

FINAL UTILITY REPORT

FOR

DAWSON TRAILS OFFSITE SANITARY SEWER
TOWN OF CASTLE ROCK, COLORADO
PROJECT NO. 23-0002

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: Joseph Ferris, PE
Phone: 303-730-5975
CORE Project Number: 20-224

April 5, 2023

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: _____
Joseph F. Ferris
Colorado Professional Engineer
License #55846
(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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- 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 mainlines will be designed and constructed in future phases of the project, including main infrastructure packages and individual parcel packages. The northern portion of the interceptor will be installed in one phase, and the southern portion of the interceptor will be installed in a future phase once deemed necessary. 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) elementary 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 (ADF) 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 Trails development is as follows:

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

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. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

These flows and any in Dawson may not exceed that outlined in the Town Criteria and those of the density of the approved PDP. A metering station that monitors wastewater flow rates will be required at the downstream end of the interceptor.

There are no lift stations, force mains, or pretreatment facilities that are currently proposed. It is anticipated that future development in Planning Area A, located on the west side of the site, will require a lift station as shown on the Overall Sanitary Map in **Appendix C**.

Most of the interceptor is outside of the public right-of-way and will therefore be within a proposed 30' utility easement. There is a proposed maintenance access road that runs along the west and north side of the sanitary interceptor, ensuring there is no difficulty for the Town to access or maintain the 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.*

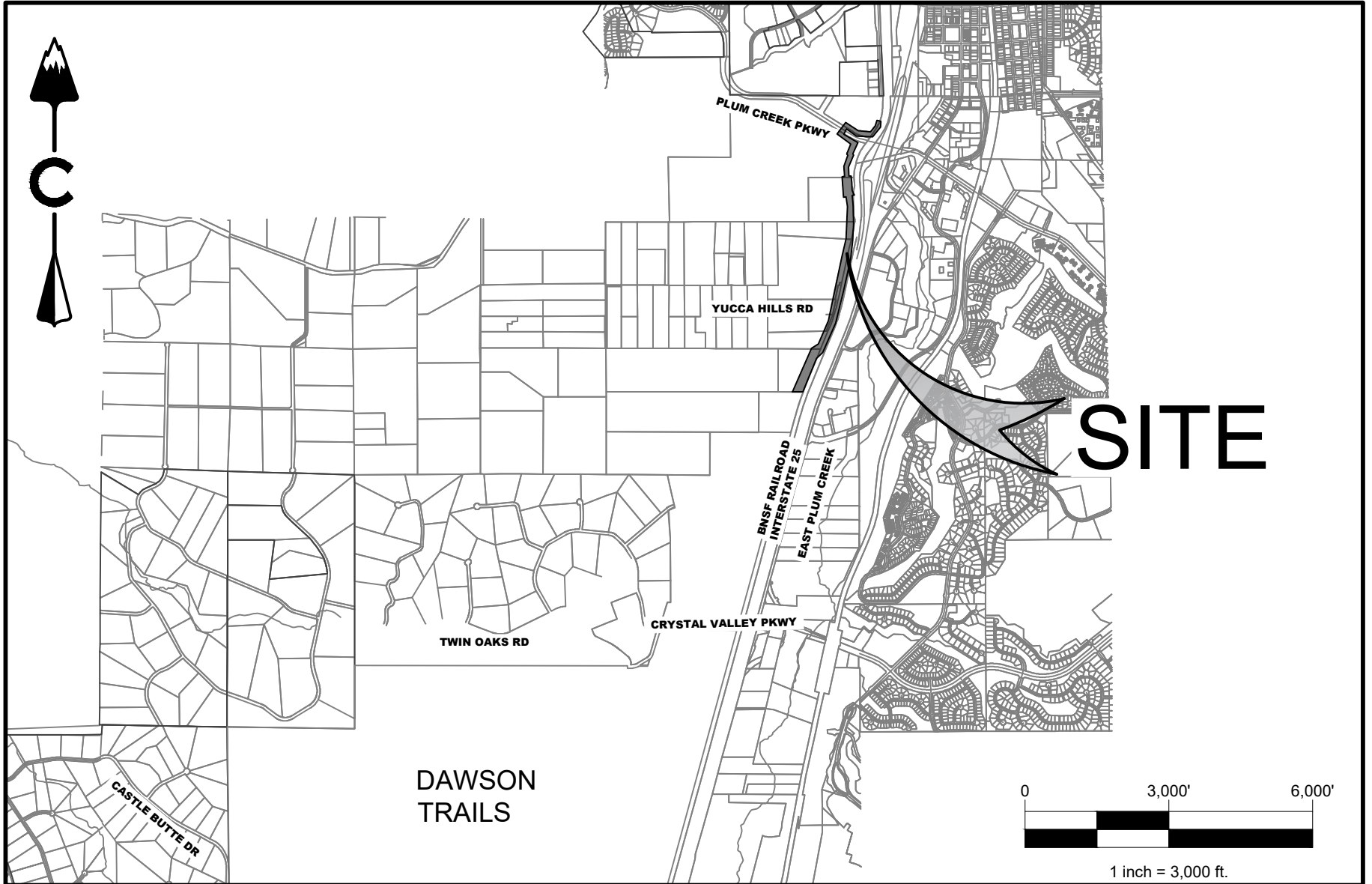
Software Used:

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

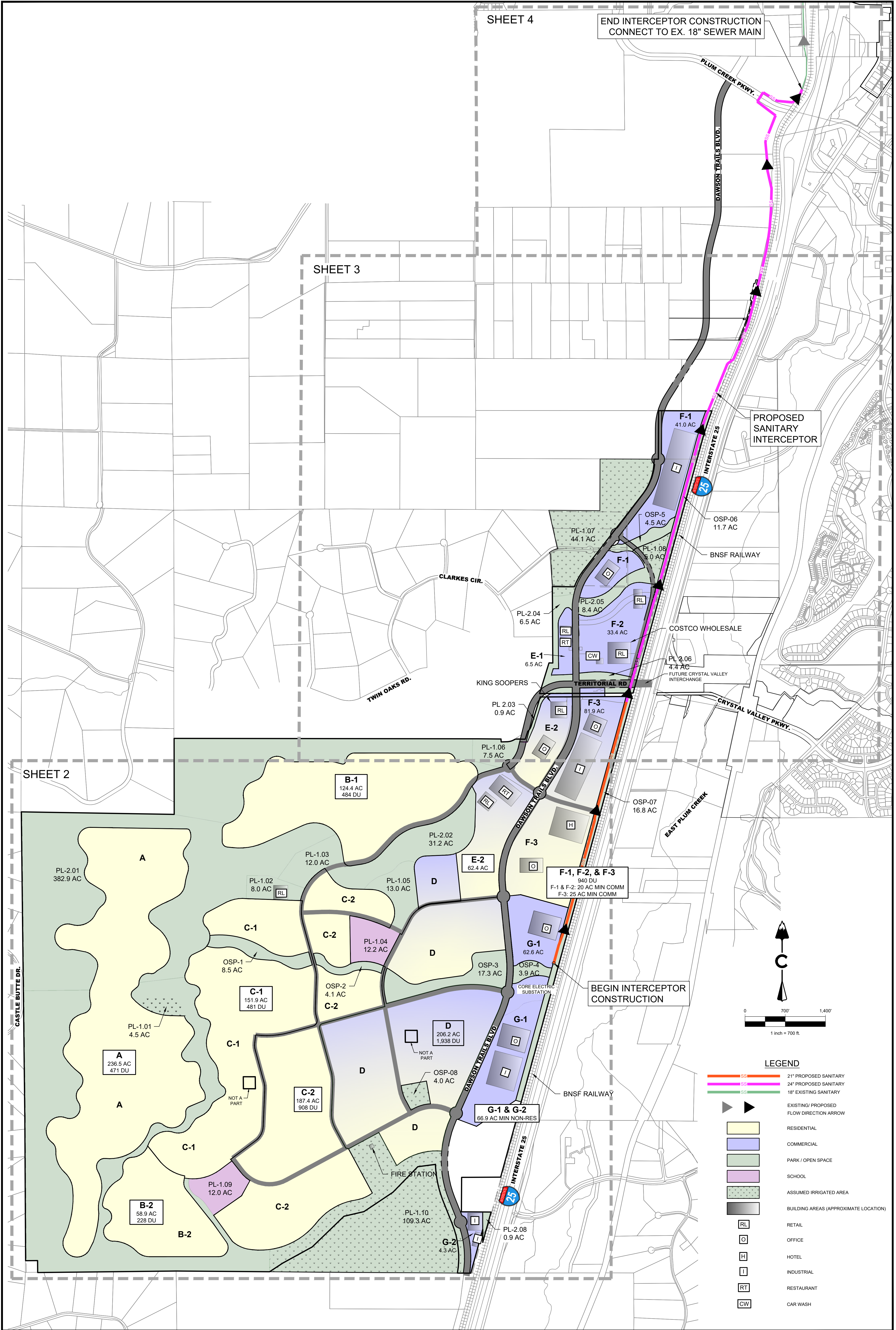
APPENDIX A – WASTEWATER FLOWS

APPENDIX B – HYDRAULIC ANALYSIS AND MODELING

APPENDIX C – MAPS & PLANS



VICINITY MAP



2023.05.11 (4:38 PM) Caroline Van Horn X:\2024 Dawson\CD\Phase\Sanitary Official\Utility Overall Wastewater Map.dwg



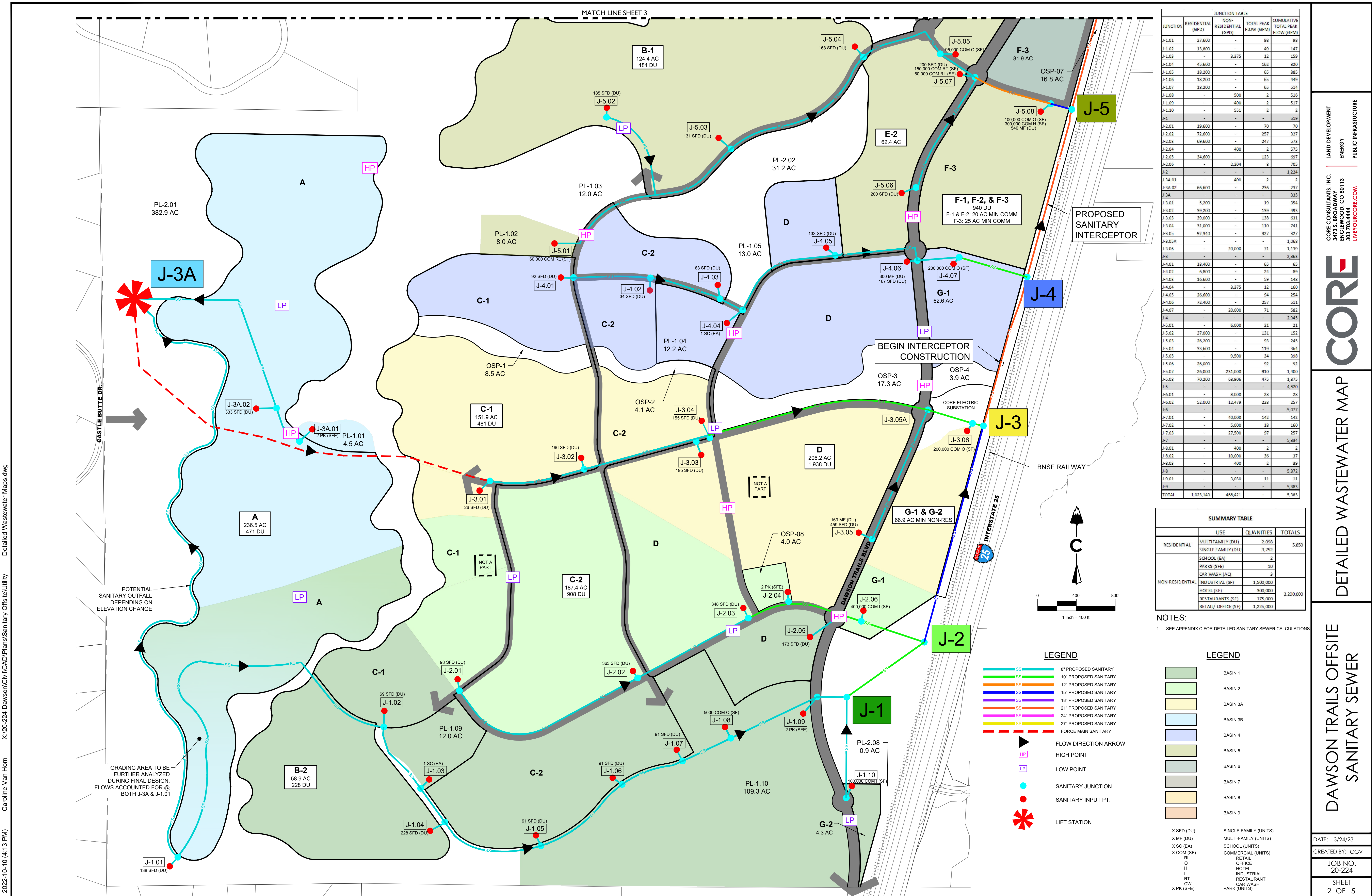
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DAWSON TRAILS OFFSITE SANITARY SEWER

OVERALL WASTEWATER MAP

DATE: 3/24/23
CREATED BY: CGV
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	-	48	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	-	551	2	519
J-1	-	-	-	519
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	-	2,204	8	705
J-2	-	-	-	1,224
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-3.05A	-	-	-	1,068
J-3.06	-	20,000	71	1,139
J-3	-	-	-	2,363
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	-	-	-	2,945
J-5.01	-	6,000	21	21
J-5.02	37,000	-	131	152
J-5.03	26,200	-	93	245
J-5.04	33,600	-	119	364
J-5.05	-	9,500	34	398
J-5.06	26,000	-	92	92
J-5.07	26,000	231,000	910	1,400
J-5.08	70,200	63,906	475	1,875
J-5	-	-	-	4,820
J-6.01	-	8,000	28	28
J-6.02	52,000	12,479	228	257
J-6	-	-	-	5,077
J-7.01	-	40,000	142	142
J-7.02	-	5,000	18	160
J-7.03	-	27,500	97	257
J-7	-	-	-	5,334
J-8.01	-	400	2	2
J-8.02	-	10,000	36	37
J-8.03	-	400	2	39
J-8	-	-	-	5,372
J-9.01	-	3,030	11	11
J-9	-	-	-	5,383
TOTAL	1,023,140	468,421	-	5,383

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 (AC)	3	
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL/ OFFICE (SF)	1,225,000	

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

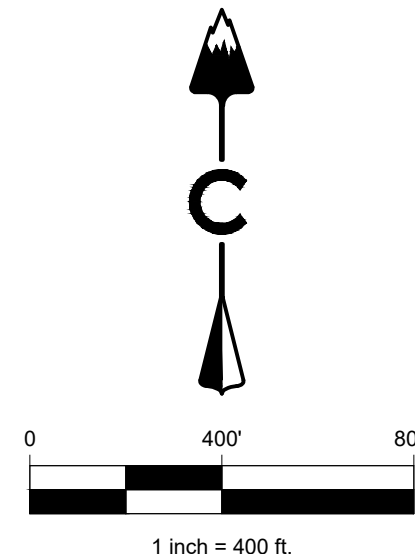
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DAWSON TRAILS OFFSITE
SANITARY SEWER

DATE: 3/24/23
CREATED BY: CGV
JOB NO.: 20-224
SHEET 2 OF 5

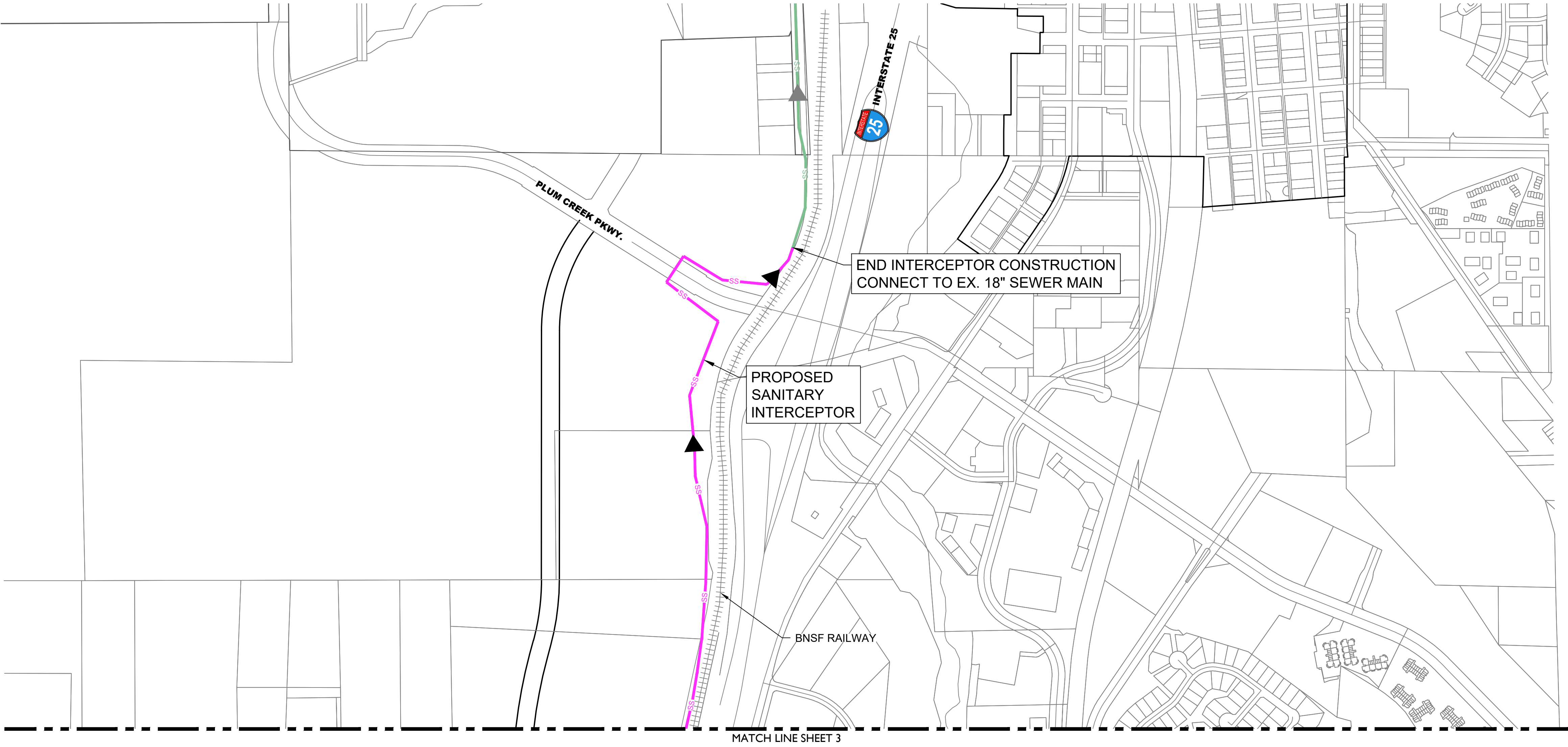
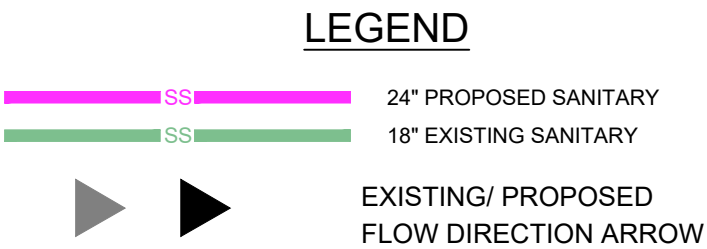
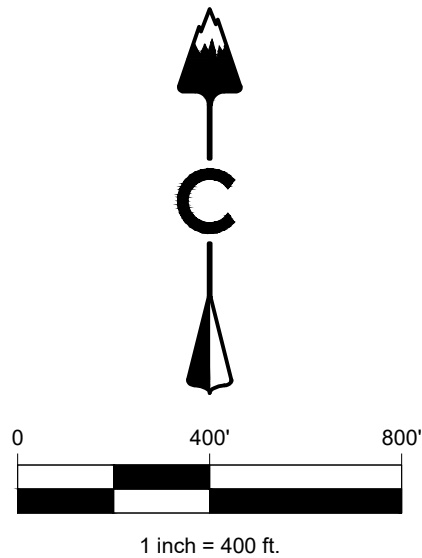


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	CAR WASH (AQ)	3	
	INDUSTRIAL (SF)	1,500,000	
	HOTEL (SF)	300,000	
	RESTAURANTS (SF)	175,000	
	RETAIL OFFICE (SF)	1,225,000	

X SFD (DU)	SINGLE FAMILY (UNITS)
X MF (DU)	MULTI-FAMILY (UNITS)
X SC (EA)	SCHOOL (UNITS)
X COM (RF)	COMMERCIAL (UNITS)
O	RETAIL
H	OFFICE
I	HOTEL
RT	INDUSTRIAL
CW	RESTAURANT
X PK (SFE)	CAR WASH
	PARK (UNITS)

LEGEND

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



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NOTES:
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LEGEND	
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RL	RETAIL
O	OFFICE
H	HOTEL
I	INDUSTRIAL
RT	RESTAURANT
CW	CAR WASH
X PK (SFE)	PARK (UNITS)

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DETAILED WASTEWATER MAP

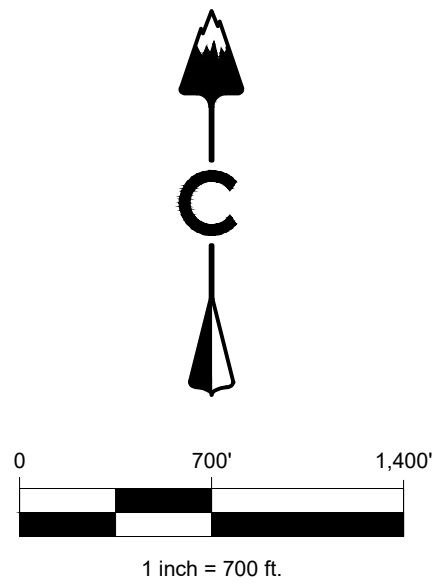
DAWSON TRAILS OFFSITE
SANITARY SEWER

DATE: 3/24/23

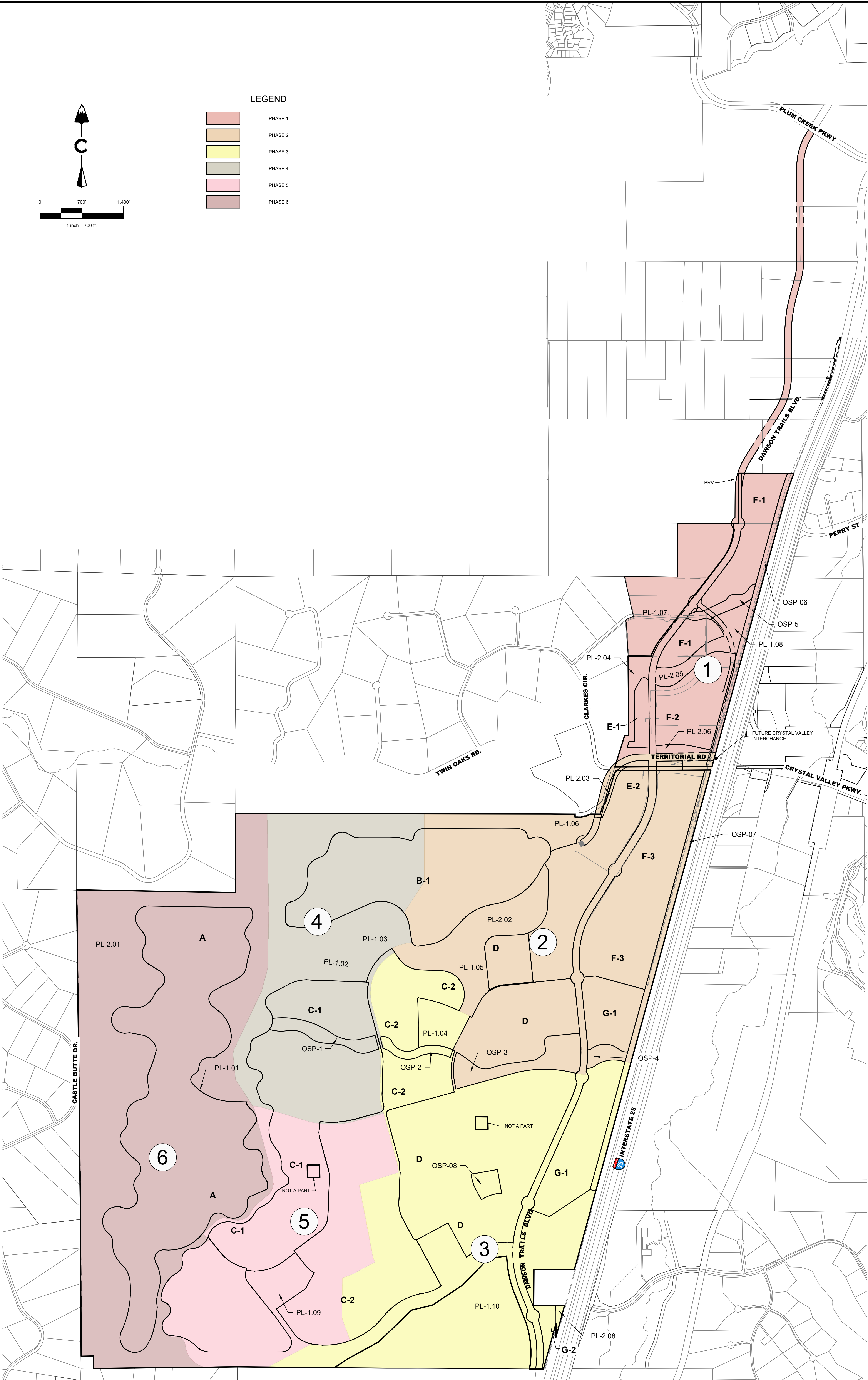
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JOB NO.
20-224

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4 OF 5



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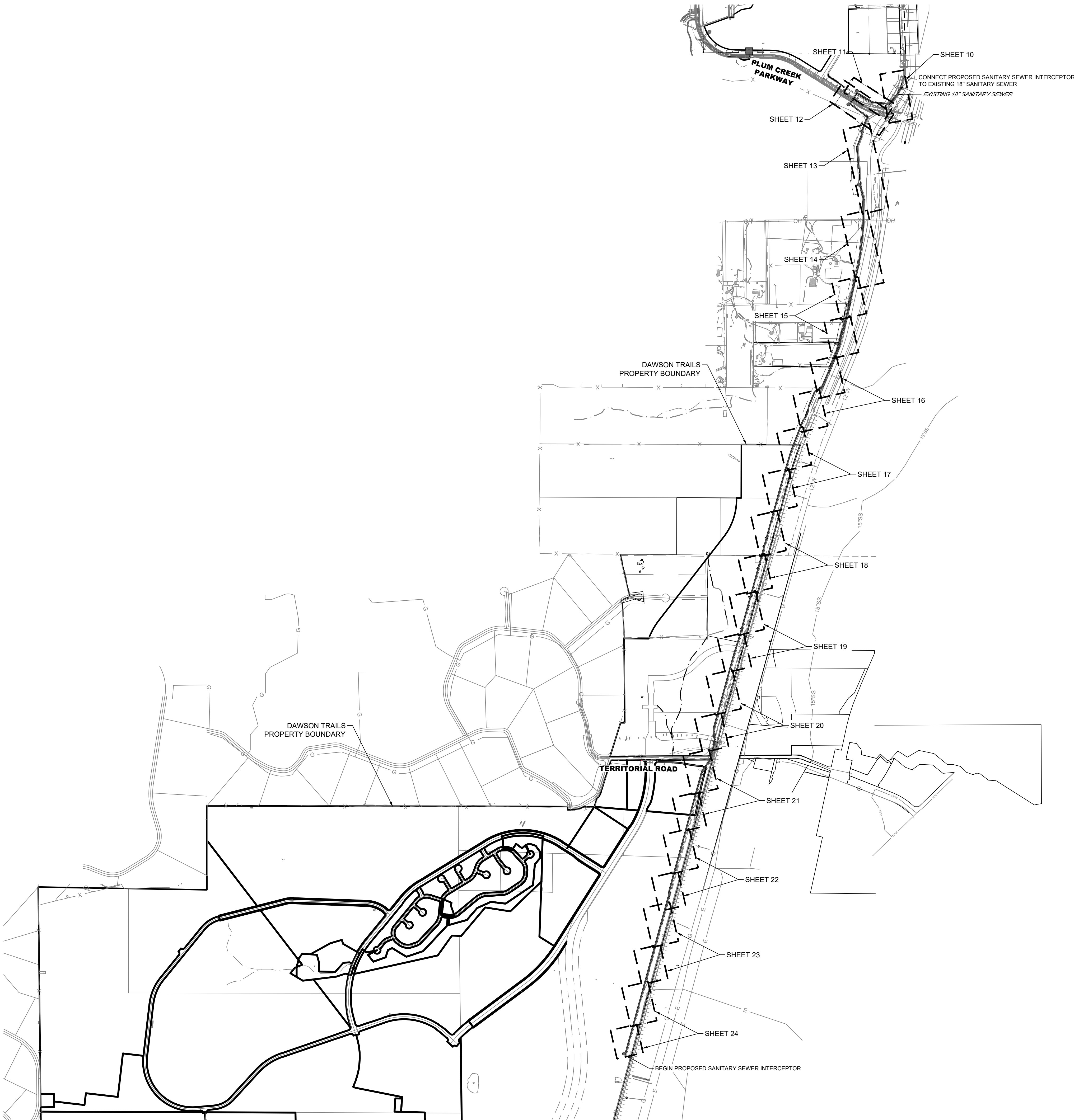
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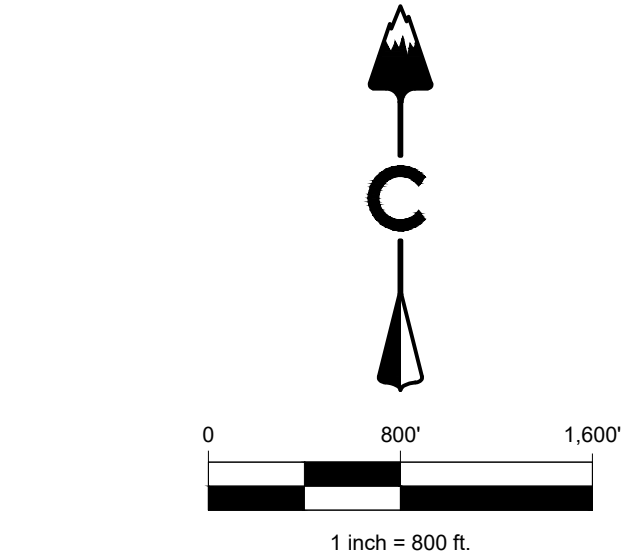
DAWSON TRAILS OFFSITE SANITARY SEWER

FUTURE PHASING MAP

DATE: 3/24/23
CREATED BY: CGV
JOB NO. 20-224
SHEET 5 OF 5



NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.



LEGEND

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

NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.
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- BENCHMARK**
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PROFESSIONAL ENGINEER CERTIFICATION

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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
OVERALL SANITARY PLAN



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
9 OF 26

Know what's below.
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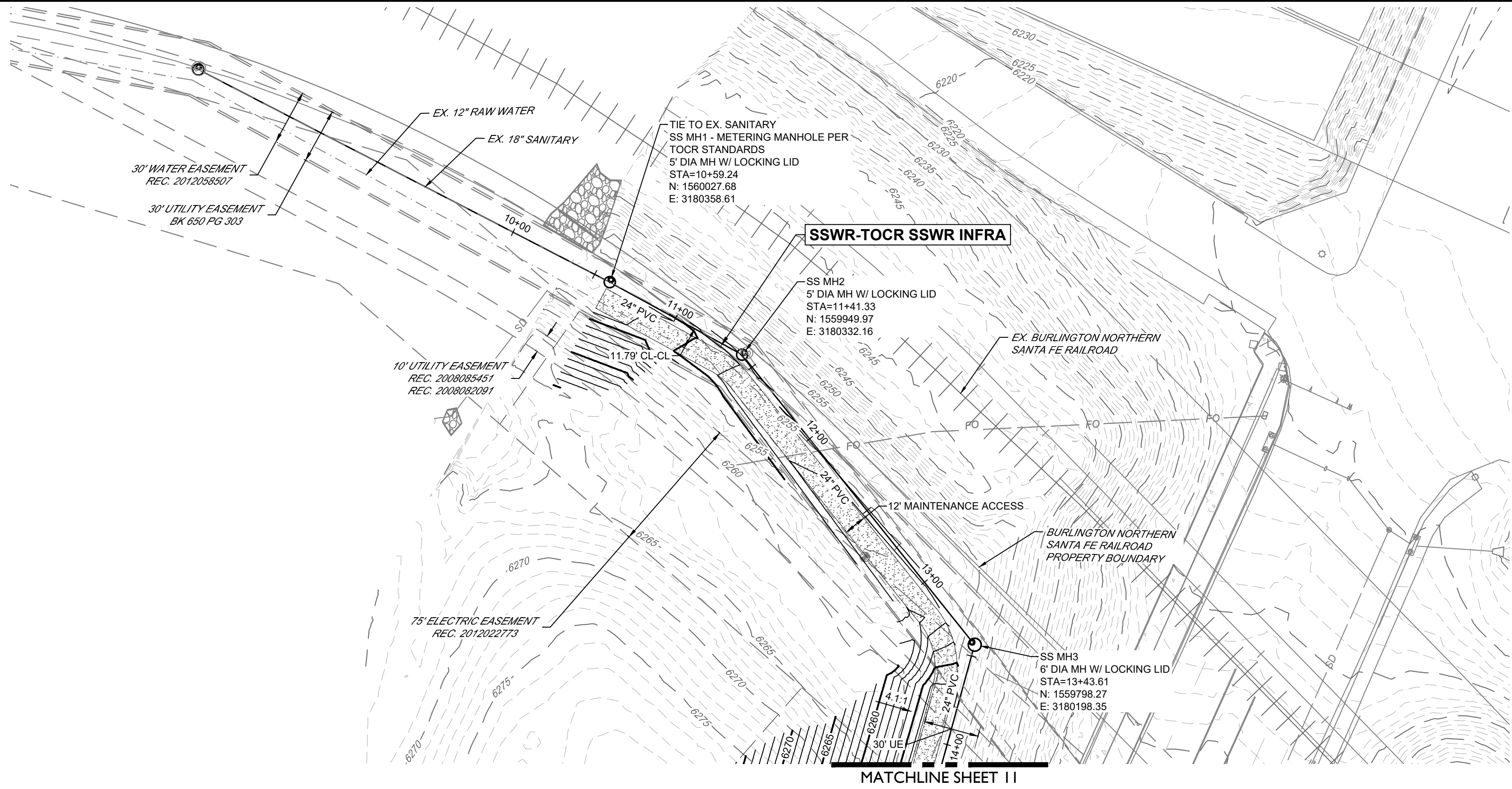


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2	2ND SUBMITTAL	04/05/23	JF

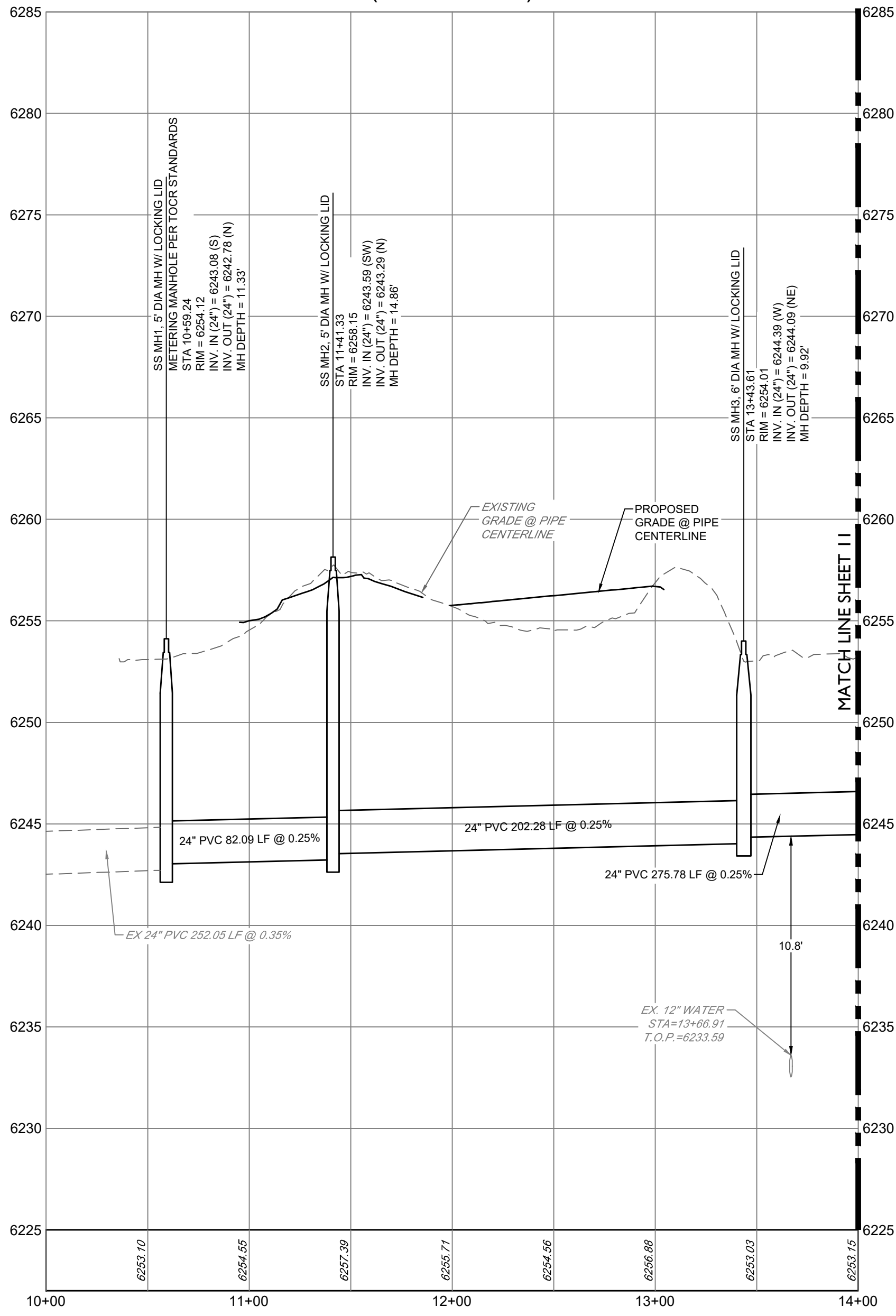
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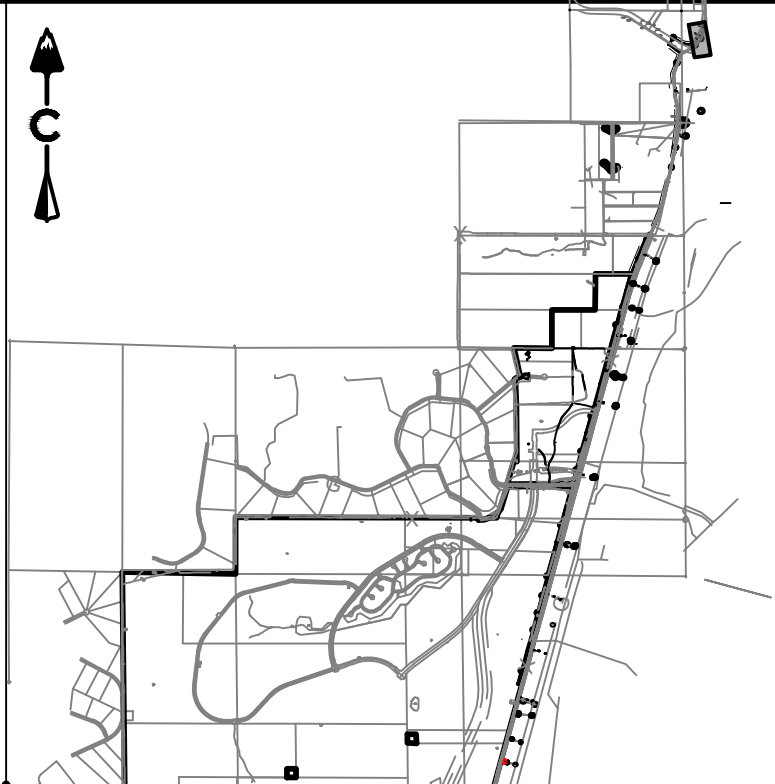
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



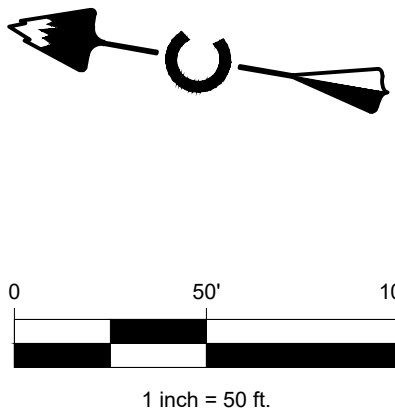
SSWR-TOCR SSWR INFRA (10+00-14+00)



NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TOR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.



KEY MAP
SCALE: 1" = 4500'



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
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DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (1 OF 15)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
10 OF 26

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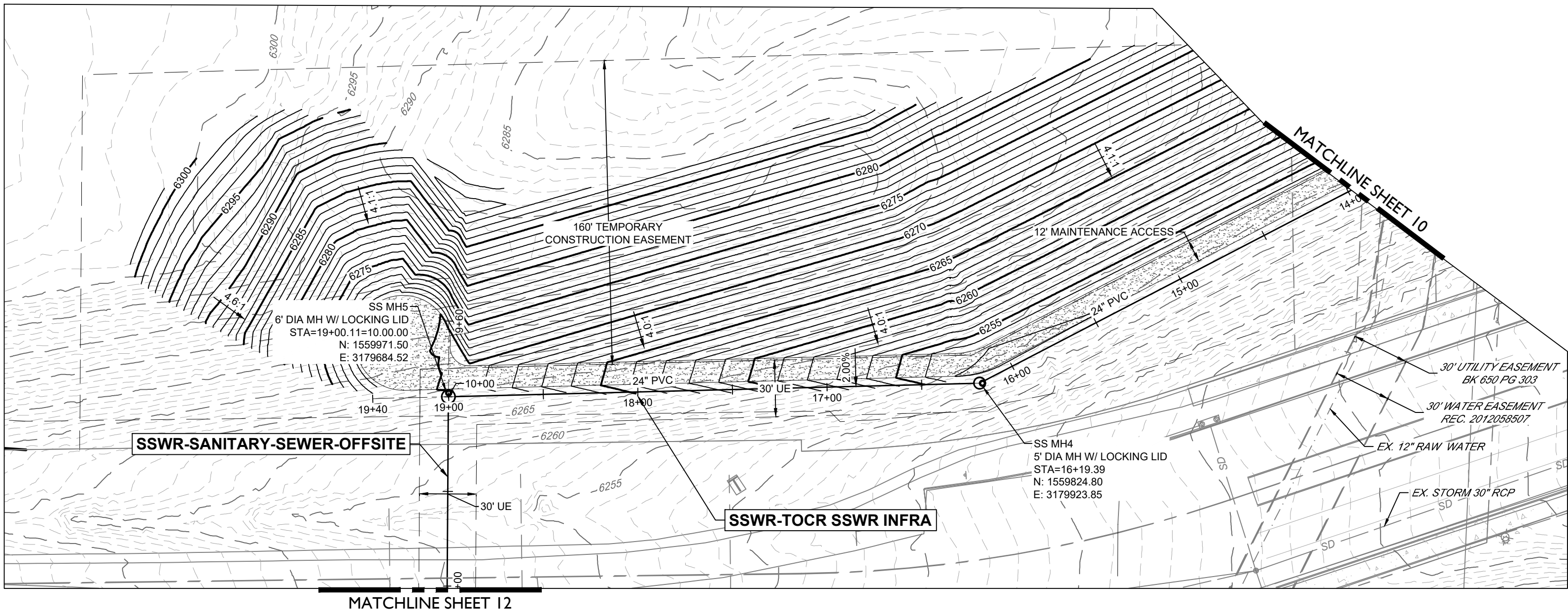


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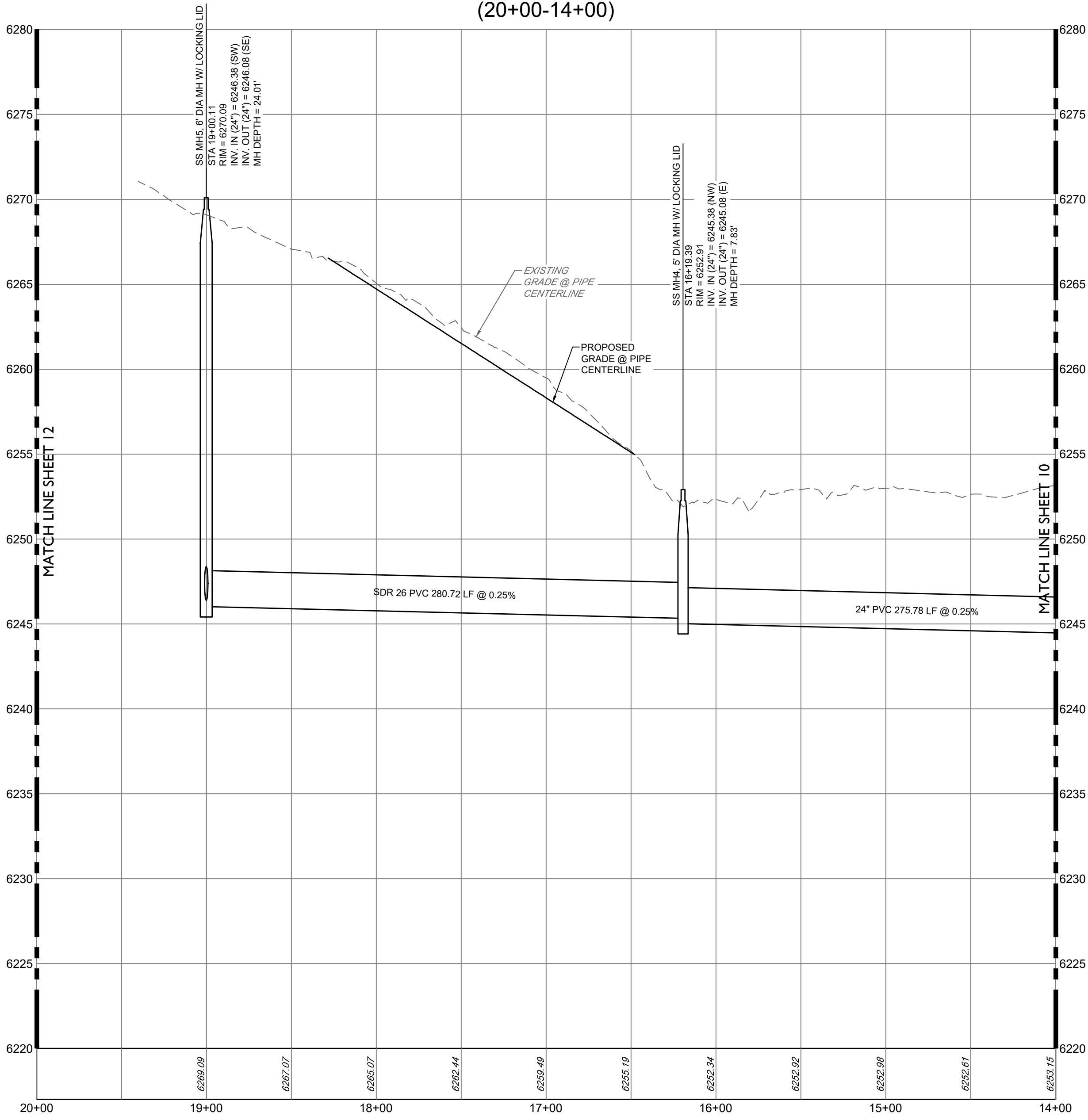
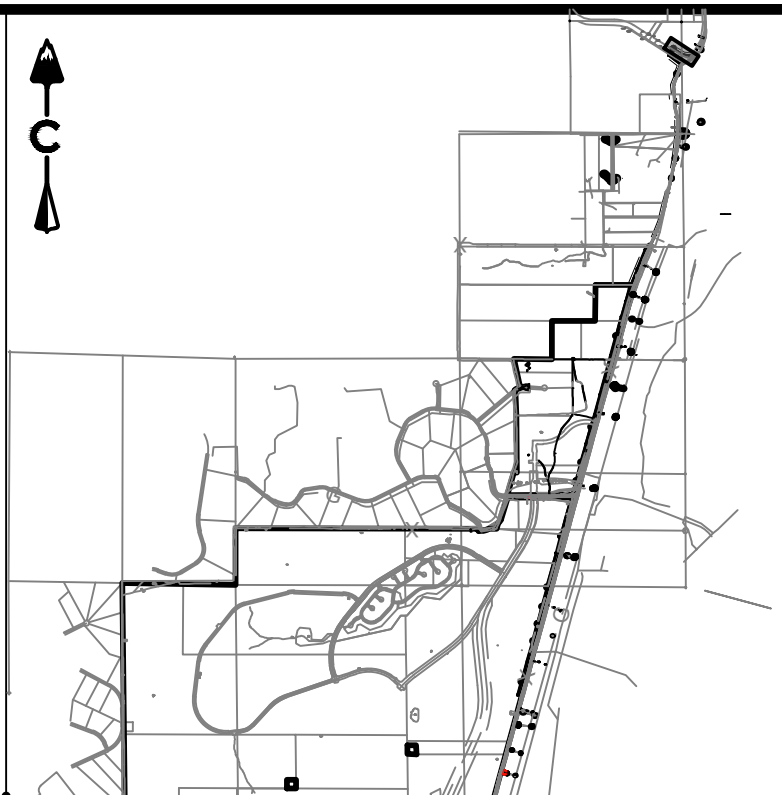
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

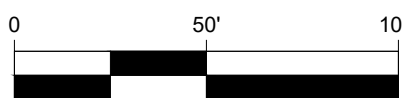


SSWR-TOCR SSWR INFRA (20+00-14+00)



KEY MAP

SCALE: 1" = 4500'



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

LEGEND

#	REVISION DESCRIPTION	DATE	BY
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---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
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---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT

○	EXISTING
●	PROPOSED
○	SANITARY MANHOLES
○	SANITARY CLEAN OUT
○	CRUSHER FINES MAINTENANCE ACCESS
1 2 3 4	BLOCK NUMBER
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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)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
11 OF 26



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DATE

BY

REVISION DESCRIPTION

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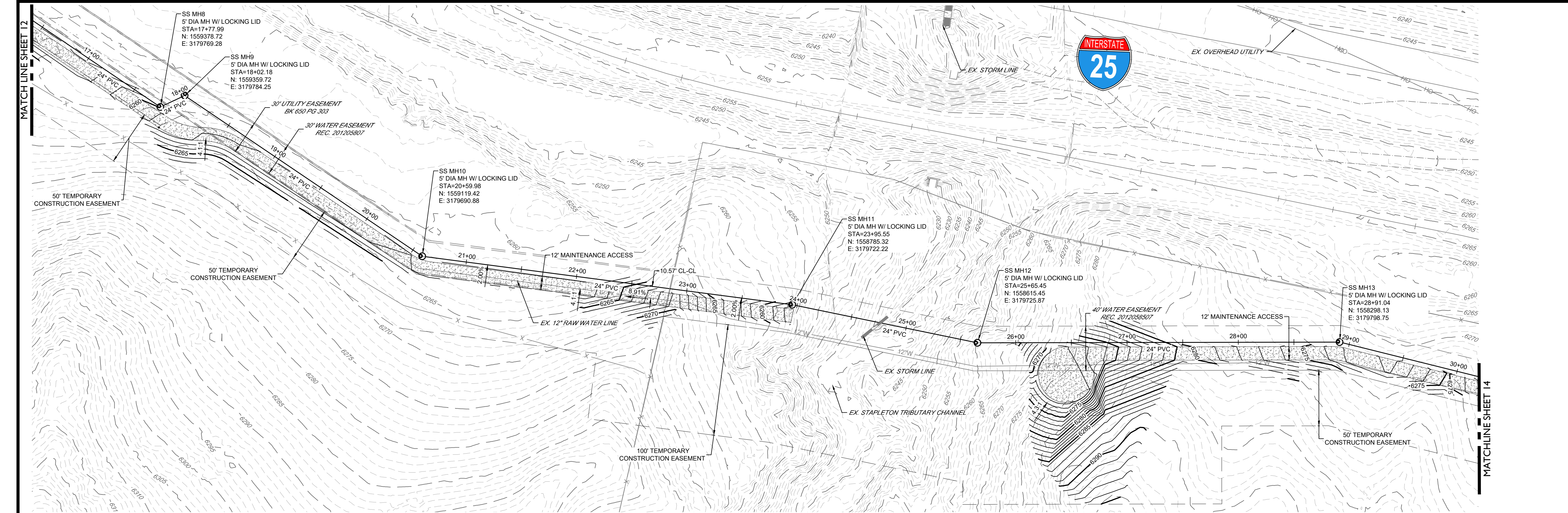
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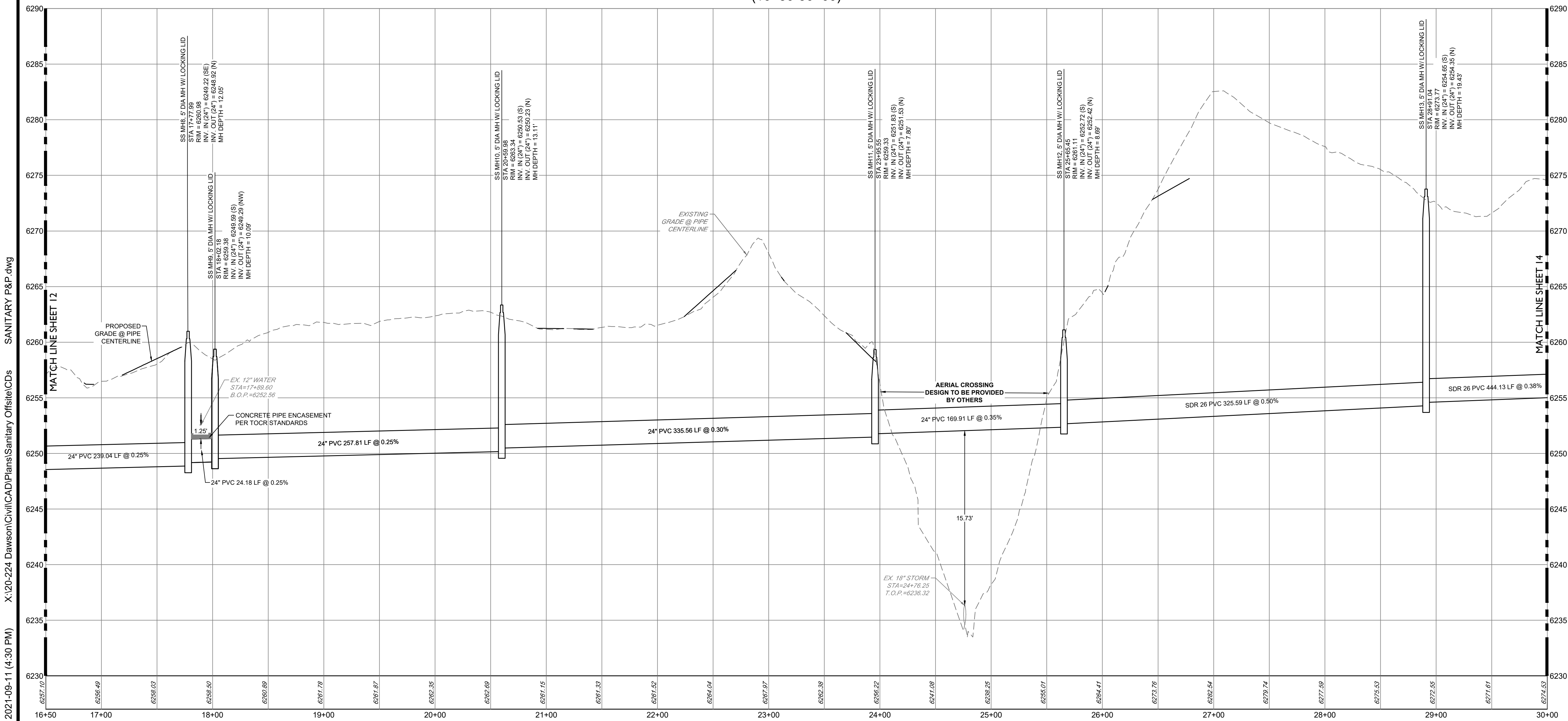
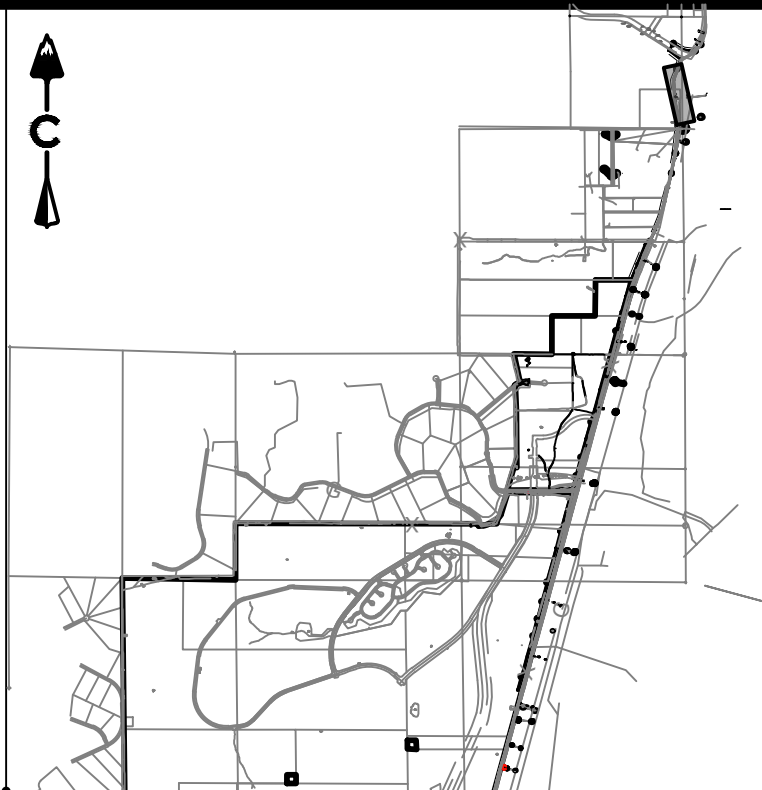
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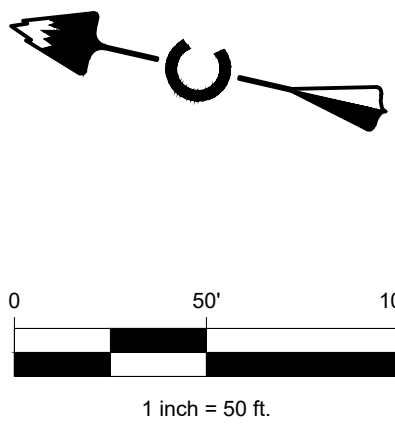
BY



SSWR-SANITARY-SEWER-OFFSITE
(16+50-30+00)



KEY MAP
SCALE: 1" = 4500'



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	---
SANITARY MANHOLES	●
SANITARY CLEAN OUT	○
CRUSHER FINES	■
MAINTENANCE ACCESS	■
BLOCK NUMBER	1 2 3 4
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STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

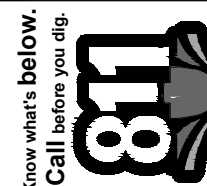
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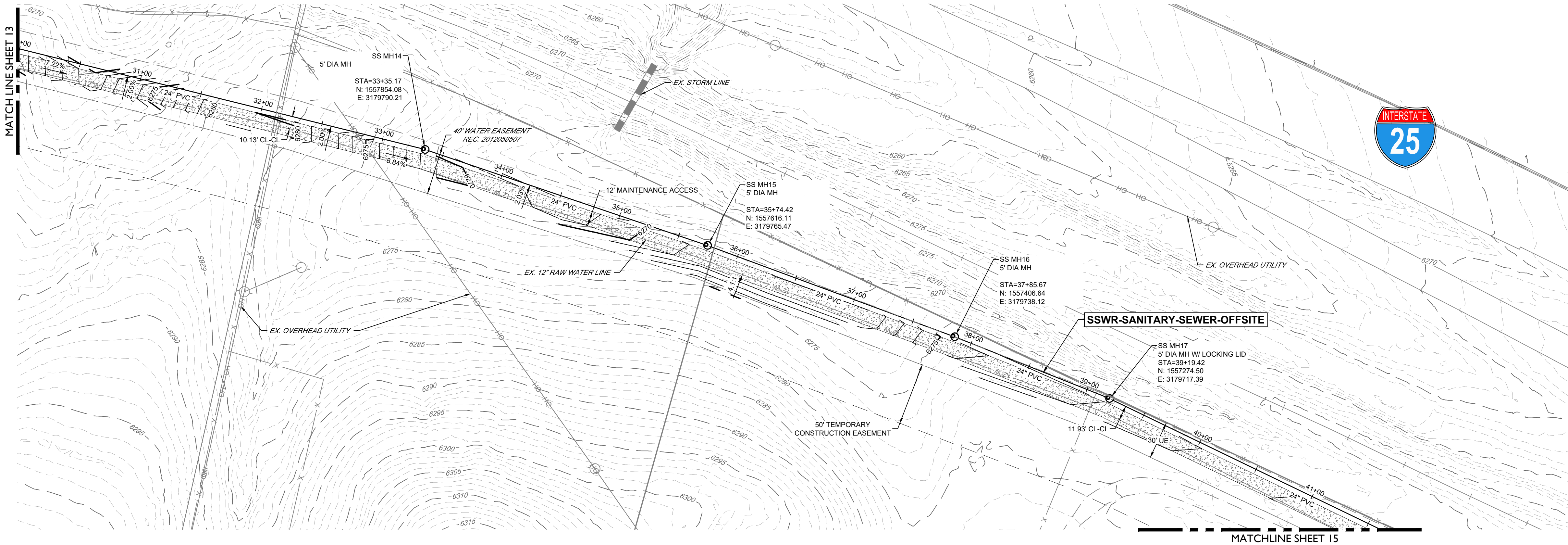
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DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (4 OF 15)

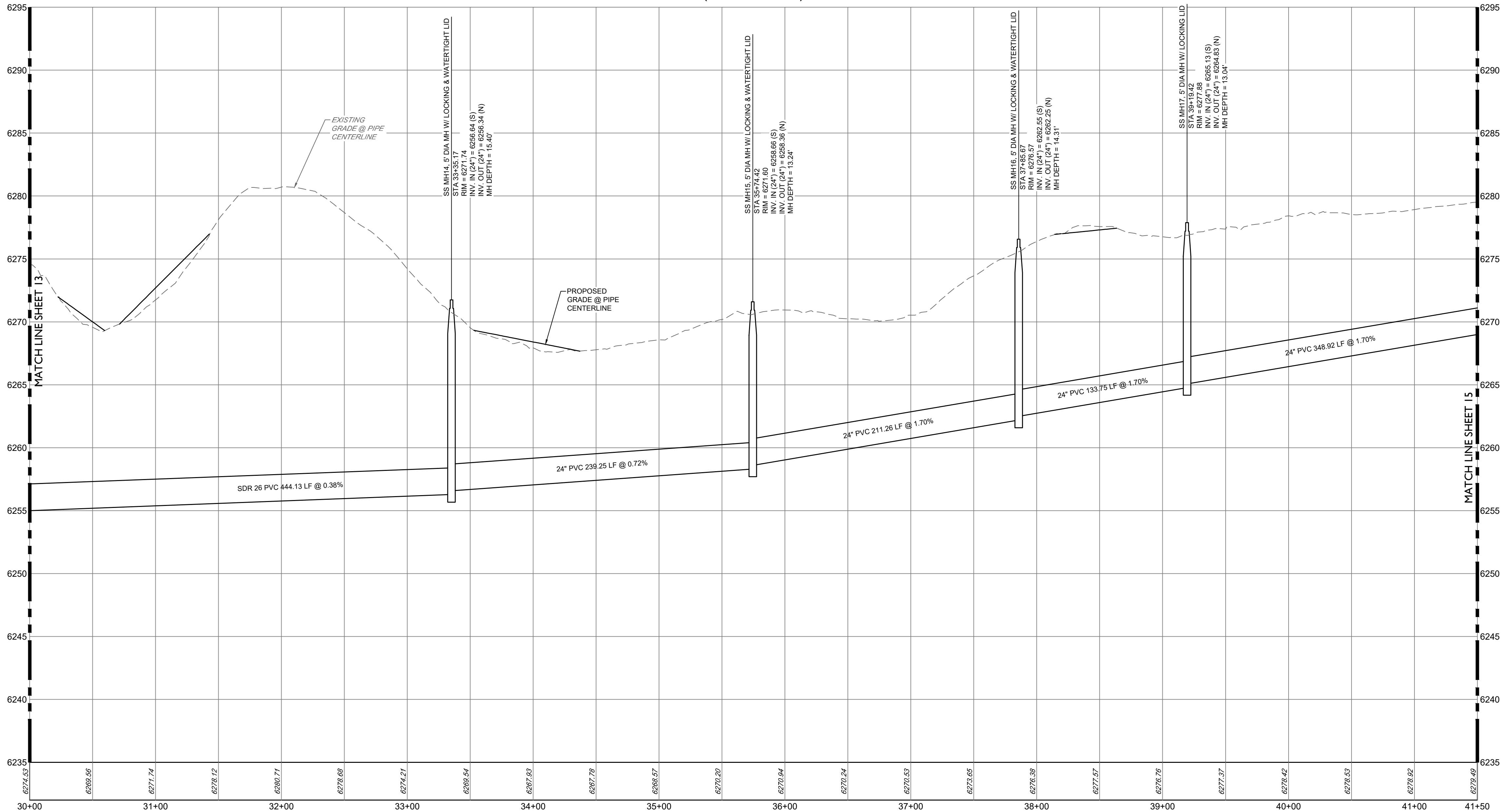
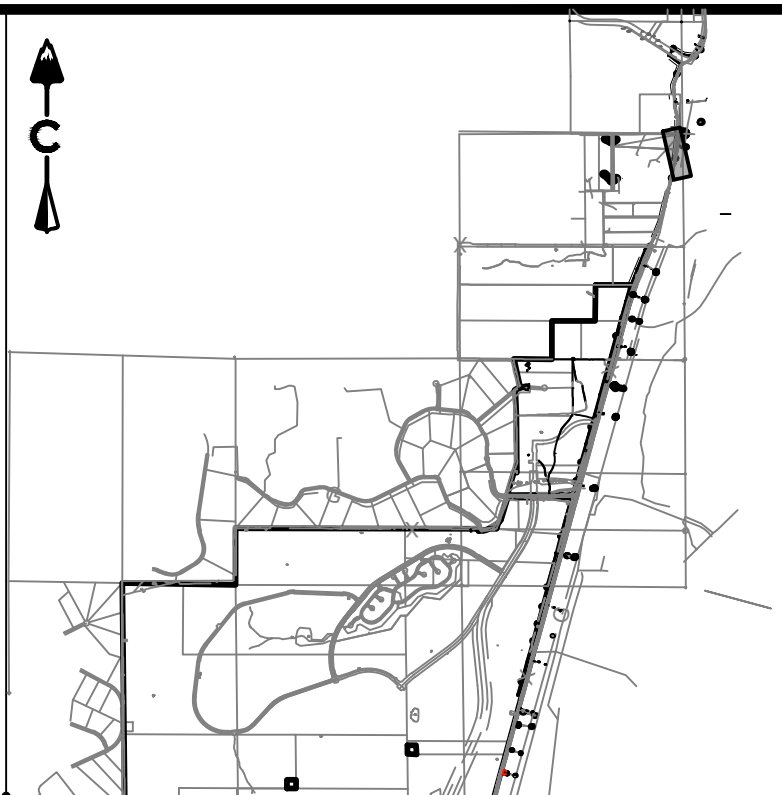


DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

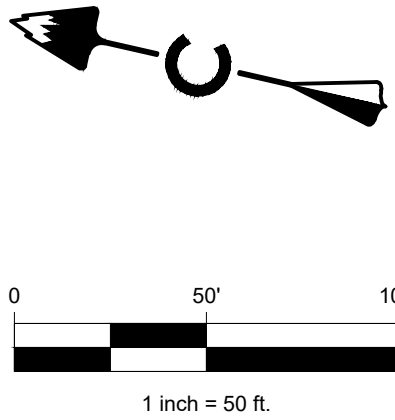
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20-224
SHEET
13 OF 26



SSWR-SANITARY-SEWER-OFFSITE (30+00-41+50)



KEY MAP
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PROFILE
HORIZ: 1" = 50'
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LEGEND

EASEMENT	RIGHT OF WAY (R.O.W.)
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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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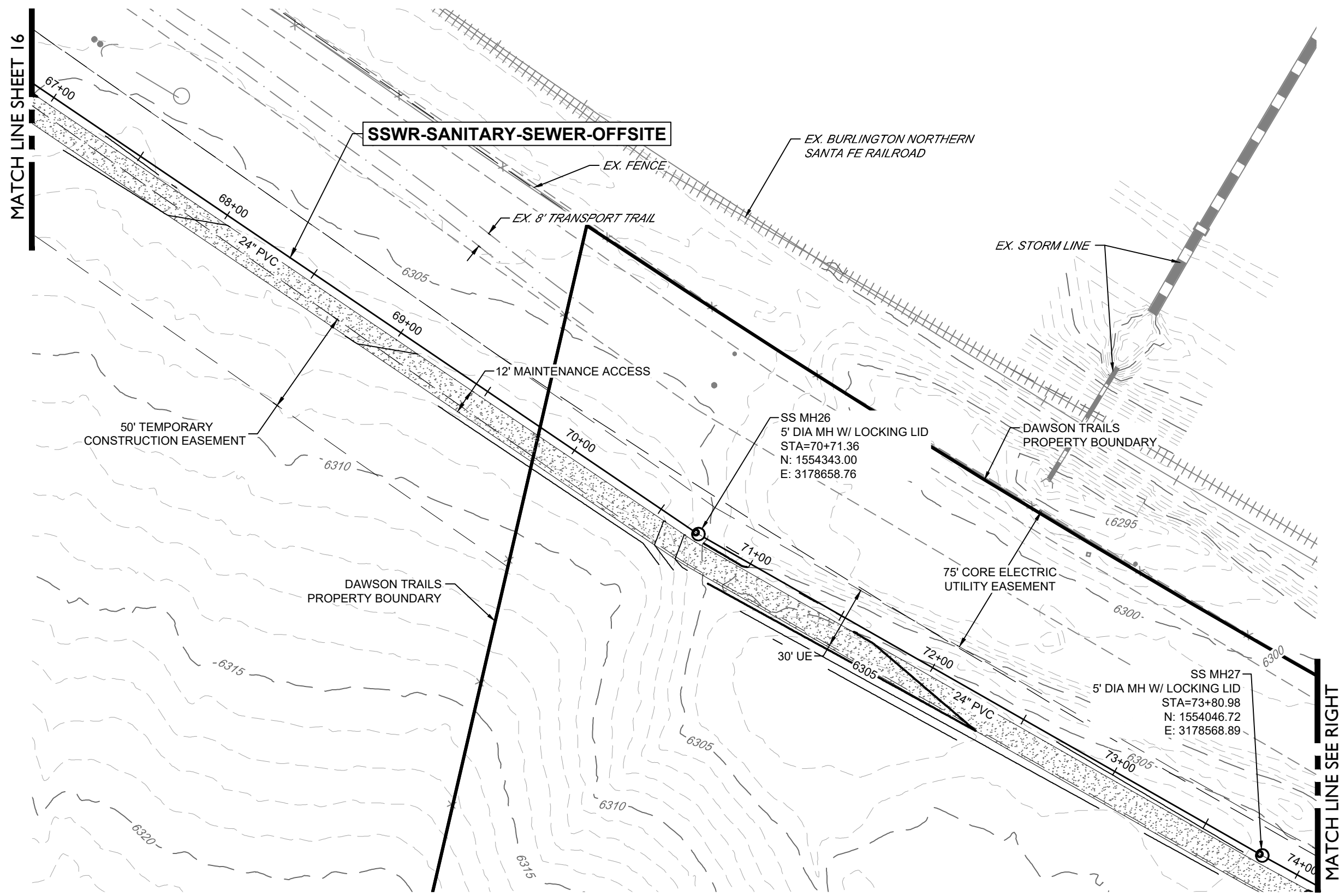
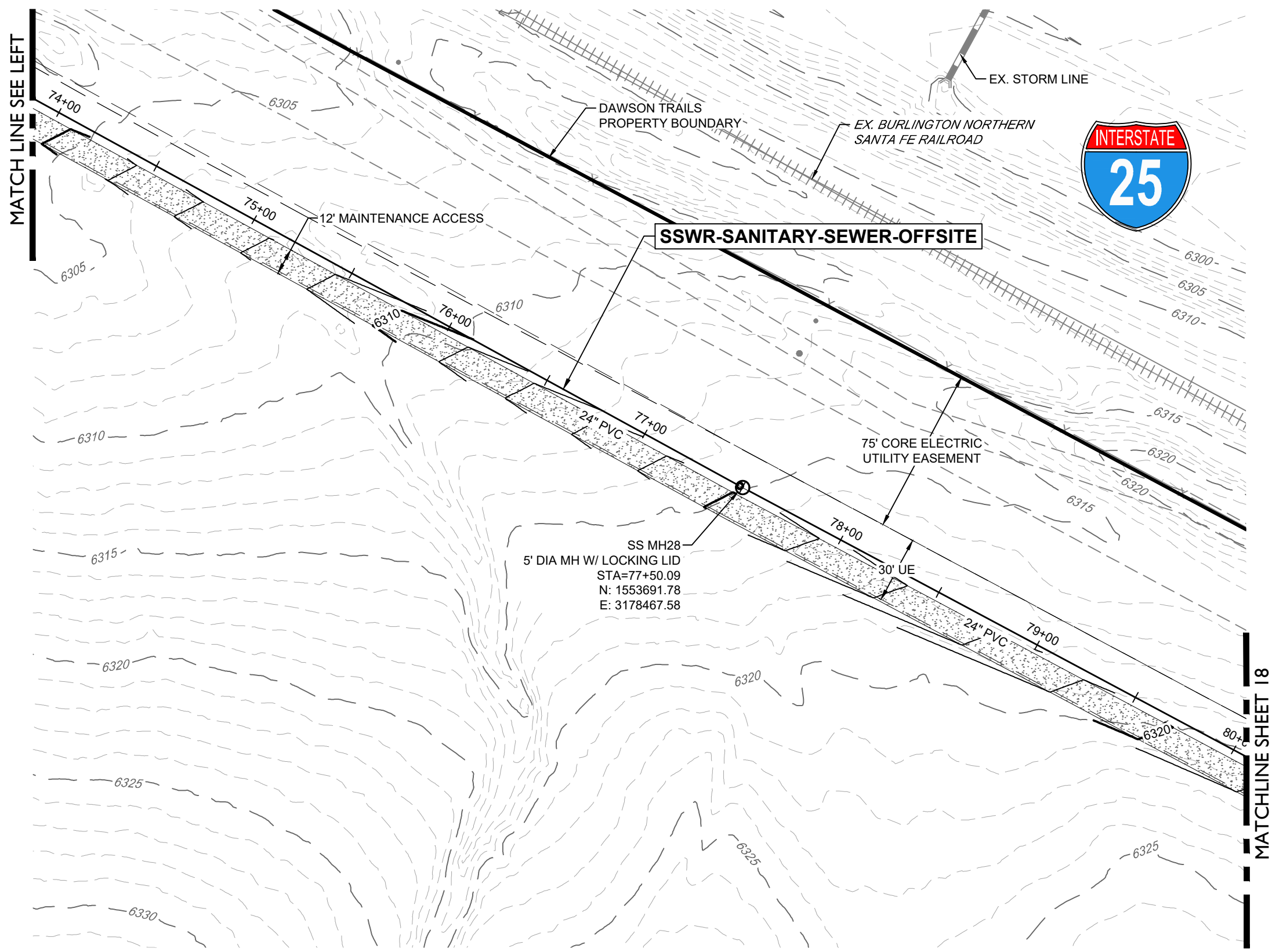
CONSTRUCTION DOCUMENTS

SANITARY P&P (5 OF 15)

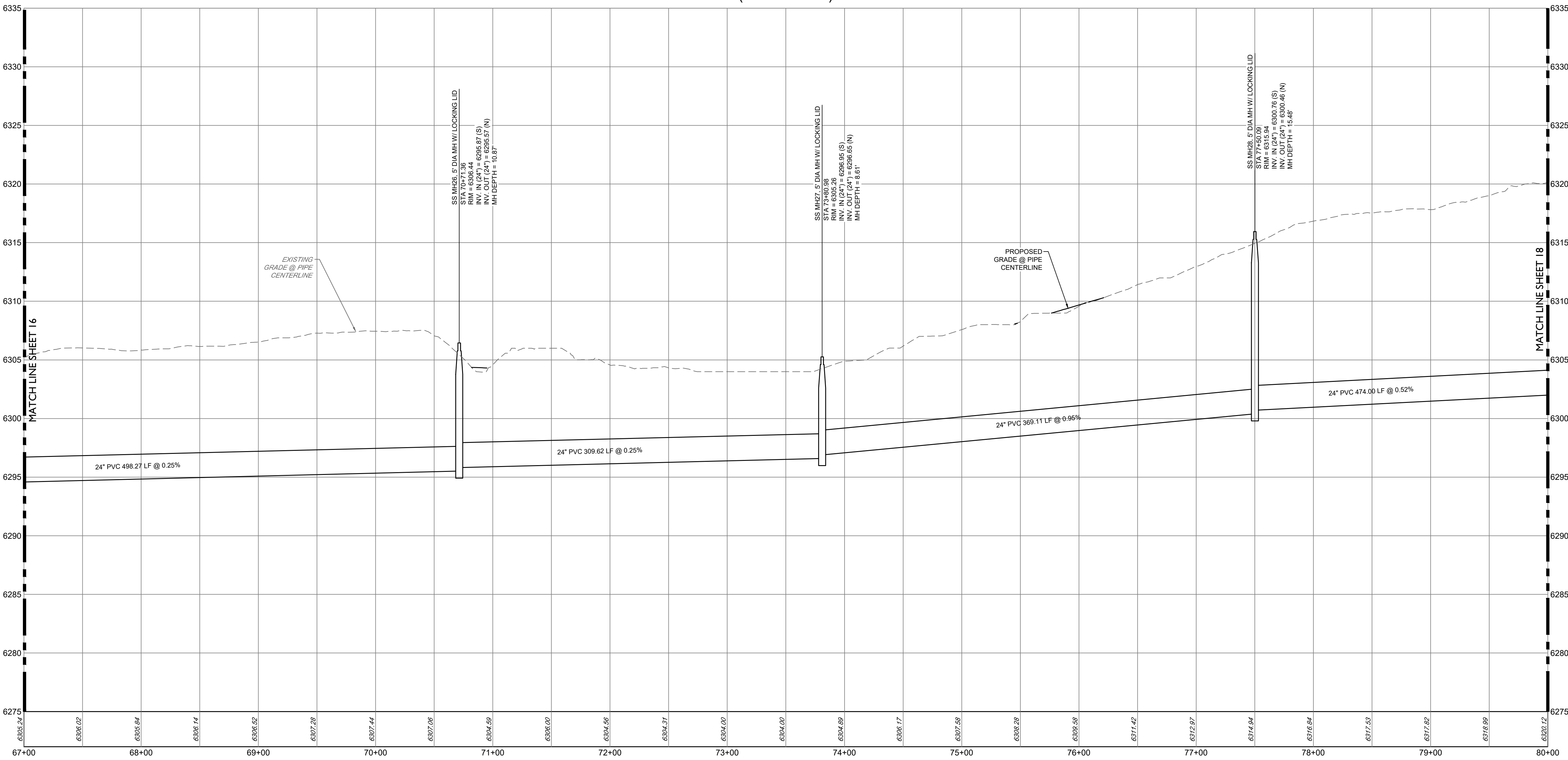
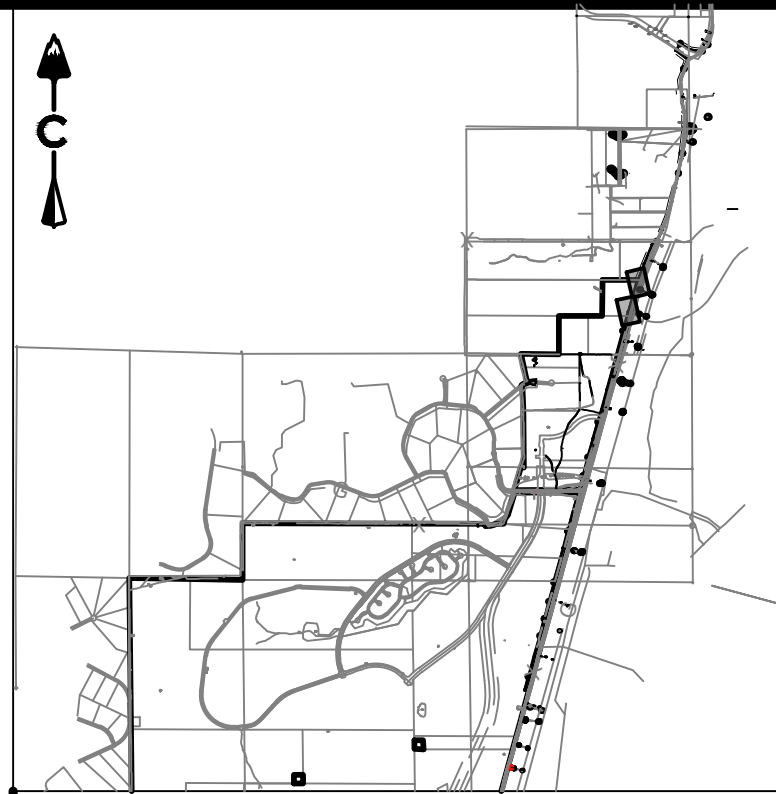


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DRAWN BY: MB
CHECKED BY: JF

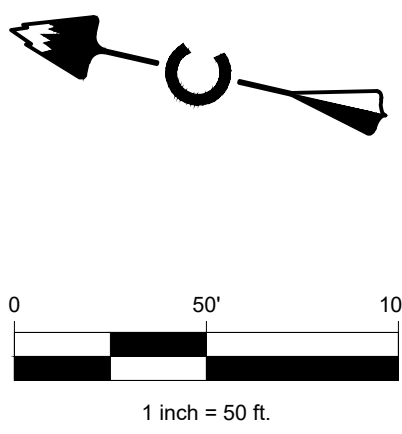
JOB NO.
20-224
SHEET
14 OF 26



SSWR-SANITARY-SEWER-OFFSITE
(67+00-80+00)



KEY MAP
SCALE: 1" = 4500'



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
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES MAINTENANCE ACCESS
	BLOCK NUMBER
	LIMITS OF CONSTRUCTION (LOC)

NOTES:

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BENCHMARK

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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.

JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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

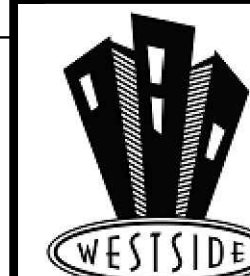
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE



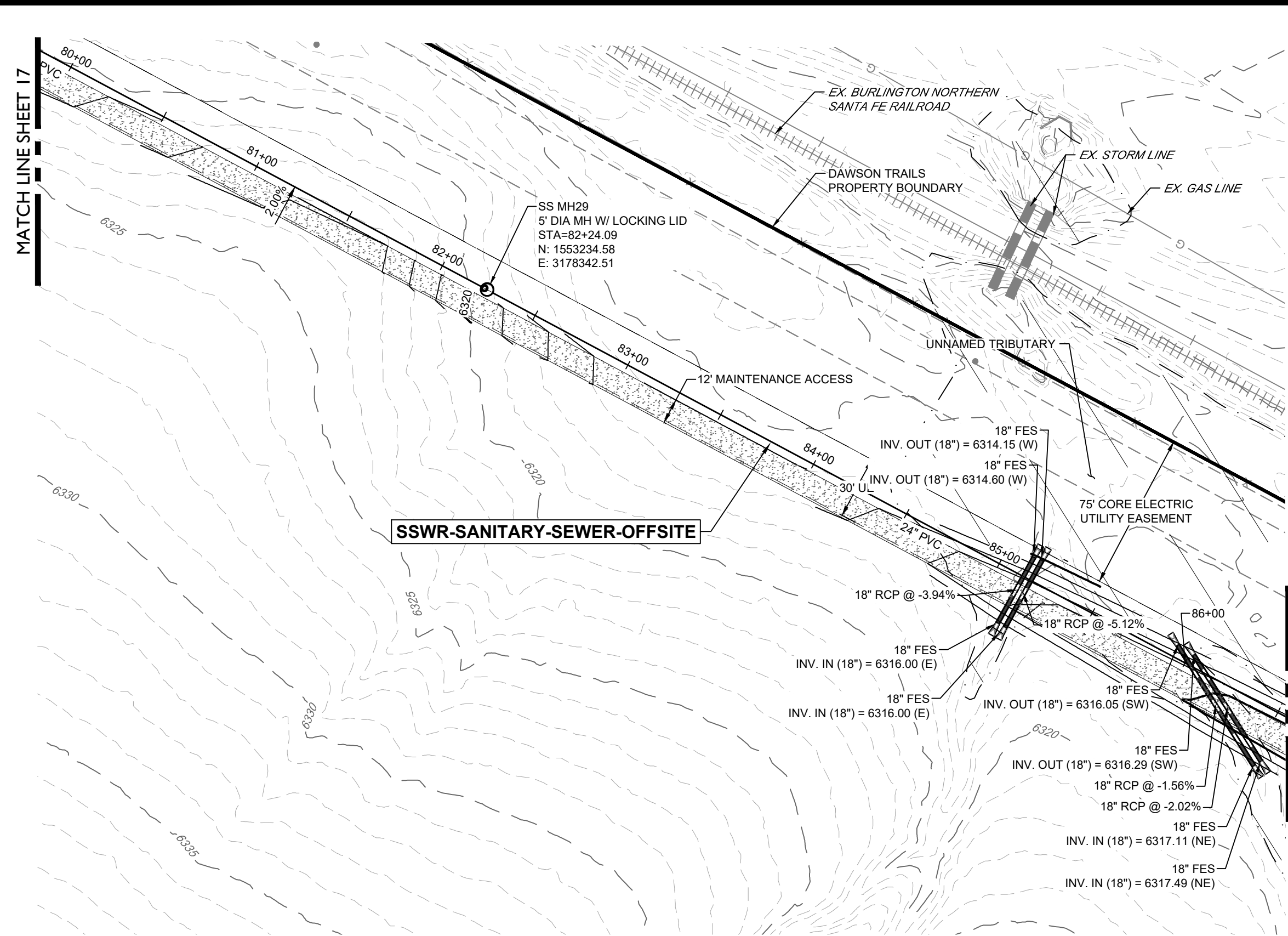
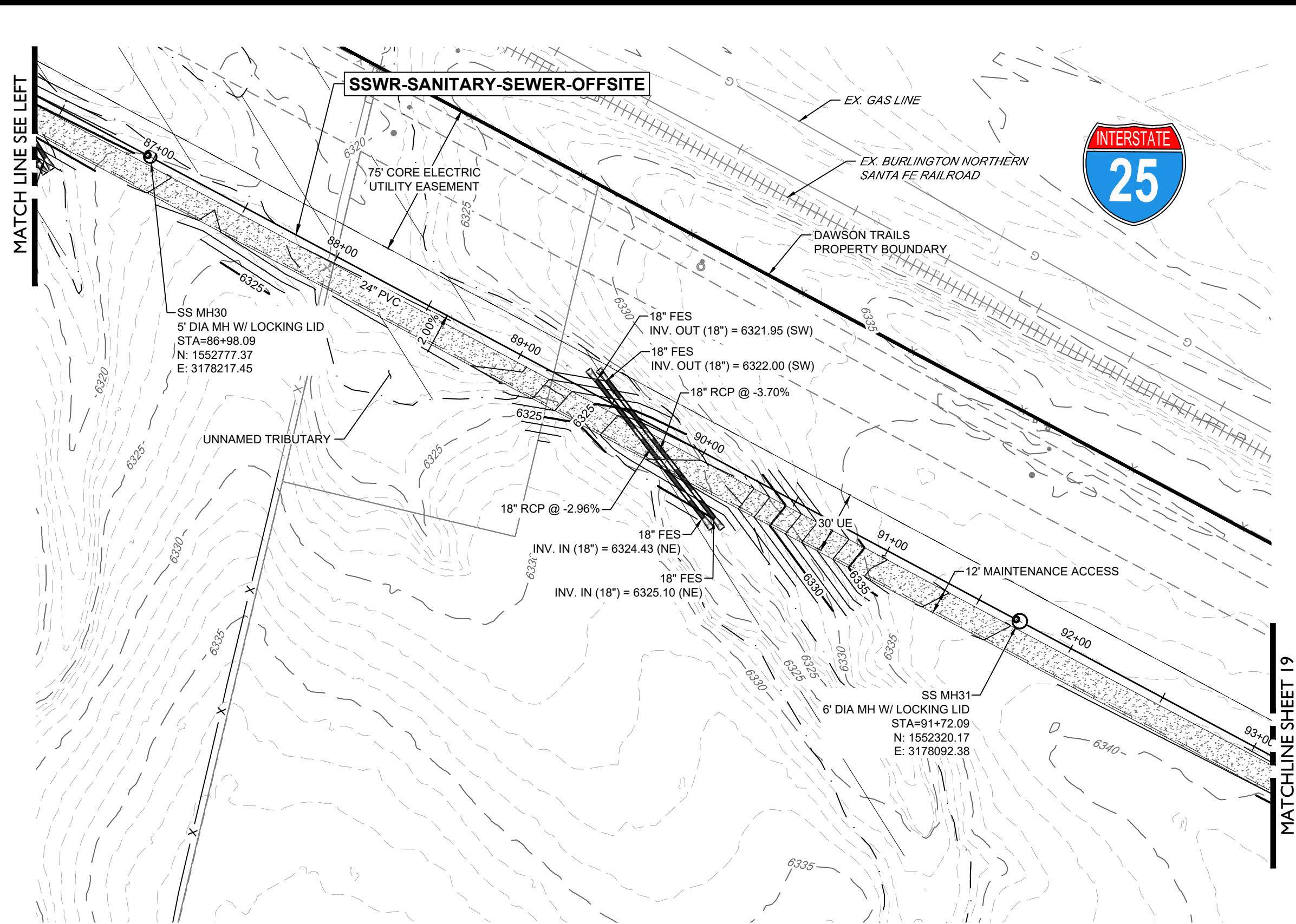
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/05/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (8 OF 15)

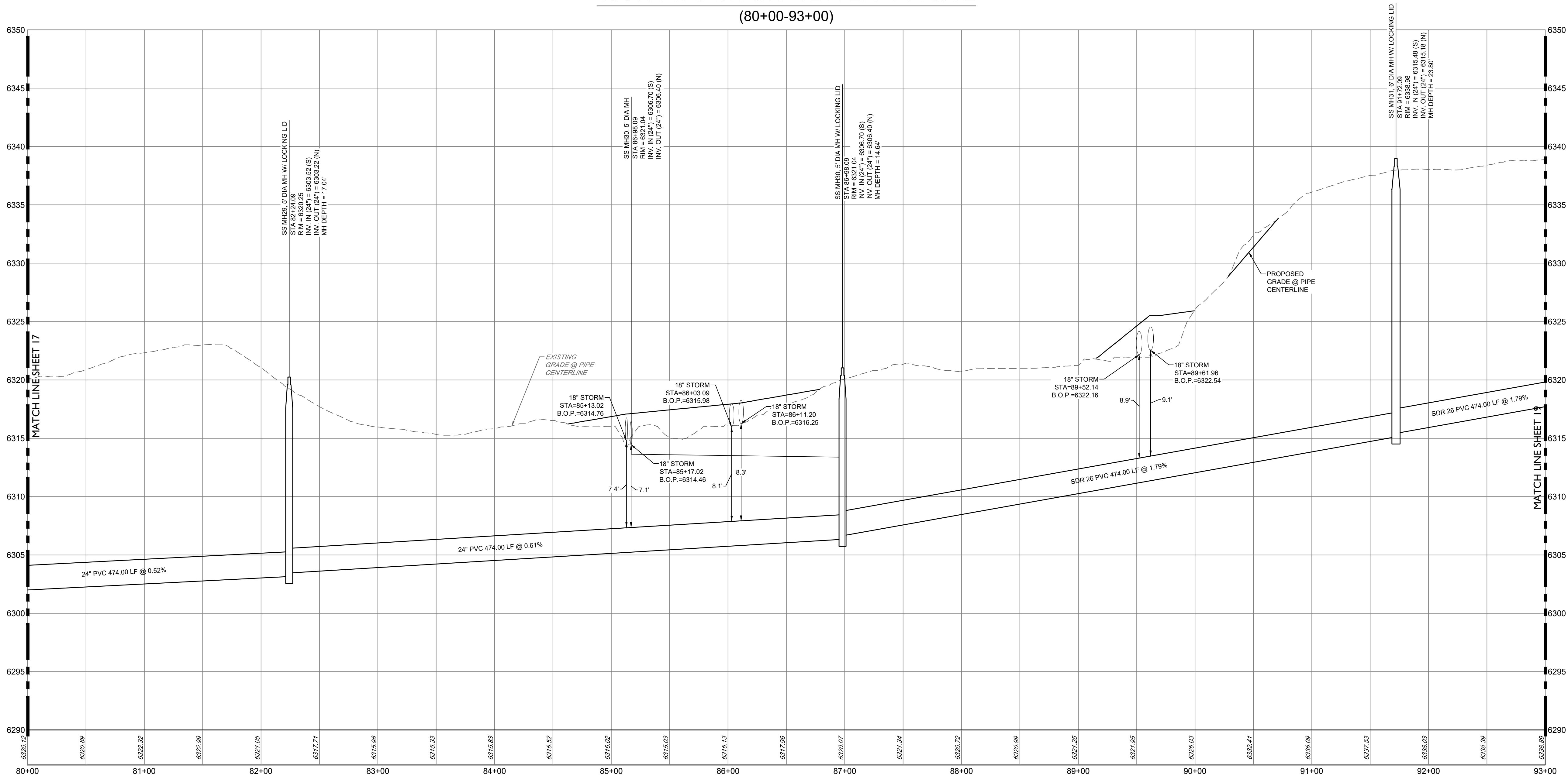
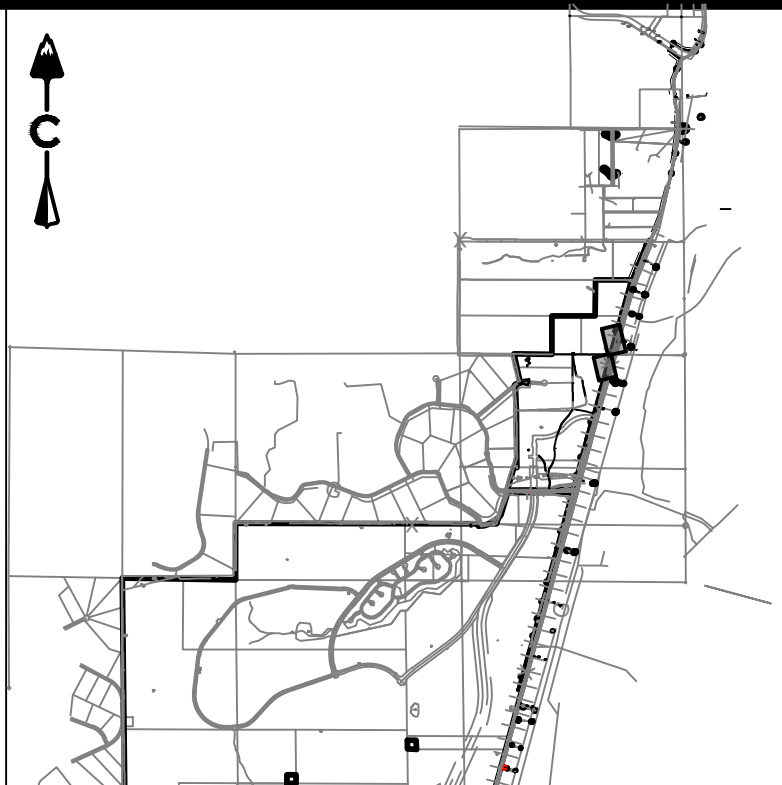
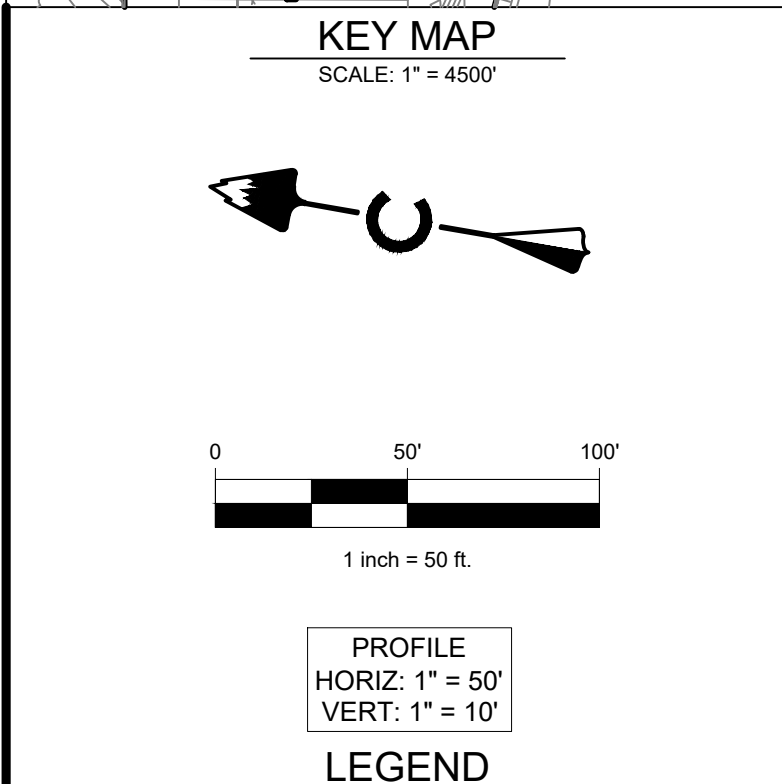


DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
17 OF 26



SSWR-SANITARY-SEWER-OFFSITE (80+00-93+00)



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	03/30/23	JF

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

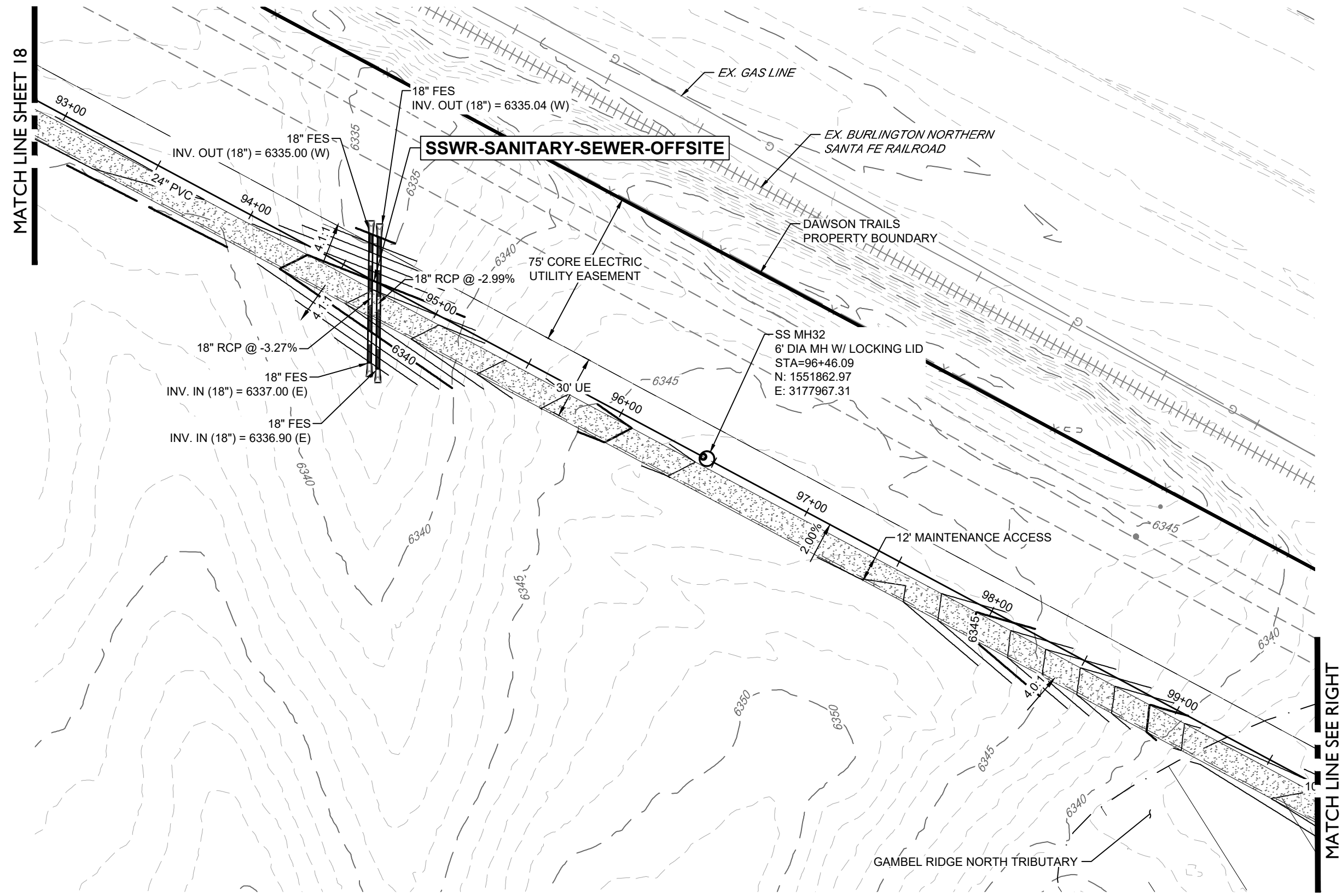
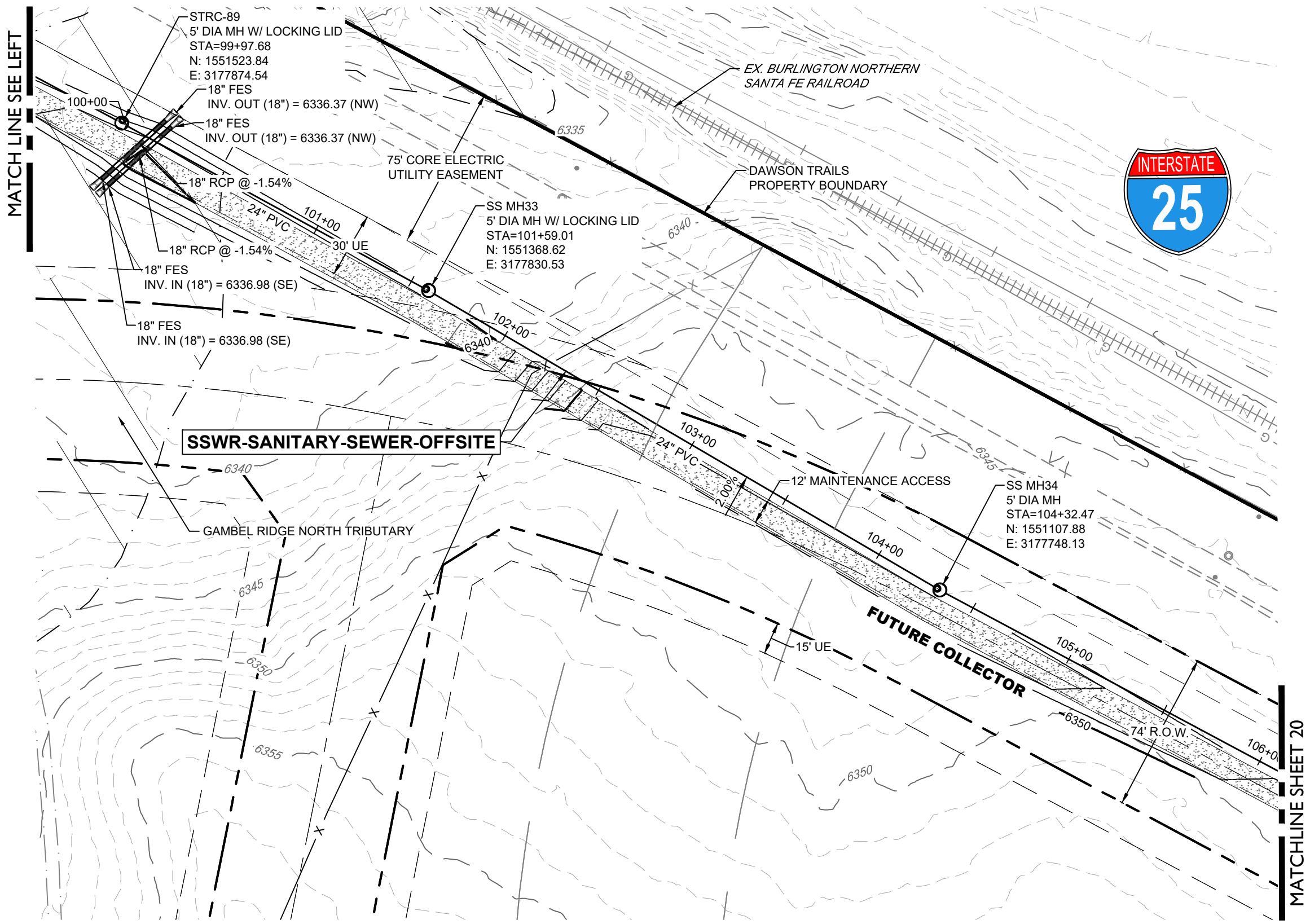
TOWN APPROVAL BLOCK

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

APPROVED BY:

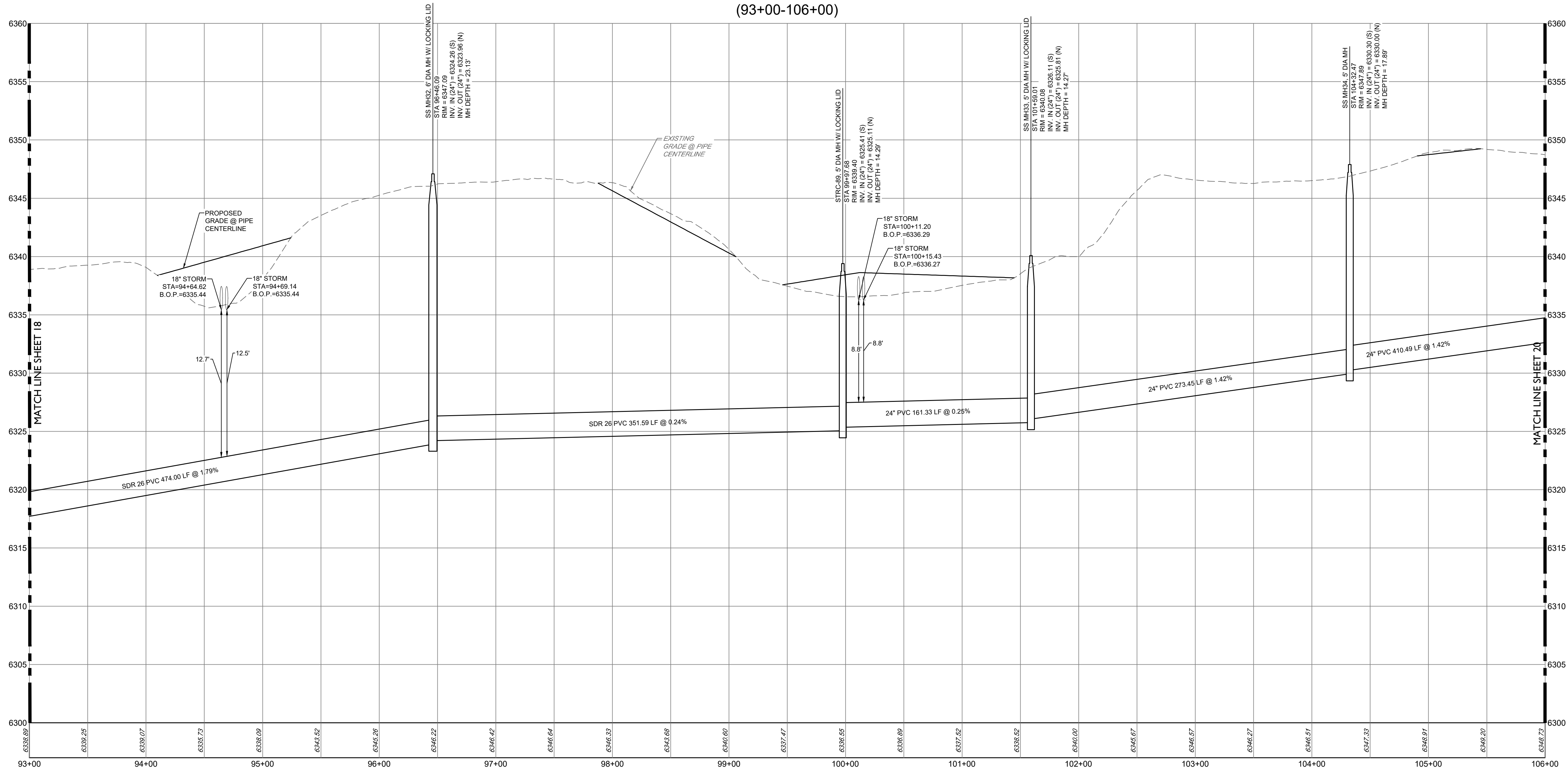
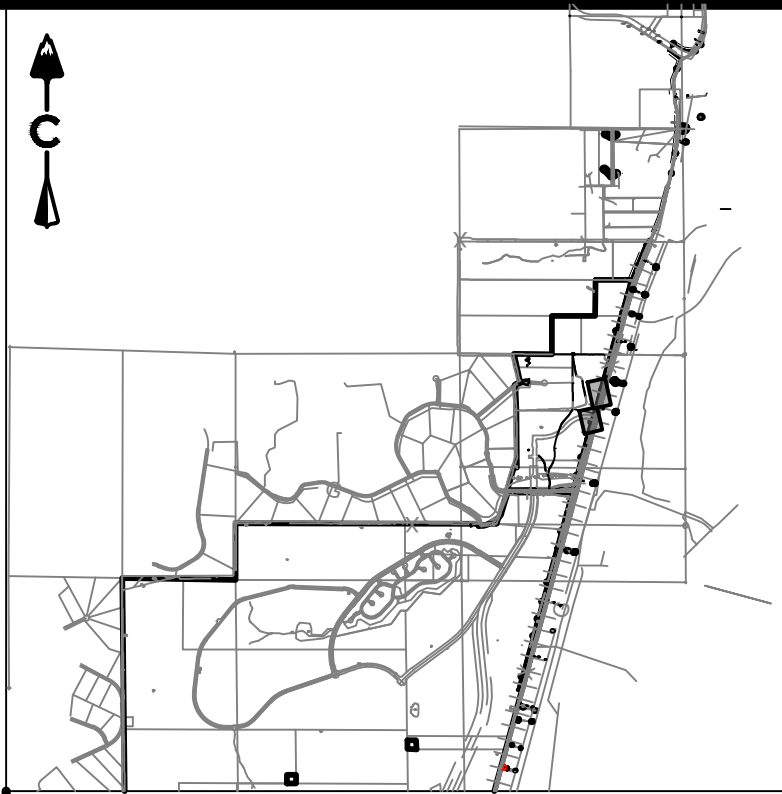
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
18 OF 26

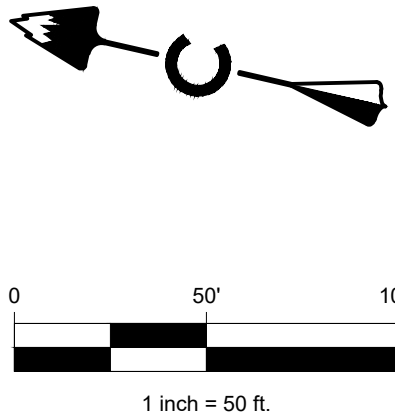


SSWR-SANITARY-SEWER-OFFSITE

(93+00-106+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
---	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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NOTES:

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PROFESSIONAL ENGINEER CERTIFICATION

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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
LIVEYOURCORE.COM

CORE



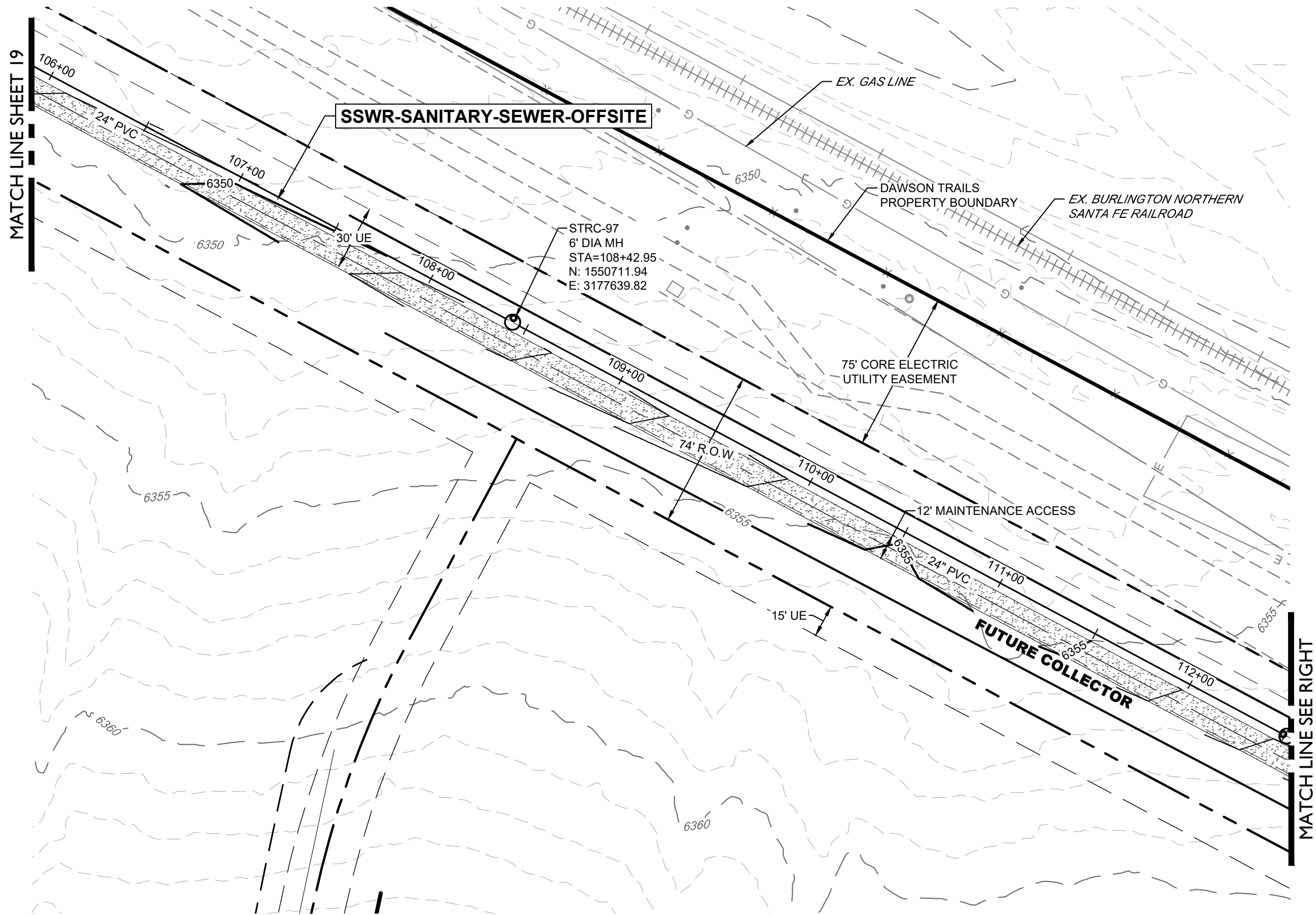
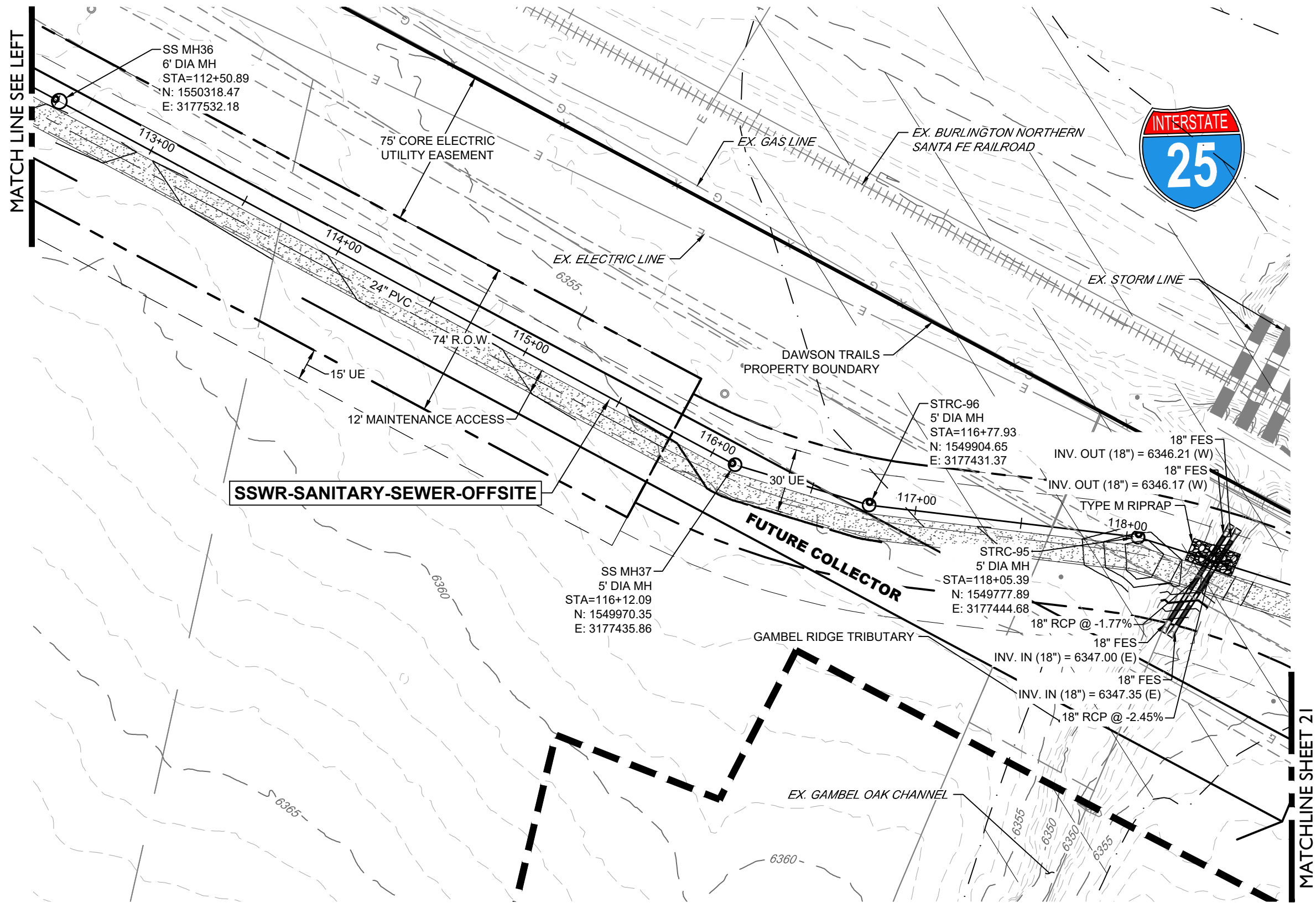
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	RR
2	2ND SUBMITTAL	03/30/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (10 OF 15)

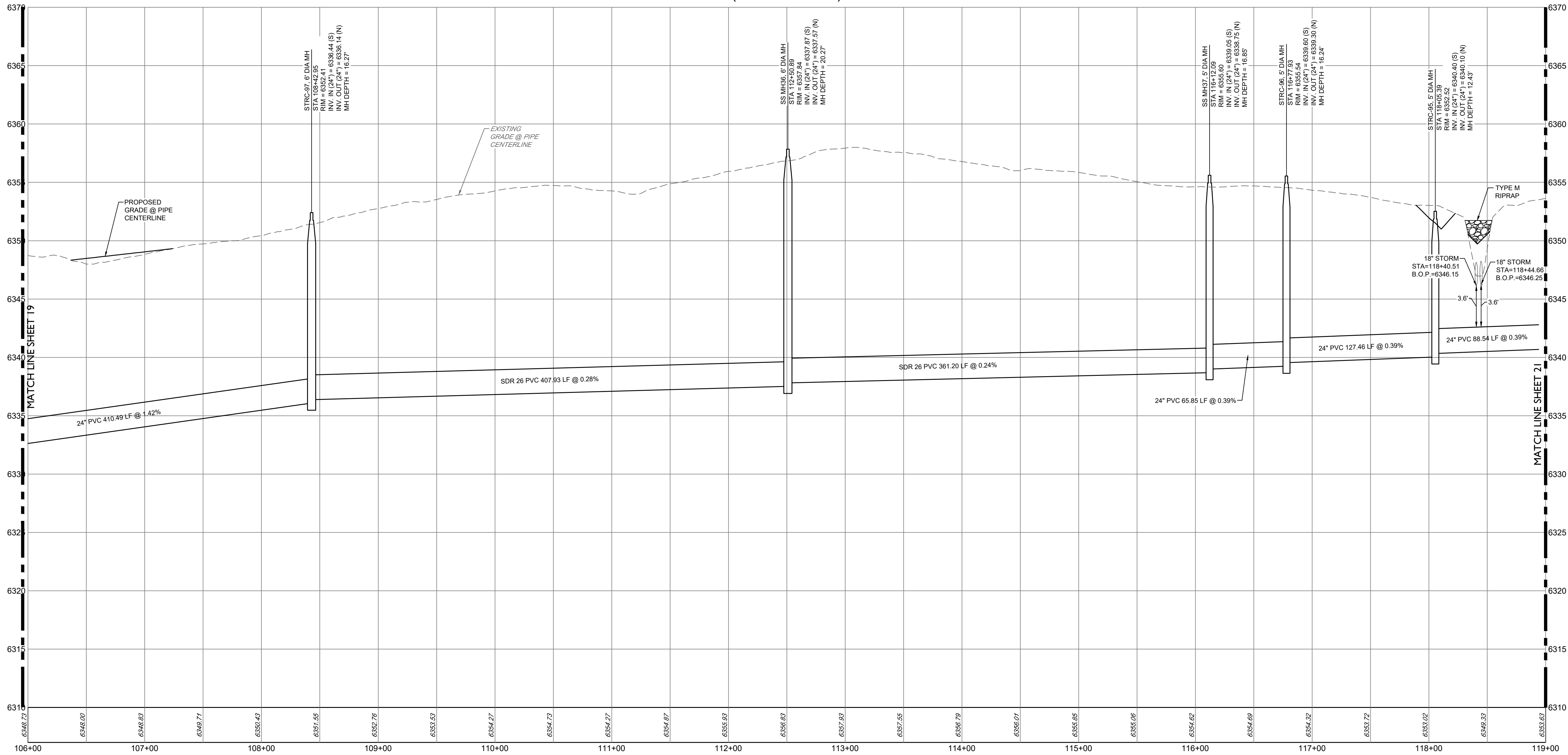
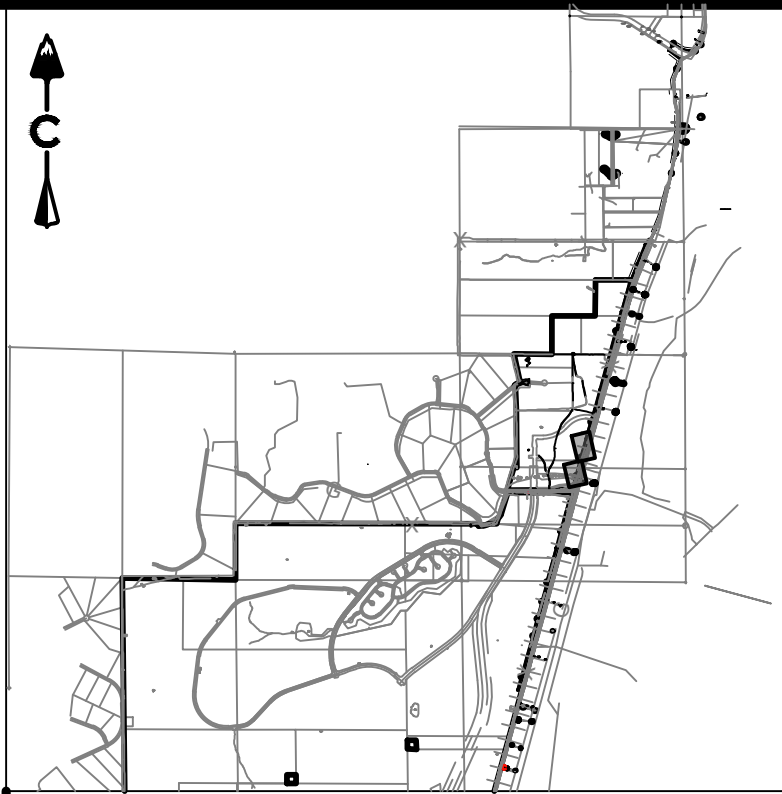
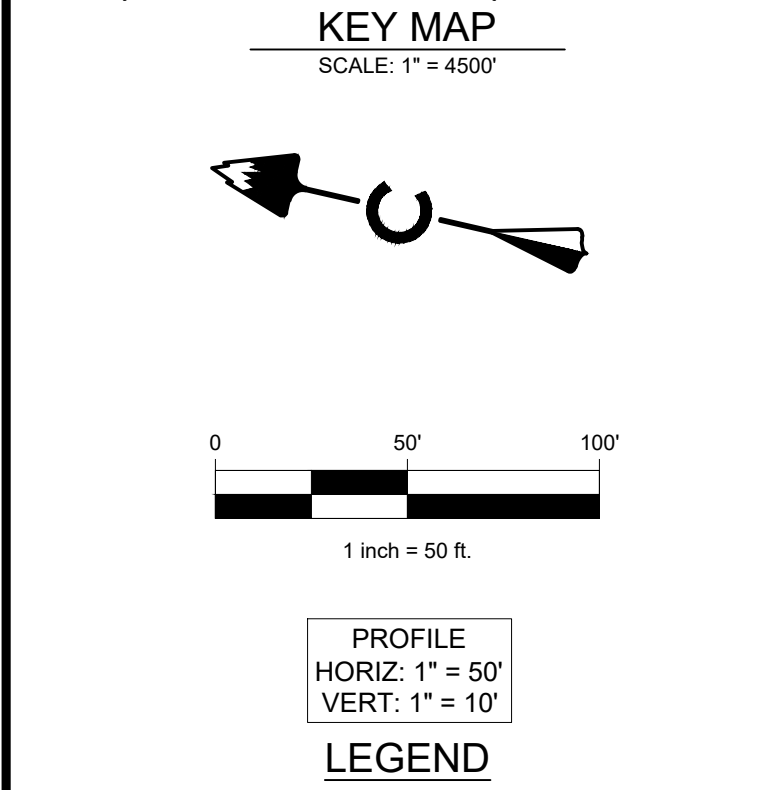


DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
19 OF 26



SSWR-SANITARY-SEWER-OFFSITE
(106+00-119+00)



DATE		BY	
12/22/22	KR	03/30/23	JF
REVISION DESCRIPTION			
1	1ST SUBMITTAL		
2	2ND SUBMITTAL		

NOTES:

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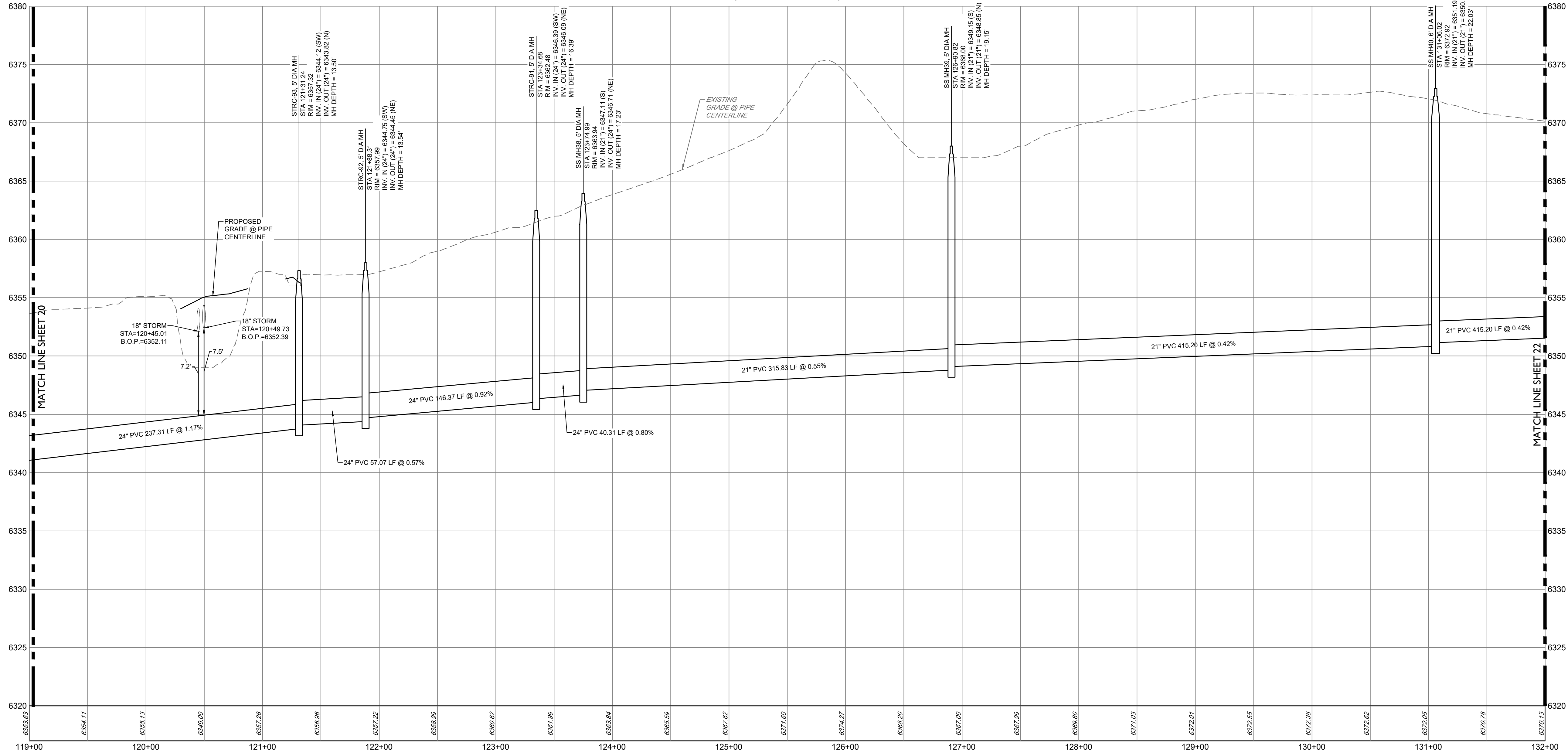
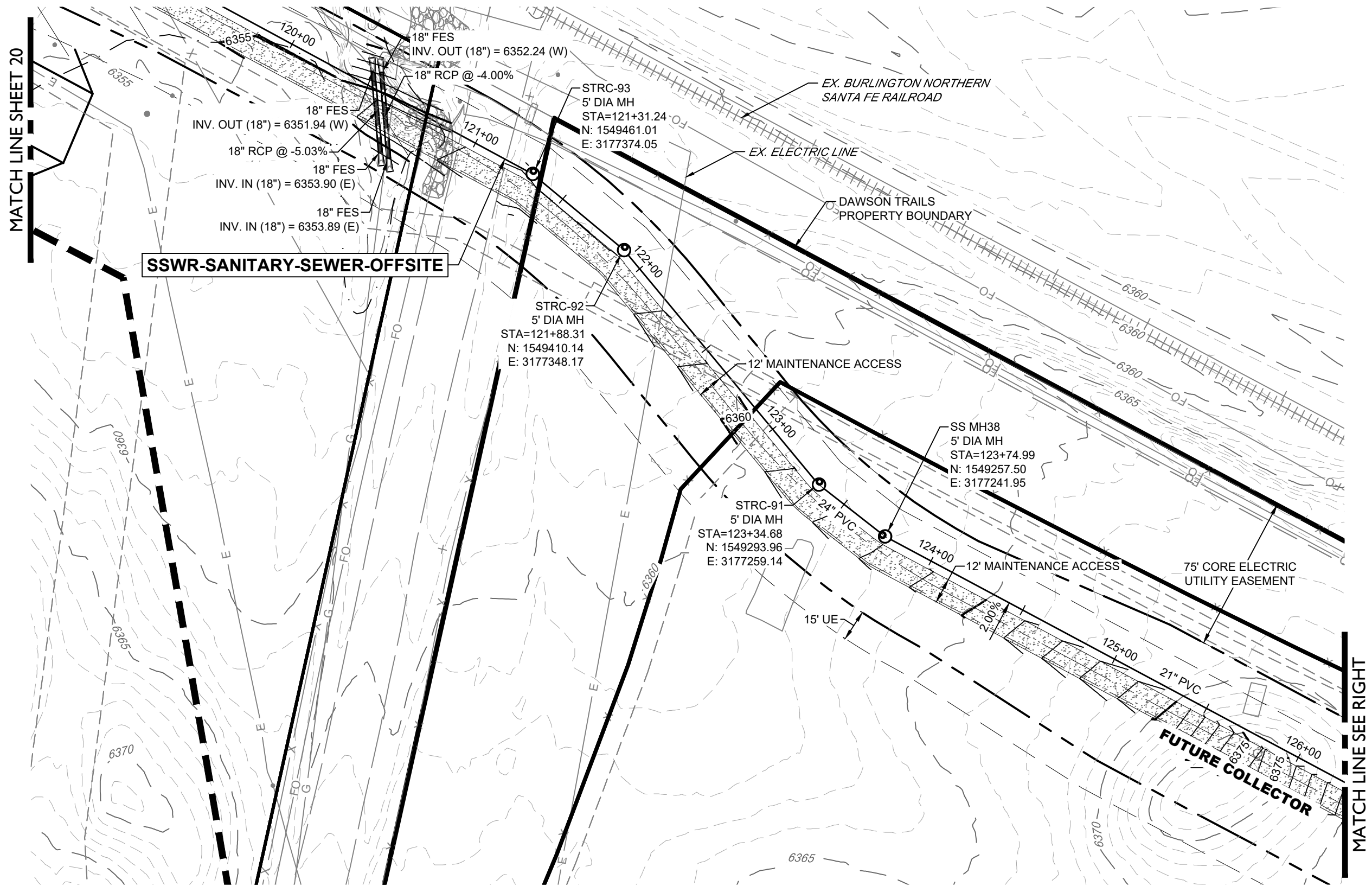
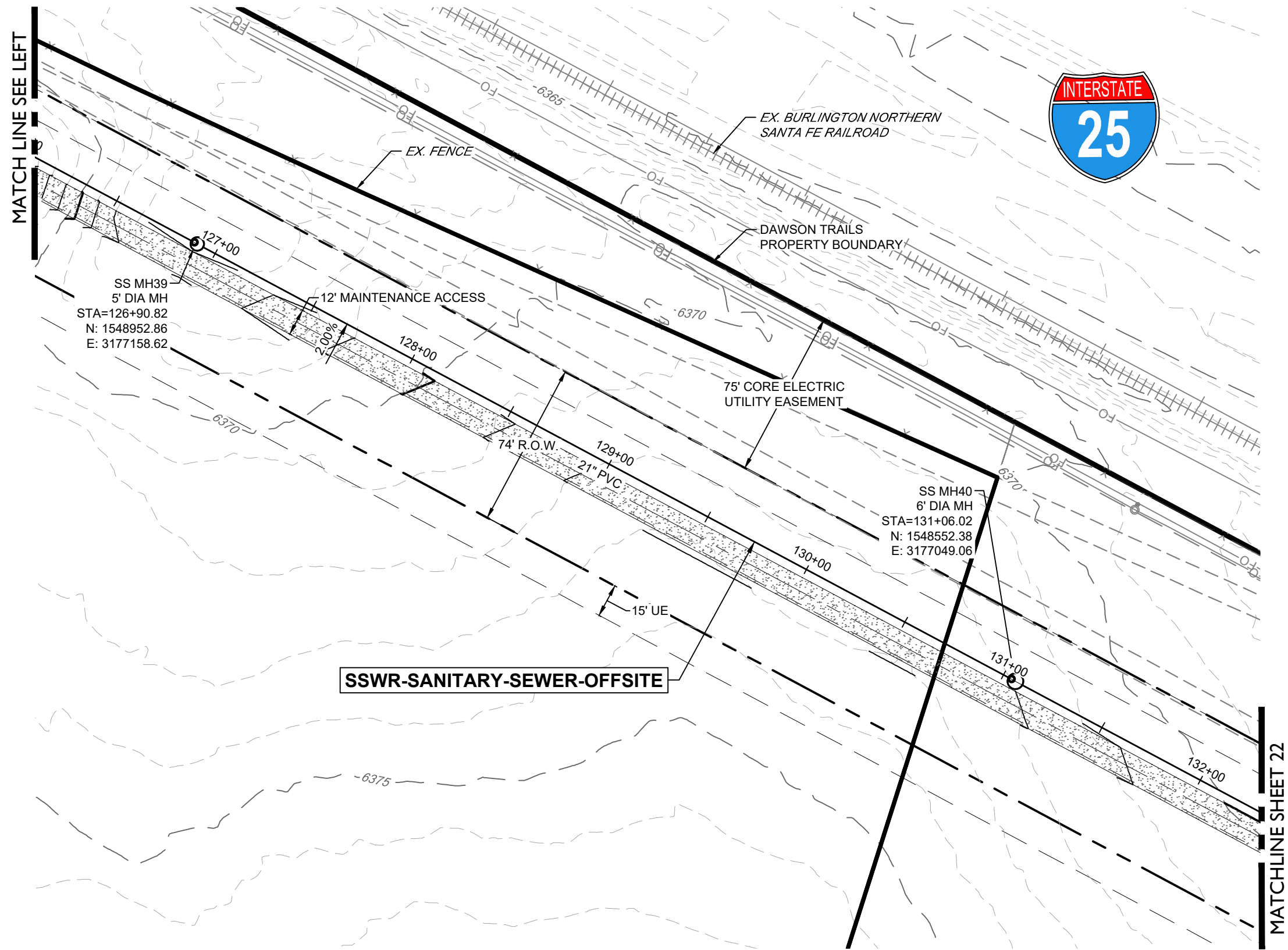
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PROFESSIONAL ENGINEER CERTIFICATION

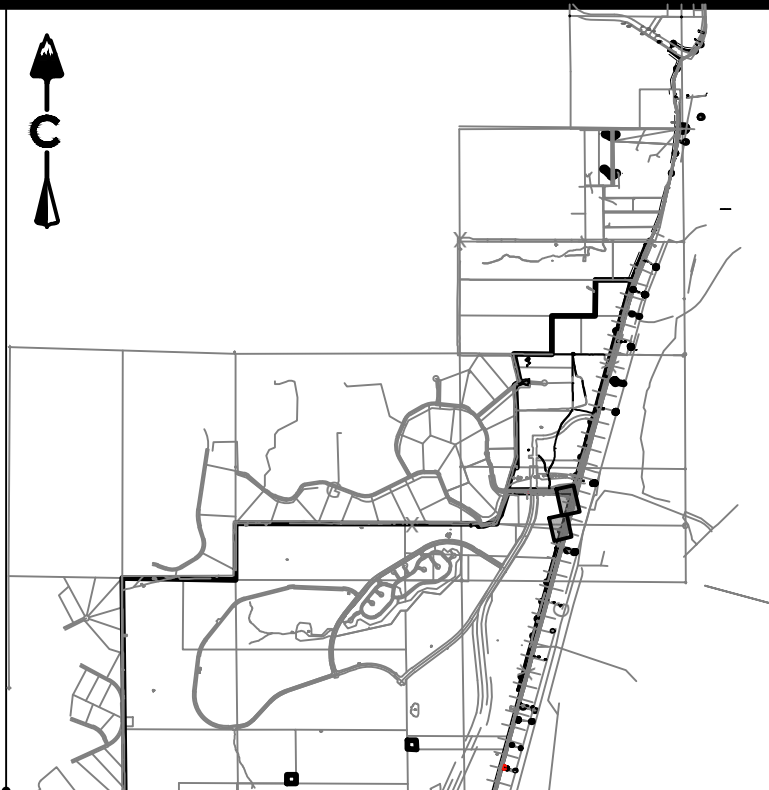
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JOSEPH F. FERRIS STATE OF COLORADO # 55846	
TOWN APPROVAL BLOCK TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
APPROVED BY:	
DEVELOPMENT SERVICES	
DATE	

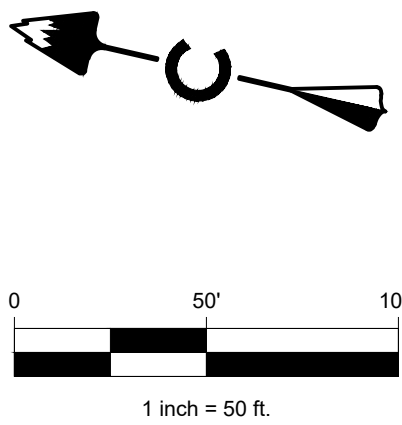


SSWR-SANITARY-SEWER-OFFSITE

(119+00-132+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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SS	SANITARY MANHOLES
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---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER
---	LIMITS OF CONSTRUCTION (LOC)

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STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (12 OF 15)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
21 OF 26

Know what's below.
Call before you dig.

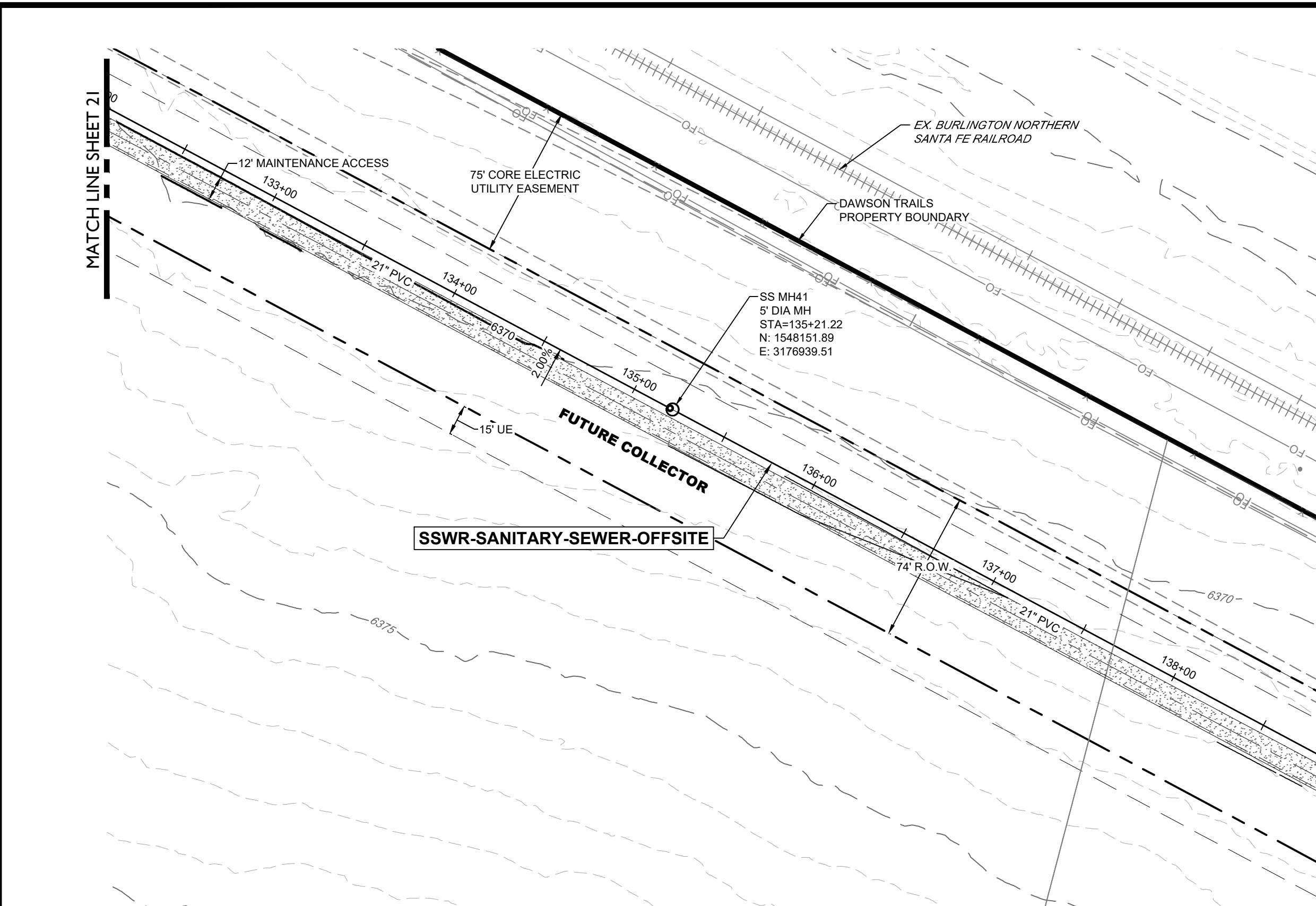
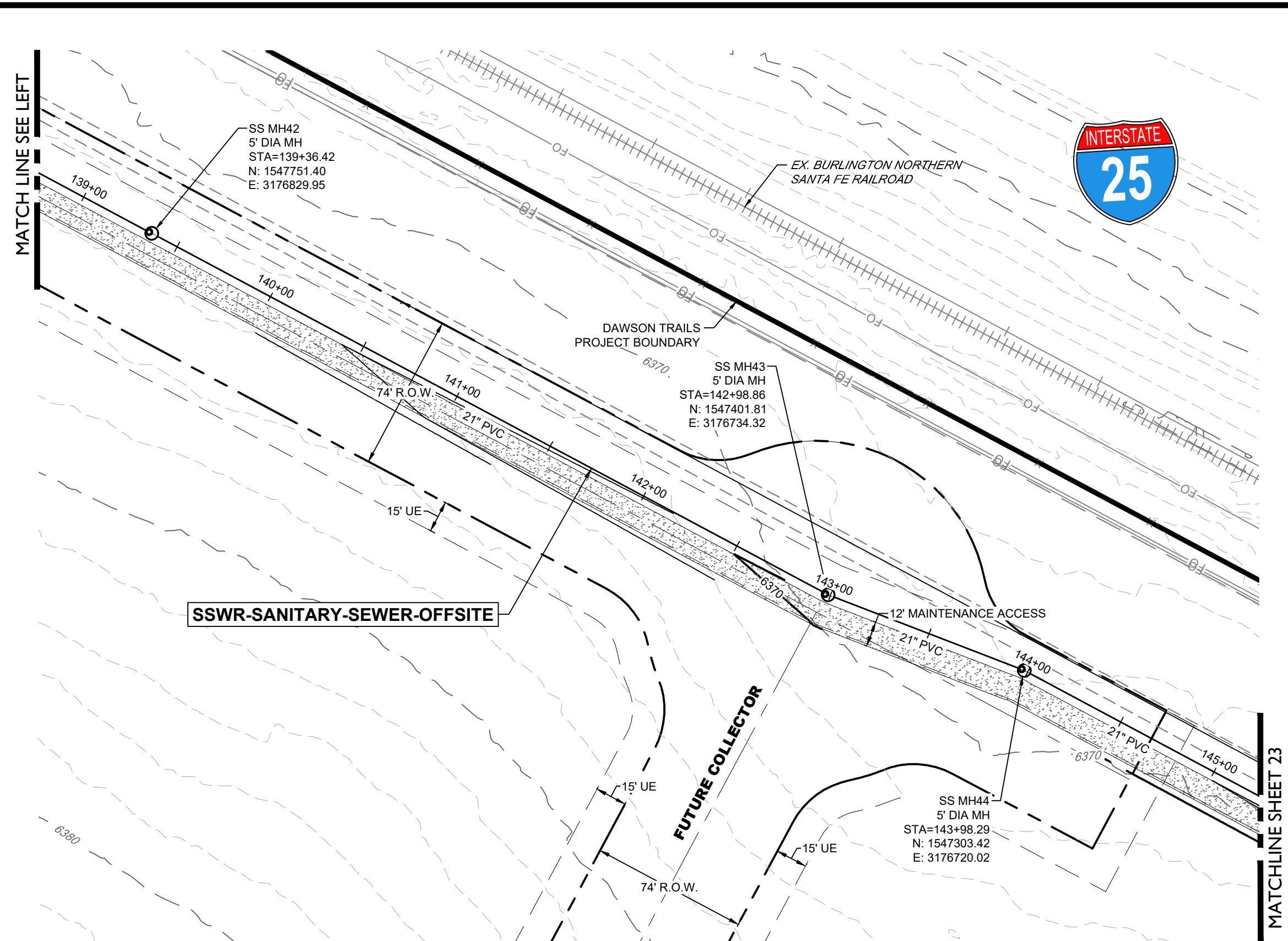


#	REVISION DESCRIPTION	DATE	BY
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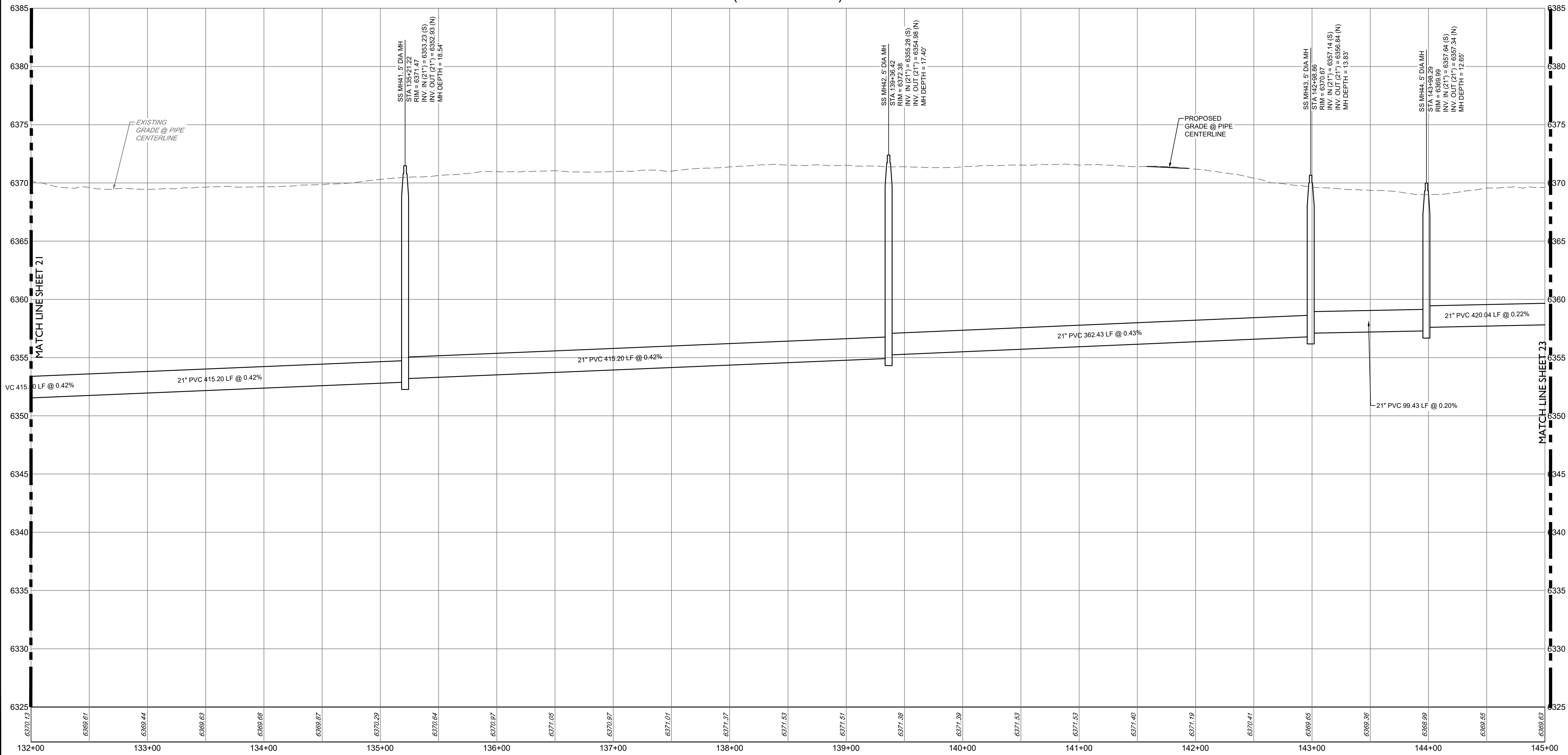
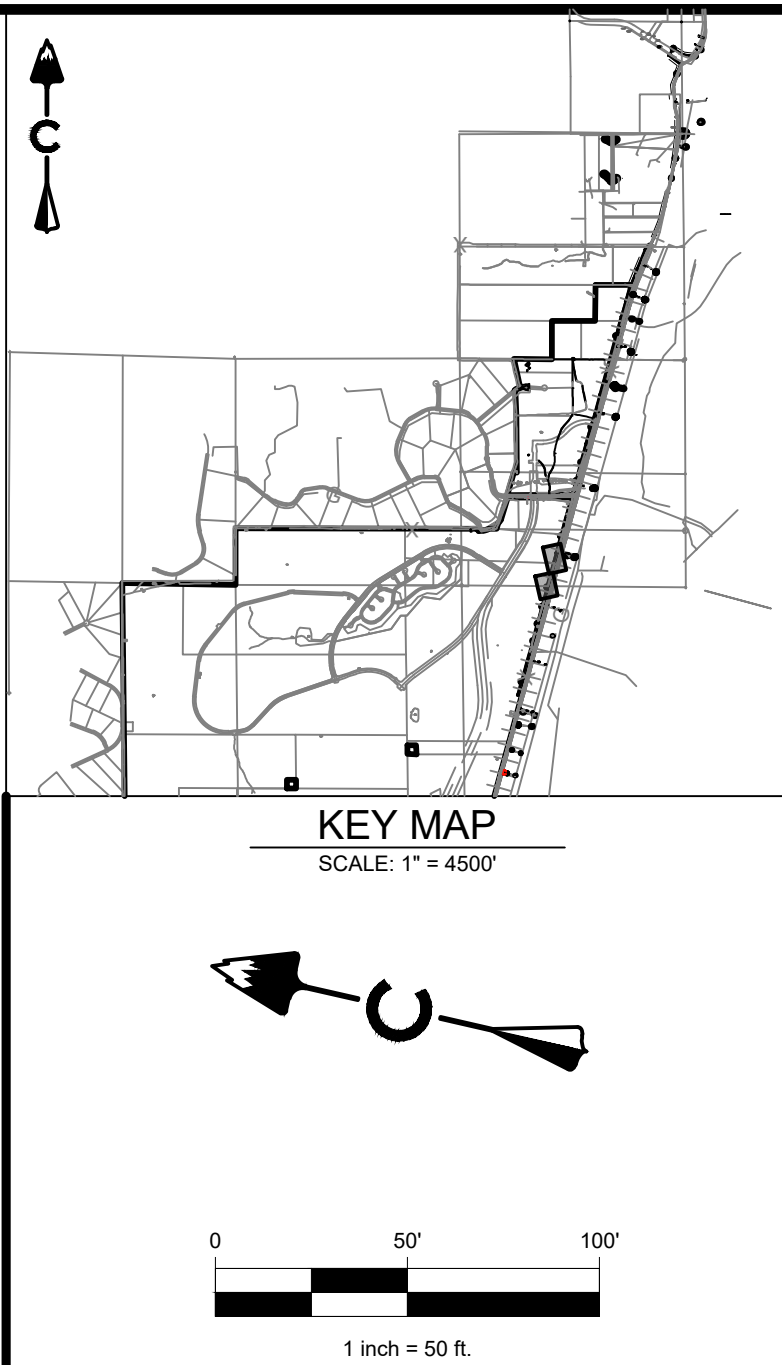
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



SSWR-SANITARY-SEWER-OFFSITE (132+00-145+00)



PROFILE	
HORIZ: 1" = 50'	VERT: 1" = 10'
LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
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- AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEARING S 89°31'22" E, FROM THE WEST SIXTEENTH CORNER OF SECTIONS 22/15, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 5112 - 1994", TO THE NORTH QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 3802 - 2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PD RX1331), BEING A STANDARD NGS STEEL DEEPFROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

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.

JOSEPH F. FERRIS STATE OF COLORADO # 55846	
TOWN APPROVAL BLOCK	
DESIGNED BY: JB DRAWN BY: MB CHECKED BY: JF	
APPROVED BY:	
DEVELOPMENT SERVICES	DATE

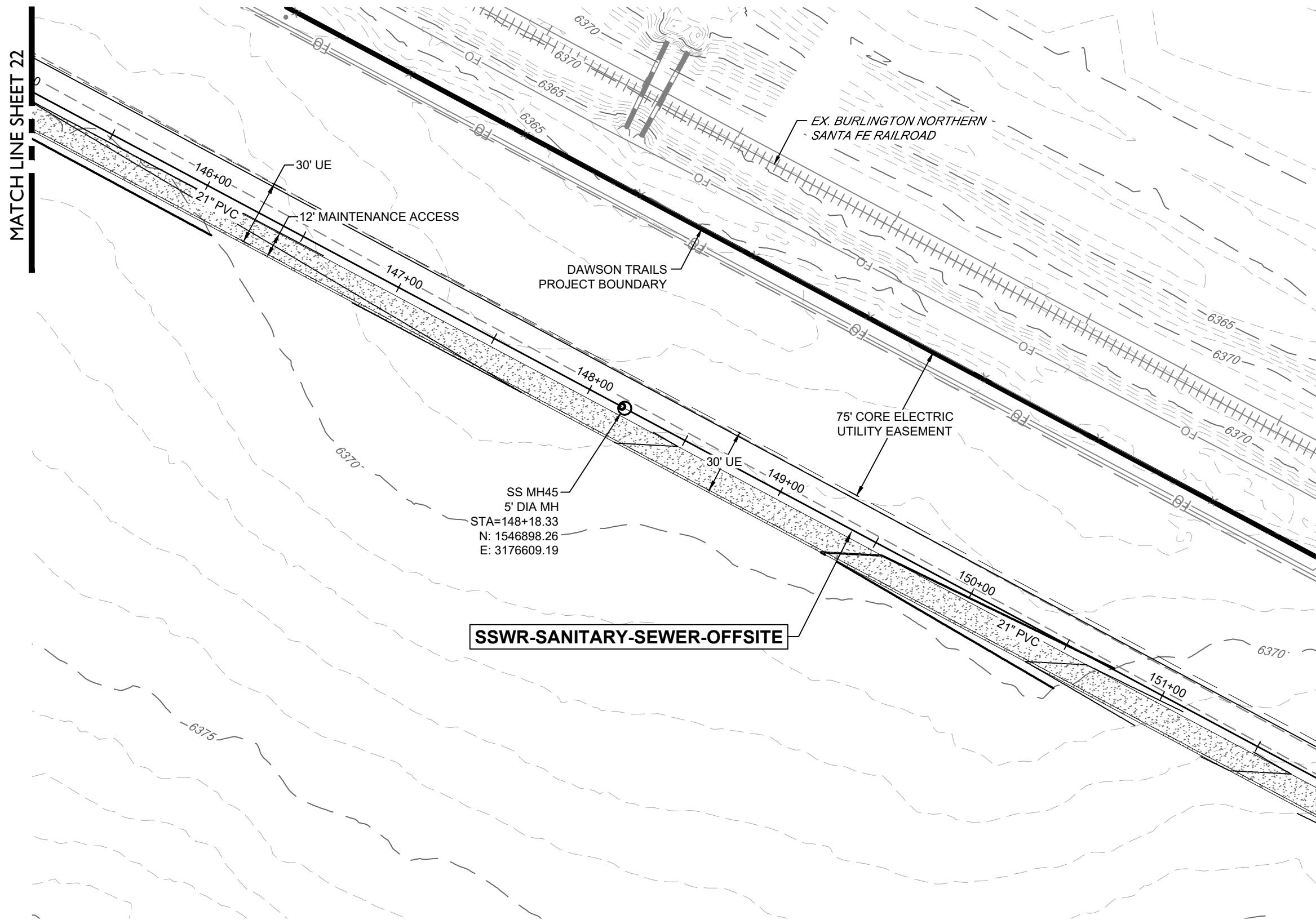
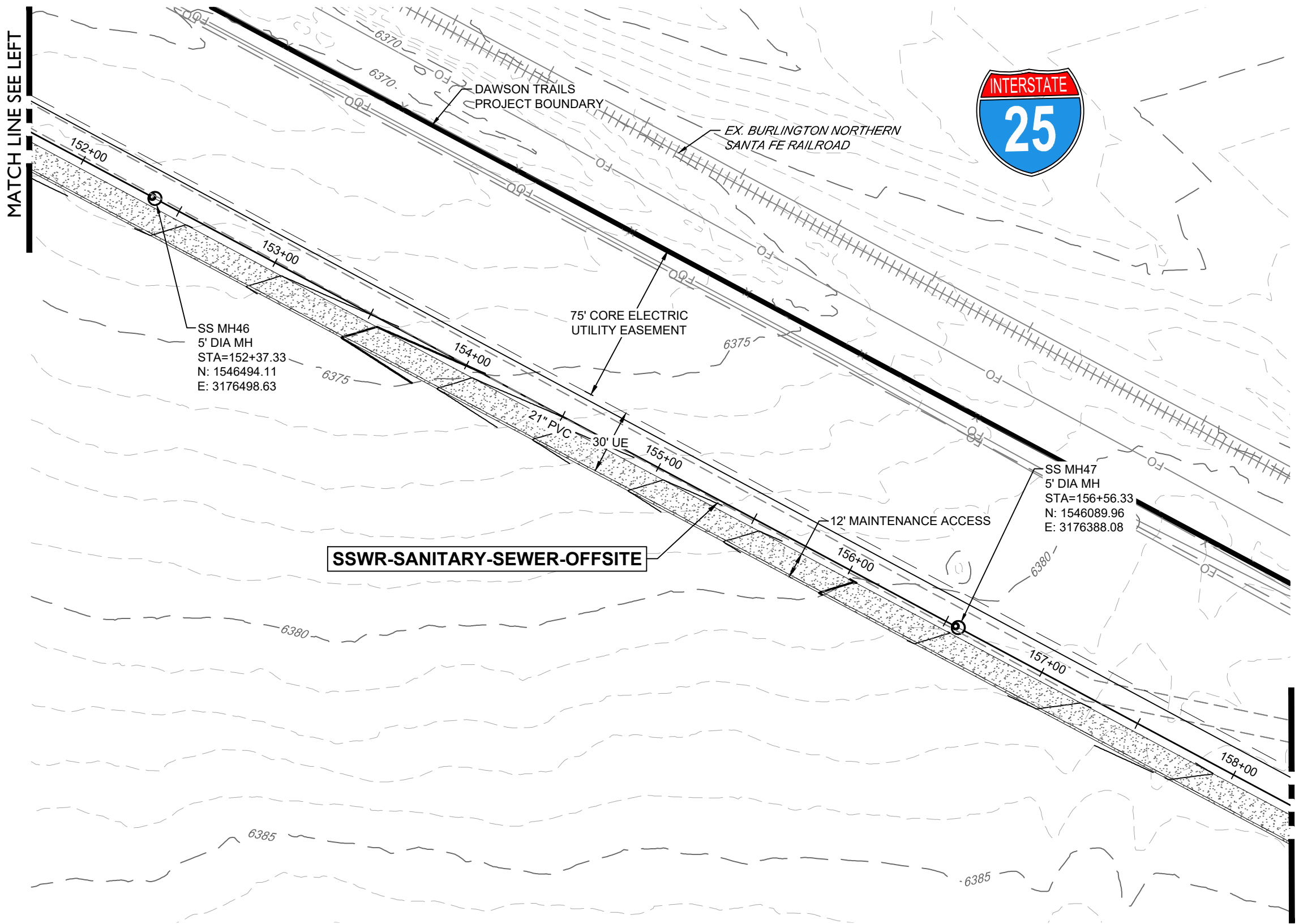
DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (13 OF 15)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

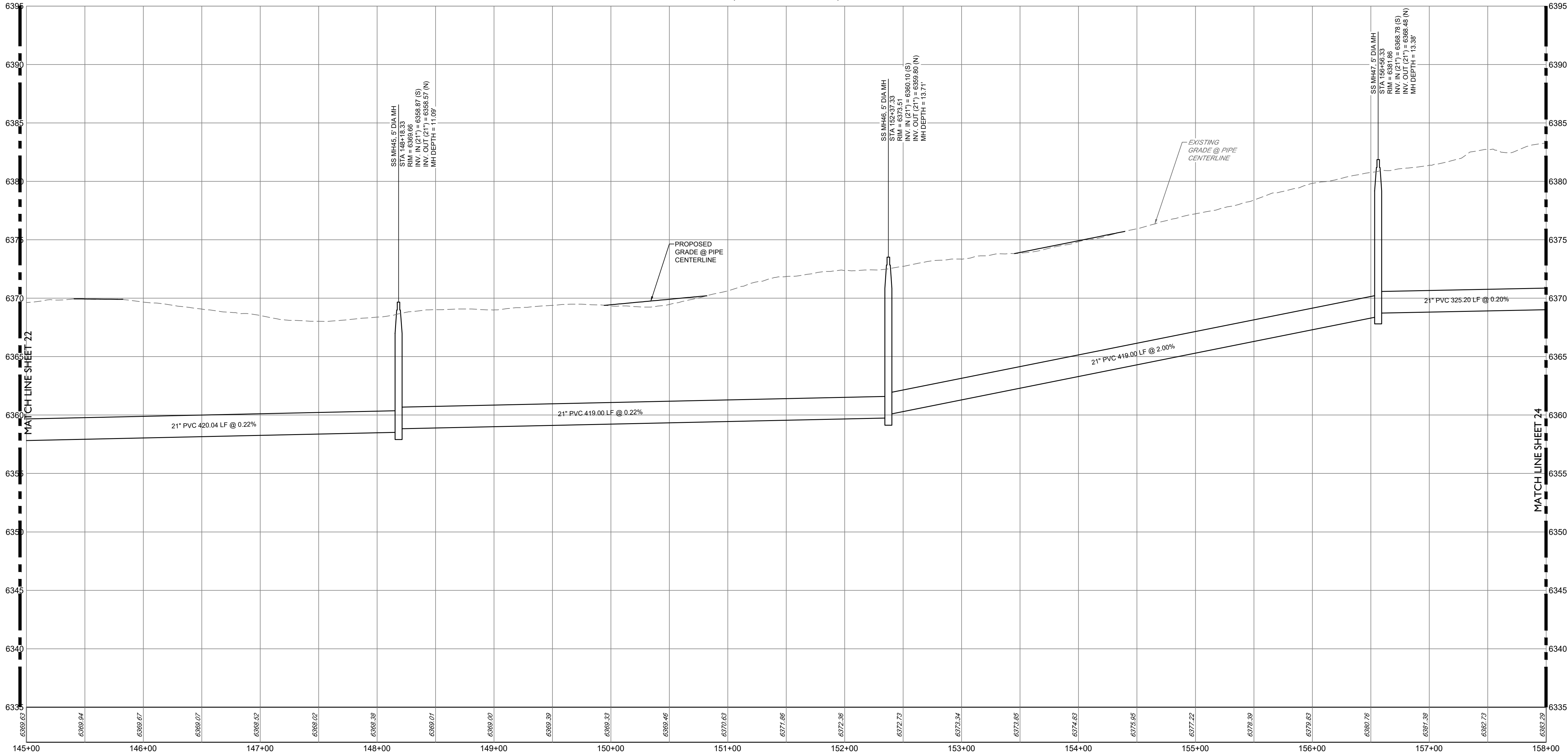
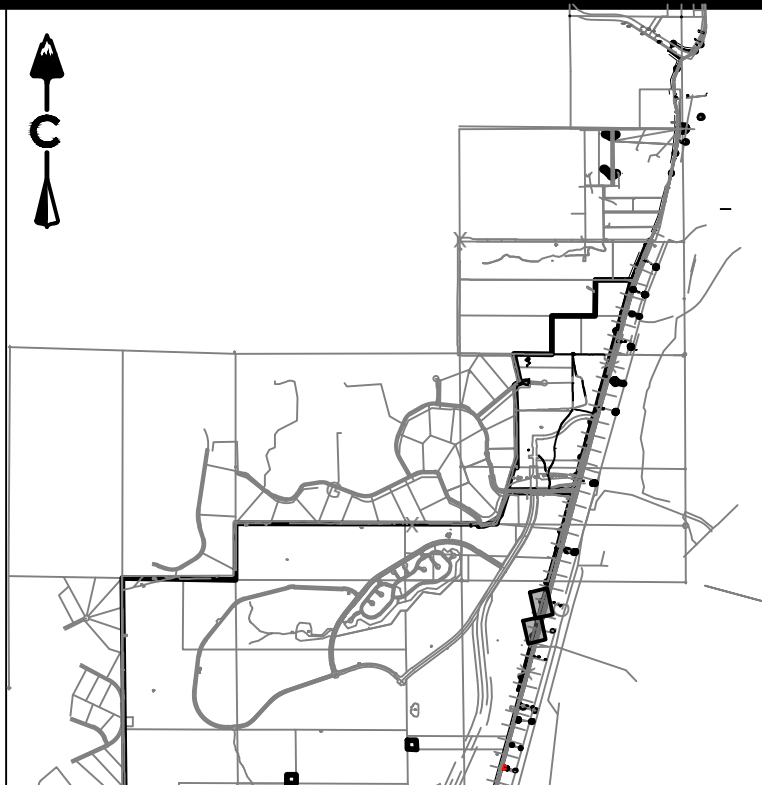
JOB NO.
20-224
SHEET
22 OF 26

CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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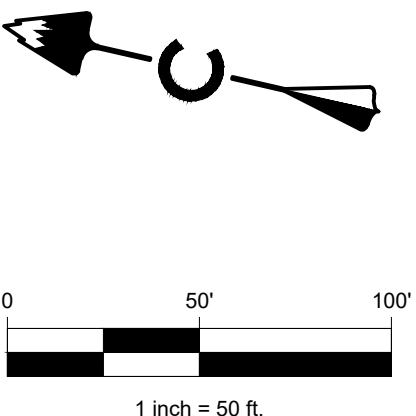
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



SSWR-SANITARY-SEWER-OFFSITE
(145+00-158+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
---	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
---	LIMITS OF CONSTRUCTION (LOC)

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS, INC.
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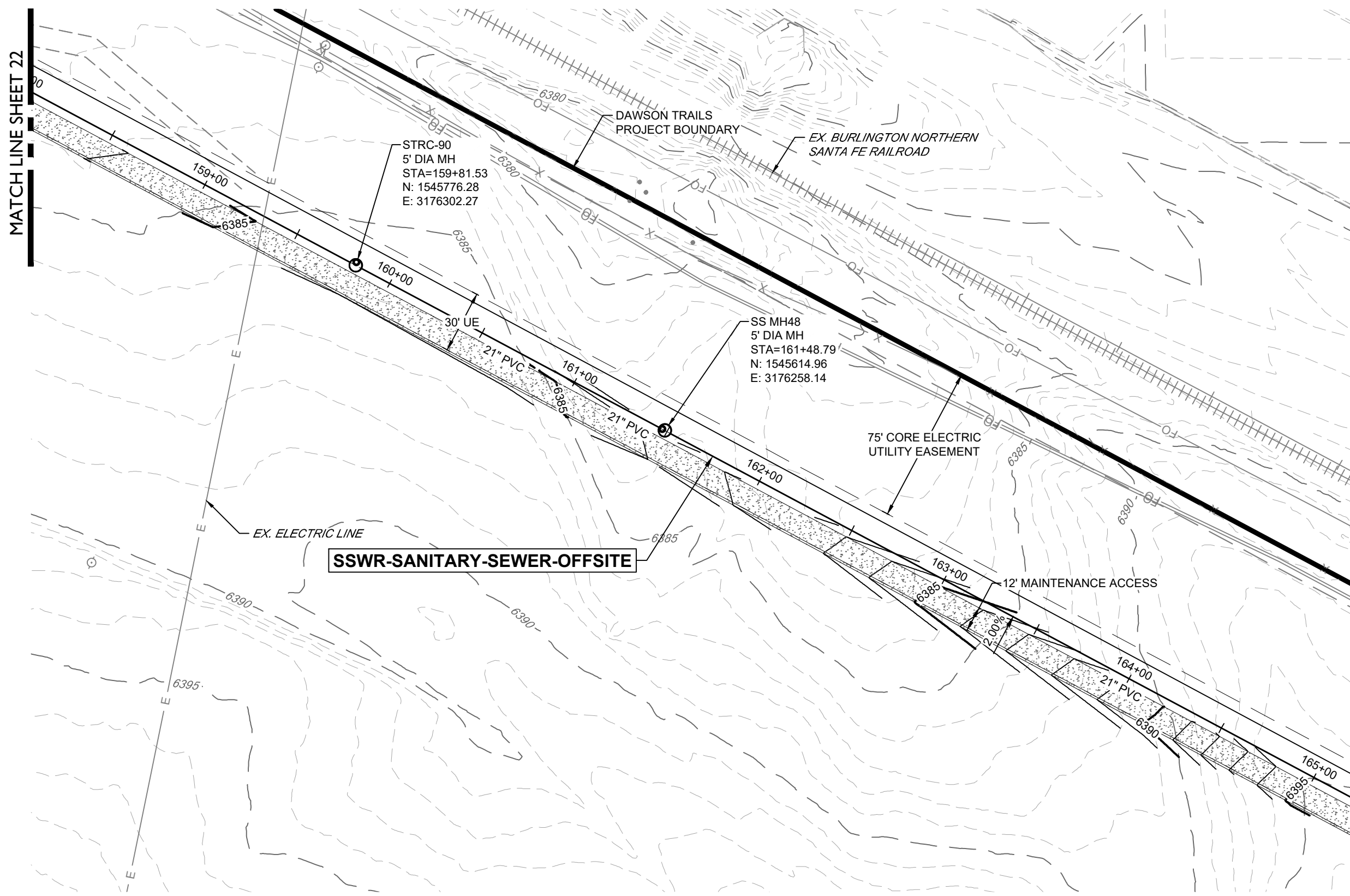
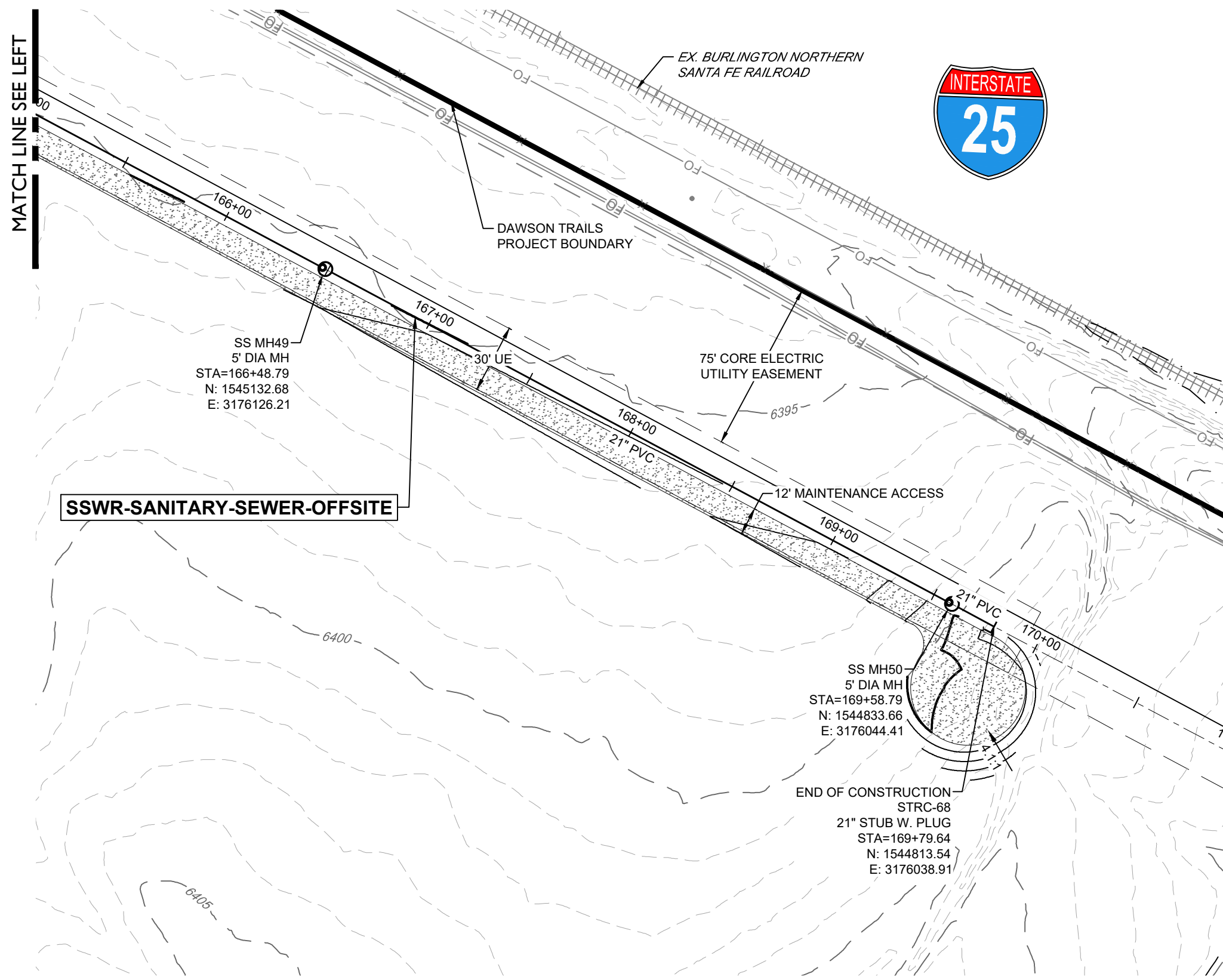
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	03/30/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (14 OF 15)

WESTSIDE

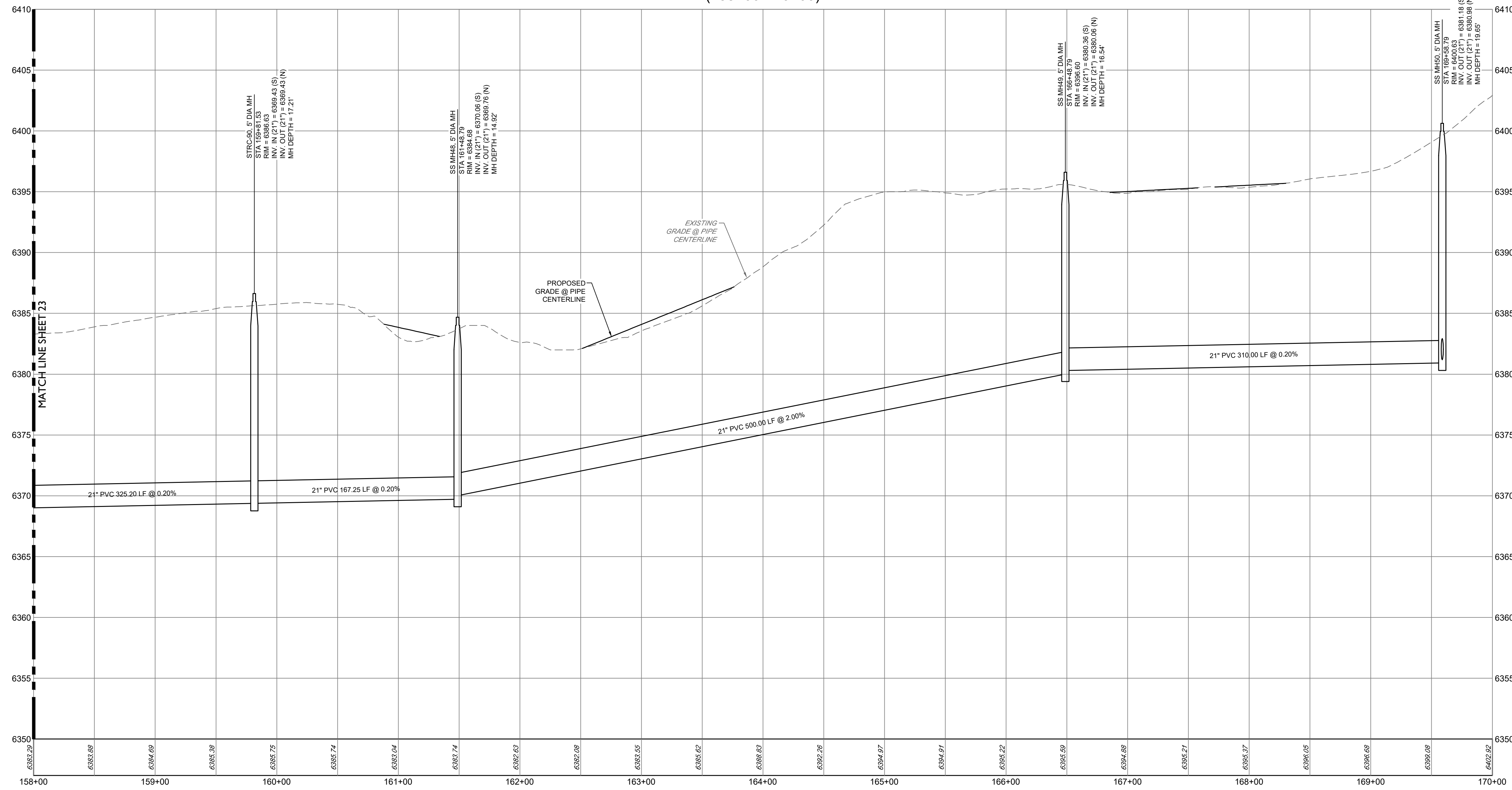
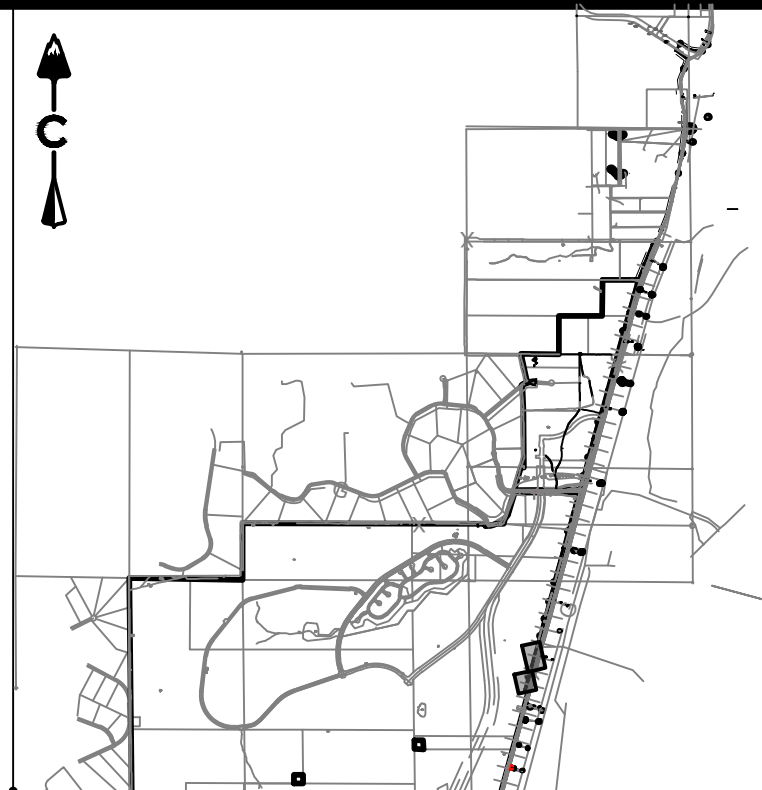
DESIGNED BY: JB
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JOB NO.
20-224
SHEET
23 OF 26

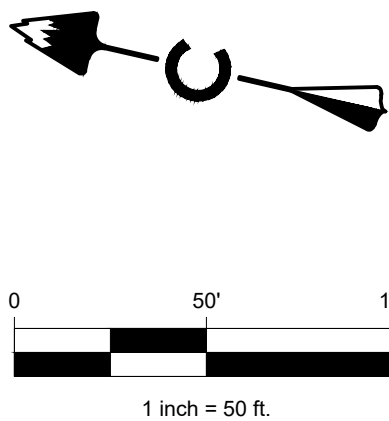


SSWR-SANITARY-SEWER-OFFSITE

(158+00-170+00)



KEY MAP
SCALE: 1" = 4500'



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
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CORE

Know what's below.
Call before you dig.
811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	03/30/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (15 OF 15)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
24 OF 26

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



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



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.



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)**

This document contains information that is confidential and privileged. The information is intended for the sole use of the individual or entity that was directly provided this information by Costco Wholesale. Be advised that any disclosure, copying, distribution or use of the contents of this information is prohibited without the prior written consent of Costco Wholesale



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 0.1 GPD/ AC for retail/ office space. 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.

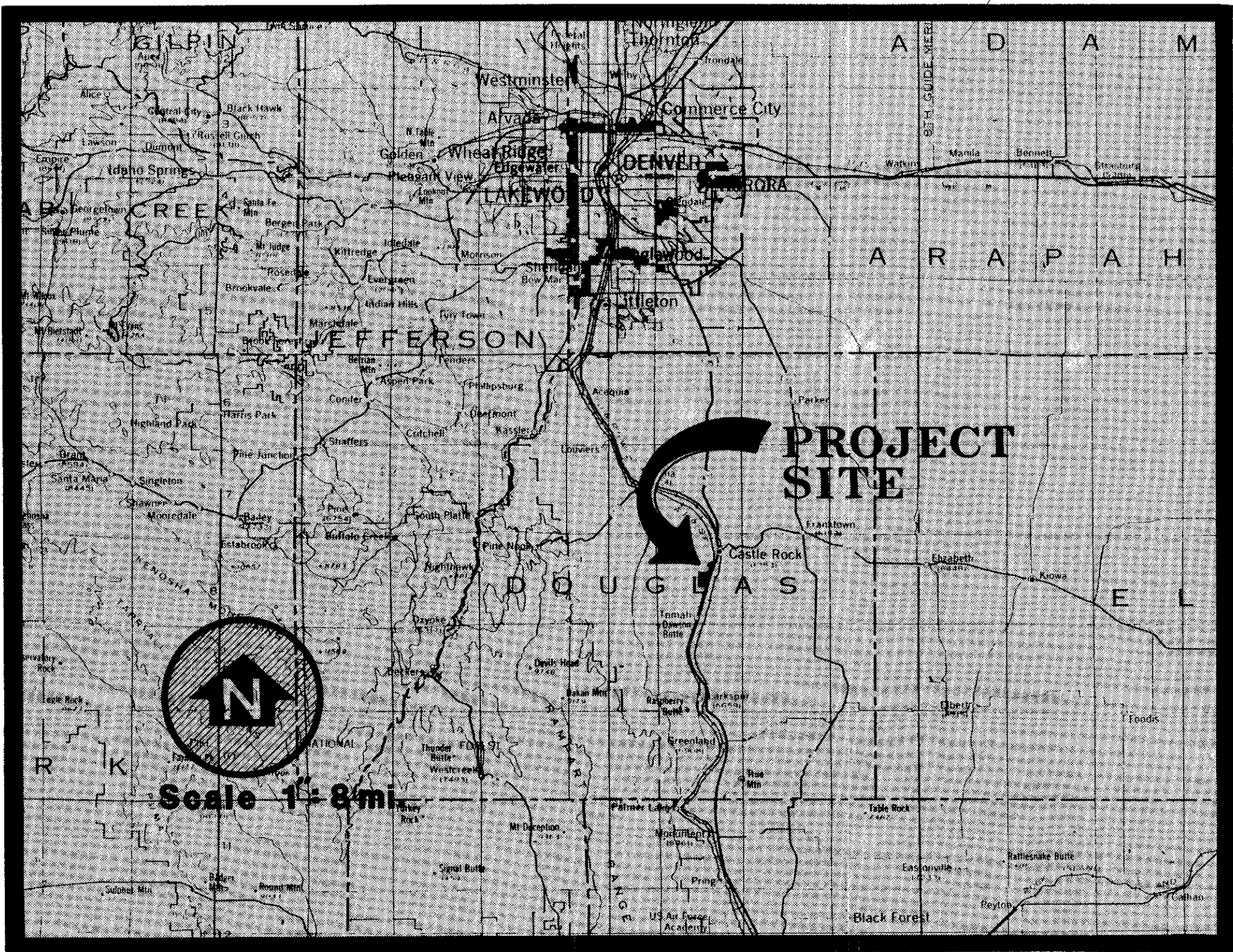
Received
10/24/86
Merrick

DAWSON RIDGE
CONSTRUCTION DRAWINGS
SANITARY SEWER TRUNK LINE
WELL WATER LINES

DEVELOPER

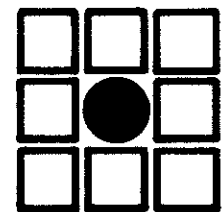


Bellamah
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Suite 330
Englewood, Colorado 80112



VICINITY MAP

ENGINEER



MERRICK

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Post Office Box 30
Denver, Colorado 80202

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

- WATER LINE AND SANITARY SEWER GENERAL NOTES

- ## OVERALL SANITARY SEWER

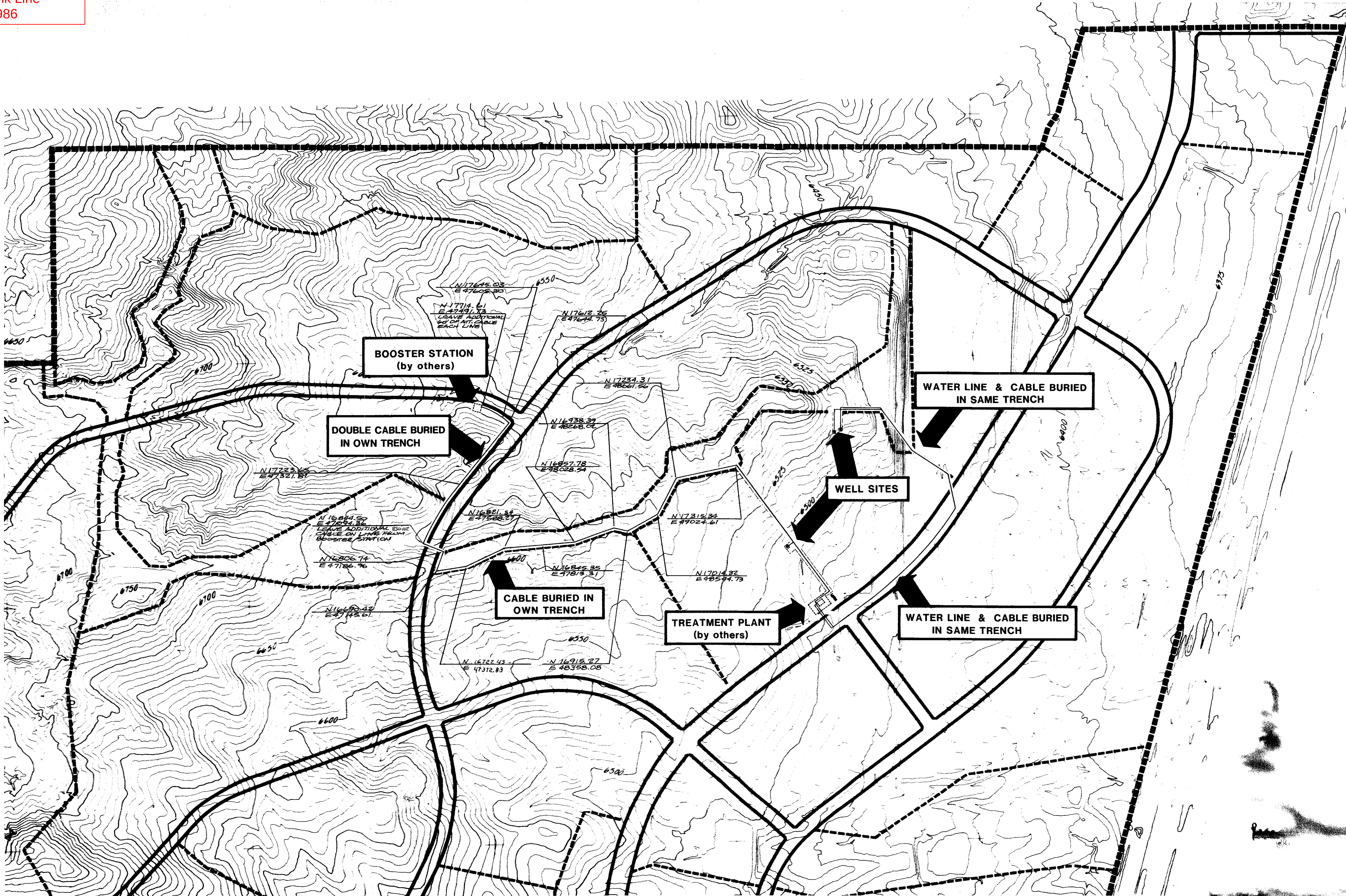


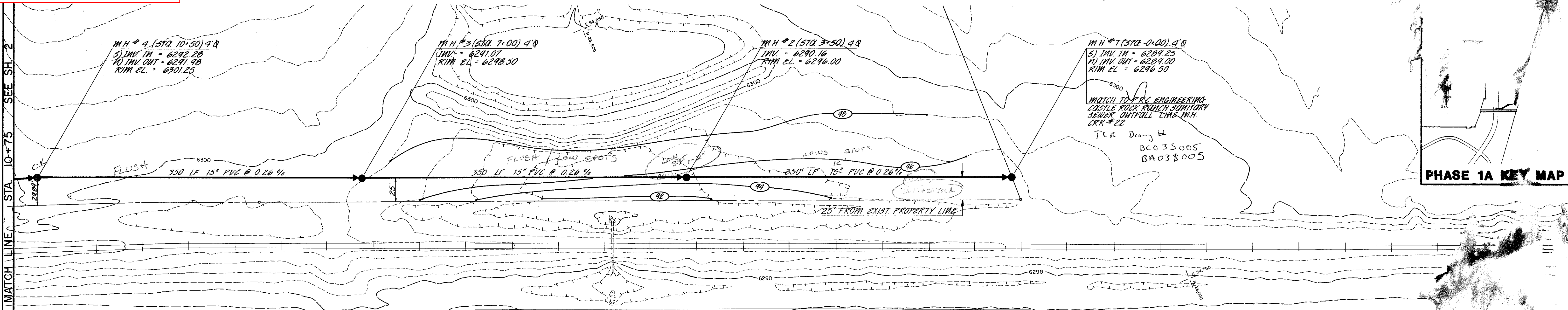
APPROVED FOR ONE YEAR FROM THIS DATE

Director of

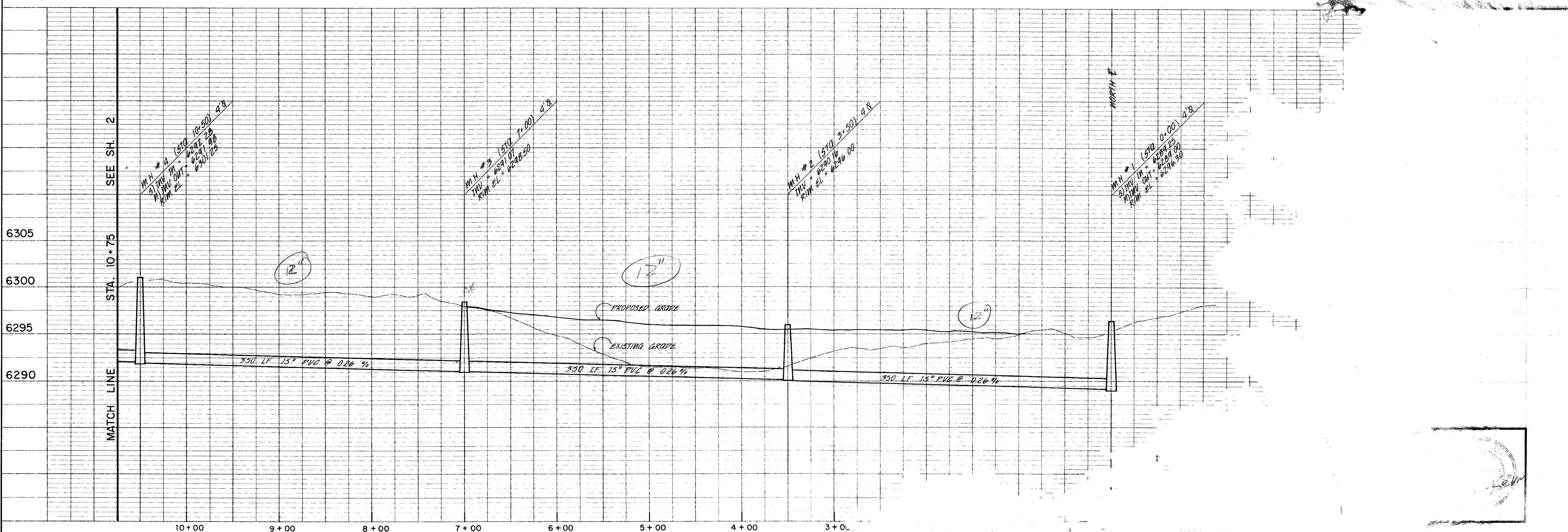
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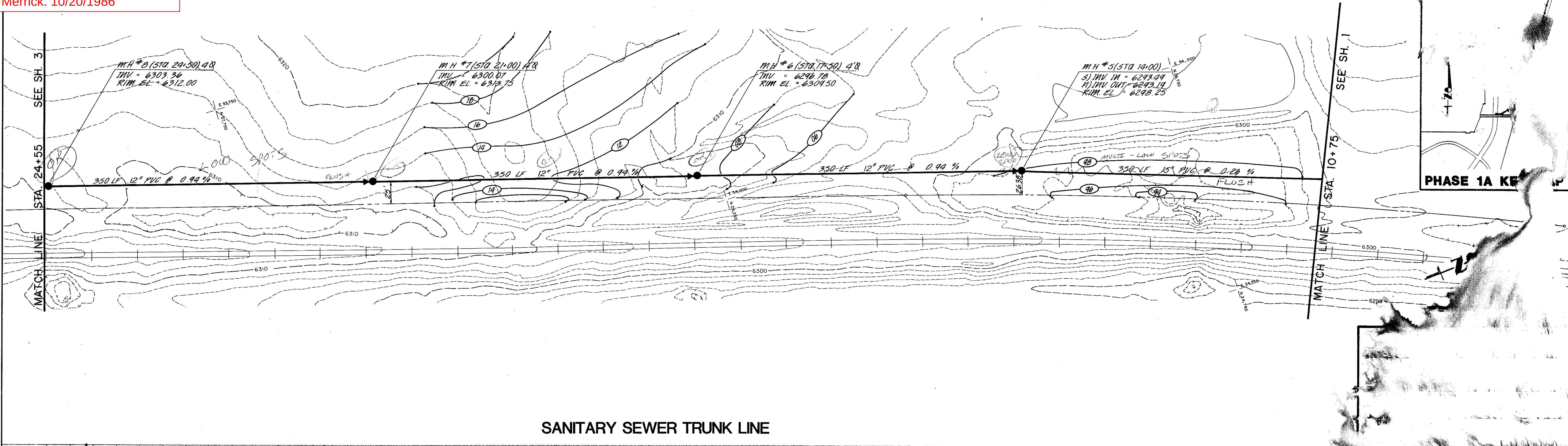
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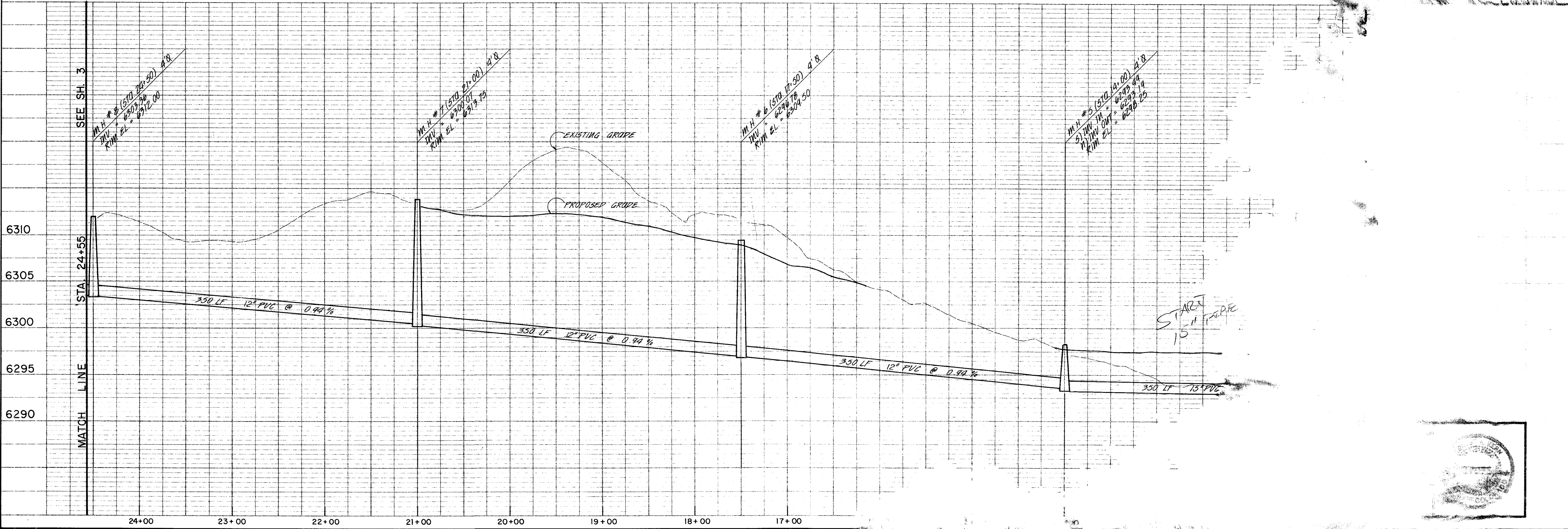


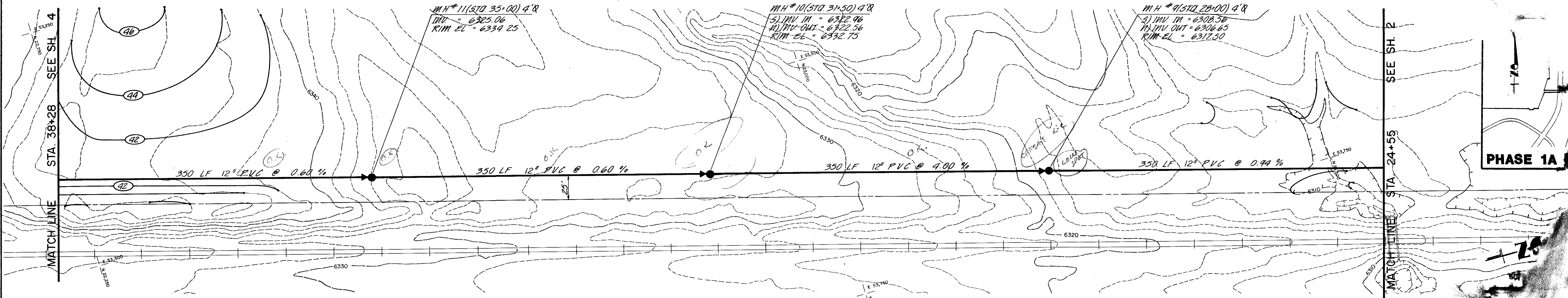
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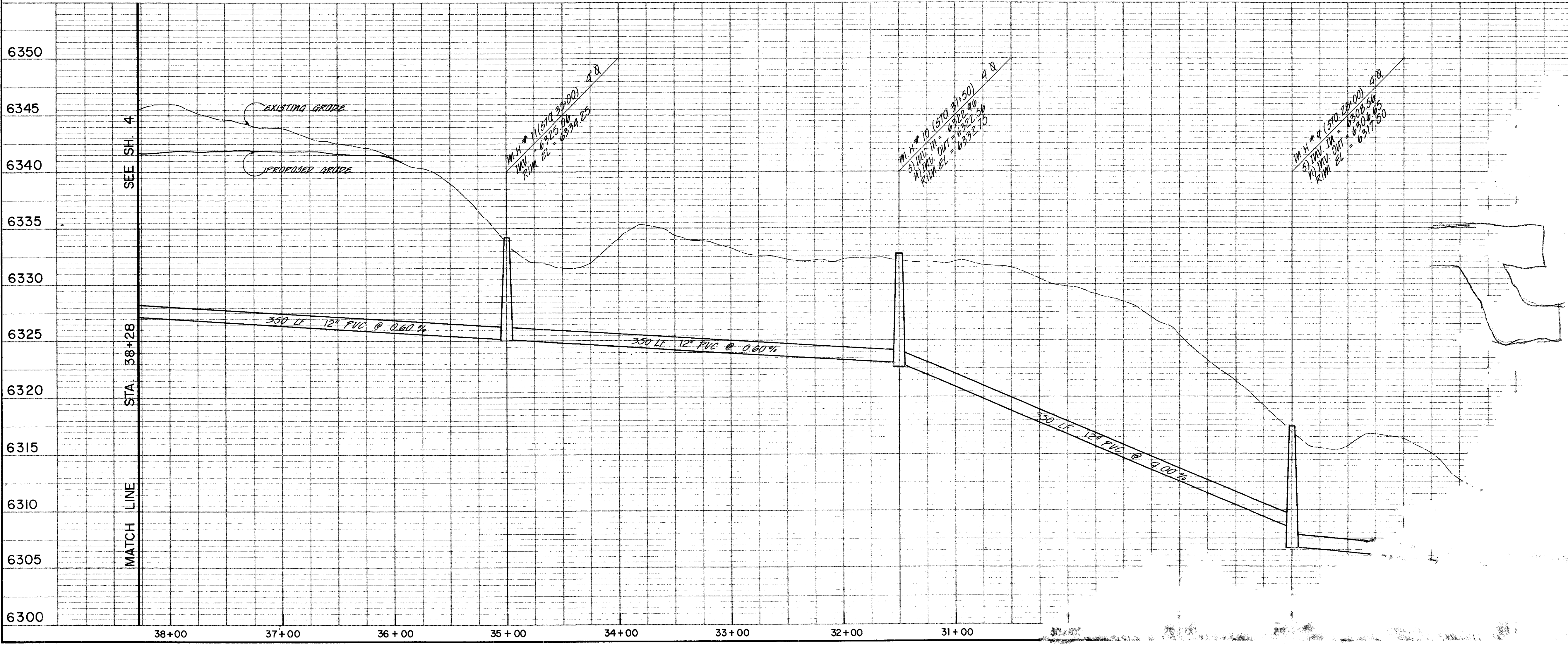


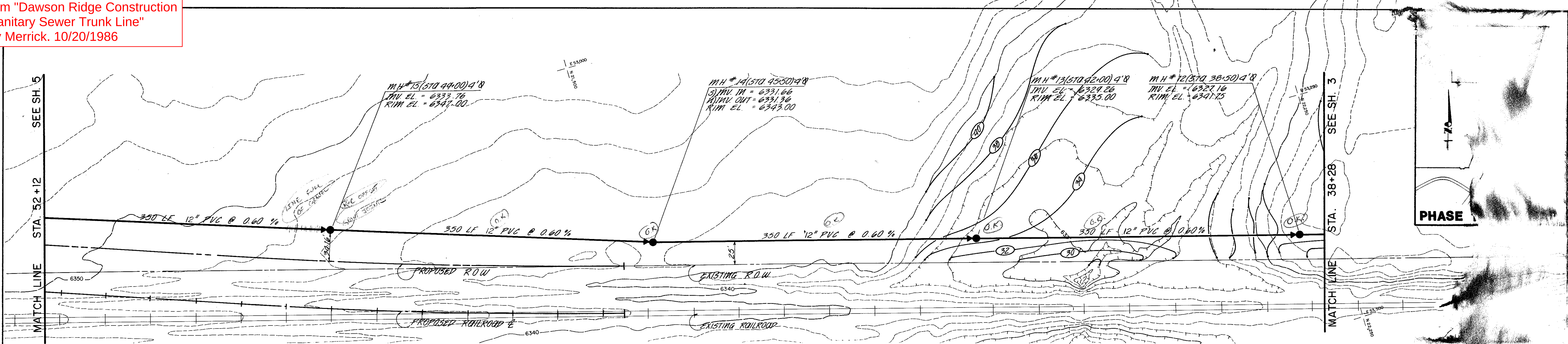
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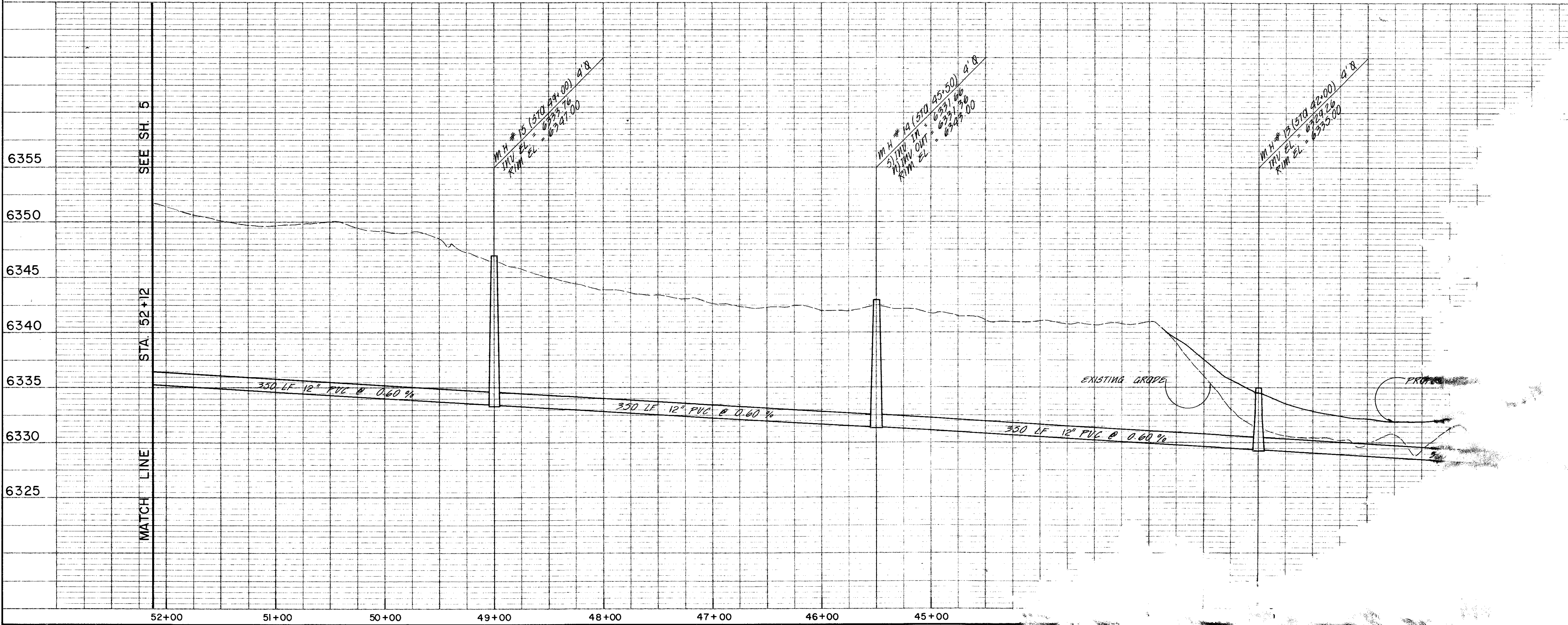


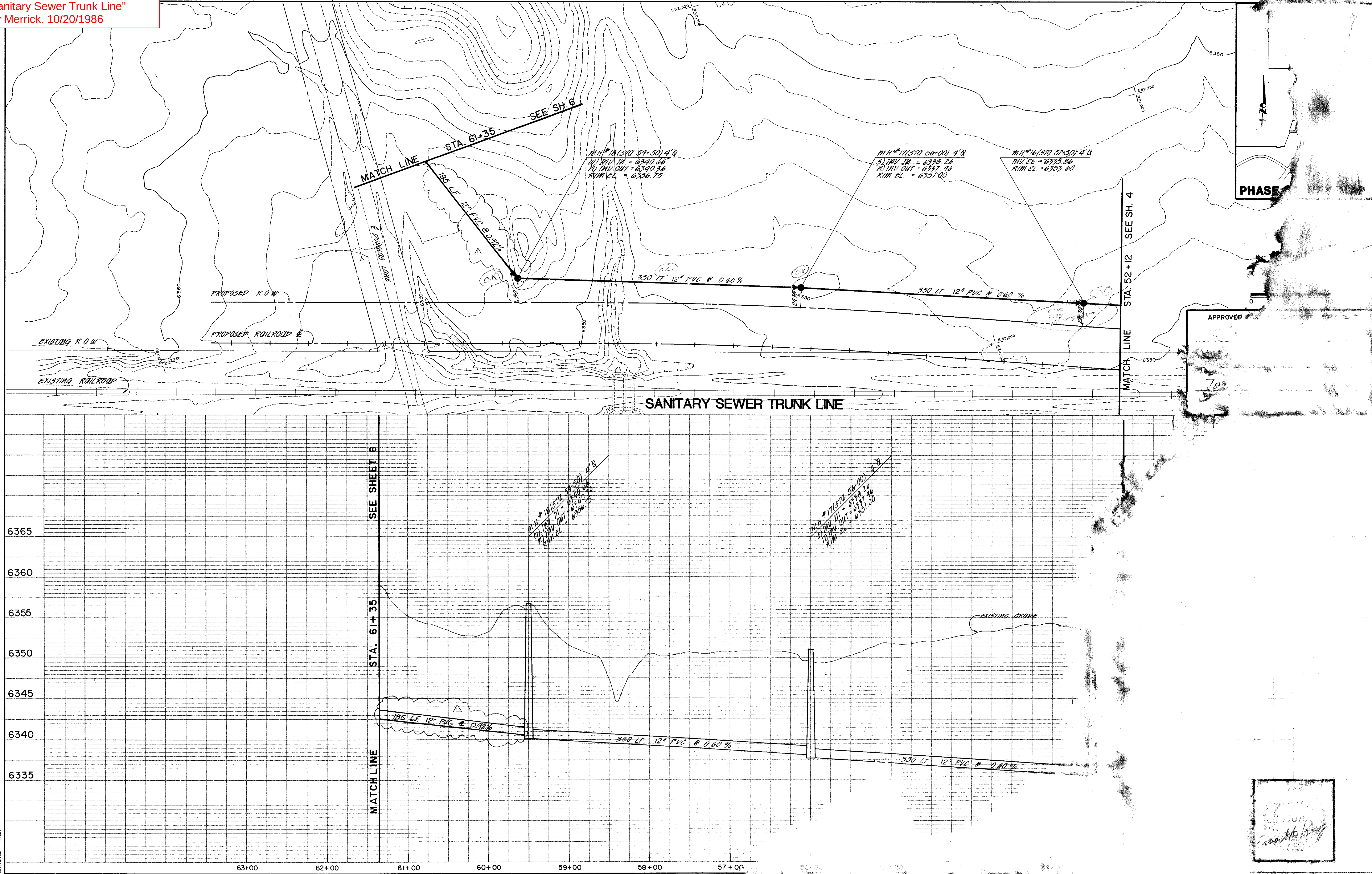
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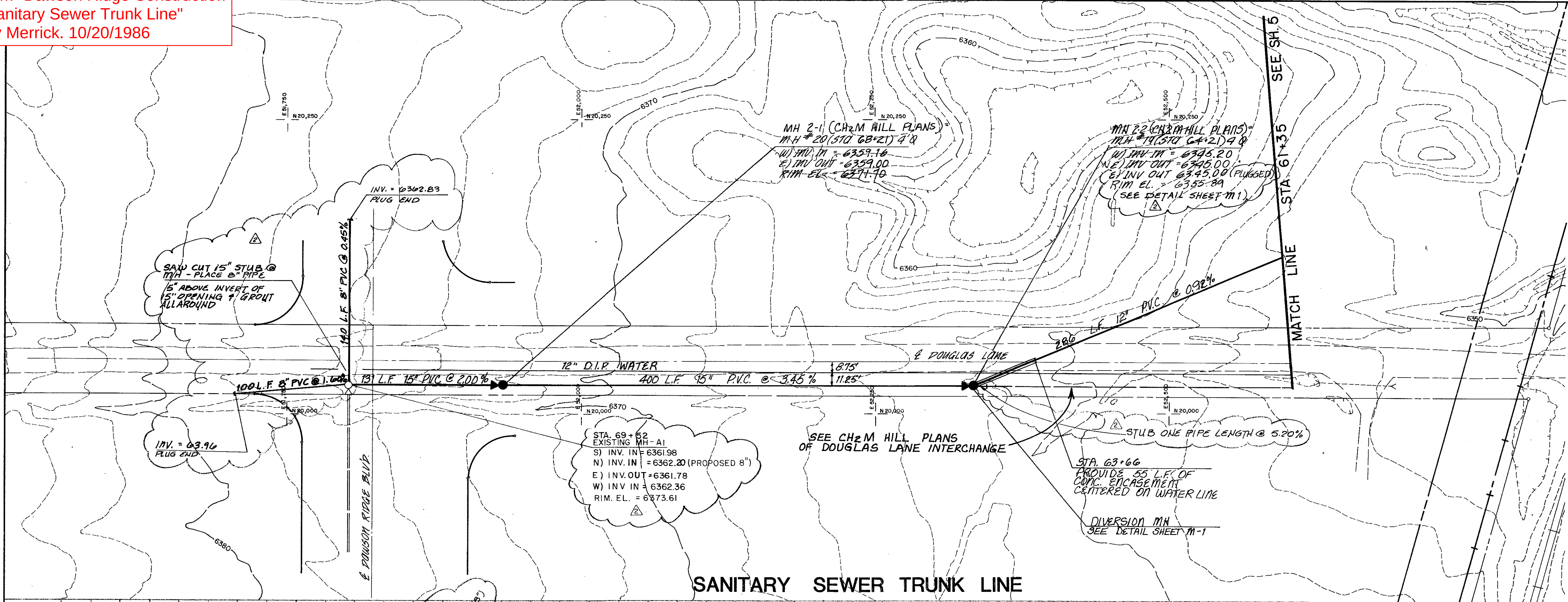
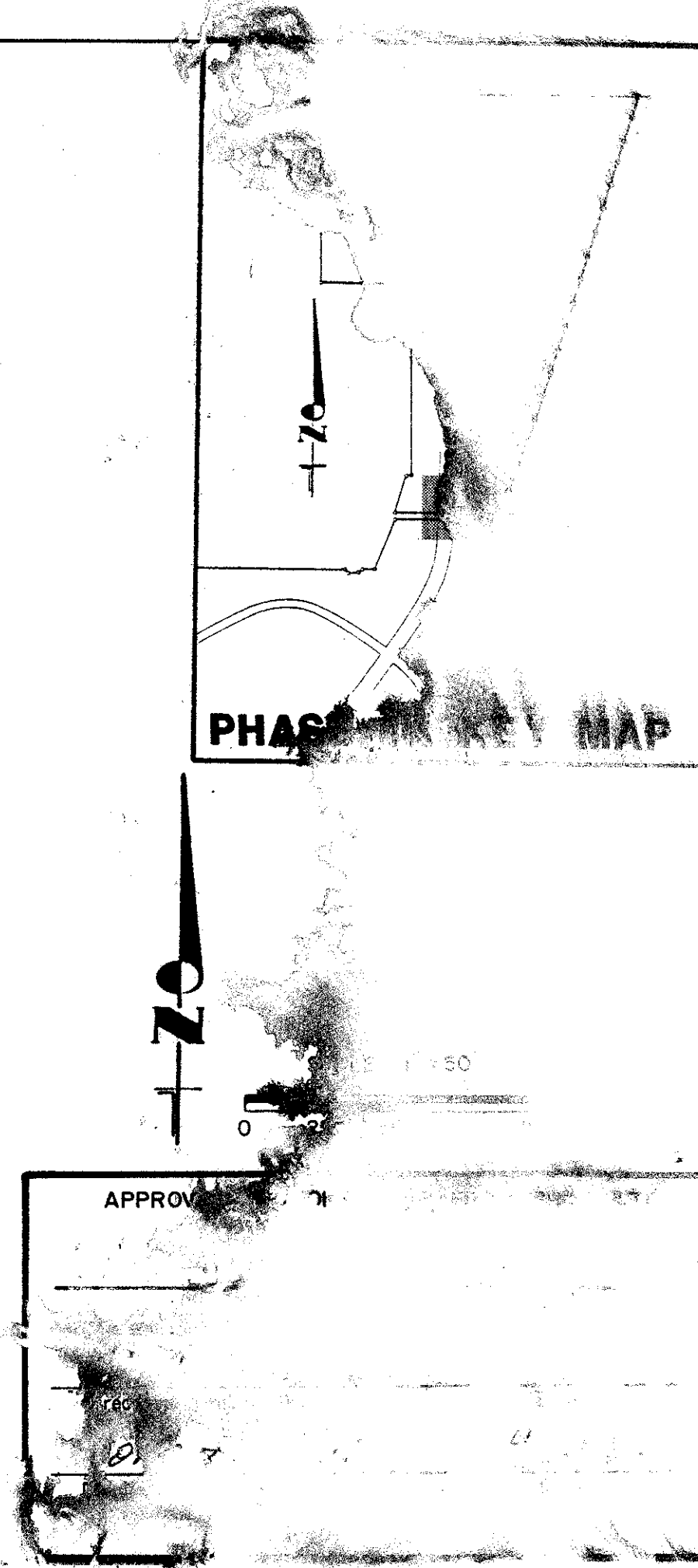
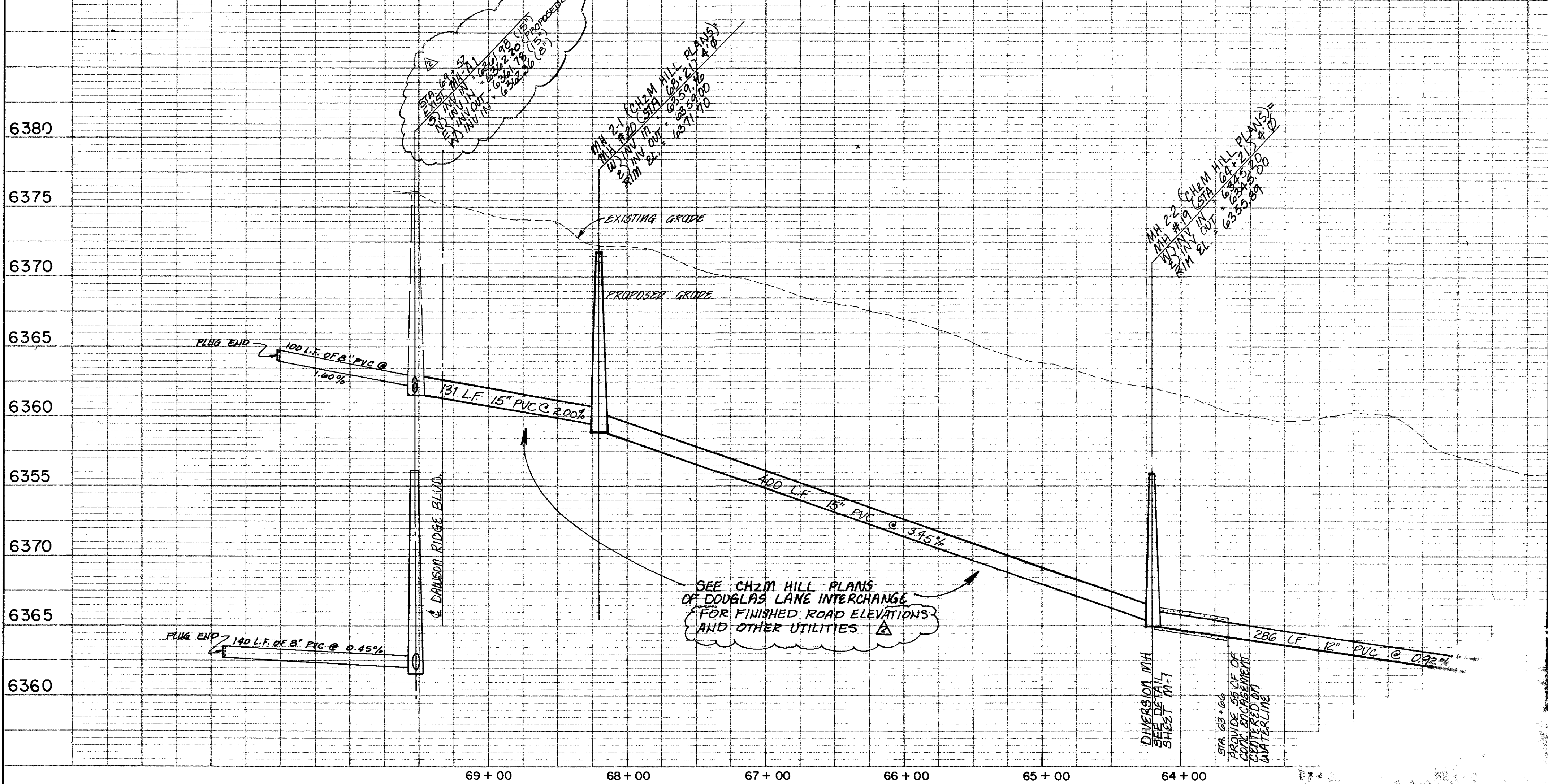




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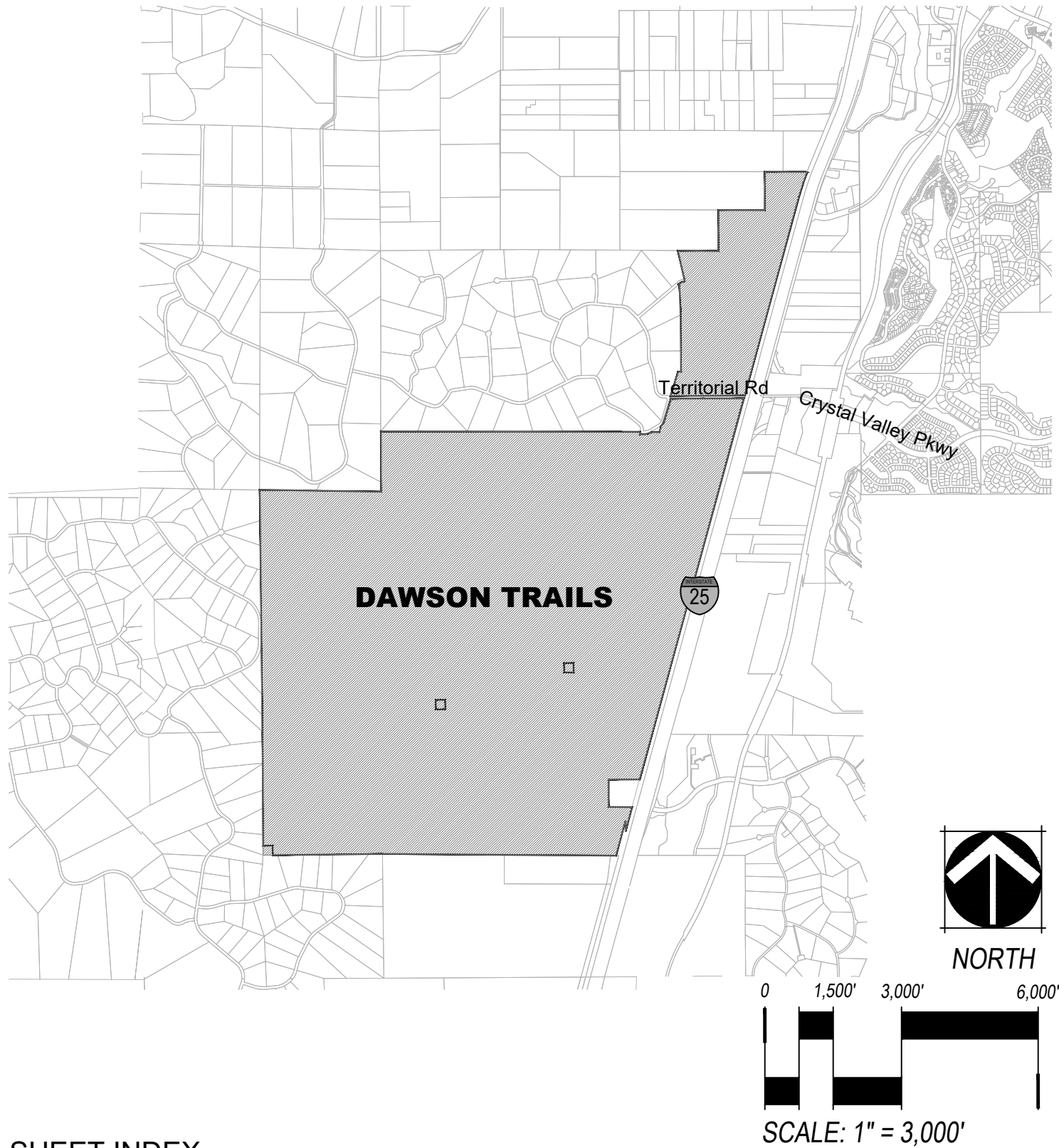






Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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;

- 1. 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);
- 2. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
- 3. 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);
- 4. 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;
- 5. 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);
- 6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
- 7. 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);
- 8. 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:

- 1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;
- 2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;
- 3. 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	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, Non-Res	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		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	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)			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

- 1. 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.
- 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 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.

Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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.

PARCEL SUMMARY

	ACREAGE	% OF PROPERTY
PUBLIC LAND		
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%

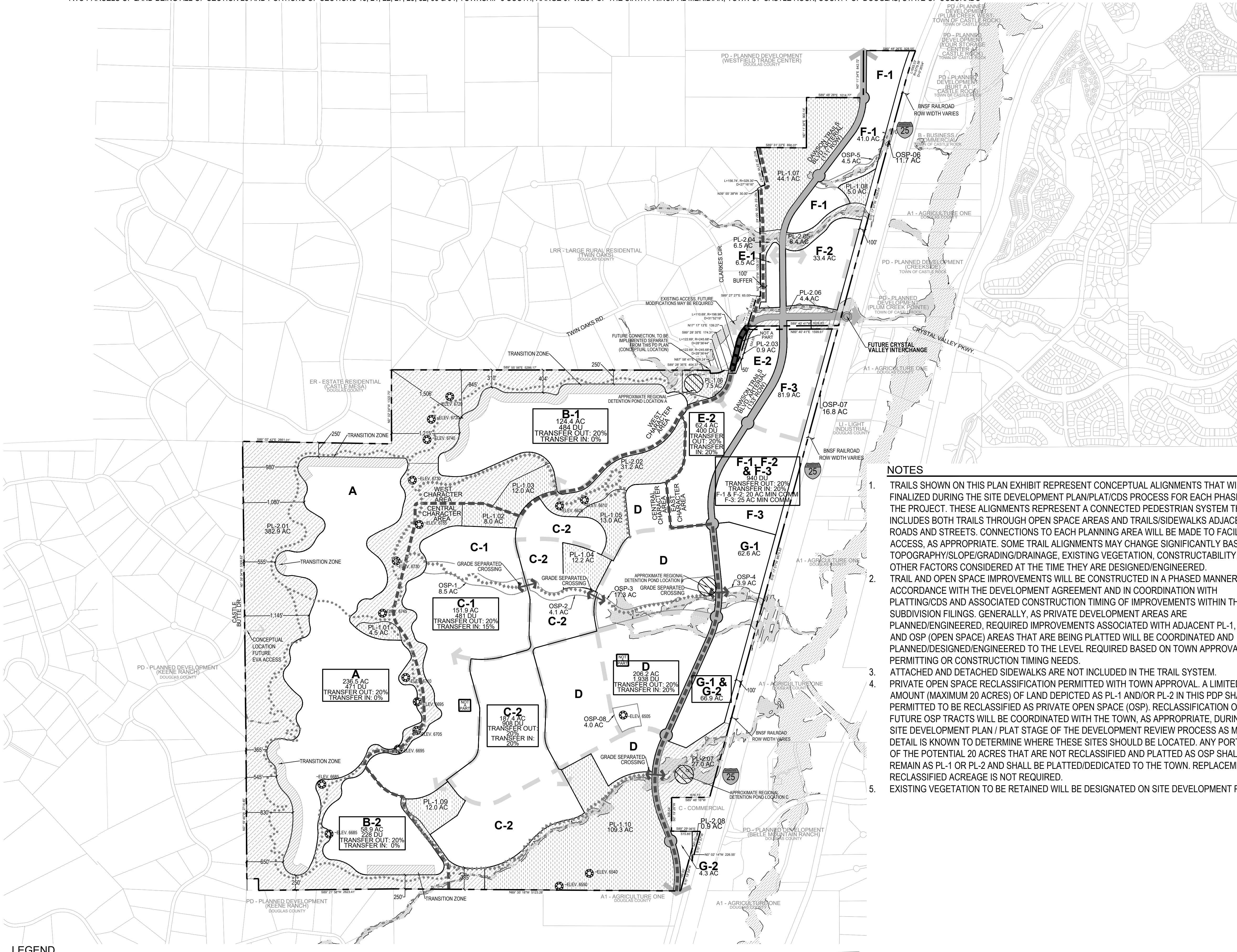
	ACREAGE	% OF PROPERTY
OPEN SPACE		
PL-2.01	382.9	18.6%
PL-2.02	31.2	1.5%
PL-2.03	0.9	0.0%
PL-2.04	6.5	0.3%
PL-2.05	8.4	0.4%
PL-2.06	4.4	0.2%
PL-2.07	27.0	1.3%
PL-2.08	0.9	0.0%
PL-2 TOTAL	462.2	22.4%

OSP (PRIVATE)		
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)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%

OPEN SPACE & PUBLIC LAND TOTAL	975.6	47.3%
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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

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

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 Dwellings 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

B. 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.

2. 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.*

A. 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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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
 - 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.

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

- Maximum Building Height for All Uses (2, 11): 75'

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

- 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.

- Uses By Special Review
 - Solar collectors which are not part of the primary structure
- Maximum Building Height for All Uses (2, 11): 75'
- 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.

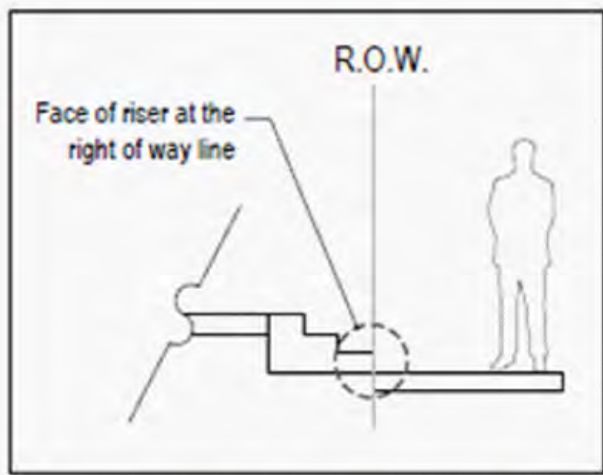
6.11 Supplemental Development Standards

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

Excerpts from "Dawson Ridge Planned Development Plan"
Prepared by Norris Design.
Dated 06/09/2022

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 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.



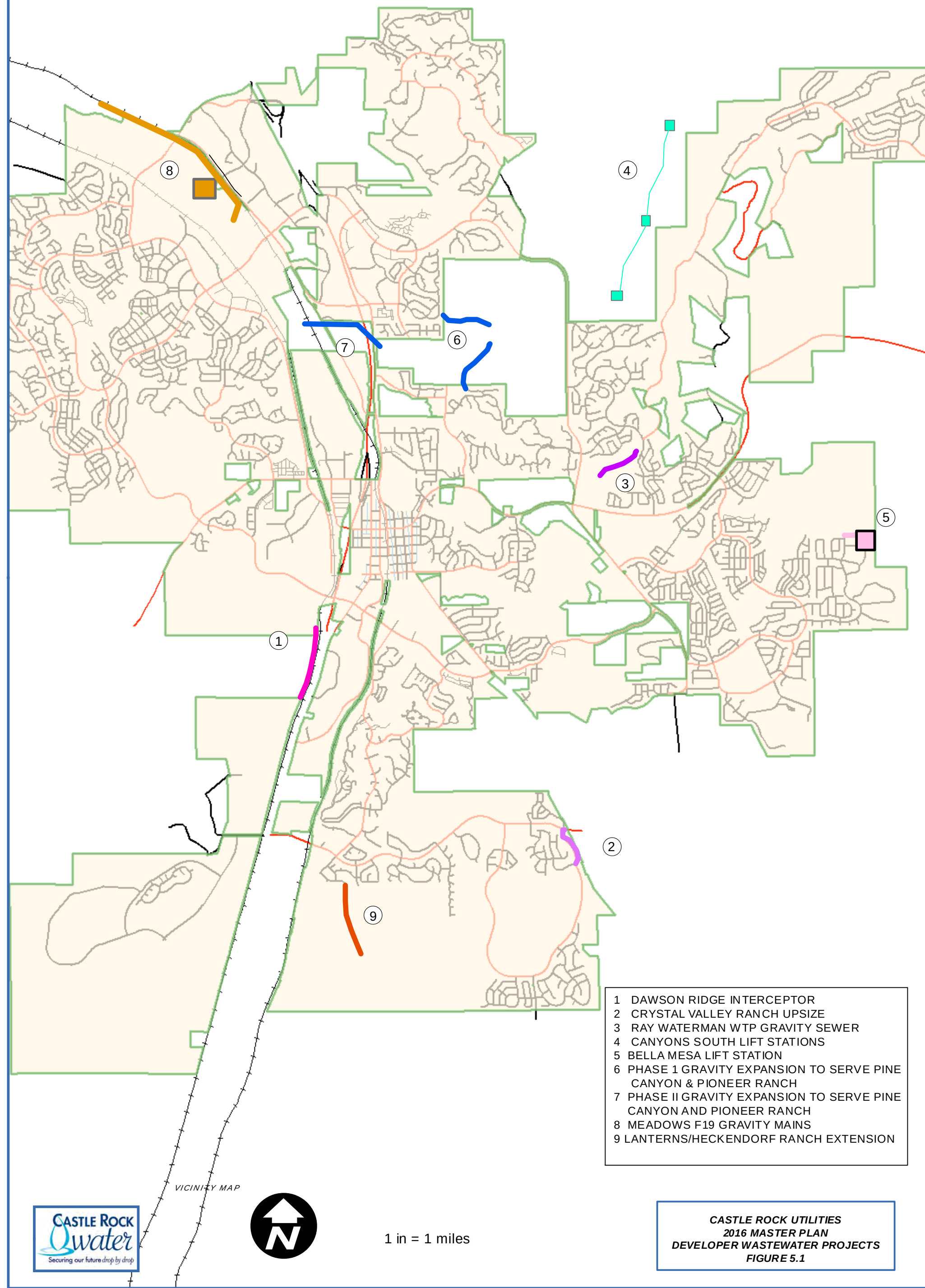
Wastewater Master Plan 2016



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.



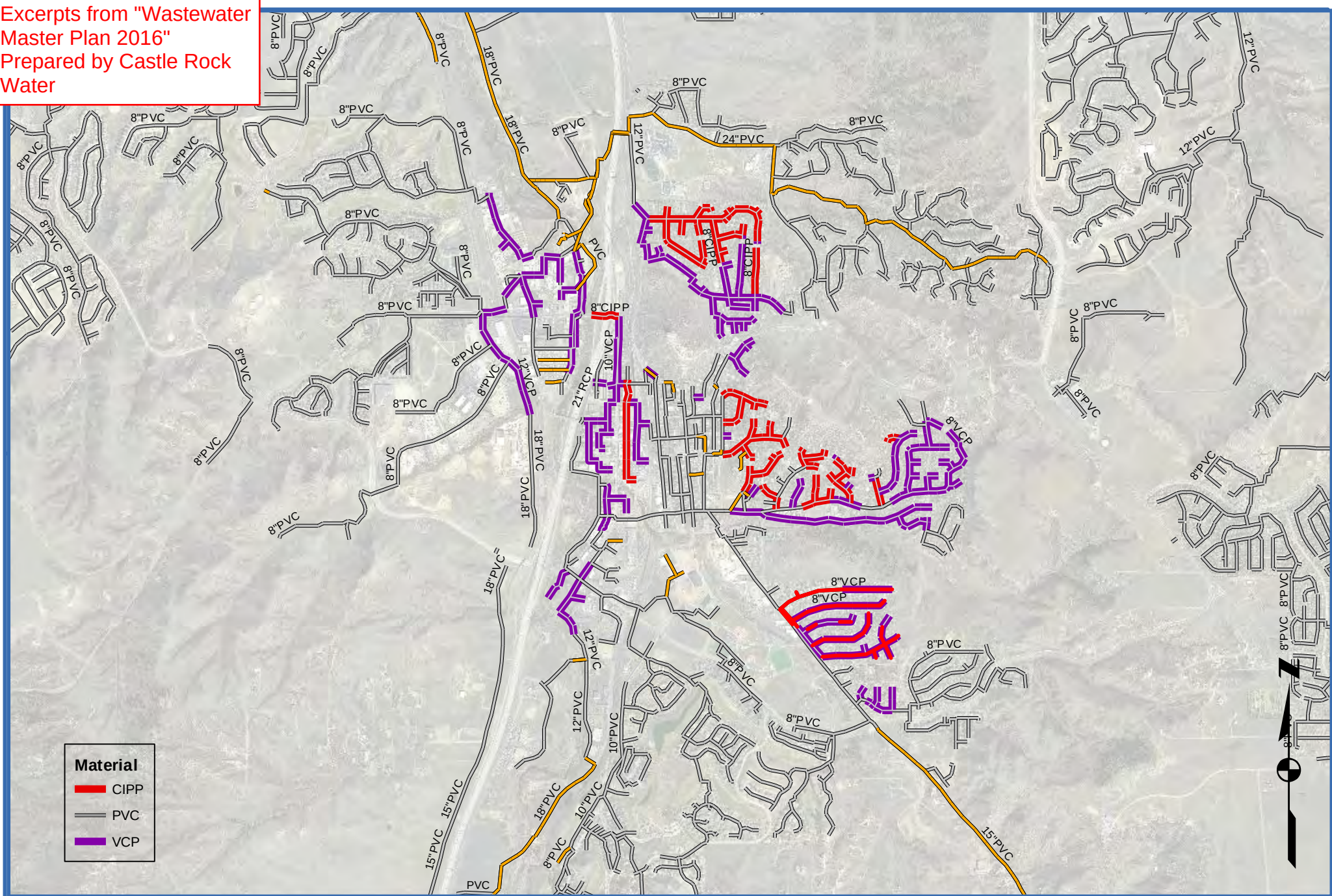
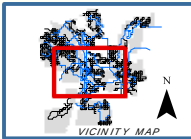
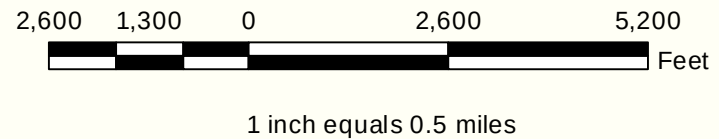


FIGURE 6.1

CASTLE ROCK UTILITIES
 SEWER PIPE MATERIALS
 2016, VCP AND CIPP