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s	XX 1510s
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
40K	40K	40K	40K	40K	40K	40K	40K	40K	40K
T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M	T3M
MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT	MVOLT
DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D	DDBT2D

W1 - LITHONIA, DSXW2, PAINTED BRONZE

Ordering Information

Accessories

Performance Data

Lumen Output

Model	Power (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)	Foot Candles (fc)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)
3000A 10W	10	120	1.0	0.3	100	100	100	100	100
3000A 20W	20	120	1.0	0.3	200	200	200	200	200
3000A 30W	30	120	1.0	0.3	300	300	300	300	300
3000A 40W	40	120	1.0	0.3	400	400	400	400	400
3000A 50W	50	120	1.0	0.3	500	500	500	500	500
3000A 60W	60	120	1.0	0.3	600	600	600	600	600
3000A 70W	70	120	1.0	0.3	700	700	700	700	700
3000A 80W	80	120	1.0	0.3	800	800	800	800	800
3000A 90W	90	120	1.0	0.3	900	900	900	900	900
3000A 100W	100	120	1.0	0.3	1000	1000	1000	1000	1000

F - TECHLIGHT, LBX, PAINTED BRONZE

Ordering Information

Accessories

Performance Data

Lumen Output

Model	Power (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)	Foot Candles (fc)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)
3000A 10W	10	120	1.0	0.3	100	100	100	100	100
3000A 20W	20	120	1.0	0.3	200	200	200	200	200
3000A 30W	30	120	1.0	0.3	300	300	300	300	300
3000A 40W	40	120	1.0	0.3	400	400	400	400	400
3000A 50W	50	120	1.0	0.3	500	500	500	500	500
3000A 60W	60	120	1.0	0.3	600	600	600	600	600
3000A 70W	70	120	1.0	0.3	700	700	700	700	700
3000A 80W	80	120	1.0	0.3	800	800	800	800	800
3000A 90W	90	120	1.0	0.3	900	900	900	900	900
3000A 100W	100	120	1.0	0.3	1000	1000	1000	1000	1000

TECHLIGHT LBX SERIES LED Sign Lighter



Features & Specifications

Ordering Information

Accessories

Performance Data

Lumen Output

Model	Power (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)	Foot Candles (fc)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)	Foot Candles (m)
3000A 10W	10	120	1.0	0.3	100	100	100	100	100
3000A 20W	20	120	1.0	0.3	200	200	200	200	200
3000A 30W	30	120	1.0	0.3	300	300	300	300	300
3000A 40W	40	120	1.0	0.3	400	400	400	400	400
3000A 50W	50	120	1.0	0.3	500	500	500	500	500
3000A 60W	60	120	1.0	0.3	600	600	600	600	600
3000A 70W	70	120	1.0	0.3	700	700	700	700	700
3000A 80W	80	120	1.0	0.3	800	800	800	800	800
3000A 90W	90	120	1.0	0.3	900	900	900	900	900
3000A 100W	100	120	1.0	0.3	1000	1000	1000	1000	1000

F - TECHLIGHT, LBX, PAINTED BRONZE

LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE

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CORE

NORRIS DESIGN
PEOPLE • PLACEMAKING

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

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

JOB NO. 20-224
SHEET OF 30

COSTCO
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 23-0020

SITE DEVELOPMENT PLAN
LOT 1, FILING 1, DAWSON TRAILS
COSTCO
 LOCATED IN SECTION 22,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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.

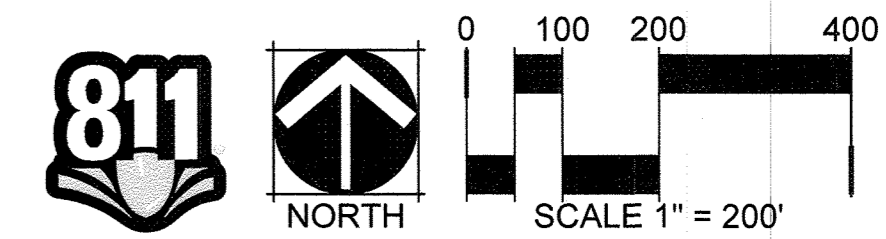
E. Maintenance of Fire Mitigation

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 overlit graded, thus removing any combustible trees or brush. The overlit 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: forestredev@aol.com



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2021-09-11 (4:30 PM)

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
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CORE

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	FOR APPROVAL	10/20/24	

COSTCO
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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

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

JOB NO.
20-224
SHEET
30 OF 30