

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 1* (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. Approval. 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. Effective Date. 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. Severability. 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. Safety Clause. 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 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

6th **PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 16th day of September, 2022, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



Lisa Anderson, Town Clerk



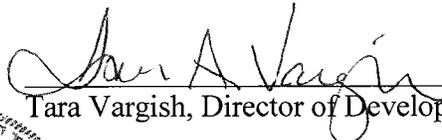
Jason Gray, Mayor

Approved as to form:

Approved as to content:



Michael J. Hyman, Town Attorney



Tara Vargish, Director of Development Services



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:

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

THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

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

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING THE FOLLOWING PARCEL

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

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

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

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

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

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

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

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

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;
3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;

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

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

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

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

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

DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

OWNERSHIP CERTIFICATION:

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

DAWSON TRAILS I LLC
SIGNED THIS _____ DAY OF _____, 20____

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

BY _____ AS _____ OF THE DAWSON TRAILS I LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION:

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

DAWSON TRAILS II LLC
SIGNED THIS _____ DAY OF _____, 20____

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

BY _____ AS _____ OF THE DAWSON TRAILS II LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION:

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY _____ MAYOR

ATTEST:
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____

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

BY _____ AS MAYOR AND BY _____ AS TOWN CLERK
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION:

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

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

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

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

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

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

BY _____ SWO LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

SURVEYOR'S CERTIFICATE:

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

REGISTERED LAND SURVEYOR _____ DATE _____

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____
SIGNED THIS _____ DAY OF _____, 20____

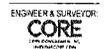
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS AUTHORIZED REPRESENTATIVE OF _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



WESTSIDE INVESTMENT PARTNERS
4100 E MISSISSIPPI AVE
SUITE 500
CASTLE ROCK, CO 80045
303-681-8600



CORE CONSULTANTS
3475 S BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



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

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

SHEET TITLE:
OWNERSHIP
CERTIFICATION

SHEET
2 OF 20

DRAWN BY: [illegible]
CHECKED BY: [illegible]

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
 TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 27, 27, 28, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNER/LANDSCAPE ARCHITECT
 NORRIS DESIGN
 1000 14th Street, Suite 100
 Castle Rock, CO 80108
 303.951.8200

APPLICANT
 WESTFIELD INVESTMENT PARTNERS
 4100 E. MISSISSIPPI AVE
 SUITE 501
 DENVER, CO 80214
 303.951.8200

ENGINEER & SURVEYOR
 CORE CONSULTANTS
 3415 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.735.5460

DAWSON TRAILS

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

DATE:
 PDP-01.07.28/2021
 PDP-02.12.03/2021
 PDP-03.04.13/2022
 PDP-04.05.27/2022
 PDP-05.06.09/2022

SHEET TITLE:
 OVERALL PD PLAN

SHEET
 3 OF 20

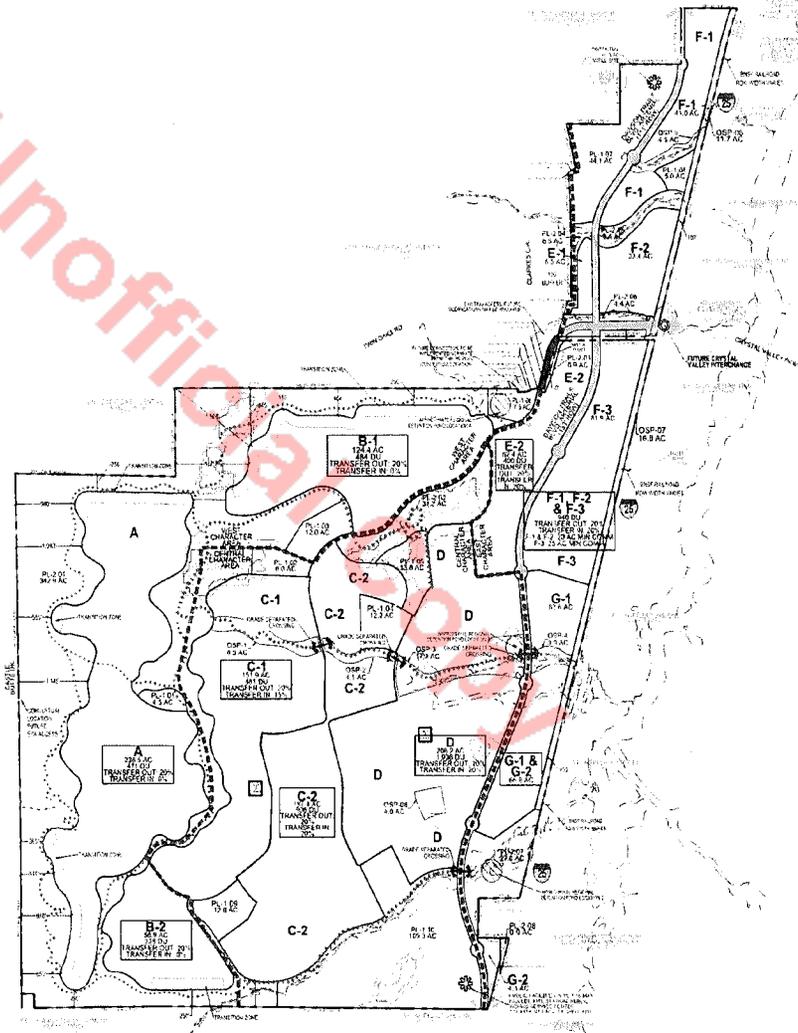
OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	% OF TOTAL
PUBLIC LAND		
STATE	11.71	11.94
OPEN SPACE		
100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)	8.22	8.42
100 YEAR FLOODPLAIN (PEMA)	1.92	1.96
TRANSITION ZONE	22.71	23.21
MODERATE SKYLINE	1.11	1.14
MINOR SKYLINE	1.11	1.14
OPEN SPACE AND PUBLIC LAND TOTAL	48.78	49.79

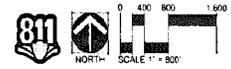
NOTE: THE TOTAL SKYLINE DEPENDENT ON THE SKYLINE DETERMINED BY THE DEVELOPER.

LEGEND

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



CHECKED BY: M.B. SWY
 DRAWN BY: D.J. JR.



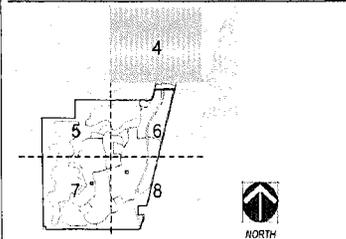
DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

DAWSON TRAILS

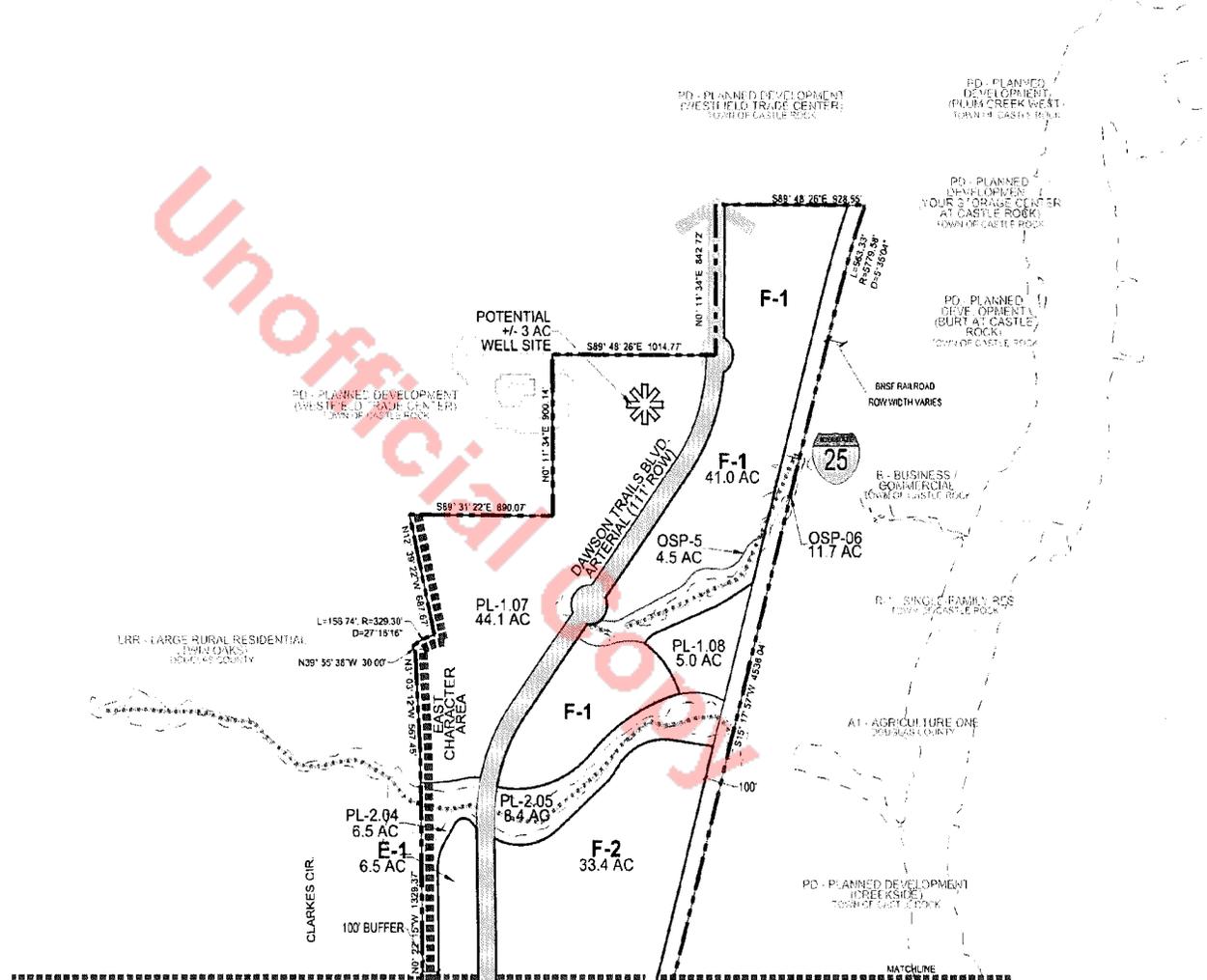
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

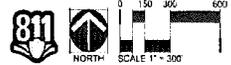
KEY MAP



Unofficial Copy



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



PLANNED DEVELOPMENT
 ARCHITECTURE
NORRIS DESIGN
 Public & Commercial Architecture & Planning

APPLICANT

 WESTSIDE INVESTMENT PARTNERS
 4102 E. 118TH AVENUE
 SUITE 500
 DENVER, CO 80231
 303.981.9300

ENGINEER & SURVEYOR
CORE
 CONSULTANTS
 3475 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.793.5400

DAWSON TRAILS

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

DATE
PDP-01.07.08/2021
PDP-02.12.03/2021
PDP-03.04.13/2022
PDP-04.05.21/2022
PDP-05.08.09/2022

SHEET TITLE
 PD PLAN

SHEET
 4 OF 20

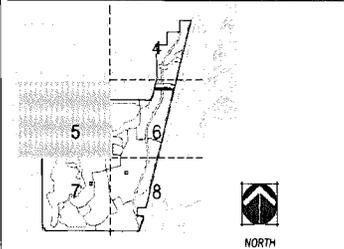
CHECKED BY: MB, SW
 DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
 TWO PARCELS OF LAND BEING ALL OF SECTION 26 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP

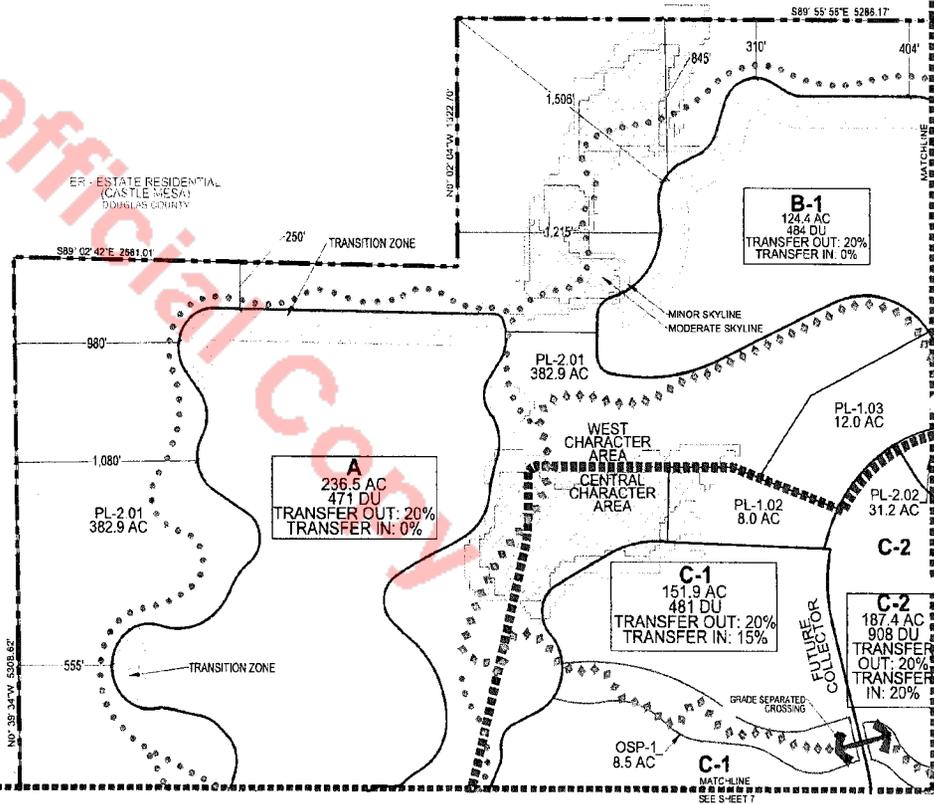


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PD - PLANNED DEVELOPMENT
 (KEENE RANCH)
 DOUGLAS COUNTY

ER - ESTATE RESIDENTIAL
 (CASTLE ROCK)
 DOUGLAS COUNTY

LRR - LARGE RURAL RESIDENTIAL
 (TWIN OAKS)
 DOUGLAS COUNTY



LEGEND

- | | | | | | |
|--|-------------------------|--|----------------------------------------------|--|--------------------------------|
| | PROPERTY BOUNDARY | | TRANSITION ZONE | | PROPOSED ARTERIAL RIGHT OF WAY |
| | PLANNING AREA BOUNDARY | | MODERATE SKYLINE | | FUTURE COLLECTOR RIGHT OF WAY |
| | CHARACTER AREA BOUNDARY | | MINOR SKYLINE | | 5' NATURAL SURFACE TRAIL |
| | MAJOR DRAINAGE WAY | | 102 YEAR FLOODPLAIN
(TOWN OF CASTLE ROCK) | | 10' HARD SURFACE TRAIL |
| | | | 101 YEAR FLOODPLAIN
(FEMA) | | |



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

PLANNED LANDSCAPE ARCHITECT
NORRIS DESIGN
 THE LANDSCAPE ARCHITECTS

APPLICANT

 WEST'S DE INVESTMENT PARTNERS
 1100 E MISSISSIPPI AVE
 SUITE 503
 DENVER, CO 80246
 303.984.9400

ENGINEER & SURVEYOR

CORE
 CORE CONSULTANTS
 3473 S BROWNWAY
 ENGLEWOOD, CO 80113
 303.730.5900

DAWSON TRAILS

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

DATE
 PDP-01 02/08/2021
 PDP-02 12/03/2021
 PDP-03 04/14/2022
 PDP-04 08/27/2022
 PDP-05 06/09/2022

SHEET TITLE:
 PD PLAN

SHEET
 5 OF 20

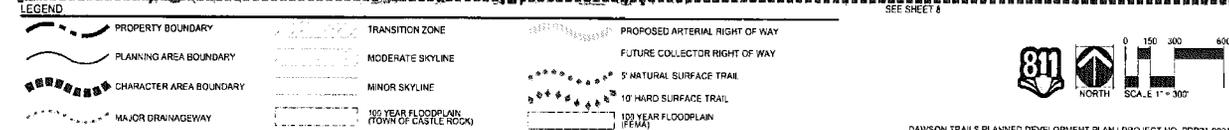
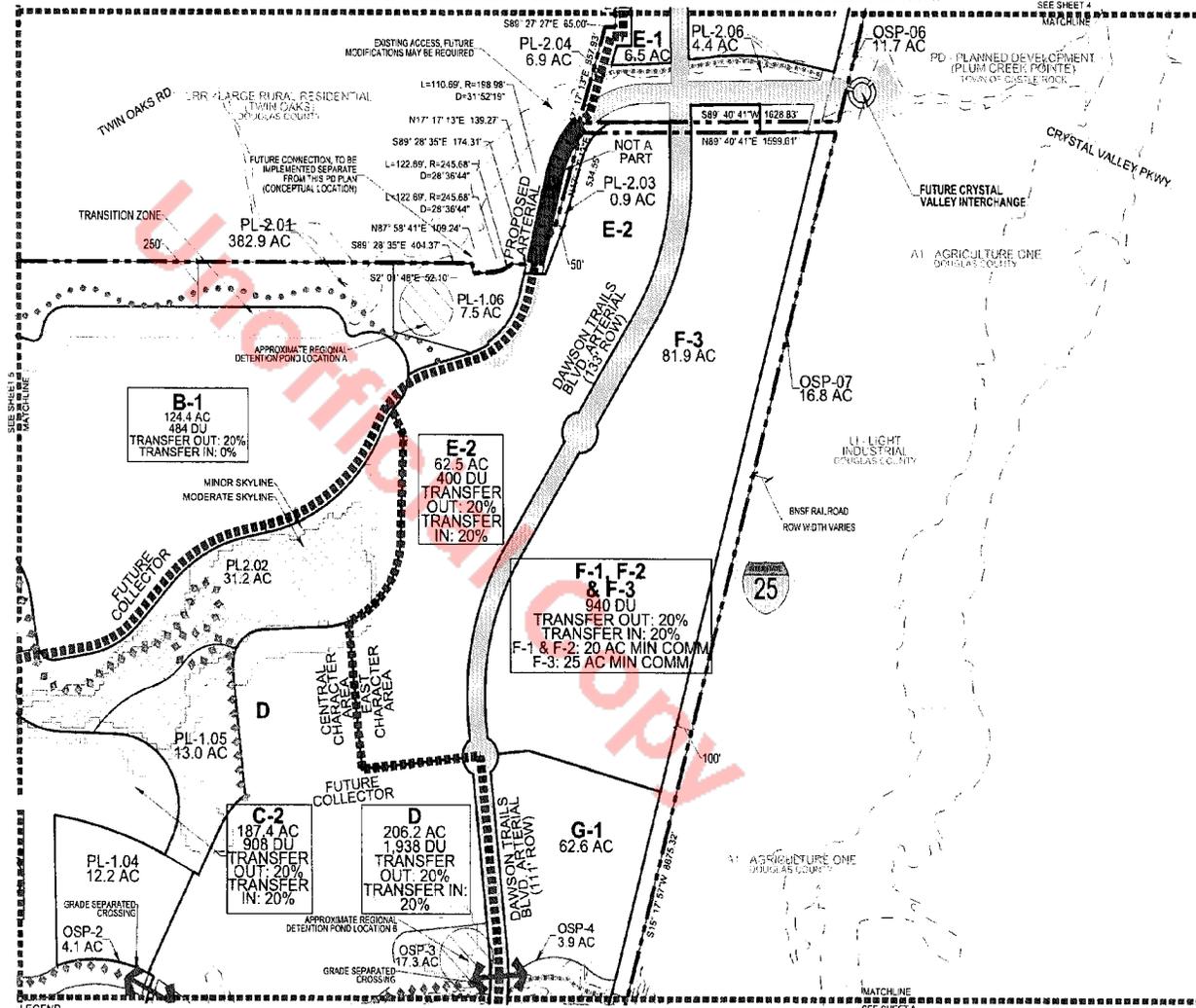
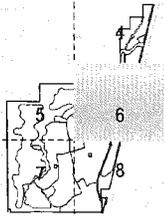
CHECKED BY: MS, SW
 DRAWN BY: CJ, JR.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

KEY MAP



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

PLANNED LANDSCAPE ARCHITECT
NORRIS DESIGN
3155 S. W. 10TH AVE.
DENVER, CO 80202
303.733.5900

APPLICANT
WESTSIDE INVESTMENT PARTNERS
4102 E. MISSOURI AVE
SUITE 800
DENVER, CO 80216
303.984.9800

ENGINEER & SURVEYOR
CORE
CONSULTANTS
3472 S. BROADWAY
ENGLEWOOD CO 80113
303.723.5900

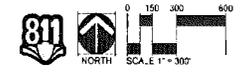
DAWSON TRAILS

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

DATE:
POP-01.07/08/2021
POP-02.12/01/2021
POP-03.04/11/2022
POP-04.05/27/2022
POP-05.05/08/2022

SHEET TITLE
PD PLAN

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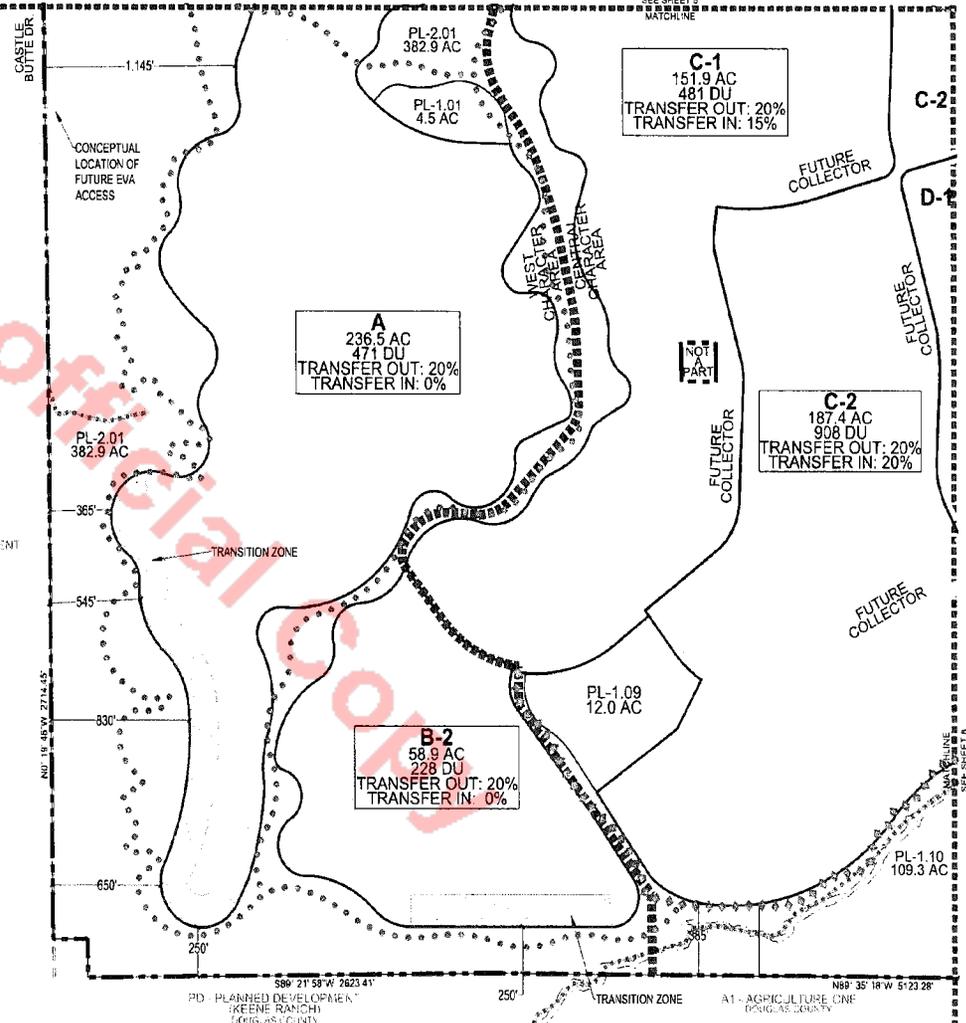
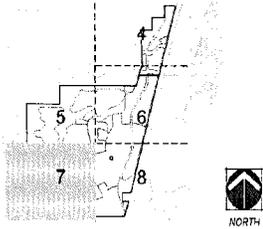
DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0001

DAWSON TRAILS

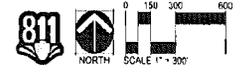
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



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



DAWSON TRAILS PLANNED DEVELOPMENT PLAN PROJECT NO. PDP21-0001

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
1000 S. W. 10th St.
DENVER, CO 80202

APPLICANT
WESTSIDE INVESTMENT PARTNERS
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303.951.3600

ENGINEER & SURVEYOR
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.730.9400

DAWSON TRAILS

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

DATE
PDP-01 07/08/2021
PDP-02 12/03/2021
PDP-03 04/14/2022
PDP-04 08/27/2022
PDP-05 08/02/2022

SHEET TITLE
PD PLAN

SHEET
7 OF 20

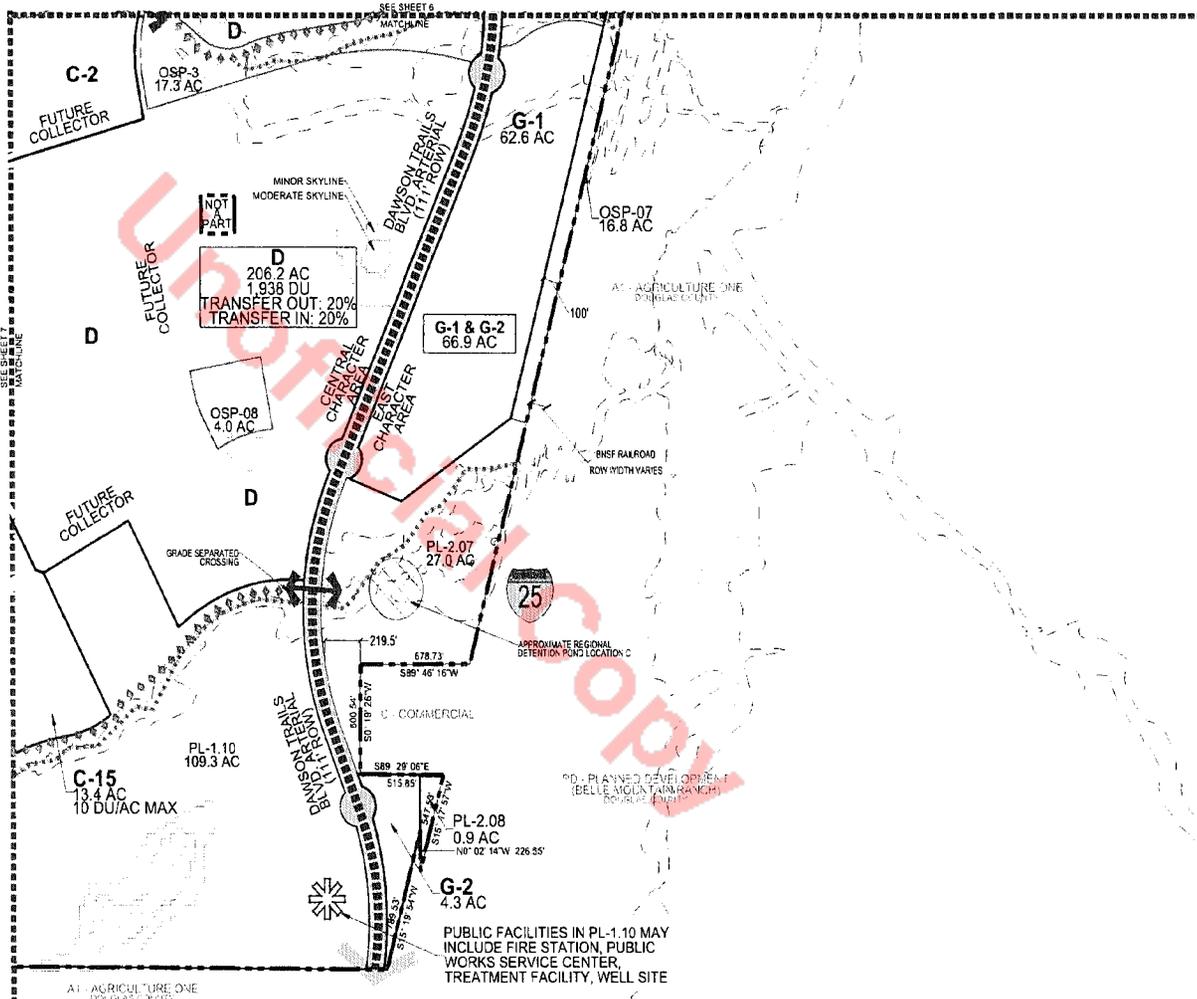
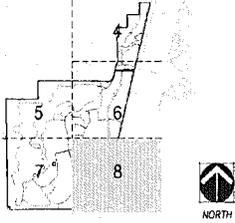
CHECKED BY: MB, SW
DRAWN BY: DJ, JR

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
 TWO PARCELS OF LAND BEING ALL OF SECTION 29 AND PORTIONS OF SECTIONS 15, 21, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



PLANNERS-GATE ARCHITECTS
 NORRIS DESIGN

APPLICANT
 WESTSIDE INVESTMENT PARTNERS
 410 E. MISSISSIPPI AVE
 SUITE 500
 DENVER, CO 80202
 303.564.9600

ENGINEER & SURVEYOR
 CORE CONSULTANTS
 3475 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.730.5949

DAWSON TRAILS

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

DATE:
 PDP-01-07-2021
 PDP-02-12-2021
 PDP-03-04-2022
 PDP-04-05-2022
 PDP-05-08-2022

SHEET TITLE:
 P.D. PLAN

SHEET
 8 OF 20



DAWSON TRAILS PLANNED DEVELOPMENT PLAN - PROJECT NO. PDP21-0011

DESIGNED BY: DRAUGHTSMAN

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
 TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 32, 33 & 34, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNED LANDSCAPE ARCHITECTURE
MORRIS DESIGN
 1000 E. 10TH AVE. SUITE 100
 DENVER, CO 80202

APPLICANT
WESTSIDE INVESTMENTS PARTNERS
 4100 E. 105TH AVENUE SUITE 600
 DENVER, CO 80231
 303.984.9600

ENGINEER & SURVEYOR
CORE
 3417 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.739.9500

ENGINEER & SURVEYOR
CORE
 3417 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.739.9500

ENGINEER & SURVEYOR
CORE
 3417 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.739.9500

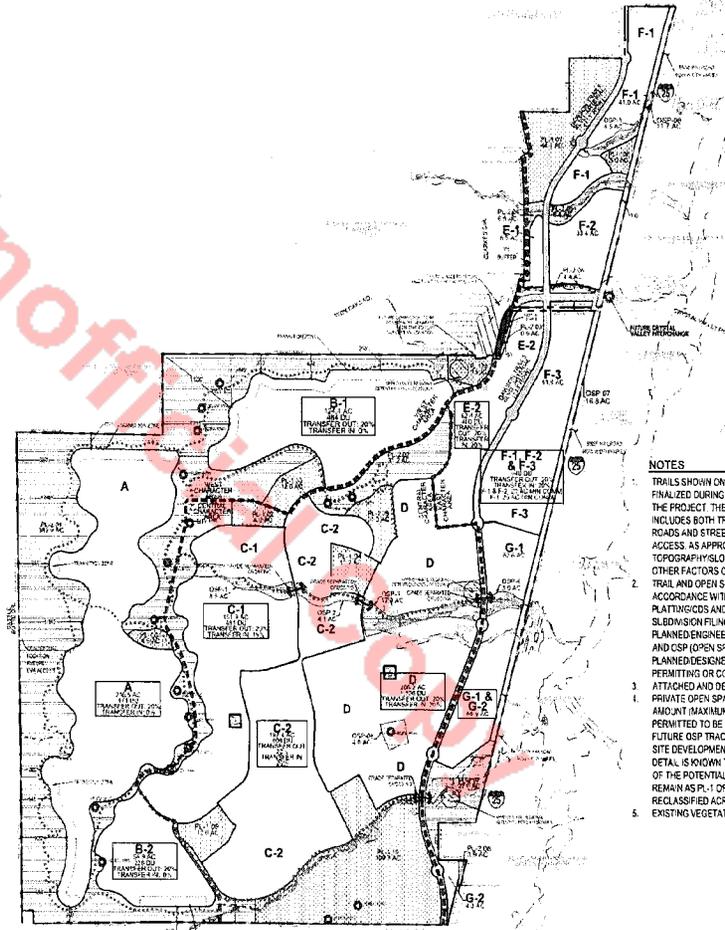
DAWSON TRAILS
 PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
 (AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)

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

SHEET TITLE
 OPEN SPACE, PL-2 & TRAILS PLAN

SHEET
 9 OF 20

Unofficial



OPEN SPACE AND PUBLIC LAND SUMMARY

PUBLIC LAND		
	ACREAGE	% OF TOTAL
PL-1 (DEDICATED TO TOWN)	227.8	11.9%
OPEN SPACE		
PL-2 (DEDICATED TO TOWN)	462.2	22.4%
OSP (PRIVATE)	70.8	3.4%
SUBTOTAL	533.0	25.8%
FUTURE OPEN SPACE (1)	215.0	10.4%
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE AND PUBLIC LAND TOTAL	975.8	47.3%

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

PARCEL SUMMARY

PUBLIC LAND		
	ACREAGE	% OF PROPERTY
PL-1-01	15	0.2%
PL-1-02	5.0	0.4%
PL-1-03	17.0	0.8%
PL-1-04	122	5.9%
PL-1-05	130	2.9%
PL-1-06	7.5	0.4%
PL-1-07	44.1	2.1%
PL-1-08	5.5	0.2%
PL-1-09	170	0.6%
PL-1-10	187	5.2%
PL-1 TOTAL	227.8	11.9%

OPEN SPACE		
	ACREAGE	% OF PROPERTY
PL-2-01	362.9	18.0%
PL-2-02	27.2	1.3%
PL-2-03	0.9	0.0%
PL-2-04	5.3	0.3%
PL-2-05	4.1	0.2%
PL-2-06	1.1	0.1%
PL-2-07	27.6	1.3%
PL-2-08	3.9	0.2%
PL-2 TOTAL	462.2	22.4%

OSP (PRIVATE)		
	ACREAGE	% OF PROPERTY
OSP-1	2.1	0.1%
OSP-2	4.1	0.2%
OSP-3	17.3	0.8%
OSP-4	3.9	0.2%
OSP-5	4.5	0.2%
OSP-6	11.7	0.6%
OSP-7	19.8	0.9%
OSP-8	4.1	0.2%
OSP TOTAL	70.8	3.4%

FUTURE OPEN SPACE (1)		
	ACREAGE	% OF PROPERTY
OPEN SPACE TOTAL	748.0	36.2%
OPEN SPACE & PUBLIC LAND TOTAL	975.8	47.3%

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

LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- PROPOSED PLD
- PROPOSED OPEN SPACE (PL-2 AND OSP)
- HIGHPOINTS
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- 100 YEAR FLOODPLAIN (FEMA)
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL
- MAJOR DRAINAGEWAY
- REGIONAL DETENTION POND (APPROXIMATE LOCATION)

NOTES

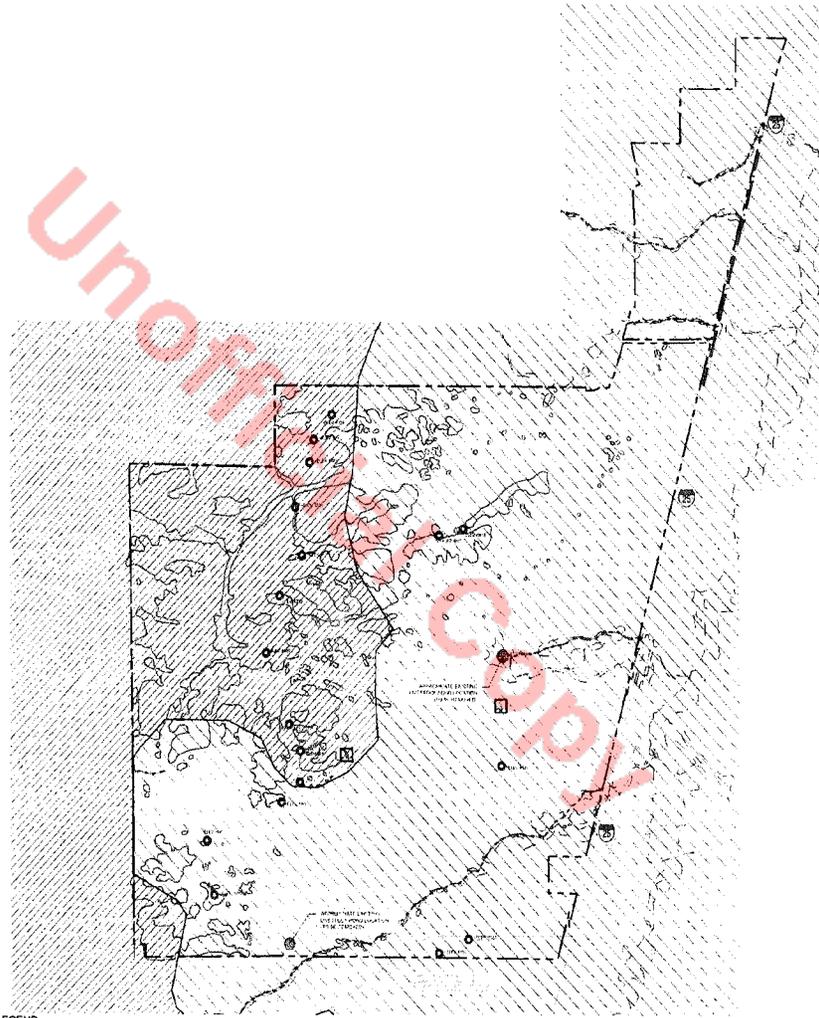
- TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT PLAN PLAT/CDS PROCESS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILS/SIDEWALKS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

CHECKED BY: MRS. BRYAN J. JR.
 DRAWN BY:

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

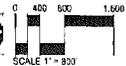
(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
 TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- | | | |
|---------------------|-----------------------|-------------------------------------------|
| PROPERTY BOUNDARY | HIGH HABITAT | MAJOR DRAINAGEWAY |
| HISTORIC RAILROAD | LOW HABITAT | 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK) |
| EXISTING VEGETATION | ELEV 6750 HIGHPPOINTS | 100 YEAR FLOODPLAIN (FEMA) |

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



DAWSON TRAILS PLANNED DEVELOPMENT PLAN | PROJECT NO. PDP21-0201



APPLICANT
 WESTSIDE INVESTMENT PARTNERS

4100 E. MISSISSIPPI AVE
 SUITE 500
 DENVER, CO 80246
 303.684.8800

ENGINEER & SURVEYOR
 CORE
 CORE CONSULTANTS
 3473 S BROADWAY
 ENGLEWOOD, CO 80113
 303.729.9500



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

DATE:
 PDP-01 02/08/2021
 PDP-02 12/09/2021
 PDP-03 04/11/2022
 PDP-04 05/27/2022
 PDP-05 06/03/2022

SHEET TITLE
 NATURAL FEATURES MAP

SHEET
 10 OF 20

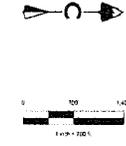
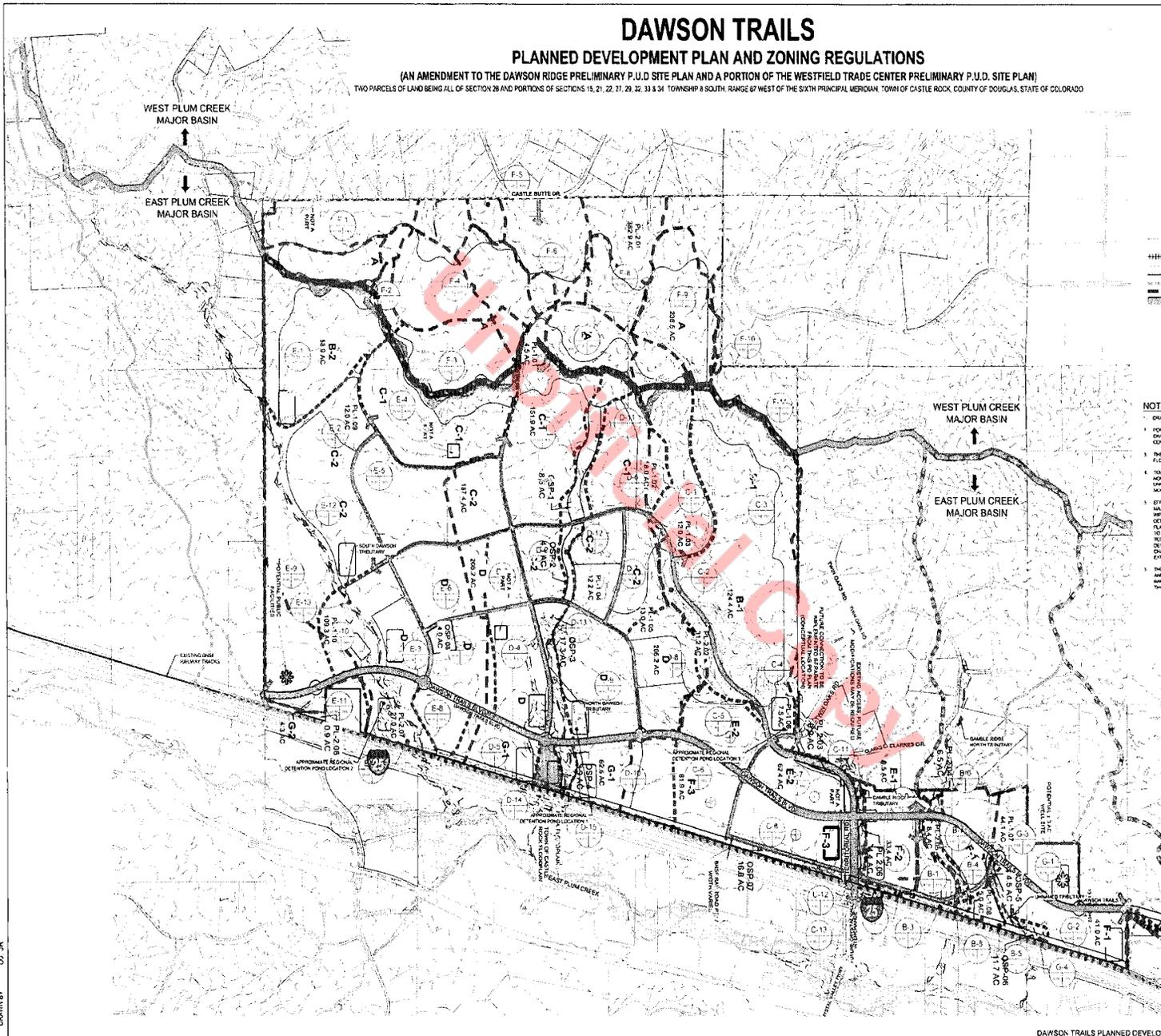
CREATED BY: [Name] DRAWN BY: [Name]

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

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



- LEGEND**
- EXISTING MAJOR CONTINUIT
 - EXISTING MAJOR CONTINUIT
 - PROP. MAJOR TRUCKS
 - PLANNING AREA BOUNDARY
 - MAJOR DRAINAGEWAY
 - OFF-SITE DRAINAGE BASIN
 - ON-SITE DRAINAGE BASIN
 - OFF-SITE FLOW ARROW
 - ON-SITE FLOW ARROW
 - PROPOSED SIGNIFICANT POND
 - 10-YEAR FLOODPLAIN
 - 100-YEAR TOWN FLOODPLAIN

- NOTES**
1. DRAINAGE BASINS AND FLOW DIRECTIONS ARE APPROXIMATE.
 2. FLOODPLAIN BOUNDARIES AND FLOODPLAIN ARE CONSIDERED AND MAY CHANGE DUE TO FUTURE DEVELOPMENT AND/OR CHANGES IN FLOODPLAIN.
 3. THE SITE LIES WITHIN THE UNPAVED PORTION OF THE FEDERAL HIGHWAY FLOODPLAIN.
 4. 100-YEAR FLOODPLAIN ASSOCIATED WITH THE SOUTH DAWSON NORTH BRANCH, DAWSON RIDGE, DAWSON RIDGE NORTH AND DAWSON RIDGE SOUTH ARE SHOWN AND WILL BE EVALUATED BY A FLOODPLAIN SPECIALIST ON 10/15/2022.
 5. EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON SITE. WORKS WILL BE LIMITED TO IMPROVEMENTS IN THE AREAS OF ENCROACHMENT FOR THE PROPOSED DETENTION FACILITIES AND AS NOTED IN THE MASTER DRAINAGE PLAN FOR THE DRAINAGEWAYS. THE IMPROVEMENTS WILL CONFORM TO THE TOWN OF CASTLE ROCK LEU DRAINAGE DESIGN AND TECHNICAL DESIGN MANUAL. THESE IMPROVEMENTS WILL BE DESIGNED TO MITIGATE EROSION AND PRESERVE THE NATURAL CHARACTER AND HISTORICAL CHANNEL PATTERNS TO THE GREATEST EXTENT FEASIBLE.
 6. THE INTERSECTION OF FURNERAL ROAD, CENTRAL VALLEY DRIVE AND 151515 E 4 FURNAL COUNTY AND STATE PROJECT CHANNEL ARE SHOWN FOR THE TOWN OF CASTLE ROCK. THESE IMPROVEMENTS WILL BE EVALUATED BY A FLOODPLAIN SPECIALIST ON 10/15/2022.

JJJJ
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DAWSON TRAILS

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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)

NOT FOR CONSTRUCTION

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

SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET
 12 OF 20

CHECKED BY: M.B. SW
 DRAWN BY: D. JR.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 27, 29, 33, 37 & 34, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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DAWSON TRAILS

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

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

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

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA):

1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 10 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES. DO NOT REMOVE MORE THAN 1/3 OF LIVE BRANCHES FROM CONIFERS.
3. WHEN PRESENT, TRIM ANY SHRUBS, PARTICULARLY GAMBEL OAK GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP. ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
5. TRIM DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN TREE LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
6. INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED OR OTHER NON-COMBUSTIBLE MATERIAL FOR A MINIMUM OF 5 FEET AROUND THE PERIMETER OF THE BUILDING.
7. MINIMIZE FOUNDATION TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 5 FEET FROM THE FOUNDATION. EXCLUDE MORE COMBUSTIBLE SHRUB SPECIES (CONIFEROUS EVERGREENS LIKE JUNIPER, ARBORVITAE, SPRUCE, PINE AND FIR) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
8. PLANT ONLY DECIDUOUS TREE AND SHRUB SPECIES WITHIN 15 FEET OF STRUCTURES. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG-TERM HEALTH OF NEW TREES.
9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
10. PLANT SOO OR SEED WITH LOW-GROWING GRASS SEED MIXES.
11. PROVIDE IRRIGATION TO TURF AND NATIVE GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
12. MAINTAIN NATIVE GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING SEASON (FOLLOWING SEED PRODUCTION).
14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE).

3. TRIM SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A. NOTE 2 ABOVE.
4. REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. SPACE NEWLY PLANTED CONIFEROUS TREES (20 FEET TALL AT MATURITY) AT LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF PINON PINE GROUPINGS (CLUMPS OF TWO OR MORE OF THE SAME SPECIES), AND CONIFEROUS SHRUB GROUPINGS ARE PLANTED, PROVIDE 20-30 FEET BETWEEN GROUPINGS. DECIDUOUS TREES AND SHRUBS ARE NOT SUBJECT TO THIS GUIDANCE WHEN PLANTED AS PART OF AN IRRIGATED AND MAINTAINED LANDSCAPE.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW. UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
7. TRIM OR MOW NATIVE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 8 INCHES.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, BY CHIPPING, OR OTHER MECHANICAL TREATMENTS.

C. BEYOND 150 FEET OF THE STRUCTURE AND OPEN SPACES (PRESERVATION / ENVIRONMENTALLY SENSITIVE AREA)

1. CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B. NOTE 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODS AND NATIVE GRASS AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE POTENTIAL.
5. TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8 FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED WITHIN 20 FEET OF TRAILS SHOULD BE PRUNED TO REDUCE LADDER FUELS AND MAINTAINED IN A MITIGATED CONDITION.
6. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
7. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED, MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

D. STRUCTURAL WILDFIRE GUIDELINES

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

E. MAINTENANCE OF FIRE MITIGATION

1. FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE.
3. PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.
4. THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER C.R.S. 28-23-3-100.5 (A.K.A. 88-100; HOMEOWNER BILL OF RIGHTS).

GENERAL NOTES

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

CHECKED BY: [Signature]
 DATE: [Date]



SHEET TITLE
 WILDLAND
 MANAGEMENT
 PLAN

SHEET
 13 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 31, 33 & 34, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 1 | PURPOSE

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

SECTION 2 | GENERAL PROVISIONS

- Adoption**
The Zoning Regulation and the Dawson Trails Planned Development Plan have been adopted by the Town Council by Ordinance No. 2022-017 on the 6th day of September 2022 and have been incorporated therein pursuant to Section 11.32 of the 17th Zoning of the Town of Castle Rock Municipal Code, after appropriate public notice and hearings.
- 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 Level of Development**
The total number of dwelling units or total commercial, industrial, or other non-residential square footage within the established planning area is the maximum allowed for planning and development. The maximum number of dwelling units approved for development within the Dawson Trails Planned Development (PD) is 5,850. The maximum non-residential square footage approved for development in the Dawson Trails PD is 3,200,000.
- Relationship to Town of Castle Rock Regulations**
All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in the Dawson Trails PD. All references herein to the Town of Castle Rock Municipal Code (CMC), specifically cited Code Chapters and Sections, and Town technical criteria (Criteria) shall mean as in effect at the time of the approval of the Dawson Trails Planned Development Plan and Zoning Regulations, and as the Code and Criteria are amended. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Zoning Regulations, unless such conflicting provision is vested as its express development right under the applicable Development Agreement.

The standard zoning requirements of the Town zoning ordinance, including off-street parking, landscaping, site development, accessory and temporary uses, use by special review and variance processes, unless expressly varied in these zoning regulations, shall apply to the Dawson Trails PD. The PD Zoning Regulations shall not preclude the application of Town ordinances, including variances thereon, which are of general application throughout the Town unless such application would conflict with an express development right (see Chapter 17.06, CMAC).

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

SECTION 3 | GENERAL PROJECT DESCRIPTION

- Overall Development Plan**
The Dawson Trails PD consists of approximately 2,063.77 acres with zoning that allows a maximum of 5,850 residential dwelling units as well as provisions for a wide range of commercial, office, industrial uses. A maximum of 3.2 million square feet of non-residential uses is permitted in Dawson Trails PD. This development plan originates from low density residential planning areas located in the western portions of the PD (higher density mixed-use areas located in the eastern portions of the PD).

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

This development plan provides approximately 453 acres of interconnected open space which accommodates wildlife movement and habitat and includes a diversity of topography and existing uses. All development within Dawson Trails PD is to be sited to and must comply with the Mayflower Bird Treaty Act. No federal or state protected species were found inhabiting the property.

3.2 Character Areas and Planning Areas

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

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

- Planning Area A** is the westernmost development area in the Dawson Trails PD, separated from the adjacent County residential properties by a single open space buffer area. The western edge of this Planning Area conforms to the existing topography and preserves much of the physical characteristics and mature vegetation. Development in this Planning Area will consist of lower density single-family detached residential uses. A Transition Zone, with additional development standards area required, exists where Planning Area boundaries are adjacent to existing Douglas County residential development. A Transition Zone exists where additional development standards are required (See Section 5.10).

- Planning Areas B-1 and B-2** establish the northernmost and southernmost portions of the West Character Area. These Planning Areas are closest to the existing "Yogel" (a single-family detached residential subdivision) and the existing "Yogel" (a single-family detached residential subdivision). As with Planning Area A, development will be characterized by single-family detached residential. The edges of these Planning Areas are established in this PD Plan to be sensitive to existing topography and other physical characteristics of the property. Transition Zone development standards, as defined within the PD, apply to some edges of these Planning Areas (See Section 5.10).

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

- Planning Area C-1** is primarily a residential land use area, with some supporting neighborhood commercial and other low density non-residential uses permitted as a use by special review, anticipated to occur along collector roads and around residential uses. Based on land use types permitted and associated development standards, the intensity of uses and density of residential development will generally decrease from east to west within the Planning Area.
- 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.
- Planning Area D** is an area that permits a wide range of residential uses, mixed uses, and a wide range of commercial and other non-residential uses. Both horizontal and vertically mixed uses and uses are appropriate and permitted. The residential land uses and residential densities will generally occur along the major north-south axis (Dawson Trails Boulevard) located along the eastern boundary of the Planning Area.

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

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

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

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

- Planning Area E-1** is a mixed-use parcel, located within the Crystal Valley Interchange area and is adjacent to the "Yogel" (a single-family detached residential subdivision) located in Douglas County, to the west. The proximity to adjacent commercial or mixed-use Planning Areas allows for similar development opportunities, but at a lower intensity. Development standards, which establish appropriate buffer areas and lower profile buildings, serve to guide development and site planning within this Planning Area. The western boundary of this Planning Area is existing light rail alignment and will be with the Douglas County Clerk and Recorder. Reception Number 00282822 is labeled on the PDP. This agreement requires a 100-foot-wide buffer in this area.

- Planning Area E-2** in the PDP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a Pedestrian Oriented Area and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented Areas beyond the one described in Planning Area E-2 may also be developed within the areas of Dawson Trails. The Pedestrian Oriented Area will include the following:
 - Include either a publicly accessible and activated squaregreen-space OR a publicly accessible and activated "town street" or at least one (1) block in length with buildings fronting will attract pedestrian access oriented onto the space or street and incorporating typical urban design elements such as curbed parking (parallel or head-in) street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/hood.
 - 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-rated lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.

- Planning Areas F-1, F-2 and F-3** are proximate to the proposed I-25 interchange and provide the widest range of land uses within Dawson Trails. These Planning Areas are likely to become more auto-oriented and destination type land uses while providing safe connections for cyclists and pedestrians.
 - 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.
- Development patterns as a Pedestrian Oriented Area** in this portion of Planning Area E-2 should prioritize pedestrians by placing awnings at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As a primary design principle for the gathering place/hoods street is to be pedestrian-oriented, the transportation network in these areas should also provide safe crossings for pedestrians and cyclists and may include mid-block crossings where necessary. Additional guidelines and standards can be found in the Dawson Trails Architectural Guidelines.

SECTION 4 | DEFINITIONS

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

- Accessory Structure** means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.
- Adult Day Care Facility** means a facility that provides services under an adult day care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.
- Attached or Detached Private Garage** means an accessory building or portion of a dwelling which is fully enclosed and used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy. This definition shall not include a carport or other open shelter.
- Driveway Easement** means an easement placed upon a common or shared driveway, benefiting the lot or more property owners which allows such drive for access.
- Funeral Home** means (a) an establishment that holds, cares for, or prepares human remains prior to final disposition, including a crematory or embalming room; (b) an establishment that holds prior to the general public, as providing funeral goods and services; (c) an establishment that provides funeral or memorial services to the public for compensation.

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

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

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

Non-Residential means development containing commercial, retail, industrial, and institutional uses. Residential and residential amenities such as schools, churches, public spaces (G-1, G-2) and public facilities are not considered to be non-residential uses.

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

Residential
Customized Dwelling means single family or multi-family, attached, or detached, dwelling units which are grouped more tightly together or are lot or are more intensive to preserve nearby open space than would otherwise be distributed normally privately owned.

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

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

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

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

Multifamily means buildings which contain apartments or condominiums, which contain three or more dwelling units, which are accessed from minor elevations or corridors, or have individual outdoor entrances, and are separated by minor walls or grade from Multifamily does not include boarding houses, dormitories, hostels, convents, bed and breakfast establishments, single-family attached or detached dwellings, or hotels and motels, adult day care, mental care, or other similar institutional uses which provide support staff.

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

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

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

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

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

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

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

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

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
1000 14th AVENUE
DENVER, CO 80202

PROJECT NO. 2022-017
DATE: 09/06/2022
SCALE: AS SHOWN

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DAWSON TRAILS

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

DATE
POP-01 01/08/2021
POP-02 12/03/2021
POP-03 04/13/2022
POP-04 08/27/2022
POP-05 06/29/2022

SHEET TITLE
PD ZONING REGULATIONS

SHEET
14 OF 20

MBR: SVW
D.J. JIR
CHECKED BY:
DRAWN BY:

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

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



Project No. 23-001
Date: 08/06/2022

APPLICANT:

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

DATE:
POP-01-10/18/2021
POP-02-12/02/2021
POP-01-04/13/2022
POP-01-05/27/2022
POP-26-08/06/2022

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
15 OF 20

PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

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

5.2 Amendments to the PD Plan and PD Zoning Regulations
1. The maximum number of dwelling units approved for development in Dawson Trails is 5,850 including a maximum number of 1,020 Multi-Family dwelling units. The maximum amount of non-residential use square footage is 3,000,000 square feet, subject to subsections 3 herein.
2. Revisions
A. Dwelling units are subject to maximum densities in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In
West	A	25%	0
	B-1	25%	0
	B-2	25%	0
	C-1	20%	15%
Central	C-2	20%	20%
	D	20%	20%
	E-1	No Residential Allowed	No Residential Allowed
	E-2	20%	20%
East	F-1	20%	20%
	F-2	20%	20%
	F-3	20%	20%
	G-1	No Residential Allowed	No Residential Allowed
	G-2	No Residential Allowed	No Residential Allowed

B. The actual number of dwelling units approved will be determined and calculated at the Site Development Plan (Final Stage) of the development review process. A Project Tracking Sheet will be used to document the series of plans at Dawson Trails over the life cycle of the project.

C. The maximum number of allowed multifamily dwelling units is capped at 1,040. However, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 3,850.

3. Non-Residential
A. The maximum 3,000,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.
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 amenity, clubhouse, and similar uses, shall not be sited towards the maximum allocation of non-residential use of 3,000,000 square feet.
C. Assisted living facilities, independent living units, nursing homes, and continues of care units and other multi-unit use types that provide assisted services do not count towards the 3,850 maximum allowed dwelling units in the PD.

5.3 Non-Residential Use Acreage Minimums
1. Minimum acreage of non-residential uses are required and shall be based on F-1, F-2, F-3, C-1, and G-2 as follows:
A. Planning Area F-1 and F-2: 20-acres
B. Planning Area F-3: 25-acres
C. Planning Area G-1: 67.5-acres
D. Planning Area G-2: 7-acres

5.4 Storage Use Acreage Minimums
1. A total cumulative maximum of 50 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
A. Outdoor storage shall not exceed 15 acres.
B. Indoor and outdoor storage may both be included on the same site.

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

5.8 Road Alignments
The PD depicts conceptual locations of roadways. Recognizing that the final road alignments are subject to detailed engineering studies, adjustments of road alignments are expected and can be accomplished by the applicant/developer through the Site Development Plan (final stage of the development review process) without any amendment to these regulations or to the PD itself. Any applicant road requirements, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code.

5.7 Trails and Trail Alignments
The PD depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and several pedestrian connectivity adjustments, adjustments and changes are expected, and can be accomplished by the applicant/developer through the Site Development Plan (final stage of the development process) without any amendment to these regulations or to the Plan Development Plan itself. In some cases, sidewalks oriented along roadways and streets may be used to correct trail network. Refer to the Dawson Trails PD Plan.

5.8 Open Space
Open space may be public or private. Public open space, PL-1 or PL-2 will be dedicated to the Town. Private open space, OSP, will be owned by a private entity, a non-profit, or other public or private open space as listed in SPD or PUD.

5.9 Residential Parking
1. Shared parking is allowed per Section 17.54 of the Municipal Code.
2. Reduced parking standards may be requested per Section 17.54 of the Municipal Code not exceed 1.85:1.
3. Table 5.1.1 below identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant demonstrates that the Town Code requirements are too burdensome in a particular area of the SPD.
TABLE 5.1.1 - Single-Family Detached Dwelling
TABLE 5.1.2 - Single-Family Attached Dwelling
TABLE 5.1.3 - Multi-Family Residential Building
TABLE 5.1.4 - Office Building
TABLE 5.1.5 - Retail Building
TABLE 5.1.6 - Public Building
TABLE 5.1.7 - Other Building

5.10 Residential / Non-Residential Use Adjacency Standards
1. Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the east boundary of the western Dawson Trails property boundary. No structure which requires a building permit are permitted within this open space buffer.
2. The eastern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structure which requires a building permit are permitted within this open space buffer.
3. The buffers north and 2' above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 662692.
4. The setback requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only, to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

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

5.12 Grading / Drainage
The grading/drainage of an individual lot or open space tract shall vary from the approved Plat and Consultant Documents - Grading Plan, as appropriate, without written approval of the Owner, certificate of the Owner's Engineer(s), and Town review and approval. Any uncontracted work performed will be required to be returned to the satisfied grade by the individual(s) or organization(s) that authorized the change without proper approval.

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

5.14 Compliance with Statewide/EPA/USDA Protection District
All areas within the Statewide/EPA/USDA Protection District as shown on the Dawson Trails PD Plan shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended.

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

5.15 Planning and Design
1. Design and construction of all structures, roadways, and other improvements shall be sensitive to the existing topography and natural vegetation. The proposed improvements shall achieve a landscaped landscape (existing conditions, proposed such as improved conditions) that is consistent with the intended character of the Character Area and/or Planning Area. Improvements being implemented, as determined features.
2. Structures in sloping areas shall be designed to generally conform to the slope by means of stepped foundations, retaining walls or similar methods that will serve to minimize grading and site preparation as determined feasible.
3. Grading shall be shaped to complement the natural topography, as determined feasible.
4. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of cut/drainage, while recognizing grading impacts will occur changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS
As noted above in the Character Area descriptions, each Character Area is further organized by Planning Area. While the Character Areas provide a general guide for similar types of development, each Planning Area provides allowed land uses and dimensional standards.
Refer to Section 6.11 Supplemental Development Standards - Supplemental Development Standard #16 (A through E) includes standards applicable to all Planning Areas. Sections 6.1 through 6.10 establish permitted uses and development standards unique to specific Planning Areas.

6.1 Planning Area A
1. Permitted Uses
A. Residential
1. Single-Family Detached
2. Detached Private Garage
B. Non-Residential
1. Home Occupations
2. Open Space, Public or Private
3. Private recreational and park uses, clubhouses, country clubs, recreational facilities, including but not limited to swimming pools, sports courts and jogging, equestrian riding, hiking and biking trails.
4. Public Parks, Playgrounds, and other recreational areas.
5. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
6. Water infrastructure including but not limited to detention/infiltration basins, pumps, and ponds, as well as structures typically associated with water infrastructure such as pump houses.
C. Uses By Special Review
1. Solar collectors which are not part of the primary structure.
2. Public Facilities
2. Development Standards (unless otherwise approved by the Town at the time of SPD or Plat)
A. Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone shall be a minimum 7,730 square feet. See Section 6.10 for additional standards.
B. Minimum Lot Size: None
C. Primary Structure
Table: The number and area of structures shall conform to the following development standards:
Table: The number and area of structures shall conform to the following development standards:
1. Setbacks (F & G): 10'
a. Minimum Front Setback(s): 5' & 10'
b. Minimum Rear Setback(s): 5'
c. Minimum Rear Alley Setback(s): 2'
d. Minimum Side Setback (interior lot): 7' or 5'
e. Minimum Side Street Setback(s): 5' & 7' or 15'

2. Minimum Building Separation (F): 10'
3. Maximum Building Height (F): 35'

D. Accessory Structure
Table: The number and area of structures shall conform to the following development standards:
Table: The number and area of structures shall conform to the following development standards:
1. Setbacks (D & E): 10'
a. Minimum Front Setback(s): 5' & 20'
b. Minimum Rear Setback(s): 5'
c. Minimum Side Setback (interior lot): 7' or 5'
e. Minimum Side Street Setback(s): 5' & 7' or 15'

2. Minimum Building Separation (D): 10'
3. Maximum Building Height (D): 35'

6.2 Planning Areas B1 and B2
1. Permitted Uses
A. Residential
1. Single-Family Detached
2. Detached private garages
B. Non-Residential
1. Open space, public or private
2. Private Recreational and Park uses, clubhouses, country clubs, recreational facilities, including but not limited to swimming pools, sports courts, and jogging, equestrian riding, hiking and biking trails.
3. Public Parks, Playgrounds, and other recreational areas.
4. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
5. Water infrastructure including but not limited to detention/infiltration basins, pumps, and ponds, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review
A. Solar collectors which are not part of the primary structure.
B. Public Facilities
3. Development Standards (unless otherwise approved by the Town at the time of SPD or Plat)
A. Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,800 square feet. (See Section 6.10 for additional standards)

C. Accessory Structure
Table: The number and area of structures shall conform to the following development standards:
Table: The number and area of structures shall conform to the following development standards:
1. Setbacks (D & E): 10'
a. Minimum Front Setback(s): 5' & 20'
b. Minimum Rear Setback(s): 5'
c. Minimum Rear Alley Setback(s): 2'
d. Minimum Side Setback (interior lot): 7' or 5'
e. Minimum Side Street Setback(s): 5' & 7' or 15'

2. Minimum Building Separation (D): 10'
3. Maximum Building Height (D): 35'

CHECKED BY: MB, SW, DJ, JR
DATE: 08/06/2022

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 30, 31 & 34, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

1. Permitted Uses:

A. Residential:

- 1. Single Family Attached or Detached
- 2. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Pico Dwelling Units
- 3. Detached private garages

B. Non-Residential:

- 1. Assisted Living, Memory Care, or other senior institutional uses
- 2. Nursing Home
- 3. Adult Day Care
- 4. Day Care Center Facility
- 5. Day Care in Home
- 6. Open Space, Public or Private
- 7. Public Parks, Playgrounds, and other non-commercial recreational areas
- 8. Private Recreational and park uses, clubhouse, country club, recreational facilities, including but not limited to clubhouse, swimming pools, sport courts and jogging/equestrian complex, and walking trails
- 9. Utilities, including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
- 10. Water infrastructure, including but not limited to detention/retention areas, ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review:

A. Non-Residential:

- 1. Offices
- 2. Gyms / Health Clubs
- 3. Clinics
- 4. Restaurants, without Drive-Through
- 5. Private Clubs
- 6. Retail
- 7. Personal Services
- 8. Commercial Services
- 9. Public Facilities
- 10. Studio/Galleries
- 11. Places of Worship
- 12. Recreation, Outdoor
- 13. Solar Collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (ft):

- A. Planning Area C-1: 45'
- B. Planning Area C-2: 55'

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

Note: The number with parentheses () indicates a minimum setback and the number without parentheses indicates a maximum setback.

- 1. Minimum Lot Size: None
- 2. Setbacks (ft):
 - a. Minimum Front Setback: 1.5 ft, 15'
 - b. Minimum Front Setback to Garage Door Face: 1.5 ft, 19', 20'
 - c. Minimum Rear Setback: 0'
 - d. Minimum Rear Alley Setback: 0', 7'
 - e. Minimum Side Setback (interior lot): 1', 2', 5'
 - f. Minimum Side Street Setback: 1', 2', 7', 10'
- 3. Minimum Building Separation (ft): 10'

B. Accessory Structure:

Note: The number with parentheses () indicates a minimum setback and the number without parentheses indicates a maximum setback.

- 1. Setbacks (ft):
 - a. Minimum Front Setback: 1.5 ft, 10'
 - b. Minimum Rear Setback: 0', 5'
 - c. Minimum Rear Alley Setback: 0', 2'
 - d. Minimum Side Setback (interior lot): 1', 2', 5'
 - e. Minimum Side Street Setback: 1', 2', 7', 10'
- 2. Minimum Building Separation (ft): 10'

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

6.4 Planning Area D

1. Permitted Uses:

A. Residential:

- 1. Single Family Detached
- 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Pico Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
- 3. Multi-family (Apartment, Condominium, or other similar multi-family configurations)

4. Multi-family:

- 1. Clustered Single Family Dwelling Units
- 2. Condominium
- 3. Green Court
- 4. Motor Court
- 5. Pico Dwelling
- 6. Townhome
- 7. Zero Lot Line Dwelling
- 8. Clustered Single Family Dwelling Units on a single lot as a product for lease
- 9. Detached private garages

B. Non-Residential:

- 1. Adult Day Care Facility
- 2. Assisted Living / Memory Care
- 3. ATM / Kiosk
- 4. Bed and Breakfast
- 5. Clinic
- 6. College / University / Voucher
- 7. Day Care Center Facility
- 8. Drive-Through Facility
- 9. Educational Facility
- 10. Funeral Home
- 11. Gym / Health Club
- 12. Hotel / Motel
- 13. Hospital
- 14. Marriage Office
- 15. Office (including Flex Office)
- 16. Parking Facility (standalone or 1 structure)
- 17. Place of Worship
- 18. Private Club
- 19. Public Facilities
- 20. Reception, Indoor or Outdoor
- 21. Retail
- 22. Restaurant
- 23. Studio/Galleries
- 24. Utility, Public
- 25. Veterinary Clinic
- 26. Open Space, Public or Private
- 27. Public Parks, Playgrounds, and other non-commercial recreational areas
- 28. Private Recreational and park uses, clubhouse, country club, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian riding and tennis trails
- 29. Utilities, including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
- 30. Water infrastructure, including but not limited to detention/retention areas, ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses

2. Uses By Special Review:

- A. Solar collectors which are not part of the primary structure
- B. Kennel / Doggy Daycare

3. Maximum Building Height for All Uses (ft):

- A. Planning Area E-1: 50'
- B. Planning Area E-2: 60'

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

Note: The number with parentheses () indicates a minimum setback and the number without parentheses indicates a maximum setback.

- A. Primary Structure:
 - 1. Minimum Lot Size: None
 - 2. Setbacks (ft):
 - a. Minimum Front Setback: 1.5 ft, 15'
 - b. Minimum Front Setback to Garage Door Face: 1.5 ft, 19', 20'
 - c. Minimum Rear Setback: 0', 27'
 - d. Minimum Rear Alley Setback: 0', 7', 2'
 - e. Minimum Side Setback (interior lot): 1', 2', 5'
 - f. Minimum Side Street Setback: 1', 2', 7', 10', 15'
 - 3. Minimum Building Separation (ft): 10'
- B. Accessory Structure:
 - 1. Setbacks (ft):
 - a. Minimum Front Setback: 1.5 ft, 10'
 - b. Minimum Rear Setback: 0', 5'
 - c. Minimum Rear Alley Setback: 0', 2'
 - d. Minimum Side Setback (interior lot): 1', 2', 5'
 - e. Minimum Side Street Setback: 1', 2', 7', 10', 15'
 - 2. Minimum Building Separation (ft): 10'

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

6.5 Planning Areas E-1 and E-2

1. Permitted Uses:

A. Residential:

- 1. Single Family Detached (E-2 only)
- 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Pico Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
- 3. Multi-unit (horizontal or vertical) (E-2 only)
- 4. Multi-unit (E-2 only)
- 5. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Pico Dwelling Units, Motor Courts, and other Multi-Family Dwelling Units (E-2 only)
- 6. Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
- 7. Detached private garages (E-2 only)

B. Non-Residential:

- 1. Assisted Living, Memory Care, or other similar institutional uses
- 2. ATM / Kiosk
- 3. Bed and Breakfast
- 4. Clinic
- 5. Day Care Center Facility
- 6. Drive-Through Facility
- 7. Hospital
- 8. Nursing Home
- 9. Office (including Flex Office)
- 10. Place of Worship
- 11. Private Club
- 12. Public Facilities
- 13. Retail
- 14. Restaurant
- 15. Senior Center
- 16. School, Pre-school
- 17. Services, Retail
- 18. Veterinary Clinic (to include 24/7 emergency care)
- 19. Open Space, Public or Private
- 20. Private Recreational and park uses, clubhouse, country club, recreational facilities, including but not limited to clubhouse, swimming pools, sport courts, and jogging, riding, hiking and biking trails
- 21. Public Parks, Playgrounds, and other non-commercial recreational areas
- 22. Utilities, including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
- 23. Water infrastructure, including but not limited to detention/retention areas, ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses

2. Uses By Special Review:

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

3. Maximum Building Height for all uses (ft):

- A. Planning Area E-1: 50'
- B. Planning Area E-2: 60'

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

Note: The number with parentheses () indicates a minimum setback and the number without parentheses indicates a maximum setback.

- A. Primary Structure:
 - 1. Minimum Lot Size: None
 - 2. Setbacks (ft):
 - a. Minimum Front Setback: 1.5 ft, 15'
 - b. Minimum Front Setback to Garage Door Face: 1.5 ft, 19', 20'
 - c. Minimum Rear Setback: 0', 27'
 - d. Minimum Rear Alley Setback: 0', 7', 2', 5'
 - e. Minimum Side Street Setback: 1', 2', 7', 10', 15'
 - 3. Minimum Building Separation (ft): 10'
- B. Accessory Structure:
 - 1. Setbacks (ft):
 - a. Minimum Front Setback: 0', 20'
 - b. Minimum Rear Setback: 0', 5'
 - c. Minimum Rear Alley Setback: 0', 2', 5'
 - d. Minimum Side Setback (interior lot): 1', 2', 5'
 - e. Minimum Side Street Setback: 1', 2', 7', 10', 15'
 - 2. Minimum Building Separation (ft): 10'

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

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

6. Pedestrian Oriented Area (E-2)

- A. The following are the supplemental design standards for the areas and buildings within the FDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place (such as "main street") and shall include the following:
 - 1. Include either a publicly accessible and accessible route (such as a bicycle path) or a publicly accessible "main street" (at least 10' block in length) with buildings, landscaping, street art, pedestrian access, outdoor seating, and other amenities that incorporate typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative sidewalk paving, light poles, street furniture, and other elements to help establish and define the public realm of the place/area.
 - 2. Encourage elements to support pedestrian connectivity may include crosswalks, outdoor seating, pedestrian-scale lighting (poles and/or bollards), secured bicycle parking / key locations, or similar improvements.
 - 3. Development patterns to prioritize pedestrians by placing entrances of buildings, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As a goal, the goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
 - 4. Convenient pedestrian and bicycle access to all adjacent streets.
 - 5. Create pedestrian focal points with enhanced pedestrian shading (such as areas with comfortable seating and tables), promote outdoor seating, views of landscaped areas, parks, or other natural areas, pedestrian-scale lighting, and safe, non-vehicular people watching. Where possible, provide power and water to encourage people to work outdoors.
 - 6. Accessible parking spaces located, signed, and lit with clear and convenient access to building entrances.
 - 7. For multi-building office developments, pedestrian amenities that allow for use and enjoyment of outdoor space as a development focal point or connector among buildings from other buildings. These can include a mix of pedestrian-scale lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, benches, clock towers, specimen trees, posted plants, information kiosks, interactive exhibits, or art features.
 - 8. Convenient pedestrian access to transit stops and nearby parking areas, if any.
 - 9. Where feasible, design steps to accommodate strollers.
 - 10. Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
 - 11. Interconnection of pedestrian areas with adjacent existing or planned open space.
 - 12. The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

CHECKED BY: DAWSON TRAILS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

(AN AMENDMENT TO THE DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN AND A PORTION OF THE WESTFIELD TRADE CENTER PRELIMINARY P.U.D. SITE PLAN)
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 11, 23, 37, 29, 33 & 34 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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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)

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
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ARCHITECTURAL DESIGN STANDARDS

General Information

The architectural design standards guide the composition of the architectural styles for the Dawson Trails PUD emphasizing the regional architecture of the Front Range. The planter presents a unique opportunity to assemble the Dawson Trails neighborhood elements of a scenic Front Range setting. The venerable "Colorado architectural" convention for Dawson Trails is indicative of modern interpretations of rustic, ranch residence, prairie apartment, and western hill, ranch style and regional materials. These standards also provide a framework for the Dawson Trails architecture, which incorporates with neighborhood elements to create a cohesive neighborhood. The Character Areas in the PUD establish a planning framework around an architectural nature of Dawson Trails.

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

Development types contemplated in these standards provide the overall standards that specific criteria for various types of uses that will be incorporated into the PUD Planning Areas, while encompassing the overall intent of the Character Areas.

The architectural design standards shall include the following development types:

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

Design Standards (Overall)

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

Building massing at development types listed above should consider the following:

- All sides of a building open to public view shall display a semi-levelness of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, porches, pilasters or other landscaped pedestrian areas are encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Large volumes or planes of buildings should be broken up into smaller ones to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions.
- Variations in roofline and building footprint shall be utilized to effectively break up massing and provide visual interest.
- Sheds shall be integrated throughout Dawson Trails via the use of overhangs and architectural screening elements.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, cantilevers, setbacks, changes in parapet height and other treatments to avoid monolithic façades and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as:
 - Atriums
 - Architectural details integrated into the building structure to frame the entrance
 - Canopies or porticos
 - Enhanced pedestrian surfaces
 - Framed by outdoor pedestrian features or landscaped landscaping
 - Overhangs
 - Paved and formal or inform
 - Recessed covered porches over the door
 - Recessed projections
- For new buildings, at least two (2) of the elements listed below should repeat horizontally. Buildings with facades greater than 100 feet in length that exceed the height to provide additional interest and to provide the wall plane including three of the elements listed below:
 - Color change
 - Texture change
 - Material change
 - Architectural variety and interest through a change in plane such as cantilever, overhang, overhang or cantilevering
 - Wall plane projections or recesses
 - A variety of rooflines and parapet heights incorporating changes or elements
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding and other conditions is encouraged.
- Storefronts are to be completed by the building materials. Storefronts may consist of an architectural treatment provided by a storefront brand as appropriate.
- Exterior building materials shall use high quality, durable materials including, but not limited to materials specified that they maintain the overall quality and style of the project. Prominent exterior building materials may include, but are not limited to:
 - Architecture metal
 - Brick
 - Clear and tinted glass
 - Concrete roof
 - Masonry: natural color sand or water colored, or stained textured
 - Slate roofs
 - Split face, scored and/or architectural concrete masonry units (CMU)
 - Stone, natural or faux
 - Stucco/EPS
- 7.5mp concrete panels, where determined appropriate by the DTACC
- Buildings that utilize CMU walls shall use vertically colored units. Painted CMU is not permitted.

- Buildings that utilize tilt wall concrete will provide texture, incorporation of sufficient articulation and color patterning to add a variety of texture and visual interest
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Screening of all roof top or pad mounted mechanical units is required.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping
- Light to medium intensity colors with low reflectivity are preferred as the predominant building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subtle and low reflectivity colors are encouraged.
- Color can be used to reduce the scale of a building by highlighting various architectural elements.
- Integration of landscape elements, flat roof, awnings, berms, and other similar treatments is encouraged.
- Buildings shall be situated to provide a visual and physical connection to the public realm.
- A sense of entry shall be created into the development site by using building placement, landscaping treatments, signage, and other appropriate elements.
- Commercial development within the PUD are encouraged to provide vehicular access to adjoining portions of development sites in order to provide connectivity between development sites.
- A commercial development site shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, and/or transit stops, when appropriate, unless a grade change or other site constraints are prohibitive.
- Buildings, which are not placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation (pedestrian) with awnings, awnings, or other pedestrian areas.
- Integration of raised planters or potteries shall be encouraged to define outdoor spaces.
- Use of site furnishings, such as benches, tables, chairs, and fabric umbrellas are encouraged.
- For mixed use and non-residential uses, multi-building development, pedestrian connections shall allow for use and access to a development's local point or centralized amenity for people from other buildings. These can include areas of pedestrian scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, terraces, color towers, specimen trees, dotted planters, information kiosks, historical markers, or art features.
- A variety of well-landscaped lighting fixtures, which reflect architectural style proposed, are encouraged. Landscape lighting fixtures, such as pucks and footcandle are prohibited.
- Diffused lighting, trim, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a well-constructed of integrally colored CMU, architectural metal screening, stone, color towers, textured masonry concrete, brick, or similar materials that are consistent with the project's character.

Pedestrian Oriented Area Standards

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

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

- Either a public sidewalk and adjacent open green space OR a publicly accessible and enclosed main street of not less than 10 feet in length with building fronting with minimal pedestrian access oriented to the edge of street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees or walls, decorative enhanced paving, landscaped furnishings, and other elements to help establish and define the public realm of the place.
- Enhanced elements to support pedestrian connectivity may include crosswalks and mid-block crosswalks, defined by change of material, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations or similar improvements.
- Development patterns to promote pedestrian by placing entrances at sidewalks, providing landscaping along main streets, and allowing or street parking to help encourage slower vehicular traffic. As a city's goal is to be pedestrian oriented, the transportation reduction in the area would also provide safe parking for pedestrians and bicycles and include mid-block crossings where necessary.
- Convenient pedestrian and bicycle access to an adjacent street.
- Create pedestrian focal points with enhanced sidewalk paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or other shops, views of landscaped areas, parks, or other natural assets, pedestrian-scaled lighting, and safe, non-fragile people watching. Where possible, parks, picnic areas and well-lit, non-fragile park overlook options.
- Accessible parking spaces located, screened, shaded, and lighted with close and convenient access to building entries.
- For multi-building office, manufacturing, pedestrian amenities that allow for use and enjoyment of outdoor areas as development focal points or amenities for people from other buildings. These can include areas of pedestrian-scaled lighting, benches, drinking fountains, seating walls, shade trees, raised landscape planters, terraces, color towers, specimen trees, dotted planters, information kiosks, historical markers, or art features.
- Convenient pedestrian access to transit stops and existing parking areas, if any.
- Where feasible, design uses to accommodate bus stops.
- Bicycle parking (screened and visible areas that do not interfere with pedestrian circulation).
- Interconnection of pedestrian areas with adjacent existing or planned open space.
- The potential for outdoor dining and/or amenities to enhance pass and open space areas.

Commercial / Retail / Office / Vertically Mixed Use Standards

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

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

Large format destination retail uses shall provide a presence that is the heart of the specific shopping area. Large scale tenants bring a natural presence to the various use areas in the PUD and provide unique energies amongst themselves. These areas within the Dawson Trails PUD should be designed to promote similar design features that are intended to enhance the overall experience.

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

Flex Space and Industrial Standards

Intent: Dawson Trails Architectural Standards guide the organization of these commercial areas and maximize the functionality of the Flex Space and Industrial buildings while integrating the overall character of the neighborhood. The following is a summary of the supplemental design standards for these development within the PUD Flex Space and Industrial planning areas:

- Flex architectural treatments to public street and highway exposures. Shading and back of house functions from public streets. Focus shall be placed on creating key elements on facade, transitions in wall texture, color, height, plane, and overall impression of mass and void. Drivers shall avoid lanterns, tall walls with 100 feet or greater.
- Surfaces shall be predominantly concrete or masonry materials including the top concrete and other large format masonry materials, painted or textured CMU, stone, and terrazzo of the complementary materials. Metal panels, fabrications, and trim may be a component of the complementary materials when combined with concrete or masonry materials. Concrete floor should be polished, honed, GFS and other treated or polished products may be used as accents.
- Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Colors introduced as a form giving element for entry and feature components.
- Service and loading operations shall be constructed within an enclosed structure or screened area.
- Outdoor storage, toolboxes, motor vehicle storage, contractors' yards, and transfer stations shall be screened or located in the back of house location.
- Major exterior wash and recycling receptacles shall remain within service and storage areas and be painted to match the primary or secondary color used on the main building.
- Curb cut bollards shall be allowed for truck loading and storage areas. Truck loading and storage within curb cut areas may be treated both internally to the parcel walls and to the public right of way. These areas shall be screened from public streets and open space networks through landscape design and screening wall technology, determined at time of SPD.
- Outdoor storage:
 - Outdoor storage and storage areas shall be screened with solid masonry walls or opaque decorative fences that complement the architectural character of the building from public streets, public spaces and 125' contour.
 - Where applicable, green screens with vegetation may be encouraged to screen utility and service areas. These areas shall be elevated into the architectural character of the building. Green screens are to be used in addition to the required screen wall, they are not a replacement for the required wall.

Multi-Family Residential Standards

Intent: The planning and design approach for Multi-Family Residential development aims to ensure a general level of consistency and quality of a simply multi-story building, or a collection of multiple buildings. The overall design should promote the public realm and pedestrian connectivity through the site. Multi-family uses may be horizontally and/or vertically integrated into a mixed-use building or district where it is encouraged to enhance the front facade of the building with commercial or other appropriate uses. The following architectural features shall enhance the design character of multi-family buildings and to complement the overall character of Dawson Trails.

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

- Four-sided architecture shall be integral to the design of all sides of a building and display a similar level of quality and architectural interest.
- Entries shall be emphasized with additional detailing.
- Buildings should be designed with a variety of window, textures, shapes, multipanedled rock materials, and wall articulation.
- The scale, details, and materials shall be compatible with surrounding residential neighborhoods.
- A variety of heights, colors, textures, and step backs are encouraged to avoid long unarticulated building facades.
- Windows in exterior walls in depth and section are encouraged. Use pop-outs, awnings, and balconies to break up massing.
- Maximize sunlight exposure, such that appearance shall be avoided.
- Minimize the bulk and appearance of structures through the use of rooflines consisting of multiple roof heights, gables, and slopes.
- Materials will include architectural stone, contemporary siding, architectural plaster, high performance windows and glass, and other similar elements.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Glass shall be architecturally integrated into the articulated facade and/or curtain wall.
- Building placement and orientation shall vary to design setbacks and visual relief.
- Screening of mechanical units is required, to the extent possible.
- Integration of landscape and hardscape design elements and materials, to be provided in order to create public space and key arrival areas.
- Pedestrian access shall be provided throughout the site by linking buildings in adjacent sidewalks and pathways, when appropriate, unless place or other site restrictions are prohibitive.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.

Single-Family Residential Standards (supplemental to Town standards)

Intent: These supplemental standards are to be used in addition to the Castle Rock Design Guidelines for Design and Development in the Town of Castle Rock, specifically for corner lots and lots adjacent to open space. The Single-Family Residential development types can be composed of detached or attached rowing styles.

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

Landscape and Irrigation Design Standards

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

Submital Requirements (Dawson Trails Architectural Control Committee)

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

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SHEET TITLE:
ARCH DESIGN
STANDARDS

SHEET
19 OF 20

MSW
D.J. JAK
CHECKED BY:
DRAWN BY:

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

SIGN DESIGN STANDARDS

SECTION 9 | SIGNAGE

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

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

9.1 Landmark Signage

- A. A Landmark Sign is a non-erecting sign to be located within the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.
- B. Landmark Signs are allowed in Planning Areas F-1, F-2, F-3, G-1 and G-2 and must be located within 300 feet of the Dawson Trails PD Plan property line along the Interstate 25 corridor and meet the signage requirements noted below.
- C. Landmark Signs shall be located a minimum of 1,500 feet from other Landmark Signs and shall not be a maximum of eight (8) Landmark Signs. On-site signage per the Dawson Trails Master Sign Plan as defined by the Town of Castle Rock Municipal Code, Title 10 at the date of the application shall not be included in this separation requirement. The distance shall be measured in a straight line from the corner points on each sign.
- D. Landmark Signs are permitted to be up to 70 sq. ft. per sign face with a maximum of two (2) sign faces. Only one (1) sign face shall be visible from any one direction viewed on Interstate 25 for a total of two (2) sign faces.
- E. The Landmark Sign prototype symbol represents a potential configuration for this sign type. The final design for the Landmark Sign will be determined at time of sign permit.



- F. Maximum sign height allowed for Landmark Signs is 70 feet from finished grade.
 - G. Landmark Signs shall be set back a minimum of 25 feet from the nearest street or Interstate right-of-way to the closest portion of the sign. The Landmark Signs shall be placed within landscape areas.
 - H. Pole signs and attached highway obelisk signs are prohibited.
 - I. Landmark Signs, external finishes include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood metal, plastic, transparent panels and laminated sign panels, or other similar materials. Architectural lighting of the sign faces is allowed. This may include internal illumination such as translucent panels, backlit letters or similar techniques for lettering and logos on the sign face areas. All light sources, either internal or external, provided to illuminate Signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises. The final design for the Landmark Sign shall be approved by the Dawson Trails Architectural Control Committee, refer to the Architectural Standards.
 - J. A sign permit is required for Landmark Signs.
- 9.2 Temporary Signage and Banners
- A. Temporary Signage and Banners directing attention to businesses, commodities, services, products, real estate or properties within Dawson Trails are allowed in Planning Areas A, B, C, D, E, F and G.

CHECKED BY: M.B. SKV
DRAWN BY: D.J. JR.

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PLANNING AND CAPABILITY
NORRIS DESIGN
Project | 114-2023-001-0001-0001

DATE: 08/09/2022
TIME: 10:00 AM

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

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

SHEET TITLE
SIGN DESIGN STANDARDS

SHEET
20 OF 20