

FINAL UTILITY REPORT

FOR

DAWSON TRAILS OFFSITE SANITARY SEWER
TOWN OF CASTLE ROCK, COLORADO
PROJECT NO. ____-____

Prepared for:

ACM Dawson Trails VIII JV LLC
4100 E. Mississippi Ave, Ste. 500
Glendale, CO 80246
Contact: Lawrence Jacobson
Phone: (303) 984-9800

Prepared by:



CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Kevin Rohrbough, PE
Phone: 303-703-4444
CORE Project Number: 20-224-006

December 9, 2022

ENGINEER'S STATEMENT:

The enclosed utility report, and exhibits, were prepared by me, or under my direct supervision, and are correct to the best of my knowledge and belief. Said final utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility, or any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: _____
Registered Professional Engineer
State of Colorado No. 48992
(Affix Seal)

OWNER/DEVELOPER'S STATEMENT:

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement, and comply with all recommendations and requirements outlined herein.

Name of Developer

Authorized Signature

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- Town of Castle Rock Utility Maps
- Land Use Map
- Overall Wastewater System and Phasing Map
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- Overall Utility Plan
- Wastewater Utility Plans

APPENDIX D – REFERENCE EXCERPTS

- Conceptual Utility Letter for Dawson Trails
- Costco Wholesale Development Requirements
- Excerpts from Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line Well Water Lines
- Excerpts from the Dawson Trails Planned Development Plan and Zoning Regulations
- Excerpts from Town of Castle Rock Wastewater Master Plan (2016)

The purpose of this Final Utility Report is to provide an analysis and design of the proposed wastewater improvements associated with the Dawson Trails Offsite Sanitary Sewer project (Site). The analysis and design included herein meet the guidelines and standards set forth by the Town of Castle Rock (TOCR).

A. PROJECT LOCATION AND DESCRIPTION

The +/- 48-acre Site lies within portions of Sections 10, 11, 15, 22, and 27, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. The Site is bounded by the BNSF Railway and Interstate 25 to the east, Dawson Trails and various properties that include vacant, residential, commercial, agricultural, and utility land uses to the west, Dawson Trails to the south, and vacant land to the north. East Plum Creek runs adjacent to Interstate 25 to the east. A Vicinity Map is included in **Appendix C**.

The Site is linear in shape and generally runs south to north through Dawson Trails and several properties that include vacant, residential, commercial, agricultural, and utility land uses. An existing abandoned sanitary sewer main lies within the Site boundary. This existing main will be removed prior to installation of the proposed wastewater system. Excerpts from the construction drawings associated with the existing main [4] are included in **Appendix D**.

The proposed Site improvements include a sanitary sewer main (Interceptor), the entire length of the Site, that will connect the future Dawson Trails wastewater system to the Town's existing system. The Dawson Trails wastewater system will be designed and constructed under separate covers in the. The Interceptor will be installed in one phase. Excerpts from the construction drawings associated with the Interceptor [2] are included in **Appendix C**.

B. CALCULATED FLOWS

This report addresses the sanitary Interceptor that services the entire future Dawson Trails development. Per the approved Planned Development Plan (PDP) [5], Dawson Trails will consist of 5,850 residential units, 3.2 million square feet of commercial development, two (2) school sites, and approximately 760 +/- acres of community parks, open space, and public land dedication.

Since there is a mix of residential and non-residential land uses, Average Daily Flows (ADFs) were calculated using flow rates per unit for the various land uses from section 4.4.1.1 of the TOCR Criteria. Flow calculation for the total Dawson Trials development is as follows:

- $ADF = 1,507,328 \text{ gpd} = 1,046.76 \text{ gpm}$
- Peaking Factor (PF) = 5.0
- $Infiltration/Inflow (I) = 0.10 * ADF = 0.10 * 1,046.76 \text{ gpm} = 104.68 \text{ gmp}$
- $Peak \text{ Design Flow (PDF)} = (PF * ADF) + I = (5.0 * 1,046.76 \text{ gpm}) + 104.68 \text{ gmp} = 5,338.48 \text{ gpm} = 11.89 \text{ cfs}$

Note that the cumulative total PDF on the attached calculation table does not match the total PDF shown above because flows for a portion of Basin 3A was included at both Junction J-3A

and Junction J-1.01. Since it is unclear at this time how these flows will ultimately be routed, both routes were sized to account for them.

A combined Wastewater Flow and Pipe Capacity Calculation Table is included in **Appendix A**. Wastewater Maps are included in **Appendix C**.

C. EXISTING WASTEWATER SYSTEM

An existing sanitary sewer main, consisting of 12 and 15-inch PVC pipe and associated manholes, was constructed and abandoned in the 1980s within the Site boundary. The existing main generally runs south to north along the west edge of the BNSF Railway from Territorial Road to Plum Creek Parkway. A relatively small portion of the existing main runs west to east within the Territorial Road right-of-way. The existing main will be removed and replaced with the proposed Interceptor. The proposed Interceptor will connect to a separate existing 18-inch PVC sanitary sewer main approximately 360 feet north of Plum Creek parkway. This existing main continues south to north along the west side of the BNSF Railway.

The Town's Wastewater Master Plan (Master Plan) [4] states "Modeling indicates that should Dawson Ridge eventually grow to its fully platted zoning level, 1,400 linear feet of 12-inch sewer will need to be upsized to 15 inch". The approved Dawson Trails Planned Development Plan and Zoning Regulations (PDP) proposes a higher density for the overall development than what was modeled in the Master Plan; therefore, the Interceptor is designed with larger pipe sizes than 12-inch. Excerpts from the Master Plan are included in **Appendix D**.

The existing 18-inch sanitary sewer main that will receive flows from the Dawson Trails development will eventually become a bottleneck as future phases of the Dawson Trails development are constructed. This existing main will need to be replaced (by others) at an undetermined time in the future to meet the full build-out capacity demands.

D. PROPOSED WASTEWATER SYSTEM

The proposed Interceptor consists of approximately 16,500 feet of sanitary sewer main consisting of 21 and 24-inch PVC pipe and associated manholes. The Interceptor will be installed from approximately 4,800 feet south of Territorial Road to approximately 360 feet north of Plum Creek Parkway, where it will connect to the existing 18-inch PVC sanitary sewer main owned and operated by the Town. The alignment of the Interceptor is in conformance with what is shown in the Master Plan for the Dawson Interceptor.

E. PROPOSED WASTEWATER SYSTEM ANALYSIS AND MODELING

Pipe capacity and velocity calculations are included in the combined Wastewater Flow and Pipe Capacity Calculation Table is included in **Appendix A**.

F. POTENTIAL SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) ITEMS

No SIA items are anticipated.

G. POTENTIAL PERMITTING REQUIREMENTS

Permits for the proposed development will be applied for through the Town of Castle Rock and the State of Colorado, where applicable. Permits will be in place prior to the start of construction.

REFERENCES

1. CORE Consultants, Inc. May 2022. *Conceptual Utility Letter for Dawson Trails.*
2. CORE Consultants, Inc. December 2022. *Public Improvement Construction Plans Dawson Trails Blvd (North) – Phase 1*
3. Costco Wholesale. December 18, 2020. *Costco Wholesale Development Requirements.*
4. Merrik. October 20, 1986. *Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line Well Water Lines.*
5. Norris Design, CORE Consultants, Inc. September 2022. *Dawson Trails Planned Development Plan and Zoning Regulations.*
6. TOCR (Town of Castle Rock). December 4, 2018. *Town of Castle Rock Wastewater Collection System Design Criteria Manual.*
7. TOCR (Town of Castle Rock). 2016, *Wastewater Master Plan.*
8. TOCR (Town of Castle Rock). 2021, *Utility Maps.*

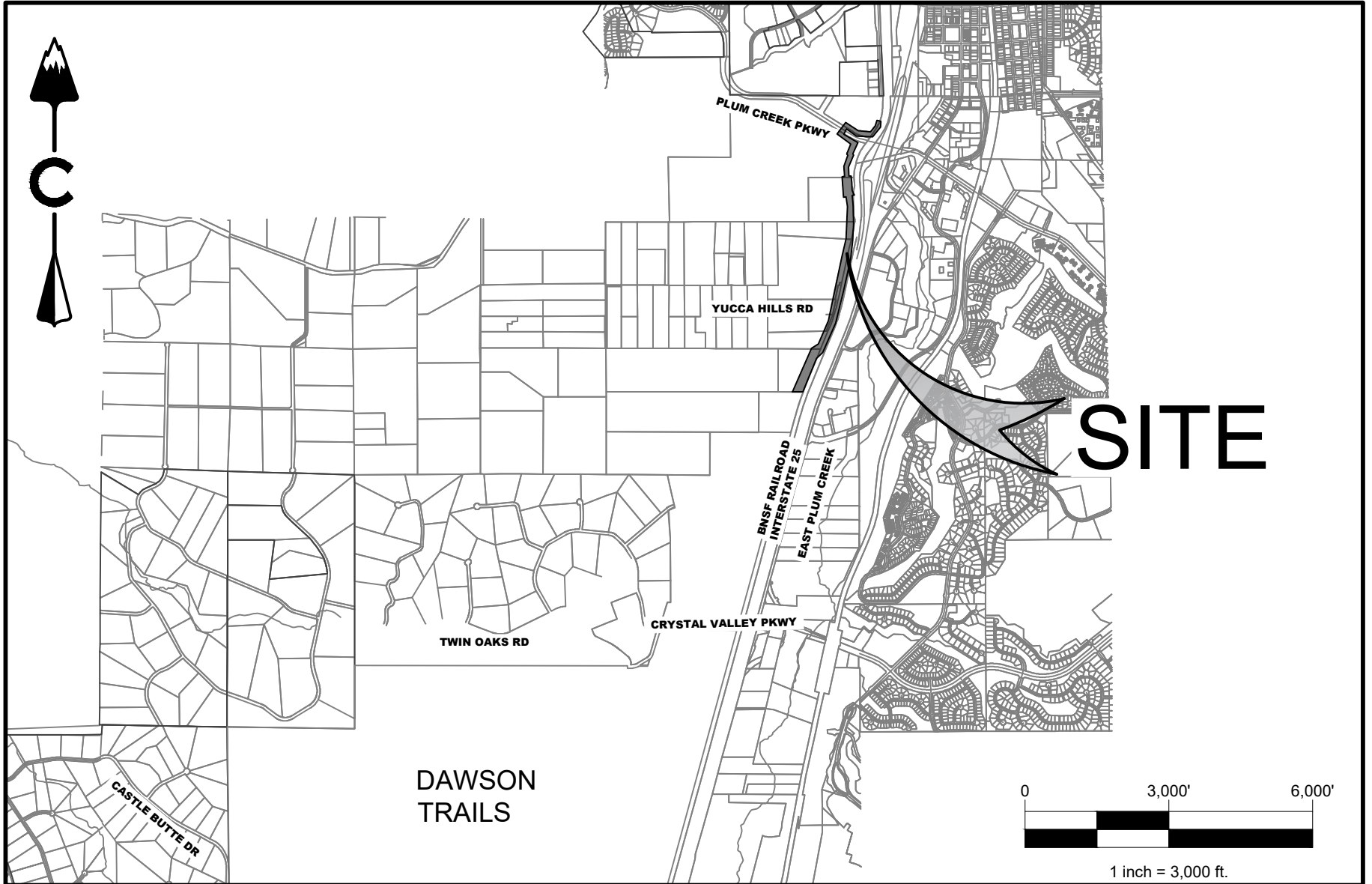
Software Used:

- A. Autodesk, Inc. (2022). *Hydraflow Express Extension for Autodesk Civil 3D.*
- B. Microsoft Corporation. (2022). *Microsoft Excel*

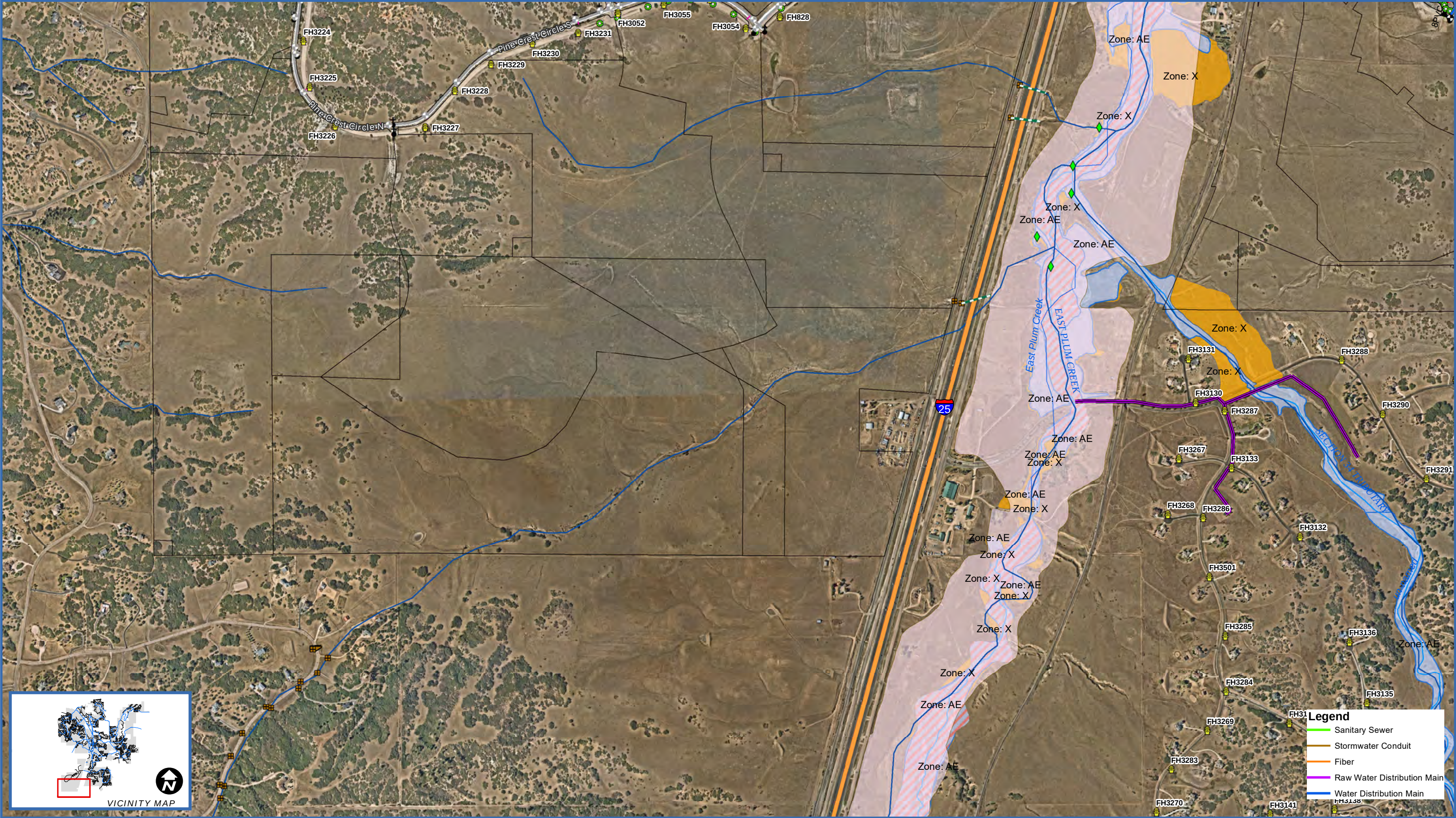
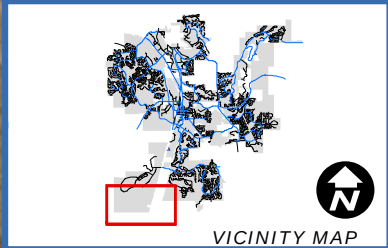
APPENDIX A – WASTEWATER FLOWS

APPENDIX B – HYDRAULIC ANALYSIS AND MODELING

APPENDIX C – MAPS & PLANS



VICINITY MAP



VICINITY MAP



0 487.5 975 1,950 2,925 Feet

1 inch = 964 feet

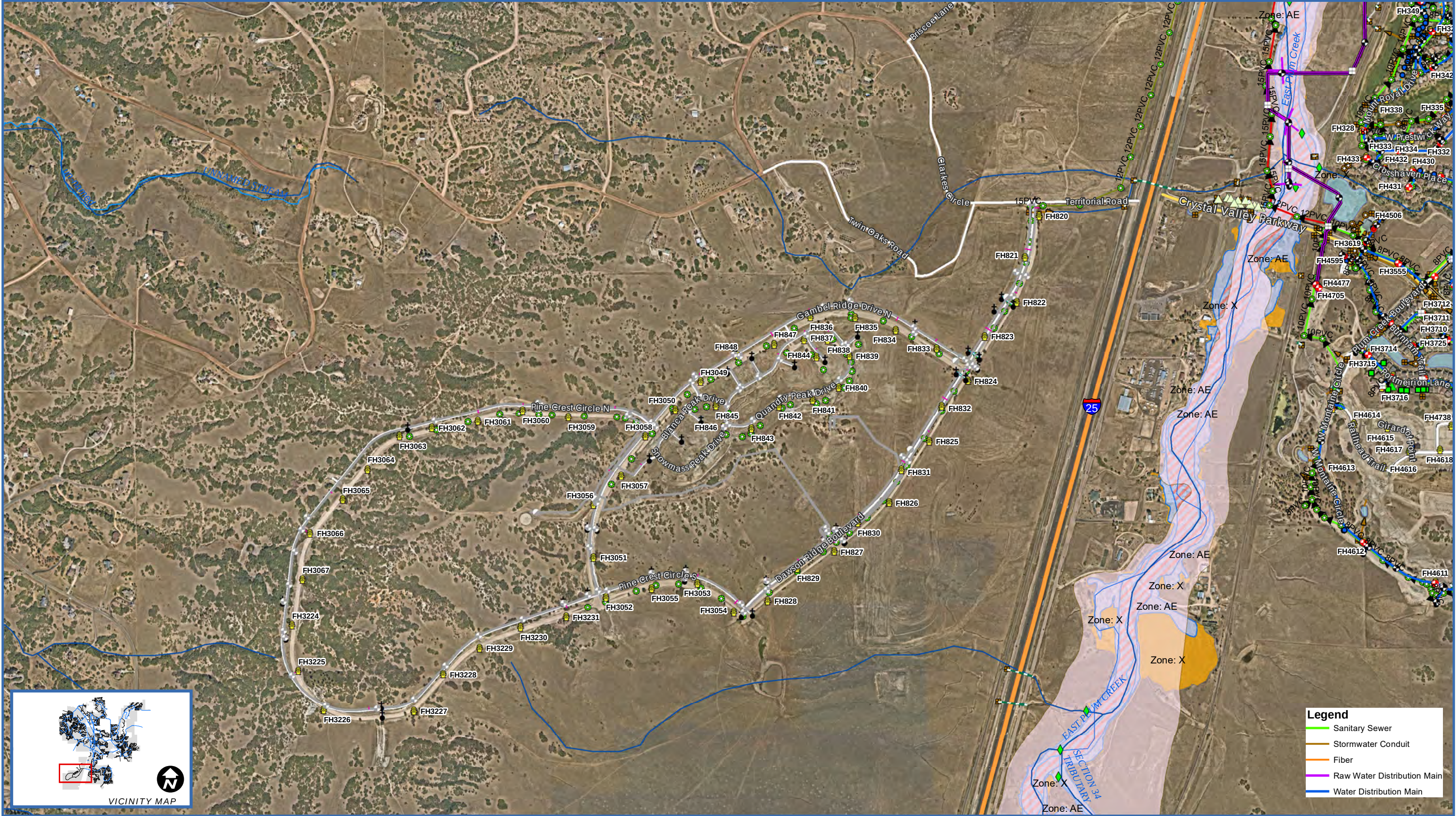


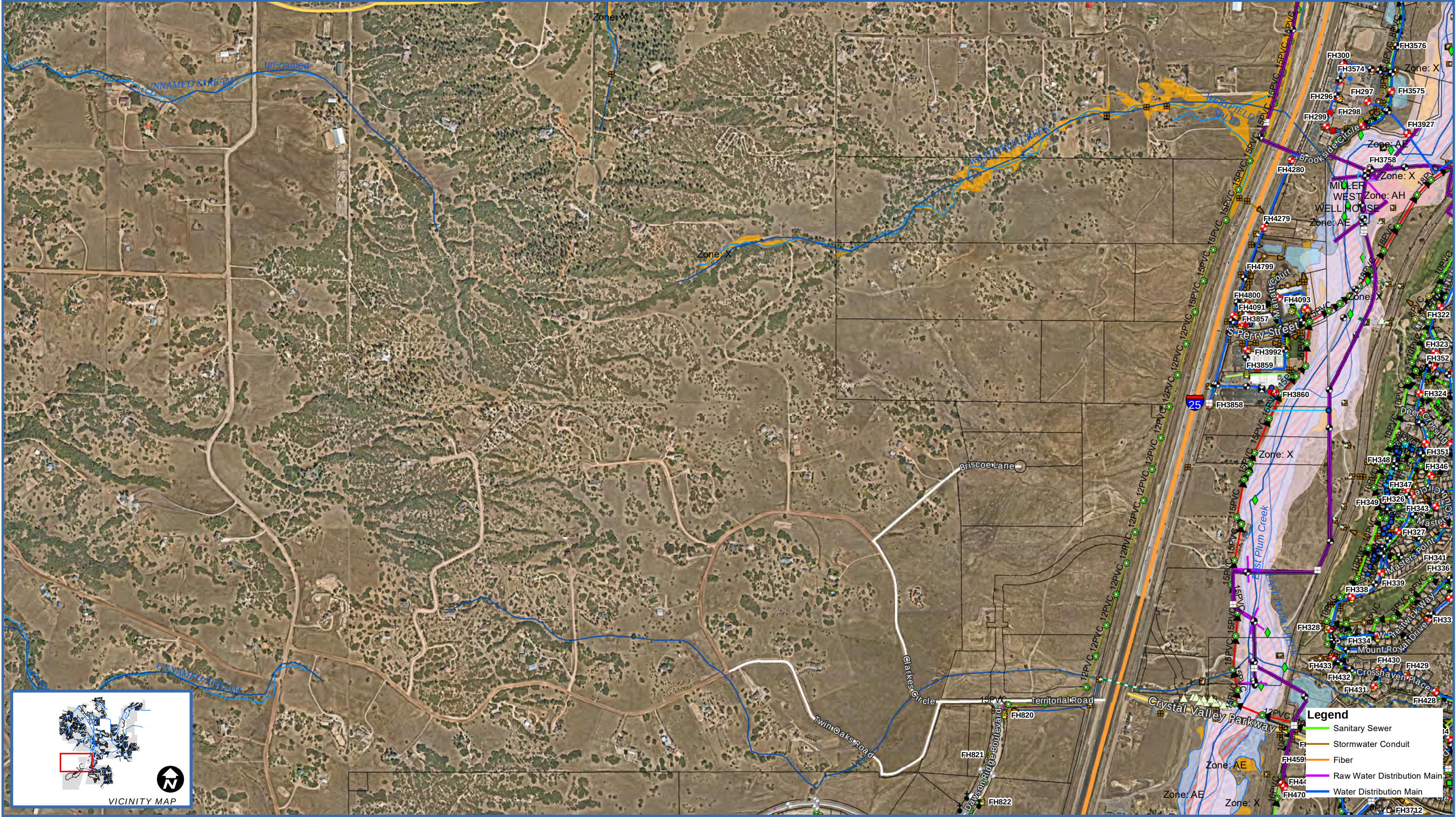
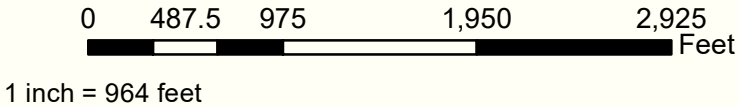
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**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main



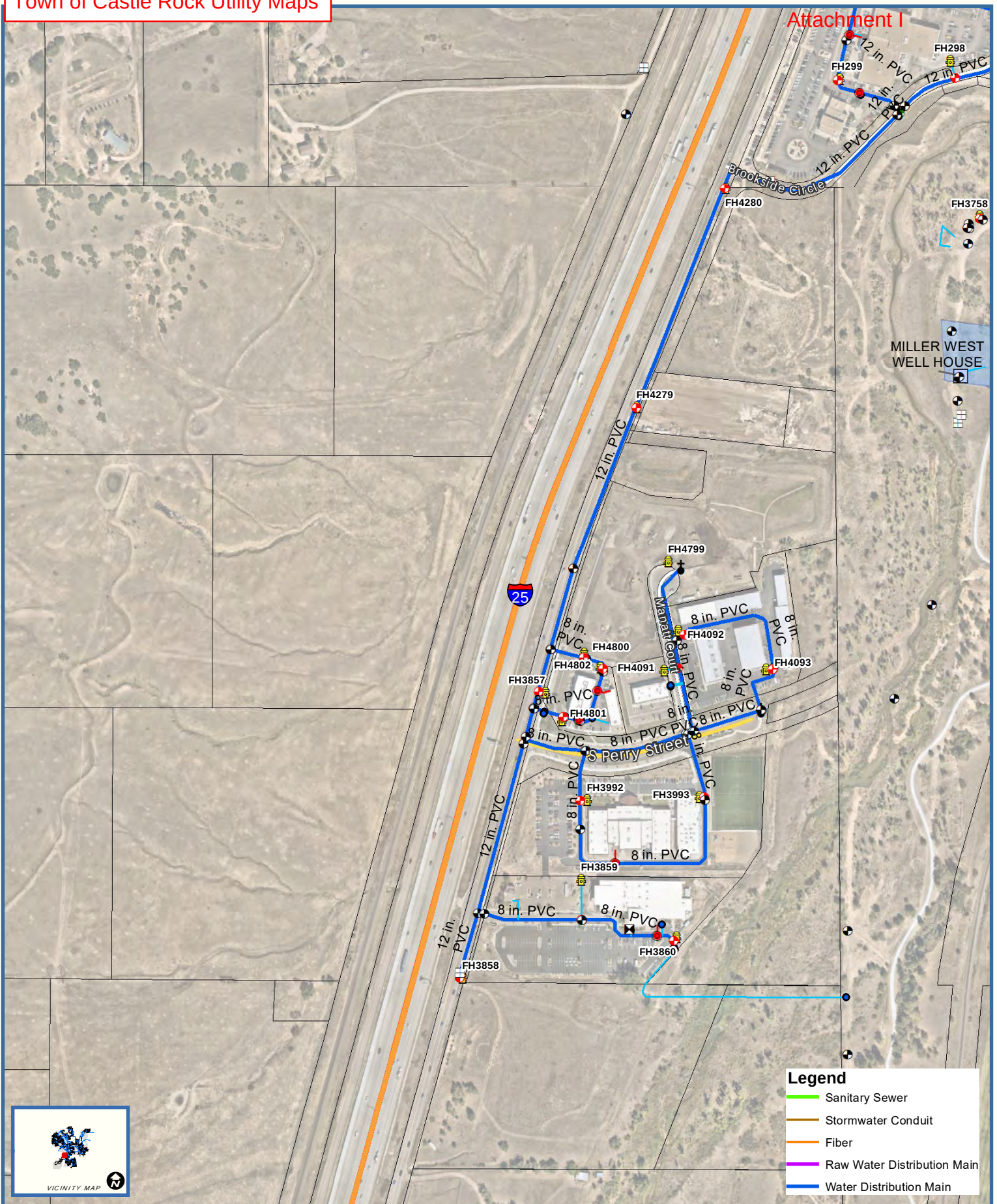


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**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

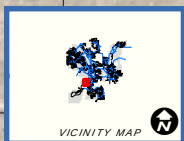
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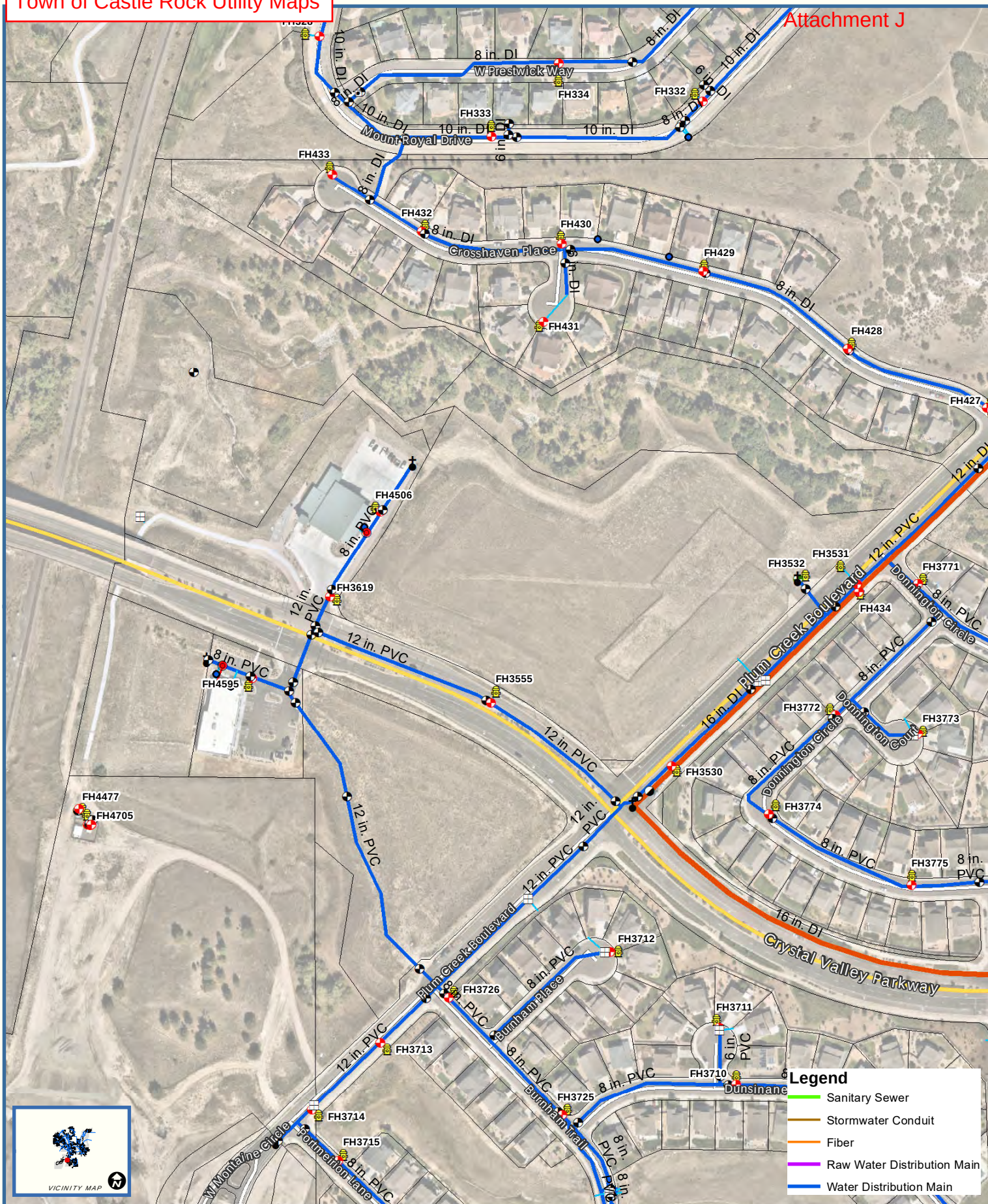
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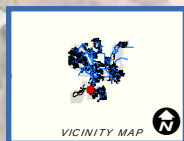
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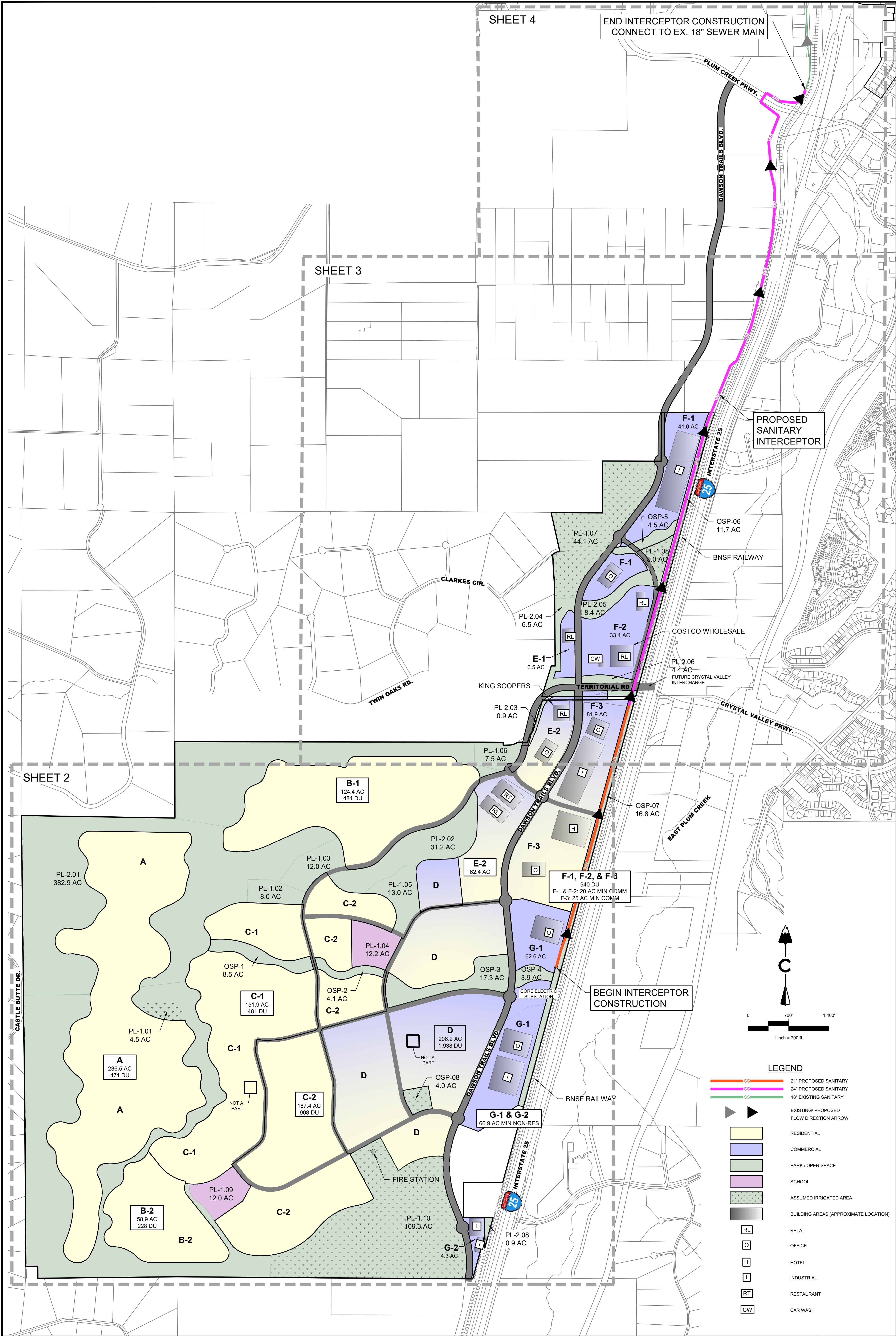
- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main





- Legend**
- Sanitary Sewer
 - Stormwater Conduit
 - Fiber
 - Raw Water Distribution Main
 - Water Distribution Main





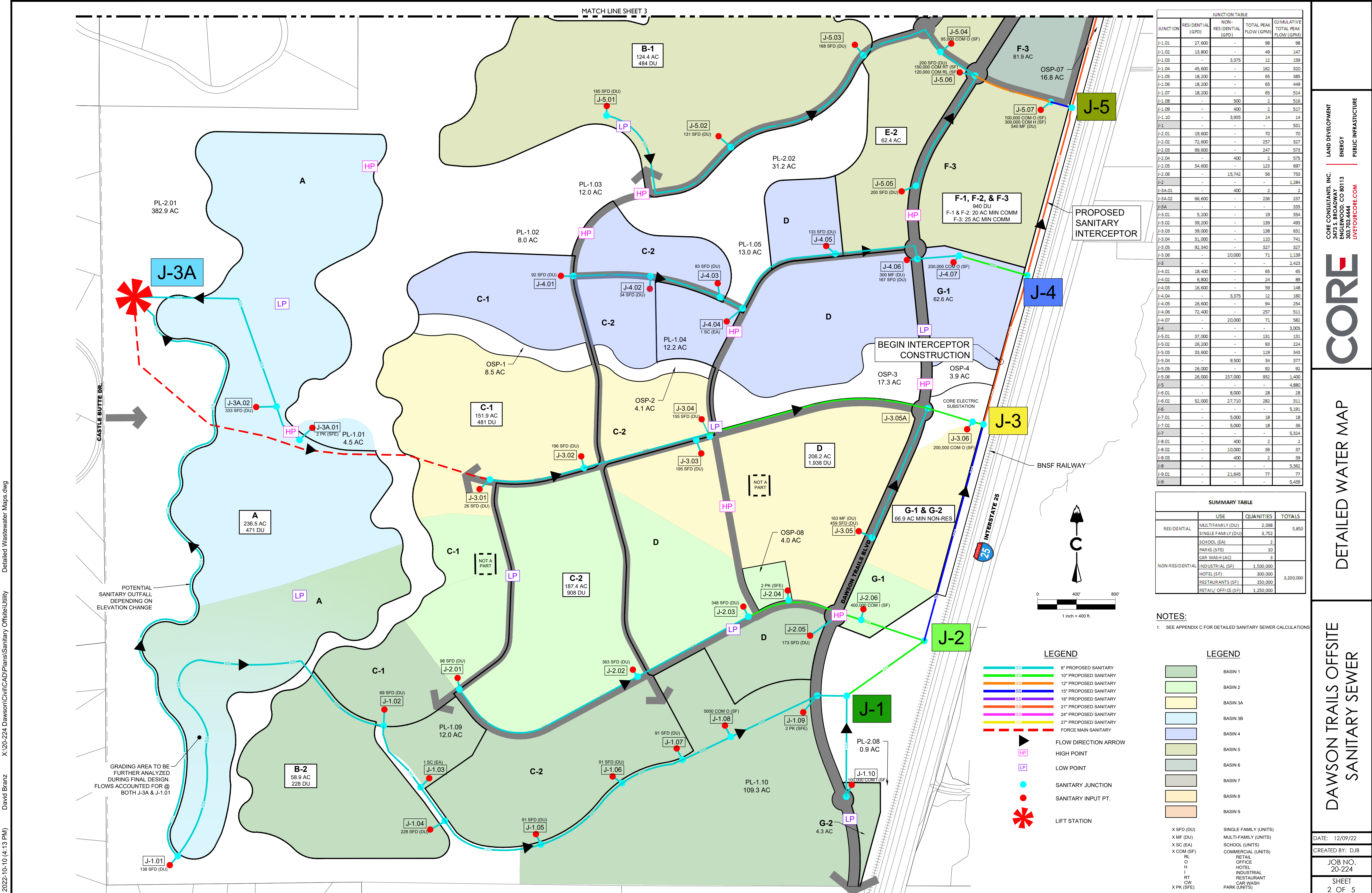
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DAWSON TRAILS OFFSITE SANITARY SEWER

OVERALL WASTEWATER MAP

DATE: 12/09/22
CREATED BY: DJB
JOB NO. 20-224
SHEET
1 OF 5



JUNCTION TABLE				
JUNCTION	RESIDENTIAL (GPD)	NON-RESIDENTIAL (GPD)	TOTAL PEAK FLOW (GPM)	CUMULATIVE TOTAL PEAK FLOW (GPM)
J-1.01	27,600	-	98	98
J-1.02	13,800	-	49	147
J-1.03	-	3,375	12	159
J-1.04	45,600	-	162	320
J-1.05	18,200	-	65	385
J-1.06	18,200	-	65	449
J-1.07	18,200	-	65	514
J-1.08	-	500	2	516
J-1.09	-	400	2	517
J-1.10	-	3,935	14	14
J-1	-	-	-	531
J-2.01	19,600	-	70	70
J-2.02	72,600	-	257	327
J-2.03	69,600	-	247	573
J-2.04	-	400	2	575
J-2.05	34,600	-	123	697
J-2.06	-	15,742	56	753
J-2	-	-	-	1,284
J-3A.01	-	400	2	2
J-3A.02	66,600	-	236	237
J-3A	-	-	-	335
J-3.01	5,200	-	19	354
J-3.02	39,200	-	139	493
J-3.03	39,000	-	138	631
J-3.04	31,000	-	110	741
J-3.05	92,340	-	327	327
J-3.06	-	20,000	71	1,139
J-3	-	-	-	2,423
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
J-4.04	-	3,375	12	160
J-4.05	26,600	-	94	254
J-4.06	72,400	-	257	511
J-4.07	-	20,000	71	582
J-4	-	-	-	3,005
J-5.01	37,000	-	131	131
J-5.02	26,200	-	93	224
J-5.03	33,600	-	119	343
J-5.04	-	9,500	34	377
J-5.05	26,000	-	92	92
J-5.06	26,000	237,000	932	1,400
J-5	-	-	-	4,880
J-6.01	-	8,000	28	28
J-6.02	52,000	27,710	282	311
J-6	-	-	-	5,191
J-7.01	-	5,000	18	18
J-7.02	-	5,000	18	36
J-7	-	-	-	5,324
J-8.01	-	400	2	2
J-8.02	-	10,000	36	37
J-8.03	-	400	2	39
J-8	-	-	-	5,362
J-9.01	-	21,645	77	77
J-9	-	-	-	5,439

SUMMARY TABLE			
	USE	QUANTITIES	TOTALS
RESIDENTIAL	MULTIFAMILY (DU)	2,098	5,850
	SINGLE FAMILY (DU)	3,752	
NON-RESIDENTIAL	SCHOOL (EA)	2	3,200,000
	PARKS (SFE)	10	
	CAR WASH (AQ)	3	
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	150,000	
	RETAIL/ OFFICE (SF)	1,250,000	

NOTES:
1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

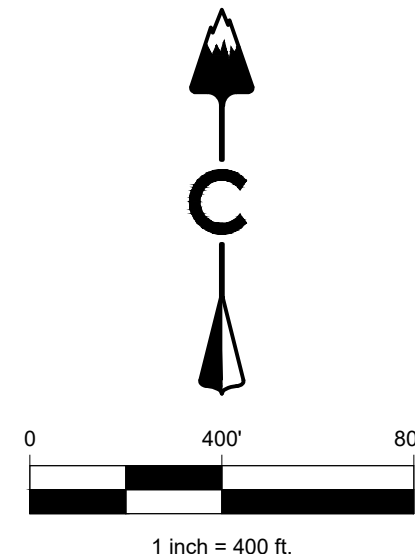
LEGEND

- 8" PROPOSED SANITARY
- 10" PROPOSED SANITARY
- 12" PROPOSED SANITARY
- 15" PROPOSED SANITARY
- 18" PROPOSED SANITARY
- 21" PROPOSED SANITARY
- 24" PROPOSED SANITARY
- 27" PROPOSED SANITARY
- FORCE MAIN SANITARY
- FLOW DIRECTION ARROW
- HIGH POINT
- LOW POINT
- SANITARY JUNCTION
- SANITARY INPUT PT.
- LIFT STATION

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3A
- BASIN 3B
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9
- SINGLE FAMILY (UNITS)
- MULTI-FAMILY (UNITS)
- SCHOOL (UNITS)
- COMMERCIAL (UNITS)
- RETAIL OFFICE
- HOTEL
- INDUSTRIAL
- RESTAURANT
- CAR WASH
- PARK (UNITS)

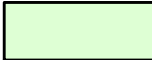
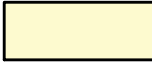
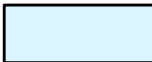
X SFD (DU)
X MF (DU)
X SC (EA)
X COM (SF)
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X PK (SFE)

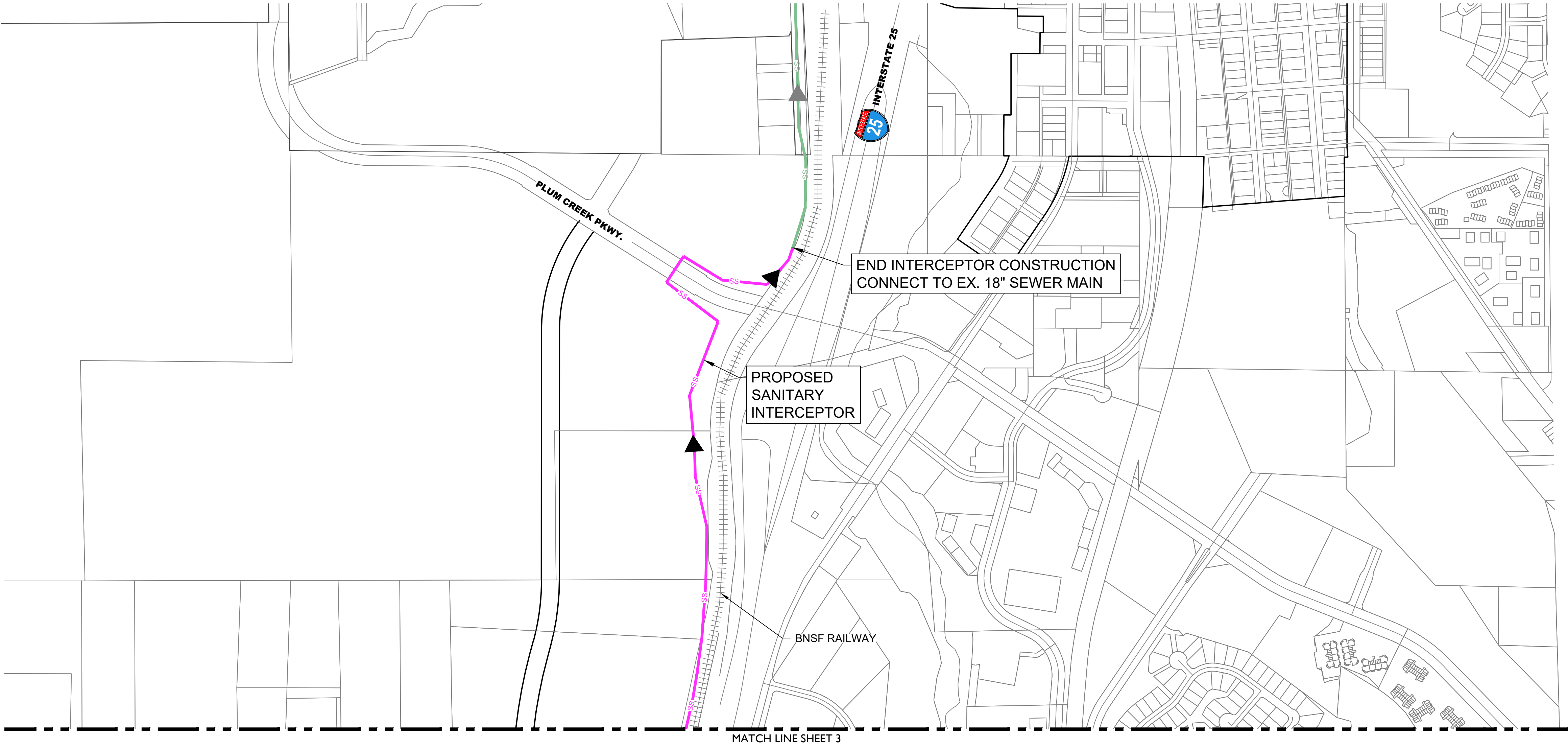
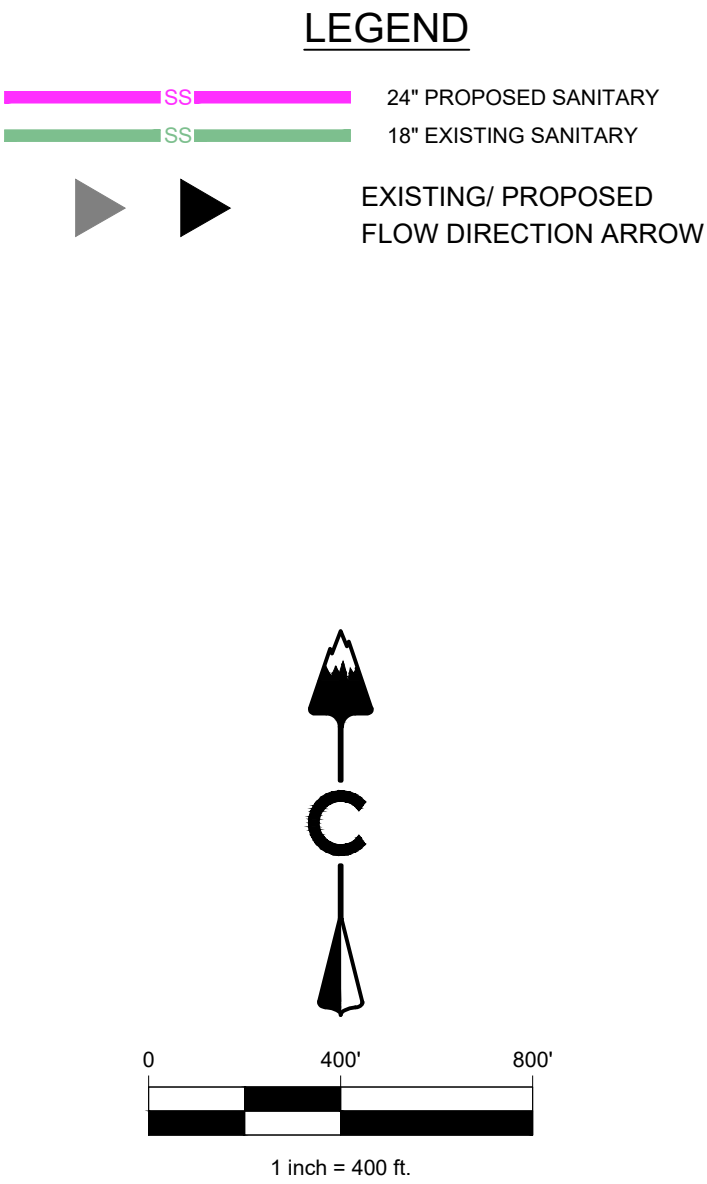


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	SINGLE FAMILY (DU)	3,752	
	SCHOOL (EA)	2	
	PARKS (SFE)	10	
NON-RESIDENTIAL	CAR WASH (AC)	3	3,200,000
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	150,000	
	RETAIL / OFFICE (SF)	1,350,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS

LEGEND	
	BASIN 1
	BASIN 2
	BASIN 3A
	BASIN 3B
	BASIN 4
	BASIN 5
	BASIN 6
	BASIN 7
	BASIN 8
	BASIN 9
X SFD (DU)	SINGLE FAMILY (UNITS)
X MF (DU)	MULTI-FAMILY (UNITS)
X SC (EA)	SCHOOL (UNITS)
X COM (SF)	COMMERCIAL (UNITS)
RL	RETAIL
O	OFFICE
H	HOTEL
I	INDUSTRIAL
RT	RESTAURANT
CW	CAR WASH
X PK (SF)	PARK (UNITS)

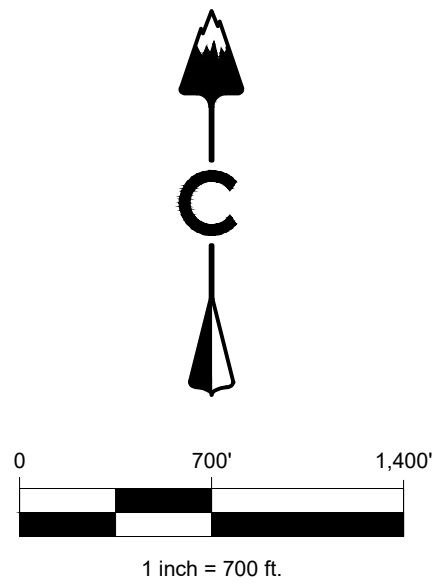


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J-1.08	-	500	2	516
J-1.09	-	400	2	517
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J-1	-	-	-	531
J-2.01	19,600	-	70	70
J-2.02	72,600	-	257	327
J-2.03	69,600	-	247	573
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J-3.02	39,200	-	139	493
J-3.03	39,000	-	138	631
J-3.04	31,000	-	110	741
J-3.05	92,340	-	327	327
J-3.06	-	20,000	71	1,139
J-3	-	-	-	2,423
J-4.01	18,400	-	65	65
J-4.02	6,800	-	24	89
J-4.03	16,600	-	59	148
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J-5.05	26,000	-	92	92
J-5.06	26,000	237,000	932	1,400
J-5	-	-	-	4,880
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J-8.01	-	400	2	2
J-8.02	-	10,000	36	37
J-8.03	-	400	2	39
J-8	-	-	-	5,362
J-9.01	-	21,645	77	77
J-9	-	-	-	5,439

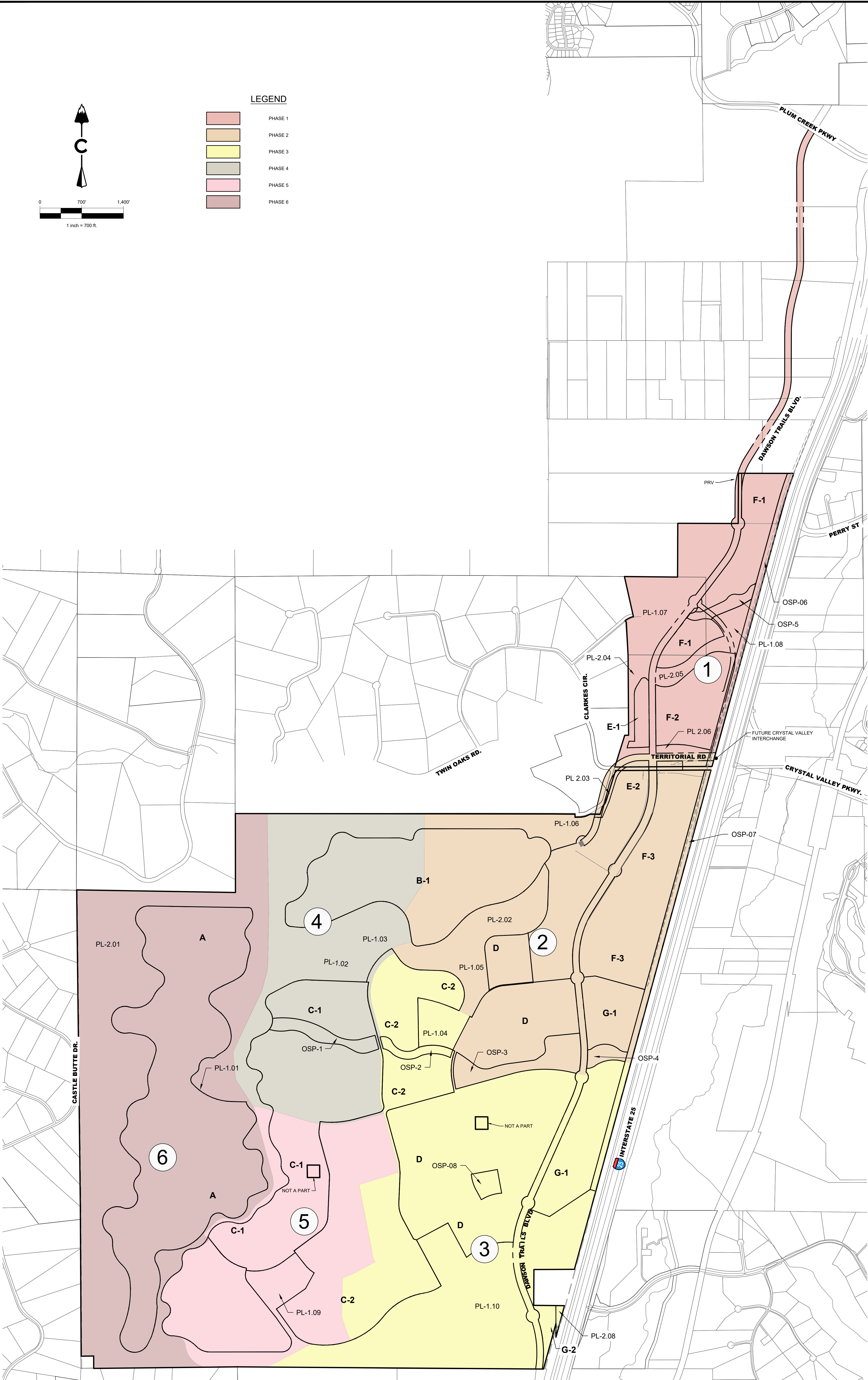
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	RETAIL/ OFFICE (SF)	1,250,000	

NOTES:

1. SEE APPENDIX C FOR DETAILED SANITARY SEWER CALCULATIONS



LEGEND	
<div></div>	PHASE 1
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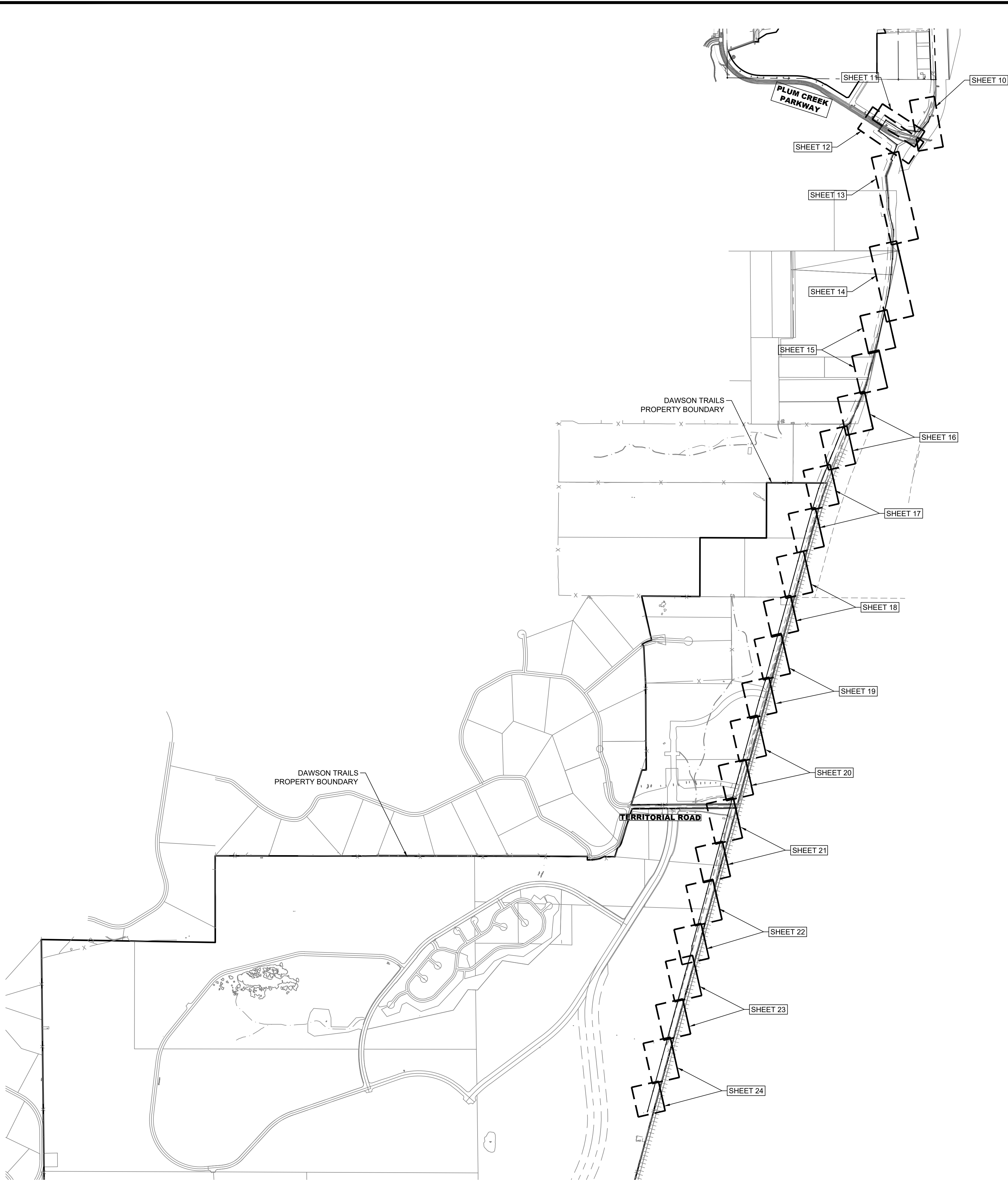
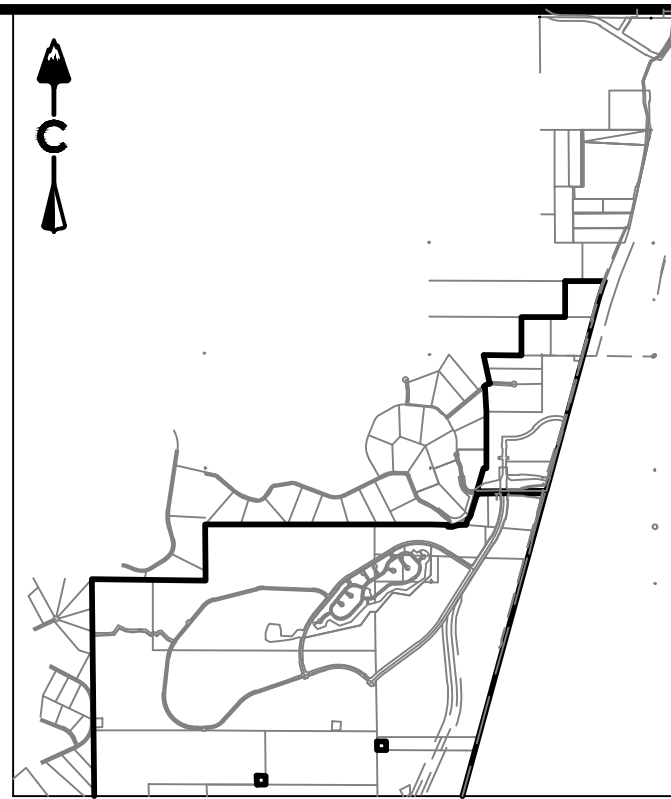
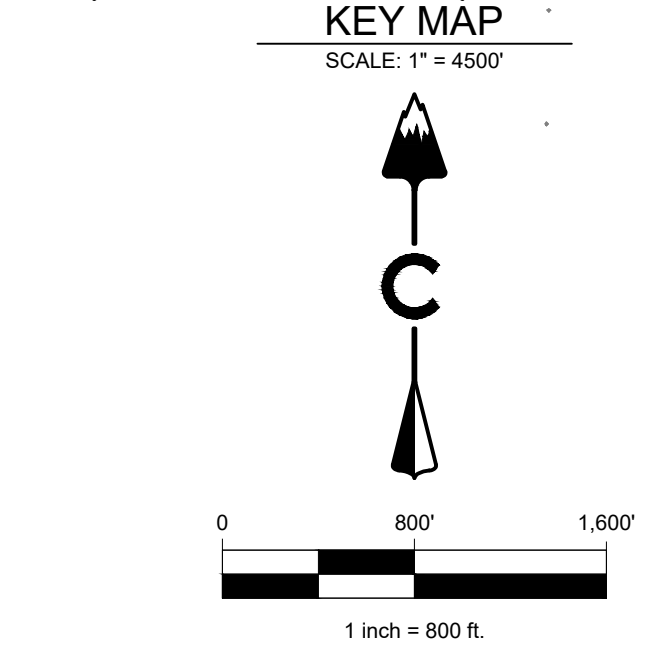
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ENGLEWOOD, CO 80113
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DAWSON TRAILS OFFSITE SANITARY SEWER

FUTURE PHASING MAP

DATE: 12/09/22
CREATED BY: DJB
JOB NO. 20-224
SHEET
5 OF 5



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
	SANITARY SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES MAINTENANCE ACCESS
	BLOCK NUMBER

NOTES:

1. CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.

PROFESSIONAL ENGINEER CERTIFICATION

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KEVIN J. ROHRBOUGH
STATE OF COLORADO # 48992

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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CORE

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

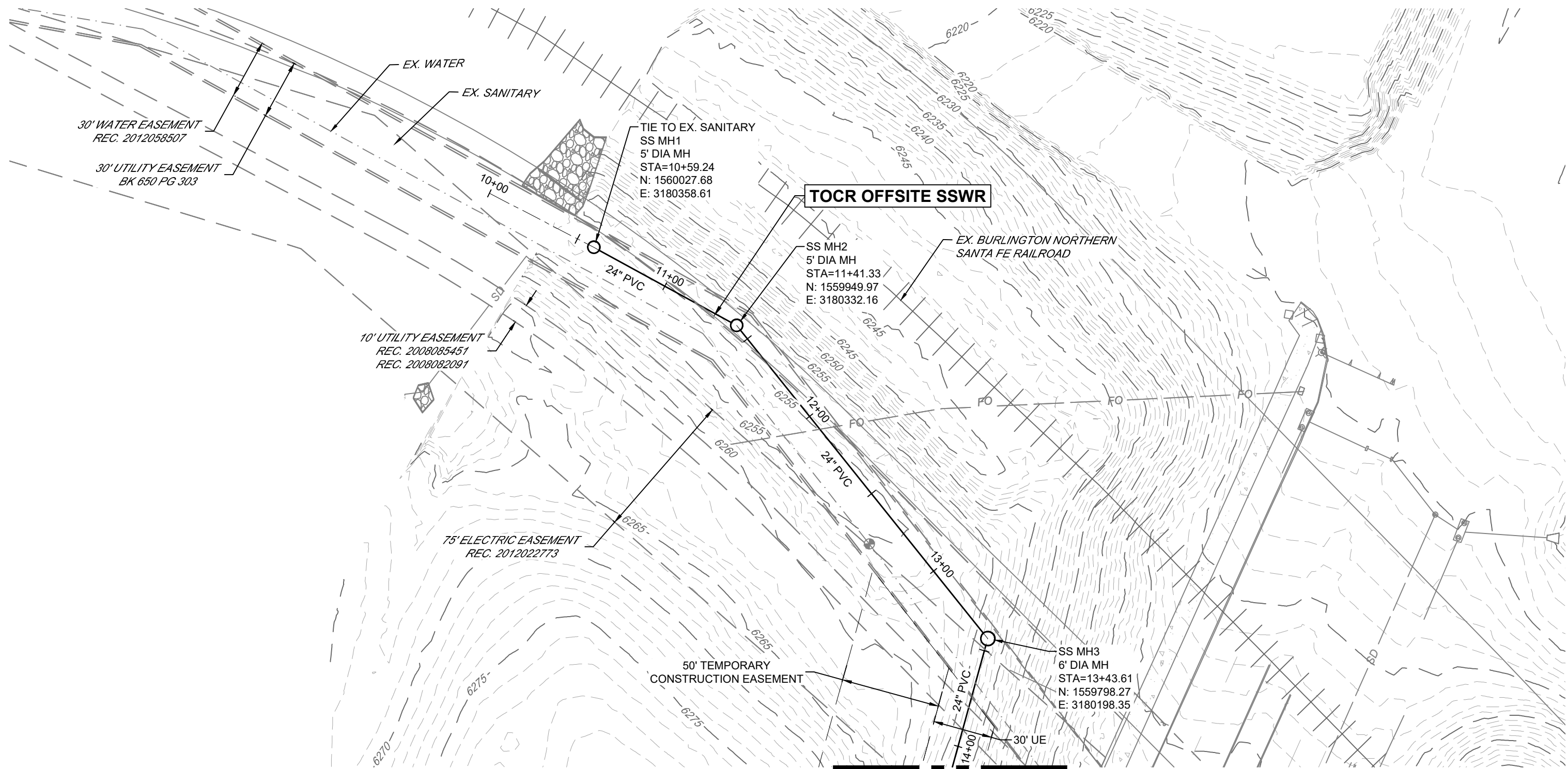
DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SANITARY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

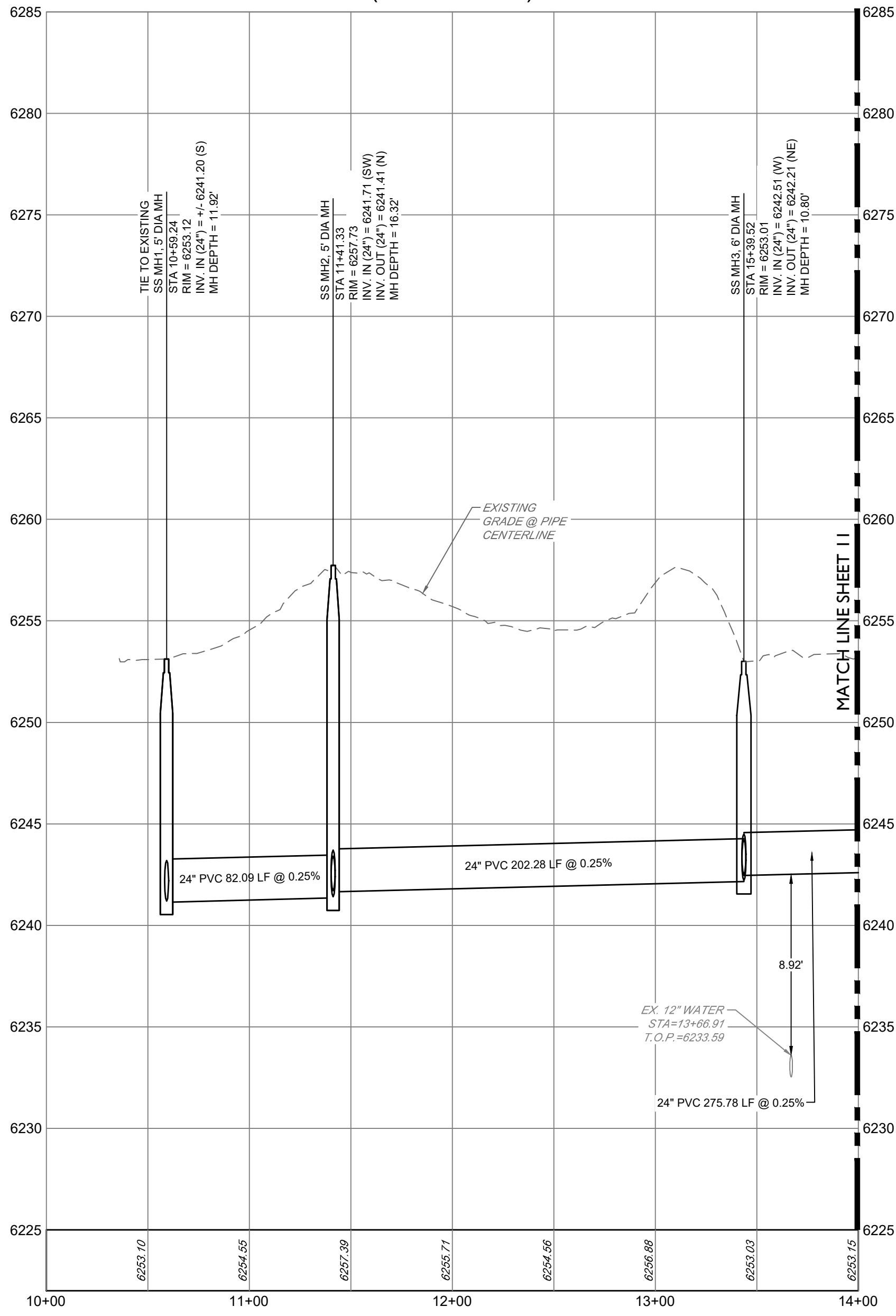
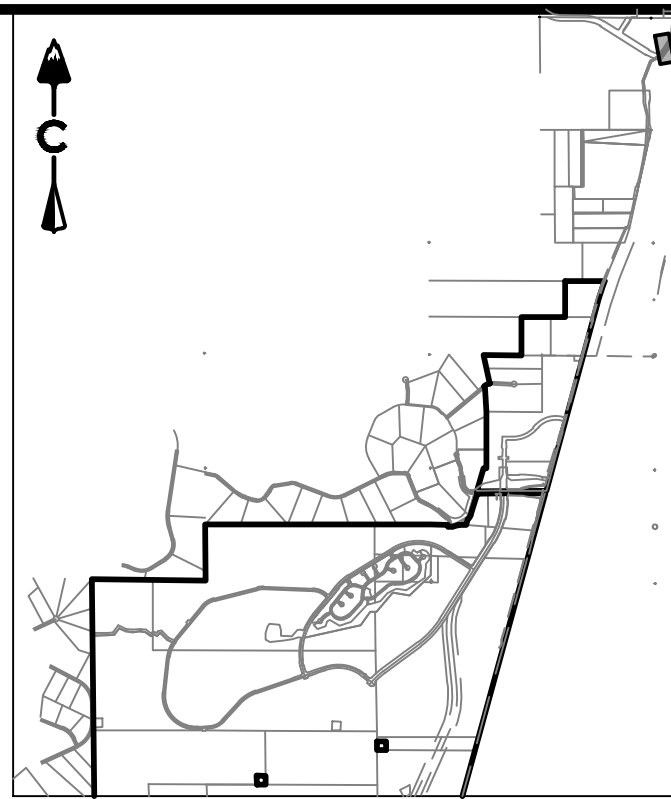
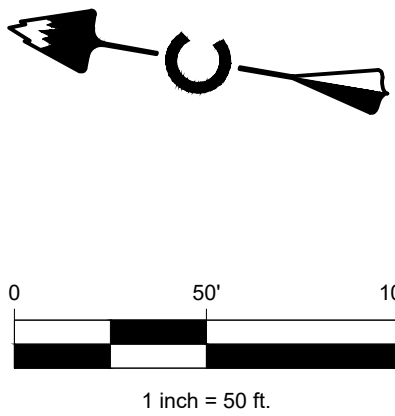
JOB NO.
20-224

SHEET
9 OF 25



MATCHLINE SHEET 11

TOCR OFFSITE SSWR (10+00-14+00)



PROFILE
HORIZ. 1" = 50'
VERT. 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
---	WATER SERVICE
---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING
---	PROPOSED
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER

NOTES:

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

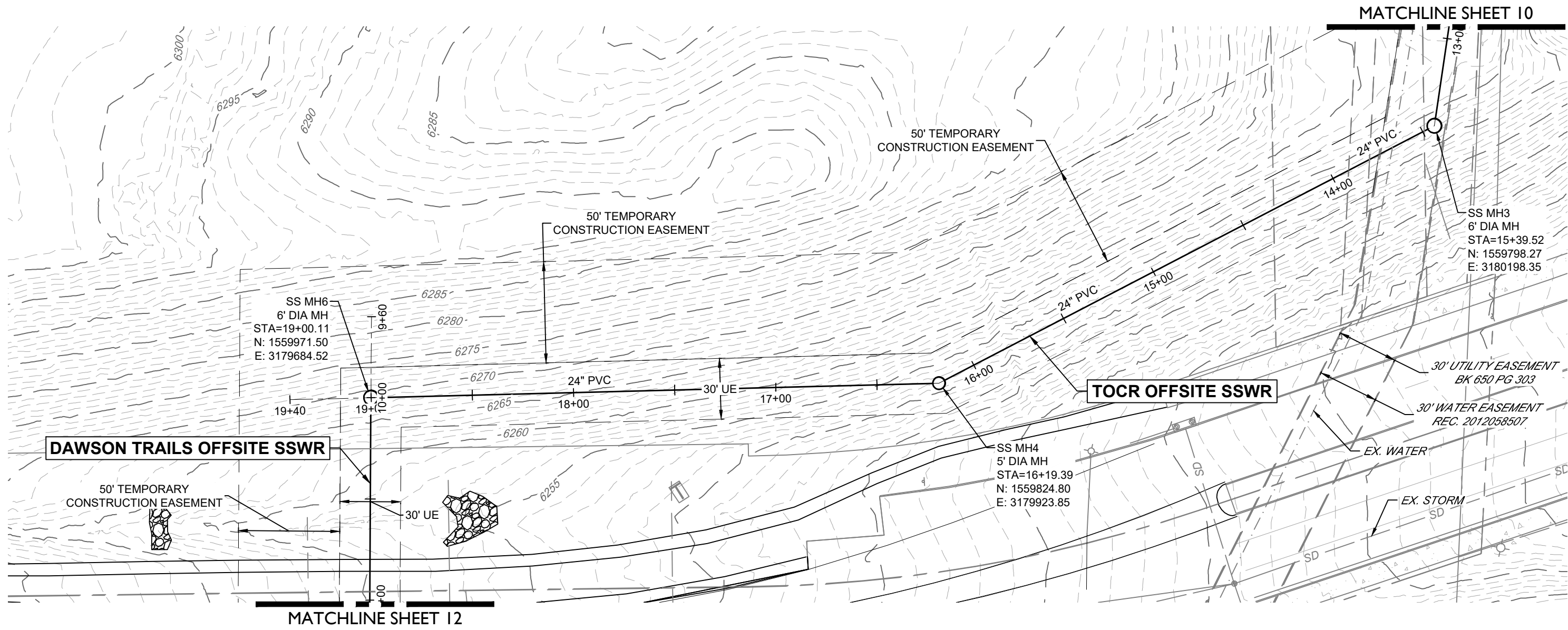
CONSTRUCTION DOCUMENTS
SANITARY P&P (1 OF 15)

NOT FOR
CONSTRUCTION

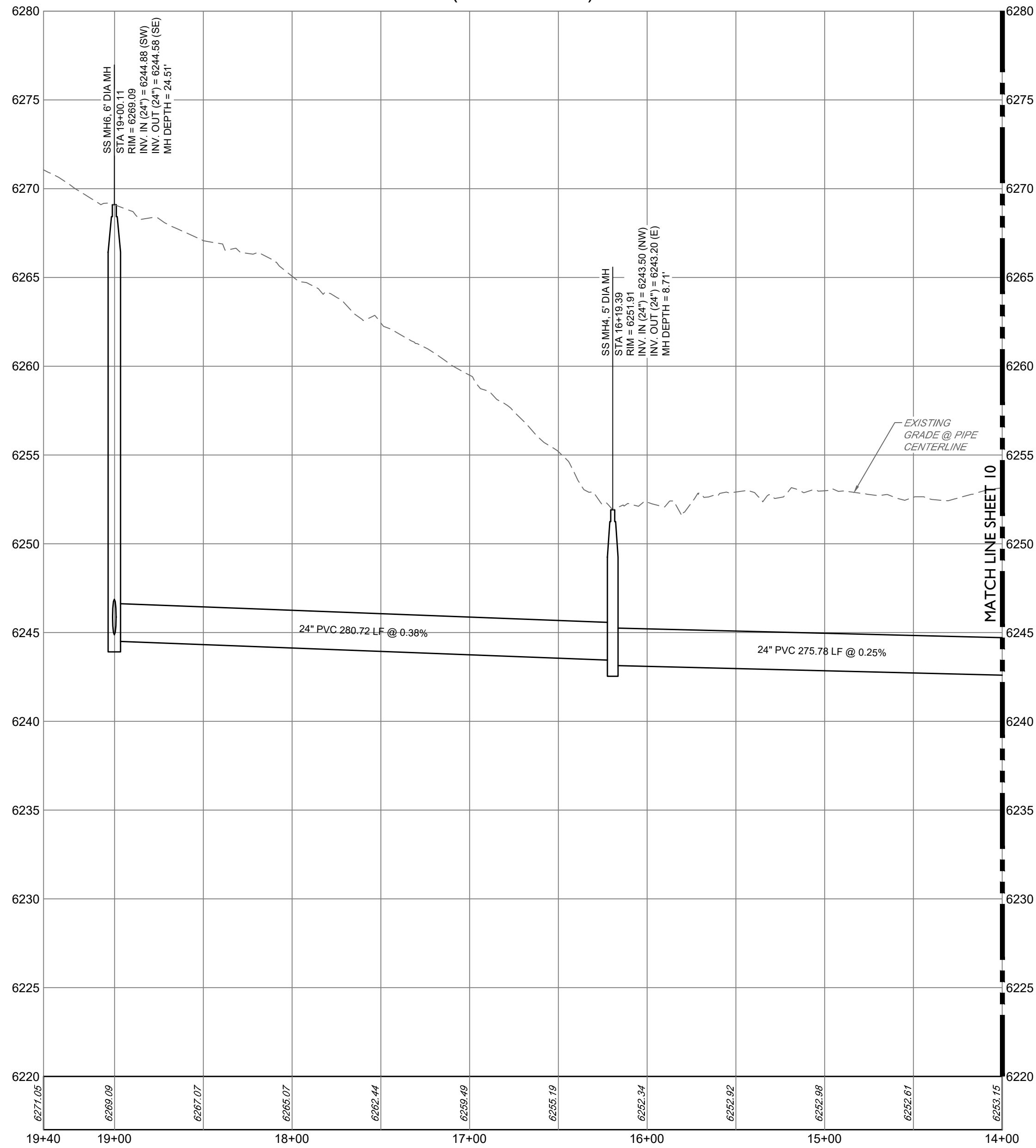
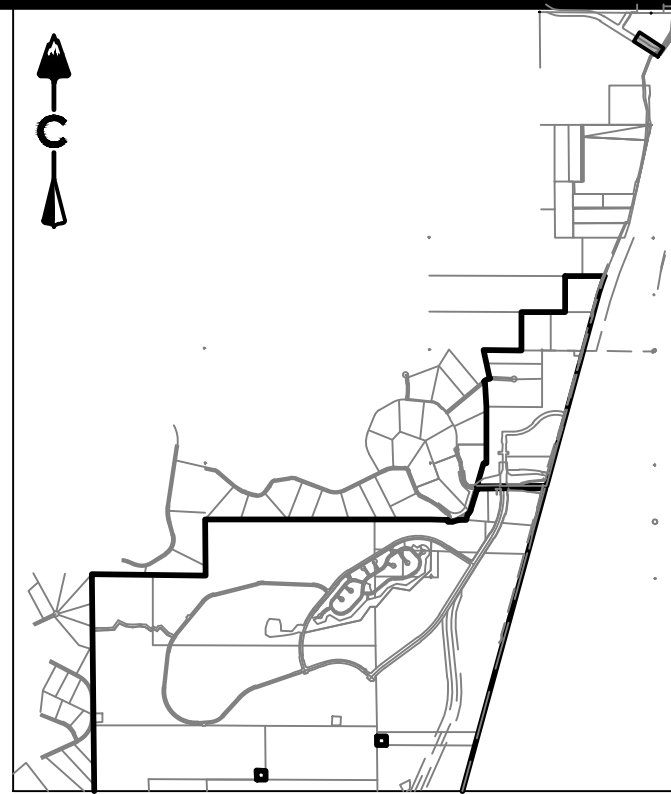
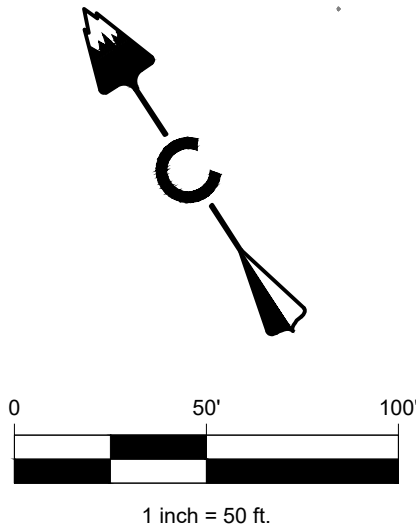
DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224

SHEET
10 OF 25



TOCR OFFSITE SSWR (19+40-14+00)



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
---	WATER SERVICE
---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING
---	PROPOSED
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER

NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.

PROFESSIONAL ENGINEER CERTIFICATION

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (2 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224

SHEET
11 OF 25

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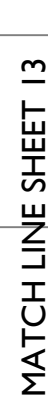


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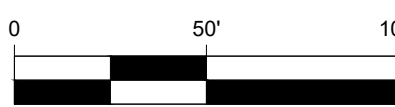
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



SCALE: 1" = 4500'



1 inch = 50 ft.

PROFILE

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
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	BLOCK NUMBER

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DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES	DATE
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now what's below.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XXX

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

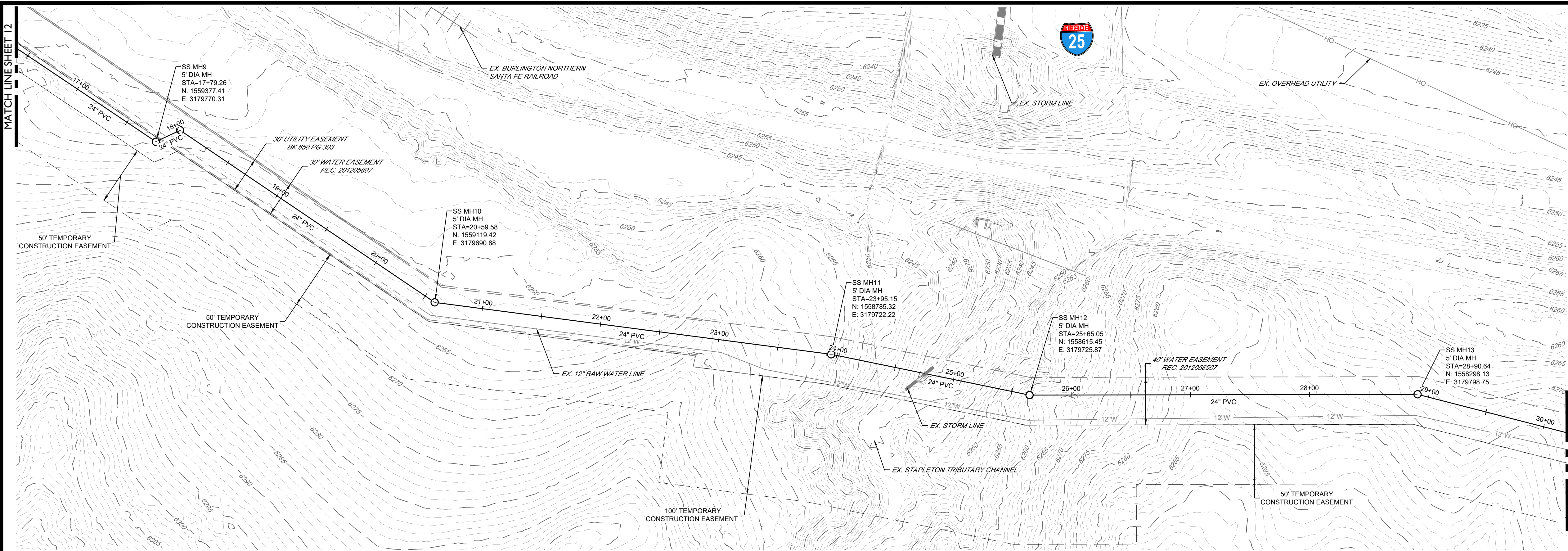
SANITARY P&P (3 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

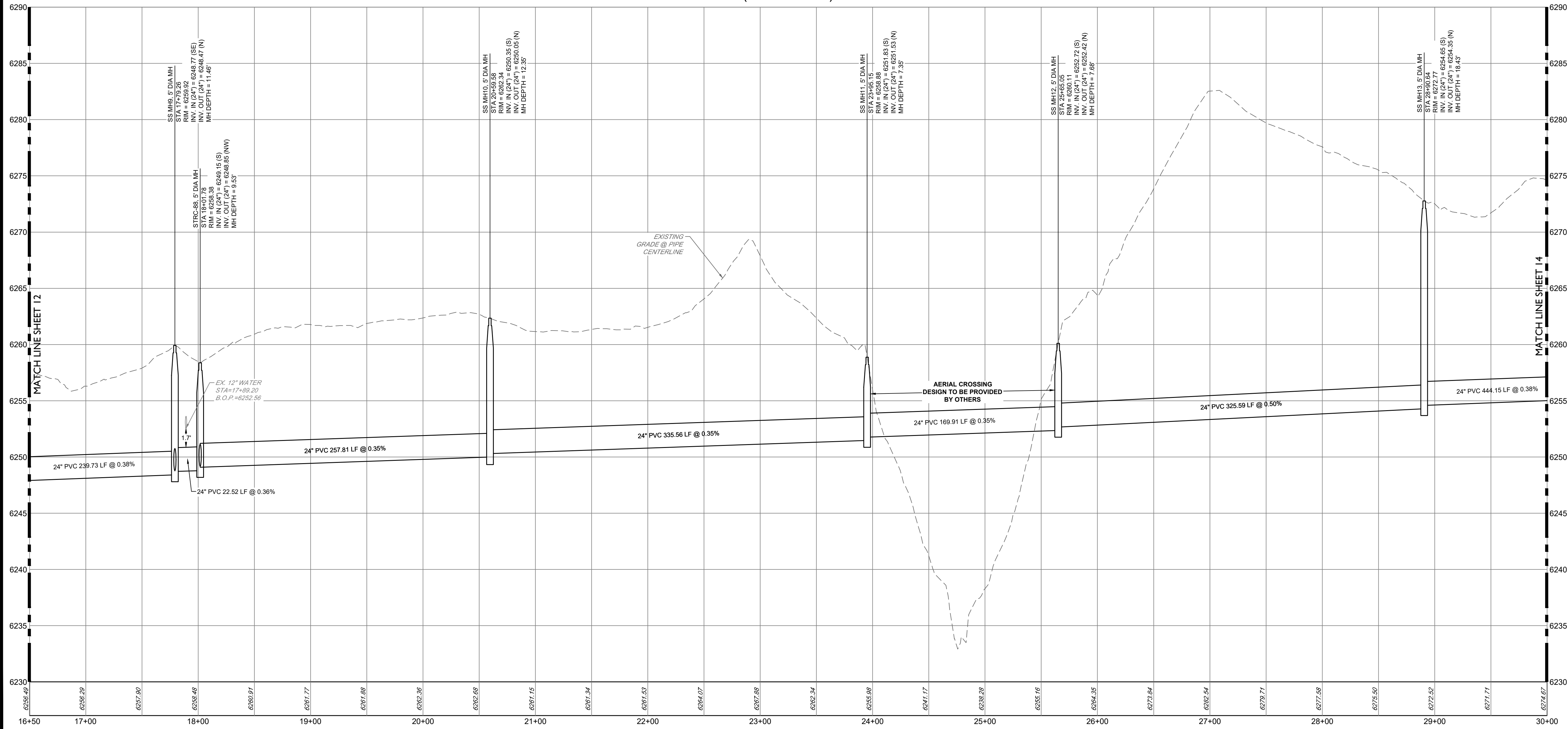
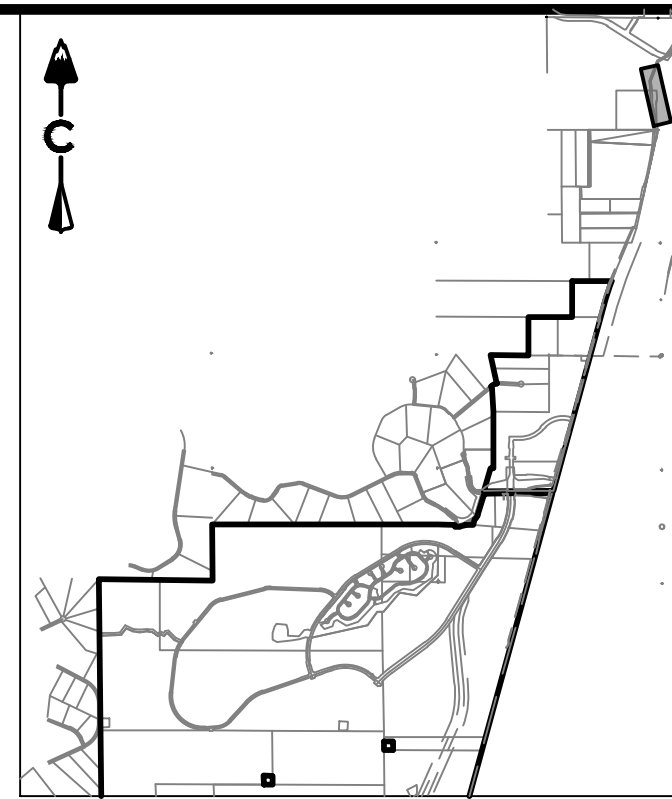
JOB NO.
20-224

SHEET
12 OF 25

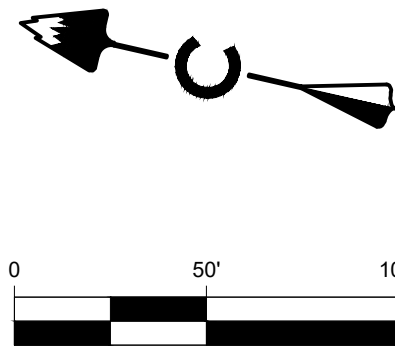


DAWSON TRAILS OFFSITE SSWR

(16+50-30+00)



KEY MAP
SCALE: 1" = 450'



1 inch = 50 ft.
PROFILE
HORIZ. 1" = 50'
VERT. 1" = 10'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY & STUB OUT
- EXISTING SANITARY & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- PROPOSED WATER & STUB OUT
- EXISTING WATER & STUB OUT
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING
- PROPOSED
- SANITARY MANHOLES
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- CRUSHER FINES
- MAINTENANCE ACCESS
- BLOCK NUMBER

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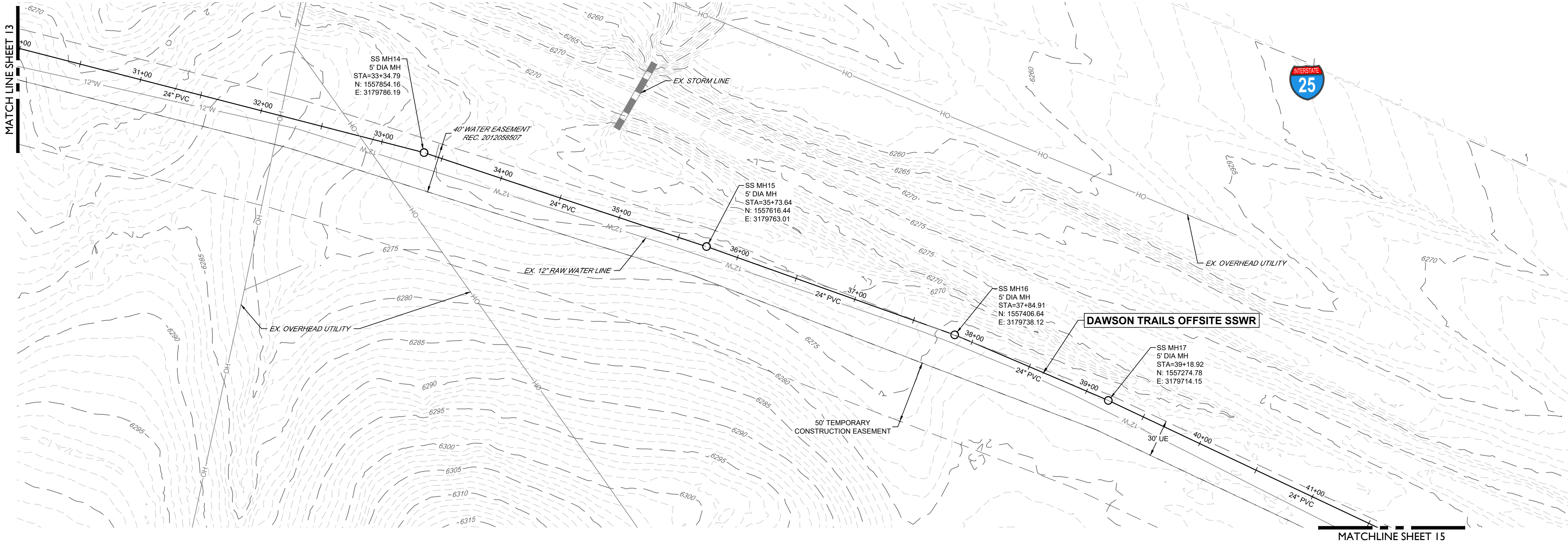
KEVIN J. ROHRBOUGH
STATE OF COLORADO # 48992

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

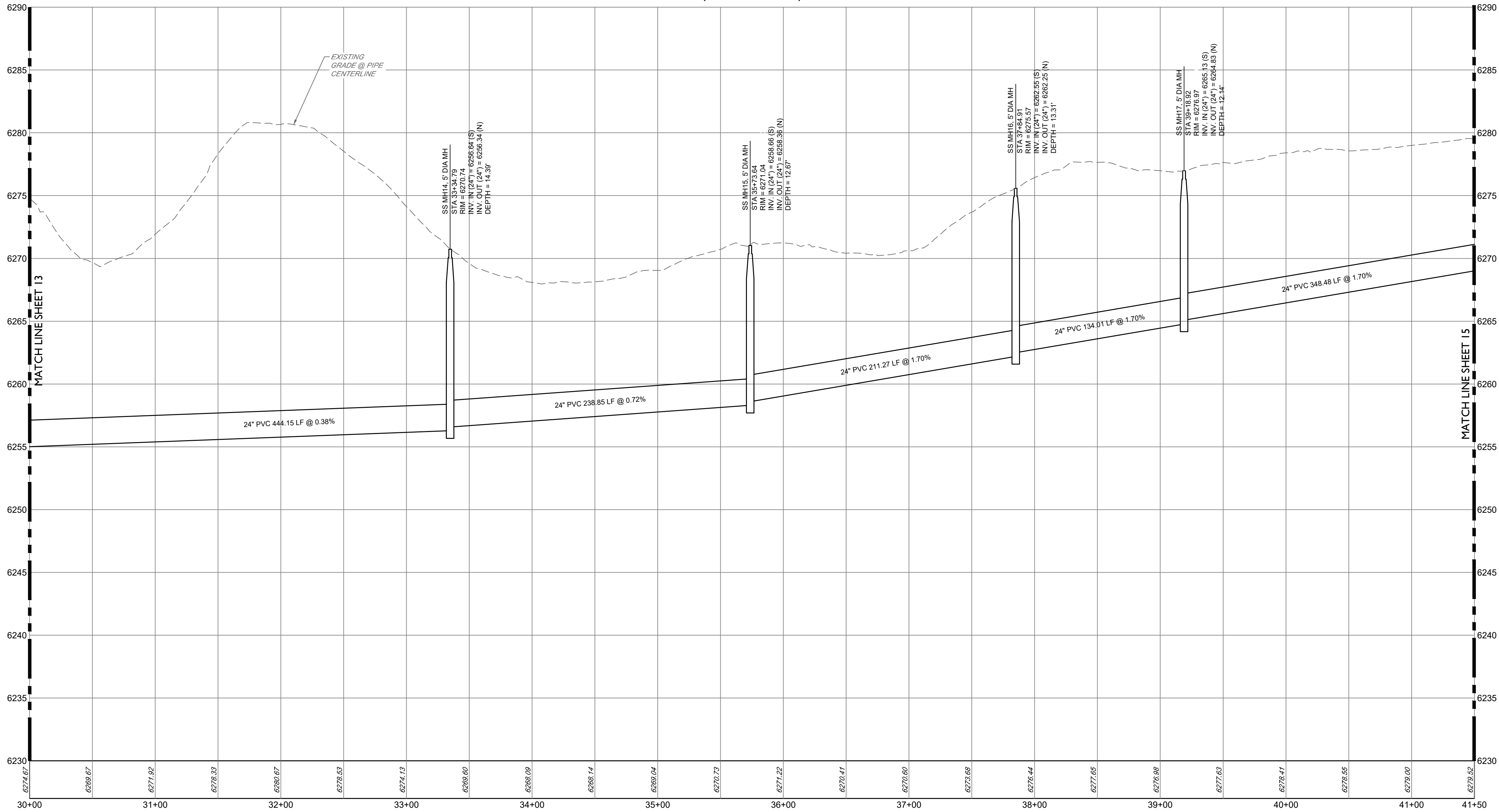
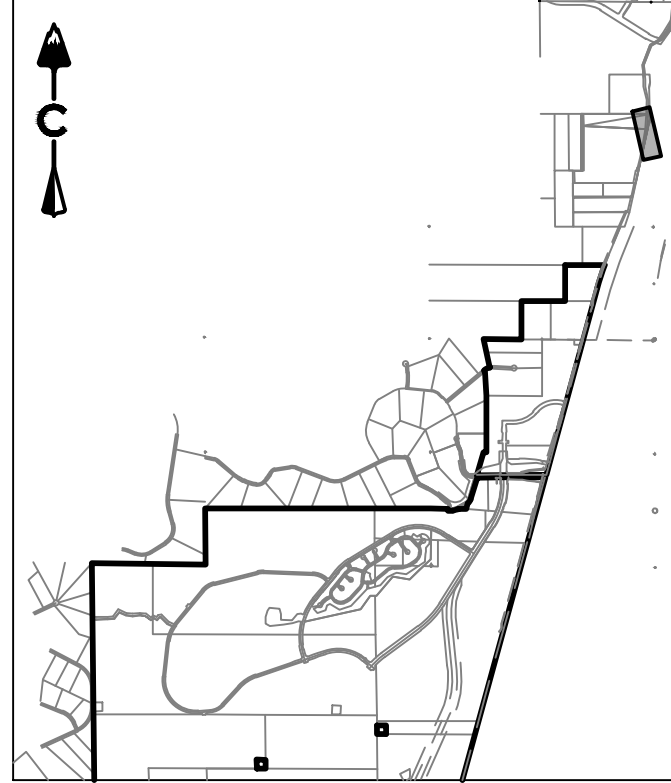
APPROVED BY:

DEVELOPMENT SERVICES DATE



DAWSON TRAILS OFFSITE SSWR

(30+00-41+50)



LEGEND

- | | |
|---------|------------------------------|
| --- | EASEMENT |
| - - - - | RIGHT OF WAY (R.O.W.) |
| --- | CENTERLINE |
| --- | PROJECT BOUNDARY |
| --- | PROPOSED CURB & GUTTER |
| --- | PROPOSED SANITARY & STUB OUT |
| --- | EXISTING SANITARY & STUB OUT |
| --- | SANITARY SERVICE |
| --- | WATER SERVICE |
| --- | PROPOSED WATER & STUB OUT |
| --- | EXISTING WATER & STUB OUT |
| --- | PROPOSED STORM & STUB OUT |
| --- | EXISTING STORM & STUB OUT |
| --- | EXISTING |
| --- | PROPOSED |
| --- | SANITARY MANHOLES |
| --- | SANITARY CLEAN OUT |
| --- | CRUSHER FINES |
| --- | MAINTENANCE ACCESS |
| --- | BLOCK NUMBER |

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STATE OF COLORADO # 48992

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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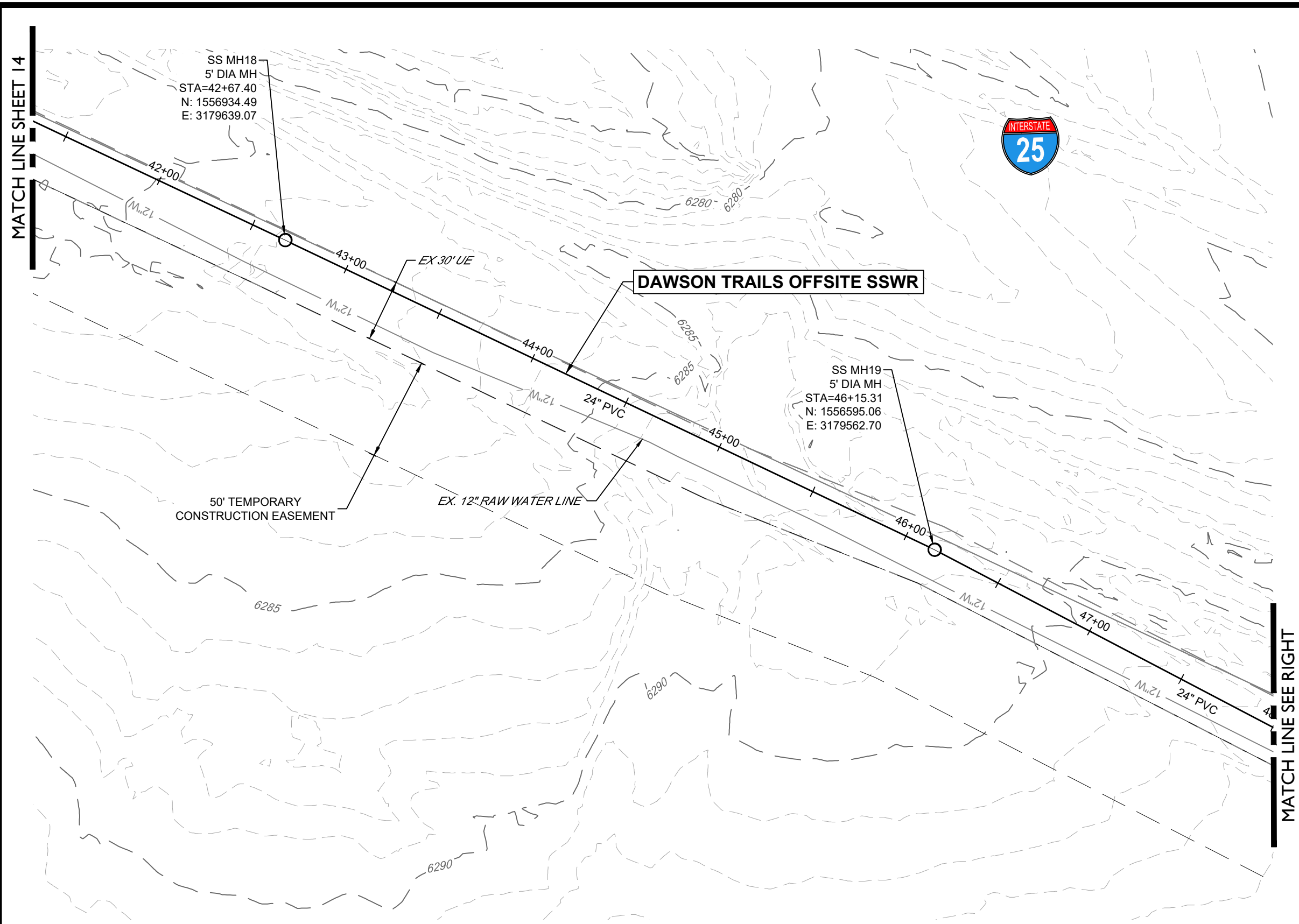
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

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CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (5 OF 15)

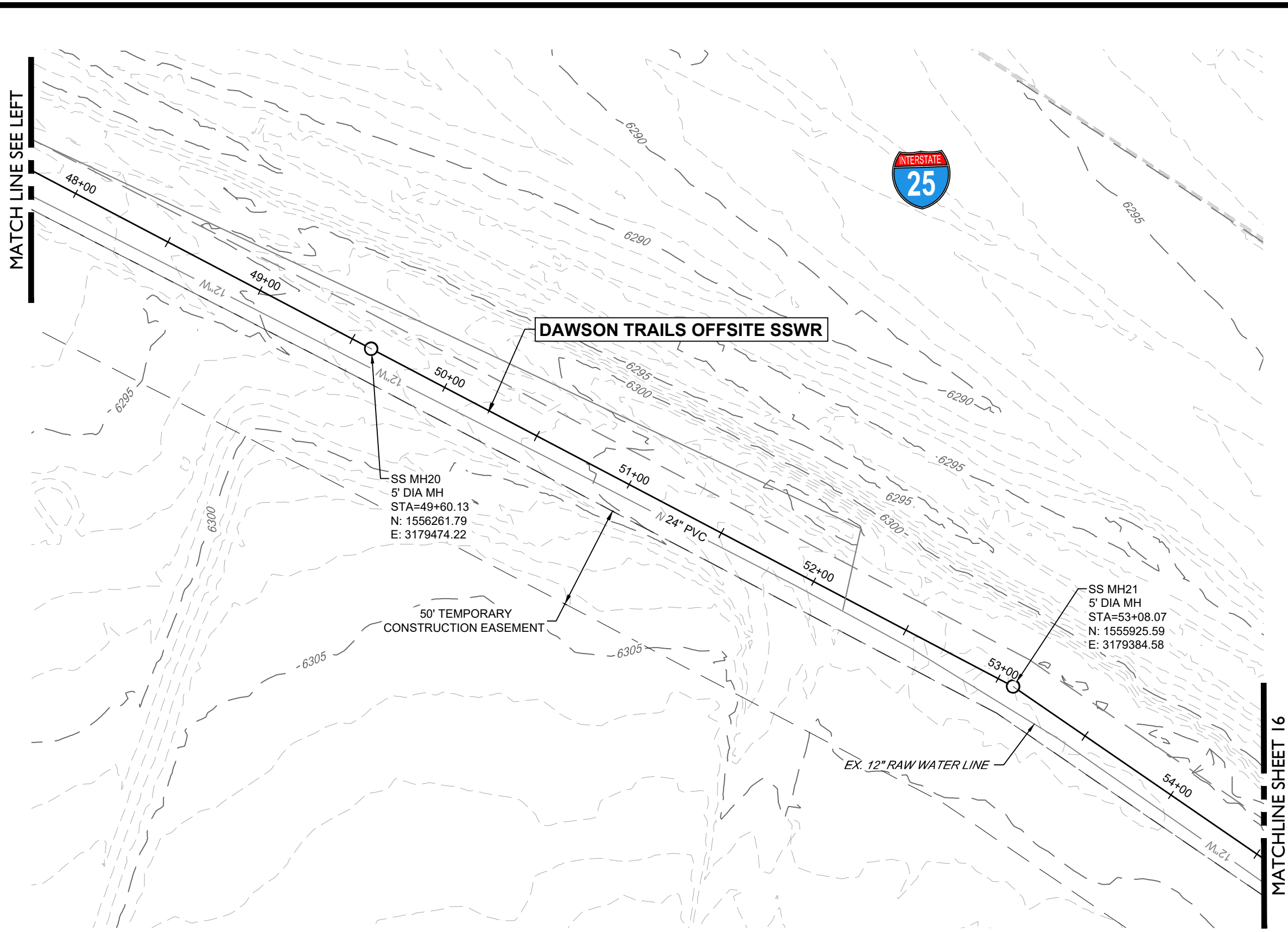
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DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

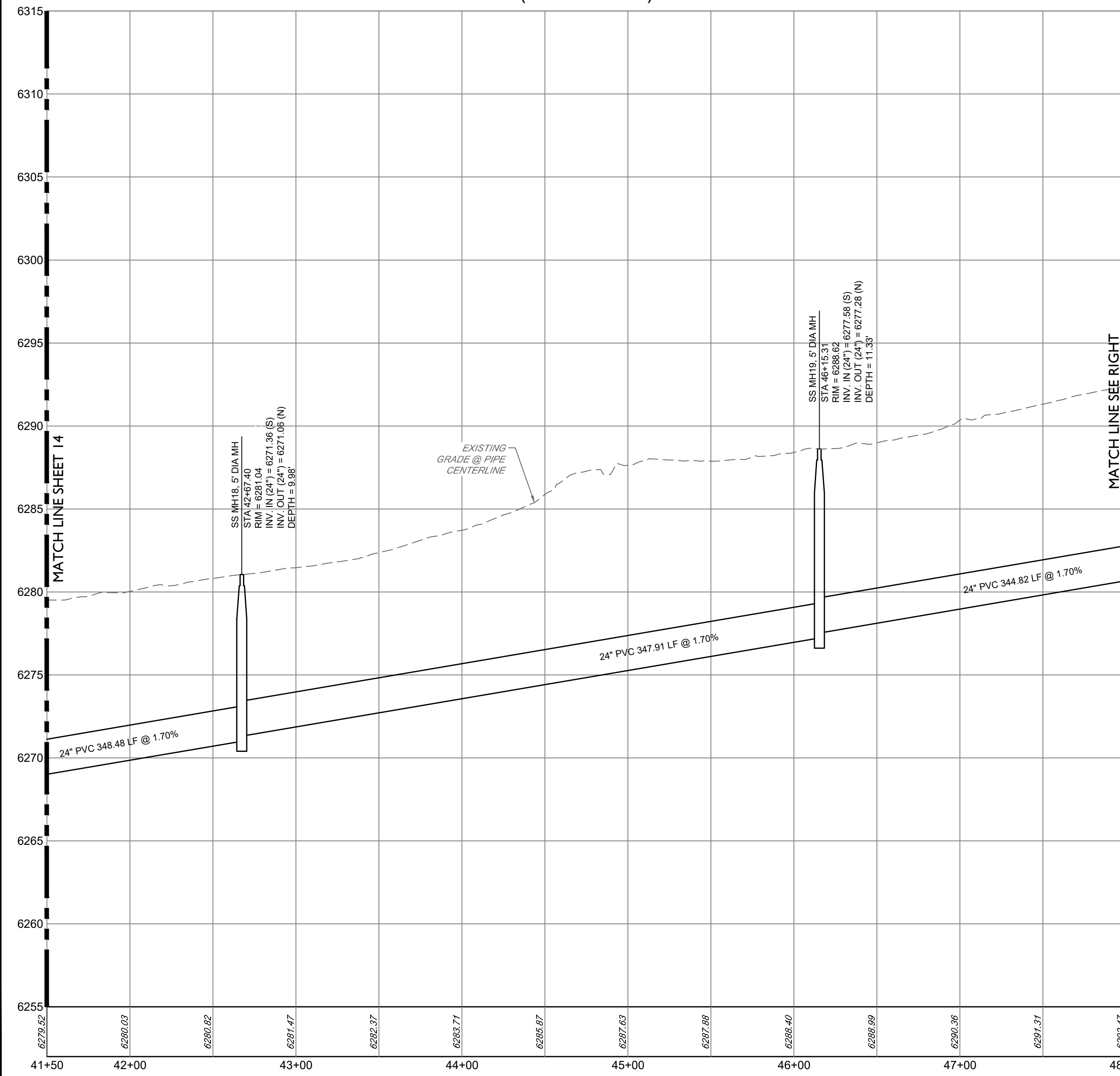
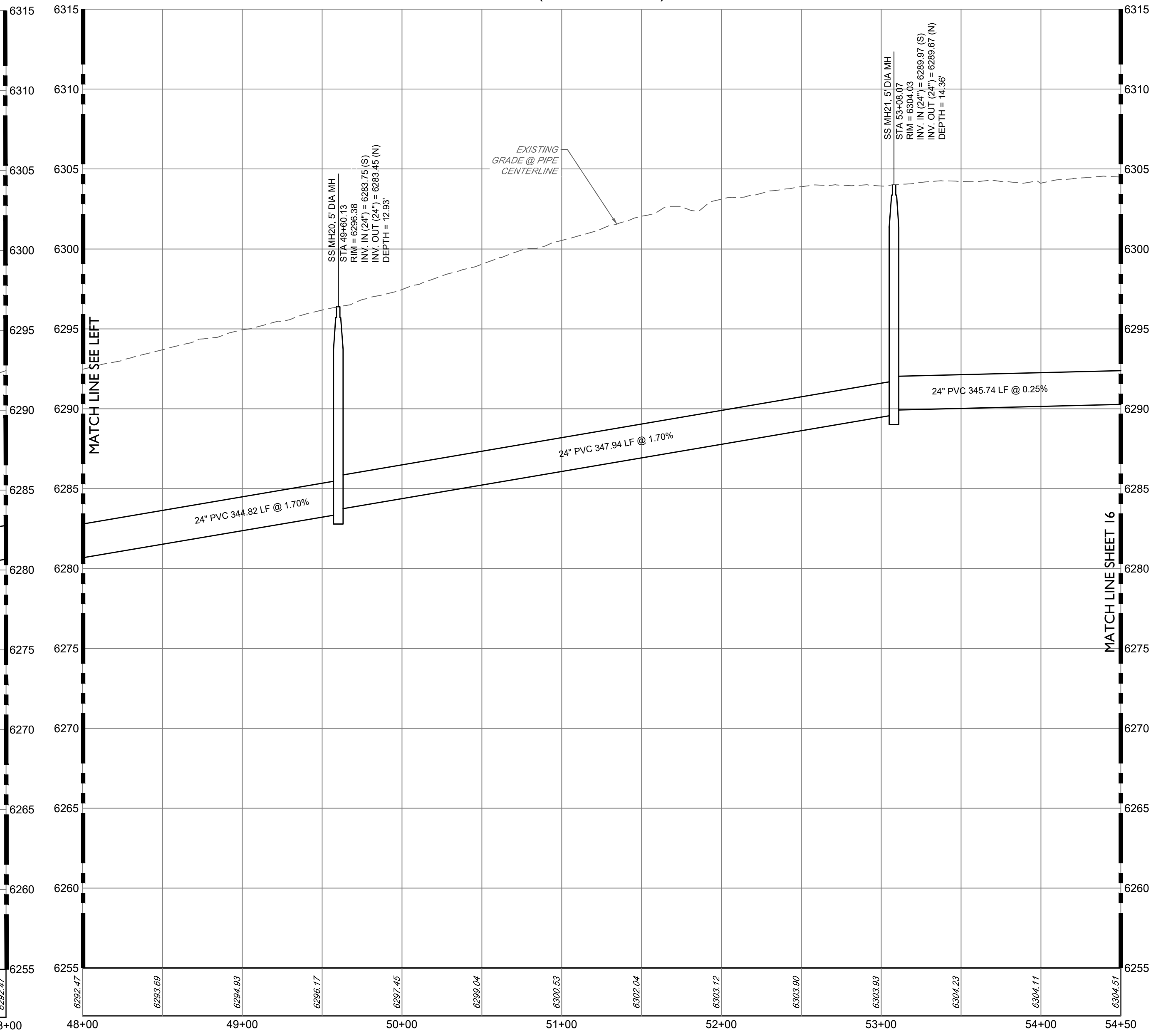
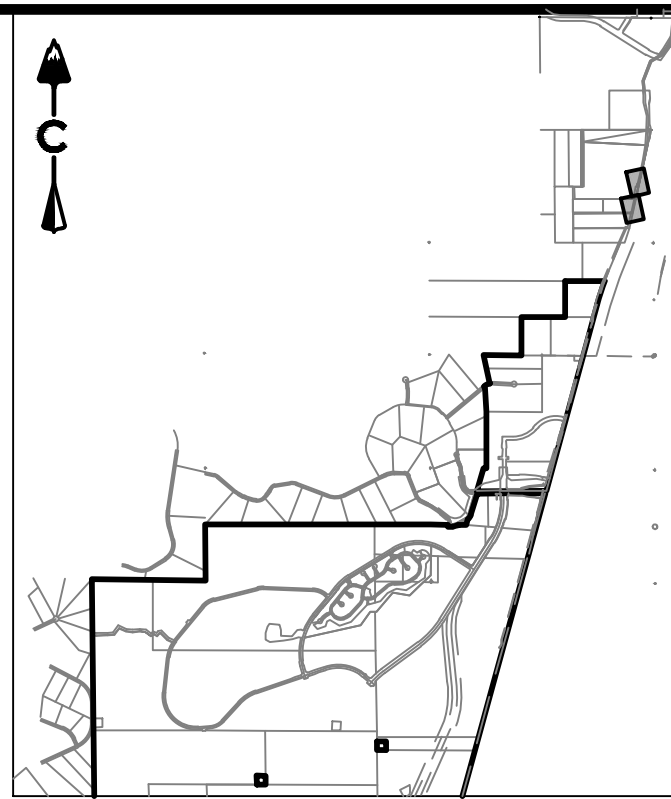
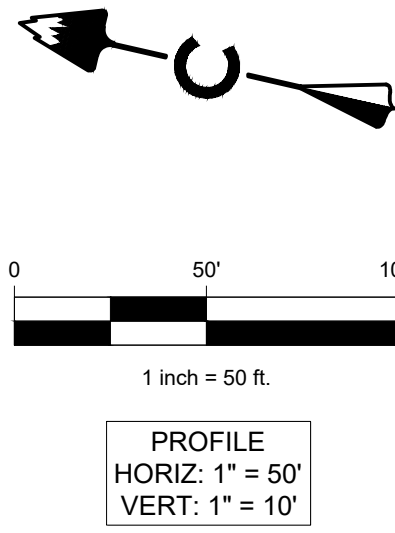
JOB NO.
20-224
SHEET
14 OF 25



DAWSON TRAILS OFFSITE SSWR
(41+50-48+00)



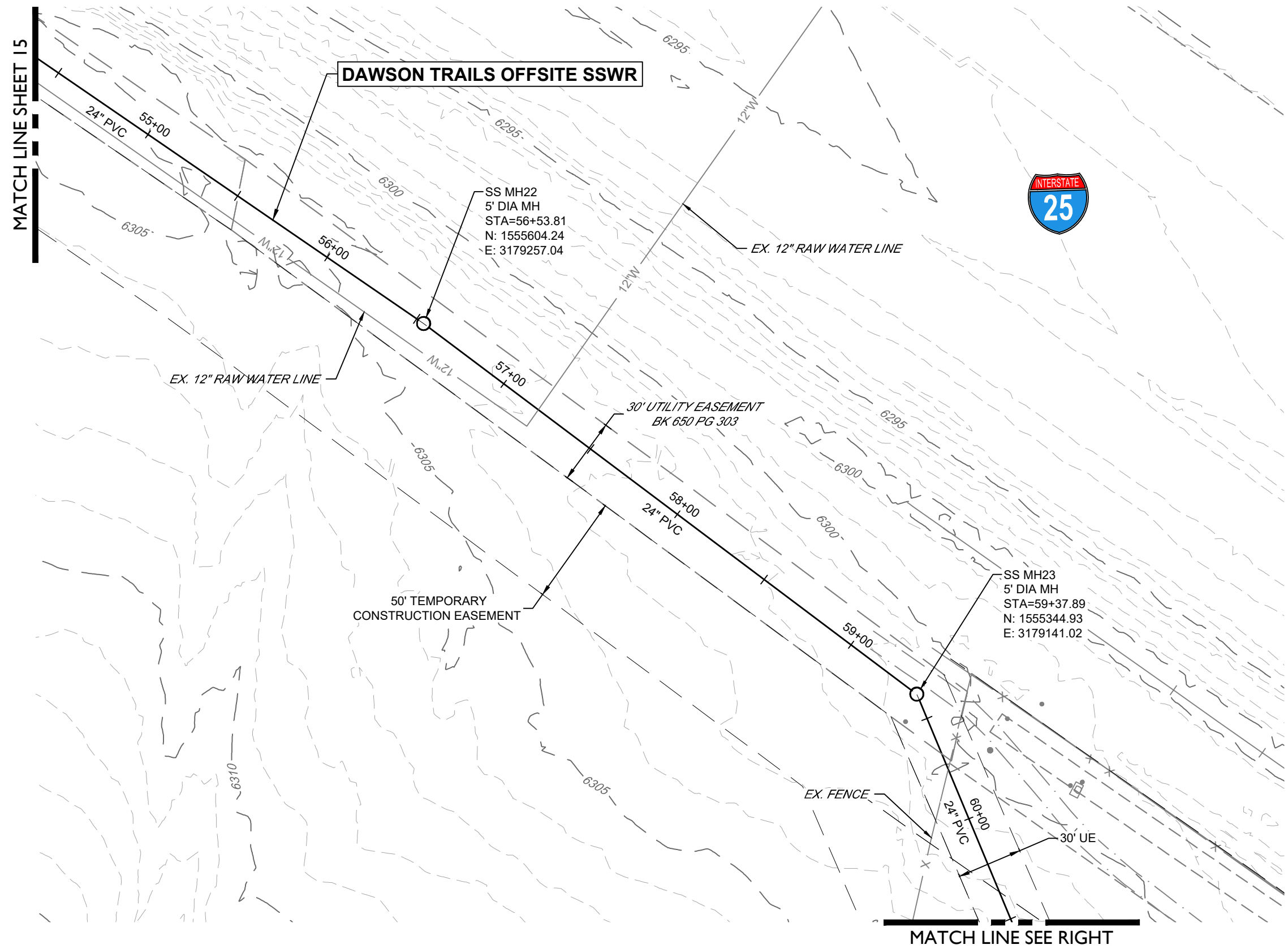
DAWSON TRAILS OFFSITE SSWR
(48+00-54+50)



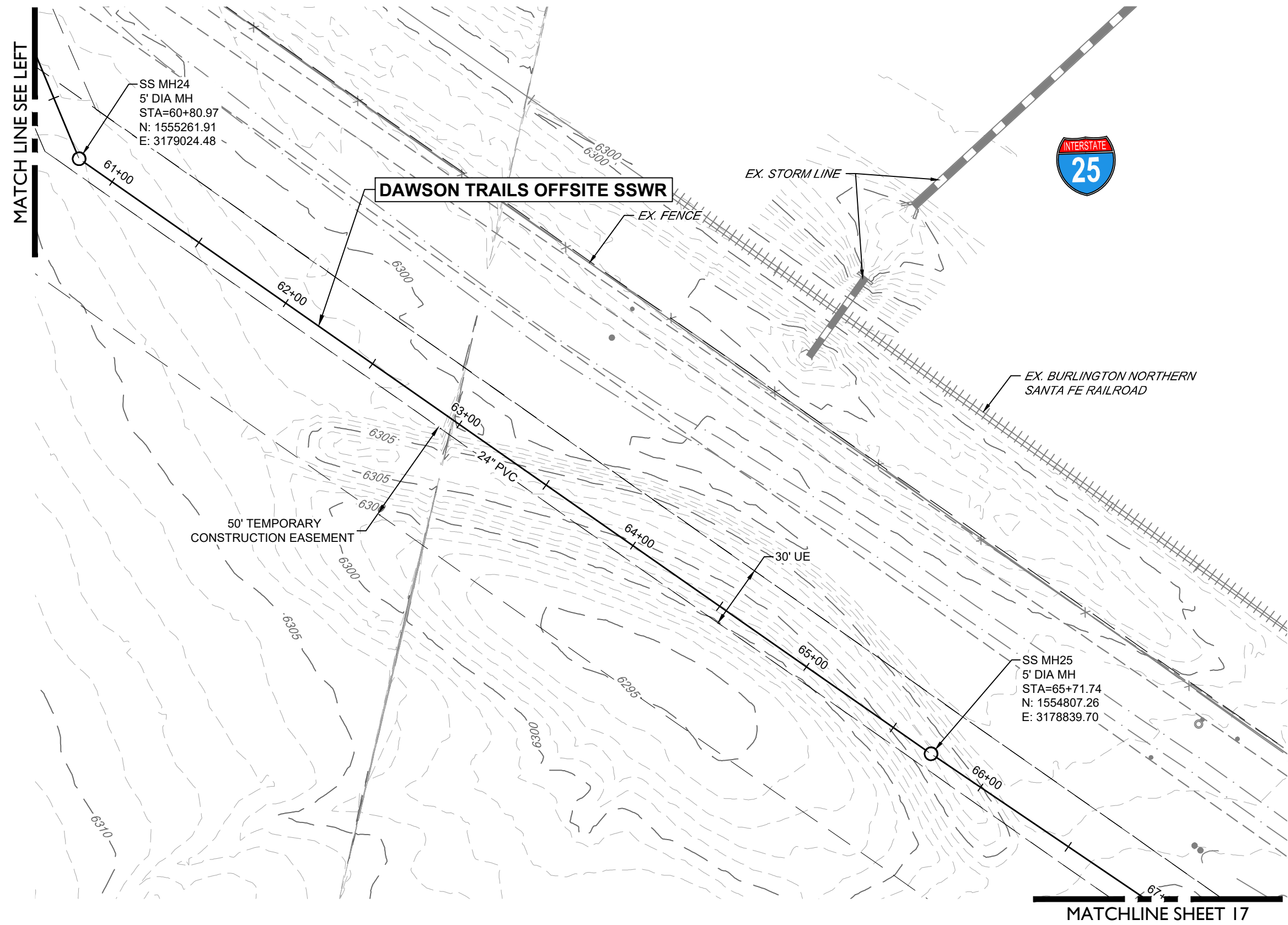
LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
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	WATER SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES MAINTENANCE ACCESS
	BLOCK NUMBER

NOTES:
1. CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.

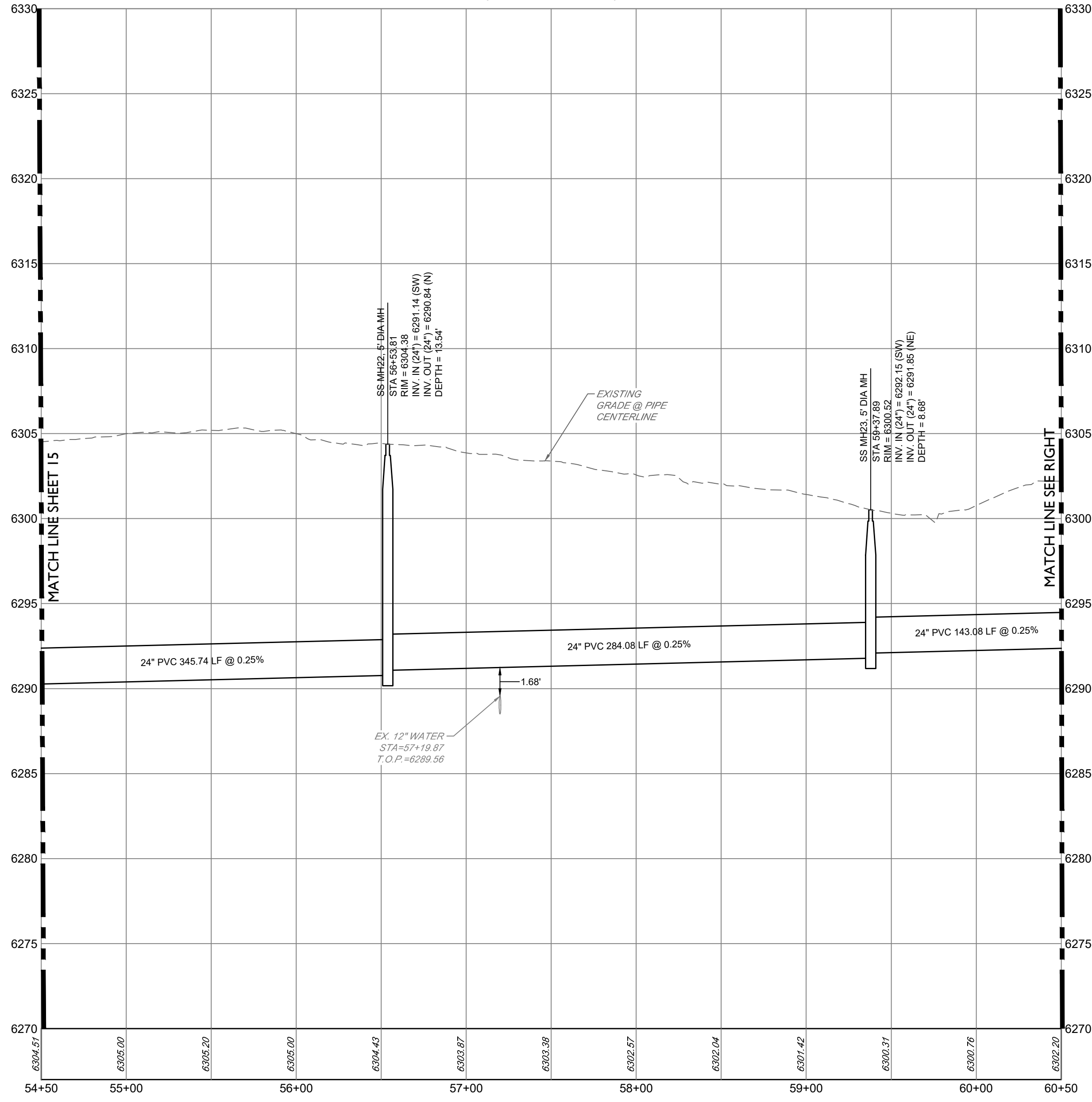
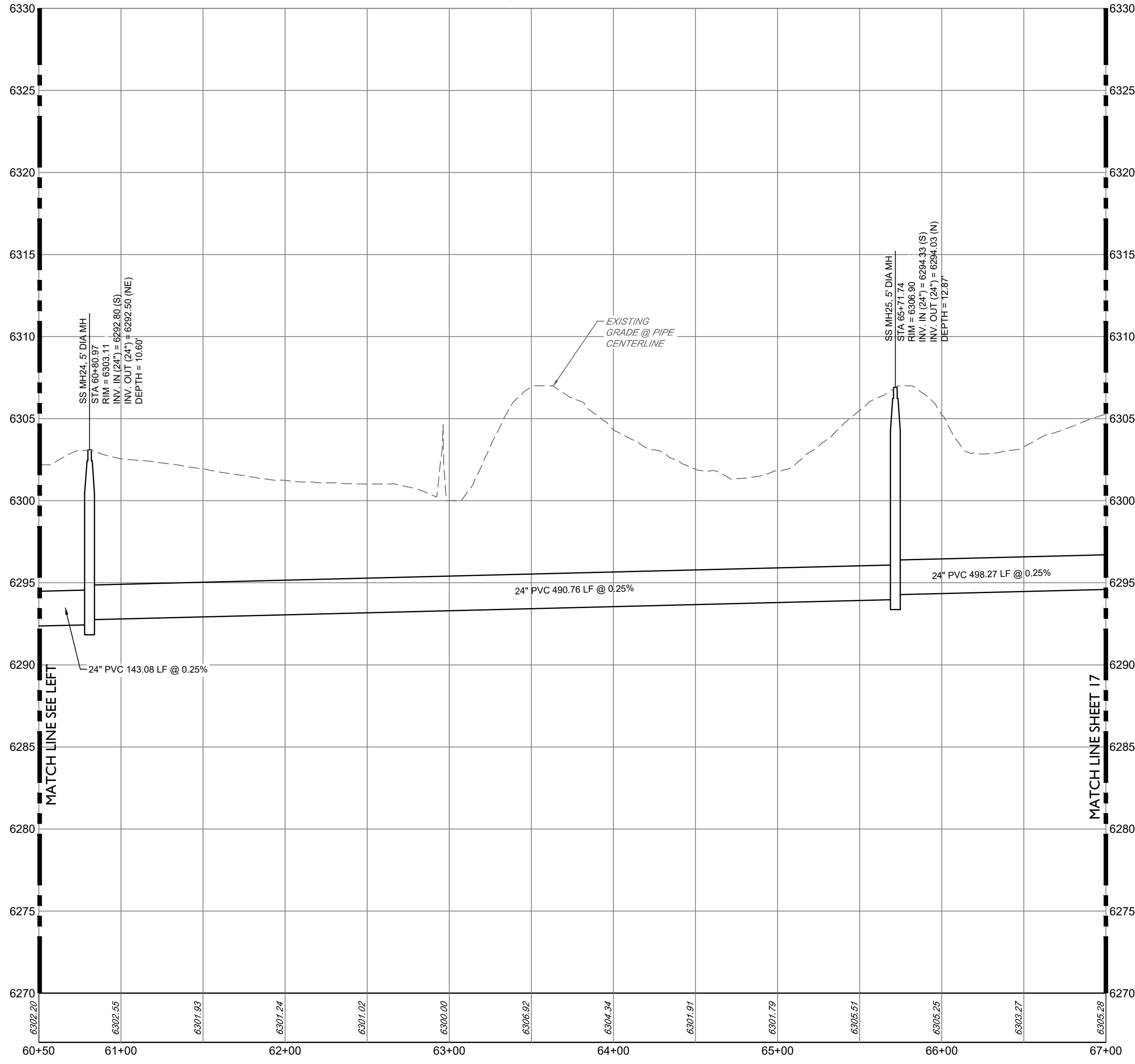
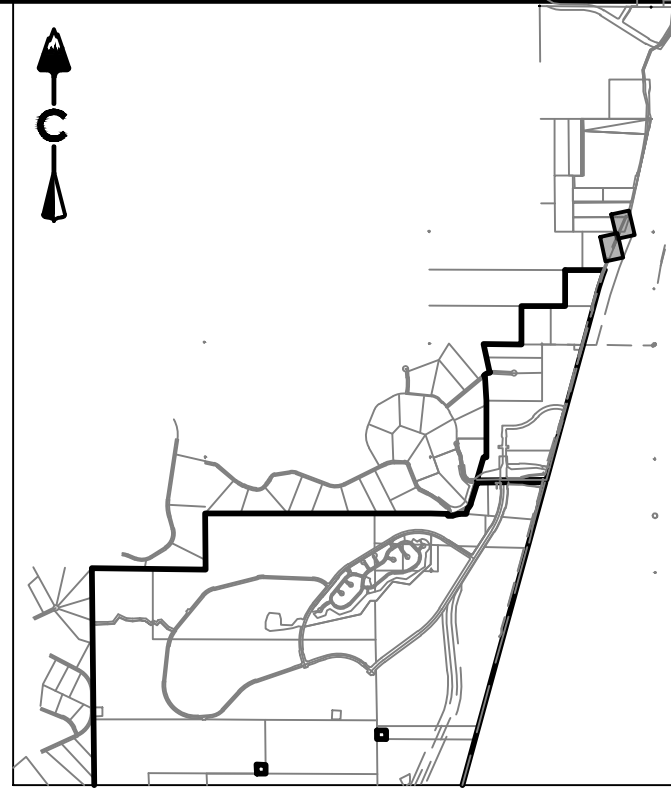
PROFESSIONAL ENGINEER CERTIFICATION	
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KEVIN J. ROHRBOUGH STATE OF COLORADO # 48992	
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
APPROVED BY:	
DEVELOPMENT SERVICES	
DATE	



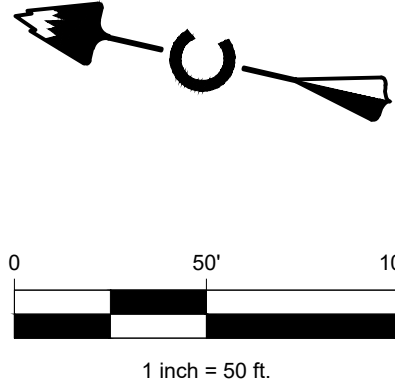
DAWSON TRAILS OFFSITE SSWR
(54+50-60+50)



DAWSON TRAILS OFFSITE SSWR
(60+50-67+00)



KEY MAP
SCALE: 1" = 450'



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY & STUB OUT
- EXISTING SANITARY & STUB OUT
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DEVELOPMENT SERVICES DATE

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DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

DAWSON TRAILS OFFSITE SANITARY SEWER

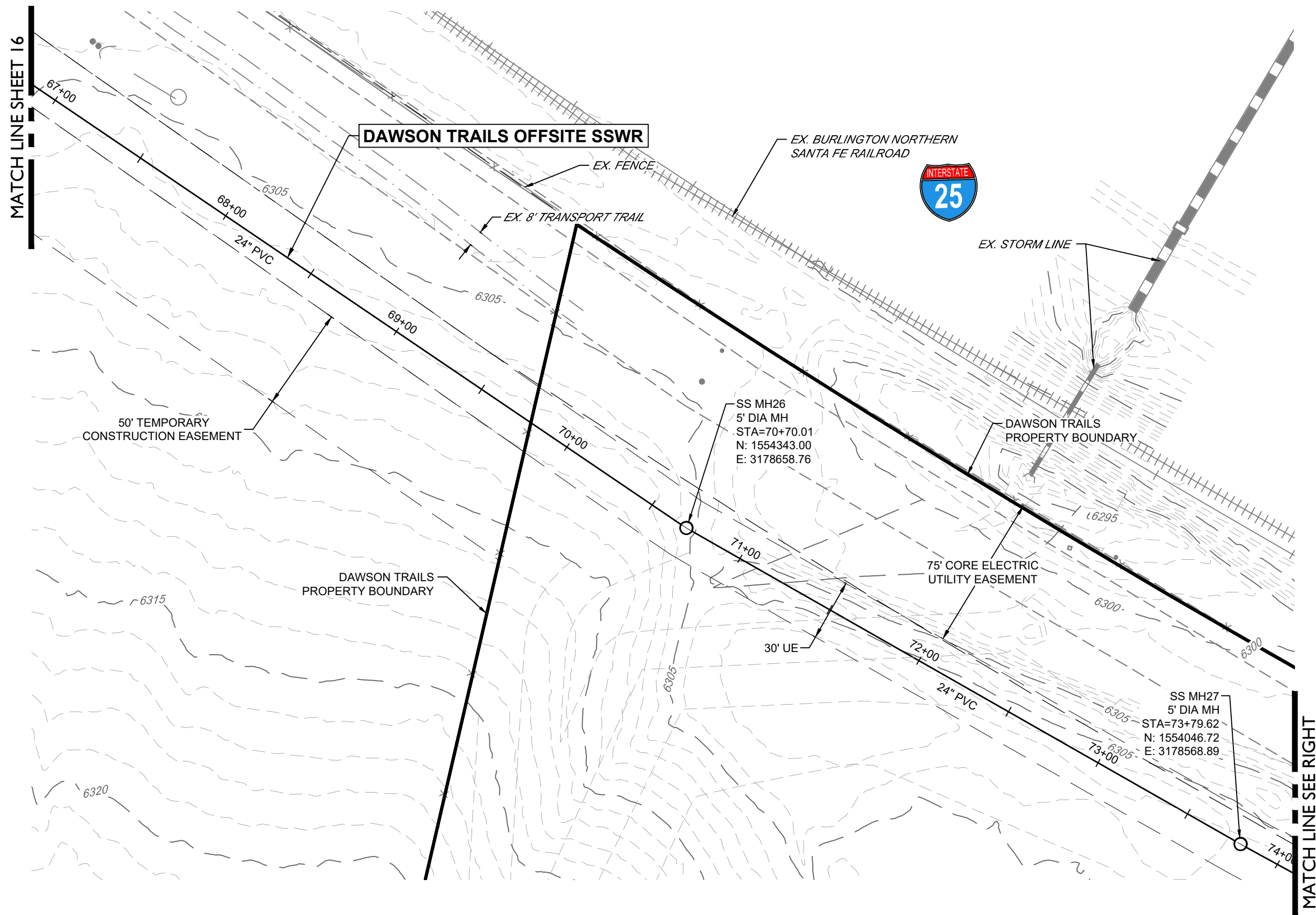
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
SANITARY P&P (7 OF 15)

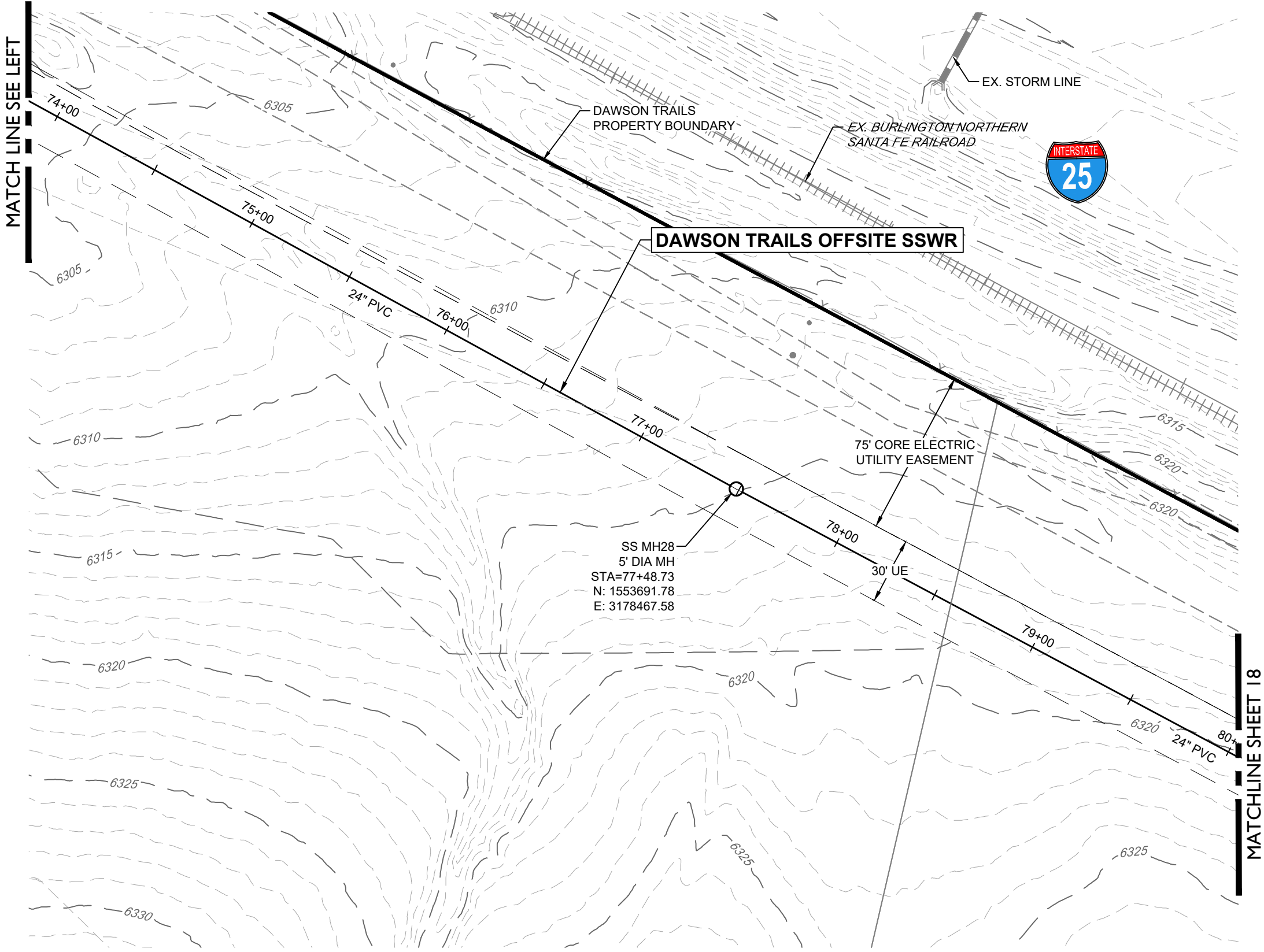
NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

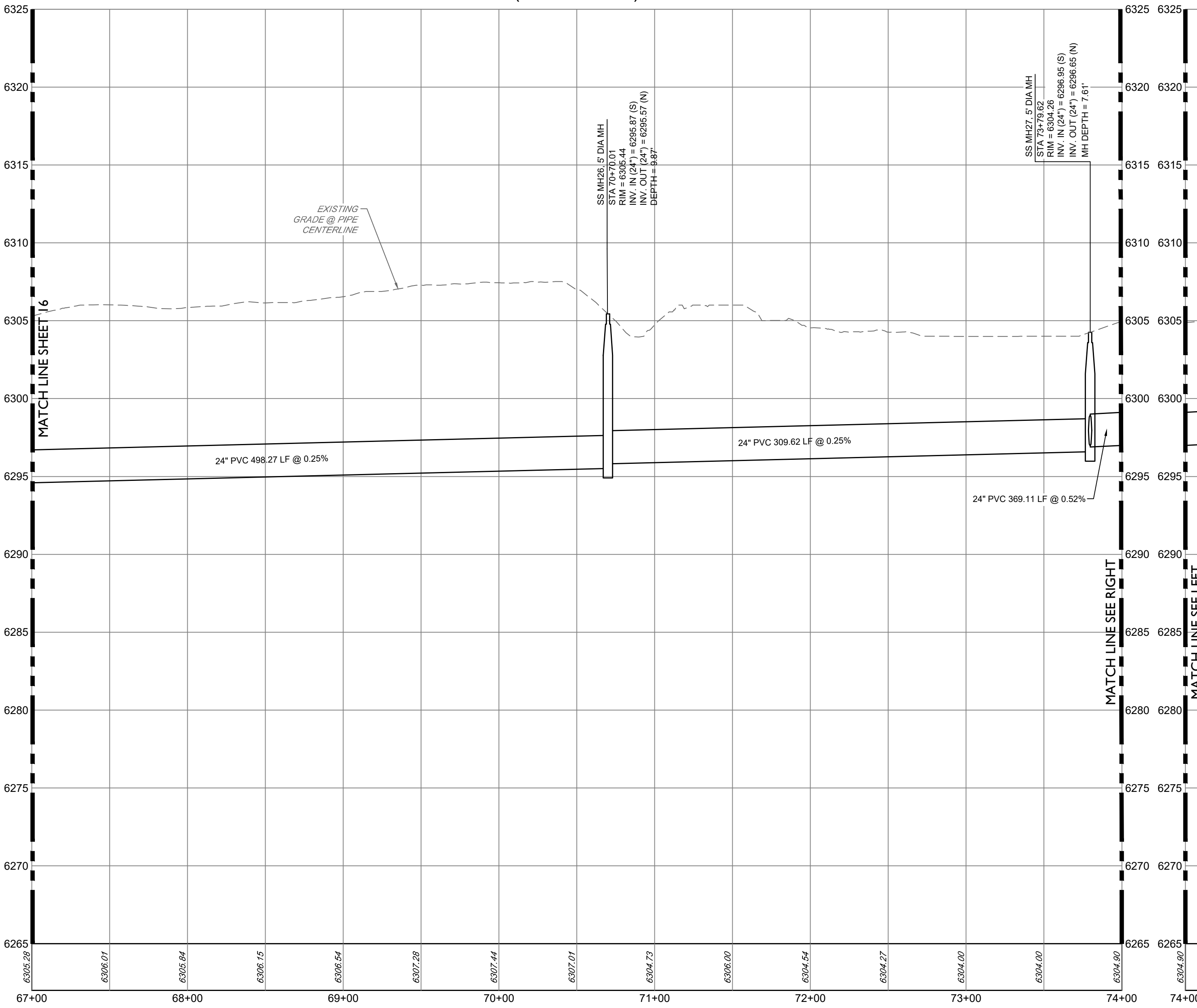
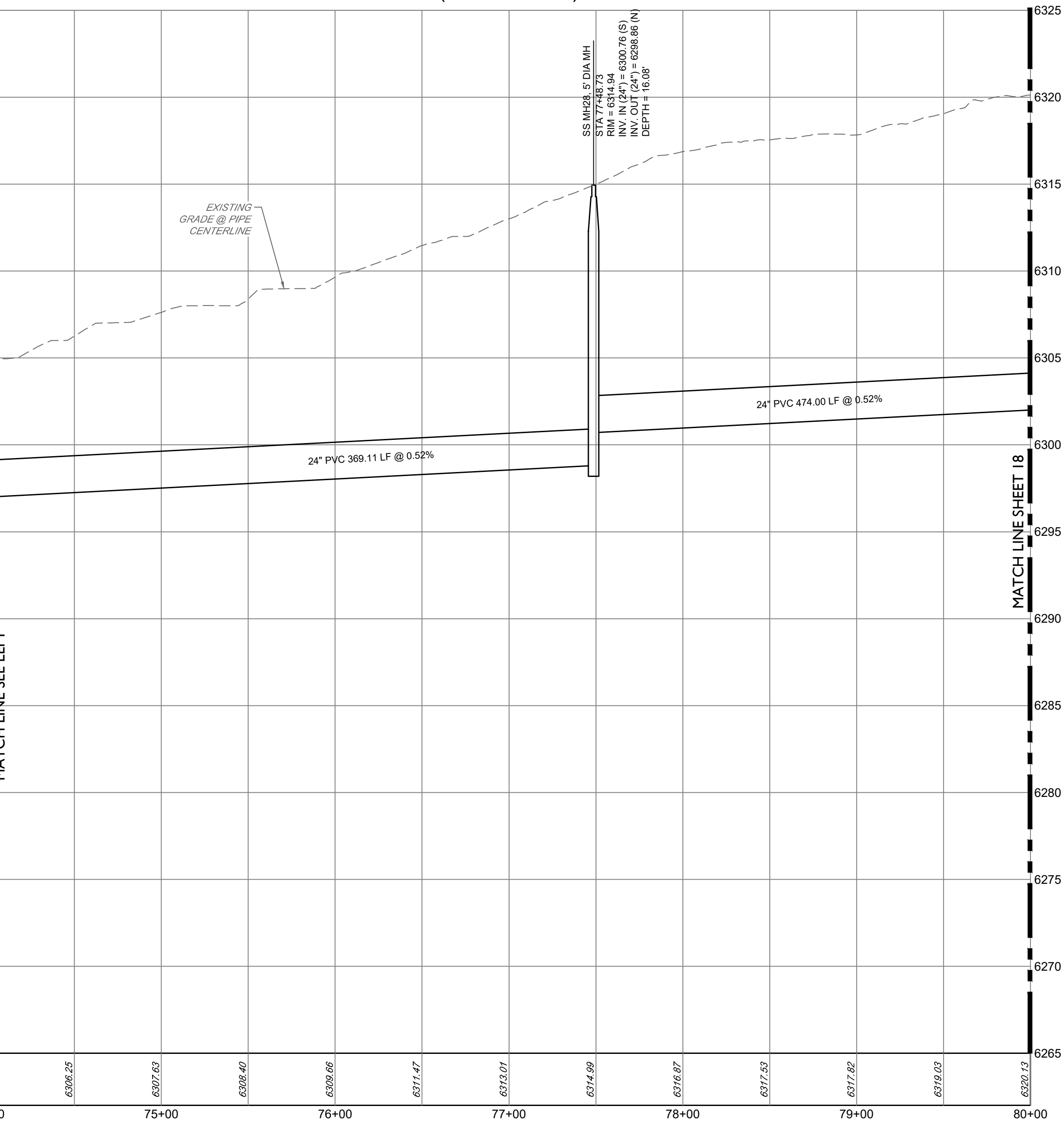
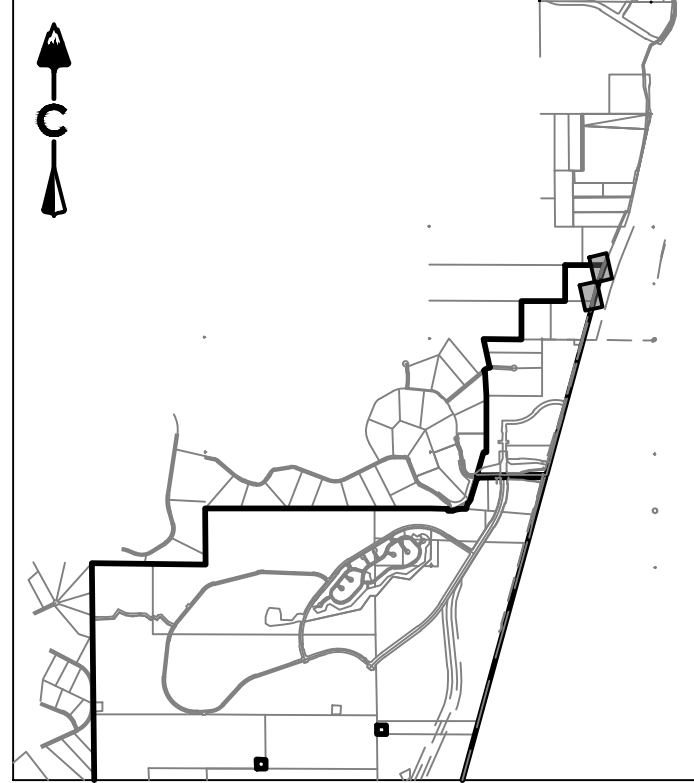
JOB NO.
20-224
SHEET
16 OF 25



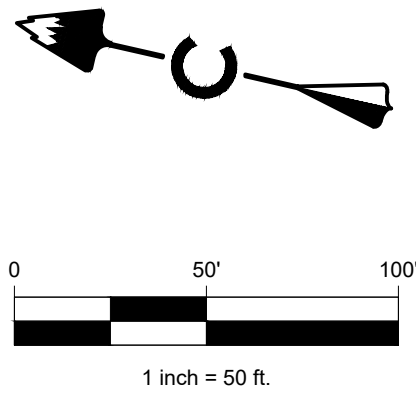
DAWSON TRAILS OFFSITE SSWR
(67+00-74+00)



DAWSON TRAILS OFFSITE SSWR
(74+00-80+00)



KEY MAP
SCALE: 1" = 450'



PROFILE
HORIZ. 1" = 50'
VERT. 1" = 10'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY & STUB OUT
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- BLOCK NUMBER

NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

KEVIN J. ROHRBOUGH
STATE OF COLORADO # 48992

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS, INC.
34733 S. BROADWAY
DENVER, CO 80113
303.703.4444
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CORE



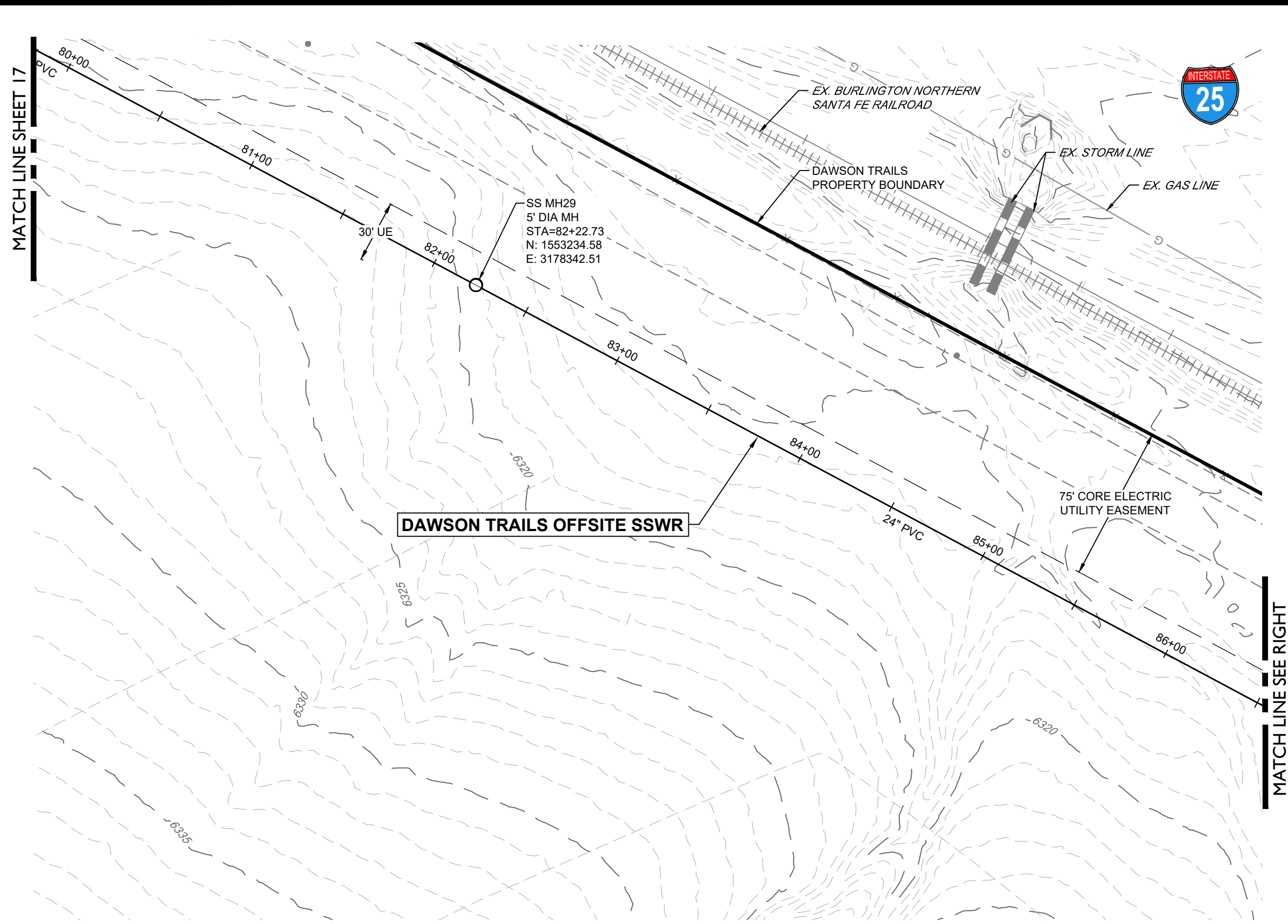
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CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (8 OF 15)

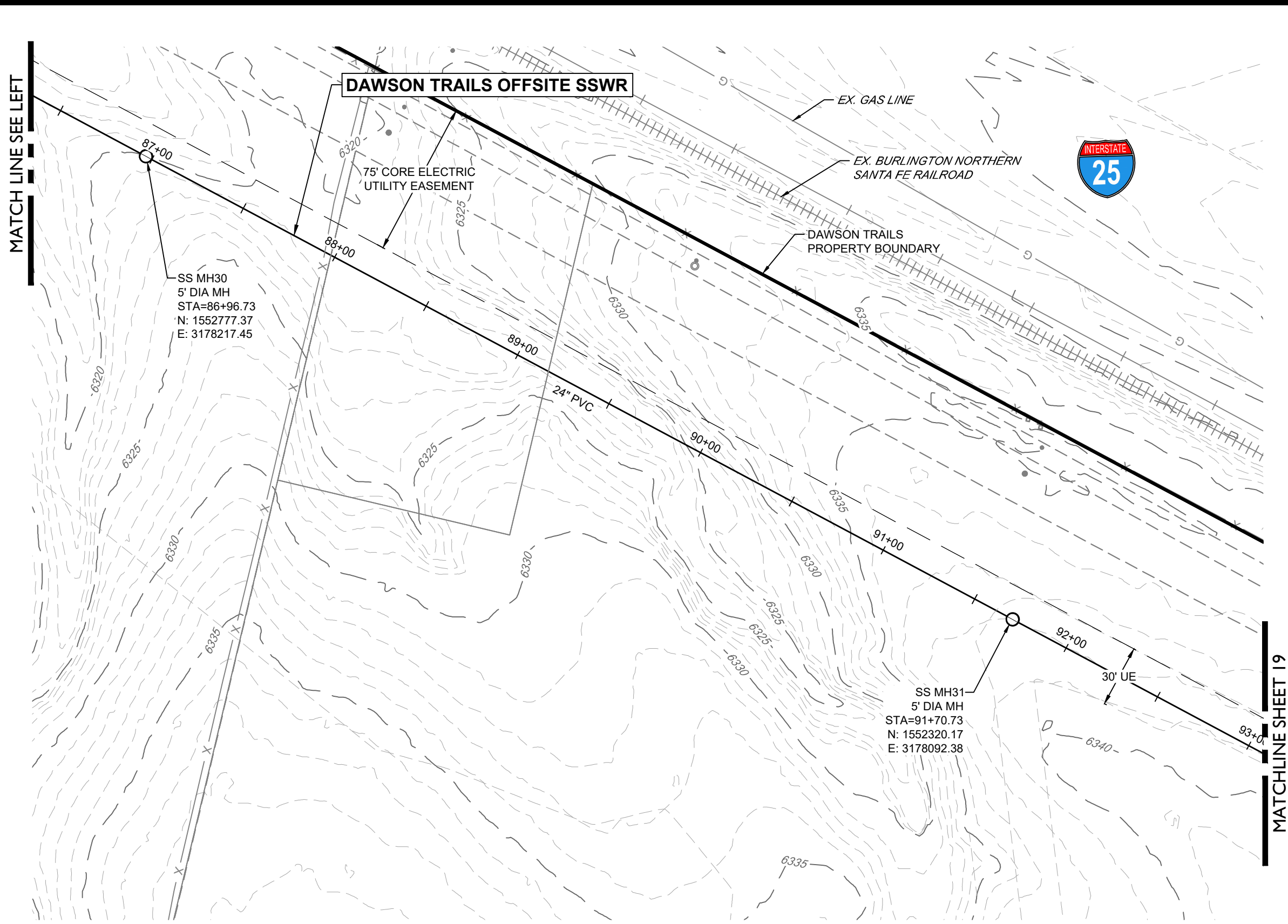
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DRAWN BY: MGB
CHECKED BY: JMB

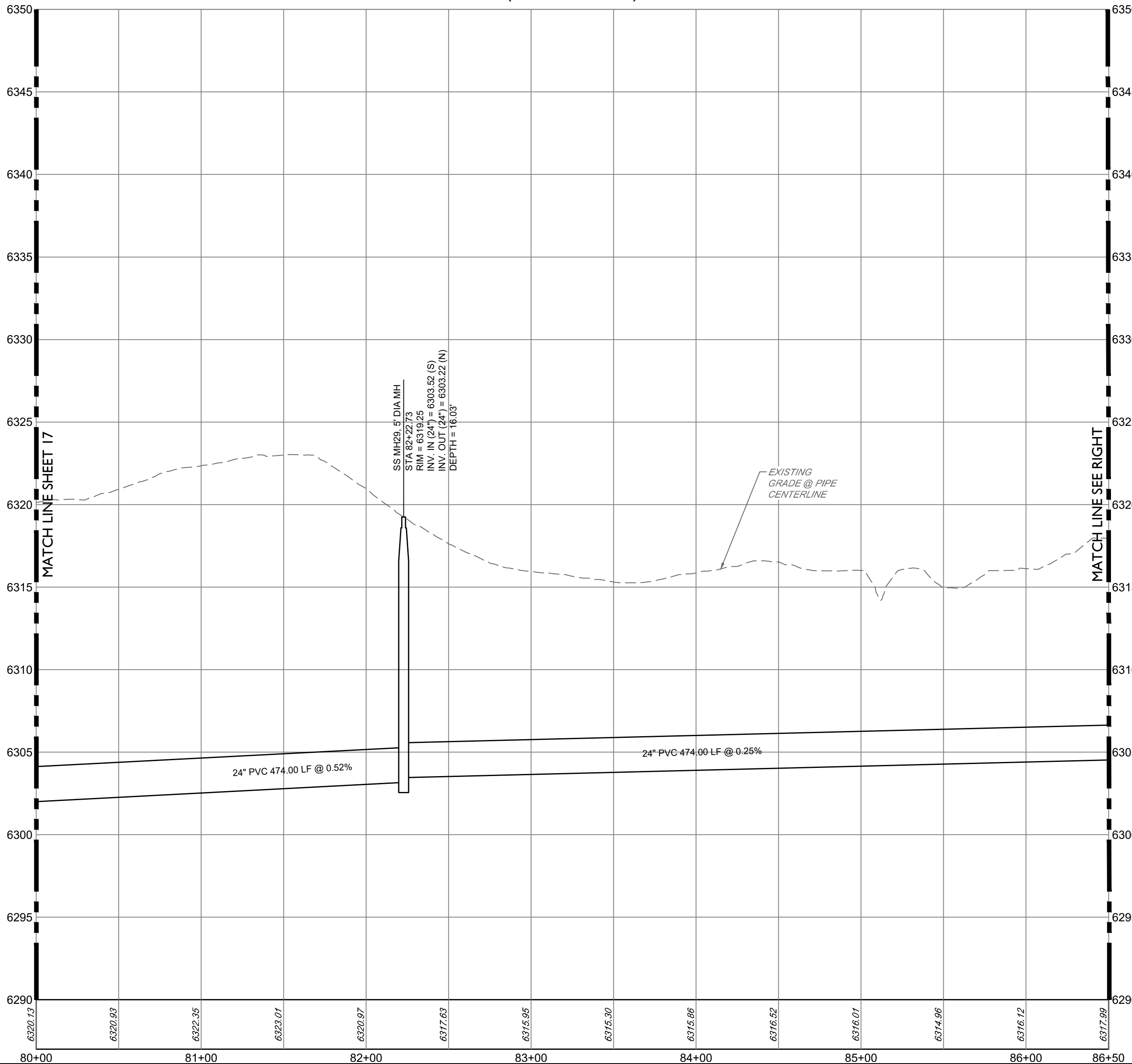
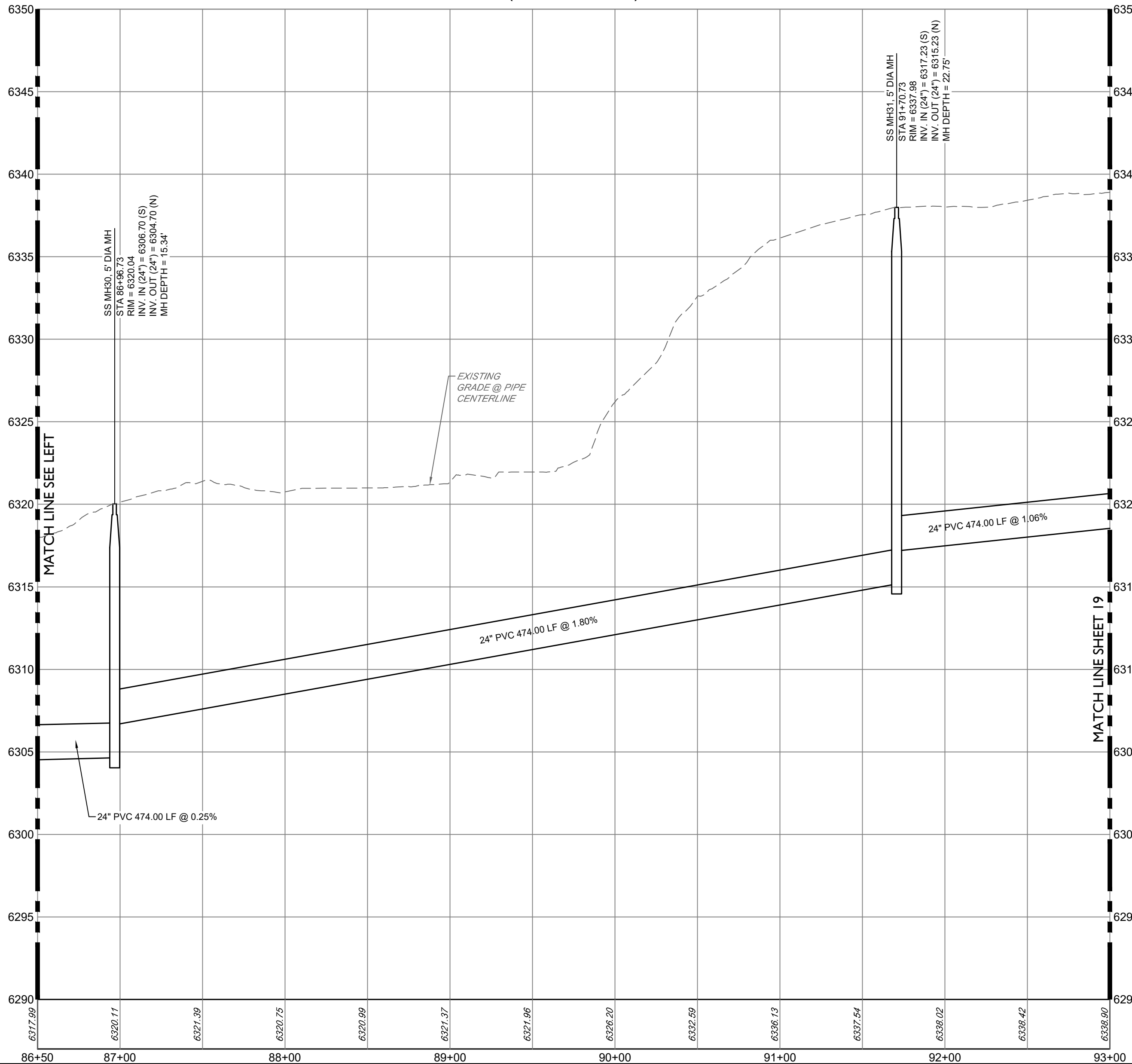
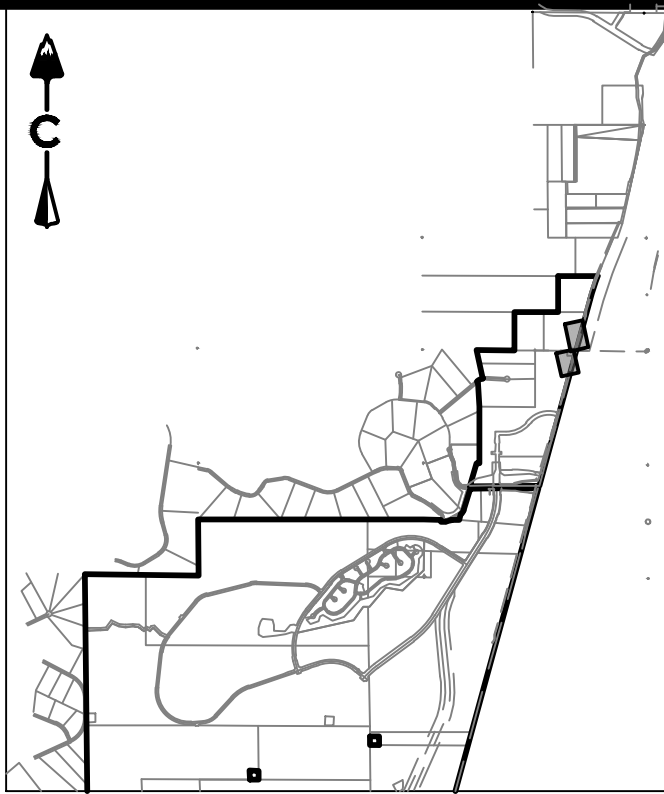
JOB NO.
20-224
SHEET
17 OF 25



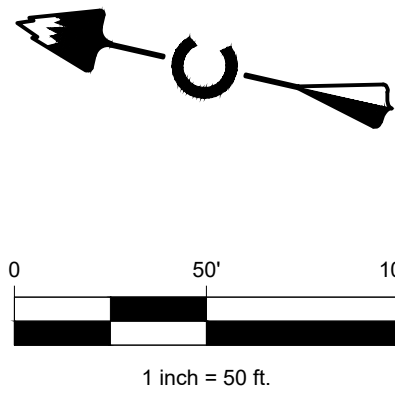
DAWSON TRAILS OFFSITE SSWR
(80+00-86+50)



DAWSON TRAILS OFFSITE SSWR
(86+50-93+00)



KEY MAP
SCALE: 1" = 450'



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

- | | |
|-------------|------------------------------|
| --- | EASEMENT |
| - - - - | RIGHT OF WAY (R.O.W.) |
| ---- | CENTERLINE |
| ===== | PROJECT BOUNDARY |
| ===== | PROPOSED CURB & GUTTER |
| ===== | PROPOSED SANITARY & STUB OUT |
| ===== | EXISTING SANITARY & STUB OUT |
| -----S----- | SANITARY SERVICE |
| -----W----- | WATER SERVICE |
| ===== | PROPOSED WATER & STUB OUT |
| ===== | EXISTING WATER & STUB OUT |
| ===== | PROPOSED STORM & STUB OUT |
| ===== | EXISTING STORM & STUB OUT |
| SS | SANITARY MANHOLES |
| W | SANITARY CLEAN OUT |
| W | CRUSHER FINES |
| W | MAINTENANCE ACCESS |
| 1 2 3 4 | BLOCK NUMBER |

NOTES:

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TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

Know what's below.
Call before you dig.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (9 OF 15)

NOT FOR
CONSTRUCTION

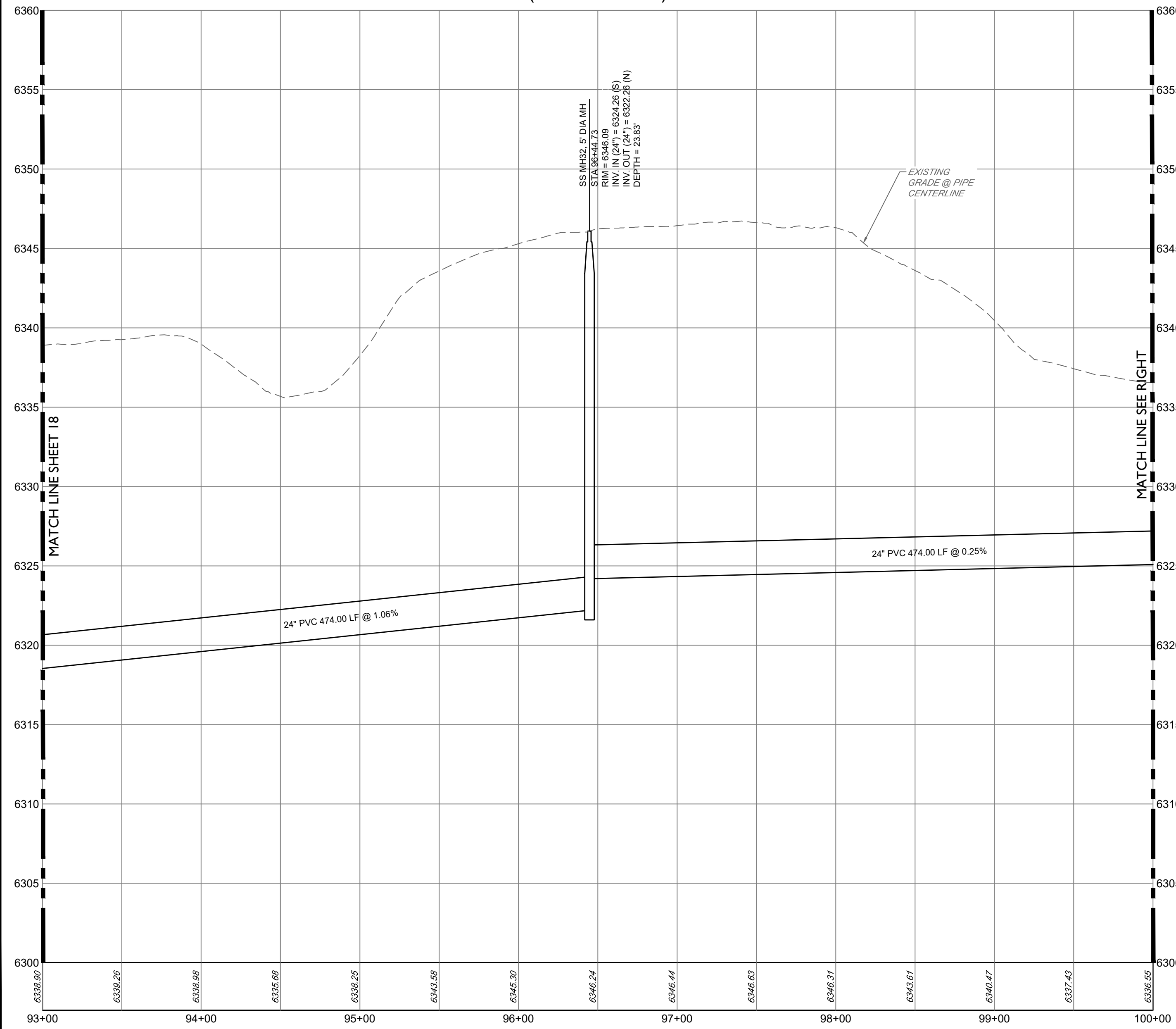
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DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
18 OF 25

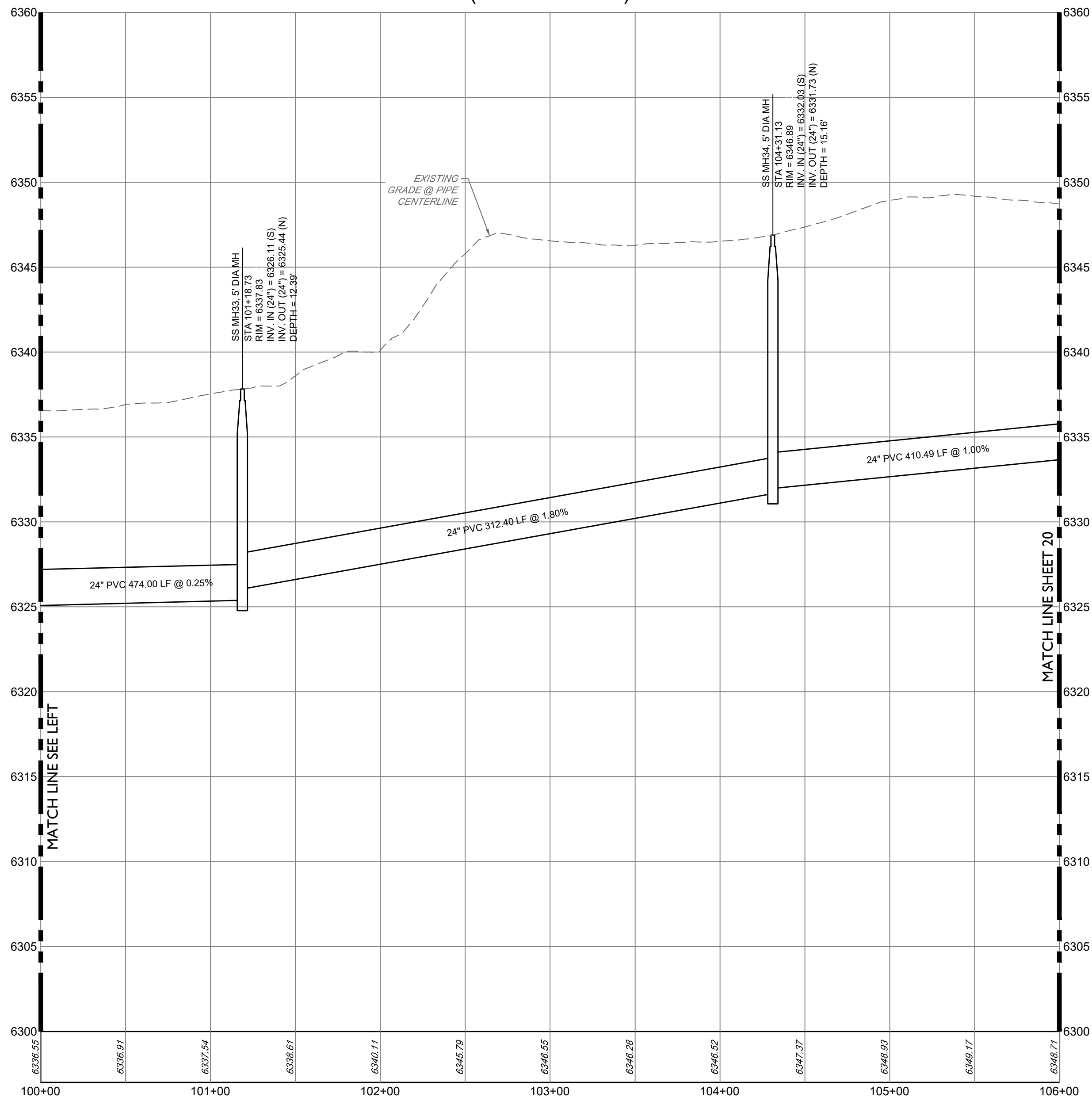
CORE CONSULTANTS, INC.
34733 S. BROADWAY
DENVER, CO 80113
303.703.4444
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CORE

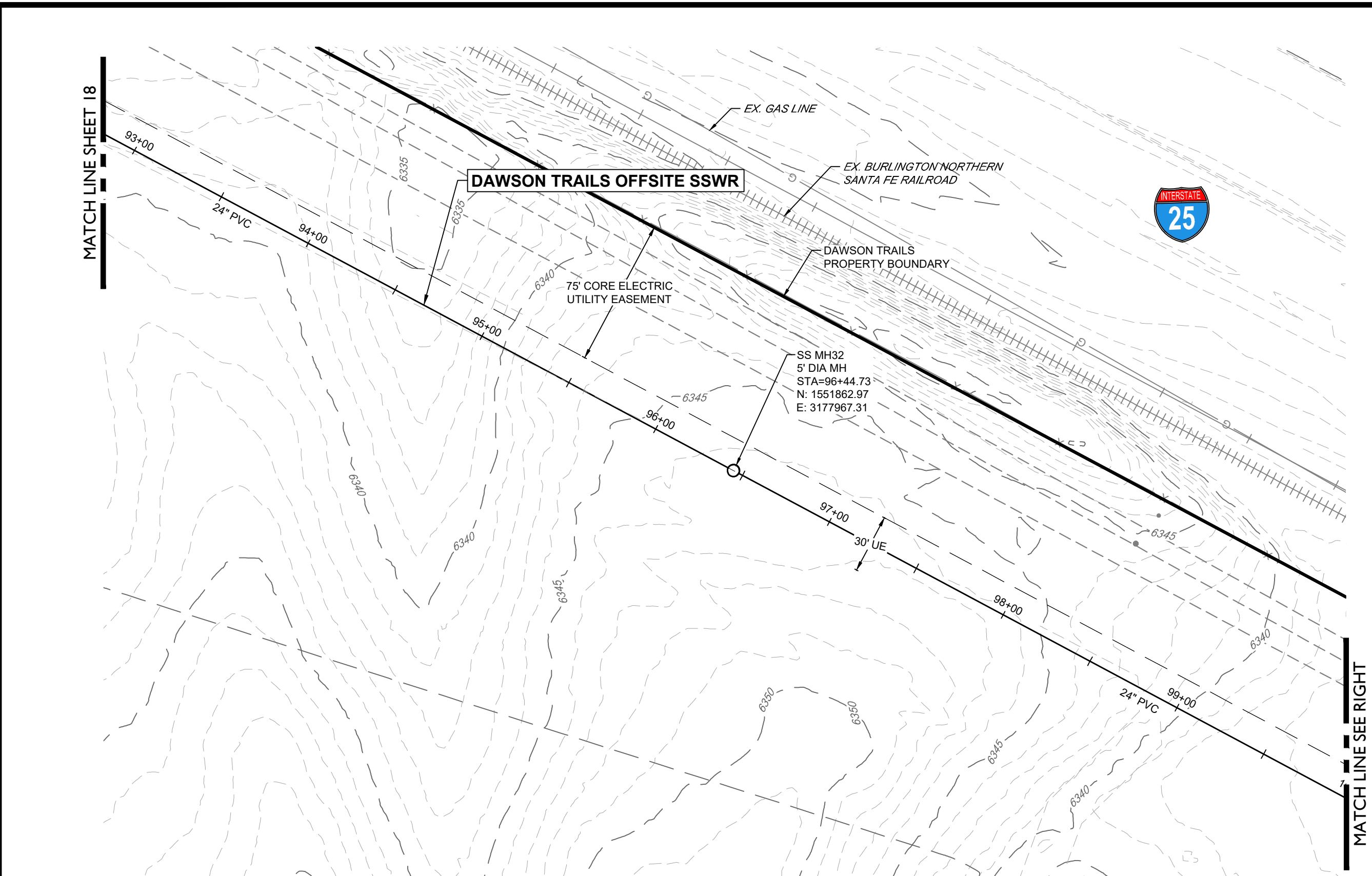
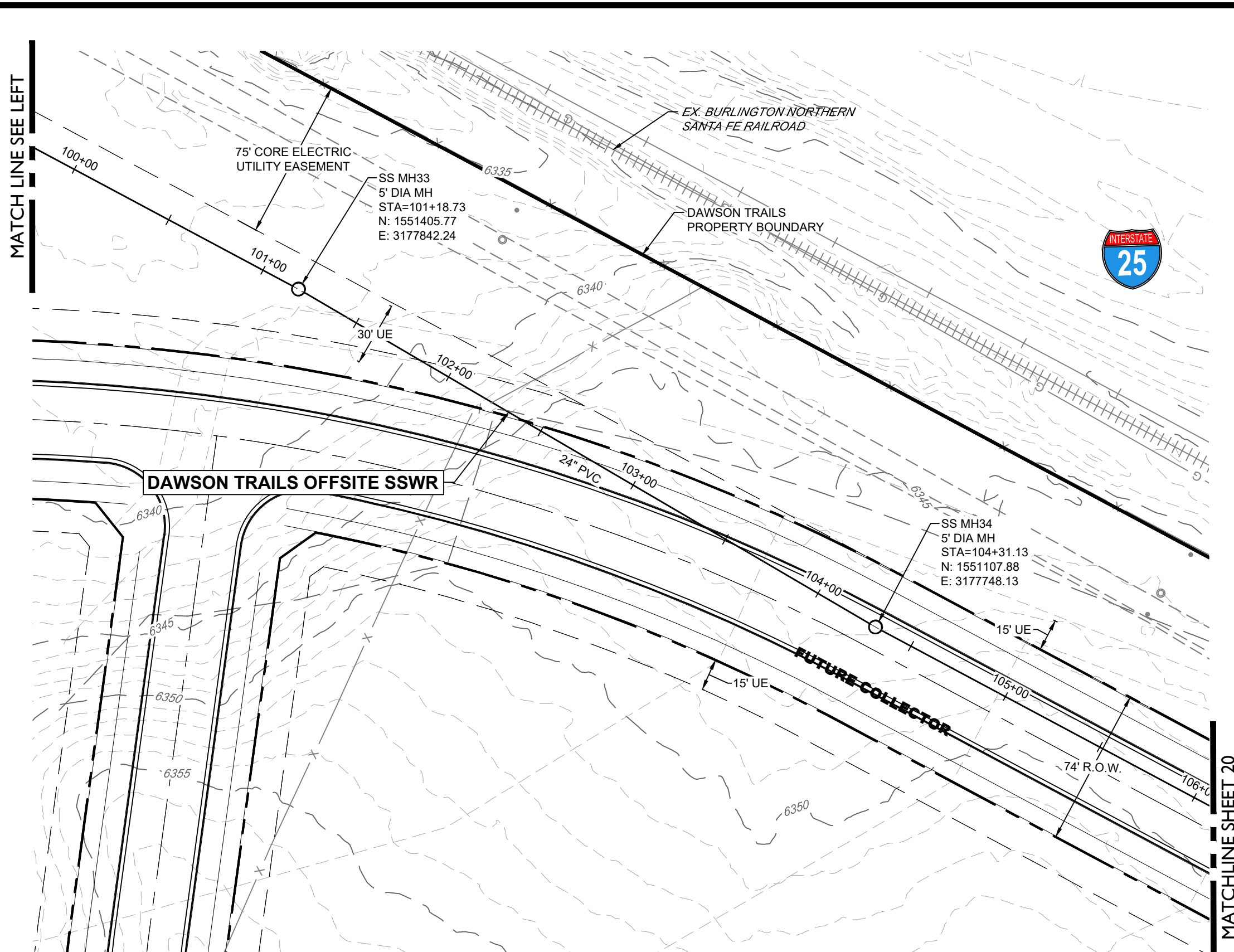
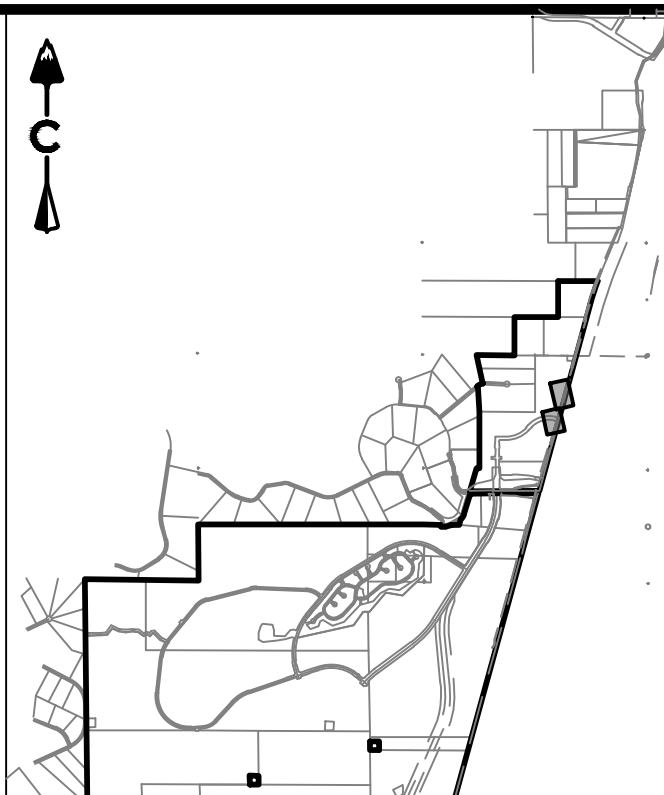
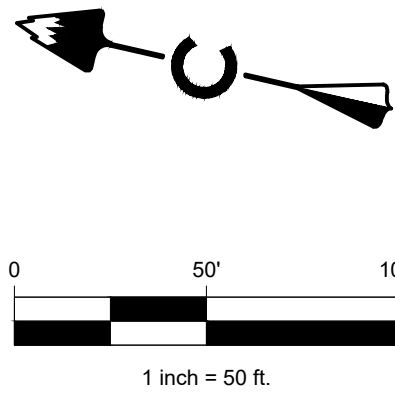
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



DAWSON TRAILS OFFSITE SSWR
(93+00-100+00)



DAWSON TRAILS OFFSITE SSWR
(100+00-106+00)



LEGEND

---	EASEMENT
- - - -	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
---	WATER SERVICE
---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING
---	PROPOSED
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER

NOTES:

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DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (10 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
19 OF 25

Know what's below.
Call before you dig.

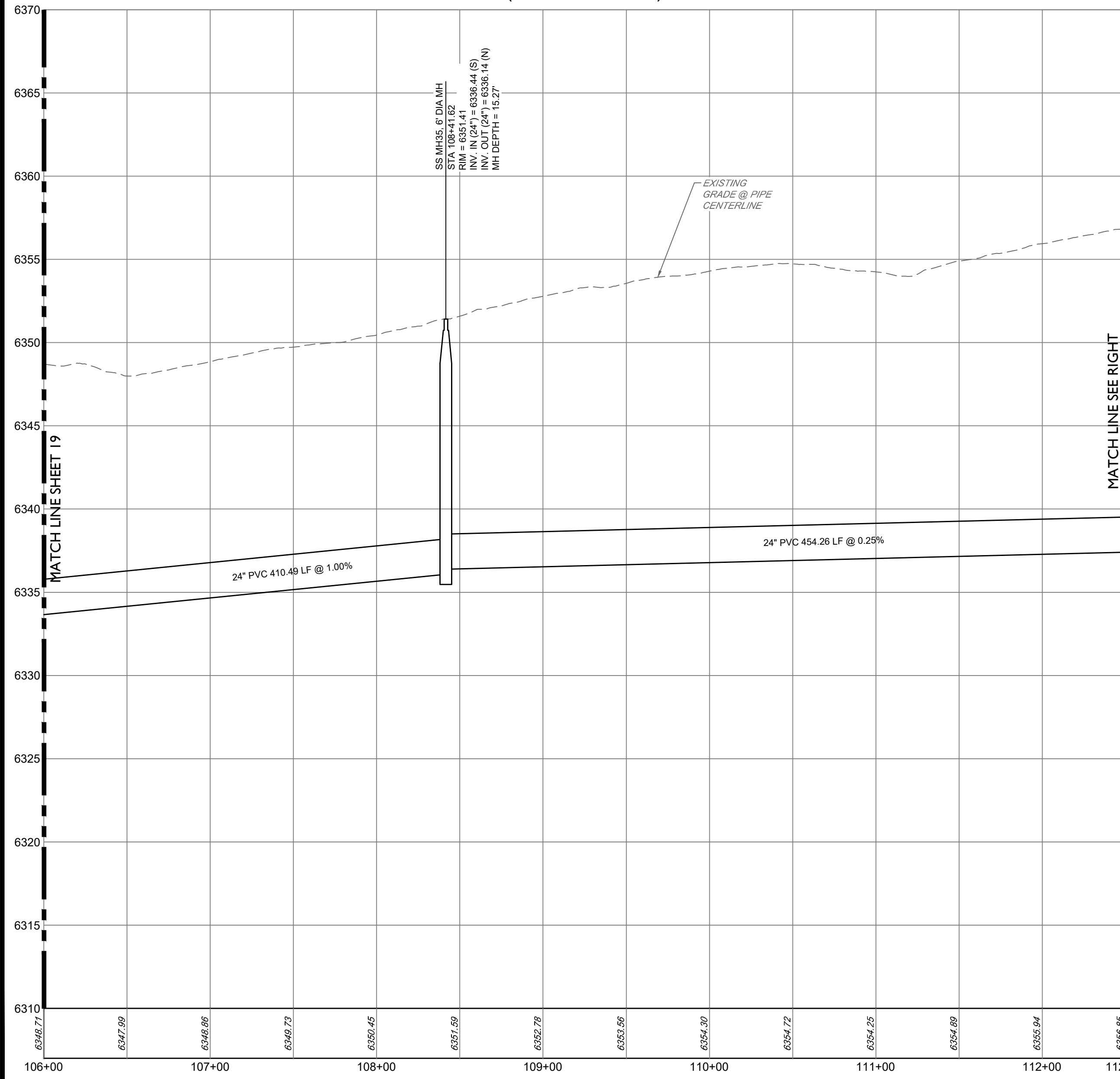
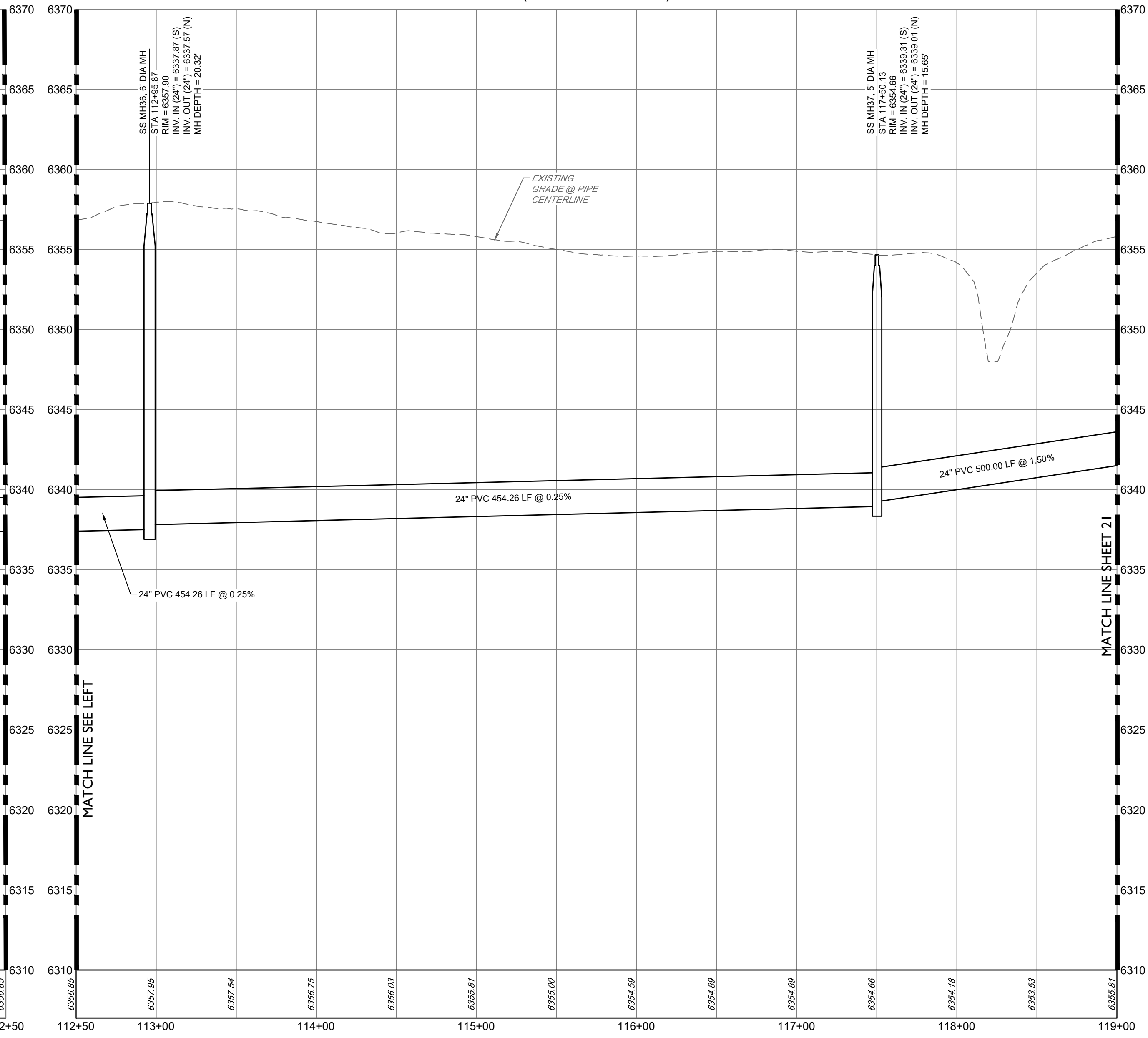
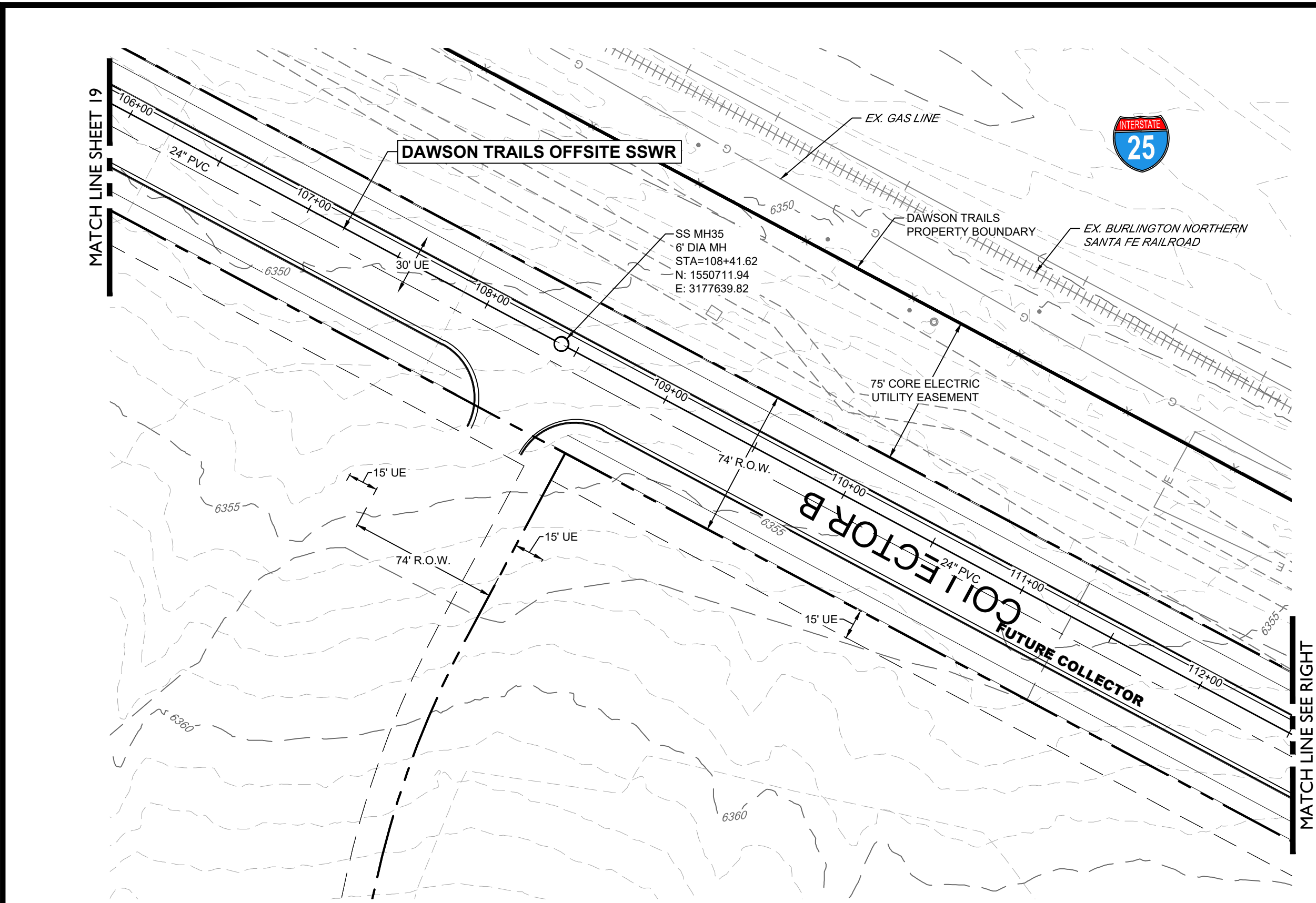
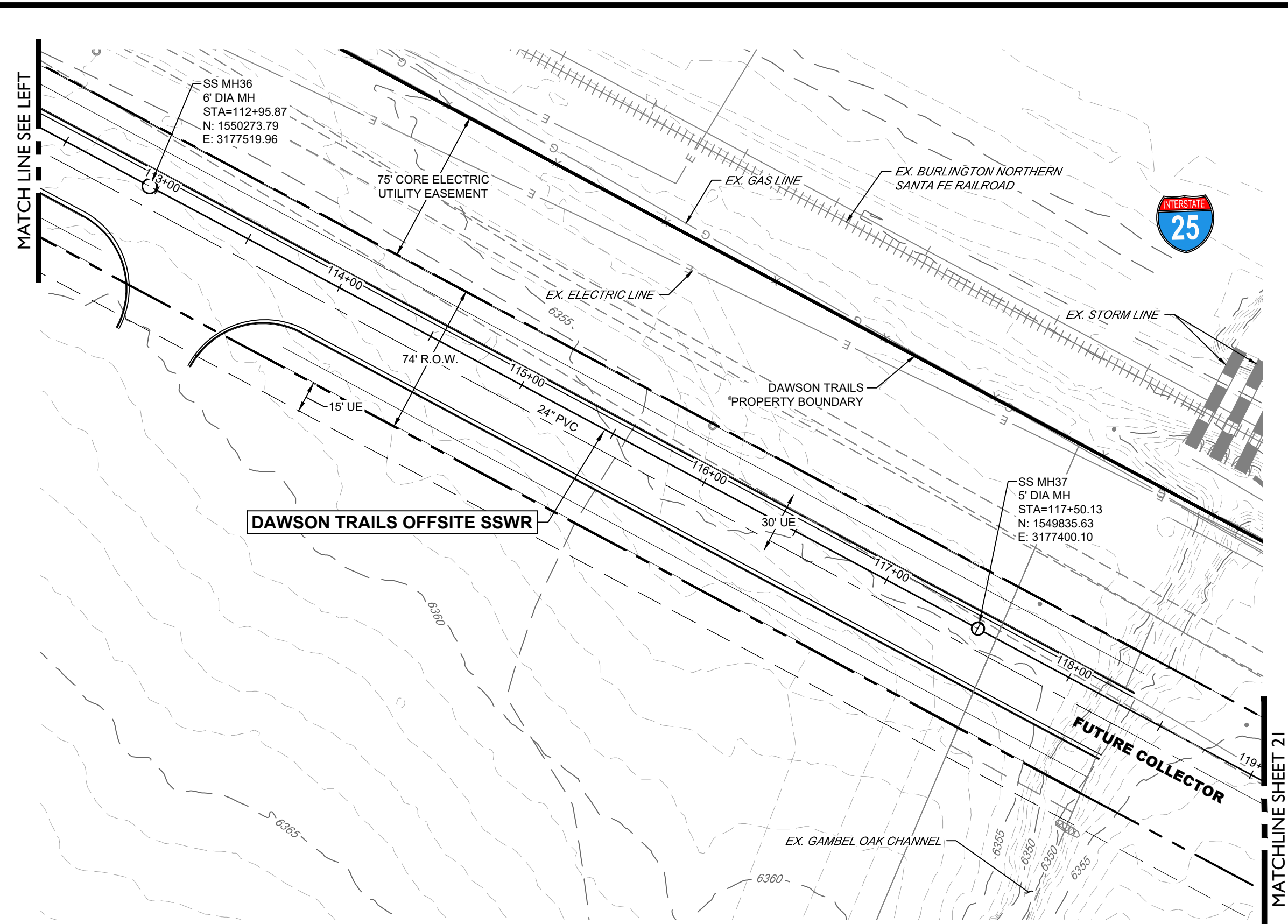


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

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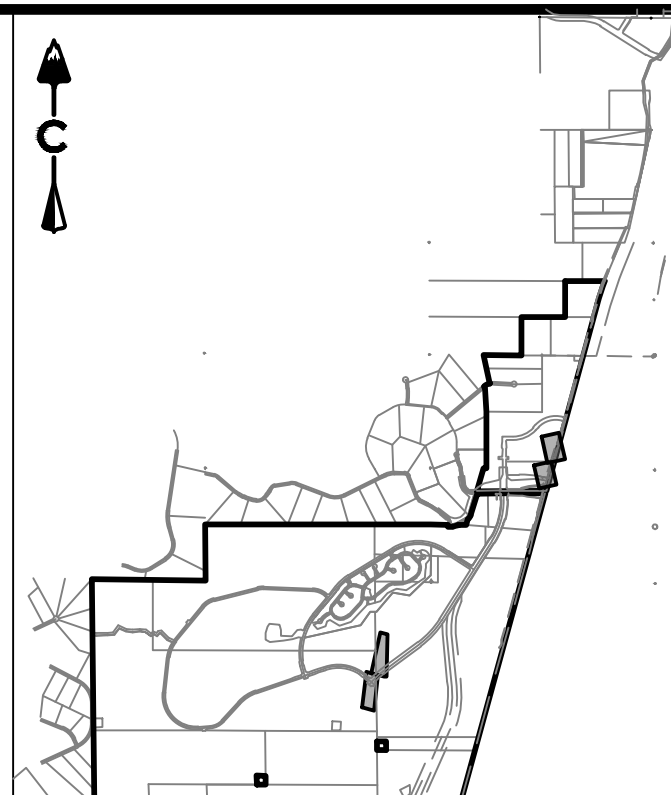
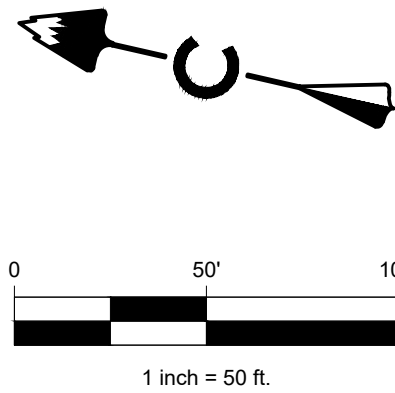
CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



DAWSON TRAILS OFFSITE SSWR
(106+00-112+50)

DAWSON TRAILS OFFSITE SSWR
(112+50-119+00)



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY & STUB OUT
- EXISTING SANITARY & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- PROPOSED WATER & STUB OUT
- EXISTING WATER & STUB OUT
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING
- PROPOSED
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- CRUSHER FINES
- MAINTENANCE ACCESS
- BLOCK NUMBER

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STATE OF COLORADO # 48992

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DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (11 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
20 OF 25

Know what's below.
Call before you dig.

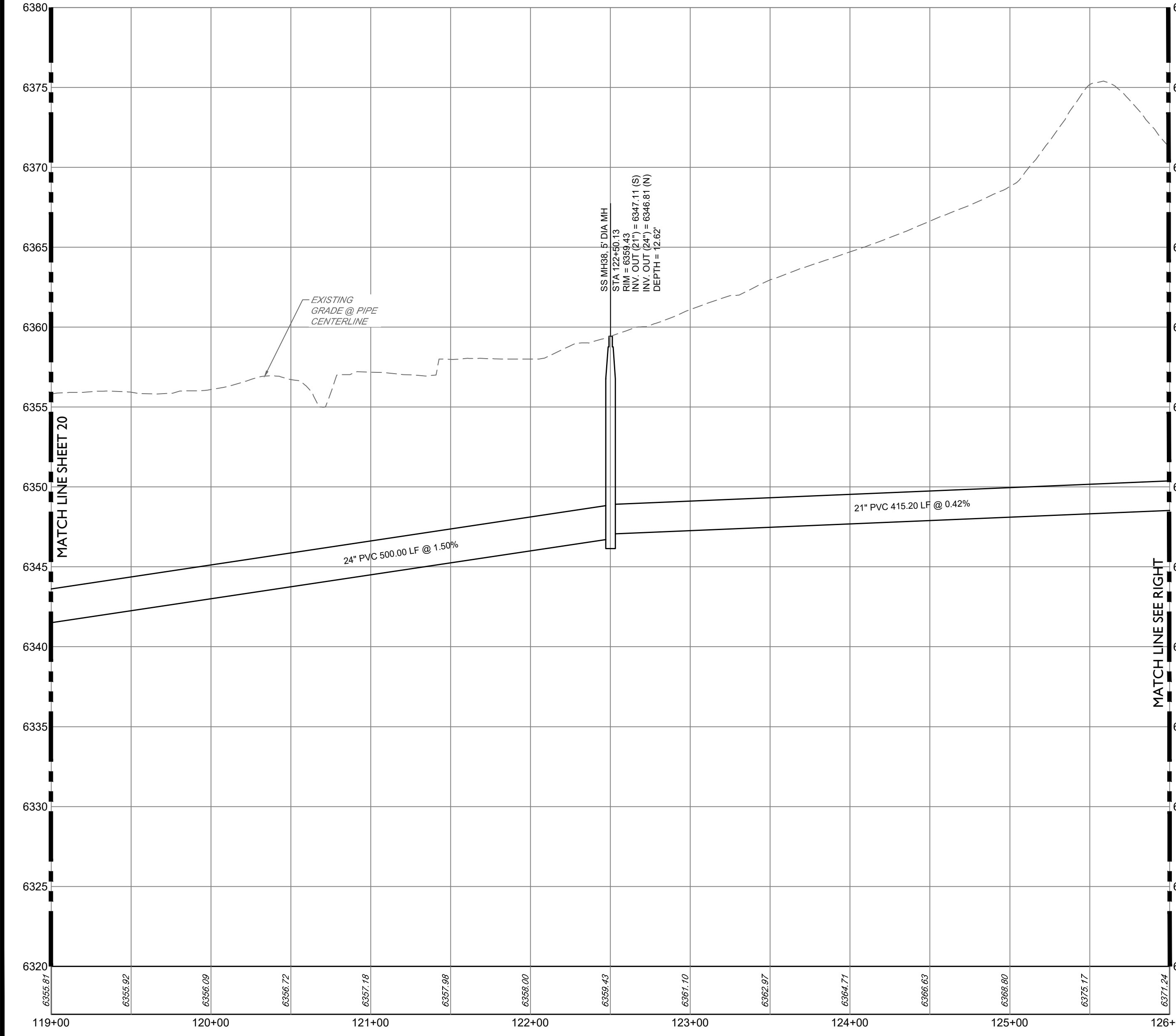
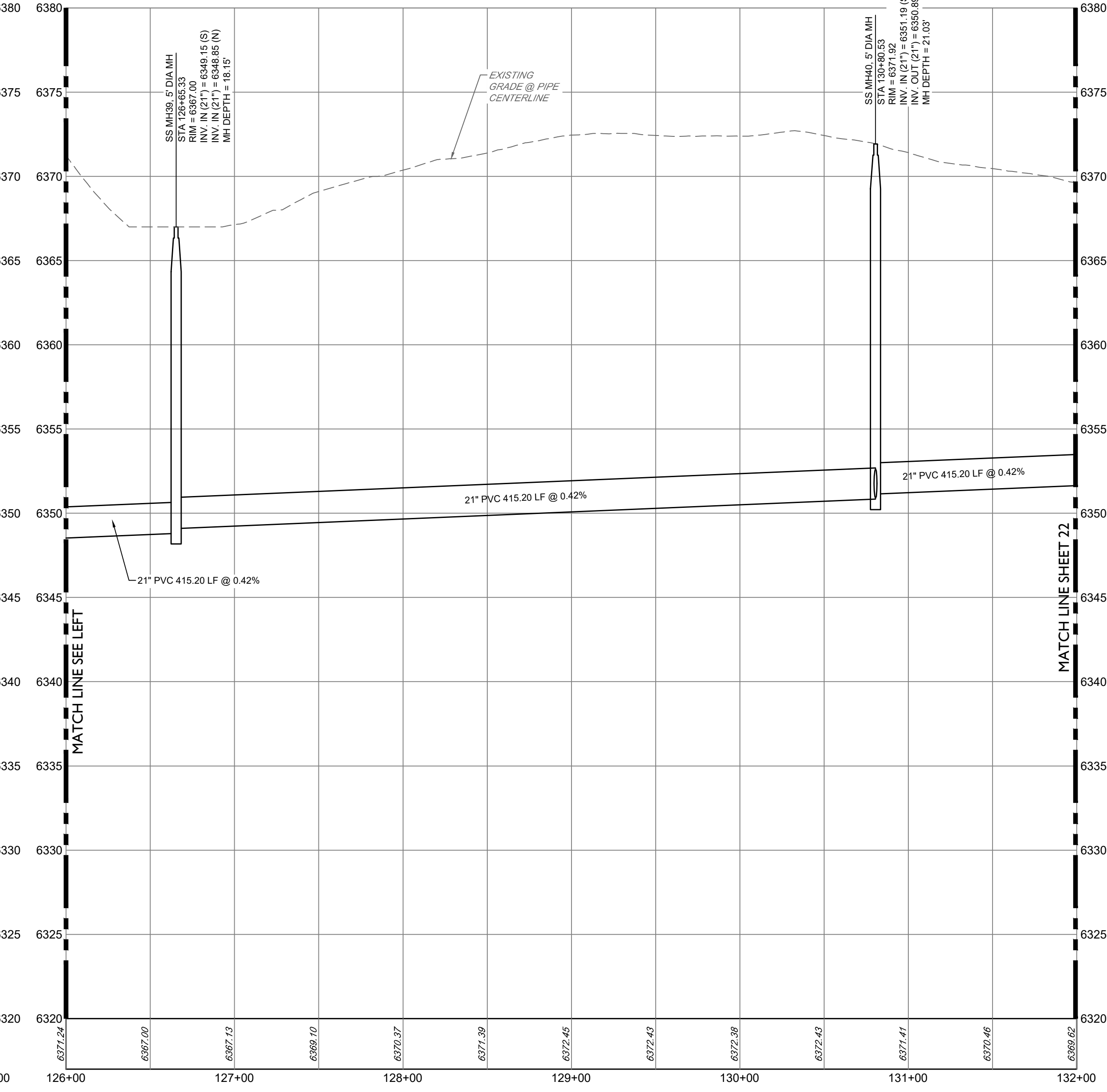
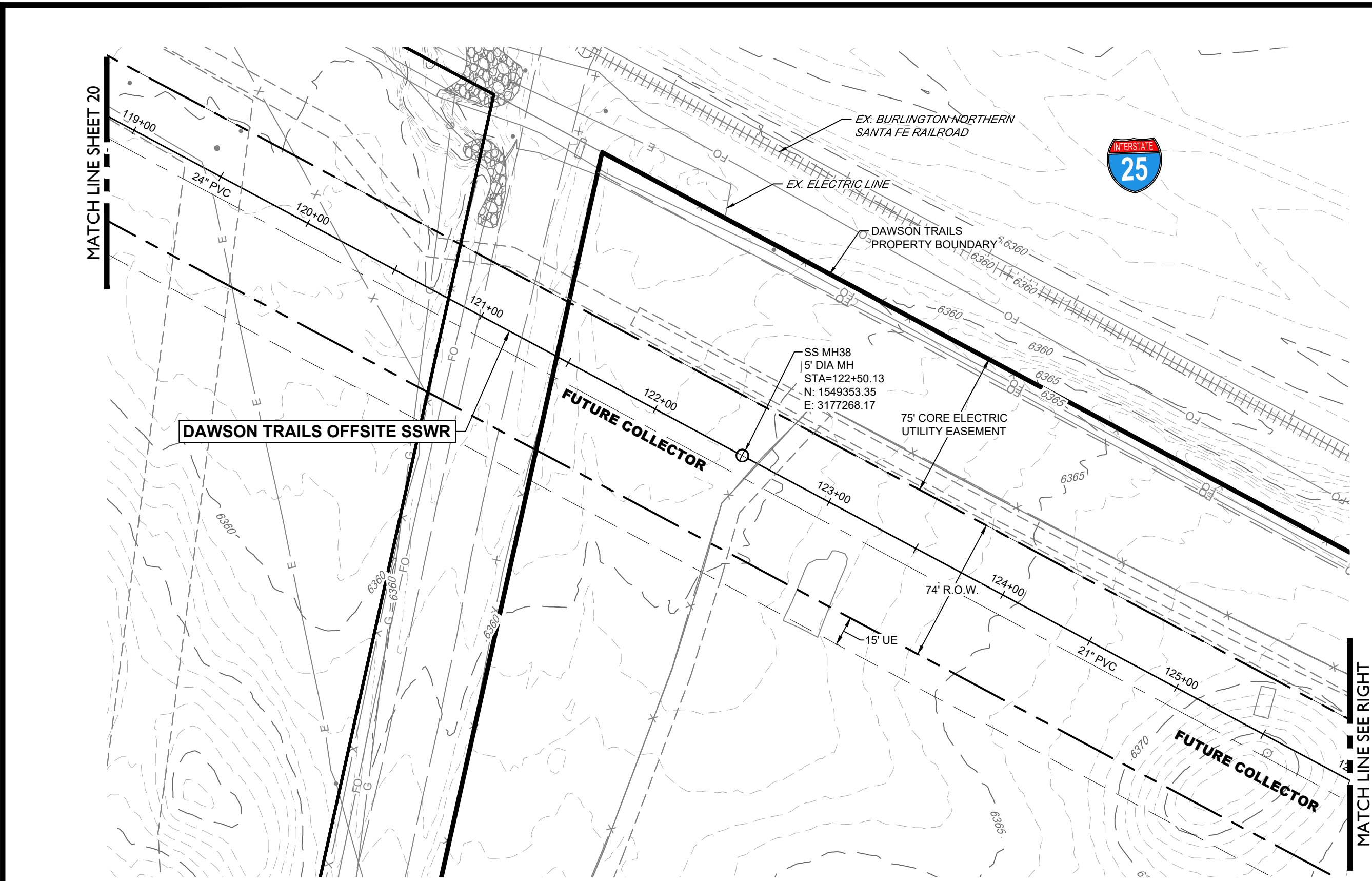
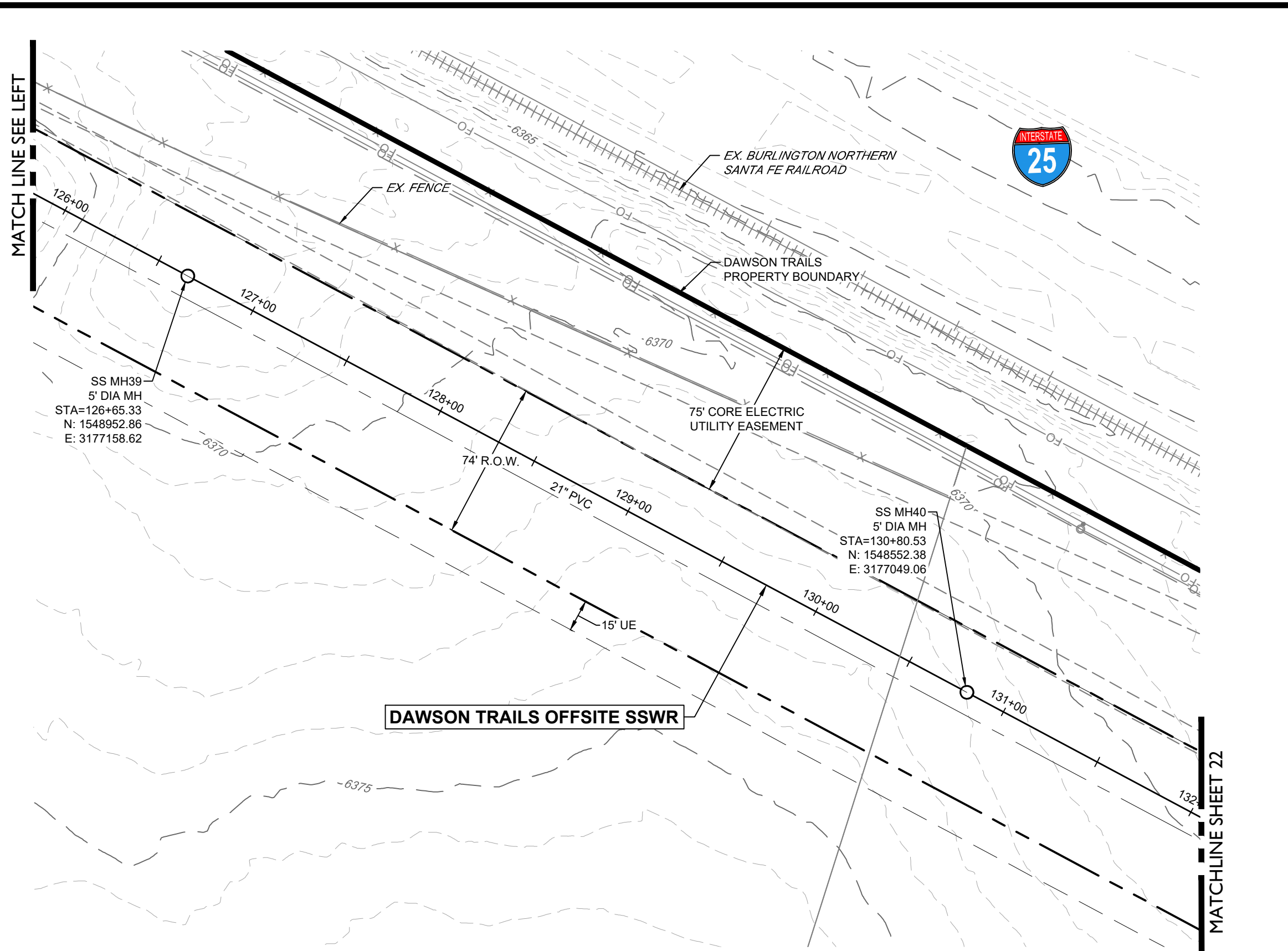
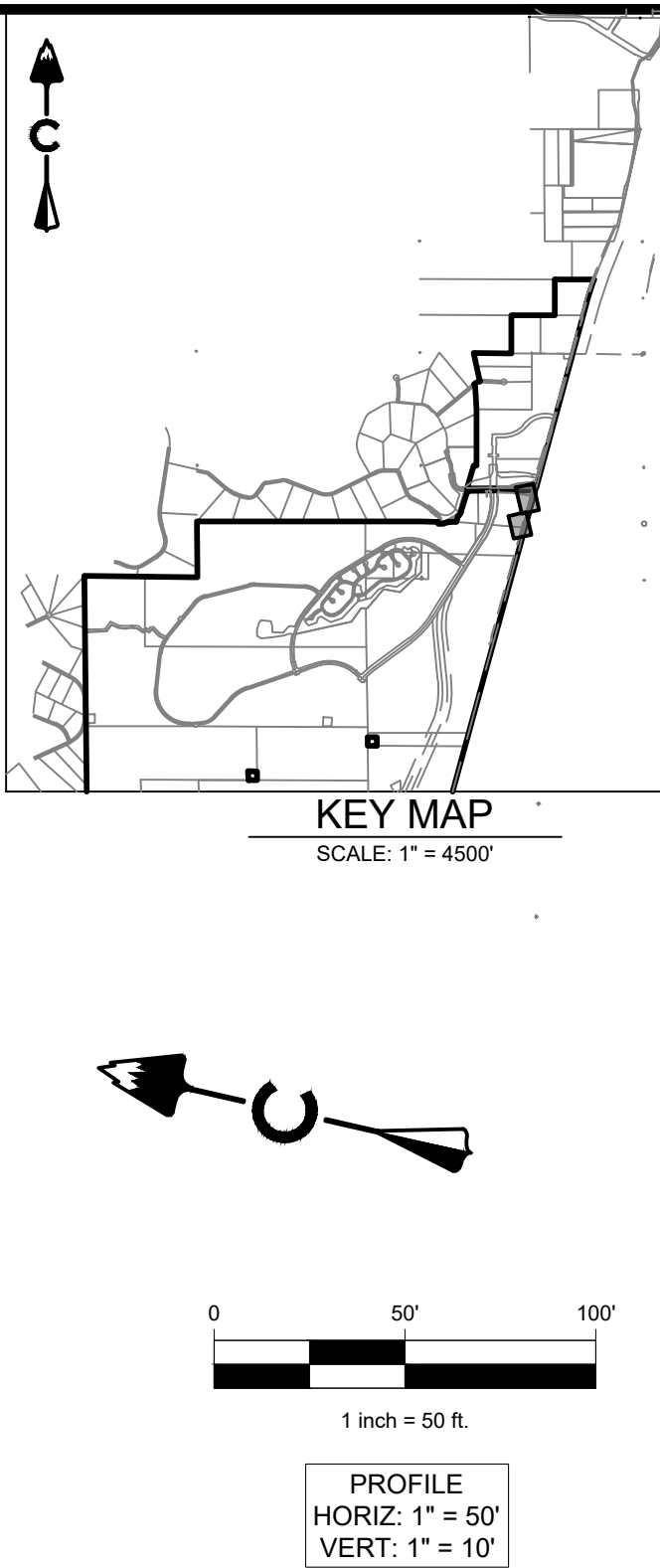


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

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LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
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	SANITARY CLEAN OUT
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KEVIN J. ROHRBOUGH STATE OF COLORADO # 48992	
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
APPROVED BY:	
DEVELOPMENT SERVICES	
DATE	

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ENERGY
PUBLIC INFRASTRUCTURE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

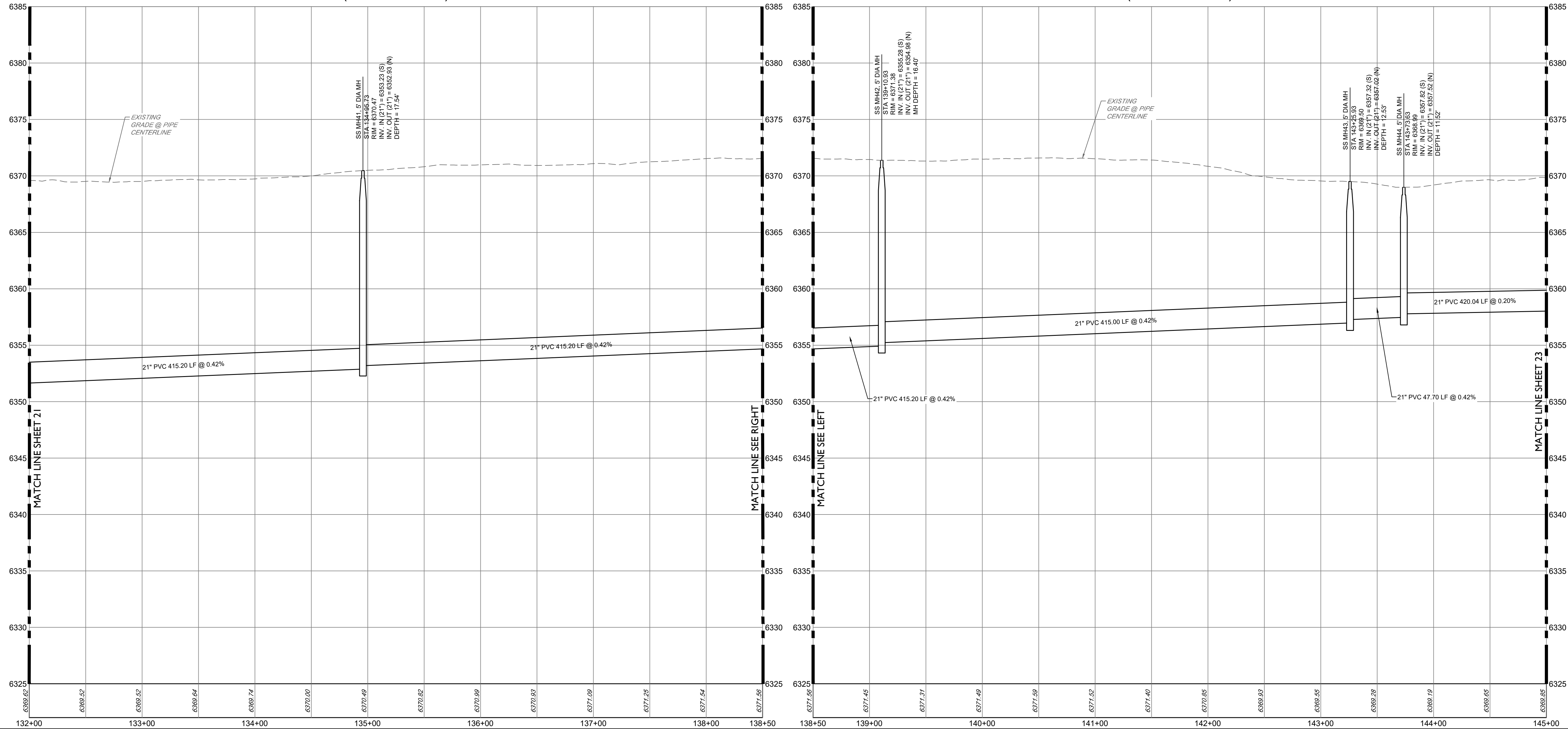
CONSTRUCTION DOCUMENTS

SANITARY P&P (12 OF 15)

NOT FOR CONSTRUCTION

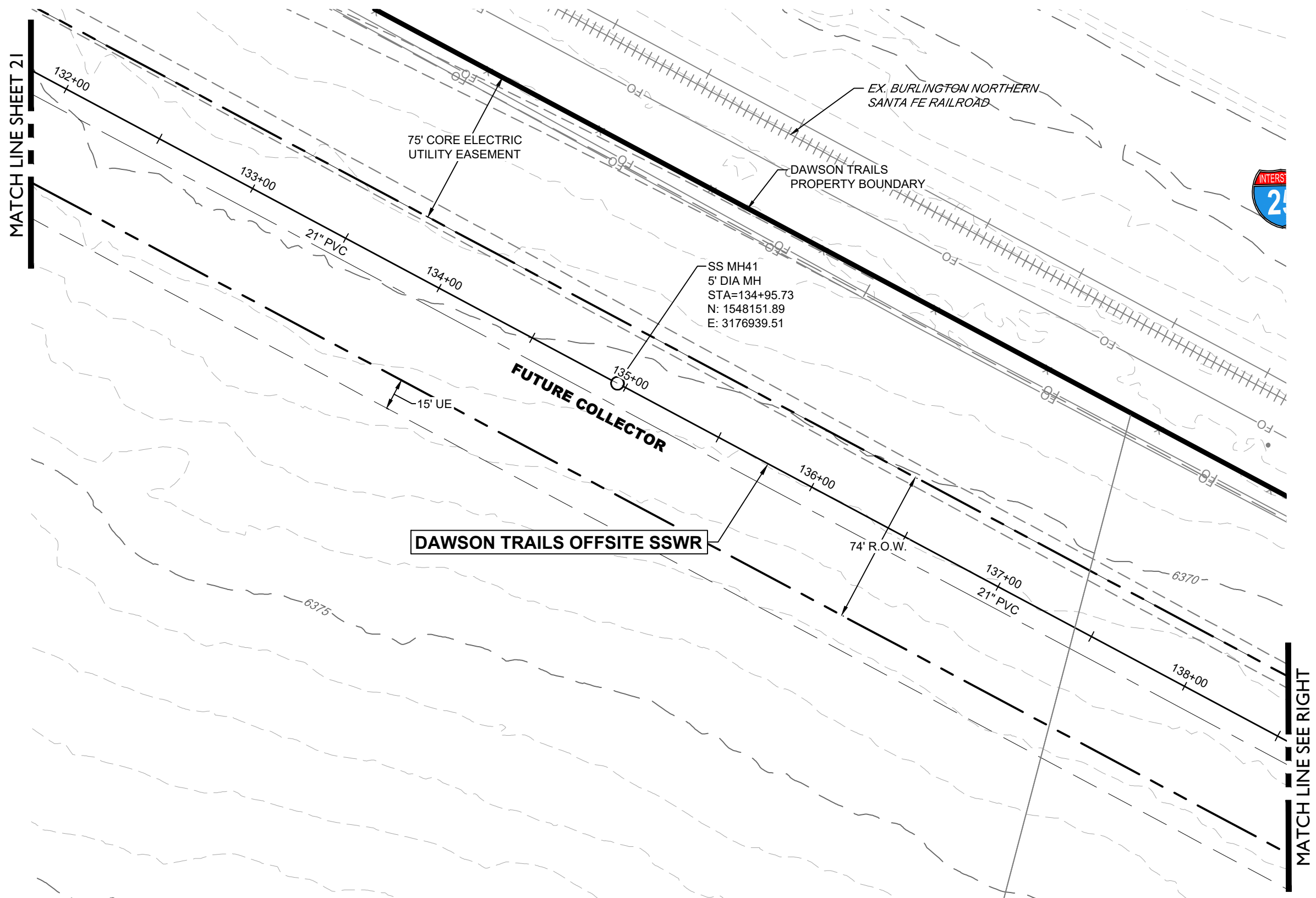
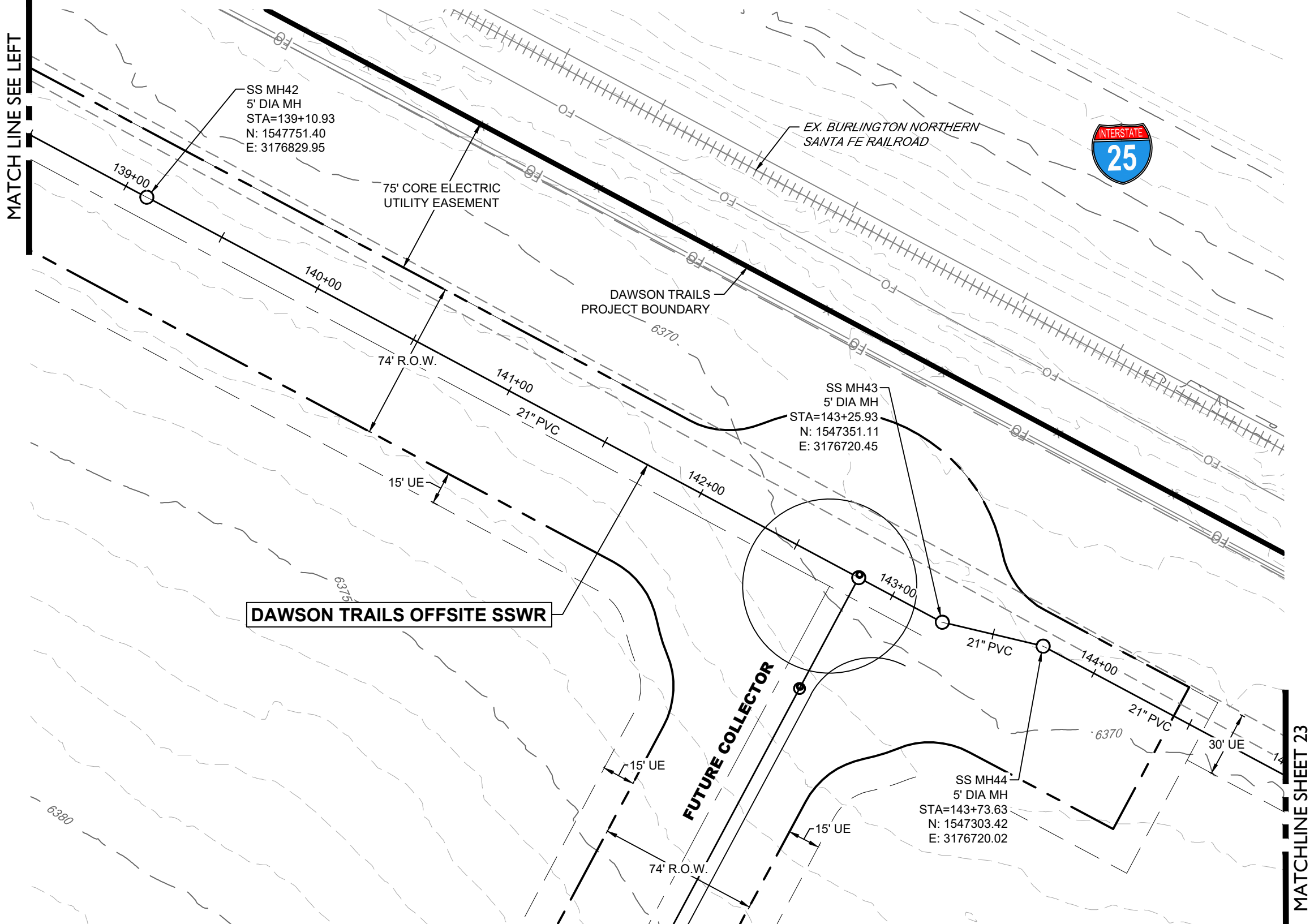
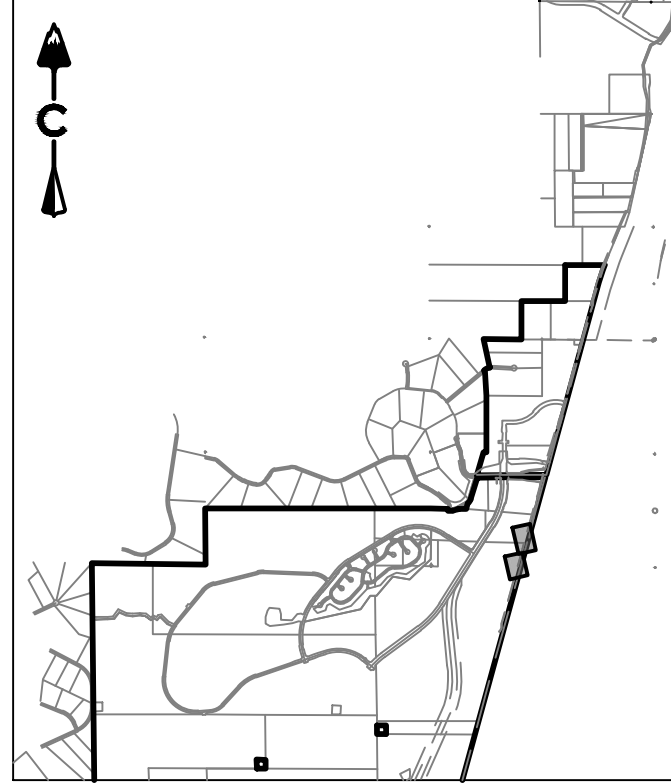
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DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
21 OF 25

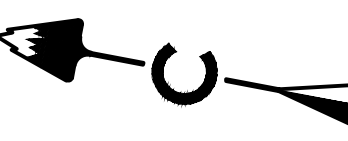
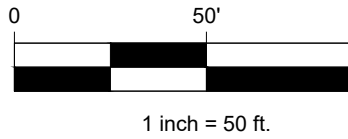


DAWSON TRAILS OFFSITE SSWR
(132+00-138+50)

DAWSON TRAILS OFFSITE SSWR
(138+50-145+00)



KEY MAP
SCALE: 1" = 450'



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
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DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
SANITARY P&P (13 OF 15)

NOT FOR
CONSTRUCTION

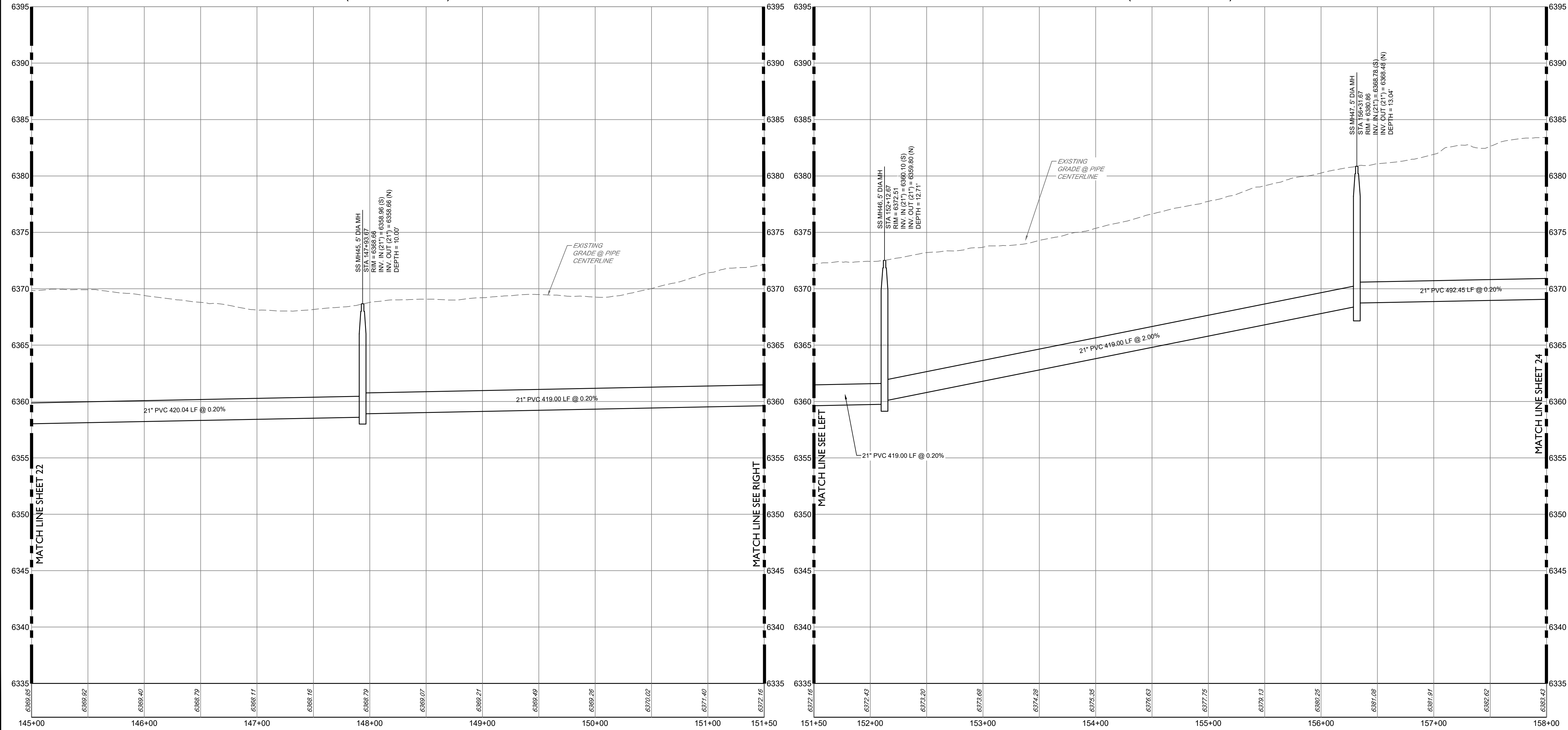
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DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
22 OF 25



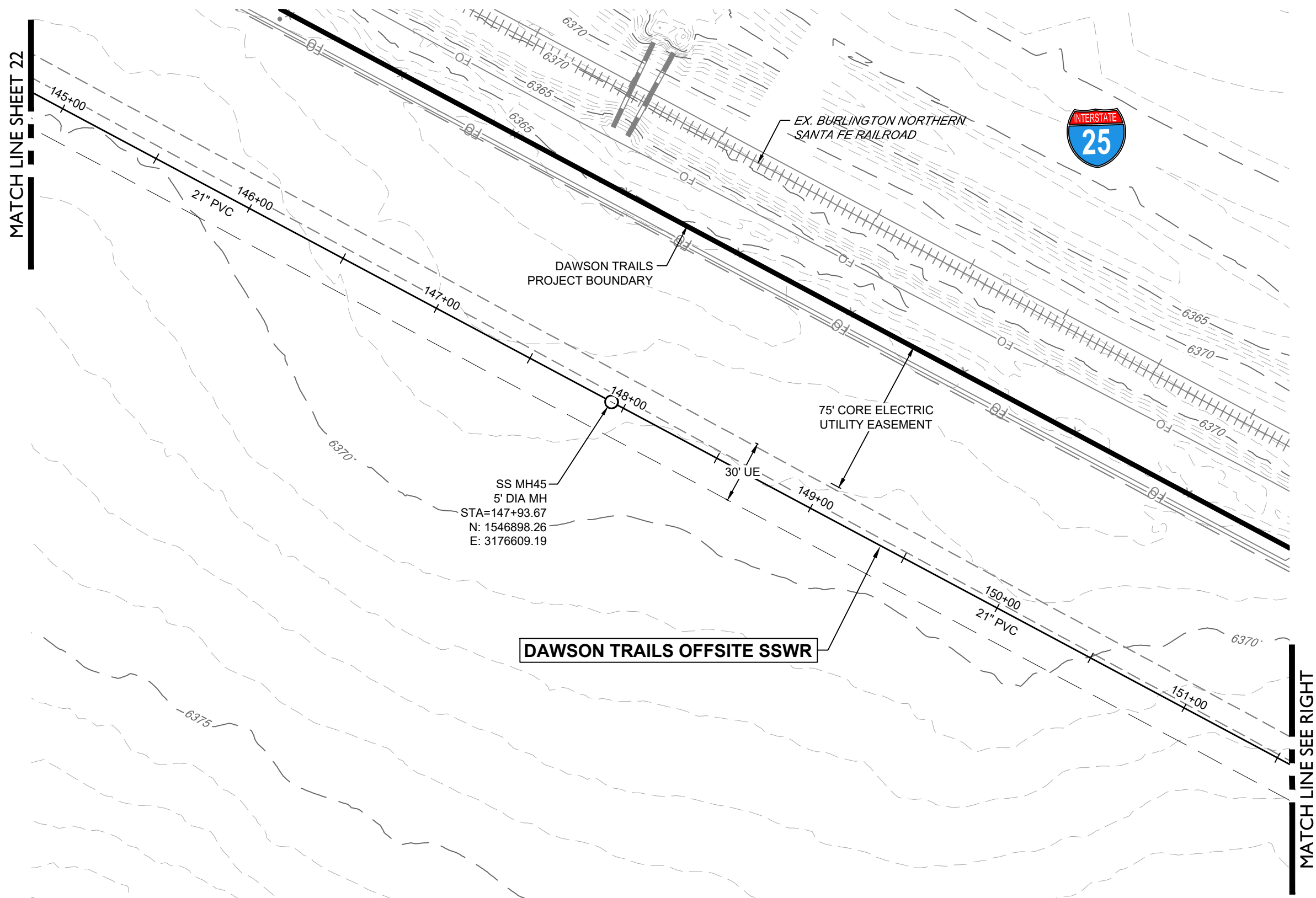
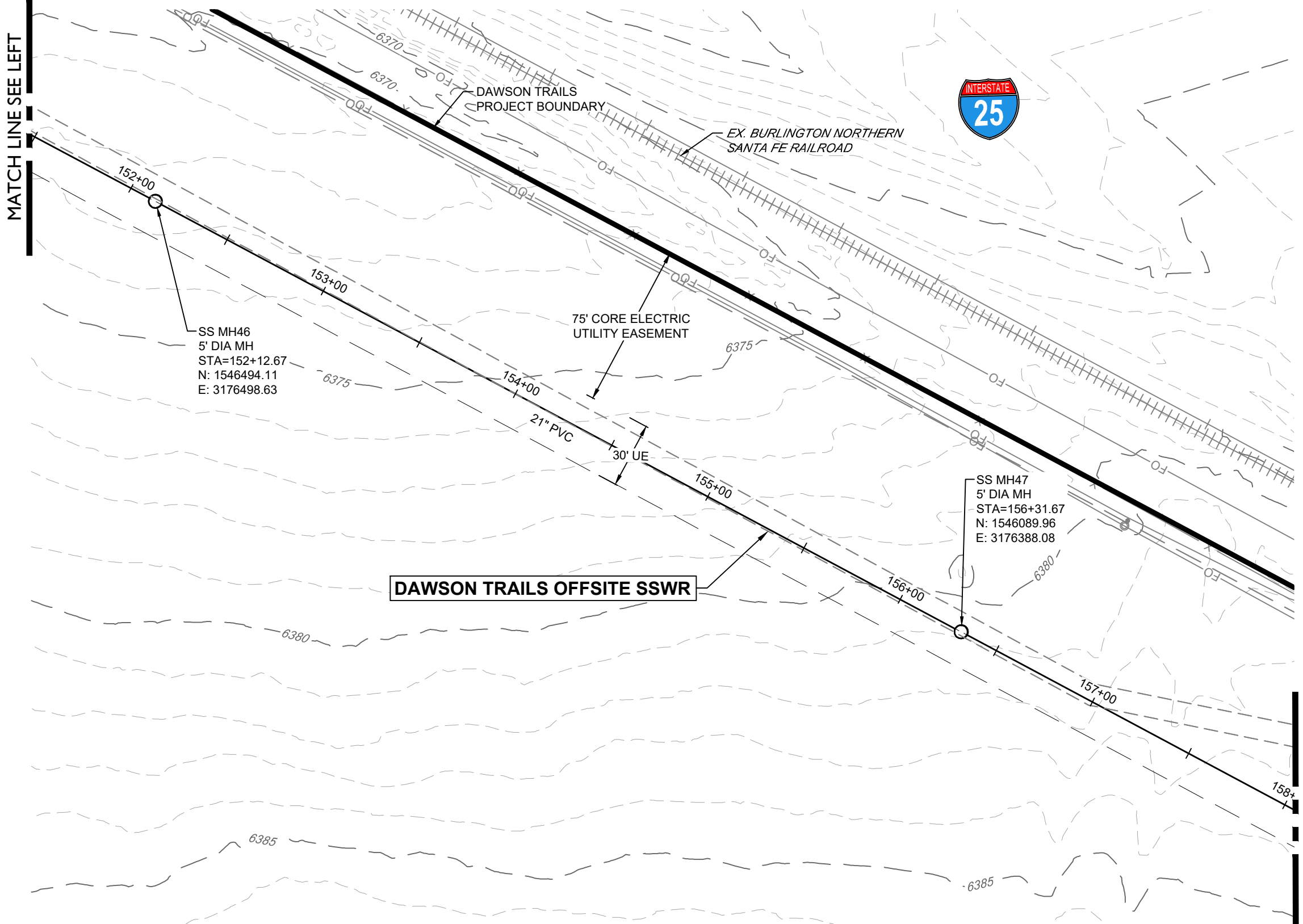
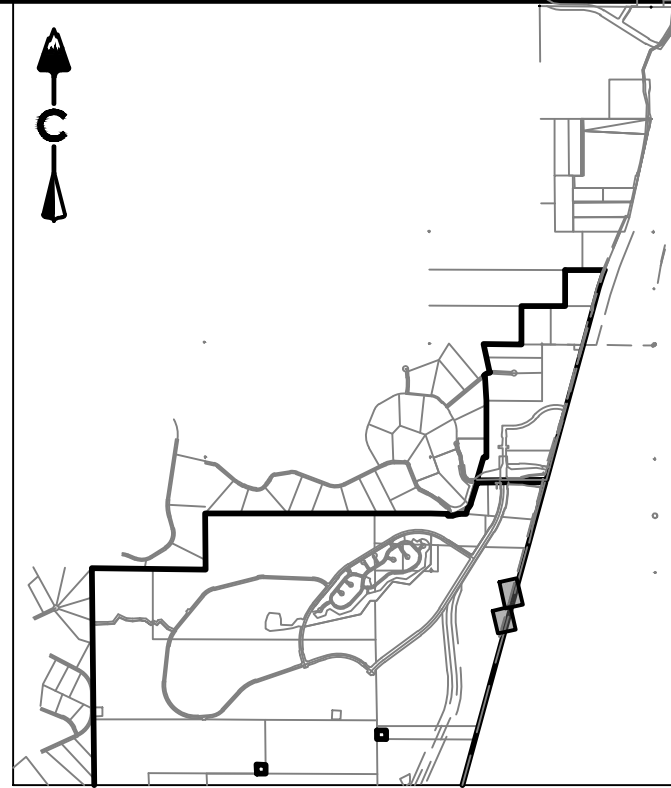
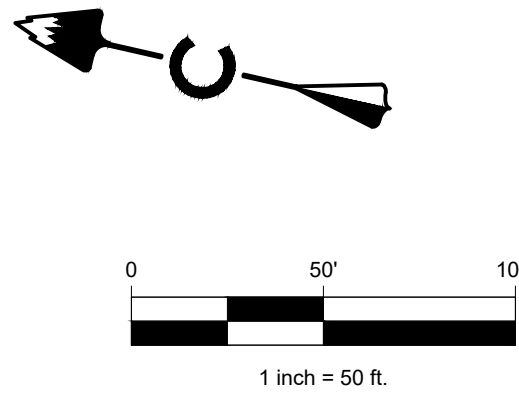
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

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PUBLIC INFRASTRUCTURE



DAWSON TRAILS OFFSITE SSWR
(145+00-151+50)

DAWSON TRAILS OFFSITE SSWR
(151+50-158+00)



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY & STUB OUT
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DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (14 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224
SHEET
23 OF 25

Know what's below.
Call before you dig.

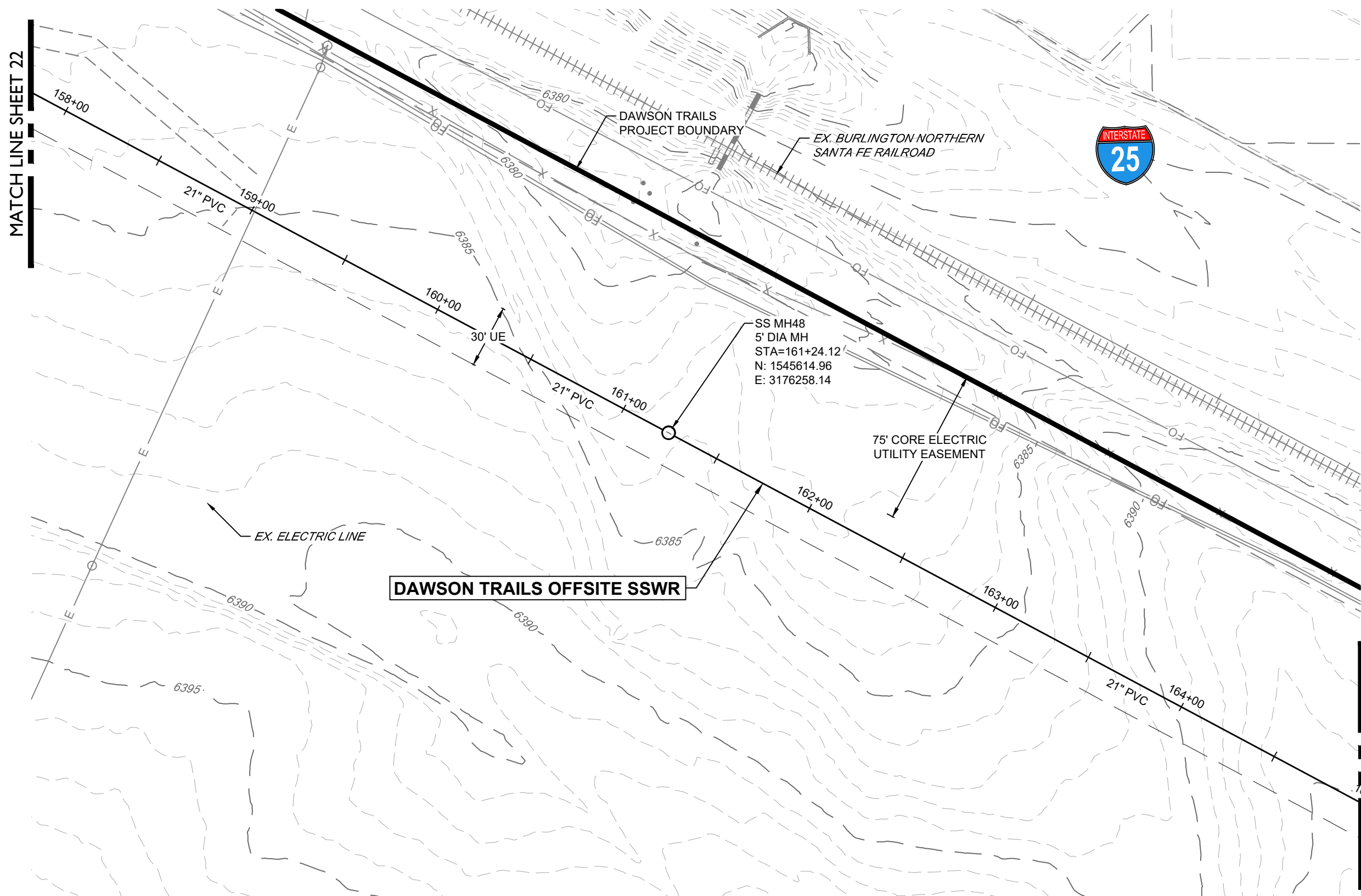


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

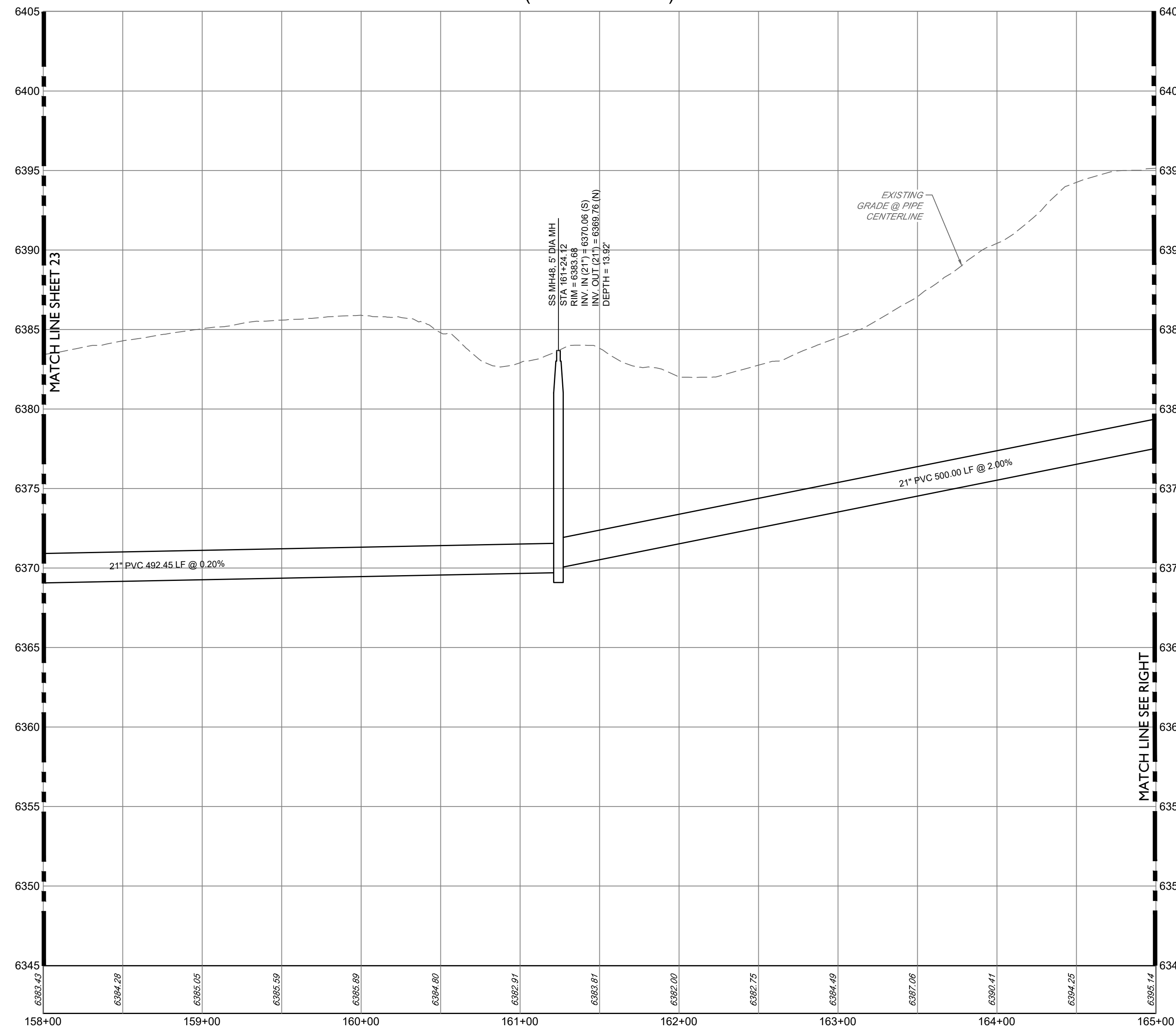
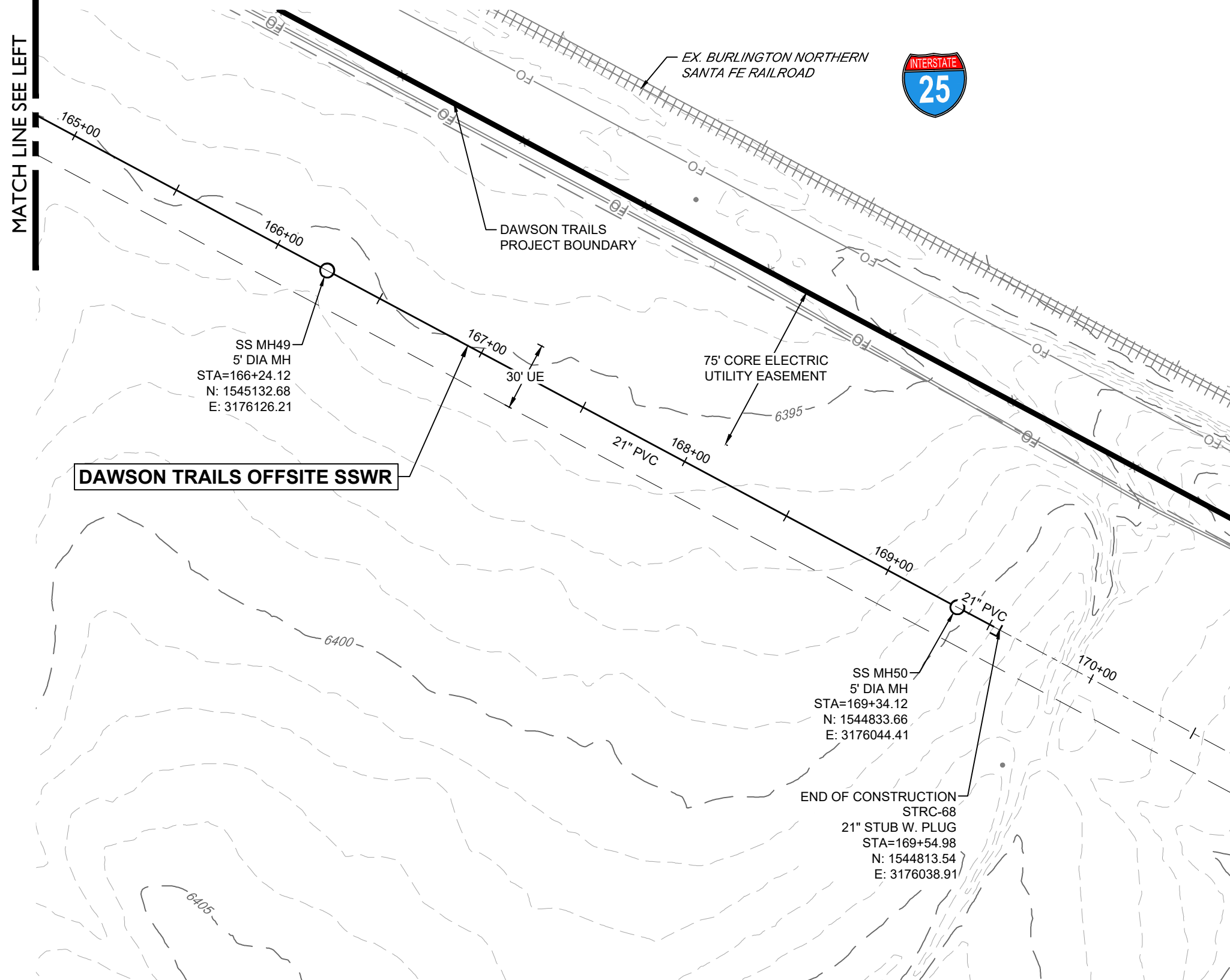
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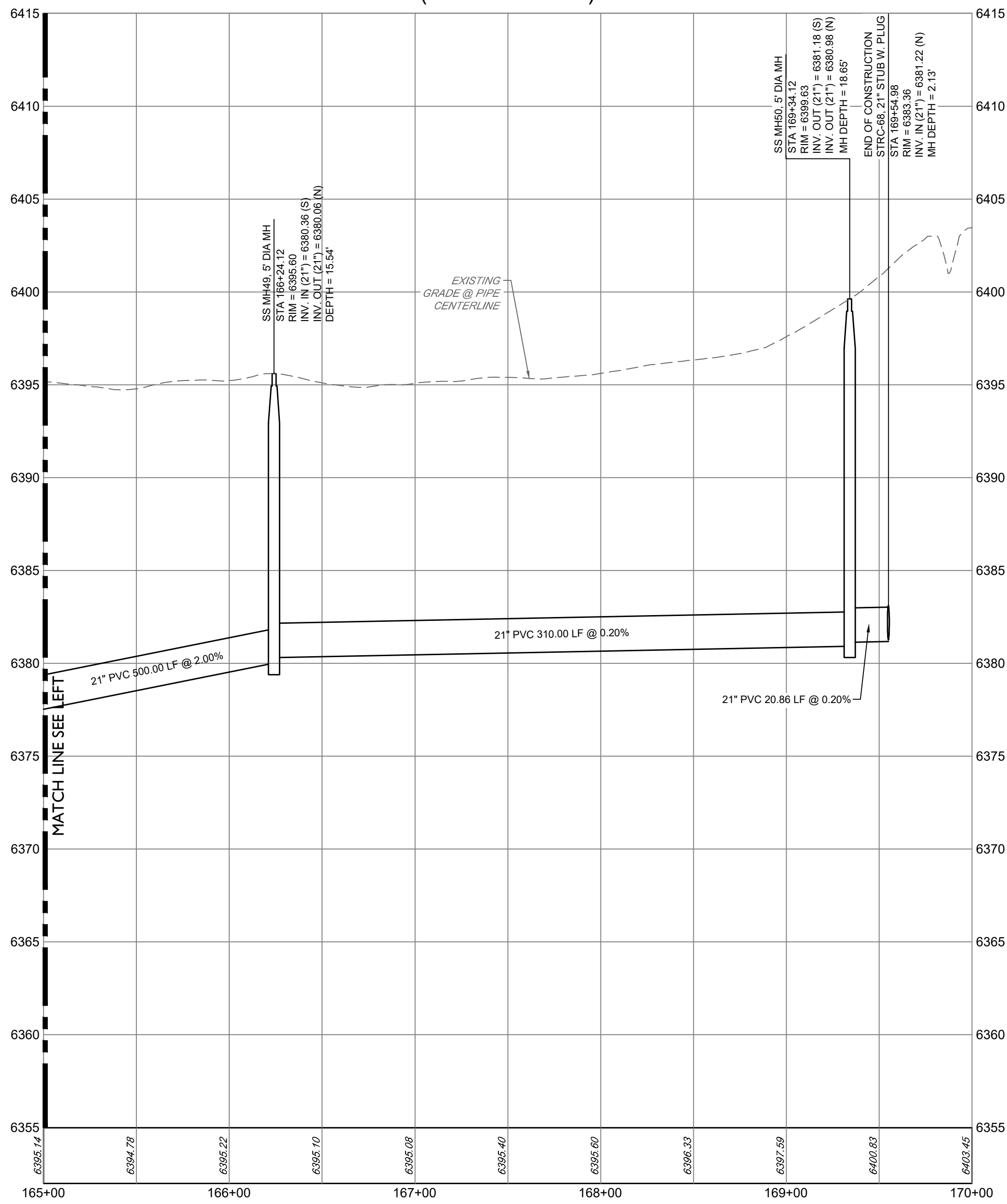
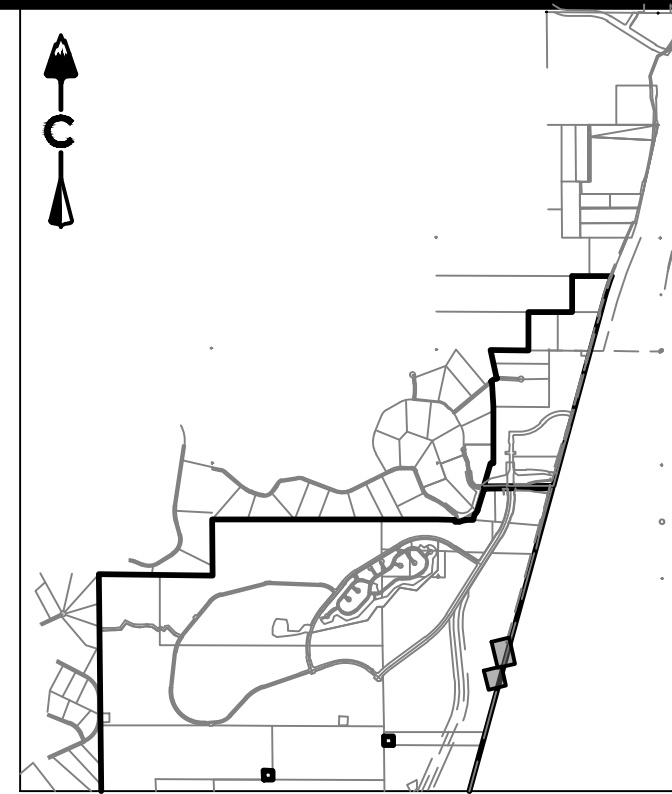
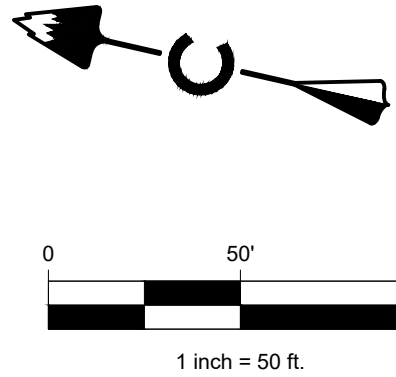
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



DAWSON TRAILS OFFSITE SSWR
(158+00-165+00)



DAWSON TRAILS OFFSITE SSWR
(165+00-170+00)



LEGEND

- | | |
|---------|------------------------------|
| --- | EASEMENT |
| - - - - | RIGHT OF WAY (R.O.W.) |
| --- | CENTERLINE |
| --- | PROJECT BOUNDARY |
| --- | PROPOSED CURB & GUTTER |
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| --- | SANITARY SERVICE |
| --- | WATER SERVICE |
| --- | PROPOSED WATER & STUB OUT |
| --- | EXISTING WATER & STUB OUT |
| --- | PROPOSED STORM & STUB OUT |
| --- | EXISTING STORM & STUB OUT |
| --- | EXISTING |
| --- | PROPOSED |
| --- | SANITARY MANHOLES |
| --- | SANITARY CLEAN OUT |
| --- | CRUSHER FINES |
| --- | MAINTENANCE ACCESS |
| --- | BLOCK NUMBER |

NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

KEVIN J. ROHRBOUGH
STATE OF COLORADO # 48992

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (15 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: JMB
DRAWN BY: MGB
CHECKED BY: JMB

JOB NO.
20-224

SHEET
24 OF 25

Know what's below.
Call before you dig.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XXXXXX	XX

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

CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

APPENDIX D – REFERENCE EXCERPTS

CONCEPTUAL UTILITY LETTER FOR

DAWSON TRAILS
TOWN OF CASTE ROCK, COLORADO
PROJECT NO. PDP21-0001

Prepared for:

Dawson Trails I LLC
Dawson Trails II LLC
Westside Property Investment Company, Inc.
4100 E Mississippi Ave, Ste 500
Glendale, CO 80246
Contact: Lawrence Jacobson
Phone: 303-984-9800

Prepared by:



CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Kevin Rohrbough, PE
Phone: 303-703-4444
CORE Project Number: 20-224

May 2022

I. PROJECT LOCATION AND DESCRIPTION

This Conceptual Utility Letter analyzes the existing and proposed utility infrastructure associated with the development of the Dawson Trails Master Planned Community. Dawson Trails is a proposed Planned Development (PD), consisting of single-family homes, multi-family homes, commercial development, community parks and school sites on approximately 2,061 +/- acres in Castle Rock, Colorado.

Site Location

This Conceptual Utility Letter is prepared for Dawson Trails, hereon referred to as the "Site". The Site is in a part of Sections 15, 21, 22, 27, 28, 29, 32, 33 & 34 of Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado. The Site is bounded by Interstate 25 to the east, Keene Ranch Filing No. 1 to the west, an undeveloped Douglas County parcel to the south, and the Twin Oaks subdivision to the north. See Appendix B for Vicinity Map.

Description of Property and Land Use

The Site is 2,063.7 ± acres and is generally undeveloped; however, there were previous infrastructure improvements constructed and abandoned in the 1980s. These abandoned improvements include concrete roads, water lines, sanitary sewer lines, storm sewer, and water distribution infrastructure including wells and a tank, all of which may be abandoned in place or removed as part of the proposed development of the Site.

The proposed development of the Site will consist of single-family homes, multi-family homes, commercial use, parks, open space, fire station, school sites and associated infrastructure. Based on Section 4.4.1 of the Town's Water System Design Criteria Manual, the water demand for the entire development will be approximately 7,500 SFE. This number is approximate and may be lower as the project will be developed under a Water Efficiency Plan (WEP).

II. EXISTING WATER SYSTEM

The Site does not currently have an active and operational domestic water system. Portions of an old water system were constructed in the 1980s; however, this infrastructure was never accepted by the Town or put into use. It was abandoned in place and will not be utilized to provide domestic water to the Site.

The Site is included in the Town's water system build-out planning. The Town's Water Master Plan designates the site as PD #54, which accounted for approximately 7,900 residential units. See Figures 4.4a and 4.4b in Appendix A. The proposed development will consist of less units than previously zoned and is in conformance with the Town's Master Plan.

The Site will provide a minimum of two (2) connection points to the Town's existing Water System for the required redundancy and looping. See Appendix A for the Concept Utility Map. The potential connection locations are as follows:

1. A connection to the 12" Blue Zone water main located within Crystal Valley Pkwy on the east side of I-25. This connection may require an extension of the existing 12" water main

within Crystal Valley Parkway to the west, below Plum Creek and across the interchange and to provide a future connection on the west side of I-25.

2. A connection to the 12" Blue Zone water main at Perry St. on the east side of I-25. This connection may require a directional bore below the existing railroad tracks and I-25.
3. A connection to the 16" proposed Blue Zone water main in Plum Creek Parkway. Meadows Blue Zone has a slightly higher HGL which will necessitate a PRV along Prairie Hawk to match the Tank 4 Blue Zone HGL. It is anticipated this water line will be constructed within Plum Creek Parkway as part of the Miller's Landing project.

Connections 1 and 2 as identified above are both gravity fed by Tank 4. Tank 4 has limited capacity to serve the development and the capacity will be analyzed during final engineering designs to determine the number of units (SFE's) that can be served by this connection. Connection 3, fed by Tank 8, along with either Connection 1 or 2 will provide the necessary looping to service the buildout of the development.

Water Tanks and Booster Pumps

Tank 4: The Crystal Valley Parkway connection (#1 See above) will utilize Tank 4 (1.51 MG, Blue Zone).

Tank 4: The Perry St. connection (#2 See above) will utilize Tank 4 (1.51 MG, Blue Zone).

Tank 8 & Tank 4: The Plum Creek Parkway connection (#3 See above) will utilize Tank 8 (3.13 MG, Blue Zone) & Tank 4 (1.51 MG, Blue Zone).

Tank 19: Will be reconstructed as part of the proposed development to provide water supply to the proposed Red Zone portions of the Site.

Tank 21: Will be constructed as part of the proposed development to provide water supply to the Green Zone portions of the Site.

Booster Pump 37: Will be relocated and reconstructed as part of the proposed development to boost water from the Blue Zone up to service the Red Zone portions of the development. The developer will coordinate the operation and maintenance costs for this pump station relocation with the Town of Castle Rock.

III. PROPOSED WATER SYSTEM

The Site is generally located within three (3) water pressure zones: Blue, Red, and Green. A portion of the Site is located above the Green Zone within the Tan Zone; however, no development is anticipated in that portion of the Site and no water service will be provided to the Tan Zone. See Appendix A for Concept Utility Map.

As mentioned in Section II, it is anticipated that the proposed water system will make a minimum of two (2) connections to the Town's system to provide looping of the main lines and adequate redundancy. Internal looping within each Planning Area will also be provided with the final design. Due to the geographic location of the Site relative to the Town's adjacent water system, it is anticipated that both connections will be made to the Town's Blue Zone. These connections and proposed water system will generally serve the eastern portion of the Site located in the Blue Zone. The water will be treated by either Meadows WTP, PS Miller WTP, Plum Creek Water Purification Facility, and/or Ray Waterman WTP.

The anticipated water demand for the entire development is approximately 7,500 SFE (includes irrigation demand), based on land use demands provided in section 4.4.1 of the Town's Water System Design Criteria Manual. Based on the various land uses and expected SFE's in the three water pressure zones, efforts will be made to reduce the number of booster pumps and Pressure Reducing Valves (PRV) between the different water pressure zones. Infrastructure sizes may need to be increased due to transmission and tank piping alignments during final design. Each planning area will be expected to provide internal looping connections to the backbone water main infrastructure within each pressure zone.

A Water Efficiency Program (WEP) Report has been prepared by AquaSan Network for the development. The Program will provide various efficiencies of the water used on the project. The Program will reduce water demands throughout the project in a manner that is acceptable to the Town as well as the commercial and residential housing industries, while achieving benchmark water use goals in determination of impact fee assessments.

Red Zone

A new Red Zone Water Tank, adjacent to the existing abandoned Tank 19, will be constructed to provide a gravity feed to the Red Zone portions of the Site. The tank will be fed by a proposed Red Zone Booster Pump that will provide redundancy to the Red Zone and interconnect with the Town's Blue Zone through a Pressure Reducing Valve.

Green Zone

The Green Zone, western portion of the Site, will be serviced by an off-site Green Zone Tank, Tank 21, as identified on the Town's Water Master Plan. Due to the required hydraulic water surface elevation required to provide service to the Green Zone, the tank will need to be constructed off-site, to the southwest, so that it has the necessary elevation to serve the Green Zone. The location of the Green Zone tank will be determined during final designs. A water quality analysis will be provided for the green zone tank per Town of Castle Rock's Criteria.

It is anticipated that a booster pump will be constructed near the Red Zone water tank noted above. This will boost the water supply up to the Green Zone and a PRV will connect to the Red Zone to provide additional redundancy.

Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer. A well site and water treatment facility may be required for this development, based on Town of Castle Rock Water Resources requirements. See the Concept Utility Map for locations in Appendix A. Two ± 3 acre well sites and one 6 acre water treatment facility may be required for this development.

IV. EXISTING WASTEWATER SYSTEM

The Site does not currently have an active or operational sanitary sewer wastewater collection system. Portions of an old sanitary system were constructed in the 1980s; however, this infrastructure was never accepted by the Town or put into use. It was abandoned in place and is not anticipated to be utilized to provide wastewater collection to the Site.

An existing 12" Off-Site Sewer Main, upsized to a 15" west of Perry Street and I-25 were constructed to convey flows north of the Site and ultimately connect to the Town's Wastewater collections system near Plum Creek Parkway and the Interstate 25 Interchange.

This sewer main was not previously accepted by the Town and has never been utilized. It is anticipated that the off-site sewer main will be inspected and tested to see if it could be restored and accepted by the Town as it is currently constructed. If the main, or portions of the main, are deemed unusable then a new sewer main, or portions of the sewer main will be reconstructed within the existing easement to convey wastewater flows to the north and connect to the Town's collection system.

It is understood that during a part of the Plum Creek Parkway interchange project that the off-site sewer main was temporarily disconnected at Plum Creek Parkway. It is the responsibility of the Town to reconnect this line across Plum Creek Parkway and tie it into the existing downstream wastewater collection system.

Per coordination with the Town, it is noted that the existing wastewater collection system downstream from Plum Creek Parkway will be at or near capacity with the buildout of the development. The Town currently plans to upsize these downstream sanitary sewer mains to provide the additional capacity to serve this region of the Town.

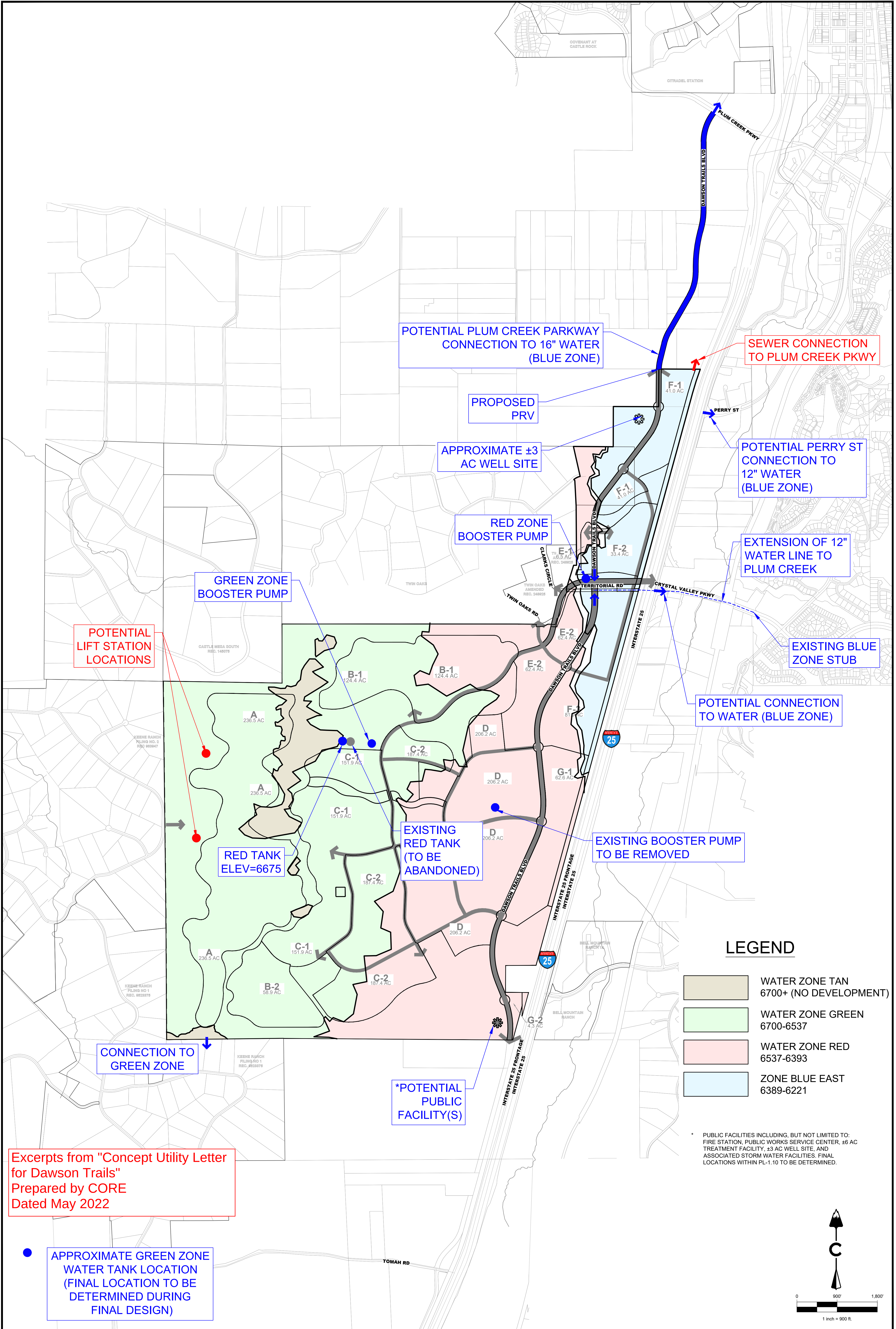
V. PROPOSED WASTEWATER SYSTEM

The Site will be generally served by gravity sanitary sewer mains that will convey the wastewater flows from the west to east and from south to north See Appendix A for Concept Utility Map. The ultimate outfall of the Site is to the North with a connection to the Town's wastewater conveyance system near the Plum Creek Parkway and I-25 Interchange. The anticipated wastewater demand for the entire development is 7,000 SFE, based on land use demands provided in section 4.4.1 of the Town's Wastewater System Design Criteria Manual.

The western portion of the Site slopes from east to west and sanitary sewer flows will not be conveyed via gravity to the main wastewater collection system of the Site. It is anticipated that either one (1) or two (2) sanitary sewer lift stations will be required to serve this portion of the Site. Efforts will be made to minimize the number of Lift Stations required to service the development as operation and maintenance costs will be assessed for lift stations.

The sanitary sewer demands, both on-site and off-site, will be analyzed for the new zoning established with the Planned Development Plan Amendment and sewer mains will be sized according to the Town's standards and criteria.

A Master Utility Study will ultimately be prepared for the development to analyze the various land uses and their locations on the Site to ensure that the backbone infrastructure is sized to handle the build out of the development. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

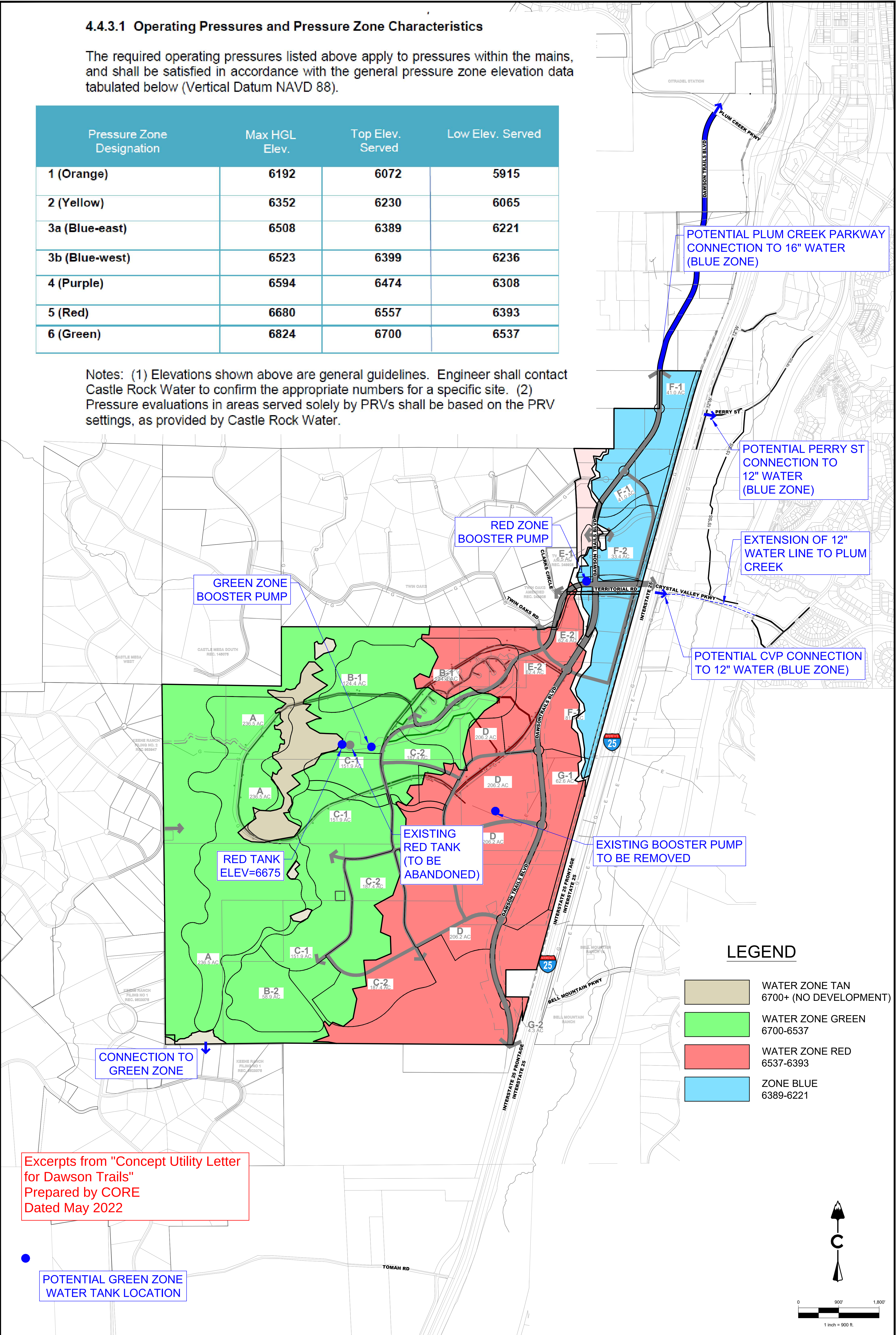


4.4.3.1 Operating Pressures and Pressure Zone Characteristics

The required operating pressures listed above apply to pressures within the mains, and shall be satisfied in accordance with the general pressure zone elevation data tabulated below (Vertical Datum NAVD 88).

Pressure Zone Designation	Max HGL Elev.	Top Elev. Served	Low Elev. Served
1 (Orange)	6192	6072	5915
2 (Yellow)	6352	6230	6065
3a (Blue-east)	6508	6389	6221
3b (Blue-west)	6523	6399	6236
4 (Purple)	6594	6474	6308
5 (Red)	6680	6557	6393
6 (Green)	6824	6700	6537

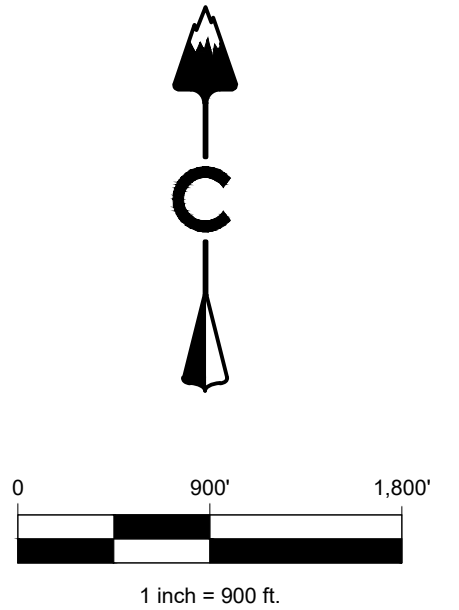
Notes: (1) Elevations shown above are general guidelines. Engineer shall contact Castle Rock Water to confirm the appropriate numbers for a specific site. (2) Pressure evaluations in areas served solely by PRVs shall be based on the PRV settings, as provided by Castle Rock Water.



Excerpts from "Concept Utility Letter for Dawson Trails" Prepared by CORE Dated May 2022

LEGEND

- WATER ZONE TAN 6700+ (NO DEVELOPMENT)
- WATER ZONE GREEN 6700-6537
- WATER ZONE RED 6537-6393
- ZONE BLUE 6389-6221



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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DAWSON RIDGE

WATER SUPPLY ZONES

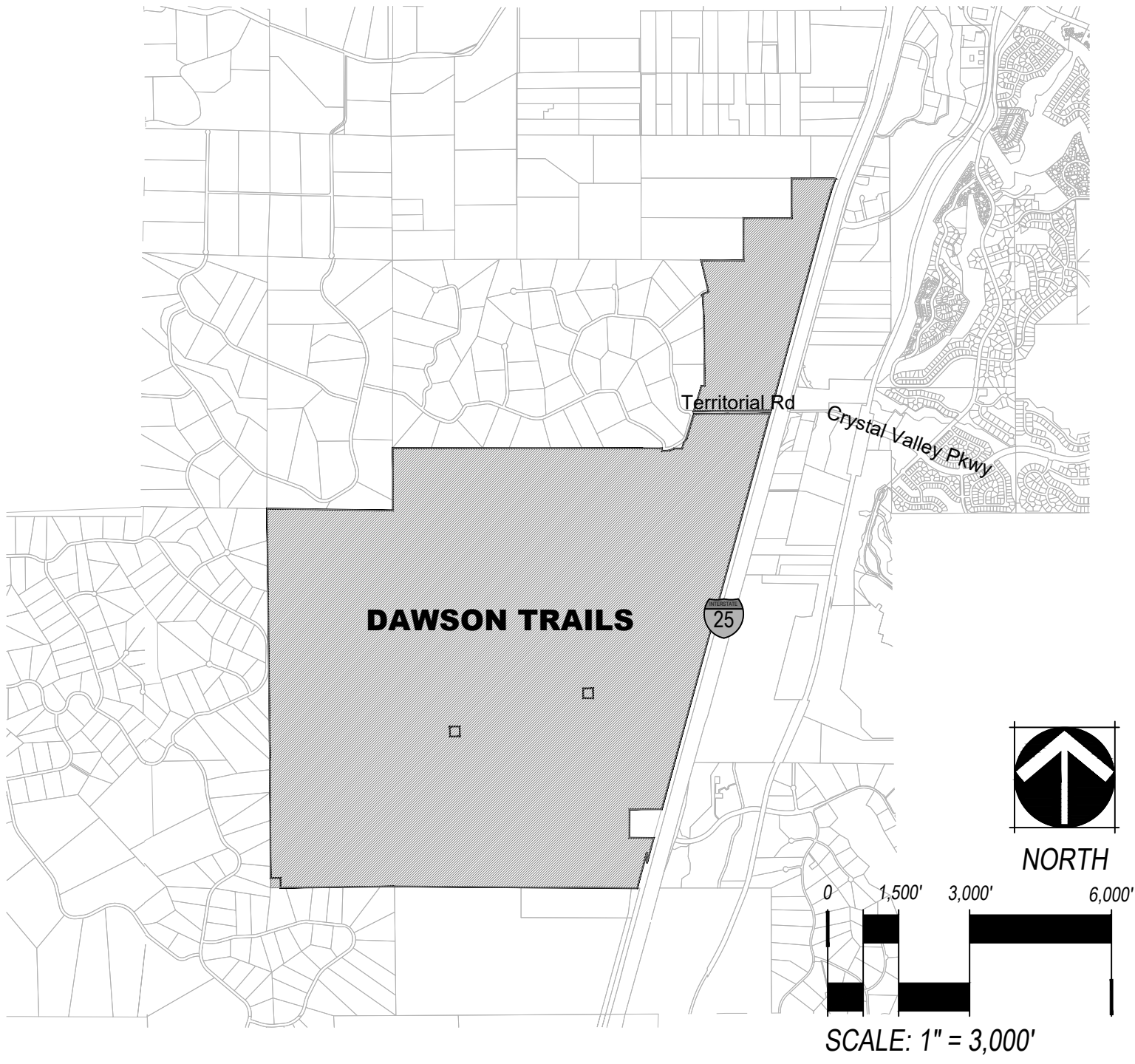
DATE: 05/27/22
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5/27/2022 4:52 PM, X:\20-224 DAWSON\DWG\EXHIBITS\OVERALL\2021-06-29 WATER SUPPLY ZONES\WATER SUPPLY ZONES EXHIBIT.DWG

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

- SHEET 1.....COVER
- SHEET 2.....OWNERSHIP CERTIFICATION
- SHEET 3-8.....PLANNED DEVELOPMENT PLAN
- SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
- SHEET 10.....NATURAL FEATURES MAP
- SHEET 11.....PHASING PLAN
- SHEET 12.....GRADING & DRAINAGE PLAN
- SHEET 13.....WILDLAND MANAGEMENT PLAN
- SHEET 14-18.....PD ZONING REGULATIONS
- SHEET 19.....PD ZONING REGULATION APPENDIX

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAP APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (4)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
Totals			N/A	419.8	1,183	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
Totals			N/A	545.5	3,327	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75/90'
	F-2	SFA, MF, Non-Res	33.4		N/A		1.6%	75/90'
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75/90'
	G-2	Non-Res	4.3	0	N/A		0.2%	75/90'
Totals			N/A	292.1	1,340	N/A	14.2%	
MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)								5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)								2,400
MAX. COMM.-NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS								3,200,000
Planning Areas			1,257.4				60.9%	
Open Space (PL-2 & OS)			532.9				25.8%	
Public Land Dedication (PL-1)			227.6				11.0%	
ROW (Arterial)			45.8				2.2%	
TOTAL PROPERTY (Approximately)			2,063.7				100.0%	

PDP STANDARD NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
- THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
- THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
- UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
- FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A PIPE WITH A 2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A PIPE WITH A 2 INCH ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

- S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
- N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
- N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION; THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
- N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

- S 89°46'16" W, A DISTANCE OF 678.73 FEET;
- S 00°19'26" W, A DISTANCE OF 600.54 FEET;
- S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33; THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS; THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

- N 00°19'46" W, A DISTANCE OF 208.73 FEET TO THE NORTHEAST CORNER OF SAID DEED;
- S 89°21'58" W, A DISTANCE OF 208.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS; THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION; THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A

DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING; THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET; THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET; THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET; THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE POINT OF BEGINNING; THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET; THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET; THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET; THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,902,811 SQUARE FEET OR 1,880.230 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

- N 17°17'13" E, A DISTANCE OF 557.93 FEET;
- S 89°27'27" E, A DISTANCE OF 65.00 FEET;
- N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BE SAID TWIN OAKS PLAT; THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

- N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22; THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

- N 00°11'34" E, A DISTANCE OF 900.14 FEET;
- S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
- N 00°11'34" E, A DISTANCE OF 842.72 FEET;
- S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
- S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183.499 ACRES, MORE OR LESS.

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063.729 ACRES, MORE OR LESS.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA (6)	LAND USE TYPE (2)	ACREAGE	MAX. DWELLING UNITS	MIN TRANISTION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
Totals			N/A	419.8	1,183	N/A	N/A	20.3%
CENTRAL	C-1	SFD, SFA, MF	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
Totals			N/A	545.5	3,327	N/A	N/A	26.4%
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	940	N/A	45	2.0%	75/90'
	F-2	SFA, MF, Non-Res	33.4				1.6%	75/90'
	F-3	SFA, MF, Non-Res	81.9				4.0%	75/90'
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75/90'
	G-2	Non-Res	4.3	0	N/A	0	0.2%	75/90'
Totals			N/A	292.1	1,340	N/A	118.4	14.2%
MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)								5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)								2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS								3,200,000
Planning Areas			1,257.4	60.9%				
Open Space (PL-2 & OS)			532.9	25.8%				
Public Land Dedication (PL-1)			227.6	11.0%				
ROW (Arterial)			45.8	2.2%				
TOTAL PROPERTY (Approximately)			2,063.7	100.0%				

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE NOT BEEN SEVERED. FOR ANY PORTION THAT HAS BEEN SEVERED, NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERALS ESTATES.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

1. ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
2. UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
3. ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
4. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CDS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
5. FOR PLANNING AREAS F & G, HOSPITALITY, MEDICAL, OFFICE MULTI-FAMILY RESIDENTIAL, AND VERTICAL MIXED-USE ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

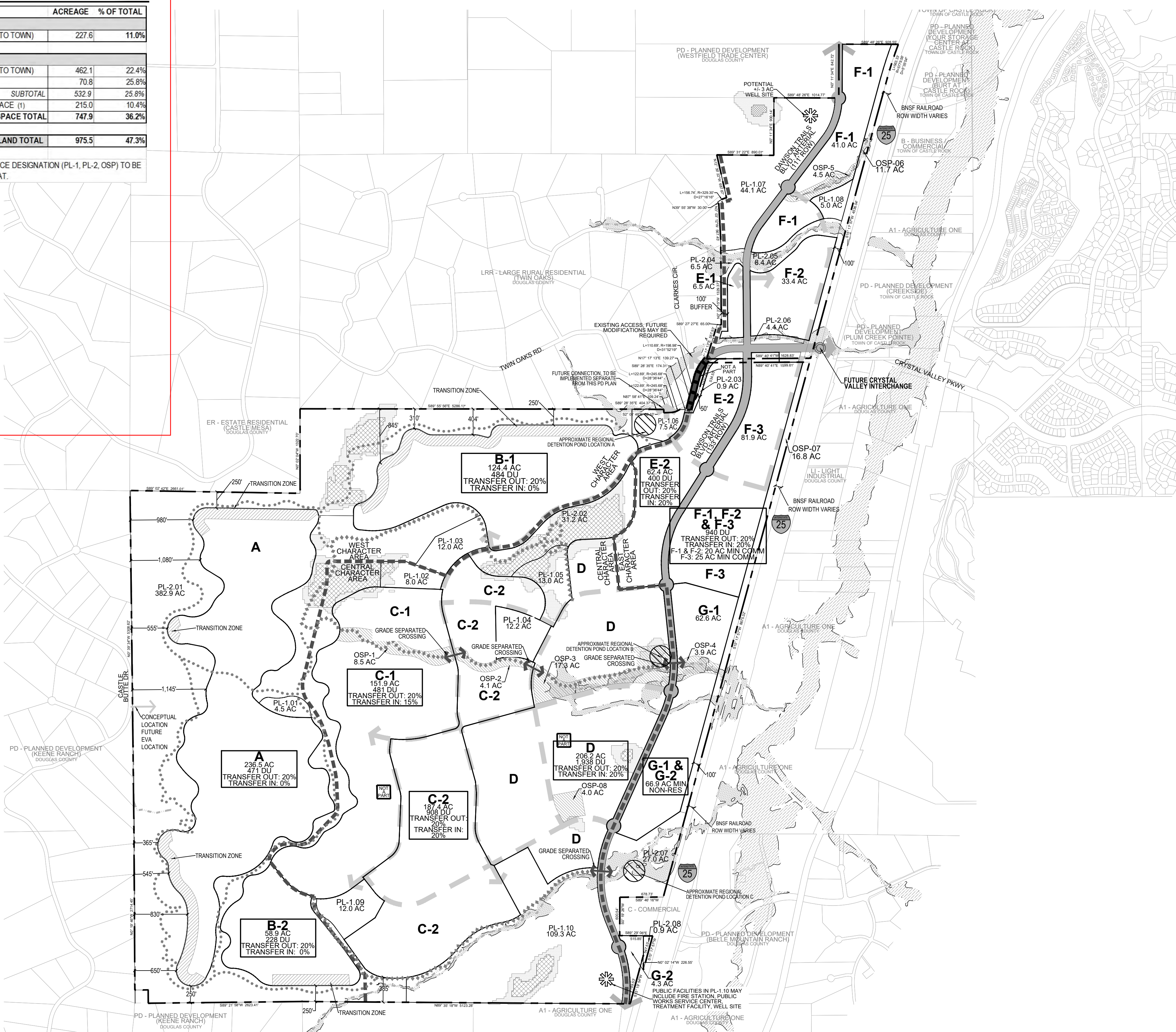
OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	11.0%
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.1	22.4%
OSP (PRIVATE)	70.8	25.8%
SUBTOTAL	532.9	25.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	747.9	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.5	47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE		PROPOSED ARTERIAL RIGHT OF WAY
	PLANNING AREA BOUNDARY		MODERATE SKYLINE		FUTURE COLLECTOR RIGHT OF WAY
	CHARACTER AREA BOUNDARY		MINOR SKYLINE		5' NATURAL SURFACE TRAIL
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		10' HARD SURFACE TRAIL
			100 YEAR FLOODPLAIN (FEMA)		



Excerpts from "Concept Utility Letter for Dawson Trails"
Prepared by CORE
Dated May 2022



Excerpts from
"Costco
Wholesale
Development
Requirements"
Prepared by
Costco Wholesale
Dated December
18, 2020

DEVELOPMENT REQUIREMENTS

**Version 2020
December 18, 2020**

SUMMARY OF CHANGES **(Highlighted)**

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COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

- a) At the latest, dry utilities shall be in service by the required racking date, or Day sixty-five (65) of the project schedule, whichever is earlier.
 - b) For Building Only Projects (Site Delivery Option #4), wet utilities shall be installed by the Developer and ready for use at the time Costco Wholesale General Contractor mobilizes onto the site.
 - c) Required wet utilities include water (potable, irrigation and fire protection), sanitary sewer, and storm drainage.
 - d) Minimum pipe slope for gravity piping is one-half (0.5%) percent.
 - e) At a minimum, pipe invert elevations shall be set at a depth that provides frost cover protection equal to the local frost depth, as determined by the Costco Wholesale Geotechnical Engineer. See Detail: 06_03 Typical Utility Inverts.
 - f) Gravity service connections must pass beneath the structural footings and provide a minimum six (6") inch separation between the bottom of the footing and the outer wall of the pipe. Coordinate final invert elevations with the Costco Wholesale Mechanical Engineer and Structural Engineer. See Detail: 06_03 Typical Utility Inverts.
- 2) **Sanitary Sewer**
- a) **Sanitary sewer laterals shall be a minimum of six (6) inches (152 mm).**
 - b) Sanitary sewer design shall be in accordance with the authority having jurisdiction, including provisions for oil / water separation, effluent concentrations, flow velocity, and maintenance/operations provisions.
 - c) Confirm depth downstream connection to existing system is at an adequate depth to allow sewer service connections to pass beneath structural footings (below frost).
 - Line inverts shall be sufficiently deep as to receive all building flow by gravity (without pumping).
 - **All gravity sanitary sewer conveyance lines serving the Costco Wholesale facilities must have a gradient of one-half (0.5%) percent or greater.**
 - d) NO PUMP STATIONS – unless prior approval is received from Costco Wholesale.
 - e) At a minimum, provide nine (9) six (6) inch (152 mm) waste connections along the Warehouse exterior. Refer to the utility plan for specific locations. **Provide for a Sewer flow range of five**

COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

Castle Rock Requires 600 GPD/ AC for Industrial/ Other Commercial. With Costco being about 150,000 SF of retail/office space (15,000 GPD) ToCR is more conservative and therefore utilized in the calculations.

thousand and five hundred (5,500) gallons (20,814 L) to eight thousand and five hundred (8,500) gallons (32,173 l) per day of waste.

- See Detail: 06_01 Typical Utility Plan, 06_06 Sewer and Water Service Availability Letter, 06_13 Typical Sanitary Sewer Point of Connection Plan, and 06_13A Typical Sanitary Sewer Point of Connection Plan – with Liquor Sales
 - f) Provide two (2) grease interceptors. One minimum volume of one thousand fifteen (1,500) gallons (5,676 L) at the Fresh Line and the second minimum volume of one thousand (1,000) gallons (3,785 L) at the Food Service. Verify with minimum size and acceptable manufacturer and obtain final approval from AHJ prior to installation.
 - g) Provide one (1) oil and sand separator capable of handling a load of approximately eight hundred (800) gallons (3,027 L).
 - h) Provide one (1) oil / water separator, waste oil storage tank and associated piping for the Tire Installation bays in accordance with the local jurisdiction's requirement, where required.
 - i) Evaluate requirements for sanitary sewer service to the Fuel Facility and / or the compactor drain and provide sewer service as required by the jurisdiction.
 - j) Verify with the architect if a sanitary sewer connection needs to be provided to the sprinkler riser room.
- 3) Water – Domestic Service
- a) Provide a Domestic Water service to the Warehouse at the location shown on the Utility Plan, or as determined by Costco Wholesale. Clearly identify the location and type of the Domestic water meter.
 - b) The Domestic water service shall be connected directly to the local public water system infrastructure or onsite (public) water system and shall be metered separately from irrigation and fire service connections and Fuel Facility. Connection of the Costco Wholesale domestic water service to a closed (stagnant) system, with backflow preventing free-flowing circulation with the adjacent public water system is not allowed.
 - c) Clarify whether the Onsite Water System is public (with easements) or private (with backflow at property line).
 - d) Confirm backflow and metering requirements.

COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

- e) The Domestic water service shall be a minimum size of three (3) inch (76.2 mm) and have minimum static pressure of seventy (70) pounds per sq. inch (482.6 kPa) downstream of backflow prevention.
- See Detail: 06_01 Typical Utility Plan, 06_07 Water Service Availability Letter, 06_12 Typical Water System Point of Connection Plan, and 06_12A Typical Water System Point of Connection Plan- with Liquor Sales.
 - For Canada projects, domestic water supply is typically provided by a sixty-five (65) mm service delivering three hundred and eighty (380) liters per minute at 5.2 bar.
 - For all other countries, verify availability.
- f) Approval from Costco Wholesale is required for lower pressure service.
- g) Provide a pressure reducing valve (PRV) if required due to high system pressures.
- h) Provide backflow prevention as required by the authority having jurisdiction.
- Identify available water pressure after applying required backflow protection device losses.
 - Coordinate with the Costco Wholesale Architect and Mechanical Engineer.
- 4) Water – Irrigation Service
- a) Provide irrigation water service (separate from domestic service) at a location as determined by Costco Wholesale. Irrigation service is to be metered separately from Domestic and Fire Protection services. Clearly identify the location and type of Irrigation water meter.
- b) The irrigation water service shall be as recommended by the Landscape Architect and approved by Costco Wholesale. Confirm backflow and metering requirements.
- c) Identify anticipated water pressure at the Irrigation System connection and coordinate with the Landscape Architect. Provide a pressure reducing valve (PRV) if required due to high pressure systems. Coordinate with landscape architect for project-specific requirements.
- d) Provide necessary water meter (separate from domestic) and backflow prevention device as required by the authority having jurisdiction. Verify that the irrigation water usage does not impact the sanitary sewer billing.
- 5) Water – Fire Protection Service

COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

- a) Verify availability of fire protection water service capable of providing a minimum delivery pressure of seventy-five (75) pounds per square inch (517.11 kPa).
- b) For a non-boosted system, provide a minimum of two thousand one hundred and fifty (2,150) gallons per minute (8,138 Lpm) at a residual pressure of sixty-five (65) pounds per square inch (448 kPa) and a general firefighting flow of four thousand (4,000) gallons per minute (15,142 Lpm) at a residual pressure of twenty (20) pounds per square inch (137.95 kPa), or as required by the jurisdiction.
- c) Verify that a pump is not required.
- d) Verify connection and impact fees and provide a detailed and itemized breakdown to the Costco Wholesale Development Director.
- e) The below referenced criteria shall be conducted by an Engineer certified in the state in which the project is sited. The hydrant flow test information shall be accompanied by the stamp and signature of the professional Engineer certifying that the water flow test has been completed in accordance with NFPA 291.
- f) A hydraulic analysis of the Onsite Water system and corresponding connections to the adjacent water system(s) shall be completed by both the Civil Engineer responsible for onsite water system design and Costco Wholesale Fire Protection consultant to determine the available water pressure at base of riser (BOR).
 - The analysis should clearly identify if the onsite water system is public or private.
 - Hydraulic modeling for design of the onsite water system and determining the available water pressure at the base of riser shall account for required back flow protection location and type, and water meter (if required for Fire flows).
- g) All fire protection designs, plans and Specifications shall be reviewed and approved by the Costco Wholesale Fire Protection Consultant.
- h) Complete all designs in accordance with the Costco Wholesale design criteria and the requirements of the authority having jurisdiction. Where discrepancies occur between the standards, the more restrictive shall apply. For any location where an ESFR Fire System will be installed, Costco Wholesale Risk Management Department is to be notified.
- i) Adequacy of service, site piping design, pressure and flow shall be verified with the regulating authority and these requirements. Provide water mains of sufficient size to adequately supply

COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

both fire protection and domestic demands simultaneously, or separate lines, if required by local authorities.

- j) Provide an eight (8) inch (203 mm) minimum onsite water system, with sufficient isolation valves to facilitate maintenance/operations. Include an appropriately sized connection to the fire protection system riser and onsite fire hydrants. The location of the fire protection stub connection and base of riser shall be at a location and elevation specified per Costco Wholesale requirements.
 - k) Hydraulic analysis design of the onsite water system shall evaluate the hydraulic benefits of looping the system around the Warehouse, upsizing of the connections to the existing system and/or onsite water system piping.
 - All available water system design configurations shall be evaluated prior to proposing a pump.
 - Provide a separate meter for the fire protection water service only if required.
 - l) Confirm whether a water meter is required on the Fire Protection service. If required, clearly identify the location and type of the Fire Protection water meter.
 - m) Design Water system so that the fire sprinkler system does not require a pump or onsite storage tank. Any design requiring a pump and/or storage tank must be accepted in writing by Costco Wholesale.
- 6) Water – Fire Hydrants
- a) Provide fire hydrants at a maximum of three hundred (300) foot, (91.44 m) intervals around the building, or as required by the authority having jurisdiction. Confirm whether there is also a minimum distance from the Warehouse.
 - b) Provide one (1) fire hydrant within one hundred (100) feet (30.48 m) of the Costco Wholesale Fire Department Connection (FDC) or as required by the authority having jurisdiction. Verify location of FDC and nearest hydrant with the local fire official.
 - Where a Fuel Facility is included, provide one (1) fire hydrant within one hundred (100) feet (30.48 m) of the Fuel Facility. Verify exact location with Costco Wholesale.
 - Verify with the local fire official if additional hydrants are required. If additional hydrants are required, identify their location and coordinate with Site Utility Plan.

COSTCO WHOLESALE DEVELOPMENT REQUIREMENTS

SECTION 06 SITE UTILITIES (WET AND DRY)

- c) Verify with the local fire official if a Post Indicator Valve (PIV) is required, and the type of Fire Hydrant connection(s).
 - Confirm local Fire Protection standards for hydrant nuts and valve.
 - Provide copy of local Fire Hydrant standards and details.
- 7) Water – Fire Backflow Protection
 - a) Provide backflow protection in accordance with the authority having jurisdiction. Identify the size, type, manufacturer and model for the backflow protection device(s) proposed for use.
 - b) Verify if location of backflow is inside Warehouse, or out at property line, and whether the unit is to be installed below grade (in buried vault) or above grade.
 - If above grade, confirm if screening is required.
 - If installed outside of Warehouse, confirm whether frost-protection is required. Identify necessary provisions for an insulated "Hot-Box" structure, and coordinate other utilities (drains, electric power, etc.) as required.
 - The location of the backflow protection device is typically dependent on whether the onsite water system is private, or public (with easements).
 - c) Based on this, it should be determined early in the process whether the onsite water system is to be private or public, so that the appropriate backflow protection and metering can be designed.
- 8) Storm Drainage - See Section 07 Site Storm Drainage for requirements.

D. Dry Utilities

- 1) Dry utilities are necessary to operate a Costco Wholesale Warehouse and Fuel Facility (where included). The responsibility of providing these utility services may involve several different consultants; therefore, documentation of all correspondence with utility providers is essential. See Detail: 06_10 Dry Utility Matrix for purposes of tracking permits and approvals.
 - a) Required dry utilities include electric power, telephone/computer and natural gas. When a Fuel Facility is to be constructed, Communications Conduits between the Controller Enclosure and the Warehouse EDP Room are also required.

DAWSON RIDGE
CONSTRUCTION DRAWINGS
SANITARY SEWER TRUNK LINE
WELL WATER LINES

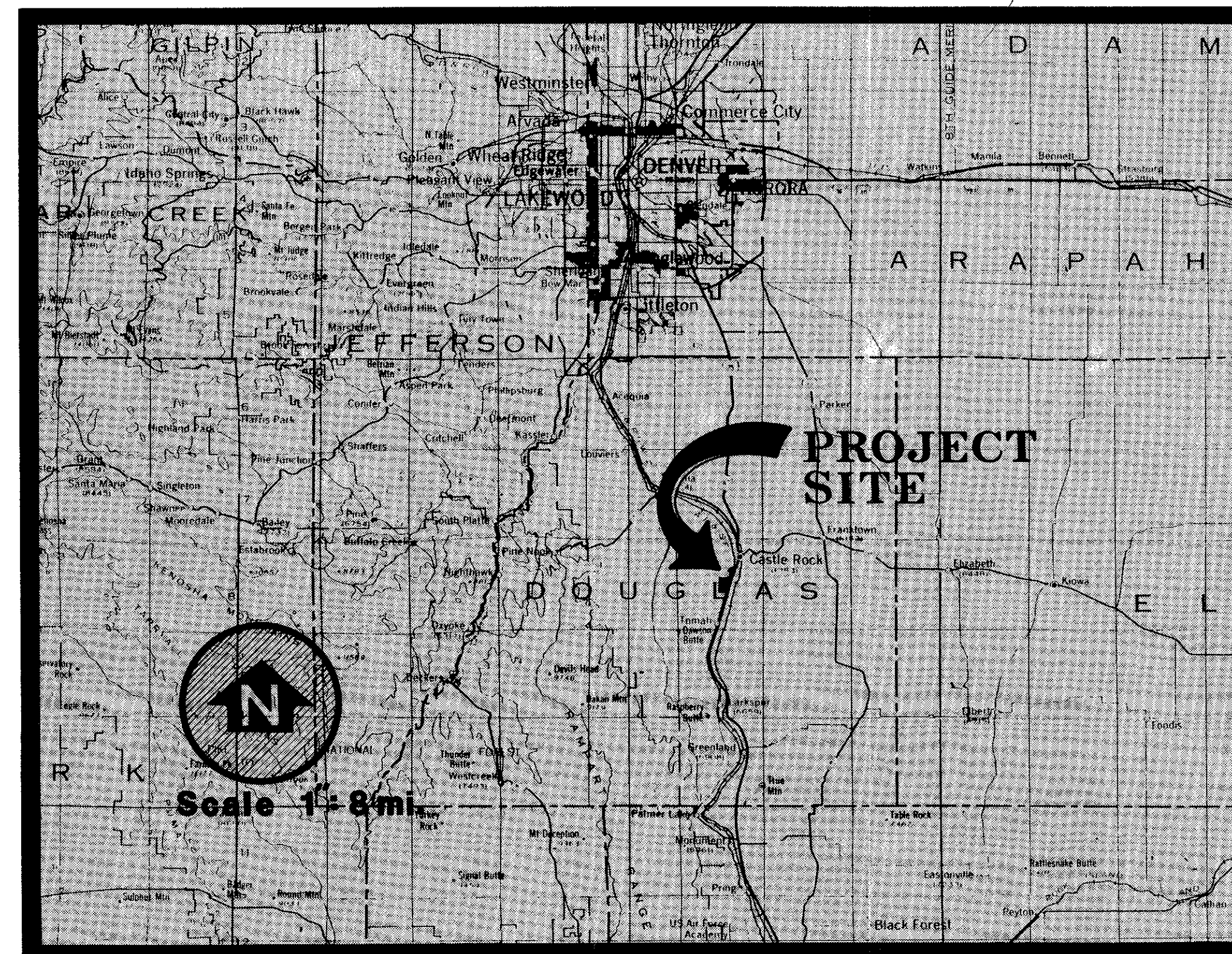
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Merrick

DEVELOPER



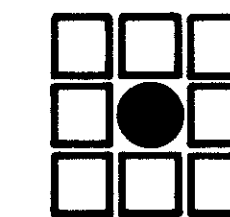
**Bellamah
Community
Development**

Telephone 303/799-1919
9085 E. Mineral Circle
Suite 330
Englewood, Colorado 80112



VICINITY MAP

ENGINEER



MERRICK

Telephone (1083)
Post Office Box 30
Denver, Colorado 80202

Excerpts from "Dawson Ridge
Construction Drawings Sanitary Sewer
Trunk Line" Prepared by Merrick.
Dated 10/20/1986

1. TOWN OF CASTLE ROCK PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH TOWN OF CASTLE ROCK DESIGN CRITERIA AND THE TOWN CODE. THE TOWN IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE TOWN OF CASTLE ROCK THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

2. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE, SANITARY SEWER LINE, AND STORM SEWER LINE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE MOST RECENT STANDARD CONSTRUCTION SPECIFICATIONS FOR THE TOWN OF CASTLE ROCK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES, LICENSES, AND PERMITS AS REQUIRED BY THE TOWN OF CASTLE ROCK, COLORADO, AND OTHER AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING STREET CUTTING PERMITS AND FOR RESTORATION OF SURFACING AS REQUIRED BY THE GOVERNING AUTHORITY. THIS SHALL INCLUDE RESTORATION OF EXISTING CONDITIONS ON PRIVATE PROPERTY (IF ANY).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THOSE ASSOCIATED WITH THE WORK AND THE GENERAL PUBLIC THROUGHOUT THE DURATION OF THE CONTRACT.
6. THE CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK, 688-9785, TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CALL FOR LOCATION OF ANY EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION OR CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE CONTRACT DRAWINGS.
9. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
10. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
11. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

1. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN 3 FEET MORE THAN 8 FEET FROM CURB AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE 5 FEET.
2. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD, WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
3. DUCTILE IRON PIPE (CLASS 52 FOR 4" AND 6" AND CLASS 50 FOR 8" AND LARGER) SHALL BE USED FOR WATER LINES.
4. ALL WATER PIPE SHALL BE BEDDED IN CLASS "B" BEDDING
5. A MINIMUM COVER OF 4-1/2 FEET BELOW FINAL GRADE SHALL BE MAINTAINED OVER ALL WATER LINES.
6. WATER LINE MEASUREMENTS ARE FROM CENTER OF APPURTENANCE TO CENTER OF APPURTENANCE.
7. WHEN A WATER MAIN IS DIPPED UNDER A STORM SEWER, PROVIDE A MINIMUM CLEARANCE OF 6" BETWEEN PIPES AND PROVIDE A CONCRETE CRADLE. WHEN A WATER MAIN IS DIPPED UNDER A SANITARY SEWER, PROVIDE A MINIMUM CLEARANCE OF 24" BETWEEN PIPES AND USE CONCRETE ENCASEMENT OF SANITARY SEWER LINE FOR 10' EACH SIDE OF WATER LINE.
8. GATE VALVES AS SHOWN HEREON SHALL BE PLACED WITHIN PAVED AREAS AND SHALL IN NO CASE BE LOCATED WITHIN CONCRETE GUTTERS OR CROSS PANS. ALL VALVES SHALL OPEN BY TURNING RIGHT (CLOCKWISE). TOPS OF VALVE BOXES TO BE ADJUSTED TO FINISH GRADE.
9. POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE CONFORMING TO THE REQUIREMENTS OF ASTM SPECIFICATION D3034-SDR 35 SHALL BE USED FOR ALL SANITARY SEWER MAINS. J-M MANUFACTURING, CERTAINEED, DIAMOND PLASTICS, VINYL-TECH OR CONTINENTAL PLASTICS ARE APPROVED MANUFACTURERS.
10. ALL PVC JOINTS SHALL BE WATER TIGHT BELL AND SPIGOT TYPE.
11. ALL SANITARY SEWER PIPE SHALL BE BEDDED IN CLASS "B" BEDDING.
12. SANITARY SEWER MEASUREMENTS ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
13. MANHOLE CONES SHALL BE ECCENTRIC.
14. MANHOLE RIMS SHALL BE SET 1.0 FOOT BELOW FINISHED RIM ELEVATION AND SHALL BE RAISED TO FINAL GRADE PRIOR TO PAVING, WITH 0-3 BRICK COURSES.

WESTFIELD

MH #1

MH #2

MH #3

MH #4

MH #5

MH #6

MH #7

MH #8

MH #9

MH #10

MH #11

MH #12

MH #13

MH #14

MH #15

MH #16

MH #17

MH #18

MH #19
DIVERSION MH

MH #20

EXISTING ROW

PROPOSED ROW

DOUGLAS LANE

EXISTING MH A1

N

400 800 1200

Scale: 1" = 400'

APPROVED FOR ONE YEAR FROM THIS DATE

Director of F Date

3-28-85

SHEET	TITLE
A1	COVER SHEET
A2	GENERAL NOTES, OVERALL SANITARY SEWER, & SHEET INDEX
A3	OVERALL WELL WATER LINES
U1	SANITARY SEWER TRUNK LINE Sta. 0+00 to 10+75
U2	SANITARY SEWER TRUNK LINE Sta. 10+75 to 24+55
U3	SANITARY SEWER TRUNK LINE Sta. 24+55 to 38+28
U4	SANITARY SEWER TRUNK LINE Sta. 38+28 to 52+12
U5	SANITARY SEWER TRUNK LINE Sta. 52+12 to 61+25
U6	SANITARY SEWER TRUNK LINE Sta. 61+25 to 69+75
W1	WELL WATER LINE TO LARAMIE FOX HILLS & A-1 WELLS
W2	WELL WATER LINE TO LARAMIE FOX HILLS & A-2 WELLS
W3	WELL WATER LINE TO LARAMIE FOX HILLS & A-3 WELLS
W4	WELL WATER LINE TO DAWSON WELLS
M1	SANITARY SEWER DETAILS
M2	WATER LINE DETAILS



MERRICK Merrick & Company
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**Bellamah
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9085 E. Mineral Circle
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Englewood, Colorado 80112

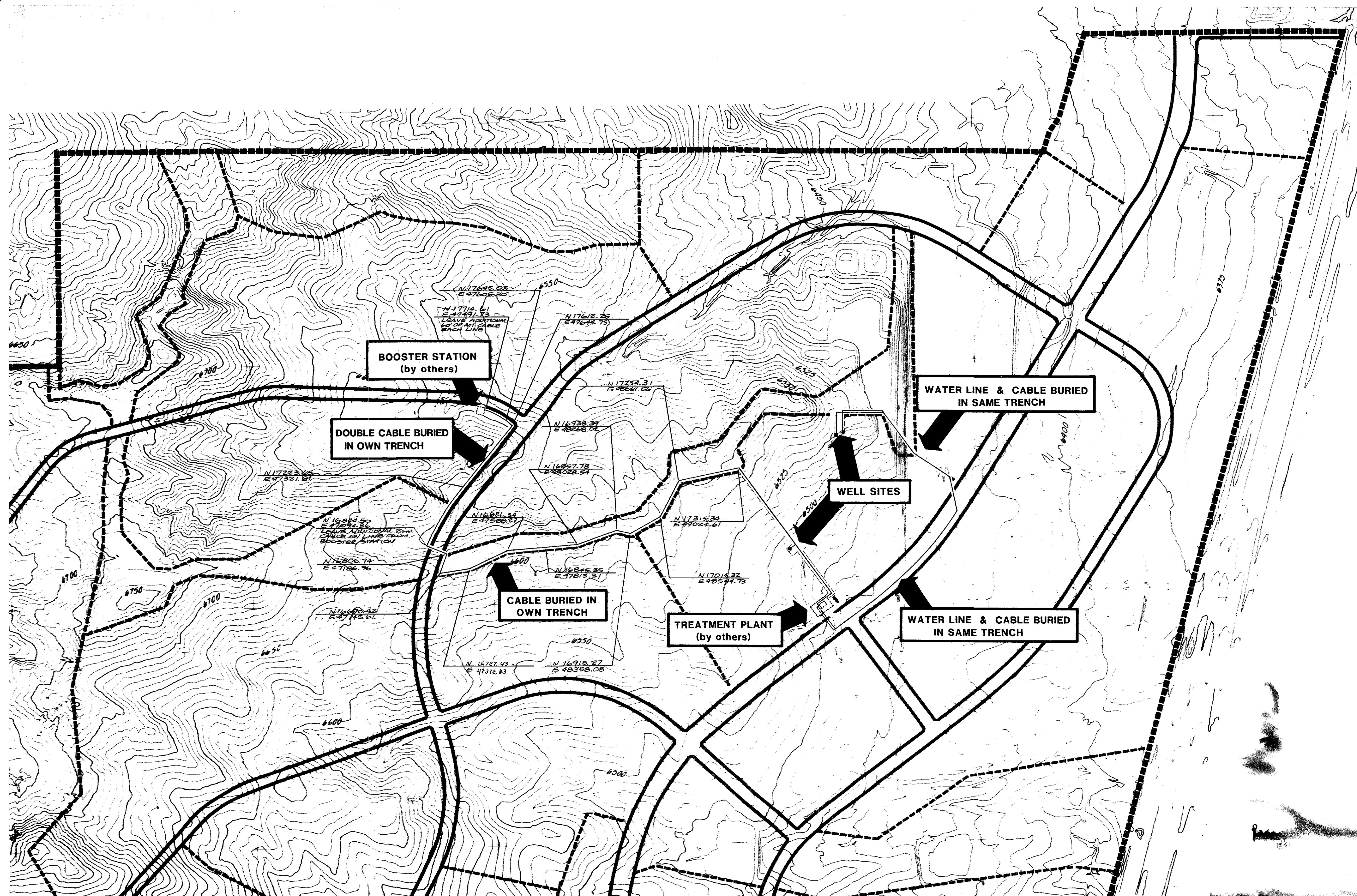
DAWSON
RIDGE

REVISION	DATE	DESCRIPTION

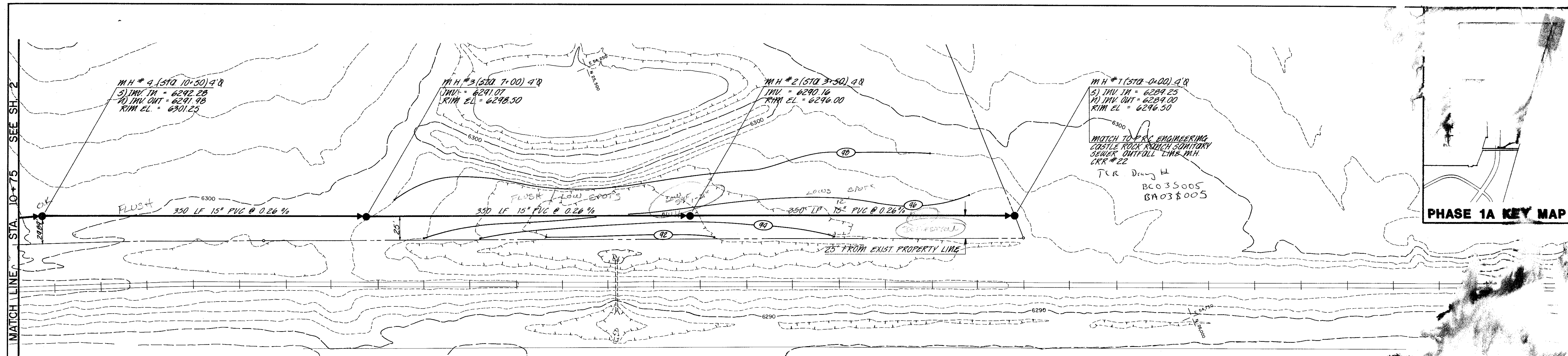
DESIGN NO. 12
DRAWN Permy
CHECKED _____
JOB NO. 126-5224
DATE _____

GENERAL SHEET INDEX
OVERALL SANITARY SEWER

SHEET **A2**
OF **15**

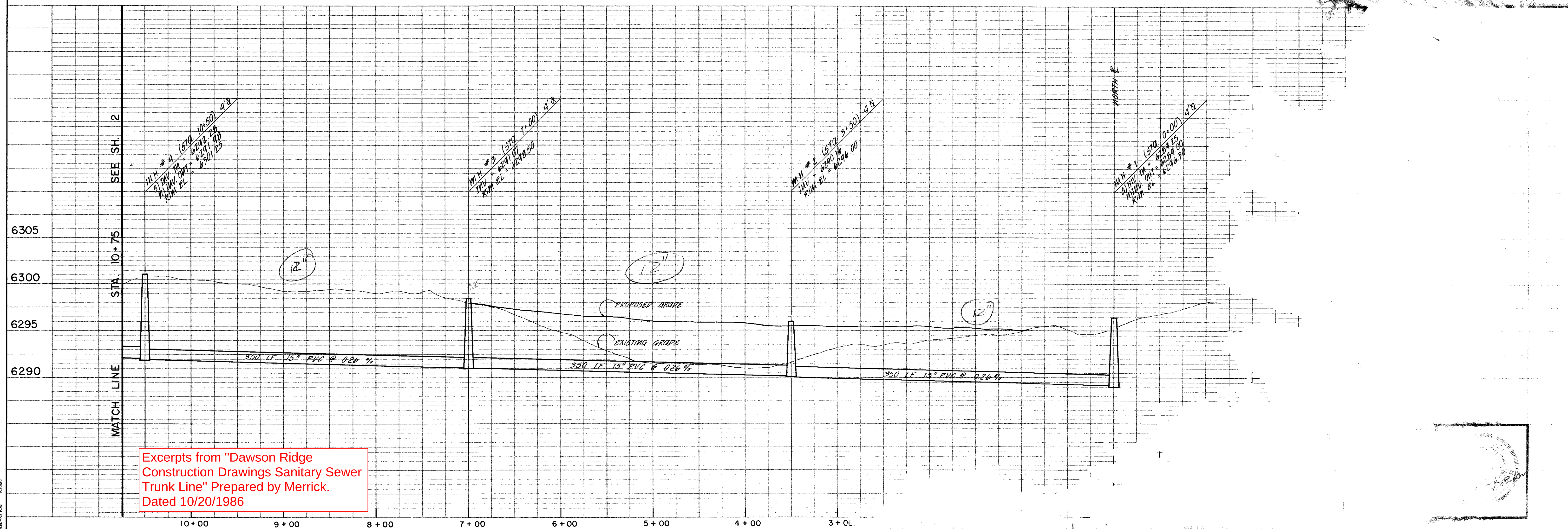


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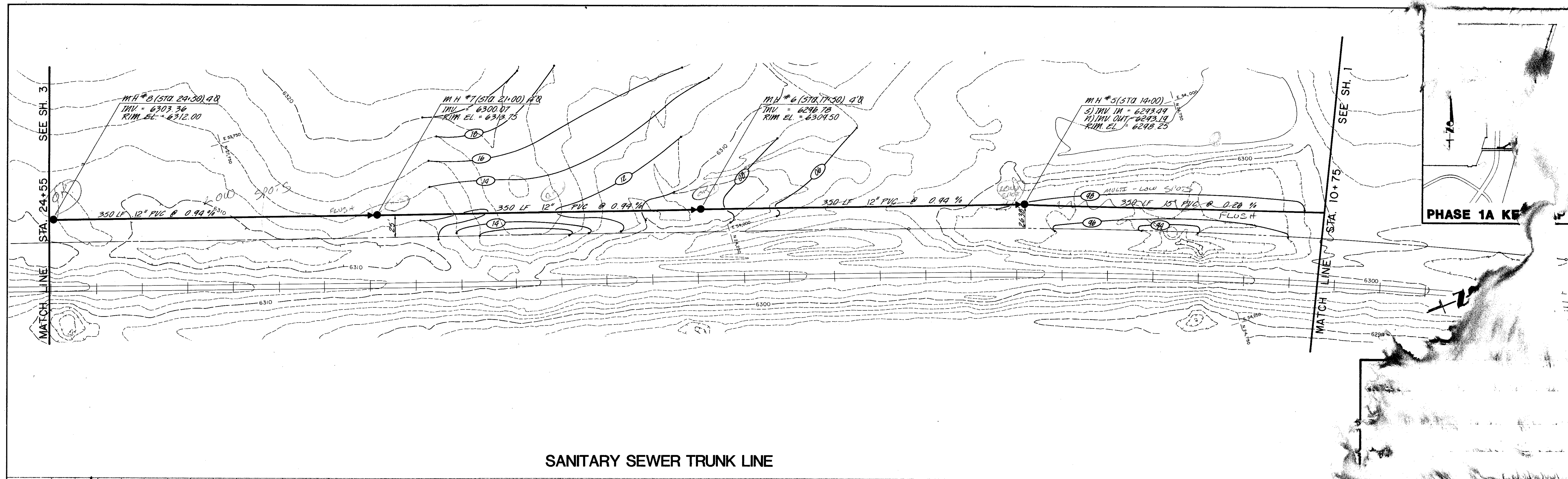


PHASE 1A KEY MAP

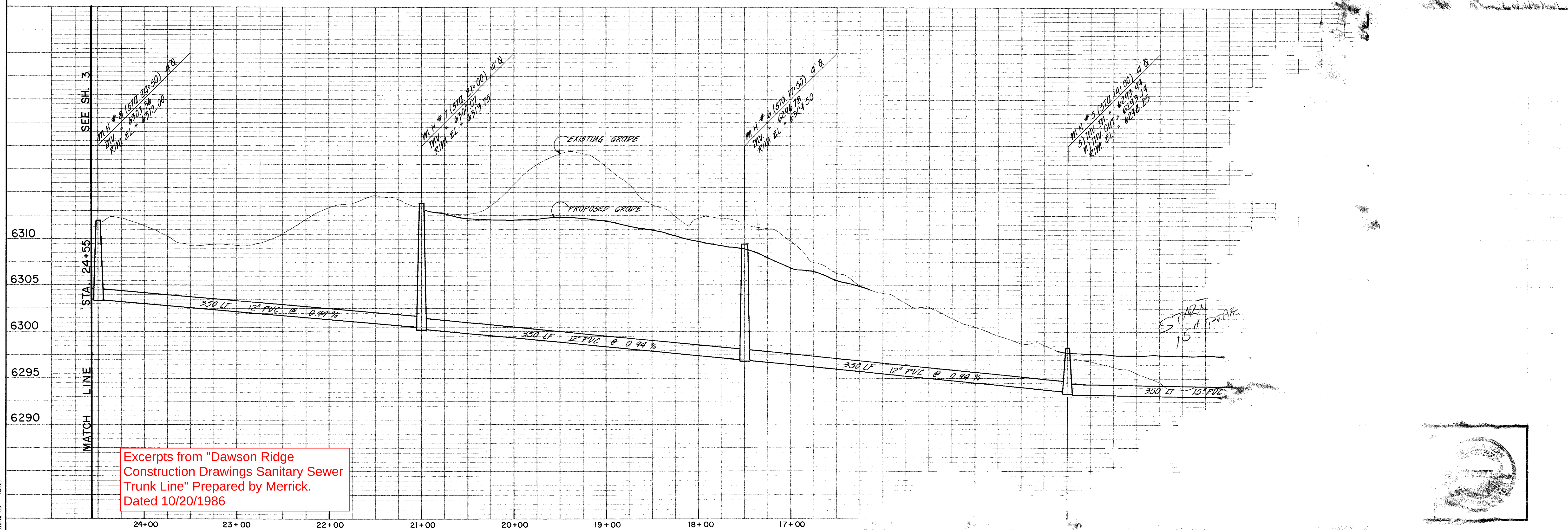
SANITARY SEWER TRUNK LINE



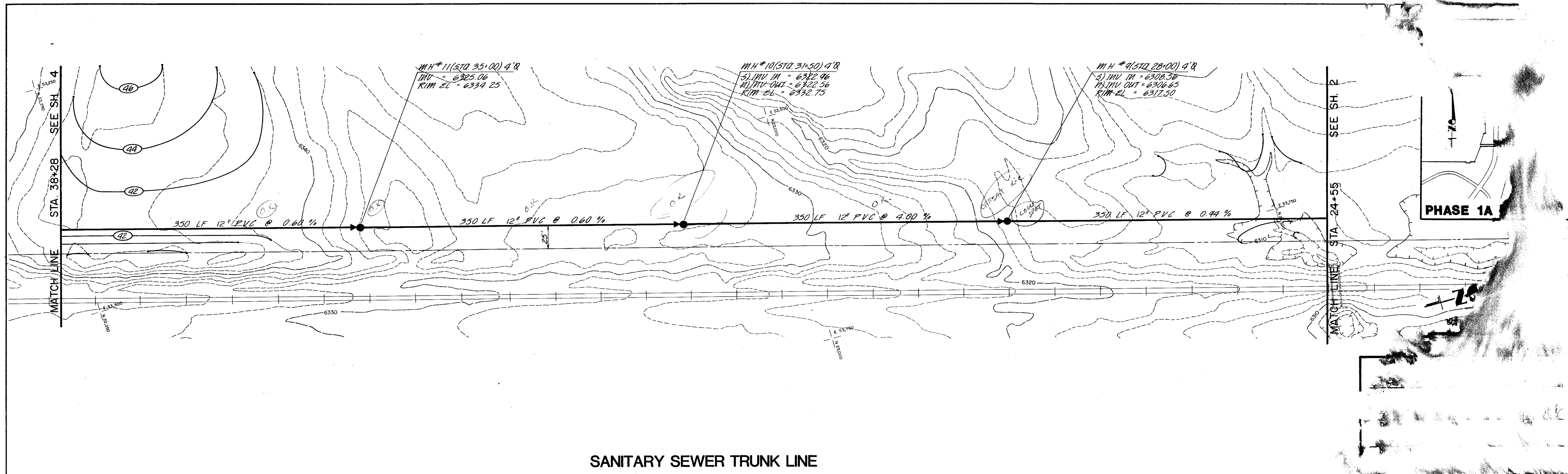
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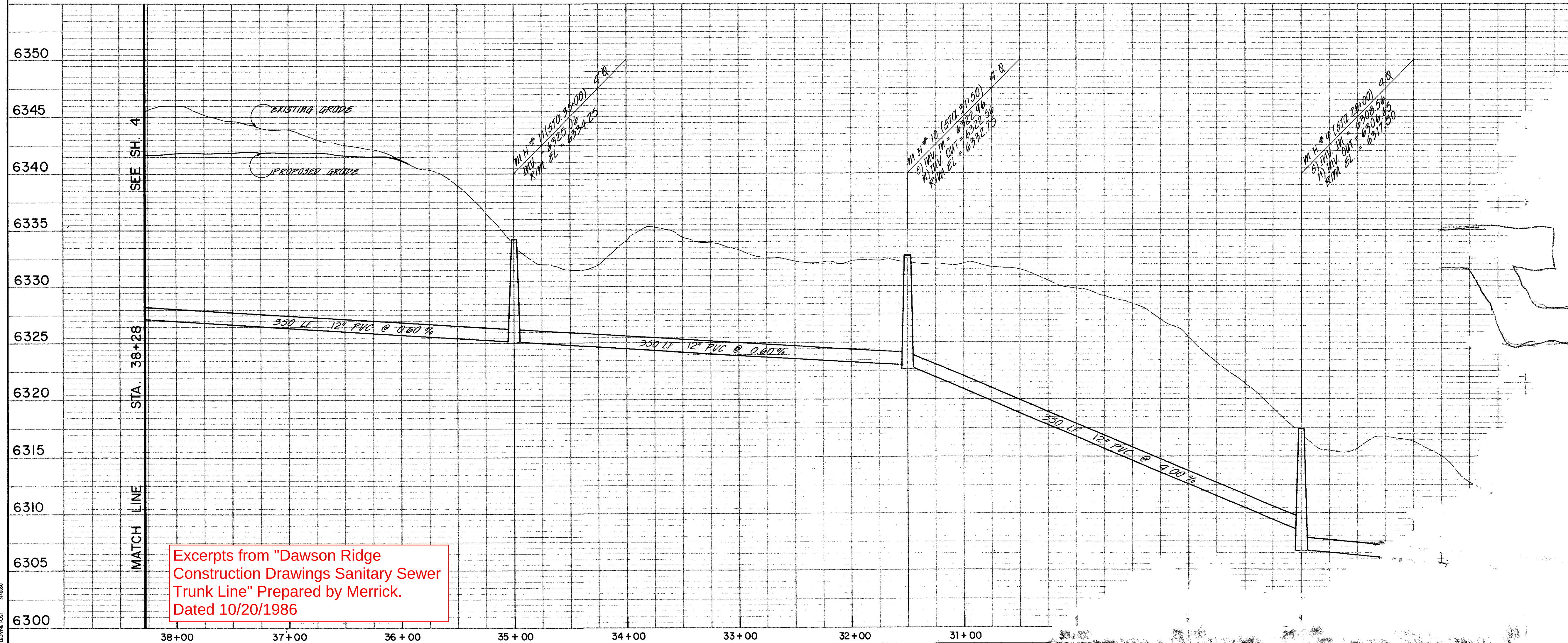
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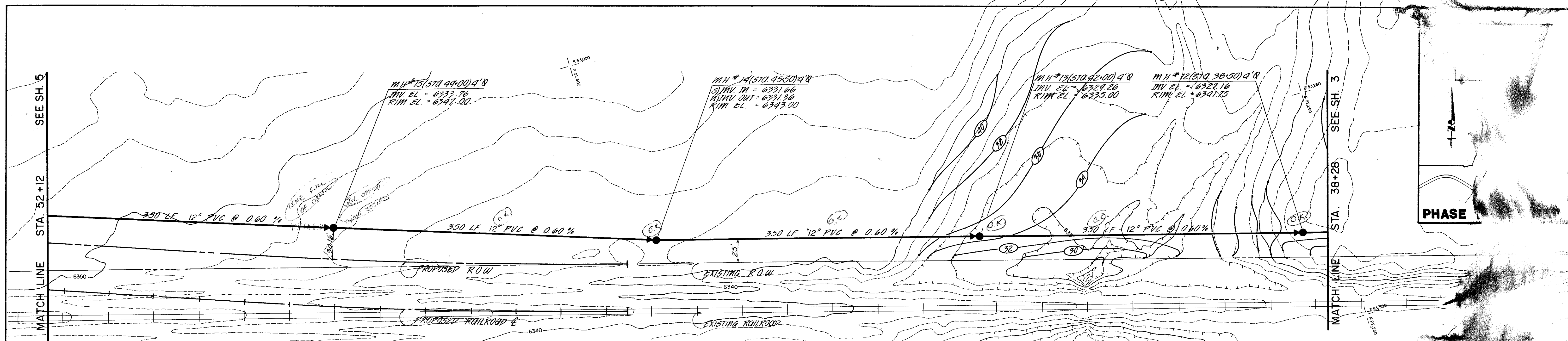
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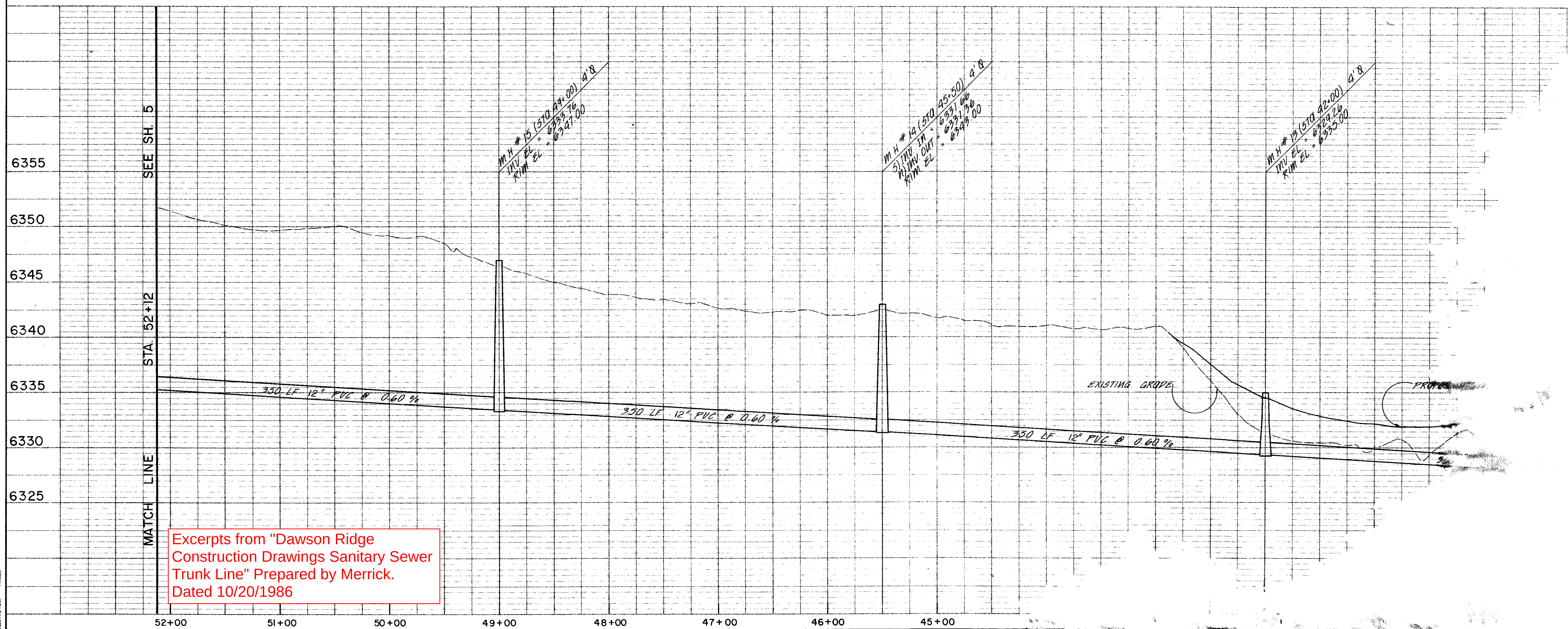
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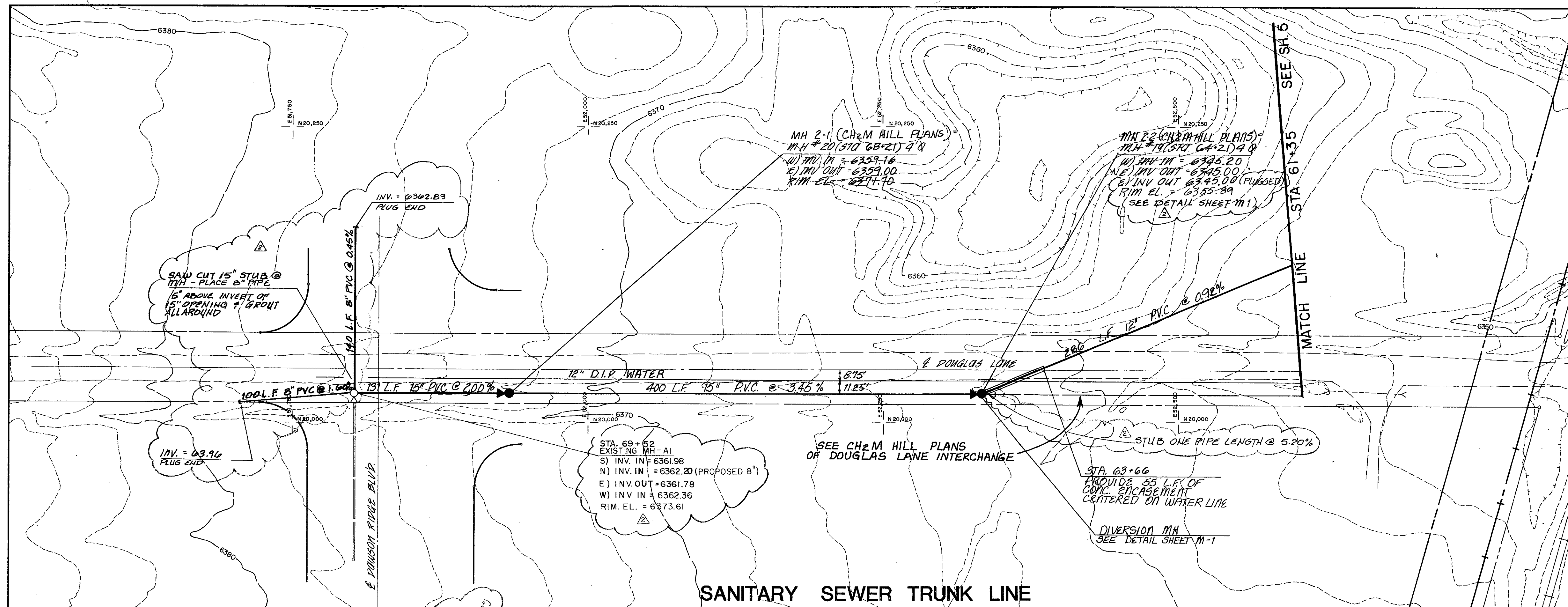
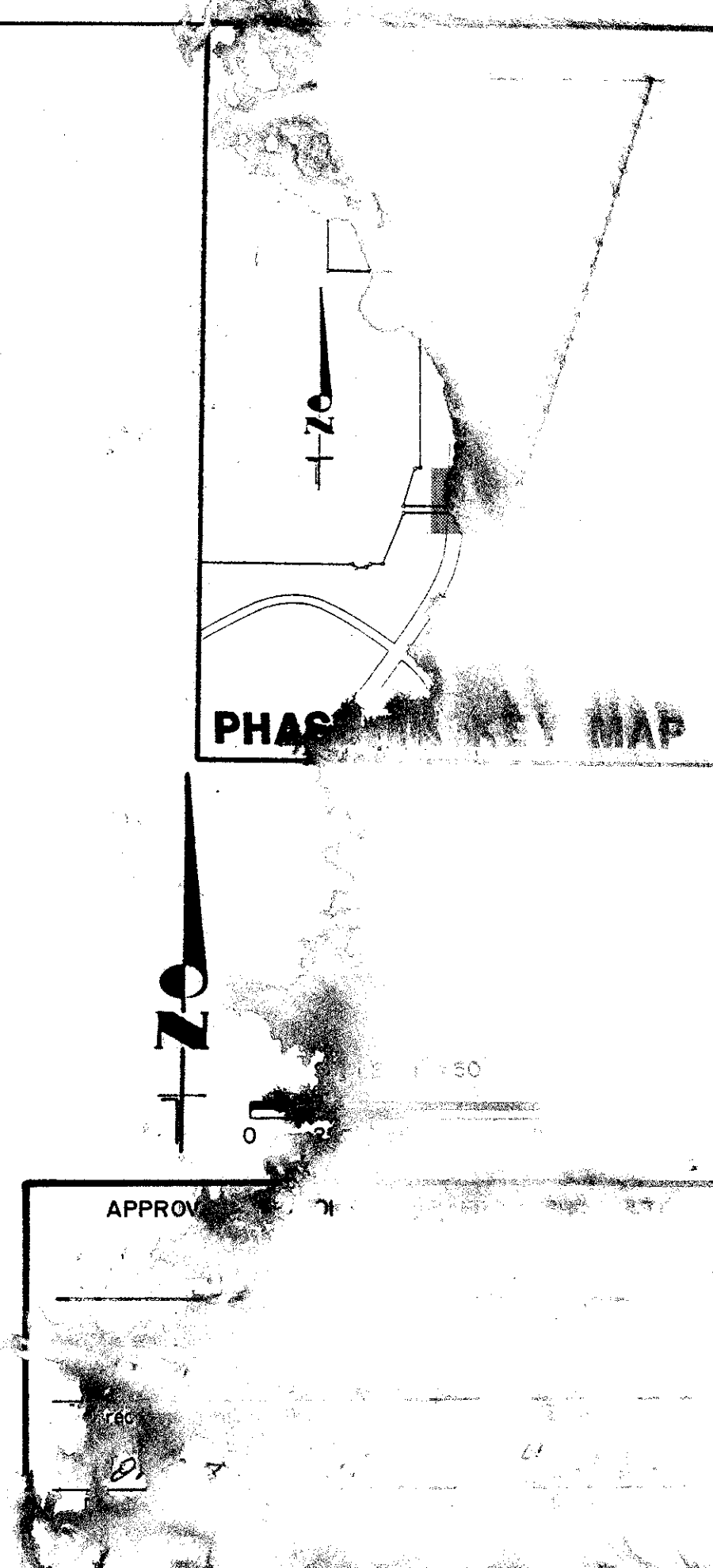
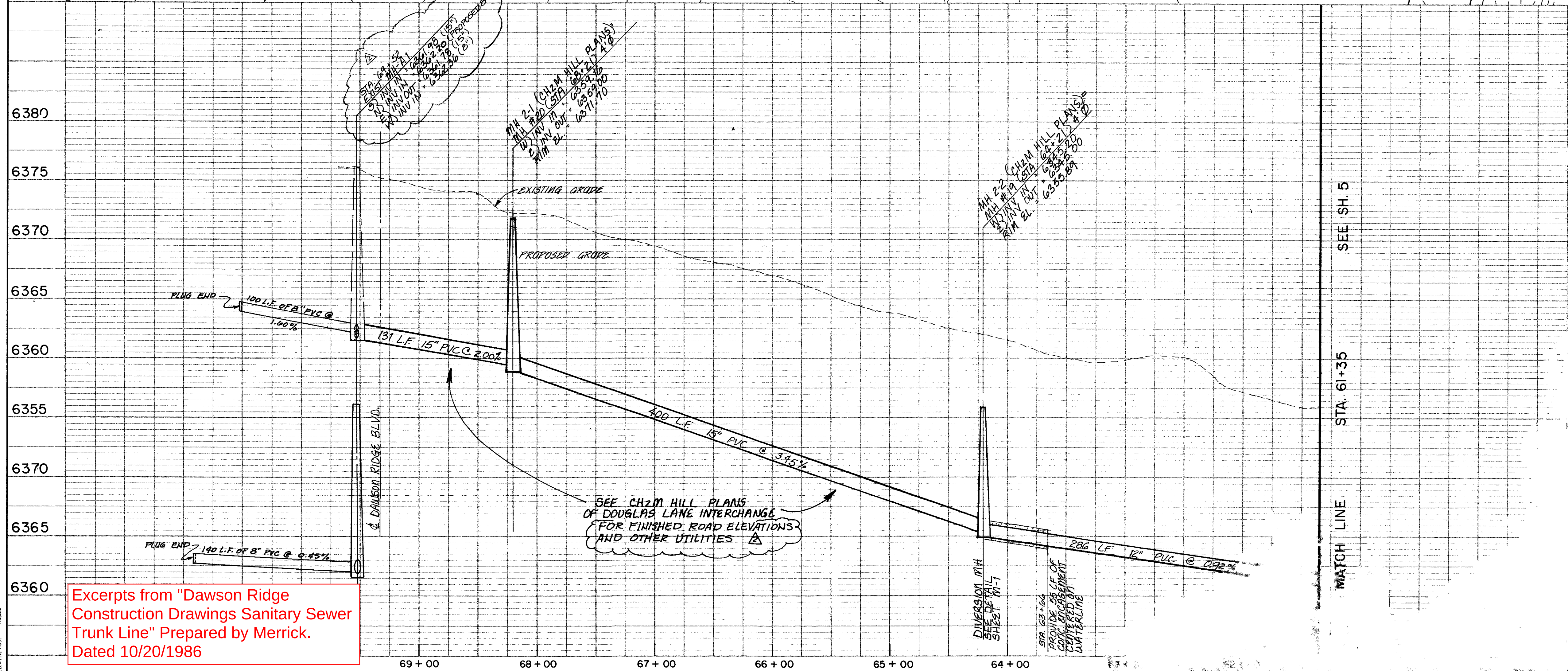


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SANITARY SEWER TRUNK LINE

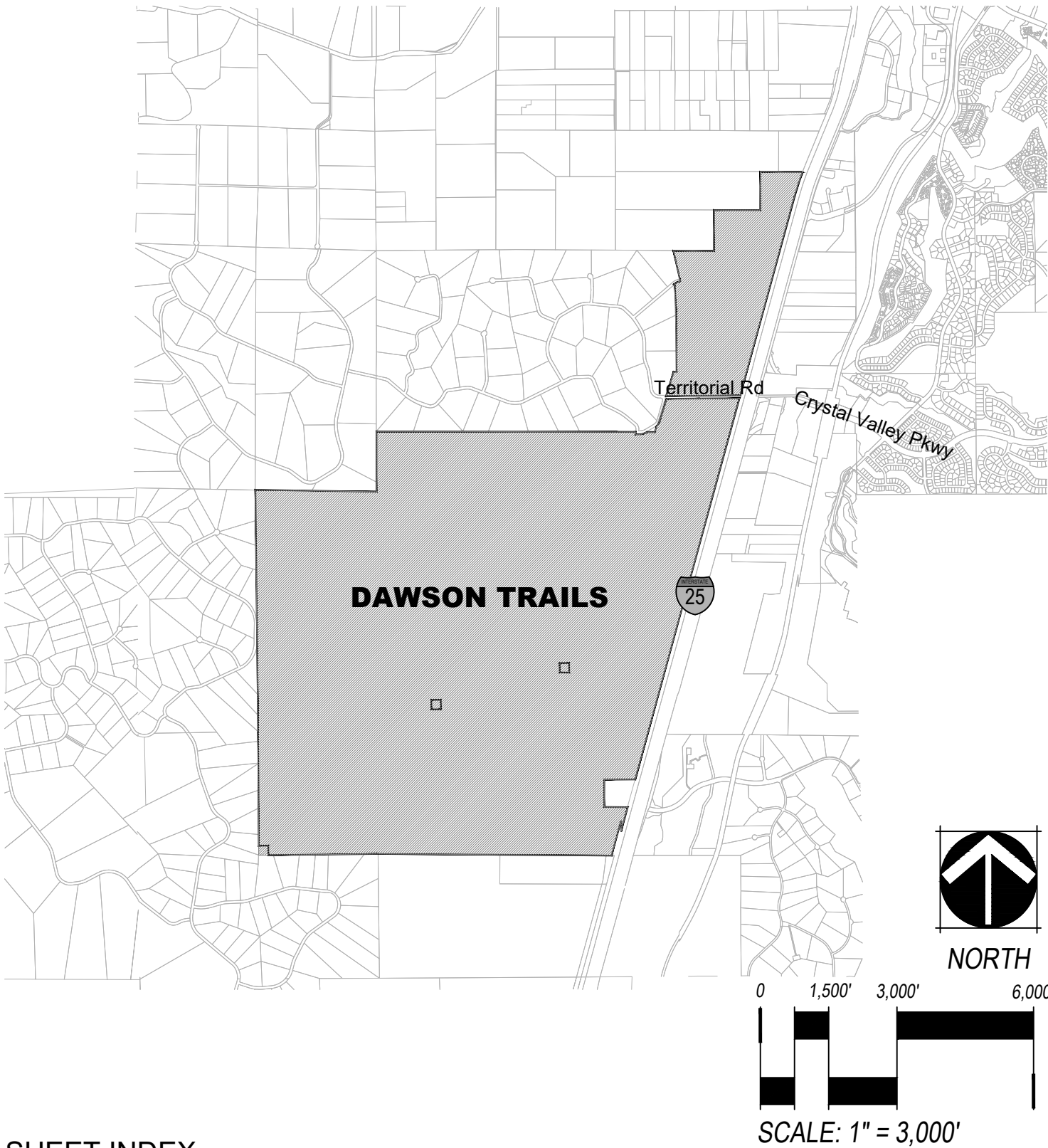




Excerpts from "Dawson Ridge Construction Drawings Sanitary Sewer Trunk Line" Prepared by Merrick. Dated 10/20/1986

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

VICINITY MAP



SHEET INDEX

- SHEET 1.....COVER
- SHEET 2.....OWNERSHIP CERTIFICATION
- SHEET 3-8.....PLANNED DEVELOPMENT PLAN
- SHEET 9.....OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN
- SHEET 10.....NATURAL FEATURES MAP
- SHEET 11.....PHASING PLAN
- SHEET 12.....GRADING & DRAINAGE PLAN
- SHEET 13.....WILDLAND MANAGEMENT PLAN
- SHEET 14-18.....PD ZONING REGULATIONS
- SHEET 19.....ARCHITECTURAL DESIGN STANDARDS
- SHEET 20.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

THE DAWSON TRAILS PDP IS AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TO ZONE THE PROPERTY FOR RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL, OPEN SPACE, AND PLD.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, *ET SEQ.*, C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
APPROVED 5/11/2022
APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND IN PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:
BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;
THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:
1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;
2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;
4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;
2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:
1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:
1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;
THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;
THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS OF LAND:

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'53" E, A DISTANCE OF 1262.04 FEET TO THE POINT OF BEGINNING;
THENCE N 00°37'44" W, A DISTANCE OF 208.93 FEET;
THENCE S 89°47'24" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°40'40" E, A DISTANCE OF 208.93 FEET;
THENCE N 89°47'27" W, A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'19" W, A DISTANCE OF 1765.57 FEET TO THE POINT OF BEGINNING;
THENCE N 89°46'42" W, A DISTANCE OF 208.73 FEET;
THENCE N 00°45'11" W, A DISTANCE OF 208.19 FEET;
THENCE S 89°55'33" E, A DISTANCE OF 208.72 FEET;
THENCE S 00°45'12" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OR PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SQ. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

- THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);
- THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
- THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);
- THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;
- THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);
- THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
- THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);
- THENCE N. 85°14'11" W., A DISTANCE OF 10.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W 1/4 S21 S22 PLS 38486 2018") AS BEING N. 02°26'33" W.

AND LESS AND EXCEPT THAT RETAINED RIGHT- OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404.

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS;

PARCEL 2:
COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

- N 17°17'13" E, A DISTANCE OF 557.93 FEET;
- S 89°27'27" E, A DISTANCE OF 65.00 FEET;
- N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:
1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;
THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY

RECORDS;
THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:
1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;
2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS RW-18 AND RW-18A IN THAT DEED RECORDED AT RECEPTION NO. 2021056802.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (1)
WEST	A	SFD	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	228	6,600 sf	N/A	2.9%	35'
Totals			N/A	419.8	1,183	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF, Non-Res	151.9	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	908	N/A	N/A	9.1%	50'
	D	SFD, SFA, MF, Non-Res	206.2	1,938	N/A	N/A	10.0%	60'
Totals			N/A	545.5	3,327	N/A	26.4%	
EAST	E-1	Non-Res	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0		N/A		2.0%	75/90' (1)
	F-2	SFA, MF, Non-Res	33.4	940	N/A	45	1.6%	75/90' (1)
	F-3	SFA, MF, Non-Res	81.9		N/A		4.0%	75/90' (1)
	G-1	Non-Res	62.6	0	N/A	66.9	3.0%	75/90' (1)
	G-2	Non-Res	4.3	0	N/A		0.2%	75/90' (1)
Totals			N/A	292.1	1,340	N/A	14.2%	
MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)								5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)								2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS								3,200,000
PLANNING AREAS			1,257.4				60.9%	
OPEN SPACE (PL-2 & OS)			533.0				25.8%	
PUBLIC LAND DEDICATION (PL-1)			227.6				11.0%	
ROW (ARTERIAL)			45.7				2.2%	
TOTAL PROPERTY (APPROXIMATELY)			2,063.7				100.0%	

LAND USE SUMMARY NOTE:
1.) FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 17.

PDP STANDARD NOTES

- A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
- THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
- THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

GENERAL NOTES

- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
- UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 13 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION:

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

ACM DAWSON TRAILS VIII JV LLC

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____

BY _____ ANDREW R. KLEIN _____ AS _____ AUTHORIZED SIGNATORY _____
OF ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____

BY _____ AS MAYOR AND BY _____
AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 6, 2021 AT RECEPTION NO. 2021059176, DOUGLAS COUNTY, COLORADO, AS MODIFIED BY INSTRUMENT RECORDED APRIL 5, 2022 AT RECEPTION NO. 2022024399 AND INSTRUMENT RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065718, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SWQ LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

AS _____ OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN

CREATED BY THE INSTRUMENT RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST BANK, A COLORADO BANKING COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

AS _____ OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE:

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

REGISTERED LAND SURVEYOR

DATE

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS

COUNTY AT _____ ON THE _____ DAY OF _____,

20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

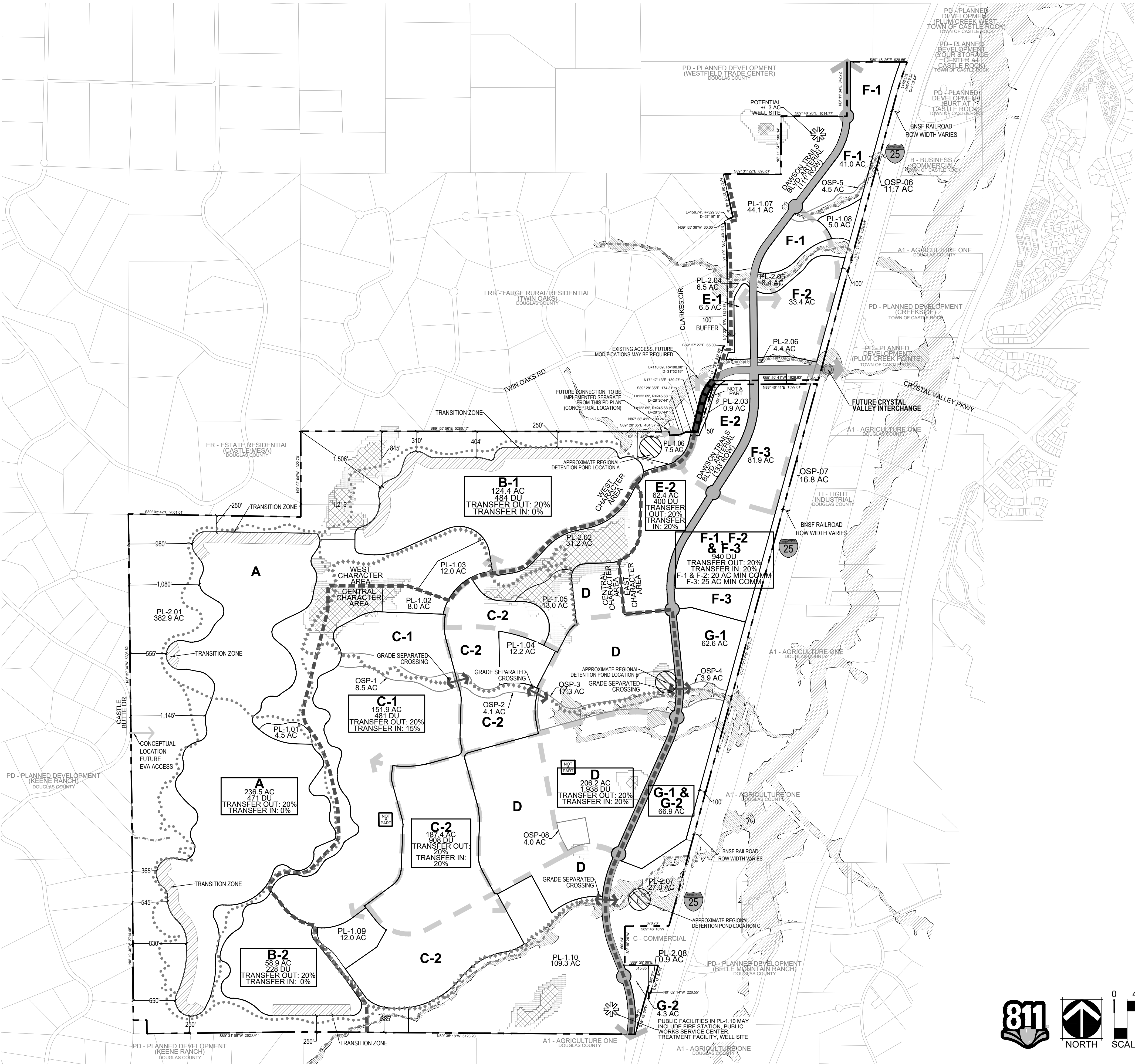
OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	11.0%
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.2	22.4%
OSP (PRIVATE)	70.8	3.4%
SUBTOTAL	533.0	25.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- 100 YEAR FLOODPLAIN (FEMA)



APPLICANT:

WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:

CORE CONSULTANTS, INC.
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
OVERALL PD PLAN

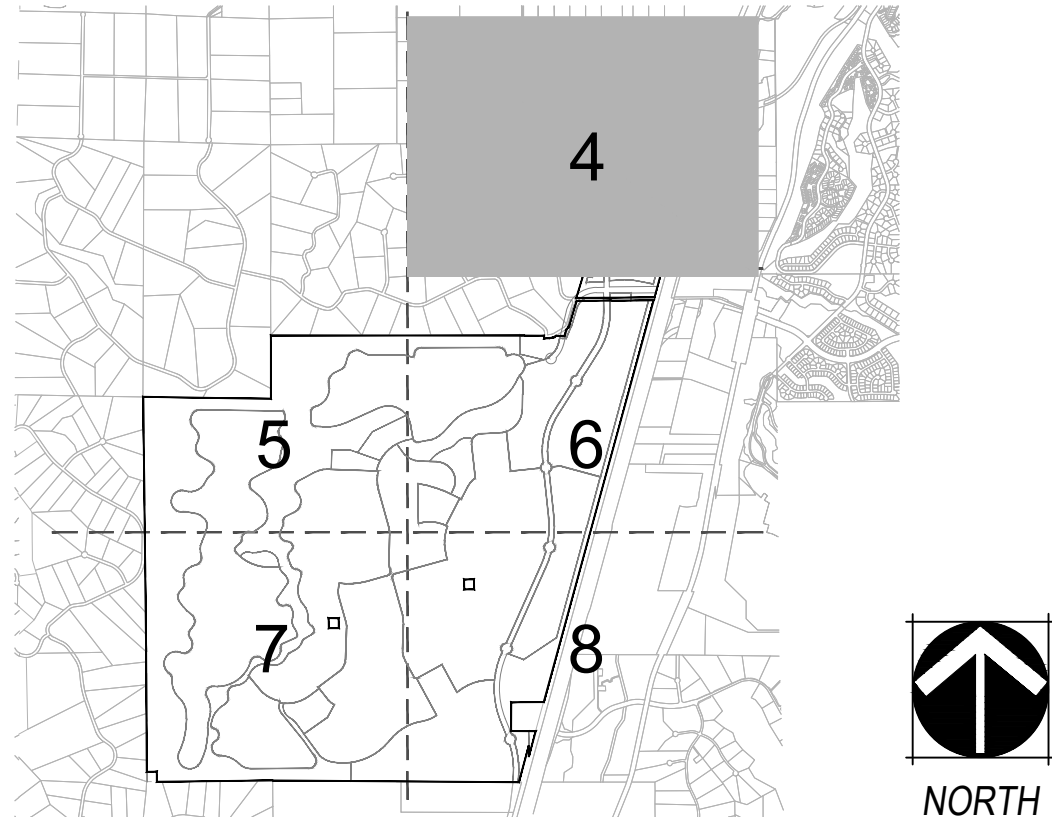
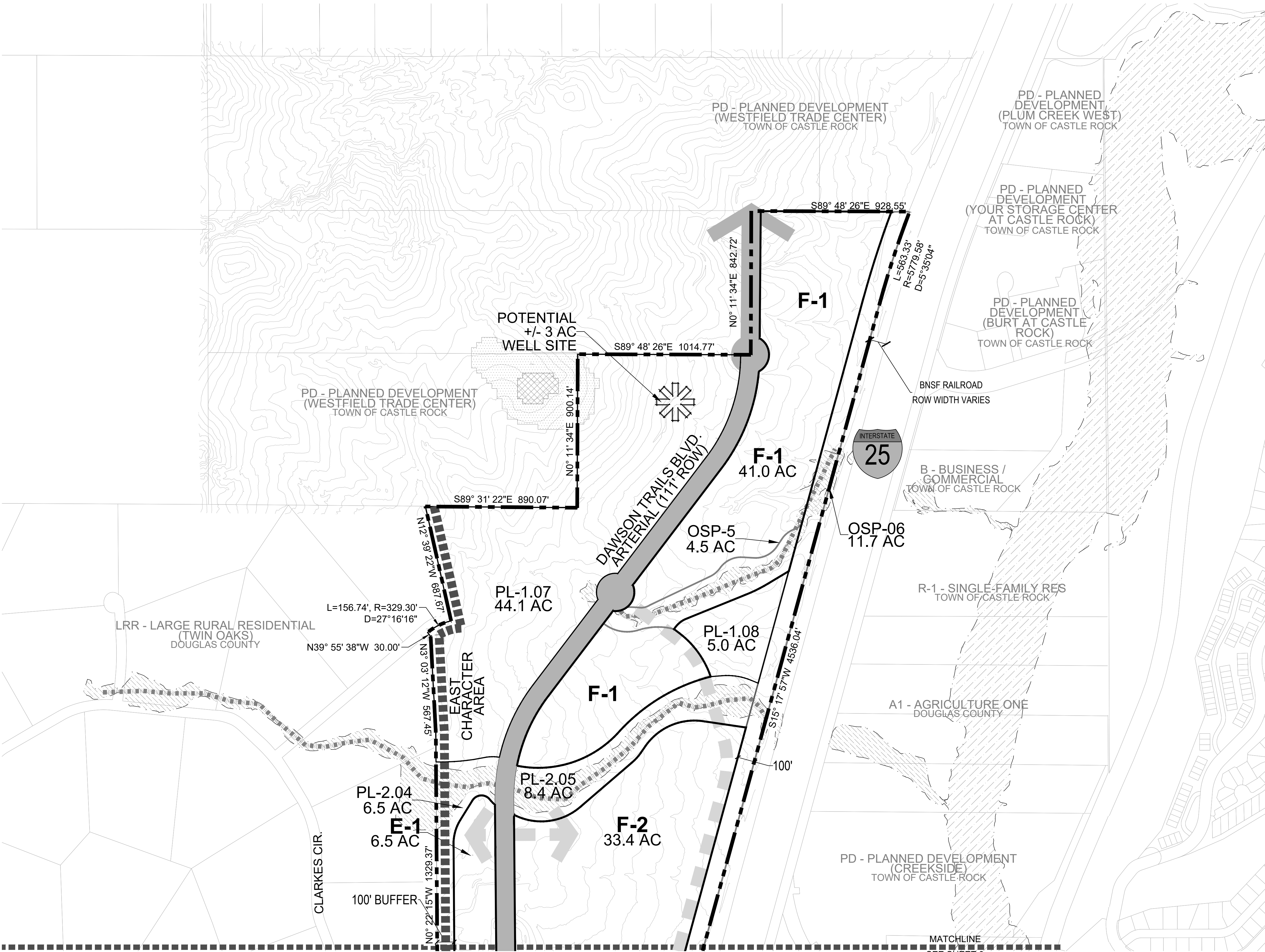
SHEET
3 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE		PROPOSED ARTERIAL RIGHT OF WAY
	PLANNING AREA BOUNDARY		MODERATE SKYLINE		FUTURE COLLECTOR RIGHT OF WAY
	CHARACTER AREA BOUNDARY		MINOR SKYLINE		5' NATURAL SURFACE TRAIL
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		10' HARD SURFACE TRAIL
					100 YEAR FLOODPLAIN (FEMA)

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:

WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:

CORE
CORE CONSULTANTS, INC.
LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
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PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
PD PLAN

SHEET
4 OF 20

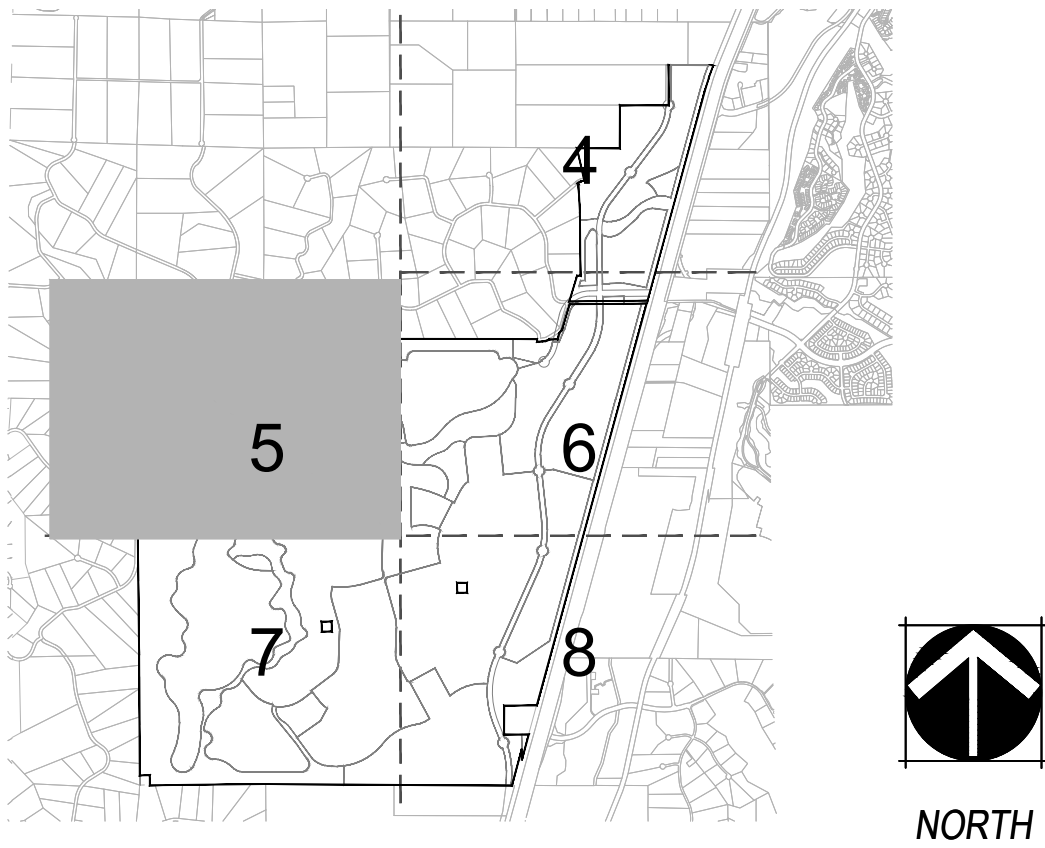
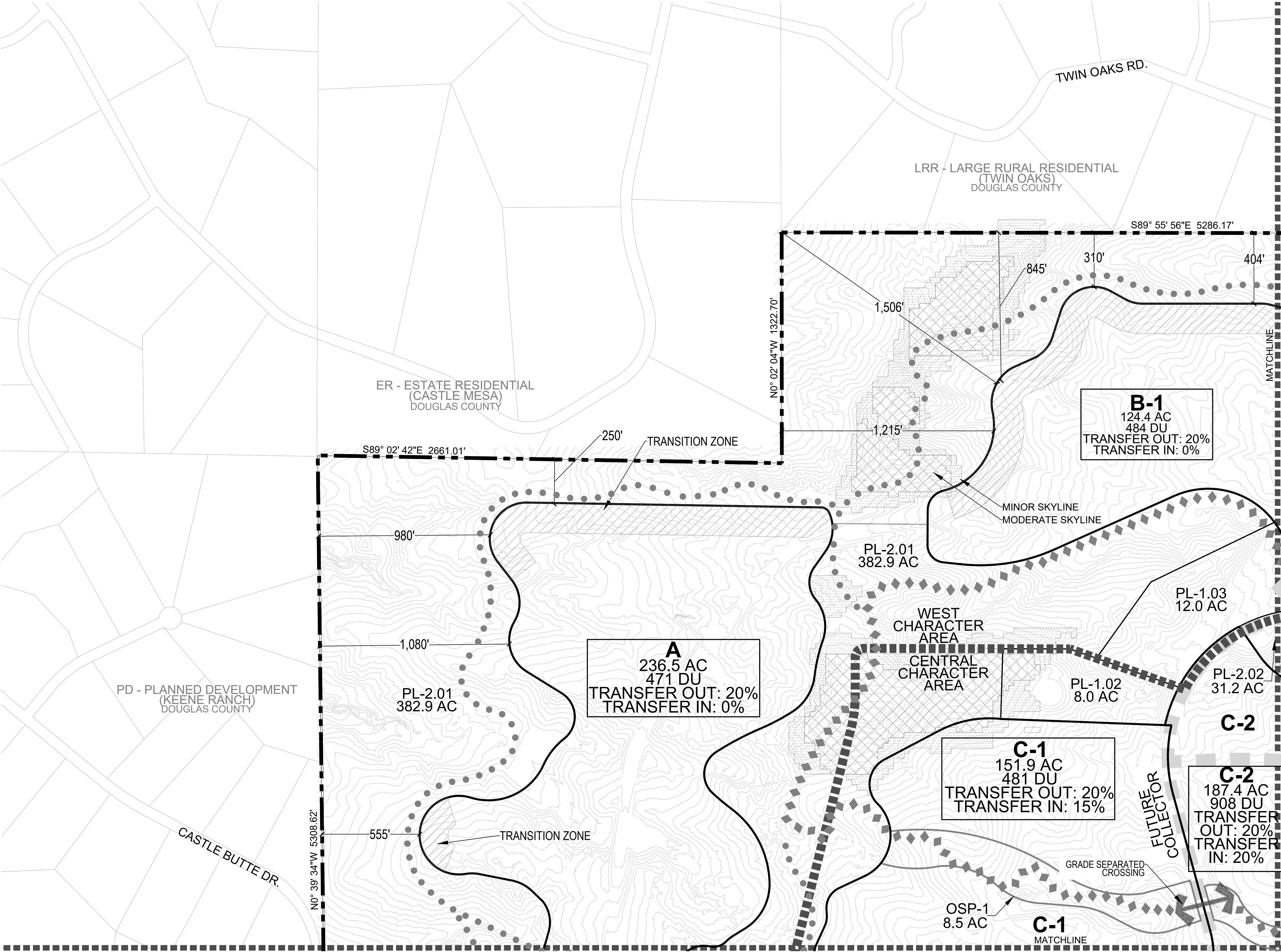
CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

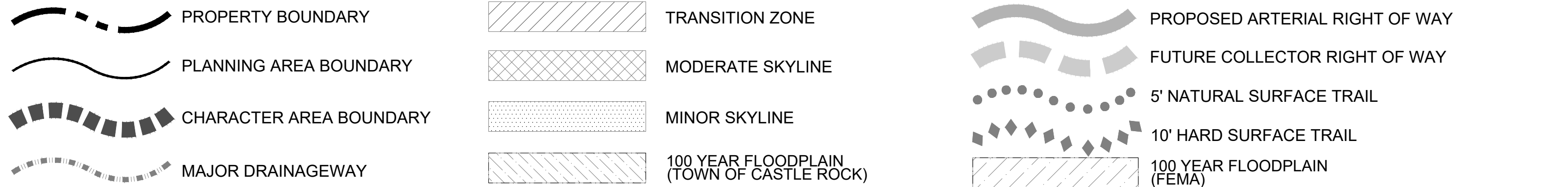
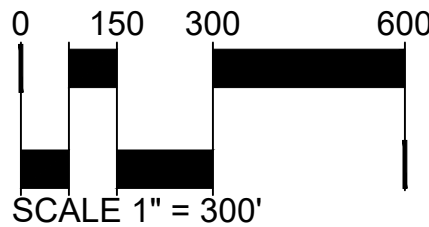
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND



DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE
ARCHITECT

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ENGINEER & SURVEYOR:

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DAWSON
— TRAILS —

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

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PDP-03 04/13/2022
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PDP-05 06/09/2022

SHEET TITLE:
PD PLAN

SHEET
5 OF 20

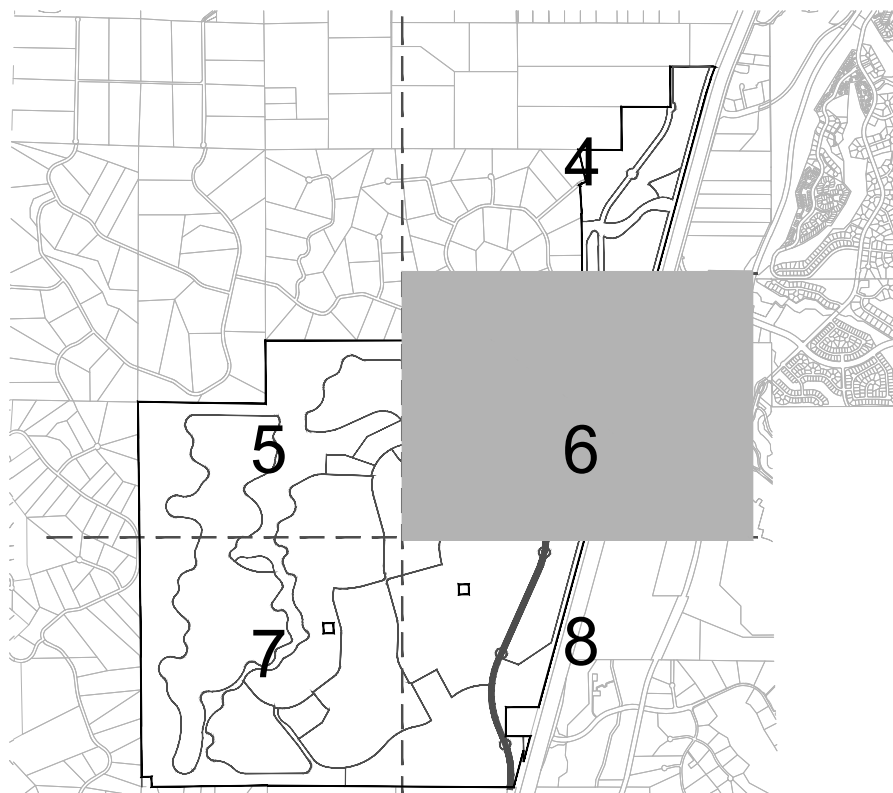
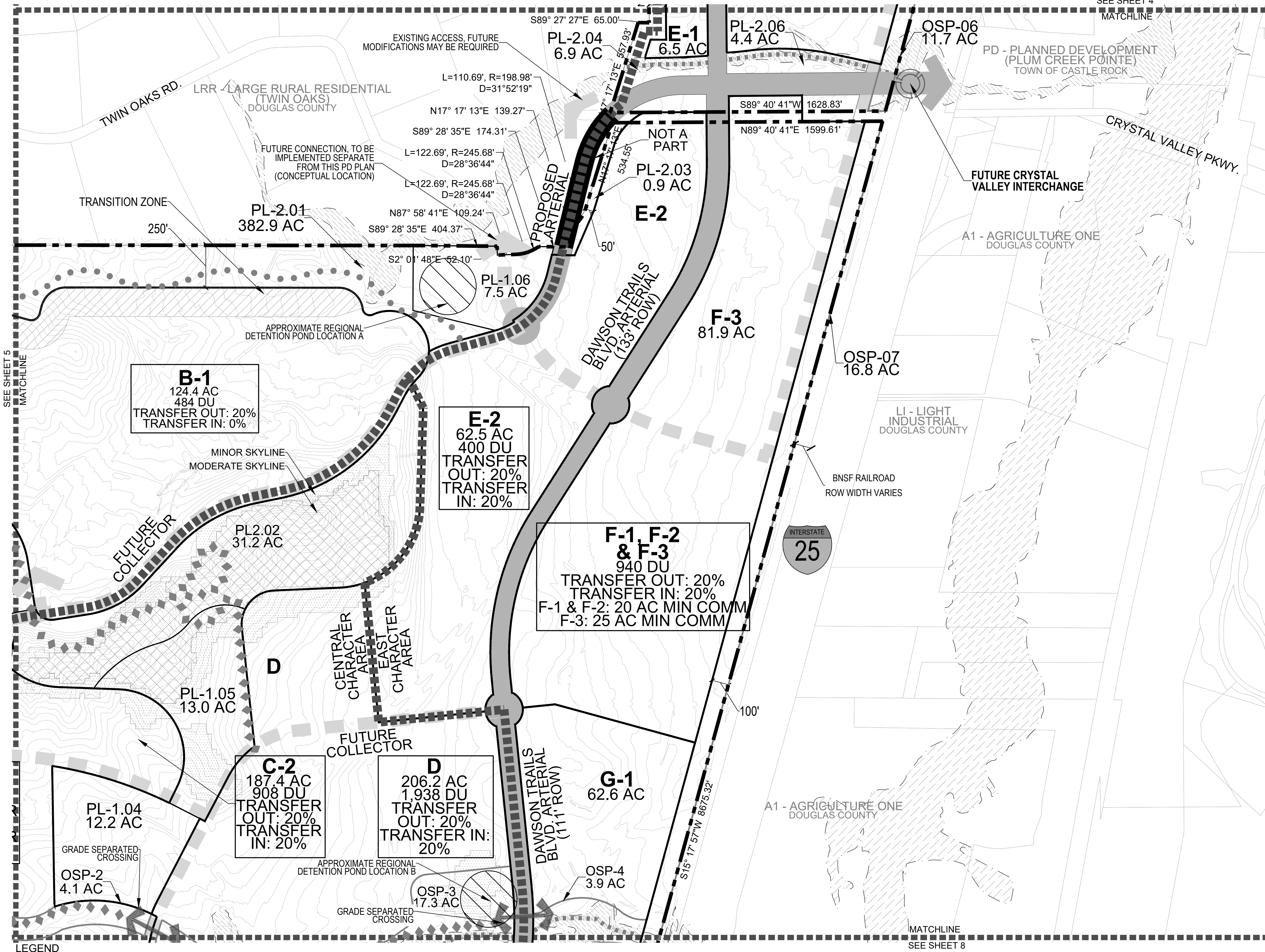
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DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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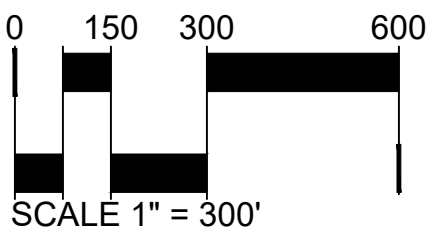
KEY MAP



LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE
	PLANNING AREA BOUNDARY		MODERATE SKYLINE
	CHARACTER AREA BOUNDARY		MINOR SKYLINE
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)

	PROPOSED ARTERIAL RIGHT OF WAY
	FUTURE COLLECTOR RIGHT OF WAY
	5' NATURAL SURFACE TRAIL
	10' HARD SURFACE TRAIL
	100 YEAR FLOODPLAIN (FEMA)



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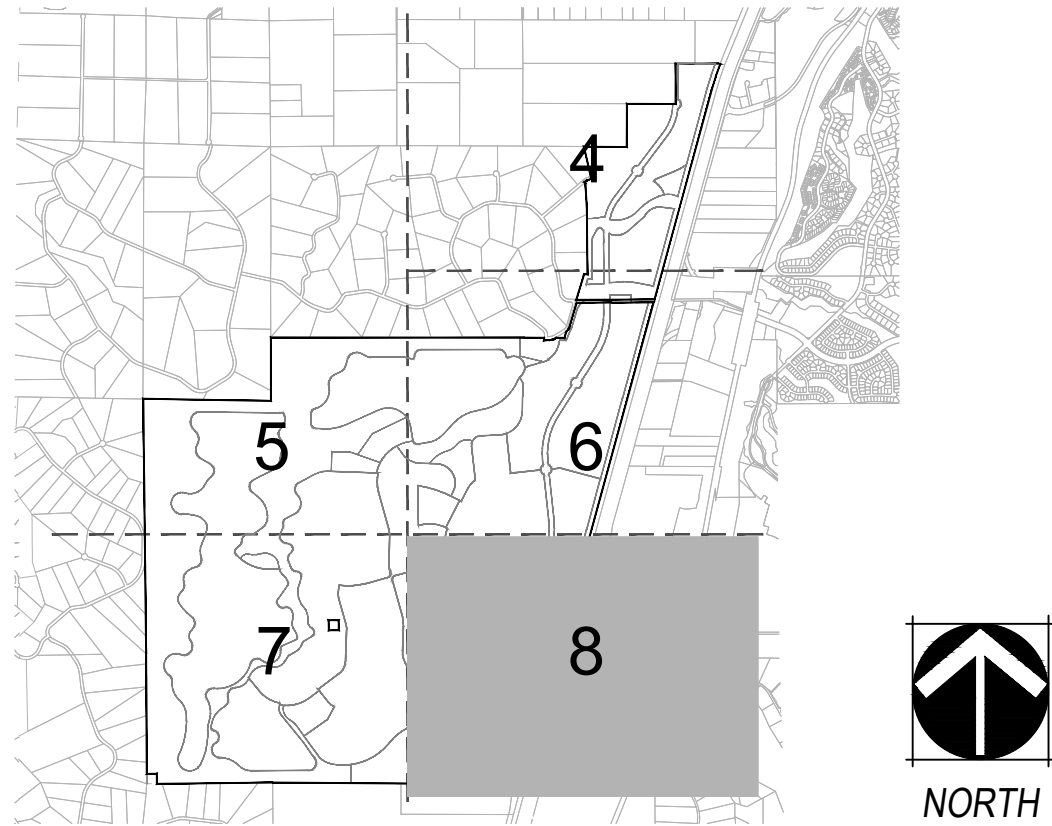
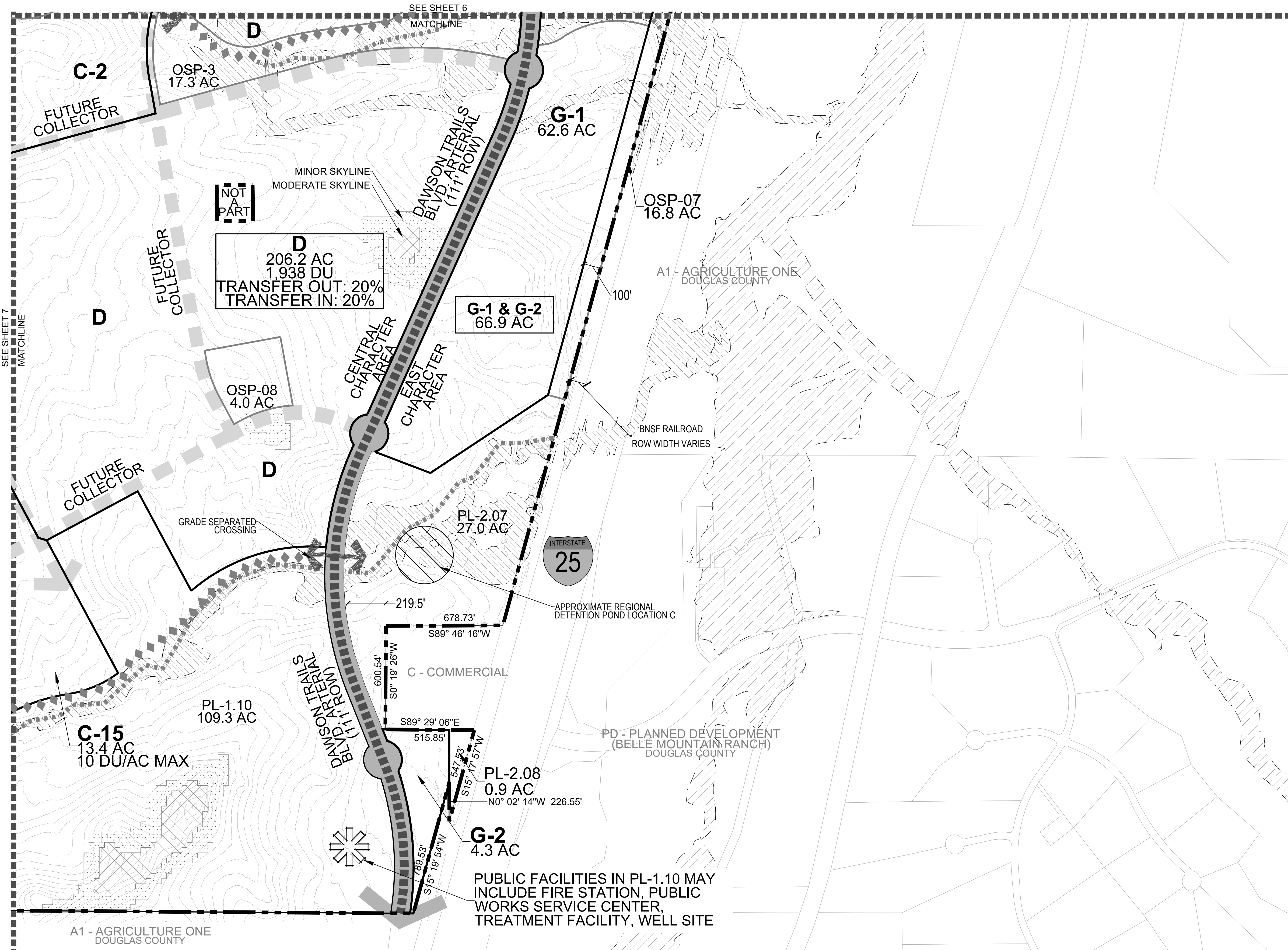
SHEET
6 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

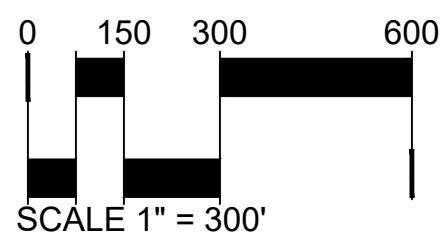
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KEY MAP



LEGEND

- | | | | | | |
|--|-------------------------|--|---|--|--------------------------------|
| | PROPERTY BOUNDARY | | TRANSITION ZONE | | PROPOSED ARTERIAL RIGHT OF WAY |
| | PLANNING AREA BOUNDARY | | MODERATE SKYLINE | | FUTURE COLLECTOR RIGHT OF WAY |
| | CHARACTER AREA BOUNDARY | | MINOR SKYLINE | | 5' NATURAL SURFACE TRAIL |
| | MAJOR DRAINAGEWAY | | 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK) | | 10' HARD SURFACE TRAIL |
| | | | 100 YEAR FLOODPLAIN (FEMA) | | |



DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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PDP-05 06/09/2022

SHEET TITLE:
OPEN SPACE, PLD, & TRAILS PLAN

SHEET
9 OF 20

OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
PL-1 (DEDICATED TO TOWN)	227.6	11.0%
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.2	22.4%
OSP (PRIVATE)	70.8	3.4%
SUBTOTAL	533.0	25.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

PARCEL SUMMARY

PUBLIC LAND	ACREAGE	% OF PROPERTY
PL-1.01	4.5	0.2%
PL-1.02	8.0	0.4%
PL-1.03	12.0	0.6%
PL-1.04	12.2	0.6%
PL-1.05	13.0	0.6%
PL-1.06	7.5	0.4%
PL-1.07	44.1	2.1%
PL-1.08	5.0	0.2%
PL-1.09	12.0	0.6%
PL-1.10	109.3	5.3%
PL-1 TOTAL	227.6	11.0%

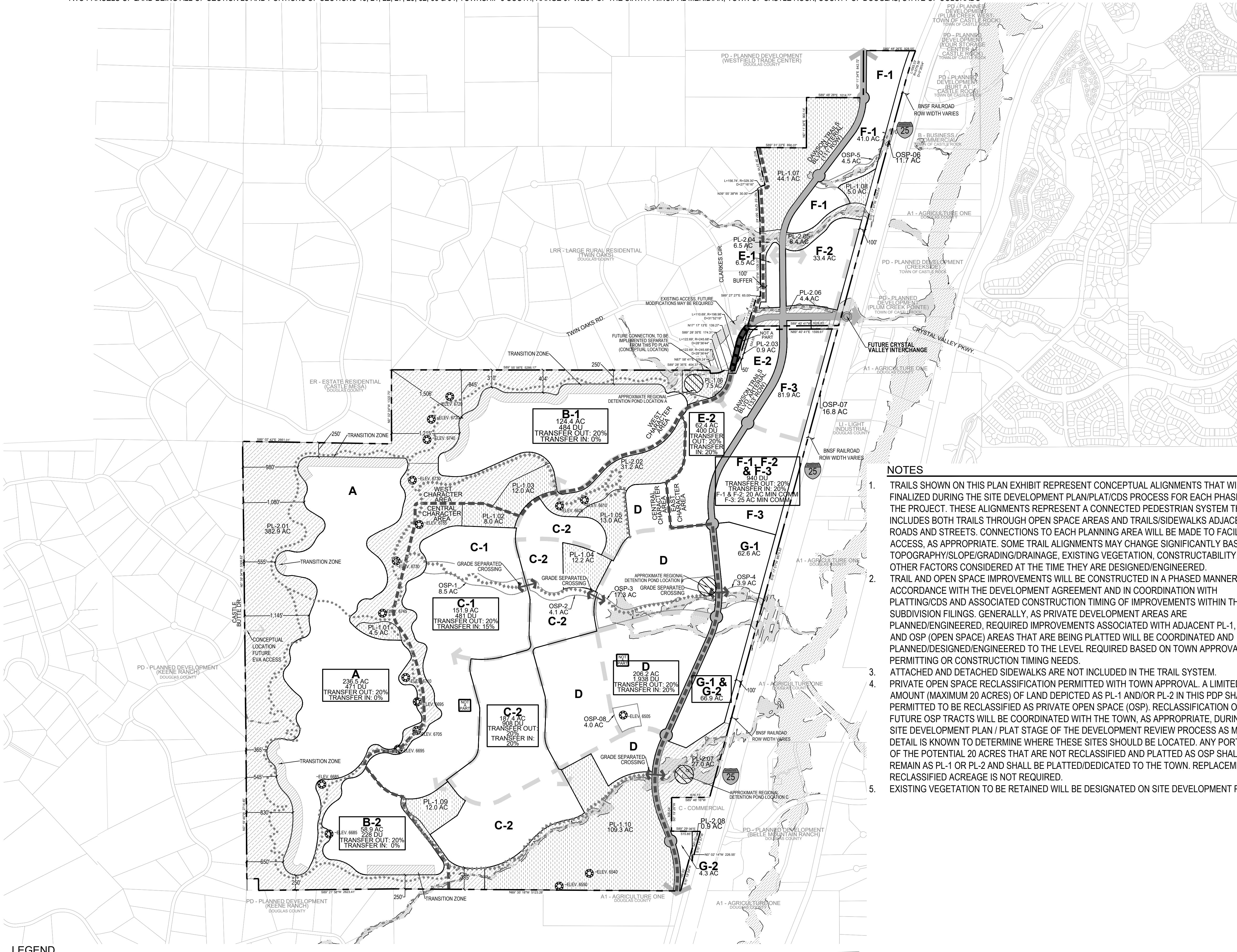
OPEN SPACE	ACREAGE	% OF PROPERTY
PL-2.01	382.9	18.6%
PL-2.02	31.2	1.5%
PL-2.03	0.9	0.0%
PL-2.04	6.5	0.3%
PL-2.05	8.4	0.4%
PL-2.06	4.4	0.2%
PL-2.07	27.0	1.3%
PL-2.08	0.9	0.0%
PL-2 TOTAL	462.2	22.4%

OSP (PRIVATE)	ACREAGE	% OF PROPERTY
OSP-1	8.5	0.4%
OSP-2	4.1	0.2%
OSP-3	17.3	0.8%
OSP-4	3.9	0.2%
OSP-5	4.5	0.2%
OSP-6	11.7	0.6%
OSP-7	16.8	0.8%
OSP-8	4.0	0.2%
OSP TOTAL	70.8	3.4%

FUTURE OPEN SPACE (1)	ACREAGE	% OF PROPERTY
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%

OPEN SPACE & PUBLIC LAND TOTAL	ACREAGE	% OF PROPERTY
OPEN SPACE & PUBLIC LAND TOTAL	975.6	47.3%

NOTE: (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.

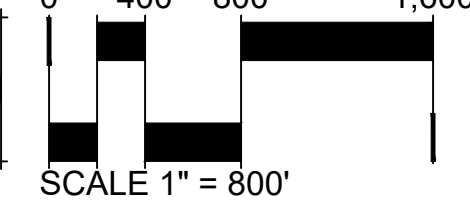


LEGEND

	PROPERTY BOUNDARY		PROPOSED PLD		5' NATURAL SURFACE TRAIL
	PLANNING AREA BOUNDARY		PROPOSED OPEN SPACE		10' HARD SURFACE TRAIL
	CHARACTER AREA BOUNDARY		HIGHPOINTS		MAJOR DRAINAGEWAY
	PROPOSED ARTERIAL RIGHT OF WAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		REGIONAL DETENTION POND (APPROXIMATE LOCATION)
	FUTURE COLLECTOR RIGHT OF WAY		100 YEAR FLOODPLAIN (FEMA)		

NOTES

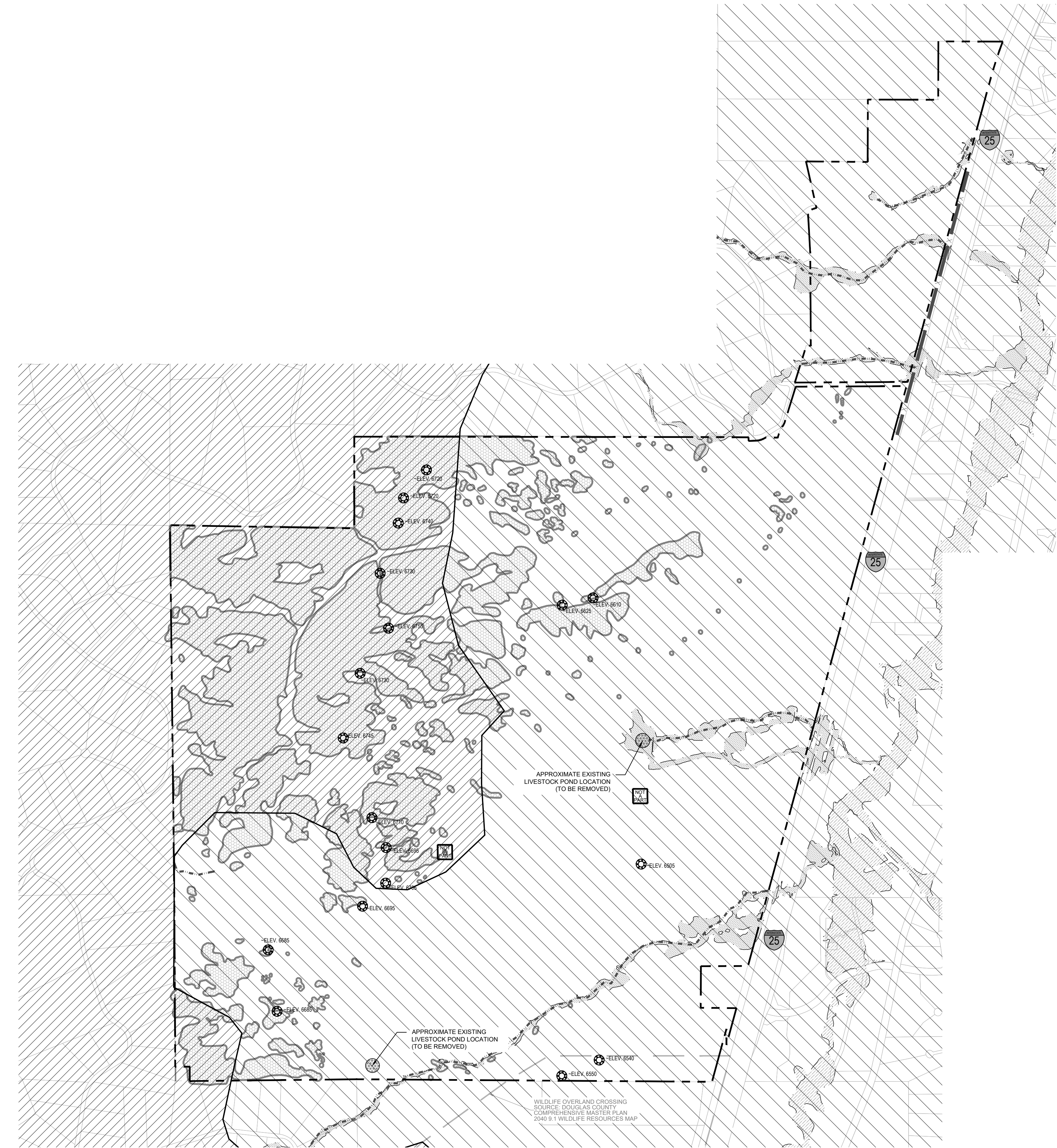
- TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT PLAN/PLAT/CDS PROCESS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILS/SIDEWALKS ADJACENT TO ROADS AND STREETS. CONNECTIONS TO EACH PLANNING AREA WILL BE MADE TO FACILITATE ACCESS, AS APPROPRIATE. SOME TRAIL ALIGNMENTS MAY CHANGE SIGNIFICANTLY BASED ON TOPOGRAPHY/SLOPE/GRADING/DRAINAGE, EXISTING VEGETATION, CONSTRUCTABILITY, AND OTHER FACTORS CONSIDERED AT THE TIME THEY ARE DESIGNED/ENGINEERED.
- TRAIL AND OPEN SPACE IMPROVEMENTS WILL BE CONSTRUCTED IN A PHASED MANNER IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND IN COORDINATION WITH PLATTING/CDS AND ASSOCIATED CONSTRUCTION TIMING OF IMPROVEMENTS WITHIN THOSE SUBDIVISION FILINGS. GENERALLY, AS PRIVATE DEVELOPMENT AREAS ARE PLANNED/ENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND OSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENGINEERED TO THE LEVEL REQUIRED BASED ON TOWN APPROVAL, PERMITTING OR CONSTRUCTION TIMING NEEDS.
- ATTACHED AND DETACHED SIDEWALKS ARE NOT INCLUDED IN THE TRAIL SYSTEM.
- PRIVATE OPEN SPACE RECLASSIFICATION PERMITTED WITH TOWN APPROVAL. A LIMITED AMOUNT (MAXIMUM 20 ACRES) OF LAND DEPICTED AS PL-1 AND/OR PL-2 IN THIS PDP SHALL BE PERMITTED TO BE RECLASSIFIED AS PRIVATE OPEN SPACE (OSP). RECLASSIFICATION OF ANY FUTURE OSP TRACTS WILL BE COORDINATED WITH THE TOWN, AS APPROPRIATE, DURING THE SITE DEVELOPMENT PLAN / PLAT STAGE OF THE DEVELOPMENT REVIEW PROCESS AS MORE DETAIL IS KNOWN TO DETERMINE WHERE THESE SITES SHOULD BE LOCATED. ANY PORTION OF THE POTENTIAL 20 ACRES THAT ARE NOT RECLASSIFIED AND PLATTED AS OSP SHALL REMAIN AS PL-1 OR PL-2 AND SHALL BE PLATTED/DEDICATED TO THE TOWN. REPLACEMENT OF RECLASSIFIED ACREAGE IS NOT REQUIRED.
- EXISTING VEGETATION TO BE RETAINED WILL BE DESIGNATED ON SITE DEVELOPMENT PLANS.



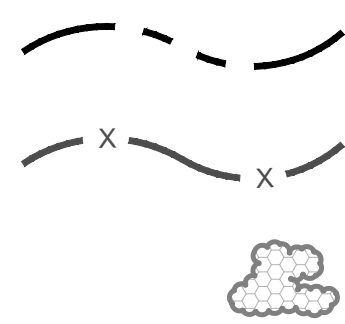
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

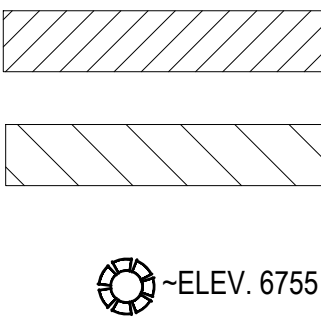
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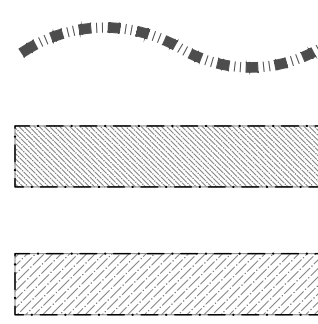
LEGEND



PROPERTY BOUNDARY
HISTORIC RAILROAD
EXISTING VEGETATION

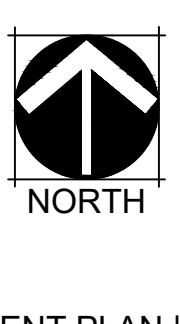
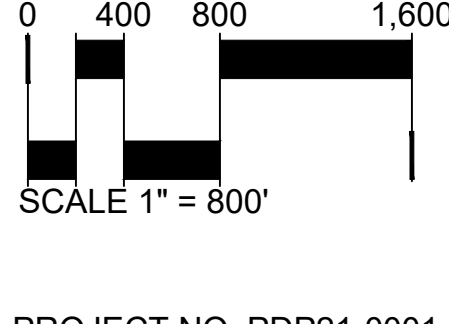


HIGH HABITAT *
LOW HABITAT *
-ELEV. 6755 HIGHPOINTS



MAJOR DRAINAGEWAY
100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
100 YEAR FLOODPLAIN (FEMA)

* NOTE: SOURCE DOCUMENT IS DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER WILDLIFE RESOURCES MAP PLAN



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PDP-05 06/09/2022

SHEET TITLE:
NATURAL FEATURES MAP

SHEET
10 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. ALL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT.
- PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN 1/2 OF DAWSON TRAILS BLVD SOUTH OF THE CVI TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT WESTERN 1/2 OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM THE NORTHERN PROJECT BOUNDARY TO PLUM CREEK PKWY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE INTERCHANGE REACH 25,000 VP, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN 1/2 OF DAWSON TRAILS BLVD TO COMPLETE ROADWAY SECTION, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- DEVELOPER SHALL CONSTRUCT THE WEST 1/2 OF DAWSON TRAILS BLVD BETWEEN THE NORTHERN PROJECT BOUNDARY AND PLUM CREEK PARKWAY WHEN TRAFFIC VOLUMES ON THIS SECTION REACH 12,000 VPD.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.7 & PL-1.10 THAT WILL BE DEDICATED AT TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- PHASE 1A SHALL BE CONSTRUCTED PRIOR TO ANY OTHER PHASE
- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO END OF PHASE OR SUBPHASE
- DEVELOPER TO CONSTRUCT FULL ROADWAY SECTION OF DAWSON TRAILS BLVD NORTH OF CVI TO THE NORTHERN PROJECT BOUNDARY
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWNS EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL, POND A AND B
- A PORTION OF GAMBLE RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PKWY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBLE RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD, TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBLE RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS BY THE TOWN OF CASTLE ROCK
- NORTH GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE REGIONAL POND C
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

PHASE 4B:

- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- GAMBLE RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

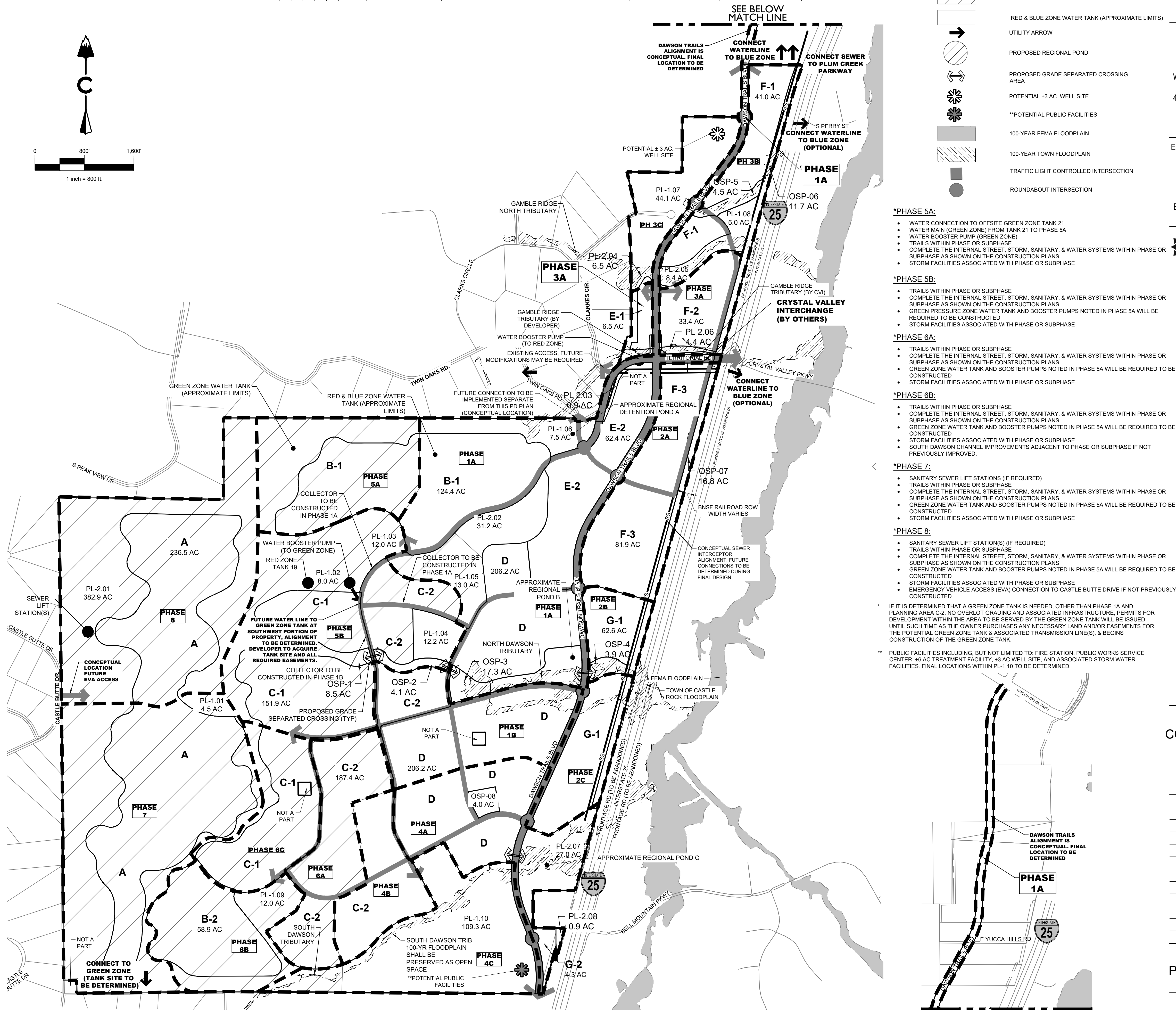
- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD TO END OF PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SEWER INTERCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL 43 AC WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5A:

- WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
- WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
- WATER BOOSTER PUMP (GREEN ZONE)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 5B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN PRESSURE ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6A:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 6B:

- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED

*PHASE 7:

- SANITARY SEWER LIFT STATIONS (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

*PHASE 8:

- SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED

- IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PHASE 1A AND PLANNING AREA C-2, NO OVERLOT GRADING AND ASSOCIATED INFRASTRUCTURE, PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.

- PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, 46 AC TREATMENT FACILITY, 43 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1 TO 10 TO BE DETERMINED.

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NOT FOR CONSTRUCTION

DATE:

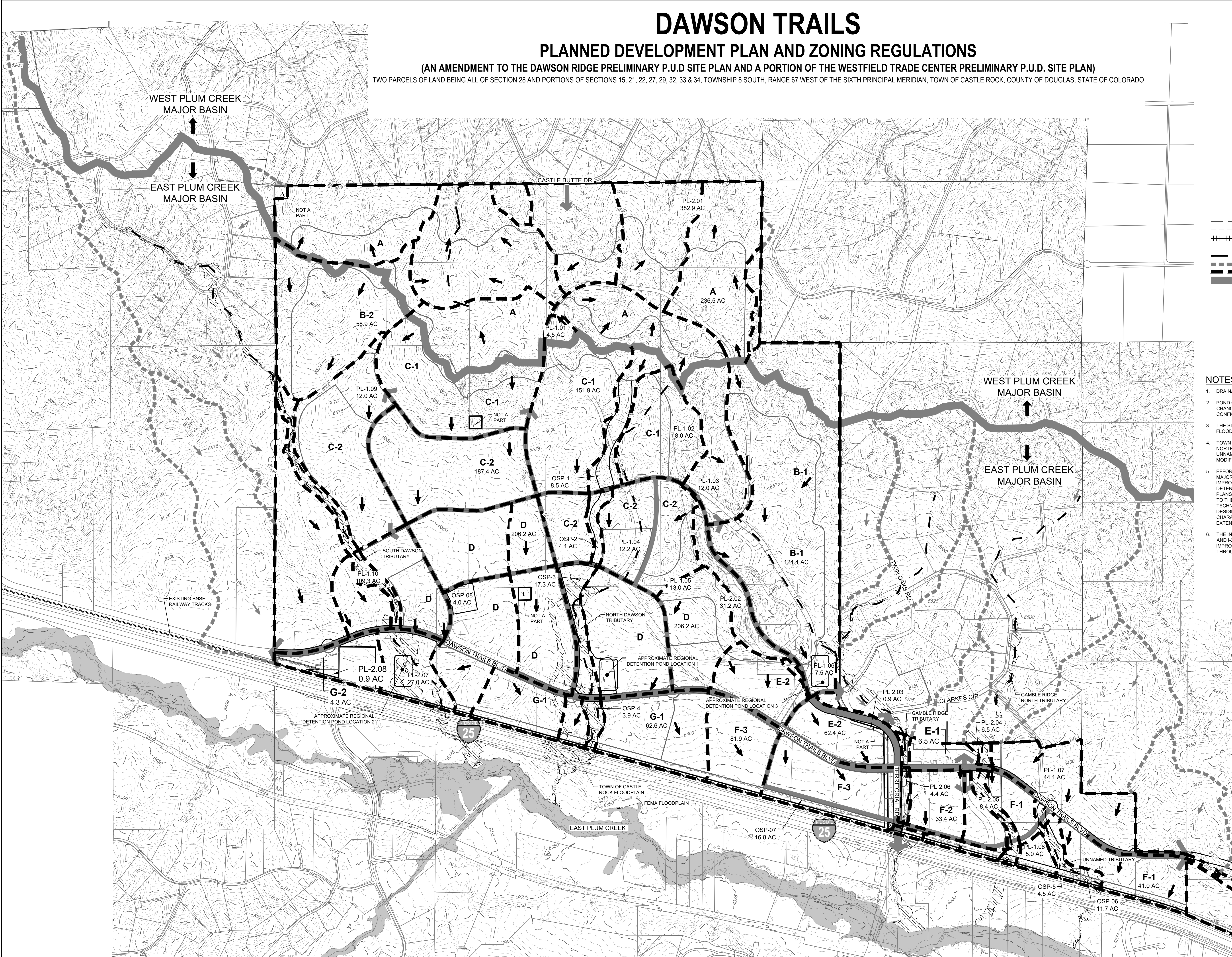
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PHASING PLAN

SHEET

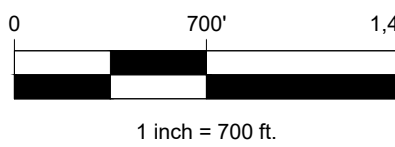
11 OF 20



DAWSON TRAILS

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LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BNSF RAILWAY TRACKS
- PLANNING AREA BOUNDARY
- MAJOR DRAINAGEWAY
- OFF-SITE DRAINAGE BASIN
- ON-SITE DRAINAGE BASIN
- MAJOR DRAINAGE BASIN DIVIDE
- OFF-SITE FLOW ARROW
- ON-SITE FLOW ARROW
- PROPOSED REGIONAL POND
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN

NOTES:

- DRAINAGE BASINS AND POND LOCATIONS ARE APPROXIMATE.
- POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR FINAL SITE CONFIGURATIONS.
- THE SITE LIES WITH THE UNSHADED X PORTION OF THE FEMA 100-YEAR FLOODPLAIN.
- TOWN 100-YEAR FLOODPLAINS ASSOCIATED WITH THE SOUTH DAWSON, NORTH DAWSON, GAMBLE RIDGE, GAMBLE RIDGE NORTH, AND UNNAMED TRIBUTARIES WILL BE RE-EVALUATED BY A FLOODPLAIN MODIFICATION STUDY.
- EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON-SITE. IMPACTS WILL BE LIMITED TO IMPROVEMENTS IN THE AREAS OF DISCHARGES FROM THE PROPOSED DETENTION FACILITIES AND AS IDENTIFIED IN THE MASTER DRAINAGE PLANS FOR THE DRAINAGEWAYS. THE IMPROVEMENTS WILL CONFORM TO THE TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THESE IMPROVEMENTS WILL BE DESIGNED TO MITIGATE EROSION AND PRESERVE THE NATURAL CHARACTER AND HISTORICAL DRAINAGE PATTERNS TO THE GREATEST EXTENT FEASIBLE.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY THROUGH THE SITE WILL BE PART OF THE CVI PROJECT.

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DAWSON TRAILS

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SHEET TITLE:
GRADING &
DRAINAGE PLAN

SHEET
12 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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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. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED PRACTICES THAT DEVELOPERS, BUILDERS AND HOMEOWNERS CAN IMPLEMENT TO HELP MITIGATE FIRE RISK FOR RESIDENCES.

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 OR OTHER NON-COMBUSTIBLE MATERIAL 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 PINION 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. TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8 FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED WITHIN 20 FEET OF TRAILS SHOULD PRUNED TO REDUCE LADDER FUELS AND MAINTAINED IN A MITIGATED CONDITION.
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

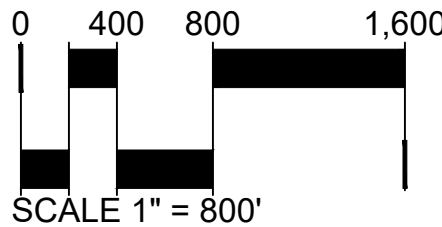
1. ALL ROOFS SHALL HAVE CLASS A FIRE RATING.
2. DECKING MATERIAL SHALL HAVE A CLASS B OR HIGHER FIRE RATING.
3. ANY FENCING CONNECTED TO STRUCTURES SHALL USE NON-COMBUSTIBLE MATERIALS WITHIN 5 FEET OF STRUCTURES OR DECKS.
4. ALL VENTS (FOUNDATION, SOFFIT, EAVE, ETC.) SHALL HAVE 1/8TH INCH OR SMALLER 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).

GENERAL NOTES:

1. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO THE TOWN OF CASTLE ROCK WITH EACH SITE DEVELOPMENT PLAN, OR SITE DEVELOPMENT PLAN AMENDMENT.
2. MITIGATION REQUIREMENTS SHALL BE COMPLETED AS ESTABLISHED IN THE DEVELOPMENT AGREEMENT.



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DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

DATE:
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:
WILDLAND
MANAGEMENT
PLAN

SHEET
13 OF 20

CHECKED BY:
DRAWN BY:

MB, SW
DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 1 | PURPOSE

The purpose of the Dawson Trails Planned Development Plan (PDP) and Zoning Regulations contained herein is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

SECTION 2 | GENERAL PROVISIONS

1. Adoption

The Zoning Regulation and the Dawson Trails Planned Development Plan have been adopted by the Town Council by Ordinance No. 2022-017, on the 6th day of September 2022 and have been incorporated therein; pursuant to Section 17.32 of Title 17 Zoning of the Town of Castle Rock Municipal Code, after appropriate public notice and hearings.

2. Applicability

The Dawson Trails Planned Development Plan and Zoning Regulations shall run with the land and bind owners of record and successors in interest to the property.

3. Maximum Level of Development

The total number of dwelling units or total commercial, industrial, or other non-residential square footage within the established planning areas are the maximum allowed for platting and development. The maximum number of dwelling units approved for development within the Dawson Trails Planned Development (PD) is 5,850. The maximum non-residential square footage approved for development in the Dawson Trails PD is 3,200,000.

4. Relationship to Town of Castle Rock Regulations

All Town ordinances and regulation, as the same are amended from time to time, shall apply to, and be enforceable in this Dawson Trails PD. All references herein to the Town of Castle Rock Municipal Code (Code), specifically cited Code Chapters and Sections, and Town technical criteria (Criteria) shall mean in effect at the time of the approval of the Dawson Trails Planned Development Plan and Zoning Regulations, and as the Code and Criteria are amended. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Zoning Regulations, unless such conflicting provision is vested as an express development right under the applicable Development Agreement.

The standard zoning requirements of the Town zoning ordinance, including off-street parking, landscaping, site development, accessory, and temporary uses, use by special review and variance processes, unless expressly varied in these zoning regulations, shall apply to the Dawson Trails PD. The PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions thereto, which are of general application throughout the Town, unless such application would conflict with an express vested property right (see Chapter 17.08, CRMC).

5. Development Agreement

In addition to these regulations, certain provision of the development of the Dawson Trails PD are controlled by an agreement between the Town of Castle Rock and the Property Owners. This agreement provides for a vesting of the property rights set forth in the Dawson Trials Planned Development Plan and establishes a Water Bank for Dawson Trails. This agreement, entitled the Dawson Trails Development Agreement, between Dawson Trails I LLC and Dawson Trails II LLC, and the Town of Castle Rock (the "Development Agreement"), was adopted by the Town of Castle Rock on the 6th day of September 2022, by Resolution No. 2022-018. In the event of a conflict between the terms of these PD Zoning Regulations and the Development Agreement, the Development Agreement shall control.

SECTION 3 | GENERAL PROJECT DESCRIPTION

3.1 Overall Development Plan

The Dawson Trails PD consists of approximately 2,063.7 acres with zoning that allows a maximum of 5,850 residential dwelling units as well as provisions for a wide range of commercial, office, industrial uses . A maximum of 3.2 million square feet of non-residential uses is permitted in Dawson Trails PD. This development plan transitions from lower density residential planning areas located in the western portions of the PD to higher density mixed-use areas located in the eastern portions of the PD.

The location of the PD property is within a designated "gateway" to Castle Rock, being situated at the southern-most boundary of the Town, west of Interstate 25 (I-25). The general character of the Dawson Trails neighborhood is shaped by an interconnected network of open space, trails, and parks. Public land dedication will be used for local and regional public facilities which may include neighborhood and regional parks, schools, and other public facilities. Roads and planning areas are planned and located to minimize impacts to existing topography and mature vegetation with preservation of many topographic high points and other natural features being incorporated into the overall design.

This development plan provides approximately 533 acres of interconnected open space which accommodates wildlife movement and habitat and includes a diversity of topography and existing foliage. All development within Dawson Trails PD is subject to and must comply with the Migratory Bird Treaty Act. No federal or state protected species were found inhabiting the property.

3.2 Character Areas and Planning Areas

1. Intent

The Dawson Trails PDP is organized into three (3) Character Areas, according to similarities in land use and development characteristics of the Planning Areas. The West Character Area generally consists of low density single-family detached residential uses on the west and north sides of the 'ridge', as well as significant interconnected open space corridors and areas. The Central Character Area contains a wide range of residential housing types and includes opportunities for supporting neighborhood commercial uses, and key open space corridors and parks on the east side of the ridge while transitioning to the flatter terrain . The East Character Area has a general character of being a commerce, employment, and mixed-use areas with a broad range of land uses, including higher density residential uses.

2. West Character Area

The West Character Area (West) is comprised of single-family detached residences and neighborhood support amenities such as a clubhouse, community center, or other similar uses. This Character Area generally serves as the transition from the Central Character Area to the existing single-family detached residential lots located in Douglas County. The West consists of the lowest residential densities in Dawson Trails. This area also preserves large areas of key open space and natural corridors with mature vegetation, and establishes a significant natural transition buffer where adjacent County residential properties. Only single-family detached residential homes are permitted in the West. Commercial land uses are not permitted. The West Character Area is comprised of three (3) Planning Areas totaling a maximum of 1,183 dwelling units.

A. Planning Area A is the westernmost development area in the Dawson Trails PD, separated from the adjacent County residential properties by a large open space buffer area. The western edges of this Planning Area conform to the existing topography and to preserve much of the physical characteristics and mature vegetation. Development in this Planning Area will consist of lower density single-family detached residential uses. A Transition Zone, with additional development standards area required, exists where Planning Area boundaries are adjacent to existing Douglas County residential development, a Transition Zone exists where additional development standards are required (See Section 6.10).

B. Planning Areas B-1 and B-2 establish the northernmost and southeastern portions of the West Character Area. These Planning Areas are closest to the existing Twin Oaks single-family detached residential subdivision (north) and the existing Keene Ranch single-family detached residential subdivision (south). As with Planning Area A, development will be characterized by single-family detached residential. The edges of these Planning Areas are established in this PD Plan to be sensitive to existing topography and other physical characteristics of the property. Transition Zone development standards, as defined within the PD, apply to some edges of these Planning Areas (See Section 6.10).

3. Central Character Area

The Central Character Area (Central) acts as a transition area between the lower density West Character Area and the higher density/intensity East Character Area. This Character Area allows higher density residential uses as well as non-residential uses, primarily in the eastern portion and away from, the West Character Area and closer to the East Character Area and Dawson Trails Boulevard. All residential development in the Central Area include a wide range of housing types including single-family attached and detached as well as multi-family. This Character Area will include a well-connected series of neighborhood pods, potential neighborhood commercial, and both locally and regionally oriented land uses, parks, and other open space and amenities. The Central Character Area is comprised of three (3) Planning Areas totaling a maximum of 3,327 dwelling units and limited density transfers allowed

A. Planning Area C-1 is primarily a residential land use area, with some supporting neighborhood commercial and other low intensity non-residential uses permitted as a use by special review, anticipated to occur along collector roads and around intersections. Based on land use types permitted and associated development standards, the intensity of uses and density of residential development will generally decrease from east to west within the Planning Area.

B. Planning Area C-2 is similar to Planning Area C-1 but permits slightly higher residential densities. The southern portion of this Planning Area generally permits lower levels of density, due to the proximity of the Town/County boundary.

C. Planning Area D is an area that permits a wide range of residential uses, mixed-uses, and a wide range of commercial and other non-residential uses. Both horizontal and vertically mixed land uses are appropriate and permitted. The most intense land uses and residential densities will likely occur along the major north-south arterial (Dawson Trails Boulevard) located along the eastern boundary of the Planning Area.

4. East Character Area

The East Character Area (East) is influenced by its proximity to and visibility from Interstate 25, the Crystal Valley Interchange, and Dawson Trails Boulevard. Accordingly, the type of development occurring here will tend to be higher density, mixed use (both vertical and horizontal mixed-use) as well as a wide range of non-residential uses. Residential neighborhood and commercial site design in the East will strive to create pedestrian friendly connections and provide access via a variety of modes of transportation.

Residential development in the East is anticipated to include denser and more compact housing types such as condominiums, townhouses, apartments, and high density clustered single-family detached and attached units. A maximum of 1,340 dwelling units and limited transfer of units between planning areas is allowed.

Office buildings, retail stores, restaurants, service commercial, light industrial and other similar uses will provide employment, shopping, and local and regional destinations in this Character Area. Large format retailers, also known as "big-box" stores are appropriate in Planning Areas E-2, F-1, F-2, and F-3, along with other uses.

The East Character Area is comprised of seven (7) Planning Areas, and development standards included in this PD create a logical transition to the adjacent Central Character Area. Land uses allowed among the Planning Areas are similar, with the exception of Planning Areas G-1 and G-2, which allows light and flex industrial uses and prohibits residential uses.

A. Planning Area E-1 is a mixed-use parcel, located within the I-25/Crystal Valley Interchange area and is adjacent to the Twin Oaks single-family detached residential subdivision located in Douglas County, to the west. The proximity to adjacent commercial or mixed-use Planning Areas allows for similar development opportunities, but at a lower intensity. Development standards, which establish appropriate buffer areas and lower profile buildings, serve to guide development and site planning of this Planning Area. The western boundary of his Planning Area has an existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692 and labeled on the PDP. This agreement requires a 100-foot-wide buffer in this area.

B. Planning Area E-2 in the PDP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a Pedestrian Oriented Area and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented Areas beyond the one described in Planning Area E-2 may also be developed in other areas of Dawson Trails. The Pedestrian Oriented Area will include the following:

1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.

2. Uses include all non-residential and residential uses permitted in Planning Area E-2.

3. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.

4. Development patterns in a Pedestrian Oriented Area in this portion of Planning Area E-2 should prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As a primary design principal for this gathering place/main street is to be pedestrian-oriented, the transportation network in these areas should also provide safe crossings for pedestrians and cyclists and may include mid-block crossings where necessary. Additional guidelines and standards can be found in the Dawson Trails Architectural Guidelines.

C. Planning Areas F-1, F-2 and F-3 are proximate to the proposed I-25 interchange and provide the widest range of land uses within Dawson Trails. These Planning Areas are likely to contain more auto-oriented and destination type land uses while providing safe connections for cyclists and pedestrians.

D. Planning Areas G-1 and G-2 provide for a similar range of land uses as in the other portions of the East Character Area but does not permit residential land uses.

SECTION 4 | DEFINITIONS

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), as amended, the following definitions of terms shall apply to this PD.

Accessory Structure means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

Adult Day Care Facility means a facility that provides services under an adult day-care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

Attached or Detached Private Garages means an accessory building or portion of a dwelling which is fully enclosed and used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy. This definition shall not include a carport or other open shelter.

Driveway Easements means an easement placed upon a common or shared driveway, benefiting the two or more property owners which utilize such drive for access.

Funeral Home means (a) an establishment that holds, cares for, or prepares human remains prior to final disposition, including a crematory or embalming room; (b) an establishment that holds itself out to the general public as providing funeral goods and services; (c) an establishment that provides funeral or memorial services to the public for compensation.

Industrial, Flex means industrial buildings which allow for a wide range of office and warehouse uses. Flex buildings usually contain a larger percentage of office space than a typical distribution warehouse building and can be easily adapted to fit the spatial needs of the tenant.

Large Animal Clinic and Hospital means a clinic and/or hospital that provides medical care for large animals, including but not limited to equine, ruminant, and other livestock. This may include services such as herd checks, administering medicines, checkups, and surgeries.

Master Developer means the Master Developer for Dawson Trails PDP and/or its assigns of all or certain phases of the project that will be the entity responsible for providing the spine infrastructure, including roads, sewer, and water for the project. The Master Developer shall form or amend the Service Plan for any required quasi-governmental metropolitan district, the property owner's association, and design review committees

Non-Residential means development containing commercial, retail, industrial, and institutional uses. Residential and residential amenities such as pools, clubhouses, public schools (K-12) and public facilities are not considered to be non-residential uses.

Office, Flex means buildings that are designed and marketed as suitable for offices but with space available that is able to accommodate bulk storage, showroom manufacturing, assembly, retail or similar operations. Generally, flex space has storefront type windows in the office area of the space.

Residential:

Clustered Dwelling means single family or multi-family, attached, or detached, dwelling units which are grouped more tightly together on one lot as a means to preserve nearby open space that would otherwise be distributed amongst privately owned lots.

Condominium means a type of multi-family Dwelling. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.

Dwelling or Dwelling Unit means any building or portion thereof which is used as the private residence or sleeping place of one of more human beings, but not including hotels, motels, tourist courts, clubs, hospitals, or similar uses.

Green Court means a group of single family, attached or detached, dwelling units which are accessed on the rear by either a private drive or an alley. Green Court dwellings may either be on individual lots or a commonly owned lot. Typically included is a common, shared, open space area which dwellings front upon, and which is maintained by either a private homeowner's association or other similar entity.

Motor Court means a group of single family, attached or detached, dwelling units which are accessed by a common, shared driveway.

Multifamily means buildings which contain apartments or condominiums, which contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances, and are separated by interior walls and/or floors. Multifamily does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached or detached dwellings, or hotels and motels, adult day care, memory care, or other similar institutional uses which provide support staff.

Patio Dwelling Unit means a dwelling that shares at least one wall with another home. Frequently built on small lots with patios in place of a traditional back yard.

Single Family, Attached or Detached, means a building designed exclusively for occupancy by one family and includes (but is not limited to) townhomes, green courts, motor courts and other similar residential configurations. Apartments and condominiums are considered Multifamily.

Townhome means a type of Single Family Attached Dwelling in which each single Dwelling goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall while having individual outside access. Townhome Dwelling Units may have no side yards, or front and rear yards and may include two, three, four, or more dwellings.

Zero Lot Line means an alternative type of Single Family Detached Dwelling Unit which is situated on a lot so that one or more sides rest directly on the boundary line of the lot.

Short Term Rentals means any dwelling or portion there of that is available for use or is used for accommodations or lodging of guests, paying a fee or compensation for a period of less than thirty (30) consecutive days.

Storage, Indoor (Allowed in Planning Areas F-1, F-2, F-3, G-1, G-2 only) means the keeping in an enclosed area of any components, products, material, merchandise, equipment, vehicles, RVs, boats, and trailers.

Storage, Outdoor (Allowed in Planning Areas F-1, F-2, F-3, G-1, G-2 only) means the keeping in an unenclosed area of any components, products, material, merchandise, equipment, vehicles, RVs, boats, and trailers. Fleet/company vehicles, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage.

Transition Zone is the 150' wide area identified on the PD Plan in Planning Areas A, B-1, and B-2 that is generally located towards the PDP property boundary and indicated with the cross-hatched pattern in those Planning Areas. The Transition Zone is established with this PDP to provide standards to control a range of land use development standards within this specific portion of the Planning Area, including minimum lot size, lighting, building colors, landscaping improvements, and fencing.

PLANNER/LANDSCAPE
ARCHITECT

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CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries

The conceptual boundaries of all Planning Areas are shown on the Dawson Trails PD Plan. Where a Planning Area abuts an internal local street or drive or a collector street, the boundary shall be the centerline of the street, where applicable. Where a Planning Area abuts an arterial street, the boundary shall be the right-of-way of that street as indicated on the PD Plan. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the Site Development Plan / Plat stage of the development review process.

5.2 Amendments to the PD Plan and PD Zoning Regulations

- The maximum number of dwelling units approved for development in Dawson Trails is 5,850, including a maximum number of 2,400 Multifamily dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 below.
- Residential
 - Dwelling units are subject to maximum transfers in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

Table 5.2.1 - Maximum Allowed Transfer of Dwelling Units			
Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In
West	A	20%	0
	B-1	20%	0
	B-2	20%	0
Central	C-1	20%	15%
	C-2	20%	20%
	D	20%	20%
East	E-1	No Residential Allowed	No Residential Allowed
	E-2	20%	20%
	F-1	20%	20%
	F-2	20%	20%
	F-3	20%	20%
	G-1	No Residential Allowed	No Residential Allowed
	G-2	No Residential Allowed	No Residential Allowed

- The actual number of dwelling units approved will be determined and calculated at the Site Development Plan / Plat stage of the development review process. A Project Tracking Sheet will be used to document the series of plats at Dawson Trails over the life cycle of the project.
 - The maximum number of allowed multifamily dwelling units is capped at 2,400, however, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.
- Non-residential
 - The maximum 3,200,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.
 - All non-residential uses in the West, Central, and East Character Areas that are residential use-supporting in nature, including but not limited to various types of amenities, clubhouses, and similar uses, shall not be counted towards the maximum allocation of non-residential use 3,200,000 square feet.
 - Assisted living facilities, adult day care, memory care, nursing homes, and continuum of care uses and other institutional use types that provide staffed support services do not count towards the 5,850 maximum allowed dwelling units in this PD.

5.3 Non-Residential Use Acreage Minimums

- Minimum acreages of non-residential uses are required and shall be located in F-1, F-2, F-3, G-1, and G-2 as follows:
 - Planning Areas F-1 and F-2: 20-acres
 - Planning Area F-3: 25-acres
 - Planning Area G-1: 62.6 acres
 - Planning Area G-2: 4.3 acres

5.4 Storage Use Acreage Maximums

- A total cumulative maximum of 30 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
 - Outdoor storage shall not exceed 15 acres.
 - Indoor and outdoor storage may both be included on the same site.

5.5 Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing Use Acreage Maximums

- A total cumulative maximum of 20 acres of Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.

5.6 Road Alignments

The PDP depicts conceptual locations of roadways. Recognizing that the final road alignments are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the PDP itself. More significant road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PDP Amendment procedure as provided in the Town of Castle Rock Municipal Code.

5.7 Trails and Trail Alignments

The PDP depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected, and can be accomplished by the applicant/developer through Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Plan itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks. Refer to the Dawson Trails PD Plan.

5.8 Open Space

Open space may be public or private. Public open space, PL-1, or PL-2 will be dedicated to the Town. Private open space, OSP, will be owned by a private entity, a metropolitan district or homeowners' association. An additional approximate 215 acres to be designated as either public or private open space at time of SPD / Plat.

5.9 Residential Parking

- Shared parking is allowed per Section 17.54 of the Municipal Code.
- Reduced parking standards may be requested per Section 17.54 of the Municipal Code.
- Table 5.8.1, below, identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SDP.

Table 5.8.1	
Single-Family Detached Dwelling	2 Spaces per Dwelling Unit
Single-Family Attached Dwelling	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Multiple SFA & SFD on One Lot	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Clustered Single-Family Residential Dwelling	2 Spaces per Unit
Multi-Family Residential Dwelling (Multifamily and dwellings in multiple buildings on a single lot)	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking
Notes: 1. Off-street parking includes garage spaces (including tandem configurations), surface parking, other covered spaces, uncovered spaces, spaces accessed from private drives, and driveways. 2. On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E-2, in conjunction with review of a SDP in Section 3.4.B. of this PD.	

5.10 Residential / Non-residential Use Adjacency Standards

- Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Dawson Trails property boundary. No structures which require a building permit are permitted within this open space buffer.
- The northern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structures which require a building permit are permitted within this open space buffer.
- The buffers noted 1. and 2. above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692.
- The Interface requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

5.11 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual and the Dawson Trails Water Efficiency Plan, as amended.

5.12 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan, as applicable, without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

5.13 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on PL-1, PL-2, or other Town owned property without written approval from the Town of Castle Rock.

5.14 Compliance with Skyline/Ridgeline Protection District

All areas within the Skyline/Ridgeline protection area as shown on the Dawson Trails PD Plan shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended.

5.15 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into each Site Development Plan. An overall Wildfire Vegetation Mitigation Plan is included in the PDP and will be further defined at each stage of development as associated with future Site Development Plans when the appropriate amount of planning and engineering information and detail are known.

5.16 Planning and Design

- Design and construction of lots, structures, roadways, and other improvements shall be sensitive to the existing topography and mature vegetation. The proposed improvements shall achieve a blended landscape (existing conditions combined with engineered conditions) that is congruent with the intended character of the Character Area and/or Planning Area improvements being implemented, as determined feasible.
- Structures in sloping areas shall be designed to generally conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation, as determined feasible.
- Grading shall be shaped to compliment the natural landforms, as determined feasible.
- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance, while recognizing grading impacts will require changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

As outlined above in the Character Area descriptions, each Character Area is further organized by Planning Areas. While the Character Areas provide a general guide for similar types of development, each Planning Area provides allowed land uses and dimensional standards.

Refer to Section 6.11 Supplemental Development Standards. Supplemental Development Standard #16 (A through E) includes standards applicable in all Planning Areas. Sections 6.1 through 6.10 establish permitted uses and development standards unique to specific Planning Areas.

6.1 Planning Area A

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached Private Garage
 - Non-Residential
 - Home Occupations
 - Open Space, Public or Private
 - Private recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to: swimming pools, sport courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, Playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses

C. Uses By Special Review

- Solar collectors which are not part of the primary structure
- Public Facilities

2. Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)

- Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be a minimum 7,700 square feet.(See Section 6.10 for additional standards)
- Minimum Lot Size: None
- Primary Structure

**Note: The numbers within parentheses) following each standard indicate additional development standards which may apply. See Section 6.11.*

 - Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback, Interior Lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 - Minimum Building Separation (3): 10'
 - Maximum Building Height (2): 35'

D. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

6.2 Planning Areas B-1 and B-2

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached private garages
 - Non-Residential
 - Open space, public or private
 - Private Recreational and Park uses, clubhouse, country clubs, recreational facilities, including but not limited to: Swimming Pools, Sport Courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to: detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - Transition Zone Minimum Lot Size: Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,600 square feet. (See Section 6.10 for additional standards).

B. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Minimum Lot Size: None
- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

C. Accessory Structure

**Note: The numbers within parentheses) following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

APPLICANT:



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DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PERLMINARY P.U.D. SITE PLAN)

DATE:

PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/13/2022
PDP-04 05/27/2022
PDP-05 06/09/2022

SHEET TITLE:

PD ZONING
REGULATIONS

SHEET
15 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

- Permitted Uses
 - Residential
 - Single Family Attached or Detached
 - Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwellings Units, Patio Dwelling units
 - Detached private garages
 - Non-Residential
 - Assisted Living, Memory Care, or other similar institutional uses
 - Nursing Home
 - Adult Day Care
 - Day Care Center Facility
 - Day Care, In Home
 - Open Space, Public or Private
 - Public Parks, Playgrounds, and other non-commercial recreational areas
 - Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking trails
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Non-Residential
 - Offices
 - Gyms / Health Clubs
 - Clinics
 - Restaurants, without Drive-Through
 - Private Clubs
 - Retail
 - Personal Services
 - Commercial Services
 - Public Facilities
 - Studio Classes
 - Places of Worship
 - Recreation, Outdoor
 - Solar Collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2):
 - Planning Area C-1: 45'
 - Planning Area C-2: 50'
- Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

 - Minimum Lot Size: None
 - Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 10'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 10'
 - Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.4 Planning Area D

- Permitted Uses
 - Residential
 - Single Family Detached
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
 - Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)

- Multifamily
- Clustered Single Family Dwelling Units
- Condominium
- Green Court
- Motor Court
- Patio Dwelling
- Townhome
- Zero Lot Line Dwelling
- Clustered Single Family Dwelling Units on a single lot as a product for lease
- Detached private garages
- Non-Residential
 - Adult Day Care Facility
 - Assisted Living / Memory Care
 - ATM / Kiosk
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-tech
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone lot / structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor or Outdoor
 - Retail
 - Restaurant
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Open Space, Public or Private
 - Public Parks, Playgrounds, and other non-commercial recreational areas
 - Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Kennel / Doggy Daycare

- Maximum Building Height for All Uses (2): 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- Primary Structure
 - Minimum Lot Size: None
 - Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 - Minimum Building Separation (3): 10'

B. Accessory Structure

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.5 Planning Areas E-1 and E-2

- Permitted Uses
 - Residential
 - Single Family Detached (E-2 only)
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
 - Mixed-Use (horizontal or vertical) (E-2 only)
 - Multifamily (E-2 only)
 - Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
 - Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
 - Detached private garages (E-2 only)
 - Non-Residential
 - Assisted Living, Memory Care, or other similar institutional uses
 - ATM / Kiosk
 - Bed and Breakfast
 - Clinic
 - Day Care Center Facility
 - Drive Through Facility
 - Hospital
 - Nursing Home
 - Office (including Flex Office)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Veterinary Clinic (to include 24/7 emergency care)
 - Open Space, Public or Private
 - Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails
 - Public Parks, Playgrounds, and other non-commercial recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses

- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities

- Maximum Building Height for all uses (2):

- Planning Area E-1: 50'
- Planning Area E-2: 60'

4. Residential Setbacks (unless otherwise approved by the Town at the time of SDP or Plat)

A. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*

- Minimum Lot Size: None
- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 10'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (6): 20'
 - Minimum Rear Setback (6, 7): 5'
 - Minimum Rear Alley Setback (6, 7, 8): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'

- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6. Pedestrian Oriented Area in E-2

- The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place and/or "main street" and will include the following:
 - Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
 - Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements
 - Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
 - Convenient pedestrian and bicycle access to all adjacent streets.
 - Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
 - Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
 - For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
 - Convenient pedestrian access to transit stops and outlying parking areas, if any.
 - Where feasible, design sites to accommodate bus stops.
 - Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
 - Interconnection of pedestrian areas with adjacent existing or planned open space.
 - The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

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ENGINEER & SURVEYOR:



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16 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.6 Planning Areas F-1, F-2 and F-3

- Permitted Uses
 - Residential
 - Single Family Attached (Townhome, Duplex, Triplex, Fourplex, or other similar Multi-Unit Configurations)
 - Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)
 - Mixed-Use (horizontal or vertical)
 - Detached Private Garages

B. Non-Residential

- Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
- Alcoholic Beverage Sales
- ATM / Kiosk
- Auto Body and Vehicle / RV / Boat Equipment and Repair
- Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
- Automobile Service / Fuel Station / Wash / Rental
- Bed and Breakfast
- Clinic
- College / University / Vo-Tech
- Commercial Amusement, Indoor and Outdoor
- Day Care Center Facility
- Drive-Through Facility
- Educational Facility
- Funeral Home
- Gym / Health Club
- Hospital
- Hotel / Motel
- Industrial, Flex (F-1 and F-3 Only)
- Kennel / Doggy Daycare
- Large Animal Clinic and Hospital
- Medical Lab
- Multi-Modal Transit Facility
- Nursery or Greenhouse (Wholesale or Retail)
- Nursing Home
- Office (including Flex Office)
- Parking Facility (stand-alone lot / structure)
- Place of Worship
- Private Club
- Public Facilities
- Recreation, Indoor or Outdoor
- Retail
- Restaurant
- Services, Commercial
- Services, Personal
- Services, Repair
- Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
- Studio Classes
- Utilities, Public
- Veterinary Clinic
- Open Space, Public or Private
- Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
- Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- Solar collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (2, 11): 7'5"

4. Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'

5. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

- Primary Structure
 - Minimum Lot Size: None
 - Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 0"
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 0"
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 - Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

B. Accessory Structure

- Setbacks (3, 4, 10, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 - Minimum Building Separation (3): 10'
- *Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*
- Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.7 Planning Areas G-1 and G-2

- Permitted Uses
 - Residential: No residential uses allowed.
 - Non-Residential
 - Adult Day Care Assisted Living, Memory Care, , or other similar institutional uses
 - Alcoholic Beverage Sales
 - Auto Body and Vehicle / RV / Boat Equipment and Repair
 - Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 - Automobile Service / Fuel Station / Wash / Rental
 - Bed and Breakfast
 - Clinic
 - College / University / Vo-Tech
 - Commercial Amusement, Indoor and Outdoor
 - Day Care Center Facility
 - Drive-Through Facility
 - Educational Facility
 - Funeral Home
 - Gym / Health Club
 - Hospital
 - Hotel / Motel
 - Industrial, Flex and Light Industrial
 - Kennel / Doggy Daycare
 - Large Animal Clinic and Hospital
 - Multi-Modal Transit Facility
 - Nursery or Greenhouse (Wholesale or Retail)
 - Nursing Home
 - Office (including Flex Office)
 - Parking Facility (stand-alone or structure)
 - Place of Worship
 - Private Club
 - Public Facilities
 - Recreation, Indoor and Outdoor
 - Retail
 - Restaurant
 - Services, Commercial
 - Services, Personal
 - Services, Repair
 - Shooting Range, Indoor
 - Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 - Studio Classes
 - Utilities, Public
 - Veterinary Clinic
 - Warehousing and Distribution
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- Solar collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2, 11): 7'5"
 - Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'
 - Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.8 Accessory Uses

- In all Planning Areas:
 - Permitted Uses
 - Commonly associated Accessory Uses, incidental to the Primary Use or Building, including but not limited to decks, patios, porches, storage sheds, private greenhouses, radio or TV antenna, TV satellite dishes, solar panels mounted on a primary structure, sport courts, private swimming pools and associated structures and private non-commercial facilities or structures for the keeping of household pets.

- Accessory Uses are subject to Chapter 17.52.210 of the Castle Rock Municipal Code.

6.9 Temporary Uses

- In all Planning Areas:
 - Permitted Uses
 - A temporary sales and marketing center including but not limited to trailers, temporary buildings, model homes, or other similar structures which may typically be used as a sales and marketing center.
 - A temporary construction office including but not limited to trailers, temporary buildings, or other similar structures which may typically be used as an office.
- Temporary uses are subject to Chapter 17.16.020 of the Castle Rock Municipal Code.

6.10 Transition Zone Development Standards

- Transition Zone Development Standards apply to areas within Planning Areas A, B-1, and B-2, as indicated on the PD Plan.
- Minimum Residential Lot Sizes Apply within Transition Zones as follows:
 - Planning Area A: 7,700 square feet
 - Planning Area B-1: 6,600 square feet
 - Planning Area B-2: 6,600 square feet
- Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) generally repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- Floodlighting: Floodlights shall not be used to light all or any portion of any primary or accessory structure facade. All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this standard, a full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that no part of the light bulb or light source is visible beyond the Dawson Trails property boundaries, to the greatest extent feasible.
- Exterior Lighting: No exterior lights of any sort may be erected, placed, installed, or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Dawson Trails property boundaries. This applies to all direct lighting including, but not limited to entry lights, garage lights, and driveway illumination. Low profile landscape lighting should, to the greatest extent feasible, be installed to minimize visibility from off the Dawson Trails property.
- Vegetation: Each property shall include at least one (1) tree of a species with a height, when mature, of at least thirty-five feet (35') for each two thousand five hundred (2,500) square feet of lot or parcel area; provided, however, that this requirement shall not require any single-family residential lot to contain more than four (4) trees. Trees required under this section shall be located in the portion of the lot which will provide enhanced screening from the open space areas or properties adjacent to the Dawson Trails PDP property boundary. However, these plantings are not intended to completely screen all portions of all structures. All trees installed to meet the requirements of this subsection shall be of coniferous species and included in the Town of Castle Rock Plant List, shall be a minimum of eight (8) feet tall when planted, and shall be planted before a Certificate of Occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within three (3) months of the beginning of the next planting season for the species. In addition, significant trees which are located on a property and not within a location of a proposed structure shall be preserved, when possible, as indicated during the Site Development Plan Process as "Existing Vegetation to Remain." Such trees are eligible to count toward the above planting requirement regardless of whether they are coniferous or deciduous, even if not located in an optimal location for screening as noted above. Concurrently with the Site Development Plan / Plat stage of the development process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased, or deleted, to reflect the degree of visibility of structures located in various portions of the subdivision. Landscaping required by this standard shall be credited against the landscaping requirement imposed by any other section of Town Code, or this specific PDP.
- Fencing: Fences located on private lots abutting PL-1 and PL-2 in Planning Areas A, B-1, and B-2 shall be constructed as a split rail, post and rail, or other similar design because such designs have a natural appearance, blend well into the natural terrain, have an open character, and are generally more suitable for wildlife. Open style fencing shall not exceed 42" in height. Wire mesh may be incorporated into the fencing design to keep pets in. Fences of other materials or designs are prohibited, including solid privacy fences. Short lengths of privacy fencing, up to 40 feet in total length and up to 6 feet in height, may be used to screen portions of lots containing hot tubs or other similar private on-site amenities, or to contain pets. Privacy fencing shall be on the interior of the lot, meet setbacks, and not conflict with easements. Privacy fencing shall not be used in place of open rail fencing.

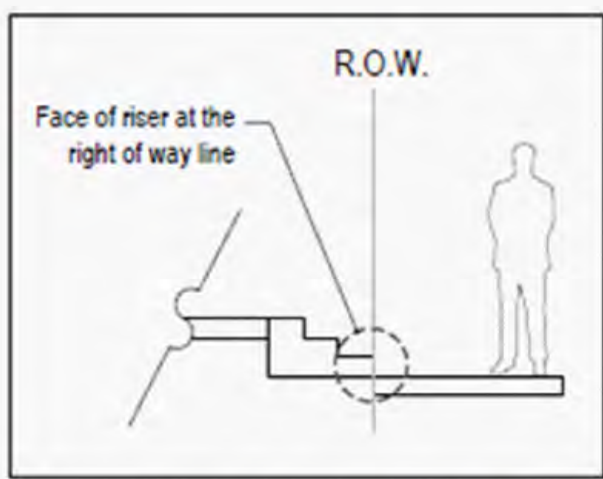
6.11 Supplemental Development Standards

Below are Supplemental Development Standards that may apply within each Planning Area. Supplemental Development Standard #14 (A through E) includes standards applicable in all Planning Areas.

- The garage door face for the lot shall be at least 20' from the back of public sidewalk. Non-garage door building face may have a minimum 10' setback.
- Building height measurements for both residential and non-residential excludes chimneys, parapets, architectural designs that screen rooftop mechanical equipment from view, and other similar architectural elements. Stairwells may also encroach maximum building height, if required by building design or code.

- Encroachments may include bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels mounted on primary structure, mechanical equipment, light fixtures, roof overhangs and other architectural features and are allowed to extend outward from the primary structure in front, side, and rear yards. In no instance may an encroachment cross the property line, be located less than six feet (6') from the finished material of the encroachment to the adjacent property or extend into a wet or dry utility easement. Non-habitable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the setback is a minimum of 10' and the encroachment is not within the public right-of-way, sight triangles, or transportation and utility easements. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. Window wells are permitted to encroach into setbacks up to, except as limited by wet and dry utilities 3'.
- Setbacks shall be measured from public right-of-way/property line to the building foundation of habitable space or garage. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way, sight triangles, or transportation and utility easements.
- The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
- Zero Lot Line Setbacks:
 - Private drive loaded home side or rear setbacks and associated utility easements shall be determined at the Site Development Plan / Plat stage of the development review process. Zero-foot setbacks are permitted
 - If a lot is located in a row, cluster or arrangement of same/similar sized lots but would otherwise be subject to a different range of setback standards, side or rear setbacks shall be consistent with the building separation as required, including potential reduced side setbacks per Note #9 herein.
 - 0' lot line configurations are allowed. When 0' lot line configurations are permitted, detached garages may also utilize a 0' setback. All structures must meet building separation and code requirements as well as minimum standards for architecture. Setbacks shall not be less than required utility easements.
 - Rear setbacks to alleys or private streets may be reduced to zero when the minimum width of the right-of-way or easement exceeds the minimum standard as identified in the street sections.
 - Setbacks from public right-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan

- Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line as long as minimum code requirements are met (unless using a 0' lot line configuration, See Note 6 above).
- Side yard setback for corner lots shall be determined at the time of Site Development Plan / Plat and shall only apply to lots abutting a public right of way. Lots siding onto private streets, private drives, open space areas, or other similar uses shall use the minimum 5' side yard setback standards.
- For residential lots with multiple street frontages, all sides of the primary structure facing a public street must follow the Primary Structure Setbacks for "Min. Front Setback " and "Min. Front Yard Setback to Garage Door Face" as applicable.
- In Planning Areas D, E-2, F-1, and F-3, Multifamily, Commercial, and/or Mixed-use buildings may utilize a 0' setback to private rights-of-ways or easements. Setback from the public rights-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
- Hospitality, medical, office, multi-family residential, and vertical mixed-use buildings are allowed to have a maximum height of 90 feet.
- Residential layouts with Side Yard Use Easements are permitted and shall be determined at the Site Development Plan / Plat stage of the development review process.
- Setbacks for clustered single-family developments will be administered as minimum building separation using minimum front, side, and rear yard dimensions.
- General Notes (apply to all Planning Areas and Development Standards, as necessary).
 - Any dwelling or home type within this PDP may be for-sale, for-rent, or age-restricted housing product.
 - A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
 - Shared driveways / driveway easements / private driveways are permitted for all uses.
 - Maximum building coverage in Character Areas East and Central shall be 75% for all uses, except that attached homes and commercial/non-residential uses have a maximum building coverage of 85%. All site requirements such as landscaping, parking, water quality, detention, and all other applicable development standards shall also be met.
 - When necessary, tread of first entry step on a sidewalk entering a lot may be located immediately adjacent to the public sidewalk, if the step is not within the right-of-way (refer to exhibit below).



TREAD RISER AT R.O.W.

DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE
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DAWSON
TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
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SHEET TITLE:

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SHEET
17 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

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PD ZONING REGULATIONS

SECTION 7 | PUBLIC LAND AND OPEN SPACE

7.1 PL-1 District

- Permitted Uses. Uses permitted by right in the PL-1 District are:
 - Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
 - Facilities for cultural/art uses, community events and other civic uses;
 - All municipal and/or quasi-municipal facilities or utilities; and
 - Educational Facilities.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
 - Facilities for distribution or storage of electricity (above or below ground as needed)
- Development Standards. Development standards for the PL-1 District are as follows:
 - Maximum Height: Fifty (50) feet;
 - Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.
- Use by Special Review. Uses permitted by special review in the PL-1 District are as follows:
 - Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 - Special district buildings and structures (C.R.S. Title 32); and
 - Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

7.2 PL-2 District

- Permitted Uses
 - Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed)
 - Facilities for distribution or storage of electricity (above or below ground as needed)
 - Irrigation facilities
- Development Standards.
 - Maximum Height: Twenty-five (25) feet;
 - Minimum Front Yard Setback: Twenty-five (25) feet.
- Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
 - Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.3 Private Open Space (OSP)

- Permitted Uses
 - Active and developed parks, community/recreation centers and related uses, including but not limited to, buildings/structures, restrooms, parking and drives, information kiosks, picnic structures, gazebos and similar amenity structures, and maintenance and storage buildings.
 - Facilities for cultural/art uses, community events and other similar uses.
 - Public or Private Open space, wildlife sanctuary, trails, and associated service facilities.
 - Off-street parking and drives.
 - Facilities for acquisition, collection, disposal, drainage storage of water, sewage, or reused water.
 - Utility and communication distribution lines (under or above ground as needed) Irrigation facilities
 - Additions/extensions of open space or PL-1 and PL-2 areas on the PD Plan,
 - Open space corridors along edges and/or internal to the Planning Area
 - Parks, pocket parks and/or other similar amenity areas
 - Enhanced portions of street corridors
 - Greenways
 - Gathering places
 - Detention/retention areas/pond areas
 - Facilities for distribution or storage of electricity (above or below ground as needed)
- Development Standards. Development standards for the OSP District are as follows:
 - Maximum Height: Fifty (50) feet.
- Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
 - Minimum Front Setback: 15'
 - Minimum Front Yard Setback to Arterial: 25' or setback of the adjacent Planning Area, whichever is greater.
 - Other Setbacks are to be established at the time of Site Development Plan/ Plat application, review, and approval.

7.4 Reclassified Open Space

Private Open Space Reclassification Permitted. A limited amount (maximum 20 acres) of land depicted as PL-1 and / or PL-2 in this PDP shall be permitted to be reclassified as Private Open Space (OSP). Reclassification of any future OSP tracts will be coordinated with the Town, as appropriate, during the Site Development Plan / Plat stage of the development review process as more detail is known to determine where these sites should be located. Any portion of the potential 20 acres that are not reclassified and platted as OSP shall remain as PL-1 or PL-2 and shall be platted/dedicated to the Town. Replacement of reclassified acreage is not required.

SECTION 8 | ARCHITECTURE

Prescriptive architectural standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 1

SECTION 9 | SIGNAGE

Prescriptive signage standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 2

SECTION 10 | SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- Following approval of the Dawson Trails PDP Amendment, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the PDP, as are then ready for development.
- No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 11 | TRANSITIONAL LAND USE

- After approval of the Dawson Trails PDP incorporated herein by reference, any portion or portions of the property described as the Dawson Trails PDP, which has not been subjected to a Site Development Plan and development has not commenced, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural land uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, and existing building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described in 11.1 above, until a Site Development Plan for such area or areas has/have been approved and development has commenced.
- Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Master Developer, or the Town.

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ARCHITECTURAL DESIGN STANDARDS

General Information

The architectural design standards guide the composition of the architectural styles for the Dawson Trails PD embracing the regional architecture of the Front Range. The property presents a unique opportunity to assimilate the Dawson Trails neighborhood elements in a scenic Front Range setting. The vernacular "Colorado architecture" envisioned for Dawson Trails is indicative of modern interpretations of rustic, ranch, mountain, prairie agrarian and western influenced styles and regional materials. These standards allow for architectural variety, including franchise architecture, complete with neighborhood elements to establish a cohesive neighborhood. The Character Areas in the PD establish a planning framework aligned with the architectural texture of Dawson Trails.

A wide range of land uses are permitted in the Dawson Trails development plan. Refer to the Dawson Ridge PD for descriptions of the West, Central and East Character Areas.

Development types categorized in these standards provide the overall standards and specific criteria for various types of users that will be incorporated into the PD Planning Areas, while maintaining the overall intent of the Character Areas.

The architectural design standards highlight the following development types:

- Pedestrian Oriented
- Commercial / Retail / Office
- Industrial
- Multifamily Residential
- Single Family Residential (*supplemental to existing Town standards*)

Design Standards (Overall)

The following design standards aim to create visual interest and consistency by addressing a variety of building types and complimentary styles. These standards also address specific design elements including massing, proportions, detailing elements, materials, and site design.

Buildings across all development types listed above should consider the following:

- All sides of a building open to public view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas are encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Large volumes or planes of buildings should be broken up into smaller ones to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Shade shall be integrated throughout Dawson Trails via the use of overhangs and architectural shading elements.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height, and other treatments to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as:
 - Arcades
 - Architectural details integrated into the building structure to frame the entryway.
 - Canopies or porticos
 - Enhanced pedestrian surfaces
 - Framing by outdoor pedestrian features or enhanced landscaping
 - Overhangs
 - Peaked roof forms or arches
 - Raised comiced parapets over the door
 - Recesses/projections
- For most buildings, at least two (2) of the elements listed below should repeat horizontally. Buildings with facades greater than 100 feet in length shall employ techniques to provide additional interest and to subdivide the wall plane including three of the elements listed below, repeated at appropriate intervals horizontally and/or vertically:
 - Color change
 - Texture change
 - Material change
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs
 - Wall plane projections or recesses
 - A variety of roof lines and parapet heights incorporating changes or elements
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, and other provisions is encouraged.
- Storefronts are to be complementary to the building materials. Storefronts may consist of an architectural treatment required by a national brand as appropriate.
- Exterior building materials shall use high quality, durable materials including tenant selected materials provided that they maintain the overall quality and style of the project. Predominant exterior building materials may include, but are not limited to:
 - Architectural metal
 - Brick
 - Clear and tinted glass
 - Concrete roof
 - Masonry: integral color, sand or water blasted, or stained textured
 - Metal roofs
 - Split-face, scored and/or architectural concrete masonry units (CMU)
 - Stone, natural or faux
 - Stucco/EIFS
 - Tilt-up concrete panels, where determined appropriate by the DTACC
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.

- Buildings that utilize tilt wall concrete wall panels shall require incorporation of sufficient articulation and color patterning to add a variety of texture and visual interest.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Screening of all roof top or pad mounted mechanical units is required.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, trellises, and other similar provisions is encouraged.
- Buildings shall be situated to provide a visual and physical connection to the public roads/streets.
- A sense of entry shall be created into the development site by using building placement, landscaping treatments, signage, and other appropriate elements.
- Commercial developments within the PD are encouraged to provide vehicular access to adjoining properties or development sites in order to provide connectivity between development sites.
- A commercial development site shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, and/or transit stops, when appropriate, unless grade changes or other site constraints are prohibitive.
- Buildings, which are placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation potentially with plazas, outside dining, or other pedestrian areas.
- Integration of raised planters or potted plants is encouraged to define outdoor spaces.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.
- For mixed use and non-residential single lot, multi-building development, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- A variety of wall-mounted light fixtures, which fit the period or architectural style proposed, are encouraged. Unshielded lighting fixtures, wall packs and floodlights are prohibited.
- Delivery, loading, trash, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, brick, or similar materials that are compatible, to match the primary structure.

Pedestrian Oriented Area Standards

Intent: Planning Area E-2 in the PDP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a **Pedestrian Oriented Area** and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented areas beyond the one described in Planning Area E-2 may also be developed in other areas of at Dawson Trails.

The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a **Pedestrian Oriented Area**, which includes a centrally located gathering place and/or "main street" and will include the following:

- Either a publicly accessible and activated square/green/plaza **OR** a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
- Enhanced elements to support pedestrian connectivity may include crosswalks and mid-block crosswalks, defined by change of material, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements
- Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
- Convenient pedestrian and bicycle access to all adjacent streets.
- Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
- Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
- For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- Convenient pedestrian access to transit stops and outlying parking areas, if any.
- Where feasible, design sites to accommodate bus stops.
- Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
- Interconnection of pedestrian areas with adjacent existing or planned open space.
- The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

Commercial / Retail / Office / Vertically Mixed Use Standards

Intent: The overall goal for this development type categorized as **Commercial / Retail / Office / Vertically Mixed Use** is to create an organized campus (if multiple buildings are contemplated) that incorporates a variety of retail, office, restaurant, hospitality, and other similar types of users. This development type may incorporate a horizontal and/or vertical mix of uses. These areas tend to be vehicular-centric commerce areas that include pedestrian accommodations serving core areas of the PDP. Combining a complementary mix of uses that are organized to establish a cohesive environment meant to enhance both daytime and nighttime activities is desired. Including elements such as community gathering spaces, covered patios, generous walking areas, and germane architecture that creates a front door presence within the overall neighborhood context further strengthens this type of use area.

Neighborhood retail and services areas and buildings can vary in size (sometimes significantly) and the surrounding context should be evaluated to ensure that each building fits into the specific area. Pad site and inline retail use areas and buildings should utilize similar design elements as the other areas of the specific area of context. These locations shall incorporate a similar level of site-specific building and pedestrian elements that contribute to the overall character of the Dawson Trails neighborhood.

Large format/destination retail uses shall provide a place(s) that is/are the 'heart' of the specific shopping area. Large-scale tenants bring a national presence to the various use areas in the PD and provide unique synergies amongst themselves. These areas within the Dawson Trails PD should be designed to provide similar design features that are intended to enhance the overall experience.

Buildings that are associated with national franchise companies shall be allowed to retain the elements required to convey their national identity and brand. These buildings are encouraged to integrate the materials and design standards to complement the overall architectural character, when possible.

Flex Space and Industrial Standards

Intent: Dawson Trails Architectural Standards guide the organization of these commerce areas and manage the functionality of the Flex Space and Industrial buildings while integrating the overall character of the neighborhoods. The following is a summary of the supplemental design standards for the development within the PD **Flex Space** and **Industrial** planning areas.

- Focus architectural treatments to public street and highway exposures. Shield loading and back-of-house functions from public streets. Focus shall be placed on creating feature elements on facades, transitions in wall texture, color, height, plane, and overall expressions of mass and void. Designs shall avoid unbroken, flat walls of 100 feet or greater.
- Surfaces shall be predominantly concrete or masonry materials including tilt-up concrete and other large format masonry materials, painted or integral colored CMU, stone, and trims of complimentary materials. Metal panels, fabrications, and trims may be a component of the dominant materials when combined with concrete or masonry materials. Cement fiber board, phenolic wood, stucco, EIFS and other troweled or painted products may be used as accents.
- Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for entry and feature components.
- Service and loading operations shall be conducted within an enclosed structure or screened area.
- Outdoor storage, terminals, motor vehicle storage, contractors' yards, and transfer stations shall be screened or located in the back of house location.
- Major exterior trash and recycling receptacles shall remain within service and storage areas and be painted to match the primary or secondary color used on the main building.
- Cross dock facilities shall be allowed for truck loading and storage areas. Truck loading and storage within cross dock areas may be oriented both internal to the parcel areas and to the public right of ways. These areas shall be screened from public streets and open space networks through landscape design and screening wall techniques determined at time of SDP.
- Outdoor storage:
 - Outdoor service and storage areas shall be screened with solid masonry walls or opaque decorative fencing that complement the architectural character of the building from public streets, public spaces and I-25 corridor.
 - Where applicable, green screens with evergreen vines are encouraged to screen utility and service areas. Their shape can be integrated into the architectural character of the building. Green screens are to be used in addition to the required screen wall (they are not a replacement for the required wall).

Multifamily Residential Standards

Intent: The planning and design approach for **Multifamily Residential** development types is to ensure a general level of consistency and quality of a single multi-story building or a collection of multiple buildings. The overall site design should prioritize the public realm and pedestrian connectivity through the site. Multifamily uses may be horizontally and/or vertically integrated into a mixed-use building or district where it is encouraged to activate the first floor of the building(s) with commercial or other appropriate uses. The following architecture features shall enhance the design character of multifamily buildings and to complement the overall character of Dawson Trails.

Building Design: The following is a summary of supplemental Design Standards for a multifamily residential building.

- Four-sided architecture shall be integral to the design of all sides of a building and display a similar level of quality and architectural interest.
- Entries shall be emphasized with additional detailing.
- Buildings should be designed with a variety of surfaces, textures, shapes, multi-planed roofs, materials, and wall articulation.
- The scale, details, and materials shall be compatible with surrounding residential neighborhoods.
- A variety of heights, colors, setbacks, and step-backs are encouraged to avoid long, unarticulated building facades.
- Variations in exterior walls in depth and direction are encouraged. Use pop-outs, arches, and balconies to break up massing.
- Massive straight rooflines with flat appearances shall be avoided.
- Minimize the bulk and appearance of structures through the use of rooflines consisting of varying roof heights, directions, and shapes.
- Material will include architectural stone, cementation siding, architectural plaster, high performance windows and glass, and other similar elements.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Garages shall be architecturally integrated into the established design character.
- Building placement and orientation shall vary for design interest and visual relief.
- Screening of mechanical units is required, to the extent possible.
- Integration of landscape and hardscape design elements and materials is to be provided in order to create public space and key arrival areas.
- Pedestrian access shall be provided throughout the site by linking buildings to adjacent sidewalks and pathways, when appropriate, unless grade changes or other site restrictions are prohibitive.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.

Single-family Residential Standards (supplemental to Town standards)

Intent: These supplemental standards are to be used in addition to the Castle Rock Design Guidelines for Design and Development in the Town of Castle Rock, specifically for corner lot and lots adjacent to open space. The **Single-family Residential** development type can be comprised of detached or attached housing types.

- Architectural features for corner lots or lots adjacent to open space shall address the architectural treatment of residential elevations as listed below:
 - Side elevations on the street side of corner lots, or adjacent to open space or trailheads shall receive full architectural treatment, which includes substantially matching the character of the front of the house, using similar materials, window sizes and architectural details.
 - Townhomes, duplexes, single family for rent homes and single-family attached shall require four-side architectural treatment.

Landscape and Irrigation Design Standards

Intent: Landscape areas will be designed in conformance with the TOCR Landscape and Irrigation Criteria Manual, as amended, and the Dawson Trails Water Efficiency Plan. Landscape design shall consider the consistency of plant selection, design intent, its compatibility with the overall established landscape theme, and other site specific characteristics, as appropriate. Designs should utilize indigenous, historically adaptable, low maintenance, and hardy, turf, plants, and trees per the TOCR Landscape and Irrigation Criteria Manual.

Submittal Requirements (Dawson Trails Architectural Control Committee)

Dawson Trails Architectural Control Committee (DTACC) Review and Approval: All designs for proposed buildings, site improvements, and signage improvements must be reviewed and approved by the DTACC as a condition of acceptance of the Site Development Plan (SDP) by the Town of Castle Rock.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SIGN DESIGN STANDARDS

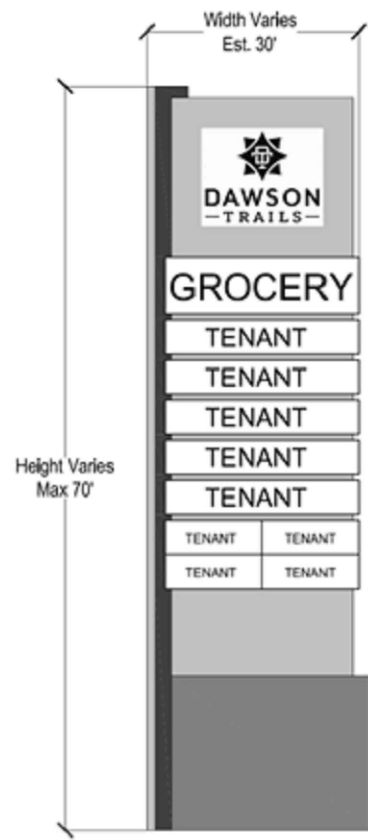
SECTION 9 | SIGNAGE

This section addresses signage for the Dawson Trails PDP to guide the overall integration of a signage master plan for the neighborhood.

Landmark signage and temporary signage will be guided by the Dawson Trails PDP. These signage locations will be shown at time of Site Development Plan (SDP) and / or with the sign permit application. Landmark signage along the I-25 corridor is permitted in Planning Areas F-1, F-2, F-3, G-1 and G-2 as defined on the PD Plan. Temporary signage in the Dawson Trails PDP as defined by the PD Plan and along the Interstate 25 corridor is permitted, subject to the provisions of the Municipal Code. The following summarizes the criteria for signage.

9.1 Landmark Signage

- A. A **Landmark Sign** is a non-electronic sign to be located with the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.
- B. Landmark Signs are allowed in Planning Areas F-1, F-2, F-3, G-1 and G-2 and must be located within 300 feet of the Dawson Trails PD Plan property line along the Interstate 25 corridor and meet the spacing requirements noted below.
- C. Landmark Signs shall be located a minimum of 1,500 feet from other Landmark Signs and there may be a maximum of eight (8) Landmark Signs. Other on-site signage per the Dawson Trails Master Sign Plan (as defined by the Town of Castle Rock Municipal Code, Title 19 at the date of this application) shall not be included in this separation requirement. The distance shall be measured in a straight line from the closest points on each sign.
- D. Landmark Signs are permitted to be up 700 sq. ft. per sign face with a maximum of two (2) sign faces. Only one (1) sign face shall be visible from any one direction of travel on Interstate 25 for a total of two (2) sign faces.
- E. The Landmark Sign prototype exhibit represents a potential configuration for this sign type. The final design for the Landmark Sign will be determined at time of sign permit.



- F. Maximum sign height allowed for Landmark Signs is 70 feet from finished grade.
- G. Landmark Signs shall be set back a minimum of 25 feet from the nearest street or interstate right-of-way to the closest point of the sign. The Landmark Signs shall be placed within landscape areas.
- H. Pole signs and attached highway electronic signs are prohibited.
- I. Landmark Signs material finishes include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels and illuminated sign panels or other similar materials. Architectural lighting of the sign faces is allowed. This may include internal illumination such as translucent panels, backlighted features or similar techniques for tenant names and logos in the sign face areas. All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises. The final design for the Landmark Sign shall be approved by the Dawson Trails Architectural Control Committee, refer to the Architectural Standards.
- J. A sign permit is required for Landmark Signs.

9.2 Temporary Signage and Banners

- A. Temporary Signage and Banners directing attention to businesses, commodities, services, products, real estate or properties within Dawson Trails are allowed in Planning Areas A, B, C, D, E, F and G.



Wastewater Master Plan 2016



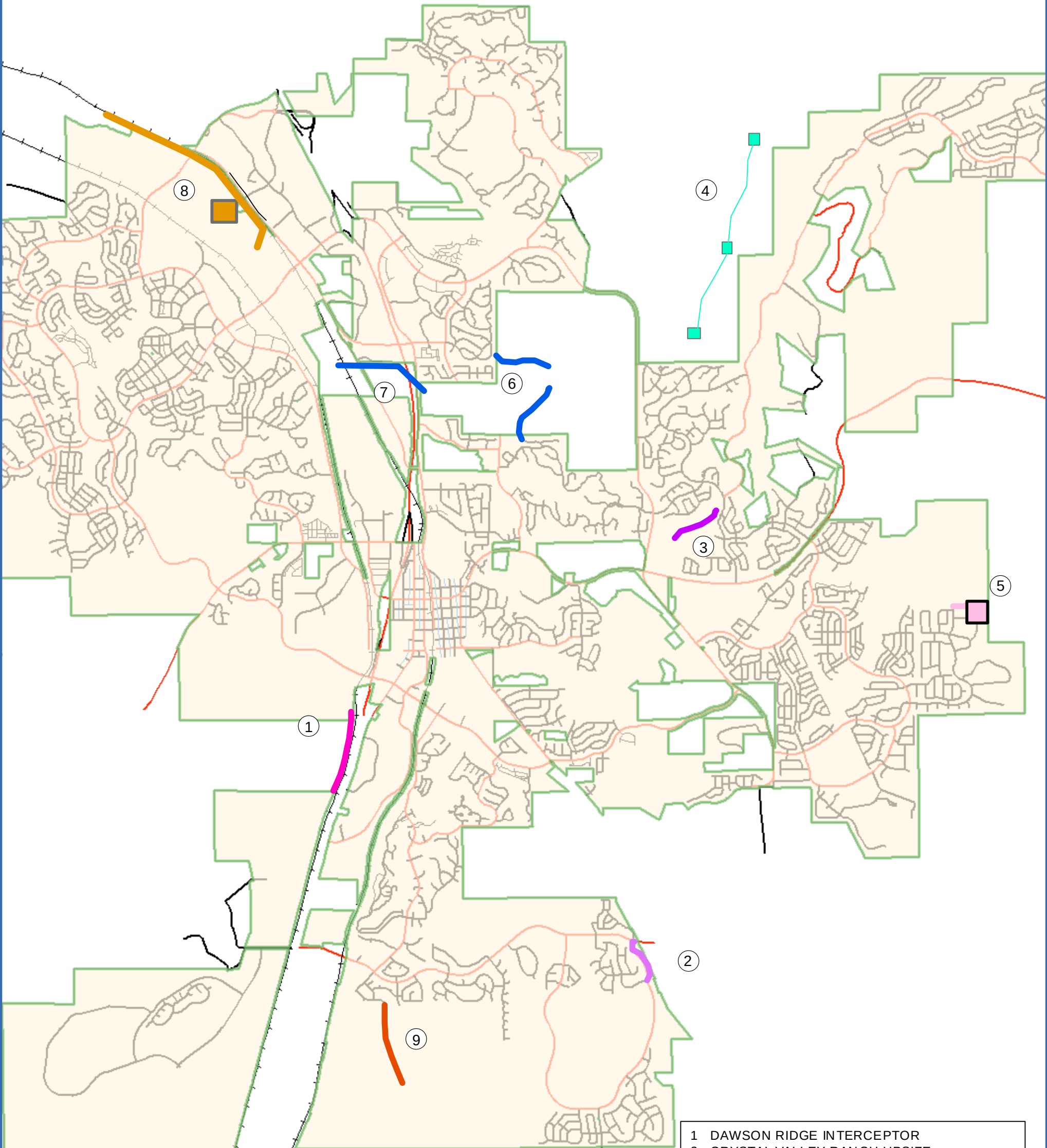
Engineering Division

Excerpts from "Wastewater Master Plan 2016"
Prepared by Castle Rock Water

Wastewater Master Plan 2016 Update

**Table 5-1
Developer Wastewater Projects: 2017-Future**

Meadows Highway 85 Sewer Main to Serve Filing 19	8" and larger gravity pipelines to PCWRA; originally identified in previous master plans as a lift station, force main and gravity mains to serve the area
Gravity Expansion at SMH261 – Phase I (to serve Pine Canyon and Pioneer Ranch)	4,270 LF of 8" gravity pipeline
Gravity Expansion at SMH261 – Phase II (to serve Pine Canyon and Pioneer Ranch)	1,700 LF of 10" gravity pipeline
Bella Mesa Lift Station and Force Main (Founders Filing No. 24)	Proposed lift station and associated force mains/gravity mains
Canyons South	Two to three proposed lift stations and associated force and gravity mains
Lanterns Heckendorf Ranch Expansion	New gravity pipelines to serve area
Crystal Valley Ranch Upsize	Upsize 1,900 LF of 12" sewer to 15" (from SMH 6562 to SMH 6351); timing depends on rate of development; conservation efforts could mitigate the need to upsize; project evaluated as development proceeds; modeling will be reevaluated as development in the basin occurs, planning levels change, or new development is added to the service area basin.
Ray Waterman Treatment Plant (RWTP) Gravity Sewer	Development near the Ray Waterman Treatment Plant should install a gravity sewer main that connects to existing downstream gravity sewer. Upon completion of the missing section, the temporary lift station serving the RWTP and the King Soopers/Founders Marketplace shall be abandoned.
Dawson Ridge Interceptor Upsize	Modeling indicates that should Dawson Ridge eventually grow to its fully platted zoning level, 1,400 linear feet of 12 inch sewer will need to be upsized to 15 inch.



- 1 DAWSON RIDGE INTERCEPTOR
- 2 CRYSTAL VALLEY RANCH UPSIZE
- 3 RAY WATERMAN WTP GRAVITY SEWER
- 4 CANYONS SOUTH LIFT STATIONS
- 5 BELLA MESA LIFT STATION
- 6 PHASE I GRAVITY EXPANSION TO SERVE PINE CANYON & PIONEER RANCH
- 7 PHASE II GRAVITY EXPANSION TO SERVE PINE CANYON AND PIONEER RANCH
- 8 MEADOWS F19 GRAVITY MAINS
- 9 LANTERNS/HECKENDORF RANCH EXTENSION

Excerpts from "Wastewater Master Plan 2016"
Prepared by Castle Rock Water



1 in = 1 miles

CASTLE ROCK UTILITIES
2016 MASTER PLAN
DEVELOPER WASTEWATER PROJECTS
FIGURE 5.1

