Ref #2023005658, Date: 2/8/2023 2:41 PM, Pages: 1 of 26 ,RECORDING \$138.00 Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

## **ORDINANCE NO. 2022-017**

# AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

**WHEREAS**, proper application has been made to the Town of Castle Rock (the "Town") by Dawson Trails I, LLC and Dawson Trails II, LLC, (collectively, the "Applicant") for an amendment to the zoning of the property described in the attached *Exhibit I* (the "Property"); and

WHEREAS, development of the northern portion of the Property is presently governed by the Westfield Trade Center Preliminary Planned Unit Development Site Plan, while development of the southern portion of the Property (the "Dawson Ridge Portion") is presently governed by the Dawson Ridge Preliminary Planned Unit Development Site Plan; and

**WHEREAS**, the Applicant has requested approval for the Dawson Trails Planned Development Plan and Zoning Regulations (the "PD Plan"); and

**WHEREAS**, with respect to the Dawson Ridge Portion of the Property, the Applicant is the successor in title to Dawson Ridge Metropolitan District No. 1 (the "District"); and

WHEREAS, the District and the Town are parties to that certain Suspension Agreement, dated October 8, 1992 (the "Suspension Agreement"); and

WHEREAS, among other things, the Suspension Agreement provides that, as a successor in title to the Dawson Ridge Portion, the rights, privileges, duties, and obligations of the District under that certain Annexation and Development Contract between the Town and Bellamah Community Development, dated November 15, 1984, shall be suspended until such time as the District or its successor in title has submitted a development plan to the Town for review and approval; and

WHEREAS, public hearings on the PD Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code; and

WHEREAS, the Town Council finds and determines that the PD Plan complies with the applicable requirements set forth in Chapters 17.32, 17.34, and 17.36 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and

**WHEREAS**, the Town Council further finds and determines that the Applicant has satisfied the conditions of the Suspension Agreement with respect to the submission of a development plan.

# NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

**Section 1.** Suspension Agreement. The rights, privileges, duties, and obligations of the Applicant, as successor in title to the District with respect to the Dawson Trails Portion of the Property

shall hereby resume as of the effective date of this Ordinance.

- **Section 2.** <u>Approval.</u> The Dawson Trails Planned Development Plan and Zoning Regulations in the form attached as *Exhibit 2* is hereby approved. To the extent that the Property is within the boundaries of the Dawson Ridge Preliminary Planned Unit Development Site Plan or the Westfield Trade Center Preliminary Planned Unit Development Site Plan, both Plans and the ordinances approving said Plans are hereby superseded by this Ordinance.
- **Section 3.** <u>Effective Date</u>. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.
- **Section 4.** <u>Severability</u>. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.
- **Section 5.** <u>Safety Clause.</u> The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 16th day of August, 2022 by a vote of 7 for and 2 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this day of September, 2022, by the Town Council of the Town of Castle Rock by a vote of \_\_\_\_\_\_ for and \_\_\_\_\_\_ against.

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

SEAL

## DAWSON TRAILS PROJECT PERIMETER DESCRIPTION:

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

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

## PARCEL 1:

<u>BEGINNING</u> 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. \$ 89°46'16" W, A DISTANCE OF 678.73 FEET;
- 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 2414.68 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

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

THENCE N 00°19'46 W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE <u>POINT OF BEGINNING</u>.

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

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

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

<u>COMMENCING</u> AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'17" E, A DISTANCE OF 1262.53 FEET TO THE <u>POINT OF BEGINNING</u>:

THENCE N 00°45'02" W, A DISTANCE OF 208.73 FEET;

THENCE S 89°47'38" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'02" E, A DISTANCE OF 208.73 FEET;

THENCE N 89°47'38" W, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING:

ALSO EXCEPTING THE FOLLOWING PARCEL

<u>COMMENCING</u> AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'49" E, A DISTANCE OF 1765.27 FEET TO THE <u>POINT OF BEGINNING</u>;

THENCE N 89°47'47" W, A DISTANCE OF 208.73 FEET;

THENCE N 00°45'11" W, A DISTANCE OF 208.73 FEET:

THENCE S 89°47'47" E, A DISTANCE OF 208.73 FEET;

THENCE S 00°45'11" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

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

## PARCEL 2:

<u>COMMENCING</u> 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 BE SAID TWIN OAKS PLAT;

THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

- 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;
- 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.

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

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

#### 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)

KTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34. TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROOK, COUNTY OF DOUG

# VICINITY MAP NORTH SCALE 1" = 3,000

## SHEET INDEX

.....COVER SHEET 3-8 PLANNED DEVELOPMENT PLAN

...OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN ....NATURAL FEATURES MAP .....PHASING PLAN

SHEE\* 11 ......

SHEE" 12 GRADING & DRAINAGE PLAN

WILDLAND MANAGEMENT PLAN

SHEET 20......SIGN DESIGN STANDARDS

#### PURPOSE STATEMENT

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

VESTING

\*\*HIS DAY/SON TRAILS PLANNED DEVELOPMENT PLAY INCLUSIVE OF THE EMBEDDE OF ZOMING REDULATIONS CONSTITUTES A SITE SPECIFIC PROPERTY OF THE DAST FROM THE CAST FROM

#### TECHNICAL CRITERIA VARIANCE APPROVA

APPROVED 5/11/2022

APPROVED STITZEZZ
APPROVAL A\_LOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL
MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLYD/PRAIRIE HAWK DE

#### SUMMARY TABLE CHARACTER | PLANNENS | LANSUME | ACREAGÉ; MAX DIRELLING I MAN TRANSITION I MEN. NON-RES | N. CF | MAX SUSLEME AREA LOT SIZE AREA (AC) PROPERTY NEXT (1) WEST NA 20,2% otale IVA 418.6 C-1 SFD, SFA, MF 1319 C-2 SFQ, MFA, MF 14274 204.2 60. 563.6 1997 164 24.4 E-1 Hos-Rue 65 E-2 9FQ, BFA, MF 6.5 0.34 E-2 NA 30% 624 [ 400 M/A 60 Non-Pas SFA MF, Non-F-1 41.0 No 20% 757907 (1) Res SFA MF, Nam EATT F-2 39.1 NA . 184 7597 (1) Res SFA MF Hon-

C.2 Hon-Res 4.3 Totals NA 2021 WAX DRIVING NAT ALL TELEBRATER MACAS COMMENTS ALL TELEBRATER MACAS COMMENTS OF	0 PHA 1380 SHA	es s	0.7% 11.7%	FEMIC (II)
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MAR MIR IT FAMOUY DIMENSION LANTS (LOCATED W.C.), D.F.O. &.	ENTRELL CONTRACTOR	*********	C R 4 8 9 0 4 4 5	2,450
MAX COMMINION HER, NO. FT. PART & CENTRAL GRANDETENT	A district to particular	Nakanperatak	Jároka kild.	3,260,040

FLANHING AND AS 1.874 1 80% OPEN SPACE OF 18 OF 1550 24 PUBLIC CANCED CONCATTOR (MC.4) 1 275 T TI DK FROM CATTERNALS TOTAL PROPERTY (APPROXIMATELY) 7 20637 140.5%

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#### PDP STANDARD NOTES

- A SMALL PORTION OF THE MINERAL BIOHTS 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
- THIS PROPERTY LIES WITHIN SEMA ZONE X. THE LINGUAGED AREA OF FIRM MAPS NO. (603/5002/62) 0/03/5003/0 INIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO GASSCOSSES GROUDCOSS.
  GROUDCOSSES, GROUDCOSSES, AND GROSSCOSSES, REVISED MARCH IS SOIF NO STRUCTURES SHALL BE PERMITTED.
  THE APPROVED IN GYCHAF FLOOD PLAIN THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS CREATION 130 ACRES CASTE
- THAN TO ACRES CASS TE 3
  3 INSPECIENT IN WITHIN THE TOWN OF CASTLE RICCK SILVE RED AND GREEN WATER PRESSURE ZONES
  4 ALL WEATHER (CONCRETE OR ASPINLIT) SURFACED ACCESS ROUGH COMPARE OF WITH STANDING THE INFOSCO
  LINDS OF PIRE APPRAITIA (TO COOLES) AND ALL RECURRED THE HYDRANTS SHALL BE INSTALLED AND MADE
  SERVICE/AUE PROOF TO AND DURNO ALL VERTICAL CONSTRUCTION.
- 5. RIGHT-OF-WAY FOR INCRESS AND EGRESS FOR EMERGENCY VEHICLES IS CRANTED OVER ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES

#### GENERAL NOTES

- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL STATE AND TOWN REGIL ATIONS 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 CATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF
- CASTLE ROCK FIRE DEPARTMENT
- 4. A WILDLANDURBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO SE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SOP 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 WITIGATION TECHNIQUES. AND STANDARDS. REFER TO SHEET IS AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAI

#### LEGAL DESCRIPTION

TWO [2] PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 52, 33 & 34, TOWNSHIP & SOUTH, ALMGE 67 WEST OF THE SYSTM PRINCIPAL MERIODAL TOWN OF CASTE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLIOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUT THE BERRINGS FOR THIS DISCONPTION ARE BASED ON THE MORTH LINE OF THE SOUTH-HARLO THIS SOUTH-HARLO SECTION 22, TOWNSHERS BEEF ROW, THIS SOUTH-HARLO SECTION TO THE FOR THE MORE AS ASSOCIATION OF THE SOUTH-HARLO SECTION AS ASSOCIATION AS ASSOCIATION OF THE SOUTH-HARLO SECTION OF THE SOUTH-HARLO COMMON OF STAMPOOL SECTION OF THE SOUTH-HARTH COMMON OF SMAD SECTIONS FOR 2.1. EMISSION MOBILIZED TO A PIPE WITH A 2 HICH ALLWHIMM CAP, STAMPED "LS 6925", WITH ALL BERAINGS CONTAINED FERRE MELATURY THERETO.

BIGHNING AT THE SOUTH 1/JETH CRAYER OF SAID SECTIONS 2: 8, 22, ALSO BEING A THE SAID SECTION OF THE SAID SECTION OF THE SAID SECTION 2: 8, 22, ALSO BEING A THE SAID SECTION OF THE SAID

- COTH LINE OF THE TERRITORIAL RODA DISPITION-WAY. AS ODDICATED BY SAID TWM SUBDIVISION, THE FOLLOWING FOUR A, FOLLOWISE: 5 0.273 LET. LA DISTANCE OF SS. LOFEET TO THE SOUTH LINE OF SAID TREMTORIAL RODA BORTH OF LIWN. N 973-961. LA DISTANCE OF 1072 SETELT OF A FORM TO FOLKWAY LINE; ALONG IT HAZ OF A CIUNE TO THE LEFT HAVING A RADIA OF 245.66 FEFT, A CRITINGA ARRILL DE 285-964 A RIOA RIVA FILL WHO THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF 182.69 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE TO A ROTH OF THE 282-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE 283-96 FEFT; N 973-273 T. LA DISTANCE OF 283 THE 283-96 FEFT; N 973-274 T. LA DISTANCE OF 283 THE 283-96 FEFT; N 973-274 T. LA DISTANCE OF 283 THE 283-96 FEFT; N 973-274 T. LA DISTANCE OF 283 THE 283-96 FEFT; N 973-274 T. LA DISTANCE OF 283 THE 283-96 THE 28
- WIN DAKS SUBDIVISION,

- THENCE S 89" IN 35" 4, ALOWG SAID SOUTH LINE A DISTANCE OF 374 33 FEET TO THE SOUTHART COMES OF SAID TWIN DAYS SUBDIVISION. THE SOUTHART COMES OF SAID TWIN DAYS SUBDIVISION, A PHARECE SET 1737 12, ALOWG THE LESS THE OF SAID TWIN DAYS SUBDIVISION, A DISTANCE OF THE OFFICE SAID THE OFFICE AND A POINT OF INDIVISION THE OFFICE SAID THE OFFI SAID TH
- 109.25 NEET: N 1271713" E, A DISTANCE OF 534.5S 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 IN 89'40'41" F. ALDING SAID SOUTH LINE, A DISTANCE OF 1599, 61 FEET TO A POINT HINNER MSSOWALE ALONG SAND SCUTH LINE, A DISTANCE OF 1598 6.1 FERT TO A POL ON THE WIST LINE OF THE BUILLINGSTON INOTITIENTS MANNER FEATURED, ASSAML SHAWN THE HINNER STATES OF THE MORTHLAST COUNTRY OF THAT FACEL OF LINED DESCRIPTION IN HATD ELED RECORDED AT RECEIVED NO 2004/1316/5, 340 DOBUGLAS COUNTY RECOVER.

THEME ALONG THE MORTH, WAS AND AND THE THE ASSAULT OF THE STATE OF THE

THENCE S 18 27 TO W. A DONE SAID WAS LIKE A DISTANCE OF 547 53 FEET TO A POINT ON THE FAST LIKE OF THE NORTHEAT CHARRES OF SAID SCHOOL 32 THENCE WAS CONTINUED THE NORTHEAT CHARRES OF SAID SCHOOL 33 THENCE WAS CONTINUED TO SAID SCHOOL 35 THENCE SCHOOL 35 THE SAID SCHOOL 35 THENCE SCHOOL 35 THE SAID SCHOOL 35 THE S

SAÍD DOUGIAS COUNTY RECORDS.

THENCES SAFT ZES W, ALONG THE NOTH INTE OF SAID RETHE RANCH PRING NO. 1, AND ALONG THE SOUTH INTE OF SAID RETHE RANCH PRING NO. 1, AND ALONG THE SOUTH INTE OF SAID RETHE OF SAID SECTION 12, A DOSTAMEN OF 244 AS RETE OF THE SOUTHEAST COME OF THAT THE SOUTHEAST COME OF THAT THE SOUTHEAST COME OF THE THAT THE OFFICE OF THE OFFICE OFFICE OF THE OFFICE OFFICE

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

THENCE IN 00°19'46 W. ALONG THE EAST LINE OF SAID REENE RANCH FILING NO. 1, ALONG THERE'S NOT'S AS WALDOWS THE LAST THE COSTAND SERVICE SHARPS THE RESET OF THE RESET

IEET TO THE MORTH QUARTER COMER OS ASID SECTION 29, SHING THE MORTHCAST COMER OF JAMP SEVEN AMENDMENT OF JAMP, AND THE MORTHCAST COMER OF JAMP SEVEN AS A SUBDIVISION FOR JAMP SECONDS OF THE SECONDS OF JAMP SEVEN AS A SUBDIVISION FOR JAMP SECONDS OF THE SECONDS OF JAMP SEVEN AS A SUBDIVISION SECONDS OF JAMP SEVEN AS A SUBDIVISION SEVEN AS OF JAMP SEVEN AS A SUBDIVISION AS A SUBDIVISION SEVEN AS A SUBDIVISION AS A SUBDIVISION AS A SUBDIVISION SEVEN AS A SUBDIVISION AS A SUBDIVISI

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

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 2004061339, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28. TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MEET TOWN OF CASTLE ROCK, COUNTY OF COUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY OSSCRIBED AS FOLLOWS.

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF THE MARKINGS YOR HISE SECTIFION PARCIES ARE BASED ON THE SOUTH LINE OF SECTION 28, "OWNERHER SOUTH, AND THE SIZE OF WEST D'FIT IS SECTION 28, "OWNER HAS ASSUMED TO BRAN SERVICED", I FIGURE THE SOUTHWEST COUNTED OF SAME SECTION 28, BEING SOUTHEST OF SAME SECTION 28, BEING SOUTHEST OF SAME SECTION 28, BEING MOUNTAINED OF SAME WITH A 2-1/2" ALUMINIUM CAP. STANMED "IS 6935", WITHALL BLAEBINGS CONTAINED HERDIN SELTIFIC THE SECTION 29.

COLUMNICATE, 47 THE SOUT HAVES I COLUMN ON SUB-DECTION 18, THENCE N 65°79' 37" E.
DEDITIONED THE SUB-SIZET OF THE POINT OF RECEIVING.
THE WAS IN COLUMN OF THE SUB-SIZET OF THE

DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING THE FOLLOWING PARCEL

COMMENSION AT THE SOUTHEAST COMER OF SAID SCT ION 28, THENCE IN 80 '06 49' E.
ARD WALES OF 12 THE TO THE POINT OF BECOMMES.
THENCE IN BOYLAT" OF ADDRESS OF 300 33 FEET.
THENCE IN BOYLAT" OF ADDRESS OF 303 53 FEET.
THENCE SOUTHER ADDRESS OF 303 53 FEET.
THENCE SOUTHER ADDRESS OF 303 53 FEET.
THENCE SOUTHER ADDRESS OF 303 53 FEET TO THE POINT OF RESIDENCE.

CONTAINING A NET AREA OF 81,902.811 SQUARE FEET OR 1.880.230 ACRES, MORE OR 1655

COMMENCING AT THE SOUTH LIJECTH CORNER OF FAID SECTIONS 21 & 21, ALSO BEING A TOMING THE FOUR HILLS OF TWO MOANS, A SUBDIVISION FLAIL RECORDED AT RECEPTION AT RECORDED AT RECEPTION AT RECORDED AT RECEPTION AND ATTEMPORATE AND ATTEMPORATE

- OURSES:

  1. N 17"1713" E. A DISTANCE OF 557.93 FEET;
  2. S 89"27"27" E. A DISTANCE OF 65.00 FEET;
  3. N 00"22"35" W, A DISTANCE OF 1929.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN CARS PLAT
- THENCE N 03°03' 12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF SP7.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3. BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF WAY, AS DEDICATED BE SAID TWIN OAKS

PLAT.

THEREC ALONG THE PORTIONS OF BRIGGO LAME VACATED BY ORDINANCE NO. 68, 52, 81COPROI IN BOOK 840 AT PAGE 970, SAID DOUGLAS COUNTY ECCINES THE FOLLOWING TWO [2] COUNTS:

1. N375538\* W., A DISTANCE OF 80.00 FEET TO A POINT OF RON-TANGENT CHARATING.

- CHAVATURE:
  ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT MAYING A BAGILS OF
  323.30 FEET, A CENTRAL AMBIL OF 2718/15" AND AN ARC LENGTH OF 135.74
  FEET, SUBTRIDED BY A CHORD OF WHICH BEARS N 63"4230" 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 DISTRICT, CONTROL AND THE CONTROL OF STREET OF STREET, STREET OF STREET OF STREET, STR

- CURSES: MET AND FARE SET PROJECTED.

  PROTECTED TO THE ADMINISTRATION OF PARCELS AND 5. A DISTANCE OF ADMINISTRATION OF A

- THENCE ALONG THE WEST INTO O'S ADD BURLINGTON MORTHERN SANTA FE RAILRICAD RIGHT O'S MAY THE FOLLOWING TWO (2) COURSES.

  A ALONG THE RAIL O'S ADDIT ARROWS CLOWLY TO THE LETT HAVING A RAOLES OF THE RESERVENCE OF THE LETT HAVING A RAOLES OF THE RESERVENCE OF THE ROOT OF TH

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

CONTAINING AN AREA OF 7,993,235 SQUARE FEET OR 183,499 ACRES, MORE OR LES

OVERALL DAWSON RIDGE PROJECT PERIMETER DESCRIPTION CONTAINS AN AREA OF 89,896,046 SQUARE FEET OR 2,063 729 ACRES, MORE OR LESS.

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

PLANNERA ANDSCAPE

NORRIS DESIGN

Prove Educati #9004 Prover Educati #9004 Prophysicalists



WESTSIDE INVESTMENT
PARTNERS
4100 E MISSISSIPPI AVE
SUITE 500
DENVER CO 80248
303-884-9800

CORE

CORE CONSULTANTS ENGLEW000, CO 80113 303-730-5960



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I AND ZONING F
PLUE, SITE PLAKANDA PORTION DAWSON T PLANNED DEVELOPMENT PLAN AT PALAMENDARITON PROPERTY CONTESTS CONTE

CATE: POP-01 07/08/2021 PDP-02 12/03/2021. PDP-03 04/13/2022

PDP-04.05/27/2022 PDP-05 06/09/2022

> QUEET TITLE COVER

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MB. CHECKEE BY ORAWN BY

MB. SW DJ. JR

CHECKED BY. DRAWN BY

# **DAWSON TRAILS**

## PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENOMENT TO THE DAMPON RIDGE PRELIMINARY P. U.D. SITE PLAN)
TWO PARCES OF LAND BEINGAL OF SECTION 29 AND PORTIONS OF SECTIONS 15.21, 22.27, 23. 23. 23 1 31 TONNISHP 3 SOUTH, RANCE 67 MEST OF THE SOTH PRINCIPAL HERDAL TOWN OF CASTIE ROCK COUNTY OF DOLGAS, STATE OF COLONDO

OWNERSHIP CERTIFICATION:	PLANNING COMMISSION RECOMMENDATION:	SURVEYOR'S CERTIFICATE:
FHE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED IEREIN	THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN	A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED
AWSON TRAILS ILLC	OF CASTLE ROCK, COLORADO ON THE DAY OF	DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE
	20	MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
GNED YHIS DAY OF 20		
OTARY BLOCK UBSCRIBED AND SWORN TO BEFORE ME THISDAY OF	CHAIR DATE	
. 20		REGISTERED LAND SURVEYOR DATE
Y AS	ATTEST	
F THE DAWSON TRAILS ! LLC, A COLORADOIMITED LIABILITY COMPANY		
WITNESS MY HAND AND OFFICIAL SEAL.	DIRECTOR OF DEVELOPMENT SERVICES DATE	
		TITLE CERTIFICATION:
OTARY PUBLIC	TOWN COUNCIL APPROVAL:	I. AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY A TITLE INSURANCE COMPANY LICENSE
	THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL	
Y COMMISSION EXPIRES:	OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE	THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF
	DAY OF 20	OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
DWNERSHIP CERTIFICATION:		
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.	MAYOR DATE	AUTHORIZED REPRESENTATIVE
IAWSON TRAILS II LLC	ATTEST:	TITLE COMPANY
IGNED THIS DAY OF 20	10.	SIGNED THIS DAY OF 20
IOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF	TOWN CLERK DATE	NOTARY BLOCK
	LIENHOLDER SUBORDINATION CERTIFICATE:	SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF
	THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN	BYAS AUTHORIZED REPRESENTATIVE
Y AS OF THE DAWSON TRAILS II LLC, A COLORADO LIMITED LIABILITY COMPANY	LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN	OF
WITNESS MY HAND AND OFFICIAL SEAL	CREATED BY THE INSTRUMENT RECORDED AT	WITNESS MY HAND AND OFFICIAL SEAL.
OTARY PUBLIC	RECEPTION NO, DOUGLAS COUNTY, COLORADO,	NOTARY PUBLIC
	SUBORDINATES THE SUBJECT LIEN TO THE TERMS CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.	MY COMMISSION EXPIRES.
MY COMMISSION EXPIRES.		
	SWOULD, A COLORADO LIMITED L'ABILITY COMPANY	
OWNERSHIP CERTIFICATION:	SIGNÉD THIS DAY OF ZO	
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE YOWN OF	NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF	
CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.	., 20 BY AS OF OF	AC 2 .
TOWN OF CASTLE ROCK, A MUN'CIPAL CORPORATION	THINCOS IN THIND AND OFFICIAL SEPE.	707
y Y	NOTARY PUBLIC	and the second second
IAYOR	MY COMMISSION EXPIRES.	
TTEST:	ALL AND	
OWN CLERK	DOUGLAS COUNTY CLERK AND RECOGRESION CERTIFICATE	
SIGNED THIS DAY OF 20	DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE: THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF	
NOTARY BLOCK	THIS PLANNED DEVELOPMENT FLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS	
UBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF	COUNTY AT ON THE DAY OF	
. 20	20 AT RECEPTION NO	
AS TOWN CLERK.		
MITNESS MY HAND AND OFFICIAL SEAL	DOUGLAS COUNTY CLERK AND RECORDER	
MINESO REFINING AND OFFICIAL SEAL	BY	
IOTARY PUBLIC		

PLANNERA ANDSCAPE ARCHITECT

NORRIS DESIGN

VESTSIDE INVESTMENT PARTNERS 4100 E MISSISSIPPI AVE SUITE SUI CENVER, CO 80246 103-981-9800

ENGINEER & SURVICTOR:
CORE
CORE
CORE CONSULTANTS
3473 S BRO40/VAY
ENGLEWOOD CD 80113
303-730-5960

DAWSON -TRAILS-

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AN AMERICANT OF THE OWISON ROLD REPUBLIANCE TO LITE TO A THE OWISON ROLD REPUBLIANCE THE THE THE OWISON ROLD REPUBLIANCE THE THE THE OWISON ROLD REPUBLIANCE THE THE THE OWIS

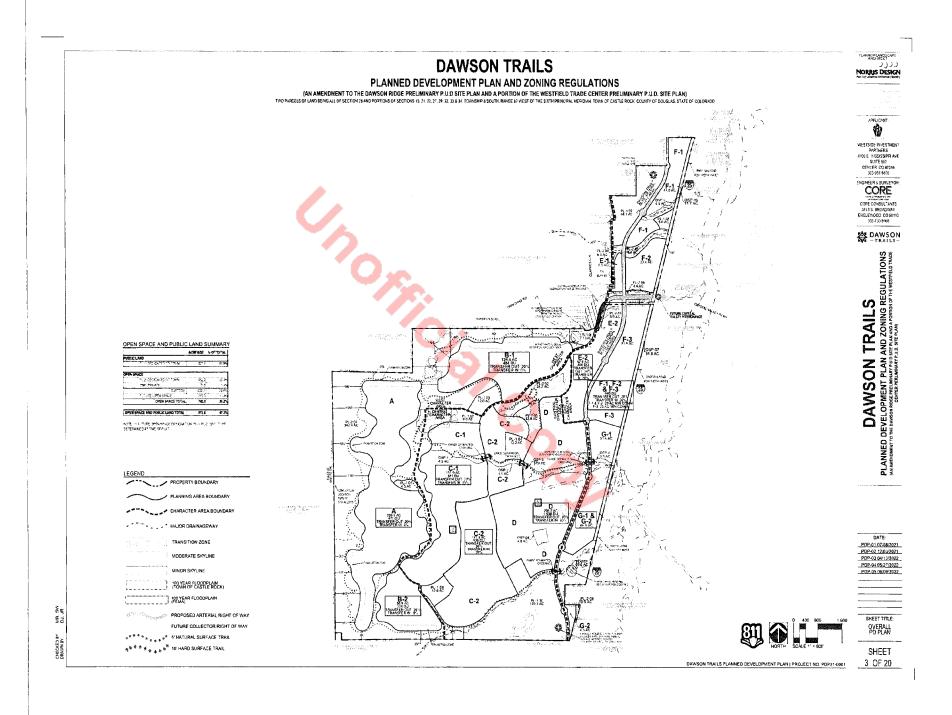
DATE: \_PDF-01-07/08/2021 \_PDF-02-12/03/2021 \_PDF-03-04/13/2022 \_PDF-04-05/27/2022 \_PDF-05-06/09/2022

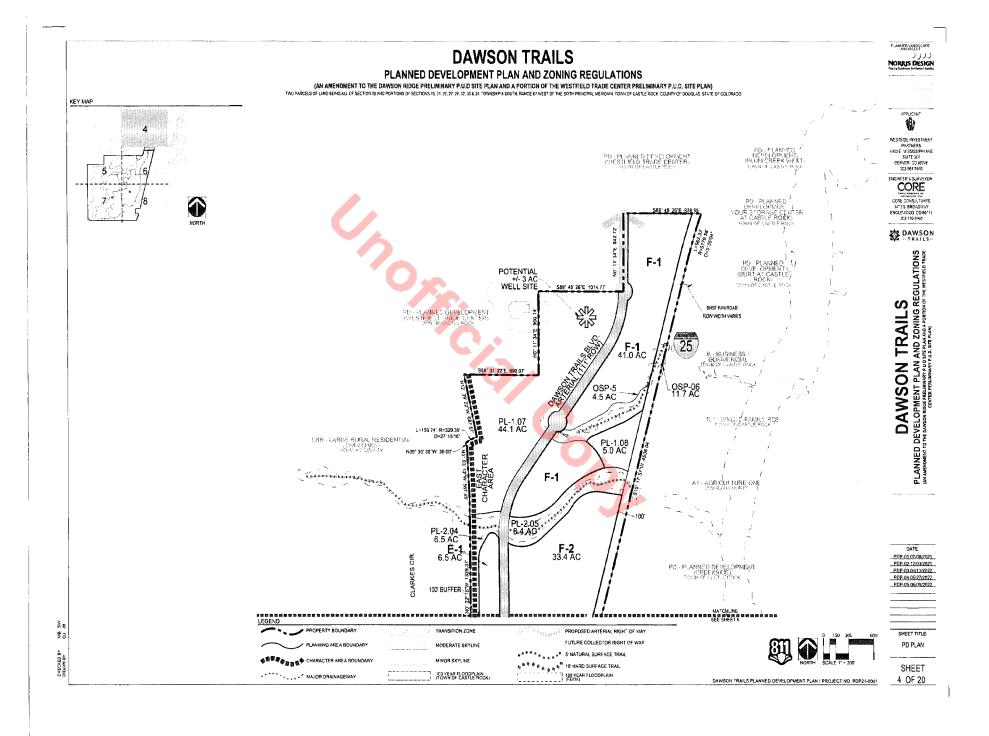
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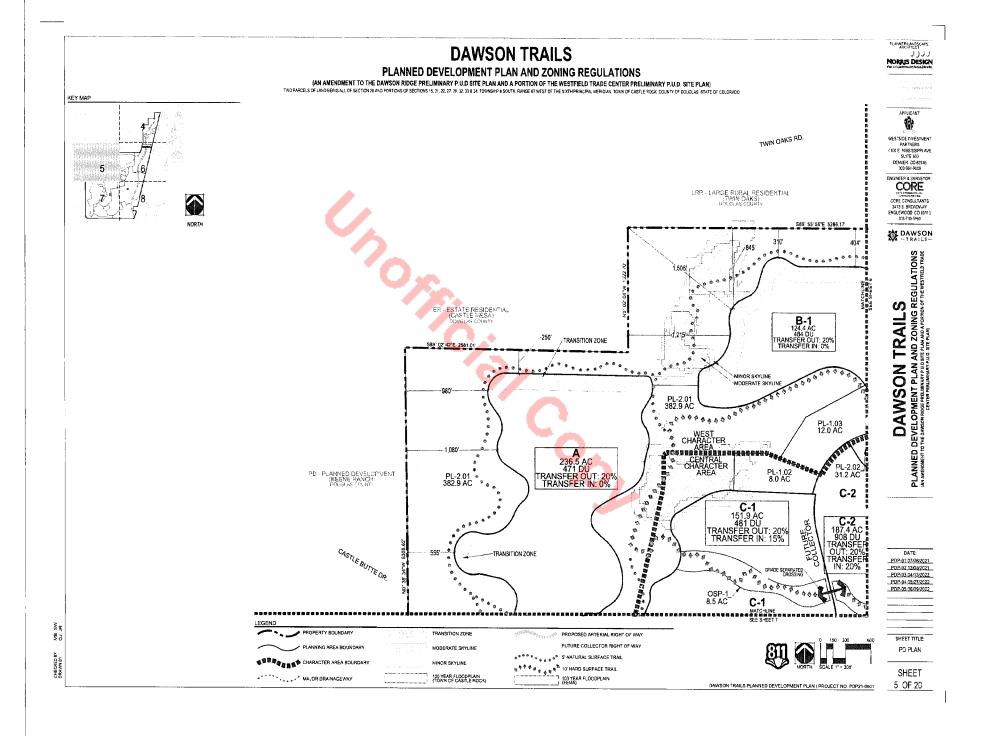
OWNERSH:P CERTIFICATION

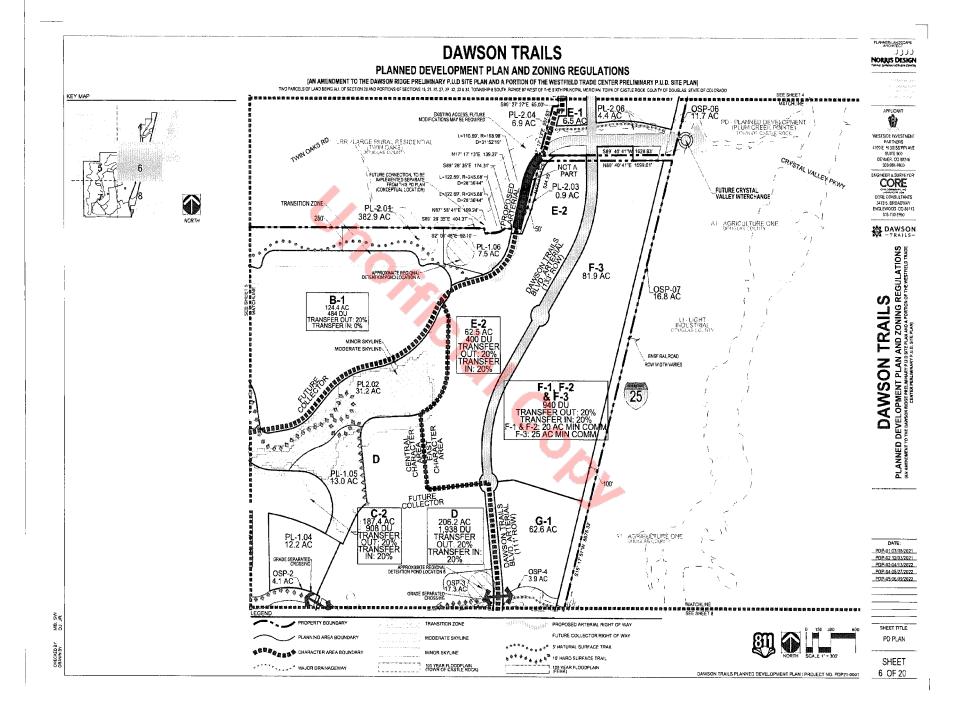
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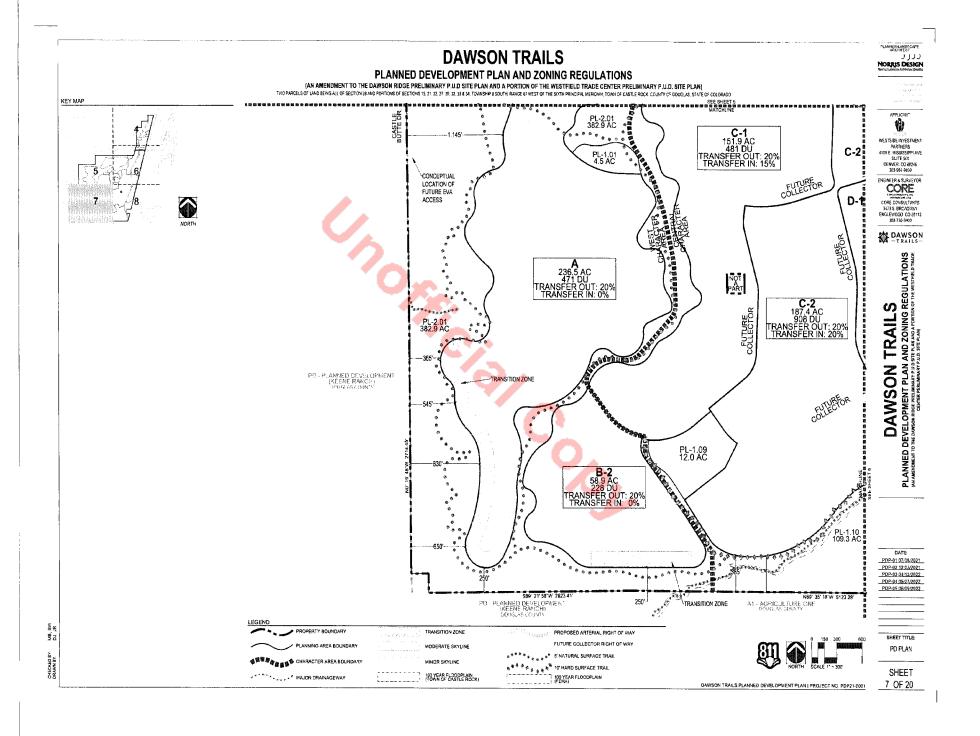
DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

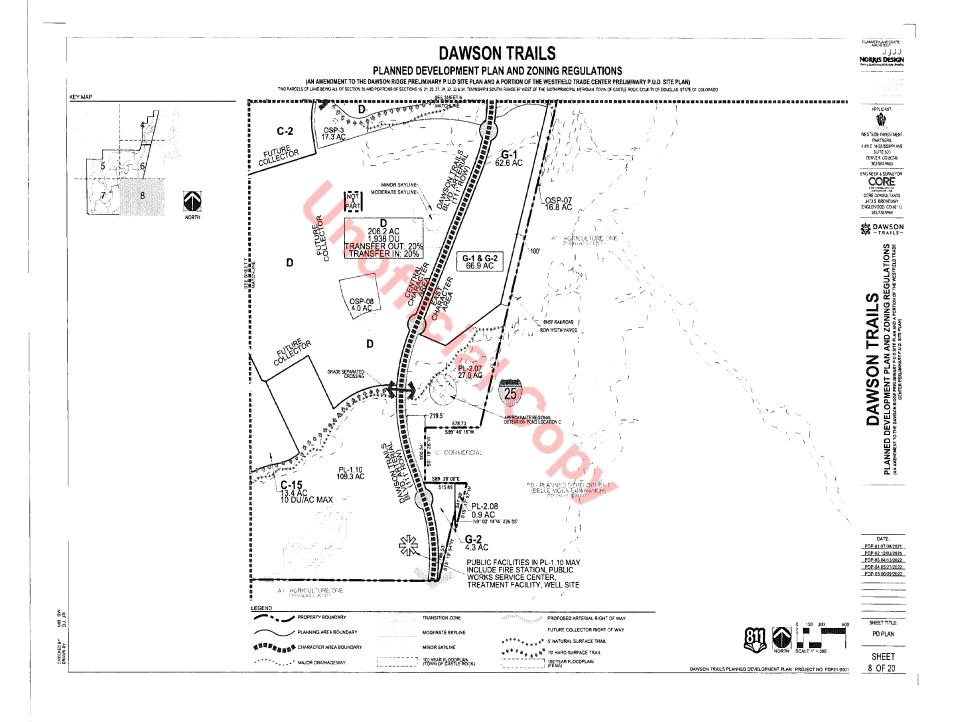






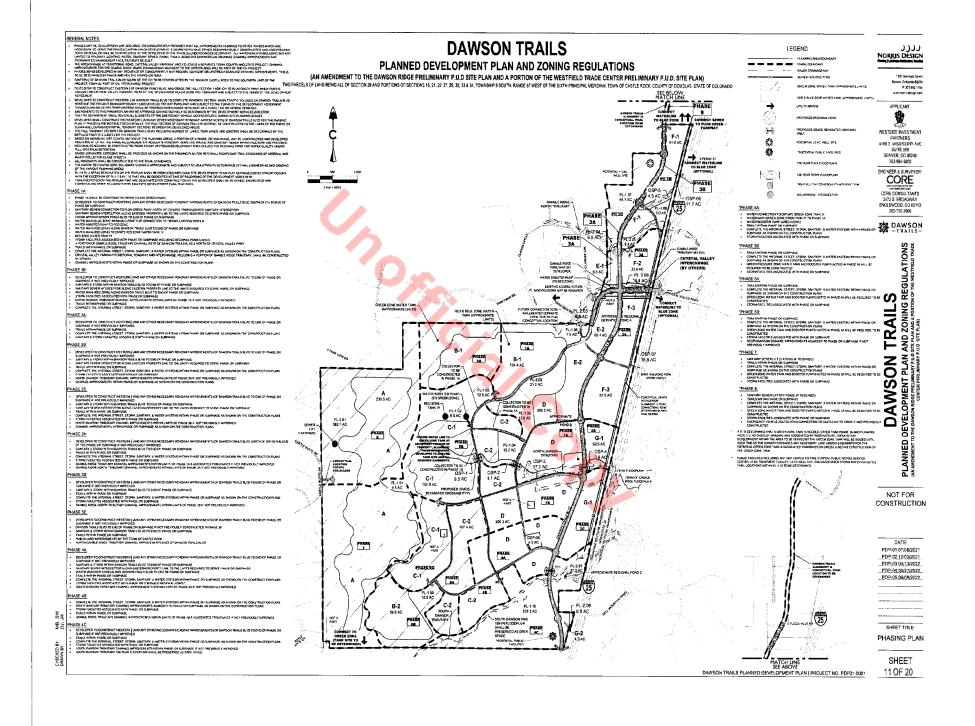


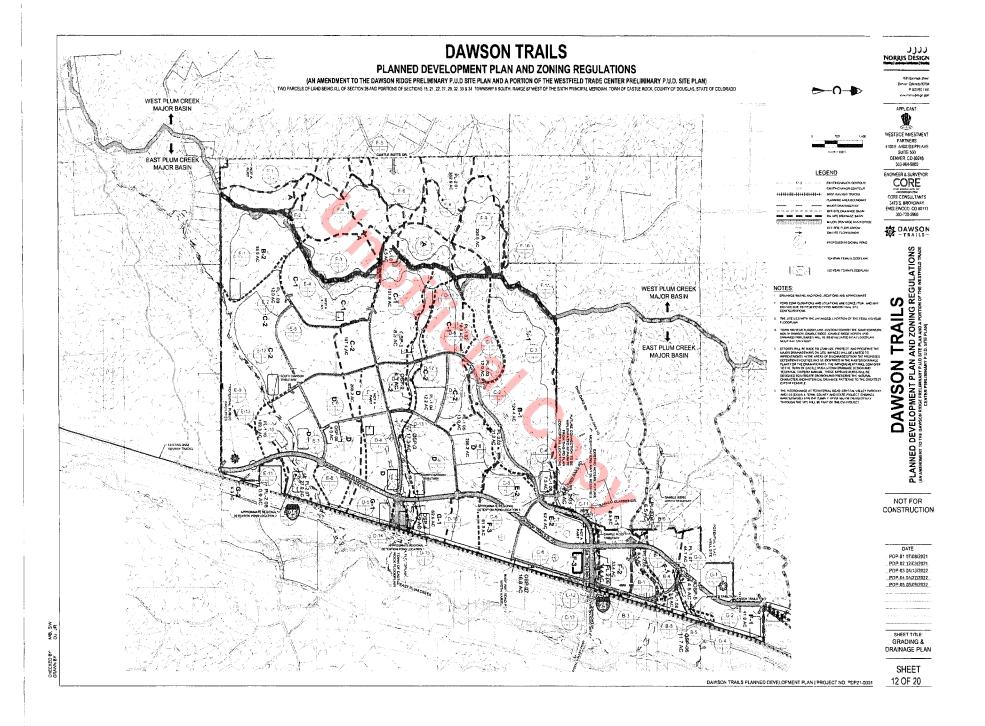




#### PLANNER LANDSCAPE ARCHITECT **DAWSON TRAILS** NORRIS DESIGN PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS (AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN TWO PARCELS OF LAVO BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 1S, 21, 22, 27, 29, 32, 33, 8.3. TOWNISHIP & SOUTH, FRANCE OF WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK COUNTY OF DOUGLAS, STATE OF COLCRADO APPLICANT WESTSIDE I WESTMEN I PARTNERS 4100 E MISSISS PPI AVE SUITE 500 DENVER. CO 69246 303-981-9809 CORE CORE CONSULTANTS 3477 S. BROADWAY ENGLEWOOD CO 80113 303-733-5960 DAWSON -TRAILS-OPEN SPACE AND PUBLIC LAND SUMMARY Z O TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ACCOMMENTS THAT WILL BE THIS POWER THIS POWER PAIRS IN CONTROL TO THE PROJECT. THE STE DEVELOPMENT PLAN PLATFORS PROJECTS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT F-3 INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILS-SIDEWALKS ADJACENT TO ROADS AND STREETS. COMNECTIONS TO EACH PLANNING AREA WILL BE VADE TO FACILITATE ACCESS. AS APPROPRIATE. SOME TRAIL ALIGNMENTS MAY CHANGE SIGNIFICANTLY BASED ON C-2 Ś OPEN SPACE TOTAL G-1 TOPOGRAPHYSLOPE/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 OPEN SPACE AND PUBLIC LAND TOTAL NOTE (1) FUTURE OPEN SPACE DESIGNATION (PL-1, FL-2, OSP) TO BE DETERMINED AT TIME OF PLAT 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 PARCEL SUMMARY PLANNEDENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND CSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENG/NEERED TO THE LEVEL REDUIRED BASED ON FOWN 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 POP SHALL BE PERMITTED TO BE RECLASSIFIED AS PRIVATE OPEN SPACE (OSP). RECLASSIFICATION OF ANY PL-1 (DEDICATED T 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 SHOULD BE LOCATED, ANY PORTION OF THE POTENTIAL 20 ACRES THAT ARE NOT RECLASSIFIED AND PLATTED AS OSPISHALL 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 PL2:0EDKATED TO PDP-01 07/08/2021 PDP-02 12/03/2021 PDP-03 04/13/2022 PDP-04.05/27/2022 PROPERTY BOUNDARY . . . . . . . . . . . S' NATURAL SURFACE TRAIL PROPOSED PLD **₽** 2 SHEET TITLE FUTURE OPEN SPACE (1) 2150 PROPOSED OPEN SPACE (PL-Z AND OSP) PLANNING AREA BOUNDARY OPEN SPACE TOTAL 7485 342% CHARACTER AREA BOUNDARY VAJOR DRAINAGEWAY -ELEV. 8755 HIGHPOINTS OPEN SPACE & PUBLIC LAND TOTAL 975.9 47.3% 100 YEAR FLOODFLAIN (TOWN OF CASTLE ROCK) PROPOSED ARTERIAL RIGHT OF WAY REGIONAL DETENTION POND SHEET NOTE: IN FUTURE OPEN SPACE DESIGNATION (PL-1; PL-2 OSF) TO BE DETERMINED AT TIME OF PLAT (CO YEAR FLOODPLAIN FUTURE COLLECTOR RIGHT OF WAY 9 OF 20 DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

# **DAWSON TRAILS** NORRIS DESIGN PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS (AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTRIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN) TYOPARCELS OF LAND BEHING ALL OF SECTION 20 AND PORTIONS OF SECTIONS 12. 21. 22. 23. 23. 33. 5 M. TOWNSHIP SOUTH RANCE SI WEST OF THE STITL PRINCPUL MERICAN, TOWN OF CASTIE ROCK COUNTY OF DOCUMENT STATE OF COLORADO WESTS/DE INVESTMENT PARTNERS 4109 E MISSISSIPPI AVE SUITE 500 DENVER, CO 80246 303-984-9609 ENGWEER & SURVEYOR CORE CONSULTANTS 3473 S BROADWAY ENGLEWOOD CD 80\*13 303-133-5960 DAWSON -TRAILS-DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AN AMERICAN FOR THE WASTRELD THE W DATE: PDP-01/07/08/2021 PDP-02 12/03/2021 PDP-03 04/13/2022 PDP-04 05/27/2022 MB. SW DJ. JR SHEET TITLE 'NOTE. SOURCE DOCUMENT IS DOUGLAS COUNTY 2049 COUPREHENSIVE MASTER WILDLIFE RESOURCES MAP PLAN NATURAL FEATURES MAP CHECKED BY. DRAWN BY: HISTORIC RAILROAD LOW HABITAT 186 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK) SHEET EXISTING VEGETATION G-ELEV. 6756 HIGHPOINTS 10 OF 20 DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001





## 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) THO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 29, 32, 31 & 34, TOWNISHP & SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL VERICLAR, TOWN OF CASTLE ROCK COUNTY OF DOUGLAS STATE OF COLORADO

#### WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN

THIS PROPERTY HAS VARYING DEGREES OF COVERAGE BY MULTIPLE VEGETATIVE TYPES. THUSLY FIRE MITIGATION SHALL BE APPROPRIATELY CONSIDERED AS DEVELOPMENT MOVES FORWARD, WILDE'RE MITIGATION IS THE IMPLEMENTATION OF VARIOUS MEASURES DESIGNED TO MINIMIZE THE DESTRUCTIVE FEFECTS FROM A WILDEIRE. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBANWILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED. PRACTICES THAT DEVELOPERS, BUILDERS AND HOMEOWNERS CAN IMPLEMENT

A WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE

- 1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING
- IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOP'ES FROM THE GROUND UP TO A VINIMUM HEIGHT OF 10 FEET REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES. DO NOT REMOVE MORE THAN 1/3" OF LIVE BRANCHES FROM CONIFERS.
- WHEN PRESENT. THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK
  GROWING BELOW THE CANOPY OF LARGER RETAINED TREES
- PRUNE RETAINED CONFERGUS TREES TO MINIMIZE CROWN OVERLAP ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
- THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRIME TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN TREE-LIKE FORM, REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
- INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED OR OTHER NON-COMBUSTIBLE MATERIAL FOR A MINIMUM OF 5 FEET AROUND THE PERIMETER OF THE BUILDING
- MINIVIZE FOUNDATION TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 6 FEET. FROM THE FOUNDATION. EXCLUDE MORE COMBUSTIBLE SHRUB SPECIES (CONFEROUS EVERGREENS LIKE JUNIPER. ARBORVITAE. SPRUCE, PINE AND FIR) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING
- PLANTINGS NEAR THE BUILDING.

  HINTINGS PERMITTED AND SHOULD NOT EXCEPT OF STRUCTURES PROVIDE PRINCIPLON AS REQUIRED FOR THE SUCCESSFUL D. STRUCTURAL WILDFIRE QUOELINES ESTABLISHED AND LONG-TERM NEALTH OF NEW TREES.
- PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
- 10. PLANT SOO OR SEED WITH LOW/GROWING GRASS SEED MIXES PROVIDE IRRIGATION TO TURF AND NATIVE GRASSES WITHIN THIS AREA
- TO PREVENT SUMMER DORMANCY
- 12. MAINTAIN NATIVE GRASS HEIGHT TO A MAXIMUM OF 6 INCHES. 12. MAINT WILD FLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING
- SEASON (FOLLOWING SEED PRODUCTION).
  DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE.
- B. BETWEEN 30 FEET AND ISO FEET FROM STRUCTURES AND ROADWAYS (TREE AND SHAUB PRESERVATION AREA). NOTE: THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE AND IS GREATER WHEN STRUCTURES OR ROADWAYS. ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND
- CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES
- PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 12 FEET ABOVE GROUND LEVEL.

#### GENERAL NOTES

- A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN SHALL RE COMPLETED AND SUBMITTED TO THE TOWN OF CASTLE
- MITIGATION REQUIREMENTS SHALL BE COMPLETED AS ESTABLISHED IN

1

LANNER LANDSCAF

NORRIS DESIGN

WESTSIDE INVESTMENT 4100 E MISSISSIPPLAVE

ENGINEER & SURVEYOR CORE

CORE CONSULTANTS 3473 S BROADWAY ENGLEWOOD CO 80113 303-130-5960

DAWSON -TRAILS-

DAWSON TRAILS
DEVELOPMENT PLAN AND ZONING REGULATIONS
OTHER DAYSON RECEIVED THE THE PLAN AND A VERTICAL OF THE WESTFIELD TRAVE

DATE. POP-01-07/08/2021 PDP-02.12/03/2021 PDP-03 04/13/2022 POP-04 05/27/2022 POP-05 06:09/2022

SHEET TITLE WILDLAND MANAGEMENT PLAN

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FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE

ALL ROOFS SHALL HAVE OLASS A FIRE RATING. DECKING MATERIAL SHALL HAVE A CLASS B OR HIGHER FIRE RATING

ANY FENCING CONNECTED TO STRUCTURES SHALL USE

NON-COMBUSTIBLE MATERIALS WITHIN SIFEET OF STRUCTURES OR

4. ALL VENTS (FOUNDATION, SOFFIT, EAVE, ETC.) SHALL HAVE 1:8" INCH OR SMALLER OPENING SIZES.
5. GUTTERS SHALL BE NON-COMBUSTIBLE OR HAVE CLASS A FIRE RATING.

E. MAINTENANCE OF FIRE MITIGATION

FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE

THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION

REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND

SPACE NEWLY PLANTED COMIFFROUS TREES (>20 TALL AT MATURITY) AT

LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF PINION PINE GROUPINGS (CLUMPS OF TWO OR

MORE OF THE SAME SPECIES), AND CONFEROUS SHRUE GROUPINGS ARE

PLANTED, PROVIDE 20-30 FEET BETWEEN GROUPINGS, DECIDIOUS TREES AND SHRUBS ARE NOT SUBJECT TO THIS GUIDANCE WHEN PLANTED AS

PRUME THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER

DROW, OF ICA REPORT OF PRET PROBVE THE OFFICE OF THE OFFICE OF THE CROWNS OF SMALLER TREES.
TRIM OR MOW WATNE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OF SPRING TO MAKEUM HEIGHT OF BINCHES
DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE. BY CHPPING, OR

C. BEYOND 150 FEET OF THE STRUCTURE AND OPEN SPACES (PRESERVATION )

REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE

PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP

TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE

AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8
FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED
WITHIN 20 FEET OF TRAILS SHOULD PRUNED TO REDUCE LADDER FUELS

AND MAINTAINED IN A MITIGATED CONDITION
RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE
FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO LITERTIES OR

NUMBER OF PLANT TRIMM NOS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED. MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE

1 ASOVE
UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND
APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.

CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B. NOTE

PART OF AN IRRIGATED AND MAINTAINED LANDSCAPE

ENVIRONMENTALLY SENSITIVE AREA!

HUMAN USE

PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.

THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER C.R \$ 38-33.3-108.5 (A.K.A. SB-100, HOMEOWNER BILL OF

#### PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

#### PD ZONING REGULATIONS

#### SECTION 1 | PURPOSI

The purpose of the Devrion Trails Planner Development Plan (PDP) and Zonng Regulations optished herein is to establish statestris for the development and improvement of the property. The standards contained in these Zorma Regulations are intended to carry out the goals of this planned community.

#### SECTION 2 | GENERAL PROVISIONS

#### 1. Adopti

This Zoning Requision and the Dawson Traits Planned Diversionness Plan have been adopted by the Town Country Ordenbase No. 2022-017, on the 6th day of September 2022 and have been recomposed the these crustants to Section 1.2 cell fills 17 Zoning of the Town of Castle Rock Municipal Code, other appropriate public notion and hearings.

#### 2. Applicability

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

#### Maximum Layel of Development

The bish runtier of dwelting unifur or bid comments in majorate, or other convestional square todays within the established planning arous are the majoration stored for plating and divelopment. The majoration murble of welling units approved for divelopment within the Dawson Trails Planned Development (PD) is 5.850. The majoration non-resolution square footage approved to development in the Dawson Trails Planned Development (PD) is 5.850. The majoration non-resolution square footage approved to development in the Dawson Trails Plan 3.200,000.

#### 4. Relationship to Town of Castle Rock Regulations

All Ton continuous uso finguistions, as the same are amended from time to time, table apply to, and the extremable in the Statem Teles PEA in References beren the Direct of Lisus Residual Amenged Code (Code), specifically cled Code Chapters and Sections, and Tone behavior other (Codens) plant near medical she there of the applica of the Blood Intelligence PEA in a Code (Codens) plant near the Code of Code (Codens) plant near the Code (Codens) plant near the Code (Codens) plant near the Codens) plant near the Codens of the Codens (Codens) plant near the Codens of the Codens (Codens) plant near the Codens of the Codens (Codens) providence of the PEZ Zerron Regulations, unless such confidency providence in which the Codens (Codens) plant near the Codens (Codens) plant near the Codens (Codens) plant near the Codens (Codens) providence (Codens) providence (Codens) plant near the Codens (Codens) providence (Codens) plant near the Codens (Codens) plant n

The standard coning requirements of the Town zoning our nation, including off-timel partning, beneaping, set development, sectionly and lemphone uses, see the special review as review to processes, unless expressly writed these zoning applications, and apply to the Dissour fails 2D. The PLZ zoning Regulations shall not product the supplication of Town continuous, and plant products the continuous and agreemit application transportability. The continuous, and perfective week of words with an improve weekled proporting in (See Charlet 1786, CRAIC).

#### 5. Development Agreement

in addition to bear expectations, certain presents of the development of the Dinnorth Tails 4D Just controlled by an agreement between the Town of Caste Rock and the Property Owers. This agreement provides to a various of the reposity right as inform in the Dinnorsh Tails. This agreement existed the Development Plan and establishes at Vallet Brank to Dinnorsh Tails. This agreement reliefed the Development Plan and establishes at Vallet Brank to Dinnorsh Tails. This agreement, reliefed the Development Reposit and Development Reposit Tails (TLL of Development Agreement), was adopted by the Tails of Castella Agreement and Castella Reposit Castella (Tails Reposition 10, 2022 68th in the next to all castellad between the levers of these PPD Zeroop Regulations and the Development Agreement, the second castellad agreement of the seco

#### SECTION 3 : GENERAL PROJECT DESCRIPTION

#### 3.1 Overall Development Plan

The Director Trads PCI consists of approximately 2.083 if sens with according to disease a maximum of 560 revoluted develop under a sive also provision to a wider among of commencial, official, industrial ways. A maximum of 27 inhibits require feet of non-resoluted uses a permitted in Privatory Tradition Sequent feet of non-resoluted uses a permitted in Privatory Tradition Sequent (and the privatory of the priv

The boation of the PD property is either a disciplated galaxiery to Casta Riccy, being statuted at the southern most boundary of the Town, need of intertails 25 (1-25). The general classrater of the Disconsistant properties of strong the properties of the properti

This development plan provides approximately \$33 acres of interconnected open space which approximates wildle movement and hight and includes a develop for prography and saisting fullaries. All development within Devision Trais PO is subject to and must comply whill the Magnalony Brid Trainy Act 10 federation state protected species were found inhabiting the property.

#### 3.2 Character Areas and Planning Areas

#### 1 Inter

The Obsent Trails PDP is explained with three (2) Chartecht Mass, according to similarities in a literal use and development characterization of Permish Answ. The Ville Chartecht Answer and Chartecht Answer and Chartecht Answer and Chartecht Answer and Chartecht Answer Answe

#### West Character Area

The Viet Chanaster Arias (Mintel a compressed of professionally decaded incidences and employablond support amenies act, bit of Johanses, community respirate or and experiences. This Chanaster Arias generally serves as the transition from the Centras Chanaster Arias to the selection of the Chanaster Arias to the selection of the Chanaster Arias to the original countries of the original countries original countries of the original

- A. Planning Natio A first the section rate of each count of the Blackon Tasks (Discopated from the school county resistant despired by a large just on their ways.) The vession edges of this Planning Asia conform to the section's proposality and to sweeners, enclose the Segondary section and months vegetables. On despired on the section and processed in the Planning Area will consist of lever descript projet—lamby destituded and sectional laws. A financiated Zong, with additional development of the section specific development of the proposal policy and boundaries are adjacent to existing Diopoles County resistants of everlopment of a financiate Zong section and Section (Section Section Section
- B Pennoy Area Di Led Di a d'abscha he vorhemmou and suchessien portros a les West Dismarties valls. These Pennoy Reas en couer to the except yet or Gui single-binly obtaine residential suderhois proteil yet des existing forme Rinch songle-binly destinent residentia suderhois (post), di se Mir Pennoy Reas A d'enversant songle-binly destinent advantage des proteins (post), de se Mir pennoy Reas A devenuent s'et as en destinente de chie Pin Poin to les estemble in printing proposity and order physical desmocratica de his propely. Timestato Jozen development standards, a celebred entre no Pin Digita to sone signed of mellomenty Asser (See Ecches 1.0).

#### 3 Central Character Area

The Control Character Asset (Carting) actor is introduced in a between the lever descript Visit Overacter Asset and the place description (See Add Character Asset ). The Character Asset and the Native formity residential some a seed in non-encloseful some, preserving in the exclusion profits and seed from the West Character Asset and descript to the East Character from a Character from a description. As in residential description in the Central Asset Asset as exit anyon of noncept (see include a west commodities description) and we less much fairly. The Character Favus we include a west commodities description and profit in a facility of the Character Favus will include a west commodities and the control of the Character Favus will have been asset to the Character Fav

- A Parming Nation C is growing a moderate lated use area, with some supporting neighborhood commercial and other law manely non-neighborhood commercial and other law manely non-neighborhood some distributions and some consideration state of moderations. Size one lated use types permitted and smoothfed development standards, his niterative, tileace occurred insidestate development will generally discrease from each to west written the Parming Nation.
- Planning Area C-2 is similar to Planning Area C-1 but permits slightly higher residential densities. The southern portion of this Planning Area generally permits lower levels of density, due to the proximity of the Town-County boundary.
- C. Planning Ama D is an areal but permit a wide image of retidential uses, mored-uses, and a wide range of commercial and other non-recordential uses. Both hostopiel and volustial wide range of commercial and certified. The notifience the recision states later class and established denotes will kely occur along the major individual states (Design Trais Boulenard) located along the estates housday of the Planning Austral (Design Trais Boulenard).

#### 4 East Character Area

The East Chemister Aria (East) is oriflewared by the possionity to and visibility from hispothe 25, the Chyplic Walley Inflewage, and Dawson This Soberman. According to the part of previous or occurring their will find to be include creative, insured are of color ventical and not controlled interestically and well as well arrow from recessful course. Received in eight point and controlled and commercial and are in the East and state on creative pedestrian bisensky connections and provide access via a vaniley of models of transcrooms.

Residential directopment in the East is anticipated to include denser and more compact housing lyper such as condominutes twent-cures, apartments and high density clustered arrige-family debiched and altoched units. A maximum of 1,340 divelling units and fented brandler of units between planning values is allowed. Office buildings, ratel stores, restourants, service commercial, light industrial and other similar uses will provide employment, shopping, and local and regional descriptions in this Cholecter Ave. Large format intallers, sitio storem as 'big-box' stores are appropriate in Ptenning Areas E-2, E-1, E-2, and E-3, along with other uses.

The East Character Area is comprised of seven (7) Planning Areas, and development standards included in this PD crists a logical branshorn to be adjacent Central Character Area. Land uses aboved among the Planning Areas are smile, with the exception of Planning Areas C-I and G-2 which allows into I and Res incussful use and combiles incoheriest uses.

- A Planning Area E-1 is a more locus porust boulder with the \$2500pts following interchange area and as about the De five Bloss indepthently destined in contract software on Keep and in Doppint County, to the west The operantly to explain communication considerable properties and the software an
- 8. Planning Arta E 2 in the PDP is a missious parcel field it more certainly positioned in the Demon Trails inhibitorized. This Filaming Arta is categorized as a Procession Criented Assa and tast the "obstacle birth dus a partial movement desired in the sear and in growing opportunities to shop, work, line, and increase. Padesman Criented Areas beyond the one described in Planning Area E 2 may also be developed in other areas of Demons Trails. The Procession Content care wall include the obligancy.
  - Indude either a publishy accessable and activated requirement/place OPA publishy accessable and activated man select if all seal or affice. The cold man of the proving with developed probestions access contented on the seaso or steel and accessable properties of the cold properties such as content participation (publish or habitable), select the or further development and participation of further places and other elements to help development and define the public resear of the places there.
- Uses include all non-residential and residential uses permitted in Planning Area E-2
- Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollands), dedicated bicycle garlling in key locations, or similar improvements
- Divisionment patterns in a Productiva Ordered Area in his portion of Enterinity parts. E7 about dis programs placetastive by pulsary performents at devalue, possible principality and productive productive and productive productive and productive productive and productive productive and area of productive productive
- C Plenning Areas F-1, F-2 and F-3 are positional to the proposed F-25 intentienge and provide the widest range of land uses within Davison Trails. Those Planning Areas are fittely to contain more auto-contribed and destination type land uses white providing safe connections.
- Planning Areas G-1 and G-2 provide for a similar range of land uses as in the other portions of the East Character Area but does not permit residential land uses.

#### SECTION 4 | DEFINITIONS

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

Accessory Structure means a detected subordinate building, the use of which is customenty incidental to that of the main building or to the main use of the and and which is located on the same tof with the main building or use.

Adult Day Cere Facelly means a facelly that provides services under an edult day care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facelity.

<u>Attached or Detached Private Garages</u> maens an accessory building or portion of a certifing which is taily exclused and used for the shellpring of permitted venucles and atomage of household equipment incidental to the insidential occupancy. This definition shell not include a carport or other open shelm.

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

<u>Funeral Home</u> means (a) an establishment that holds, cares for, or propains human remains prior to final disposition, including a criminatory or embatring room, (b) an establishment that holds itself out to the general public as providing Juneral goods and services: (c) an establishment that criminate for monocraft benefit or monocraft and or

Industrial, Fier means industrial buildings which allow for a wide range of often and warehouse uses. Filar buildings usually contain a larger percentage of offen space than a typical distribution wavehouse building and can be easily adapted to fit the spatial needs of the tenont.

Labos Arkmal Clinic and Hospital mesons a clinic ander hospital that provides medical care for large animals, including but not limited to equive, numinant, and other hospital. This may include services such as here checks, administrang medicines, checkups, and surgeries.

Mostly Onestige: means the Master Developer for Demon Finity FOP ander on assigns of all or certain phases of the project Task with the entity responsible for provincy the spin-instructure, including reads sever, and varie for the project. The Master Developer small from a mented the Service Table is an invariant to the property of the property owner's association, and design review committees.

Non-Residential meure development containing commercial, retail, inclusival, and institutional uses. Residential and residential amenifier such as pools, custocuses, public schools (K-12) and public facilities are not considered to be non-residential uses.

Office, Florr means buildings that are designed and marketed as suitable for offices but with space available that is able to accommodate but's strape, phonorous manufacturing, assembly, retail or arriver operations. Generally, flor space has staretent type windows in the office area of the space.

#### Residential:

<u>Clustered Oweking</u> means single farthly or must-family, attached, or detached, dweking units which are glouped more lightly together on one lot as a means to presence nearby open space that would otherwise be distributed amongst privately owned lots.

<u>Condeminum</u> meens a type of muth-family Destling. The unit is individually wared, each owner receives a recordable dised to the individual unil purchased, including the right to self, mortgage, etc. (in any and sharing in joint ownership of sey common grounds, passageways, etc.

Ownling or Directing Unit means any builting or portion thereof which is used as the prinsts residence or steeping place of one of more human beings, but not including hotels, motels, tourist courts, clubs hospitals, or similar uses.

<u>Green Coort</u> means a group of single termly, attached or distacted, describe unknish an are accessed on the rest by either a private driver or as abey. Gleen Coort divertings may either be on individual bits or a commonly needed it. Typicity included as a common, shared, open space once which destings from spon and which is mannared by either a private homeowers association or describe residue cellsty.

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

Multiflam, meran bullerige with contain partment or occorrience, which contain one or mon deeting with, which are accessed non-influence extrates or hemispy, or have michael access withouts, and less expensed by metric virial motific force. Multiflam, does not include bounding houses, dominione, lateratives, powerlies, bed and motified, and, and a proper proper or occupations of accessed within provide models, and, if you are, memory care, or other small indicational cases which provide account staff.

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

<u>Single Family, Attached or Detected</u>, means a building designed exclusively for company by one termly and includes (builds not limited by) comhones, green courts, motor courts and other similar residential configurations. Againments and condominiums are considered Multitaminy.

<u>Teembore</u> meates a type of Grigle Teemly Allburde Dealing in which each single beining goes from ground to most and is separated from other 15 enchrons. Dealing Units by a common wall while having midmulai obside access. Teemborne Dealing Units may have no sick profit, or fort and each profit and may exclude hwo, three, four, or more dealings.

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

Short Term Randals means: any divelling or portion there of that is evaluable for use or is used for accommodations or lodging of guests, paying a fee or compensation for a period of less from thirty (30) means that store

Storage, Indian (Albued in Planning Areas F-1, F-2, F-3, G-1, G-2 only) means the keeping in an enclosed area of any components, products, material, menchandise ecupremel, vehicles, RVs, boats, and trailers.

Storage, Outdoor (Allowed in Pleaning Amas F-1, F-2, F-3, G-1, G-2 anyly means the keeping in an unenclosed area of any components, products, markelsi, merchandrise, egapment, vehicks, RNs, boots, an harlers. "Deelforomany vehicks, equipment attached in feelformpany vehicles, short-learn customer and shift partings, and approved basel vendocuses belief no be considered outdoor storage."

Institute. Zone in the 150 edes was keembed on the 70 Pam in Throning Ameri A, B-1, and 8.2 hasts periodic Docales threats the PDP properly boundary and enfolded with the crass-halded patient in one Parting Ameri, The Tirration (Zone is established with the 150 provide standards to revide a range of and suid development standards within this specific portion of the Planning Ameri, validing within this size. NORRIS DESIGN

PLANNER/LANDSCAPE ARCHITECT

APPLICANT

WESTSIDE INVESTMENT
PARTNERS
4100 E MISSISSIPPI AVE
SUITE 500
DENVER, CO 80746

# CORE

CORE CONSULTANTS 3473 S. BROADWAY ENGLEWOOD, CO 80113 303-733-5960



DAWSON TRAILS
DEVELOPMENT PLAN AND ZONING REGULATIONS
TO THE DANSON ROCE FREE WESTRELD TRACE
GETTRE PLANKEN PLUS STEPLANG.

OATE: 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 14 OF 20

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

MB. SW

CHECKED BY:

## PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

IAN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRACE CENTER PRELIMINARY P.U.D. SITE PLANS TWO PARCE IS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21 22 27, 29, 32, 31 & M. TOWNSHIP A SOUTH, PANCE 57 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK COUNTY OF DOLICIAS STATE OF COLORADO

#### PD ZONING REGULATIONS

#### SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries
The correspond boundaries of all Planning Areas are shown on the Dawson Tracs PD Plan. Where a Planning Area abults an internal local street or drive or a collector street, the troundary shall be the content of the street, where applicable. Where a Planning Area abus an arterial street, the boundary shall be the notified-way of that steen as indicated on the PD Plan. A Planning Assa may be namely ubdivided endfor subdivided into multiple liftings and presses at the Sire Development Plan / Plat stap of the development review process

#### 5.2 Amendments to the FD Plan and PD Zoning Regulations

1. The maximum number of disching units approved for development in Discoon Track is 5,850. including a restriction number of 2 400 Multifereity dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 helps

Desiring units are subject to maximum transfers in width Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwefing units approved in this PD shall.

Cheracter Area	- Planning Area	Percentson Transfer Out	Percentage Transfer In
Work	A	20%	0
	B-1	20%	.0
	B-2	20%	ð
Central	C-1	20%	15%
	C-5	20%	20%
	D	20%	20%
East	E-1	No Residential Atowed	No Residential Allowed
	E-2	20%	20%
	F-1	20%	20%
	F-1 F-2 F-3	20%	20%
	F-3	20%	22%
	G-1	No Residential Allowed	No Residental Allowed
	G-2	No Residential Altowed	No Respondal Allowed

- 3 The actual number of dwelfind 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 documen; the series of plats at Dawson Trails over the life.
- C. The maximum number of allowed multismity dwelling units is capped at 2,460, however this may be increased by up to 15% as an Afministrative Amendment to žid PD. In any case, the maximum number of divelling units approved in this PD shaft not exceed 5.850.

- A. The maximum 3 200,000 square feet of non-residential use may be increased by up to
- B 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 covards the minimum discation of non-residential use 3,200,000 square feet
- C. Assisted living faithfuls, about day card, memory care, minsing homes, and confinium of care uses and other institutional use types that provide striffed support services do not count towards the 9,359 majorium allowed dwelling units in this PD

#### 5,3 Non-Residential Use Acreage Minimums

- Minimum acreages of non-residencial uses are recorded and shell be located in F-1, F-2, F-3, G-1, and G-2 as follows.
- A Planning Areas F-1 and F-2 20-acres B. Planning Area F-3: 25-acres
- Planning Area G-1 62 6 acres
- D. Planning Area G-2 4.3 acres

#### 5.4 Storage Use Acreage Naximums

- A total consistive maximum of 30 acres of storage vises are permitted within Planning Arrass
- A Outdoor storage shall not exceed 15 acres
- fedoor and outdoor storage may both the included on the same site

#### 5.5 Automobile / Vehicle / RV / Bost / Motorcycle / All-Terrain Vehicle / Equipment Sales and

1 A total currelation maximum of 20 acres of Automobile / Vehicle / RV / Boat / Motorovice All-Terrain Vehicle / Equipment Sides and Lessing uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.

The POP depots conceptual locations of roadways. Recognizing that the final roug of connects are subject to detailed engineering studen, ree/gaments of roads/screets are expected and can be excomplished by the approprisespent developer through the Sea Development Plan / Plat stage of the development process without any arrendment to these regulations or to the PDP likes! More equificant road revirginments, as determined by the Town of Castie Rock Development Services Director shall follow the PEIP Amendment promoture as provided in the Town of Castle Rock Municipal Code.

#### 5.7 Trails and Trail Alignments

The PDP depicts general locations of trads. Recognizing that the final trad slightnesses are subject to detailed engineering studies and averal predestion connectivity adjustments resignments and changes are expected, and can be accountaisted by the applicacit-developer through Site Developmen Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Prain itself. In some cases, adewarks pranned along madways and skeets may be used to connect trail networks. Refer to the Dawson Trails PD Plan.

Onen space may be public or private. Public other space. Pt. 1. or Pt. 2 will be dedicated to the Tourn. Private open space, OSP, xill be owned by a private entity, a metropolition district or homeowners association. An additional approximate 215 scres to be designated as writer public or private open

## 5.9 Residential Parking

- Shared parking is allowed per Section 17.54 of the Municipal Code
- 2. Reduced partong standards may be requested per Section 17.54 of the Municipal Code
- 3. Table 5.1.1 below, identifies parting standards within the Danson Trails PD. Parting shall follow the lable below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SDP

1,55561	
Engle Family Deblaced Dwaring	2 Specia per Dunking Uni
Single Formly Attached Questing	Lucce por Laborom
	15 spaces pw 9 bud con-
	7 species pur 3+ tedroum
	- 15% of lotal argument spaces for visitor parking
Naigh SFA SSFB at D⊷ Lo	1 space ps: 1 bedroom
	* i spatoes per ? bedmon
	2 spaces por 3+ bestroom.
	+15% of lotal required species for visitor parties;
Outrest Strate Family	2 (petenger Dr.)
Personnial Dealing	
Nuls Family Readlers of Pleasing	Lovece per I hectorni
(Military) and desirings in	1.5 spaces per 2 bedroom
multiply burshings on a single late	J. genes per 3+ feetroom
	1985 White Regular spublishin water paking

1 off theretomon inclaims annie spesse (industrate the months season), which packing, Charles where takens unmarket scales, attack industrate the caled once, industries packing. Charles with the state disease adjusted in the 15 feature of applica power theretomates counted about the spessional previous for having that ER is computed with respect a SCP in Record 2.4 is of the ED.

#### 5.10 Residential / Non-residential Line Adjacency Standards

- Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Drawson Trails properly boundary. No structures which require a building permit are permitted within this open space buffer
- The northern portion of Planning Area Et2, educed to the proposed Major Cofector: shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structurary which require a hulding cerms are permitted within this open space buffer.
- 3. The buffers notice 1, and 2, above are inclinive of the buffer described in the existing buffer agreement, which is filled with the Douglas County Clerk and Recorder, Reception Number 8625692.
- 4. The Interface requirements of Chaeters 17 50 and 17.51 of the Town of Castre Rock Municipal Code shall apply in the Datason Trails PD only to development adjacent to the buffers described in 1 and 2 above, exceptitival no additional prescriptive buffer is required

5.11 Landscaping
All landscaping shall be in conformance with Town of Castle Rock Landscape and Impater Criteria

The Committee Committe

## 5.12 Grading / Drainage

The grading dramage of an individual tot or open space tract shall not vary from the approved Plat and Constitution Documents - Grading Plan, as applicable, without written appropriat of the Daner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized west performed will be required to be returned to the specified grade by the individual(s) or organization(s

#### 5.13 Town-Demed Property

No exceptions, grading, or other discubince associated with development is permitted on P PL-2, or strier Town owned property without written approval from the Town of Castle Rock

nst authorized the change softwart proper approval

All weaks within the Skyline-Riddeline crotection area as shown on the Dawson Trails PO Pian shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended

#### 5.15 Wildfand Five Millast or

The natural longerable and existing sensitivity of the development site and adjusted open space retrieval and polysisting and extending registration to a transpose is not aim appears upon space suggests that he desert of the homes and the neighborhood comprovate methods to thin the polarities for the spread of wild and fres. National Fire Protection Association measures suproved by the Toxic of Castle Rock Firs Department shall be incorporated title each Stall Devisionment Plan. At overall Wildline 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 prount of planning and engineering information and detail are known

#### 5.15 Planning and Design

- Design and construction of loss structures, readways, and other improvements shall be sensitive to the existing topography and mature regeletion. The proposed improvements shall achieve a blended landscase (existing conditions combined with engineered coad/scns) that a concruent with the intended character of the Character Area and/or Plant on Area.
- 2. Shuctures in shoping arises shall be designed to generally conform to the slope by majors of stepped foundations, retaining walls or similar methods that will seek to invitinge grading and sile preparation, as determined feasible.
- 3. Grading shall be shaped to compliment the natural landforms, as determined ferrable
- 4. Roads in steeply sloons or heavily recetaled areas shall be descored to minimize the area of estarbance, while recognizing grading impacts will recurs changes to existing slopes and terroral of exesting vegetation in many sees, where development improvements are to be boated. Where practical, cleaning of vecetation within the right-of-easy shall be feathered to

#### SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

his outlined above in the Character Area descriptions, each Character Area is further organized by Powring Areas, While the Character Areas provide a general guide for smiler types of development, each Planning Area provides alterned land uses and dimnessional standards.

Refer to Section 6.11 Supplemental Development Standards Supplemental Development Standard #16 (A through E) includes standards applicable or of Pfanning Anser, Sections 8.1 through 6.10 establish permitted utes and development standards unique to specific Planning Areas.

# 6.1 Planning Area A

: Sindle Family Detached 2. Delacted Private Garage

## † Home Occupations

- 2. Open Space, Public or Private
- 3. Private recreational and part uses, clubhouse, country clubs, repressional facilities, including but not imited to: swimming pools, exect courts, and jagging, acception riding, hiking and biking trails.
- 4. Public Parks, Playgrounds, and other recreational area
- 5. Utilities including but not limited to gas, electric, letocom. This includes structures or lacables commonly associated or required with the installation and operation
- 6. Water infrastructure including but not limited to detention renoullan amos poncs. "It stations and plane, as well as structures typically associated with water rifeshicture such as pump houses

#### C. Uses By Special Review

1. Solar collectors which are not part of the primary structure 2 Public Facilities

 Development Standards (unless otherwise approved by the Town of the time of SDP or Piet).
 A. Transition Zone Minimum Lot Size: Residential lots located within the designated. Transition Zone, as identified on the PD Plan, shall be a minimum 7.7(6) source lest (See

- Stiermum Lail Size: None

1. Selbadis (F. 4. 5. z) nei

- a. Minimum Front Satback (1.6.6) 15 b. Minimum Front Satback to Gerage Book Face (1.6.6) 16.6. 201
- c. Minimum Rear Settack is: 20
- d. Minimum Rear Selback, Alley 4 7: 2"
- e. Minimum Side Settrack Interpretation J. Co. S.
- 1. Minimum Side Street Setback (4.5.5.7.5), 15'
- 2. Minimum Building Separation of 10'

#### D. Accessivy Structure

"Alter Throughous with permanent forward and diseased indicate within highest permit vigous proefect enclosely. See Section 4.11

- 1 Selbacke (3.4 g. tr. 10) a Minimum Front Setback (1.5.8; 20)

  - b. Minimum Rear Setback 50:5 c. Minimum Rear Setback, Alley #. 72
  - d Minimum Side Setback (intengribl) is 7 (9):57 Minimum Side Street Setback (1.1.5.7.5:15)
- 2. Minimum Building Separation D. 16:

## 3 Maximum Building Height (2: 15)

#### 6.2 Planning Areas B-1 and B-2 A. Residential

- - 2 Detached private garages

#### 1. Onen space, oublic conrivate

- Private Recreational and Park uses, clubhouse, country clubs, recreations facilities, including but not limited to. Swimming Pools, Sport Courts, and joughts.
- equestrian nding, hiking and biring basis

  3. Public Parica, playgrounds, and other recreational areas
- 4. Utilities including but not limited to gas, electric, telecoper. This includes structurer or facilities commonly executated in required with the installation and operation of withins.
- 5. Water infrastructure including but not timed to: detention/retention sread/prods MI stations, and mono, as well as structures inductive associated with water

#### 2 Uses Re Special Review

- Solar collectors which are not part of the primary structure
- B. Public Facilities
- A. Transition Zone Minimum Lot Size Transition Zone Minimum Lot Size: Residential loss Incated within the designated Transition Zone, as identified on the PD Flan, shall be 6,600 square leat. (See Section 6.10 for additional standards)

#### B. Primary Structure

was unioned by the second of the

- 1 Ministern Let Size: None
- 2. Schacks (2.4.13.10) a Minimum Front Settleck (1.5. 8: 15)
- b. Middmarn Empl Selbook to Gazane Door Face 3 5 to 20
- c. Minimum Rear Sethack 69: 20:
- 4. Minimum Rear Alley Setback is 7-7
- e Minimum Side Sefback, interfor los p. 7 . 8 . 5 F. Minimum Side Street Setback (\* 5 4 7 4; 15
- 3. Minimum Building Separation (2: 10

#### 4. Maximum Building Height (2): 35'

Tate. The protects with parentamen for many rate trivials in these industrial discharges also acts with

#### 1 Sebarks G # 12.10

- n Majimum Front Setback (154) 20" b. Minimum Reer Setbuck #1.5"
- c. Minimum Rear Alley Settrack (f. 7: 2)
- d. Minimum Side Sofback (internor tol) is 7, 129, 51 a. Morrium Side Street Setback (1.3.1.7.6: 15.
- 2 Minerum Buildion Senaceton (3: 10)

1 Majorium Building Height (# 35)

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

PLANNERLANDSCAPE ARCHITECT

NORRIS DESIGN

APPLICANT

1

WESTSIDE INVESTMENT

4100 E. MISSISSIPPI AVE

ENGINEER & SURVEYOR

CORE

CORE CONSULTANTS 3473 S BROADWAY

ENGLEWOOD, CO 80111 303-700-5960

DAWSON -TRAILS-

REGULATIONS

AND ZONING F

DAWSON

DEVELOPMENT PLAN A
TO THE DAWSON ROCKE REMINIMENT PULS A

SHEET TITLE:

SHEET 15 OF 20

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

839

## 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 PARGELS IF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 72, 23, 23, 34, 34, TCWINSHIP A SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, ECLIATY OF DOUGLAS, STATE OF COLORADO

#### PD ZONING REGULATIONS 6.3 Planning Areas C-1 and C-2 1 Pematest lices 1 Social Extrins Allected or Delected 2 Clustered Single Family Dwelling Links, including but not limited to Zero Lot Line Onefing Units, Patio Diseasing units B. Non-Residental Asserted Living Memory Care, or other similar inestrubunal uses Nursing Home 4. Day Care Center Facility 5 Day Cere, in Home 6 Open Space, Public or Private 1. Pub-c Parks, Playgrounds, and other non-commercial recreational areas 8. Private Recreational and park uses, clubhouse, country dubs, recreational facilities including but not limited to crubhouses, www.mpg.acois\_sont courts and loading equestion rising, hiking and biking trails 9 UNitries including but not smalled to gas, whiching telecom. This includes structures or facilities commonly appropriated or required with the installation and operation of 10 Water inhastructure including but not finited to detention/retention creas/poods, Vit stations, and pioning, as well as shuctures horizally associated with water infrastructure 2 Uses By Scenal Review 1. Offices 2. Gyris / Health Clubs 3 Cincs 4 Resignants without Drive-Thomask 5. Private Clubs 6 Retail Personal Services 8. Commercial Services 16. Studio Classes 11.Places of Worship 12.Rycrestion, Cutoec 13. Solar Collectors which are not part of the primary structure 3, Maximum Building Height for All Uses (2) B. Plantons Area C-2: 50 4. Responded Salbacks, runless otherwise approved by the Town of the time of SDP or Ptid. A Primary Structure. With the posterior of what you will not a structure of the posterior of the posterior of what you are the posterior of t which they each See Section 6.21 2. Setpacks () 4. 3 (e. Winmom Front Setback 11 5 to 15 Winmum Front Sethack to Garage Door Face (1.5 % 20) Minimum Rear Sedarck at: 10" Minimum Rear Aftey Sotrack at 11:7" a. Minimum Side Sathark Interior total 4 / 10: 5 Windows Side Street Setback p. 5 5 5 A. 167 3 Minetura Building Separation (r) 10 B Accesson Structure With the number minimperchases, filtering our survival minima additional development surrounds each my graph Sur Swalled to 1. Softwarks (s. 4.11), by z. Minimum From Sethack (1.5 to 20 c Marymum Rear Alby Setback is n 2 Wroman Side Street Separate 5 1 7 6: 15' 2. Vinimum Building Separation (in: 10) 5 Non-Residential Seitracks. To be established at the time of Site Development Plan 6.4 Planning Area D 1 Permited Uses

```
5. Clustered Single Family Dive ing Units
     7. Green Court
     9 Pago Oweling
      11.Zero Lol Line Dwelling
      12. Clustered Single Family Dwelling Units on a single lot as a product for large
      13. Detached private garages
         Adult Day Care Faction
     Z Assisted Living / Memory Care
3. ATM / Krosk
       Bed and Breaktas
     5. Clinic
      6 CoRege / University / Votech
       Day Care Center Factily
     A Drive-Through Earlity
       9. Educational Facility
      10 Funeral Home
      12 Hospital
       13. Hosel / Morel
      14. Norsing Home
      15 Office (including Flow Office)
       16. Parking Factory (stand-alone lot / structure)
      17. Place of Worship
      19 Public Facilities
       20.Recreation, Indoor or Outdoor
      21.Retail
      22.Restaurant
     23. Sludio Classes
      24 Utilities Public
      25.Veterinery Clini
      26 Open Space Public or Private
         7 Public Parks, Praygrounds, and other non-commorce: recreational areas
      72 Private Recreational and park uses of thouse country duty, recreational facilities
          notiveling but not limited to ewarming pools, soort courts, and jogging, riding
          equestran trking and bring trails
       29.139 lifes including but not knowed to gas, electric, beleasm. This includes structures of
          facilities commonly associated or required with the installation and operation of
     states. 
 30.Water infrastructure including but not firrited to detendent/relamion areas bands, it
          stations, and piping, an well as structures typically associated with water infrastructure
           such as cumo houses
   A. Solar collectors which are not part of the ormany structure
3. Maximum Building Height for All Uses (2), 60
4. Residential Selbrides: juriess otherwise approved by the Town at the time of SOP or Plat
   rafe Parkerres attenti
regulady Sic Sodon 6 21.
A. Primary Shuthiae
      1 Minimum Lat Size: None
           a Minmum Front Setback (1.) #: 15'
           b Minimum Front Setsack to Genege Door Face (t. s. n. 20'
c. Minimum Rear Setsack (0: 23'
              Minimum Rear Alley Setback in P. 7
              Minimum Side Setback, intenor lot is 7 12: 5

    Minimum Side Street Setback (2.5 C 2.2): 15

      3. Minimum Building Separation at: 10
     B. Accessory Structure
      1. Settoria / 4 to 11 to
           b Minimum Rear Salback #4.5
           c Minimum Rear After Setback (s. rs. 2
d Minimum Side Setback (intener let) is 1, 17: 5
             e. Minimum Side Street Selback (1.5 £ 2.8; 15)
      2 Minimum Building Separation pt; 10'
        claded which numbers for Section 6.11
```

```
6.5 Planning Areas E-1 and E-2
             1. Single Family Detached (E-2 only)
             2. Single Family Attached (Townhome: Duplex, Triplex, Fourplax, Zero Loi Line
                Determos, Palla Dessinos, Malor Courts, Green Courts, Clustered Dessinos) (F.2)
             3. Mand-Lise thorizontal or vertical: iE-2 ontyl
              1. Matriamily (E-2 only)
             5. Clustered Single Family Dwelling Units including but not harded to Zero Lat Line
                 Direking Units, Poto Direking Units, Iwo, Bree, and four, and other Vauli-Fami
Direking Units (E-2 only)

    Clustered Single Family Dwelling Units on a single tot as a product for leave (E-2 only).
    Detached private garages (E-2 only).

         8 Yon-Residential
             1. Assisted Living, Memory Care, or other simble institutional uses
             2 ATM / Kiesk
             3. Bed and Breakfask
             4 Ciric
5. Day Care Center Facility
             8. Drive Through Facility
              7. Hospital
             8 Nemonations
             10.Place of Worskip
             11. Private Club
12. Public Facilities
             13.Retail
             15. Services Commercia
16. Services, Personal
             17 Seaves Repair
             19. Open Space. Pyblic or Private.
                  noticating but not limited to diubhouses, swimming pools, sport courts and boging.
             riding, histing and biking trads
21 Public Parks: Playprounds, and other non-commercial recreational areas
             22.1.4/tipes including but not limited to gas, electric, telecom. This includes structures of
                  facilities commonly associated or required with the introduction and operation of
             23 Water infrastructure including but not limited to detention/retention areas/ponds, lift
                  stabless, and piping, as well as observes typically associated with water infrashricture
      2 Uses By Special Revenue
            A. Solar collectors which are not part of the primary structure
         R. Public Facilities
      3. Wardman Building Height for all uses on
         B. Planning Area F-2 60
        4. Residential Serbacks (unless otherwise approved by the Town at the time of SDP or Plat)
           A. Promery Structure
              Note The content with a passible
which may apply. See Section 6.11
1. Minimum Lo: Size: None
             2. Selfweks 3 v to 11 10
                  b. Minimum Front Setback to Darage Door Face (1 5 % 20)
                   d. Minimum Rear Alley Setters vi. 7: 2
                       Minimum Side Setback (interior lot) (c. 7-10: 5
                       Minimum Side Street Setback (1, 5, 6, 7, 8): 15'

    Accessory Structure
    Note: The symbol activity parameters is advantage spok. See Section 6.11

              1. Sethacis is 4 to 13 14
```

application, review, and approve A. The loftowing are the supplemental design standards for the areas and buildings within the PDP field are childrenized as a Profestrum Oriented Area, which includes a centrally located gathering place and/or main street and will include the following:

5. Non-Residential Seducies. To be established at the time of Sits Development Plan ( Plat

Include without a nublicity arcsenible and activated socials/seventilize OR a mixtery accessible and activated "main street" at least one (1) block in rength with buildings fronting with entires / perfestran access primitic onto the snape or street and routporating typical urban design elements such as on-alreet parting (parallel or head-in) street treet for shade decorative/sehanced pages. Inhonistrael furnishings, and other elements to belp establish and define the public realm of the place/street,

2 Enhanced elements to support pedest outdoor driving, pedestrian-scaled lighting (poles and/or bollurar), decicated bicycle parking in key locations, or smillar improvements.

3. Development patterns to prioritize pedestrians by placing entrances at selevalits.

providing landscaping along main routes, and allowing pri-street parking to being encourage slower vehicular traffic. As this area's goal is to be pedestrian priented, the transportation network in this area should also provide safe crossings for padestrians and cyclists and induce mid-block crossings where recessary.

4. Convenient pedesthan and bicycle access to at adjacent streets.

 Create properties food contis with enhanced padestrian paring, shaded siting areas with comfortable seating and tables, proximate to cales or coffee steps, verys of landscaped areas, parks, or distant natural vioras, pedistrism-scaled lighting, and safe, non-influsive people watching. Where possible, provide power and will to enourage people to work autdoors. 6. Accessible parking spaces located, argred, stoped, and lighted with clase and

commenced access to building entries

 For multi-building office alreastrampuses, pedestrian arrenties that allow for use and engagement of outdoor press as a disvelopment focal point or cervicalized amonity for people from other buildings. These can include a mix of pedestrian-scaled fembro. tables, drinking fountains, benches, seating walls, chade trees, raised and coppe planters, berms, clock towers, specimen trees, potted classis, information knocks octancel exhibits or an figal pre-

8. Convenient pedestrian rocess to transit slops and outlying parking areas, if any,

9. Where least-the design sales to accommodate dus stops
10.Bicycle parking in convenient and virtible areas that do not interfere with postertinan

11. Interconnection of pedestrian weak with adjacent existing or planned open space 12. The potential for outdoor driving and/or other amenates to enliven plazas and open

PLANNERA ANDSCAPE ARCHITECT NORRIS DESIGN



WESTSIDE INVESTMENT DENVER CC 80246

ENGINEER & SLRVEYOR CORE CORE CONSULTANTS

3473 S. BROADWA



REGULATIONS TRAILS
AND ZONING F
PLUS, SITE PLAN, AND A POSTTON DAWSON 3

DEVELOPMENT PLAN A
TO THE DAMSON RIDGE PRELIMMARY PLUS
TO THE PRELIMMARY PRELIMMARY PLUS
TO THE PRELIMMARY PRELIMMARY PRELIMMARY PRELIMMARY PRELIMM PLANNED (

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

SHEET TITLE: PD ZONING REGULATIONS

SHEET 16 OF 20

1. Single Family Detected

2. Single Family Attached (Townhome, Dubley, Tripley, Founday, Zero Latiuse Dwafings. Pritia Dwellings, Notor Courts, Green Courts. Clustered Dwellings 3 Multilamily (Apartments, Condominums, or other similar Multifarmy Configurations) 5. Non-Residential Selbacks: To be established at the time of Site Development Plan / Plat

spotication, review, and approval.

b Minmum Rear Setback /s // 5'

Minimum Rear Alley Serbeck & 7 8; Z Minimum Side Settack (interfor lot) p. 7 15: 5 Minimum Side Street Sethack (1.5 6.7 A): 15

2. Minimum Building Separation (\* 10

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

## 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) TONS OF SECTIONS 15, 21, 27, 27, 29, 32, 33, 34, 34, TOWNSHIP & SOUTH, RANGE AT WEST OF THE SIXTH PRINCIPAL MERCHAN, TOWN OF CASTLE ROCK, COUNTY OF DOMINIAS STATE OF COLORADO

#### PD ZONING REGULATIONS 6.6 Planning Areas F-1, F-2 and F-3 B Accessory Structure Settackerg (16 in in in a Minimum Fort Selback (r. 1 e. 20 A. Res partial b. Minynum Rear Setback (4: 5) c. Minynum Rear Afey Setback (4: 7) 1 Single Farris Atlached Townsomo Duniez, Tooks, Fountes, cristoer similar Michillini 2. Multilwish (Acadiment): Condominums, or other vimital Multilanily Configurations). d. Manual Site Separa (expose total), 1 to a S Mornum Site Street Settack, 1991 15 4 Detailed Private Gar com 2 Minerum Bulcino Separation (J. 10) Section story was upon Section 6.11 Adult Day Care Assisted Living Memory Care or other similar restational uses 6. Bon-Rasidant a Sercada. In the established at the time of See Development Plan : Plat Alcoholic Beverage Sires ATM Kinek Auto Body and Vehicle - Ry : Boot Equipment and Repair 5. Automobile: Venick ( RV / Boit / Motorcycle / All Terren Victoria / Equipment Sales and 6.7 Pienning Areas Gul and G.2 Leasing (Super) to Section 5.5 of this PDI A Residented Vicrosidental uses a liqued Automobile Service: Fuel Station (Wash / Revisil Bod and Breakfact Add't Day Care Assisted Emity. Momory Care. or other similar institutional uson Alcoholic Beverage Sales Auto Body and Vehicle ( RV / Boal Equipment and Repair 9 College / Brintest, / Vo-Tech Commercial Amusement, Indico and Dusdec Day Care Contex Faculty Automobile "Vende - RV / Boat / Motorcycle / At-Terran Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PO) Automobile Service (Fuel Station / Wesh / Rental 12. Drye-Through Facehy Bed and Breaklast 14 Fureral Home 15. Gym 'Hea'th Club College ( Linversor 'Valled) 16 Hospira 9 Commercial Amusement, indoor and Culdoo 10 Day Care Contro Facility 17 Hotel (Store 18. Indestruit Flex (F.1 and F.3 CrA) 11 Print-Through Excess Kennel - Doggy Daycen 20. Large Aromai Clare and Horosta 21. Medical Lab 13 Funeral Home 14. Gym i Hersth Club 22 Multi-Modal Transic Factor 23. Nursely or Greenhouse (Africasae or Retail) 15. Hospita 16. Hotel: Hote. 17. Industrial Flex and Layid tradustrial 24 Nursing Home 25. Office (nauding File Office) 18. Kernel 'Dodgy Daycert 26. Pathing Facility is and Jone of Introduce 9. Large Annial Crisc and hospita 27. Pare of Worship 20 Multi-Model Transf Facility 21 Nursery or Greenhouse (Yeholesa 22 Nursing Home 29 Fublic Facilities Recitation Indeed & Guideo 23 Office (october Flex Office) 24 Parking Facility stand-airce or Ministure 32 Reviewent 25. Place of Yiership 33. Services Commerci 26 Printe 34 34. Sensos Persona 27 Public Facilities 29 Recreates, Indoor and Outloo 36. Storage Indoor or Outdoor (Subject to Section 5.4 of this PID) 37 Studio Classes 30 Restrictors 38 Littles Public 31. Serven Commercia 38. Veternan Cine 32. Servos Parsona 51. Littlier including but not limited to pay electric telecom. This includes structures or tabilities 33. Services Recen 34. Shooting Renge Indec commonly, associated in required with the individuors and operation of lettles. 42. Water infrastructure mix-long but not impted to detention retention anter-pointer, 91 stations. 35 Storage, Indoor or Oakhoor (Subsettle Section 5.4 of this PC) 36 Sudo Cosse and pipmig as we'll as structures lippically associated with water infrastructure such as pump J7, Unites, Public 38. Veternan Chr. 19. Warehousing and Distribution 49. Utilities including out not limited to our lifecond timecon. This includes structures or bigite-A. Spanishectors which are not perfect the primary structure commonly associated or required with the installation and operation of utilities Marinum Buedra Reign: for AT Uses .. . .... 75 Wider infrastructure including bull red limited to perfort on writing on average and sufficient on and poing as wer as soudures typically associated with water infrastructure such as pump s. Maximum Buscing Height for hospitality, medical, office, multi-ferray residential, and violation innerollut-A Solar pollectors which are not part of the grimary structure Residential Selbacks: (unwest otherwise approved by the Town at the time of SDP or Praf) Maximum Batting Helch Ice All Uses (2.1) (5) Maximum Batting Helgat for hospitality, medical, ciffice, mcR-family residents), and vertical mand use A Primary Structura Montum at See Note 2 Setbanks plus to its life 5. Non-Residential Setbacks. To be established at the time of Site Development Plan / Plat application a Memory Front Serbook 1.5 at fr b. Minimum From Serback to Garage Door Face (1.5): 20" review, and approve Minimum Rein Selback in O' d. Mornum Rior Afry Settock + 5.2" e Mir room Side Sequicit entertaillasse / 12-5

6.9 Temporary Uses A. Permitted Uses 1. A temperary sales and marketing center including but not writed to ballery temporary buildings, model horres, or other similar structures which may hypically be used as a sales and madeting report 2. A lumporary constitution of an including but not limited to makes, temporary buildings, or other skins or structures which may hiproxify be used as an office.

B. Temporary uses are subject to Chapter 17.15.020 of the Cashe Rock Nucroput Code. 8.10 Transition Zone Development Standards.

1. Transition Zone Development Standards agoly to are its within Printing Arms A. B.1, and B.2. at indicated on the PO Pen. habdahib sense ou nazana. Nanahabitahin urangs such as proximal premies and on atvorts can Unifrom Reinfantial Lot Sizes Apply within Transition Zones as follows
 A Planning Area A 7,700 square feet. entranch into a setwick up to 5 provided the encountment is not within public right of way. 8 Perrang Ayes B-1 6 800 square lee C. Panerg Area B-2: 6.600 square feet 3. Colors At emucant electures and accessors structures shall be continued and maintener F. Zem Int Line Sethadas so that precomment extends was colors (including the colors of basement walls on the down side of the structure) and roof surfacing materials (a) generally regent the colors found most commonly in the fand, and vegetation around the building (with time), and high law in left: reference value of no more than tody percent (46%). Reflective materials and bright colors that non en Zero-lock entbacks are permitted contrast dromatica to with the octions of the land and vegetation around from what not be used as prodominant colors on any wall or roof surface Floodsphbra, Floodight's shall not be used to instruct or any corons of any crimary of side selbadus per Note #9 herein. accessory must be fixed. All audidoringhi sources mounted on poles its littings or nees to authority streets sidewalks walkeays, parting oth or other outsides year, shall use it, "outs" light factors. For purposes of the standard, a full outoff light finding since in which on more then her and one-half portent (2.5%) of the total output's enrised all one-half portent (2.5%) of the total output's enrised all one-half portent (2.5%) from the vertical pole or Lunding wall on which it is impurited. All such figures shall be institled on shelded so that no part of the light bub as light source is wishle beyond the Dawson Trace properly boundaries to the greatest extent reaches. Extension of thing. No extends lights of any sort may be wrected prisced installed, or otherwise incomposated into the residential list, adjacent road right-of-way, adjacent property, or open space wherein any clara or great form is visible beyond the permater of the Davison Tracs property boundaines. This rigidles in all deed lighting indusing out not united in entry lights garage upts, and diveway illumination, Low profile landscape lighting should, to the greatest once feasible to installed to retrained watering from of the Dawson Trais property. Vegetation: Each property shall include at least one (1) line of a species with a height when Citcl the configuration, See Note 6 above.
 Side yand setback for comer loss shall be determined at the time of Sito Development Plan. mature of at least thirty-fee feet (35) for each two treastand feet bundred (2.500) square feet of follow parcel area, provided, however, that this requirement what not require any NORDACK HANDENES striple-family residential folio contain more than four climber. Trees may not under the sodurn shall be located in the portion of the kill shall self-crosse enhanced screening from the open solect amas or properties adjacent to the Dawser "Insi- POP productly brunding." Province: these clantings are not inlended to completely screen all portions of all structures

and included in the Tournal Castle Rock Plant List, shoulde a information orbit (8) feet tail. when phriled, and share be planted before a Certificate of Occasionary invited facilities present structure, or I think is no possible due to planting season or readther conditines, then within three (3) months of the beginning of the next planting season for the apposes. In addition significant three which see located on a property and not within a location of a property. structure shall be preserved when possible as indicated during the Site Disvenorment Plan. Process an 'Existing Venetation to Remain 'Such areas are eligible to count lower the above planteness recommend reparties of whether they are conferous or declarges, even if no focated in an opposed studeon for sometiming as noted above. Concurrency with the Sile. Development Plan I Plat utage of the development process, the croperty oxide submitting such plan may request accorded of a vegetation plan in which the vegetation requirements for certain folis or tracts may be increased, decreased or deleted, to milest the decree of visibility of structures located in various portions of the publishment. Enrichment required by the standard shall be credited against the landscaping requirement imposed by any other section of Your

Forces a Fenral Incomed an invisite into photos PL-1 and PL-2 in Plant on Areas A. R.1, and 8-2 shall be constructed as a split test, post and rost or other remain coston occurse such detects. Nave a resumil appearance, blend well into the netural terrain, here an open character and are denerally more suitable for width. Open style feeting shall not broked 42 in Nebh. Whe mesh may be incorporated into the fehong design to keep pets in. Fences of other materies or designs are problemed, including solid privary tendes. Short lengths of privacy lending up to 40 feet in total length and up to 6 feet in height, may be used to screen portion. of late containing hot labs or other suntair prusite on site amonther, or to contain piets. Providey incing shall be on the interior of the lot, meet sections, and not conflict with ear Propagation and the used in place of open ref tending

Commonly assessment Accessory Uses, incommo to the Printary blue or Building including but

not finited to onces, paper, portice, shorage sheds, private greenhouses, radio or TV antonna TV extense order, scalar panels mounted on a primer shipture, sport courts, private

swimming goods and associated structures and private non-commercial facilities or structures

8. Acressory Uses are support to Charge 17 52 210 of the Charte Book Microbian Code

5.11 Supplemental Development Standards
Below are Supplemental Development Standards that may reply online each Planeton Area. Supplemental omera Standard #14 (A impugh E) motates Handards apparable in at Planning Areas

- The carace door face (or the localitation of legal 20 into the back of public warner) Non-parson once building face may have a mannum fill serback.
- 2. Building heigh measurements for both resident all and non-residential audicides channels parapels architectural designs that somer monthip mechanical recipiesent from Hew and other similar architectural claiments. Stornents may also cricipate maximum building height." recurred by hunding design or code

- 3. Engraphments that include boy engines, employments, parties en, channels, expension posts on umrs, water panels mounted on primery structure, mechanical equipment, light februs, incl everbarns and other architectural leadures and are allowed to expend curvant from the primary structure in front, side, and near yards, thing visitance may an encreasorploss the property line be located tens than six feet (6), from the smaked make a of the uncroachment to the adjoicnt property or extend now, word or dry upity excented. Non-habitatic structures, such as covered contres and countyards can encreach with a setback to to 5 provided the setback is a roin mort of 10" and the encrossisment is not with the public right-of-way, sight triangles, or inscappitation and utility elements. Roof promargs are permitted with a maximum encroschment of Z into the billiation settant. Window were are permitted to encounted into retaileds up to incomp as tomed by wet and dry oranned. The Sebards shall be measured from public right-of-way property my to the building foundation of
- ughi yrangies, er franzportation and utifity easurements The minimum setback of sixel-based gazage is defined from the right-of-unity paperty nee to the street lacks building plans.
- A. Private draw loaded from onde or rear selbacks and associated utility casements shall be determined at the Sits Development Plant Plat stage of the development reverse
- 9 If a lot is located in a low, cluster or arrangement of someternilar sized lots by would streety selbe subject to a different range of without standards, side or man pelbecks end be consistent with the building separation on required including sment of reduced
- C. C. of the configurations are allowed. When 3" C. -- in nonfigurations are permitted, debethed garages may also sell as a C. selback. All shoult are smust meet building. sense and and anne may remedle be set as mermion standards by architecture Setbacks that not be less than required utility experients O. Rear selbacks to above or provide streets may be induced to zero when the minimum
- witch of the right of-way or easternant exceeds the more runs standard as identified in F. Settacca from reblic control-above shall be 16 coless attenues determined and
- extensional to the property line as long as minimum code requirements are metiturities using
- Place and shart only access to take abusting a public profit of way. Links entire only devote streets. private drives, open space areas, or other straign user short use the minimum 5' hade yard
- For residential lobs with multiple street frontages, all sides of the primary structure fronts a public intestimus blow the Primary Structure Serbases for "Min. Front Serback." and "Min. Front Yard Schook to Garage Coor Face" as applicable
- 10. In Prammy Areas D. E-2, E-1, and E-3, Bhackenity, Commercial, and to Mined-use buildings. may other a ill setback to private public of ways or exceptions. Setback from the public notice-divisies shall be 10 unless otherwise deferenced and approved at the time of Site Densionment Plan.
- 11. Hospitality medical, office, muta-lamily residentar, and verscollaweed-use business are
- showed to have a maximum height of 90 feet.

  12. Ros dontal layous with Side Yard Uka Easements we permitted and shall be determined at the Site Development

  Plant Plat stage of the development review process.
- 13. Setbacks for custered wrote-family developments set be administered as non-numburons accordion using printerum front, Alfa, and pair yard dynomicing
- 14. General Acros (apply to 34 Parrang Areas and Development Standards, as necessary). A 'Ary dwelling or home type within this PDP may be for-sale, for-rent, or age-restricted
  - B. A tendent garage configuration is calculated the same way its argurage with Kindard prompt in provide Waterpart budget on to transprope C. Shared docessors admirestay exponents a povate coveres are permitted for all uses.
  - D. Maximum building coverage in Character Areas East, and Central sharibe 15% for a uses, except that attached homes and commercial non-residential uses have a marimim building coveraige of 85%. All site requirements such as landscaping, panding water quality, determine, and all other applicable development standards shall isabe met
  - E. When necessary treated first entry step on a retirent entering a init may be to reled immediately adjacent to the public sciewark, if the step is not within the right-of-way

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TREAD RISER AT ROW

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

PLANNER LANDSCAPE ARCHITECT NORIUS DESIGN

> APPLICANT 1

WESTSING INVESTMENT DENVER CD 80246

CORE CORE CONSULTANTS 3473 S 890A0AVA ENGLEWOOD CO M113

103 720-5440

DAWSON -TRAILS-

EGULATIONS ഗ TRAILS

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P.UD. SITE PLAN, AWSON = ELOPMENT PLAN A MKON BIOGE PRELIMMARY P. U. PLANNED DEVE

DATE PDP-01 07/08/2021 PDP-02 12/03/2021 PDP-02 04/13/2022 PDP-04 05/27/2022 PDP-05.06/09/2022

SHEET TITLE

SHEET 17 OF 20

3,4 23

f. Minimum Side Street Settates (1996) 15

abose produce was apply for 5 months

Topic The reprise with previously paper, frame and income never present advisor-

3 Minmum Bridge Separation > 10

## 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 PAPCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15.21.22.7.29, 12.23.1 M. TOWNISHIP SECULTH, RANGE 51 NEST CF THE SIGHT PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### PD ZONING REGULATIONS

#### SECTION 7 | PUBLIC LAND AND OPEN SPACE

- Press requires.

   Permitted Uses permitted by right in the PL-1 Gibbot rice.

  A. Active and developed parks, represents center and facilities and related uses including but not immed to reak grows, parking and drives, information kinds and mantenance and storage. inneed to rest reams, parking and drives, information klosks and buildings. B. Facilities for culturalizations, community events and other cold, uses C. All manageal and/or cuess-municipal facilities or utilizes, and

- D. Educationia insolves

  E. Faddhist for acquisition, collection, disposal, distinage, storage of water, sewage or rocused water.

  F. Faddhist for distribution or storage of discribity (above in below ground as needed).
- Development Standards, Development standards for the PL-1 District are as follows
   A Manstrum Hotght: Fifty (59) (cot;
   B. Nimitsum Front Yard Sabback: A manstrum of lifeen (15) foot from the property line; twenty-five
- (25) feet if abusting on amenal afreet.
- Last by Special Review Wass permitted by special rowter in the PL-1 Datiot are as follows:
  A Buttleries. Structures or other permanent improvements privately cannot and operated, which must be open to public use.
   Spokes defend butterings and structures (C.R.S. Title 32); and
- C. Any bulland or structure more than fifty (50) feet in height, but not to exceed seventy-five (75)

- 7.2 PL-9 District
  1. Permitted Uses
  A. Open space, wild'de sancepay, traits, and assertated service facilities.
- B. Off-street parking and drives.
   C. Facilities for acquisition, collection, disposar, cramage, storage of maler, sewage, or reused.
- water

  D. Unitry and communication distribution lines (under or above ground as needed)

  E. Escrites for distinguish or storage of electricity (above or below ground as needed)
- 2. Development Standards.
  - 1. Maximum Heicht: Twenty-five (25) (set:
  - 2. Minimum Front Tard Settleck: Twenty-five (25) feet
- Use by Sorculi Review: Approadors for use by special times shall be exhibited under Section 173.39 foll of the Code, precladed Section 173.504 that have no application. Uses permitted by special travels like PL, 2 Dettiot and is follows:

   Ayry use allowed in the PL, 10 tribid or otherwise calesmand by the Director which could be approaded in the discloser remo

## 7.3 Private Open Space (OSP)

- 1. Active and developed parks, community/recreation centers and related uses, including but not limited to buildings/structurer, restrooms, parting and direct, information kinster, peace structures, gazebos and similar innertry structures, and maintenance and storage buildings. 2. Facilities for culturallard uses, commonly events and other similar uses.
- 2. Facilities for contrating uses, community events and other namina uses.
  3. Public or Phriete Dom space, widdife sunction, trein, and associated tenice facilities.
  4. Oil-times parking and drives.
  5. Facilities for inoqualition, sofection, diagnosis, drainage starsiga of water, sweape, or reused.
- 6 Utility and communication distribution lines funder or above ground as needed) Impelion
- feditions

  7. Additions 4scensions of open space or PL-1 and PL-2 areas on the PD Plan.
- Additions/sicrensions of open space or PL-1 and PL-2 areas on the PD1.
   Open space comdons along edges and/or internal to the Planking Area.
   Planks, operating parts and in other similar amenity areas.
   Enhanced particins of street corridors.

- 14. Facilities for distribution or storage of electricity (above or below ground as needed)
- B. Development Standards, Development standards for the OSP District are as follows: 1 Maximum Height: Fifty (58) feet
- $C.\mbox{Seffacts:}\mbox{(critess otherwise approved by the Town at the time of SDP or Plat$ 1. Min mun Front Setback, 15
  2. Minumum Front Yard Setback to Attend 25 or setback of the adjacent Planning Area
- whichever is greater.

  3. Other Setbacks are to be astablished at the time of Site Development Plant Plat. application, review, and approval

7.4 Reclassified Open Space Press Open Space Reclassifiation Permitted: A landed amount instrument, 20 somes; of land despitied as 12-4 and or In V<sub>2</sub> in this PQP shall be germited to be adiasated as Philate Open Space (IOCP). Reclassifiation of any Librar CSP Press will be considered with the Toom, in approach, color per Set Development Place IPSI shape on the considerent review services in one detail is known to determine internit feets with the body for tracked Pkry profit of the potential 20 series have not reclassified and offer all the rest in PL 1-0 PL 2 and shall be satisfied decisional to the Town Replacement of Inclassified according to not required.

Prescriptive architectural standards have been approved and adopted with this Dawron Trains Planned Development Plan and Planned Development Zoning Regulations and are incorporat herein as Appendix I

#### SECTION 9 I SIGNAGE

Prescriptive signage standards have been approved and adopted with this Dawton Trails Planned Development Plan and Planned Development Zoring Regulations and are incorporated horein as

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

- Following approval of the Davison Track PDP Amendment: the Property Cymers shall submit a Stell Development Plan for all or any portion(s) of the PDP, as are then ready for development.
- No structural building permit with be insuled until a Site Development Plan and Plat have been pretented to and approved by the Town.

#### SECTION 11 I TRANSMONAL LANDUSE

- ON 13 TRANSMOULD, LAND USE
  Alter appear of the later Train FIP Fixon routed leven by reference any portion or portions of the property descraped as the Barrion Train FIPP which has not been expected to a Site Development Plan or an development Plan or and horizonarith and commented may be as althoughout property out of the property of the Site Development Plan or the later of may development of the property of the Site of the later of the site of the property of the Site of the sit
- 2. Any activity committed by the Section shall be considered to be a velid pro-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.
- 3. Areas or agricultural activities shall be cosed to vehicular traffic and off-road recreation mole biting, accepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in stilly and other maintenance work, and deviciness of the Master Dinastoper, or the Town

PLANNER:LANDSCAPE ARCHITECT

NORRIS DESIGN

1

WESTSIDE INVESTMENT 4100 E MISSISSIPPI AVE SUITE 500 DENVER CO 80246 303-984-9860

ENGINEER & SURVEYOR CORE CORE CONSULTANTS

DAWSON -TRAILS-

DAWSON TRAILS
DEVELOPMENT PLAN AND ZONING REGULATIONS
OTHER DAWSON ROCE PRELIMMANT FLUX BETTEAMS, ADDRESS OTHER PERLIMMANT FLUX BETTEAMS.

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 18 OF 20

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## PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

IAN 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 15.11 22 27, 29 32 33 L34 TOWNSHIP 8 SOUTH, RANGE OF WEST OF THE SIXTH PRINCIPAL MERIDIAN "OWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### ARCHITECTURAL DESIGN STANDARDS

The architectural depon standards quote the composition of the architectural savies for the Dawson The included an energy survivals guide are compared for the fort expensive years of the Tradis IPC enthropating the reported architecture of the First Range. The proceedy presents a unique opportunity to assemble the Danson Tradis neighborhood elements on a scenic Front Range ex-tra exercise Tradition architecture, conserved for Danson Tradis is included in discher-niterpretations of rustic, ranch mountein practic agrarian and vestions like lanced styles and regional materials. These standards allow for architectural variety, including franchise architecture piete with holohborhood elements to establish a coheave aeighborhood. The Character Area n the PC establish a planning framework aligned with the productional source of Dayson Trad

A wide range of land uses are permitted in the Dowson Trais genetication tipes. Ration to the Dowson Ridge PD for descriptions of the West, Central and East Character Areas,

Development types extegorized in these standards provide the execut standards and specific caterial for various types of users that will be incorporated into this PO Planning Areas, white providening the overall ment of the Character Areas.

The anti-reducal degran standards highlight the following development types

- Pedestran Oriented
   Commercial / Relad / Office
- Industral

  Multilenily Residential
- . Sindle Family Residential (supplemental to existing Town standards:

#### Design Standards (Overall)

The following design standards arm to create visual interest and consistency by addressing a vanisty of building lypes and complimentary styles. These standards also address specific design. elements including massing, proportions, detaking olements, materials, and site desag

Buildings across at development types issed above should consider the folk

- All sides of a building open to cubic view shall display a smiler level of quality and architectural migrassi
- Variation in the halfon forceds by vertical or increastal artirulation, window and actin variations, palsas, plazas of other landscaped pedestion areas are incovanged. Strong variations, palsas, plazas of other landscaped pedestion areas are incovanged. Strong varical elements such as whistowe, plazases, columns, stairs, and lowers should be used to sentify individual commercial spaces
- dentity instruction commencial spaces.

  Large relutiones of livers of business, should be broken up nick smaller cases to reduce the visual scute of a building. The mass of a building should be wired in birn or division to emphasize the visual scite for the building should be wired in birn or division to emphasize the visual states of the state of the st

- archdyclural evation elements ACTIVACIOUR PROOFIG RETIRENT.

  Building design shall moutportal teduned surfaces, projections, recesses, shadow knes

  color, window patients, overfluings, reveals, changes in perspel height, and other resurto aword morcolehic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as:
- Architectural cictaris integrated into the banding structure to frame the entrywer.
- Campore or porticos
   Enhanced pedestrian surfaces
- Framing by puldoor podestran factures or enhanced landscappe
- Premeng or outside process
   Overhengs
   Peaked roof forms or arches
   Rested connect process over the door
- For most buildings, at least two (2) of the elements listed below should repeat horizontally Buildings both facades greater than 100 leer in length that employ techniques to provide additional interest and is subdivide the wait plane including three of the elements listed be repeated at appropriate interests horizontally and/or vertically.
- Coror change
   Testure change
- Makeral change
   And detical variety and interest knough a change in plant; such as diseas, rereals, notherwise or powerties in the orchways or projecting ribs

  Wall plane projections or recesses:

  A variety of road lines and parapel helights incorporating changes or elemen
- Horzonia algoment of architectural elements such as windows is the coronax banding and

- mourants sugments a surrectural relements such de winches, sits, compress, be trang, and other contrivious is entitionative. Storefronts who is building materiels. Storefronts may occasif of an architectural frontined mayored by a national brand as appropriate. Exterior building matter dis stall use highly quality, durable materials including (enant selected materials provided that they maintain the overall quarty and style of the project. Predominant exterior building materials may include that are not fimiled to
- · And declara metal

- Clear and thread class.
  Concrete roof

  Wascarry integral color is and or water blasted, or stained textured.
- Spin-face, scored and/or architectural concrete masorny units (CMU)
- Tillup cuscietie panels, where determined appropriate by the DTACC
   Buildings that utilize CMU walls shall use integrally outered units. Painted CMU is not.

- Buildings that unlize tilt wall concrete wall panels shall require incorporation of sufficient
- articulation and color patterning to add a variety of trature and visual interes anculation and cord paterning is add a valently of testion and usual interest.

  Murah and graphics applied to entance wells are permitted, support to the Town of Casife Reck Sign Code.

  Record Code.

  Record materials should be of a codor and maleriar consistent with the orchitectural character.
- Rooting materials should be of a color and material consistent with the of the building and should convey a sense of permanence and quality. Screening of all roof top or pad mounted mechanics, units is required.

- The styll or adplacement of exterior accord (girting shall what co the building's such social elements such as only leasures plasters, columns, and landscaping or just in enchant intensity advise with the metal-only any otherwise as the collegization building color. Bugither occurs may be used for accordis, birn on in-paligiting architectural features. The www...subdued hoes of natural earth coors are encouraged.

  Color can be used to impact the scale of a building by highlighting various architectural.
- Integration of fabriciamise awings, flat metal awings, fieldies, and other similar provisions
- Buildings that be situated to provide a visual and physical connection to the public
- A serie of early shall be created into the dimelopment size by using building placement, landscaping bretiments, segrage, and other appropriate elements.
   Commercial dimelopments within the PD are encouraged to provide vehicular access to
- adjoining properties or development sites in order to provide connectivity between
- A commercial development was shall provide pedastran access throughout the ase by interior A commence development of the process positions access enoughput for 84 to 3 many to adjoint sometimes passivary, and/or length some process enoughput for 84 to 3 many to 45 to 45

- Integration to inseque parament or puzzes paraments in course put to operar authority sectors. In the country of pedestrian-scaled lighting, lables drinking foundains, benches, sealing walls, shade trees, diandscape planters, berms, clock towers, specimen trees, cotted plants information
- have been been a secured by the control between the period or anchecuter in the proposed, and incoming of the monitoring find informs, which in the period or anchecuter in this proposed, and incominged. Underseided lighting lattures, and public and foodedhis are promised in the period of the period of the period of the period or with the consensus of the period or with period or the period of the perio
- Screening must be accomplished by a wall constructed of inergrally colored CMU, ambiguoussi metali streeteng, isone, skoop, testined slatnes concrete, brick or similar malenaks treit are compatible, to match the powers structure.

Intest, Planniss Area E.2 in the PDP is a mend-use perceit flat is more certainly positioned in the Basson finds mightborhood. The Planning Area is collegated as a Redebution Oriented Area and has the potential to include a podestion-entited distance of uses and will provide coordinates to shop, which like, and receasive Pedestrain Oriented association beyond the one described in Premiting Area E-2 may also be developed in other areas of all Devisor Trail

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

- Eithet a publicly accessive and activated squareferentialize OR a publicly accessive and come a publicity occasion and extraved signification from the Applicity socialisates activated main steed at least one (1) block in length with buildings frowing with entired. protestion access offenced onto the space or steed and incorporating typical ruben design elements south as on-street parking (parallel or head-in), street there for shads. noed paying, ighting street furnishings, and other elements to help establish and define the public realm of the placerstreet
- Enhanced demonstration poderation connectivity may include crosswarks and methods: crosswarks, defined by change of material, outdoor drong, pedestrian-scales fighting (poles and/or bollards, dedicated bicycle parking in key locations, or similar improvements
- amoust continuit, recruitant out-pie paring in key occasion, or similar importement.

  Development pulliferins to prioritize podestrams by placing entrances at scenarias, providing inodiscaping along main mortes, and allowing or raised parking to help encourage solvier violencial traffic. As itsis arouts goal is to be pedestrain ordinated, the transportation includin in the area should also provide safe proximal for podestrians and cycless and include mid-black crossings where recessary.
- Convenient pedestrian and bioyon access to all adjacent streets.
- Chasta precision in cut process with enhanced predictions puring shaded alting areas with conflictable sealing and tables, procritate to class or coffice stops, seeks of indirectable areas, parks; or distant natural vables, prodestrant-coded (sphing, and sele, non identities people inactiving "Where possible, provide power and will be increasing to english to not."
- Accessible parking spaces located isgined, stifped, and lighted with class and ponvenien
- For multi-building office amaskrammuses, pedestrum amenyles, that allow for one and nor manuscription price areascaregues, pedesarun amerimes truta quivi nor use and improprienti di cultion means se a overlipriment local portici contribulida en en ly filip prepole tram other buldrings. These can include a mor of padesfrant-culled lighting bloss distincts bulletins beattering seating palls, shafet treer, mared burdscape planters, berns, clock towers, specimen trees, pottled plants, information Marick, bulletincal entities, or and features.
- Convenient pedestrian access to transit stops and cuttying parking areas, if any.
- Where feasible design littles to accommodate bus stops.
- Bicycle pasking in convenient and visible areas that do not interfere with padestrize Interconnection of pedestrian areas with adjacent existing or planned open space
- The potential for outdoor civing and/or other amendies to enfiven plazas and open space

#### Commercial / Retail / Office / Vertically Mixed Use Standard

Internation of the overall goal for this development type categorized as Commercial / Ratal / Office / Verifically Mixed Use is 50 create an organized compas (if multiple outlibrings are contemplated) in incorporation a variety of ratal, officer realization, hospitally, and other winter types of users. This disorbonnent type may incorporate a horizontal and/or vertical mix of uses. These arrors tend to be verticular-centric commerce attens that include pegestran accommediations serving core are is of vertical curron common automatical processors accommon sching one aircs of the DPC Common accomplementary in class for air comprision of common accommon environment results or enhance both deployers and registered exhibits a desired, including elements such as commonly qualitarity appares, covered pattos, generous valeing areas, and general architecture that creates a final class covered pattos, perserous valeing areas, and general architecture that creates a final class covered pattos are overall neighborhood contest fullier. scienathers the type of the area.

Neighborhood miss) and sonifices arrean and buildings can vary in size (scientisms) again facility) and the surrounding contest should be evaluated the review that each building first into the spectra area. Plead the eran with read use areas and buildings several stuffers existent design elements as the other order of the specific area of context. These focutions that encorporate a winder less of size-specific area. building and pedestrian elements that contribute to the events of character of the Dawson Trails

Large (conscident nation rebit uses shall provide a place (s) that some the 'heart' of the execution The standard section of the st

Buildings that are associated with national tranchise companies shall be allowed to retain the elements sequed to convey their relocut dentity and brand. These buildings are encounged to integrate the materials and design standards to complement the overall architectural character, when possible

#### Flor State and Industrial Standards

- Intent: Convoir Trails Architectural Standards guide the organization of these commerce areas and making the fundamental or the Film Spaces and industrial buildings which integrating the contral character of the englishbooks. The Victories is a summary of the supprehensial beings standards for the development, within the FID Film Spaces and industrial planning areas.
- Focus architectural treatments to public street and highway exposures. Sheeld leading and back of house functions from public streets. Focus shall be placed on creating leature elements on letades, transform in wall teature, color, height, plane, and overall expressions of mass and void. Designs shall avoid unbroken, fial, walls of 100 feet or greater.
- Surfaces shall be predominantly concrete or mesonry materials including this populate and other targe format masonry merenials, pointed or integral polared CNU, stone, and time of complementary meterials. Metal canels, fabrications, and times may be a component of the dominant materials when combined with concrete or massing materials. General fiber board phenoid wood, studio, EIFS and other troweled or panied products may be used as accents
- Accords of primary and secondary colors may be imposed on nightmany field of natural colors
  and tentures. Color is encouraged as a form overgle element for entry and feature components Service and loscing operations shall be conducted within an enclosed structure or ecreared
- Outdoor storage, terminas, motor vehicle storage, contractors' yards, and mander stations shall be somened or located in the back of house vication.
- Major exterior trish and recycling receptacles shall remain within service and storage areas
  and be painted to match the primary or secondary tolor used on the main building.
- Cross dock facilities shall be allowed for buick loading and storage areas. Truck toading and storage within cross dock erees may be greated both infernal to the parcel areas and to the public high of ways. These areas shall be screened from public streets and open space incheolist through landscape design and screening wall techniques determined at time of Ouldoor storage
- . Outdoor service and starage areas shall be screened with solid masonly waits a opaque decarative fending that controllement the architectural character of the basid no from public streets, public spaces and 1-25 comittor.
- Where applicable, green screens with evergreen was are encouraged to screen utility and service areas. Their shape can be integrated into the architectural character of the Existing. Green screens are to be used in addition to the required screen wall likely are not a replacement for the remused walk

#### MultRamily Residential Standards

Intent: The planning and dening approach for Multifarisity Residential development types is to ensure a general level of consistency and quality of a single motil-story purchay as a collection of multiple buildings. The overall site design should provide the public readmann pedestrian. connectivity through the site. Multifamily uses may be increasely and/or vertically integrated into a mixed-use bailding or district where it is encouraged to activate the first floor of the building(s) with commercial or other appropriate uses. The following architecture features shall enhance the design character of multifarrily buildings and to complement the overall character of Dewson Trads. Building Design. The forewing is a summary of supplemental Design Stundards for a multifamily

- Four-oried architecture shall be integral to the design of all sides of a building and display a sumler level of quality and architectural interest
- · Entires shall be emphasized with additional details
- Buildings should be designed with a variety of surfaces, tecures, shapes, multi-classed motive maleriels, and well enfoulation
- The scale, delaits, and materials shall be comprished with surrounding meldential
- A variety of heights, colors, verbacks, and step-backs are or souraged to avoid long wrankoutsted building facades.
- Variations in exterior waits in decim and direction are environment. Use non-outs, withins, and beloomes to break up massing
- Massive stratest continue with flat appearances shall be avoiced
- Minimize the bulk and appearance of structures through the use of rootines consisting of valying roof heights, practions, and shapes
- Material will include architectural stone, comentation siding, architectural plaster, high octformanco windows and diass, and other similar elements
- Murals and prophics applied to extends walls are sermited, subject to the Town of Castle Rock Sign Code
- Gerages shall be architecturally integrated into the established desicn charact Building placement and cheritation shall vary for design interest and visual relief
- Screening of mechanical units is required, to the extert possible
- Integration of fondscape and hardscape design elements and materials is to be provided in order to create public space and key arrival areas.
- Pedestrain access shall be provided frinciphout the sile by linking buildings to adjacent
  sidewalks and pathways, when appropriate, unless grace changes or other site restrictions.
- Use of site furnishings such as benches, hibles, chairs, and fabric unbrakes are encouraged

#### Single-family Residential Standards (supplemental to Town standards

<u>Intent.</u> These supplemental standards are to be used in addition to the Coatle Rock Design. Guidelines for Design and Ceverooment in the Town of Coatle Rock, specifically for comer let and lots expected to open space. The Single-Yamily Rosidantial development type can be comprised of

- Architectural features for corner lots or lots adjacent to open space shall address the
- Side elevations on the street side of corner loss, or adjacen; to open space or traiterails character of the front of the frouse, using similar materials, mindow sizes and architectural
- Towntomes, duplicies, single family for rem homes and single-family anachad shall require four-size architectural treatment

#### Landscape and Irrigation Design Standards

intent: Landscape areas will be designed in conformance with the TOCR Landscape and Intigato Critera Manua, as amended, and the Dawson Trata Water Efficiency Plan. Landscape presen share union wasta, as arented and se basson rises reconstructly that, prosesses expects shall consider the considering of plant selection, diseagn interfu is competiblely with the event established undersage marine, and other site specific characteristics, as appreciate Charigo books distributionismus, bistonismly adaptable it has maintenance, and hardy, but, olanis, and trees per the TOCR Landscape and imaginize Characte Manual.

## Submittai Requirements (Dawson Trails Architectural Control Committee

Dawson Train Architectural Corpol Contrities (DTACC) Review and Approval. All designs for proposed buildings, site increments, and signings improvements must be reviewed and appro-by the DTACC as a condition of acceptance of the Site Development Plan (SDP) by the Town of

NORRIS DESIGN

PLANNERALANDSCAPE ARCHITECT

WESTSIDE INVESTMENT PARTNERS 4100 E MISSISSIPPI AVE DENVER: CO 80246 303-984-9800

ENGINEER & SURVEYOR CORE

CORE CONSULTANTS 303-730-5960



REGULATIONS PRAILS ID ZONING F PLAW AND A POSTION OF AND 2 T PLAN DAWSC DEVELOPMENT P TO THE OAWSON RIDGE PRELLINING

DATE PDP-01 07/08/2021 PDP-02 12/03/2021

POP-03-04/13/2022 PDP-04 05/27/2022 PDP-05 06/09/2022

SHEET TITLE: ARCH DESIGN STANDARDS

SHEET

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

19 OF 20

#### 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)
THO PARCES OF LAND EFRICAL OF SECTION 21 AND PORTIONS OF SECTION 21 AND EXTRACT STATE OF COLORADO
THOSPARCES OF LAND EFRICAL MERIDAN TOWN OF CASTLE ROCK COLUMN OF DOLCALS STATE OF COLORADO

PLANNERLANGSCAPE

J J J J

NORRIS DESIGN

APPLICAN

WESTS/DE MWESTMENT PARTINERS 4100 E AIBSISSIPPI AVE SULTE SOD DENVER CO 80246 303-944-9800

CORE CONSULTANTS
JA73 S. BROADWAY
ENGLEWOOD CO 8011
303-73C-5860

DAWSON -TRAILS-

PLANNED DEVELOPMENT PLAN AND ZONING REGULATION:
AN AMERICAN TO THE DAYAND RECOURT TO THE PLANS PROCESS OF THE PARTIES OF THE P

DATE PDP-01-07/08/2021 PDP-02-12/03/2021

PDP-03-04/13/2022 PDP-04-05/27/2022 PDP-05-08/09/2022

SHEET TITLE:

SIGN DESIGN STANDARDS

SHEET 20 OF 20

## SIGN DESIGN STANDARDS

#### SECTION 9 | SIGNAGE

This section assesses sensing for the Dawson Train PDP to guide the overallimegration of a suppoper master plan for the neighborhood.

under Augings and Impostry request of the sports by the Drawn Timble (PDP). These spages location and the drawn street of Sills Deversorem Flux (SDP) and or or shift has spage partitional policitions. Landmink for the spage partition of the spage partition (Landmink Flux PDP) and the spage partition (Landmink Flux PDP) and freeding the SPDPs and replaced partition partitions are retrieved by the spage partition of the SILL partition of

#### 9.1 Landmark Signer

- A A Landmark Sign is a non-electronic sign to be located with the Pland G Planning Areas along the P25 conductive directing intention to bus messes, committees, services, products, or propriets within Days on Trafs
- Bit Landron's Signs are allowed in Planning Awas F-1, F-2, F-3, G-1 and G-2 and must be localed which 300 Met of the Character Trads PID Plan property has along the Interstate 25 complex and meet the sourcing requirements noted before.
- C. Lindmark Signs shall be occard a minimum of 1,500 lend from other Lindmark Signs and finer may be a maximum of detriffs, Lindmark Signs, Other on the repeape of the Demon Train Makes Egin Paring is defered by the Chem of Desire Occi. Managar Good, Till 16,91 she dead of the repeated with a contraction of the children of the Chem of the C
- Landmark Signs are permitted to be up 700 kg. it, per sign bace with a maximum of land (2) sign faces.
   Ciny one (1) sign face shall be visible from any one diseason oil travel on Interestica 25 for a total of land (2) sign faces.
- E. The Landmark Sign prototype extribit represents a potential configuration for this sign type. The final deeps for the Landmark Sign will be determined at time of sign permit.



- F. Nextreum sign height allowed for Landmer's Signs is 70 feel from finished grade
- G. Landmark Signs shall be set back a minimum of 25 set from the nearest sheet or intentiate might of analy to the obsess bornt of the skin. The Landmark Signs shall be pisced within tarckcape.
- H. Pole signs and attached highway electronic eights are promisited
- I Ledons Span automi Invitive much controls since architecturi practic controls manufactura since and outop products, automi used much automic thorsavier plans and furnished span activity of the materials. Adolesced plates of the significent in actived through endour instruction and an amenicative passed busided for future or in actived through out to the manufacturation and an amenicative passed busided for future or sent schooling to the manufacturation and an amenicative passed busided for future or schooling to the manufacturation and active through the school passed or schooling to add possible and the school passed or developed properties school passed to schooling to add passed to the school passed or developed properties and schooling through the school passed passed on the school passed to school passed passed passed to the school passed on the passed passed and passed to the school passed passed passed passed passed passed passed passed passed to the school passed passed
- J. A sign permit is required for Landmark Signs

#### 9.2 Temporary Signage and Banners

A Temporary Signage and Benners directing alternor to businesses, commodities, services, products real estate or properties within Dawson Trans are allowed in Pstrinling Areas A. B. C. D. E. F. and G.

WB SW DJ.JR

CHECKED BY:

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