DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

VICINITY MAP



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PURPOSE STATEMENT

Amendment #1- The purpose of this amendment is to modify the Dawson Trails Planned Development Plan (reception no. 2023005659) to incorporate detailed engineering information that was not known during the Dawson Trails PDP (reception no. 2023005659) process. Modifications include:

- Modified drainage corridors
- Regional detention pond adjustments
- Reconfigured PLD and Open Space and revised acreages
- Updated Planning Area boundaries and revised acreages

Amendment #2- The purpose of this second amendment is to modify the Dawson Trails PD Plan and Zoning Regulations, Amendment #1 (reception no. 2024056183) to slightly modify planning area boundaries and update land uses.

- Reconfigured PLD and Open Space and revised acreages
- Updated Planning Area boundaries and revised acreages
- Updated permitted land uses

VESTING

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

TECHNICAL CRITERIA VARIANCE APPROVAL

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

TCV24-0042
APPROVED 9/3/2024 [TCV24-0042 IS A MODIFICATION TO THE INTERSECTION SPACING APPROVED WITH TCV22-0031, AND REPLACES IN ITS ENTIRETY TCV22-0031.] APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAILS BLVD.

CHECKED BY: MB, SW
DRAWN BY: DJ

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

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

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

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

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

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

ALSO EXCEPTING THE FOLLOWING PARCEL

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

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A PORTION OF TRACT A, DAWSON RIDGE FILING NO. A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, THENCE N 65°28'13" E, A DISTANCE OF 1758.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, ALSO BEING A POINT ON THE WEST LINE OF THE DAWSON RIDGE BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY SAID DAWSON RIDGE FILING NO. A, A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID DAWSON RIDGE BOULEVARD AND ALONG THE NORTH LINE OF THE GAMBEL RIDGE DRIVE NORTH RIGHT-OF-WAY, AS DEDICATED BY SAID DAWSON RIDGE FILING NO. A, THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 62.83 FEET, THE CHORD OF WHICH BEARS S45°19'19"E, A DISTANCE OF 56.57 FEET;
2. S 00° 19' 19" E, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 28° 56' 28", AND AN ARC LENGTH OF 878.90 FEET TO A POINT OF COMPOUND CURVATURE;
4. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET, A CENTRAL ANGLE OF 13° 02' 30", AND AN ARC LENGTH OF 63.51 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 321.00 FEET, A CENTRAL ANGLE OF 09° 15' 17", AND AN ARC LENGTH OF 51.85 FEET;
6. S 32° 24' 22" W, A DISTANCE OF 692.40 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 62.83 FEET;
8. N 57° 35' 38" W, A DISTANCE OF 613.24 FEET;

THENCE N 33° 24' 14" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A;

THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT A, THE FOLLOWING EIGHT (8) COURSES:

1. S 57° 35' 38" E, A DISTANCE OF 613.07 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 47.12 FEET;
3. N 32° 24' 22" E, A DISTANCE OF 692.40 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 331.00 FEET, A CENTRAL ANGLE OF 09° 15' 16", AND AN ARC LENGTH OF 53.46 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 269.00 FEET, A CENTRAL ANGLE OF 13° 02' 28", AND AN ARC LENGTH OF 61.23 FEET TO A POINT OF COMPOUND CURVATURE;
6. THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 28° 56' 28", AND AN ARC LENGTH OF 873.85 FEET;
7. N 00° 19' 19" W, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 47.12 FEET;

THENCE N 00° 19' 19" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 81,877,739 SQUARE FEET OR 1,879.654 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 89,870,974 SQUARE FEET OR 2,063.153 ACRES, MORE OR LESS.

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	PDP ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING
WEST	A	SFD	236.5	236.5	236.5	471	7,700 sf	N/A	11.5%	35'
	B-1	SFD	124.4	124.4	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	58.9	58.9	228	6,600 sf	N/A	2.9%	35'
	Totals	**N/A**	**419.8**	**419.8**	**419.8**	**1,183**	**N/A**	**N/A**	**20.3%**	
CENTRAL	C-1	SFD, SFA, MF	151.9	151.7	151.7	481	N/A	N/A	7.4%	45'
	C-2	SFD, SFA, MF	187.4	183.1	183.1	908	N/A	N/A	8.9%	50'
	D	SFD, SFA, MF, Non-Res	206.2	207.8	207.8	1,938	N/A	N/A	10.1%	60'
	Totals	**N/A**	**545.5**	**542.6**	**542.6**	**3,327**	**N/A**	**N/A**	**26.3%**	
EAST	E-1	Non-Res	6.5	6.5	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	62.0	61.8	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	39.7	39.4	940	N/A	67.6	1.9%	75'/90' (1)
	F-2	SFA, MF, Non-Res	33.4	34.7	34.9		N/A		1.7%	75'/90' (1)
	F-3	SFA, MF, Non-Res	81.9	81.9	103.1		N/A		5.0%	75'/90' (1)
	G-1	Non-Res	62.6	62.6	40.0	0	N/A	44.3	1.9%	75'/90' (1)
	G-2	Non-Res	4.3	4.3	4.3	0	N/A		0.2%	75'/90' (1)
	Totals	**N/A**	**292.1**	**291.7**	**290.0**	**1,340**	**N/A**	**118.4**	**14.1%**	

MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)	5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)	2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS	3,200,000

PLANNING AREAS	1,257.4	1,254.1	1,252.4		60.7%
OPEN SPACE (PL-2 & OS)	533.0	534.8	534.5		25.9%
PUBLIC LAND DEDICATION (PL-1)	227.6	227.6	227.6		11.0%
ROW	45.7	47.2	49.2		2.4%
TOTAL PROPERTY (APPROXIMATELY)	2,063.7	2,063.7	2,063.7		100.0%

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

PDP STANDARD NOTES

1. A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
2. THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
3. THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
5. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
6. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
8. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, SLOPE EASEMENT WILL BE REQUIRED BY SEPARATE EASEMENT.

GENERAL NOTES

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

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
4100 E. MISSISSIPPI AVE
SUITE 500
DENVER, CO 80246
303-984-9800

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

DAWSON — TRAILS —

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
COVER

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

OWNERSHIP CERTIFICATION:

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

_____
ACM DAWSON TRAILS VIII JV LLC

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ANDREW R. KLEIN_____ AS ____AUTHORIZED SIGNATORY_____
OF ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY_____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ AS MAYOR AND BY _____
AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION:

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

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

_____, 20_____

BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED MAY 8, 2024 AND RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018687. ASSIGNMENT OF RENTS, LEASES AND OTHER INCOME RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018688 AND SUBORDINATION OF DEED OF TRUST RECORDED AT REC. 2024020022, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITYWIDE BANKS, A DIVISION OF HTLF BANK

BY:_____
AUTHORIZED SIGNATORY OF CITYWIDE BANKS

SIGNED THIS _____ DAY OF _____, 20_____.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF CITYWIDE BANKS, A DIVISION OF HTLF BANK

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENT AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6,2022 AT RECEPTION NO. 202265721, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST BANK,

BY:_____
AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS _____ DAY OF _____, 20_____.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF FIRST BANK

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 16,2024 AND RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005.

BOKF, N.A. AS TRUSTEE UNDER THAT CERTAIN INDENTURE OF TRUST DATED AS OF MAY 16, 2024, BETWEEN DAWSON TRAILS METROPOLITAN DISTRICT NO. 1 AND BOKF, N.A., AS TRUSTEE

BY:_____
AUTHORIZED SIGNATORY OF BOKF, N.A.

SIGNED THIS _____ DAY OF _____, 20_____.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF BOKF, N.A.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE:

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

_____ _____
LICENSED LAND SURVEYOR DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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

COUNTY AT _____ ON THE _____ DAY OF _____,

20_____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

CHECKED BY: MB, SW
DRAWN BY: DJ

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
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DENVER, CO 80204
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APPLICANT:
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4100 E. MISSISSIPPI AVE
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DENVER, CO 80246
303-984-9800

ENGINEER & SURVEYOR:
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ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

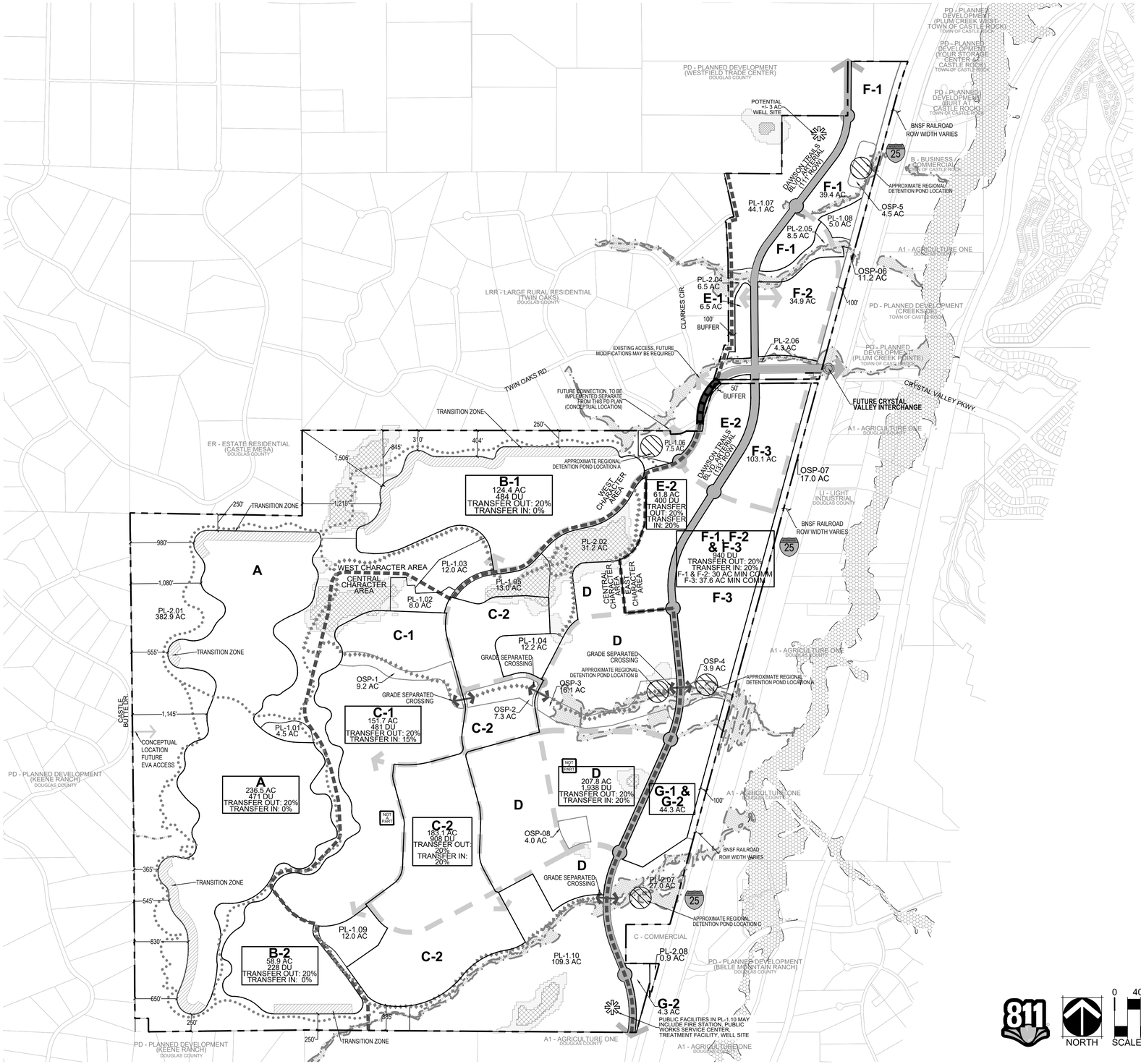
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OWNERSHIP CERTIFICATION

SHEET
2 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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



OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	% OF TOTAL
PUBLIC LAND				
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	**11.0%**
OPEN SPACE				
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	3.5%
SUBTOTAL	*533.0*	*534.8*	*534.5*	*25.9%*
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	10.4%
OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**36.3%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.6**	**977.4**	**977.1**	**47.3%**

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

LEGEND

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

CHECKED BY: MB, SW
DRAWN BY: DJ

811

NORTH

0 400 800 1,600
SCALE 1" = 800'

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
OVERALL PD PLAN

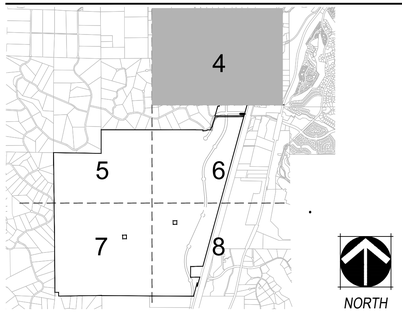
SHEET 3 OF 20

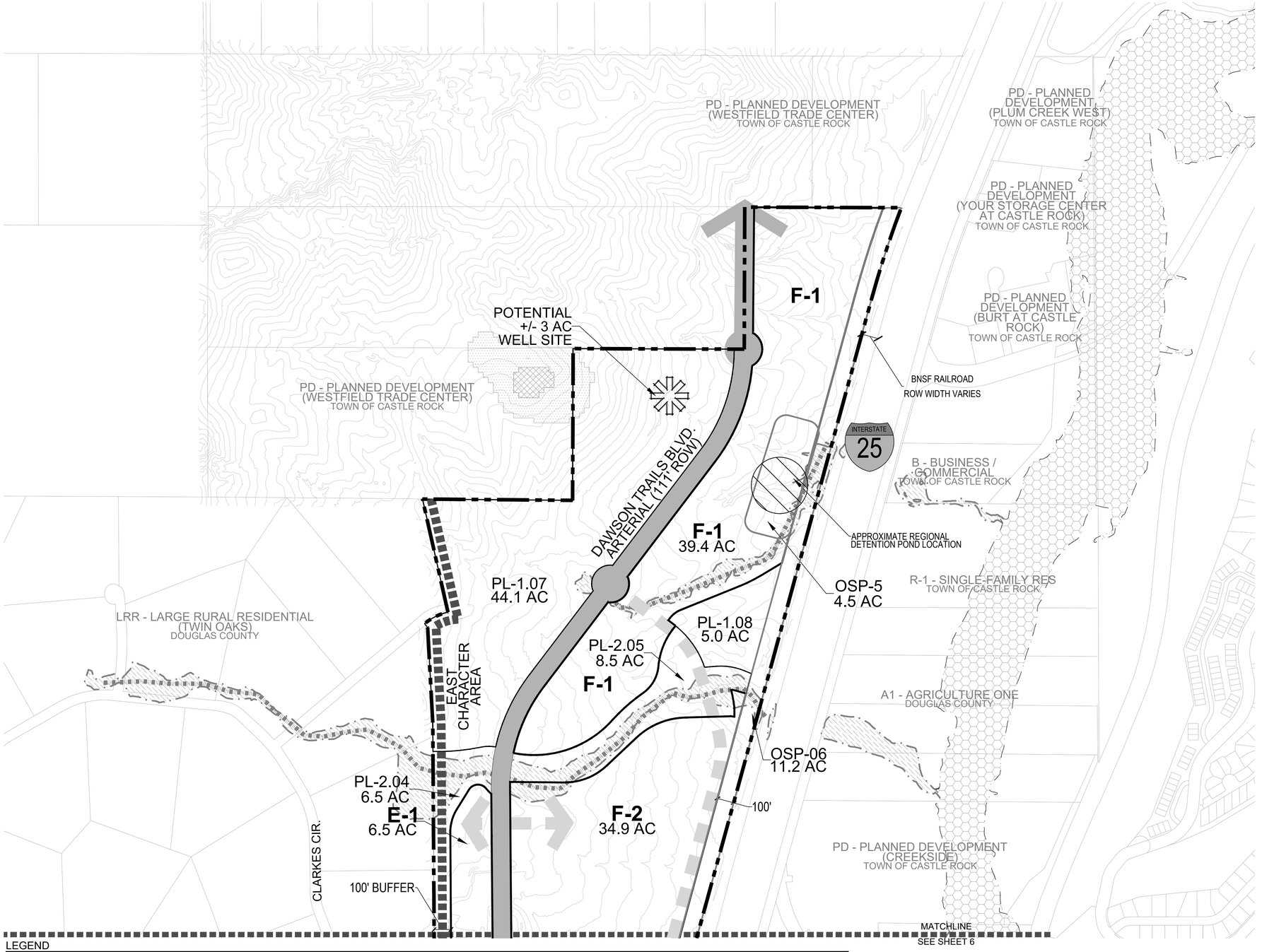
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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KEY MAP





LEGEND

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

811 NORTH 0 150 300 600 SCALE 1" = 300'

DAWSON TRAILS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 2 | PROJECT NO. PDP25-0004

CHECKED BY: MB, SW
DRAWN BY: DJ

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD PLAN

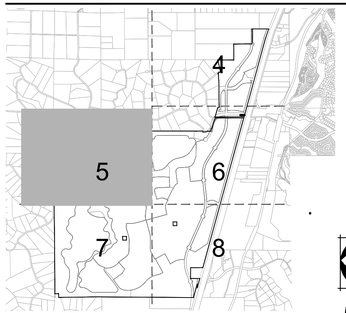
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4 OF 20

DAWSON TRAILS

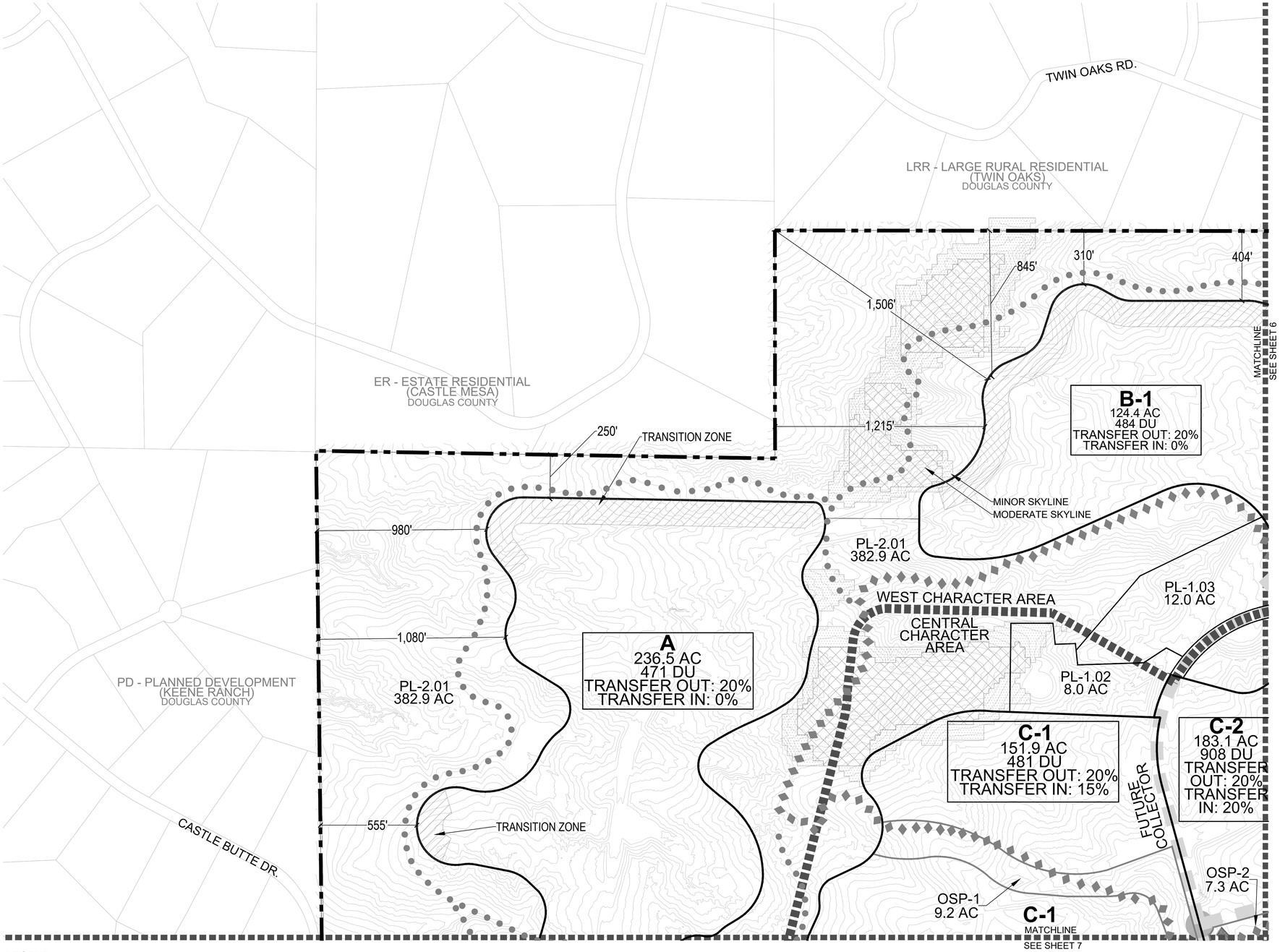
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KEY MAP



NORTH



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811

NORTH

0 150 300 600

SCALE 1" = 300'

CHECKED BY: MB, SW
DRAWN BY: DJ

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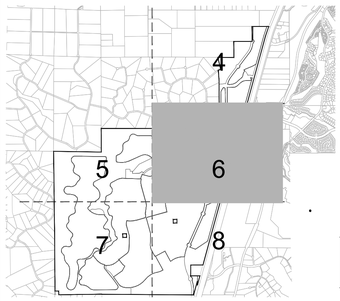
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PD PLAN

DAWSON TRAILS

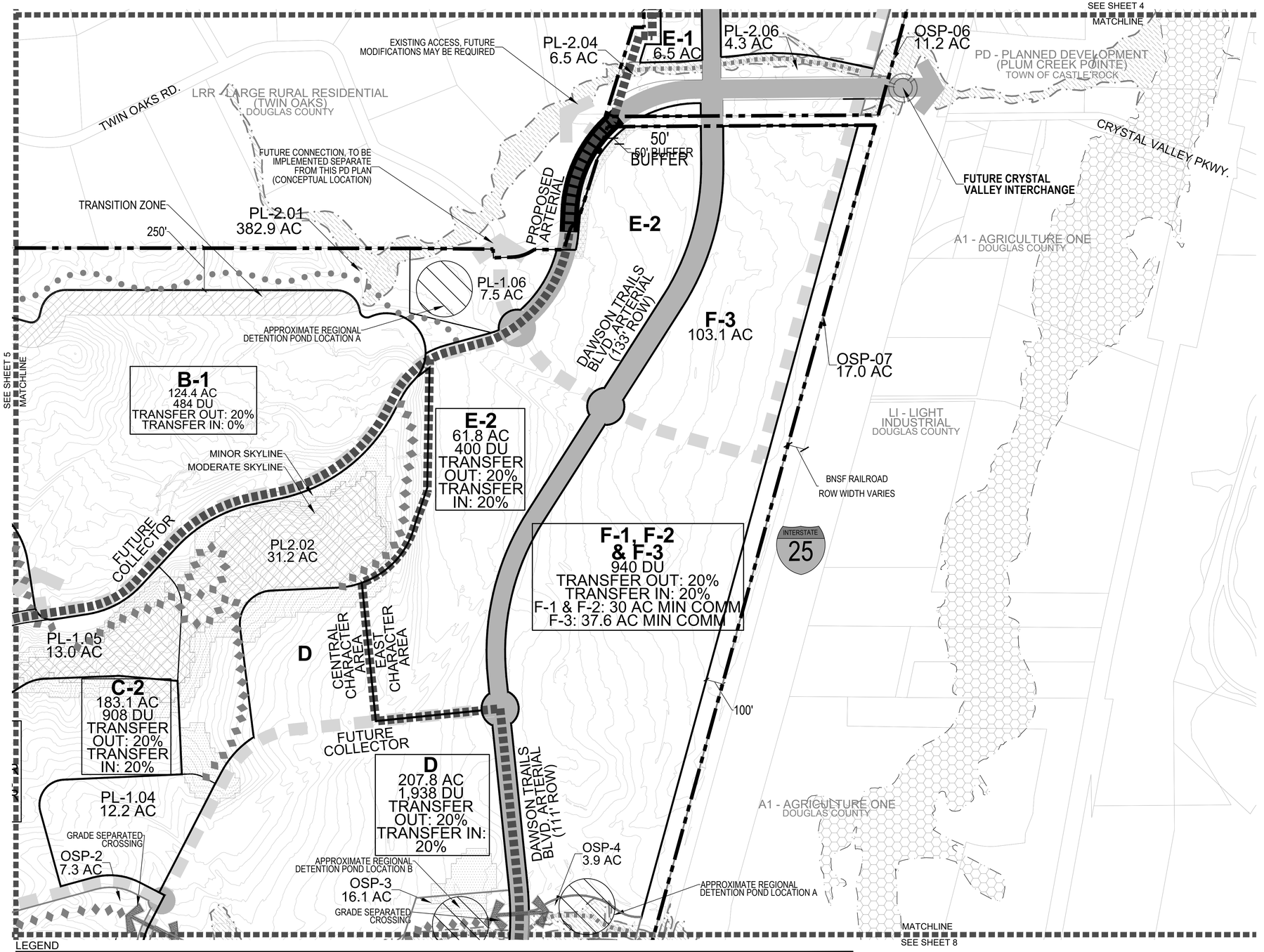
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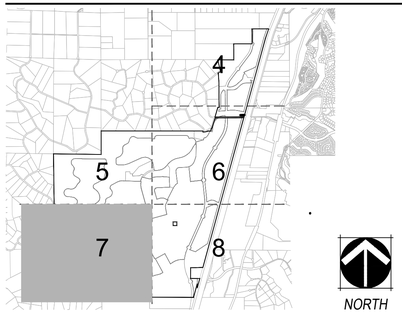
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6 OF 20

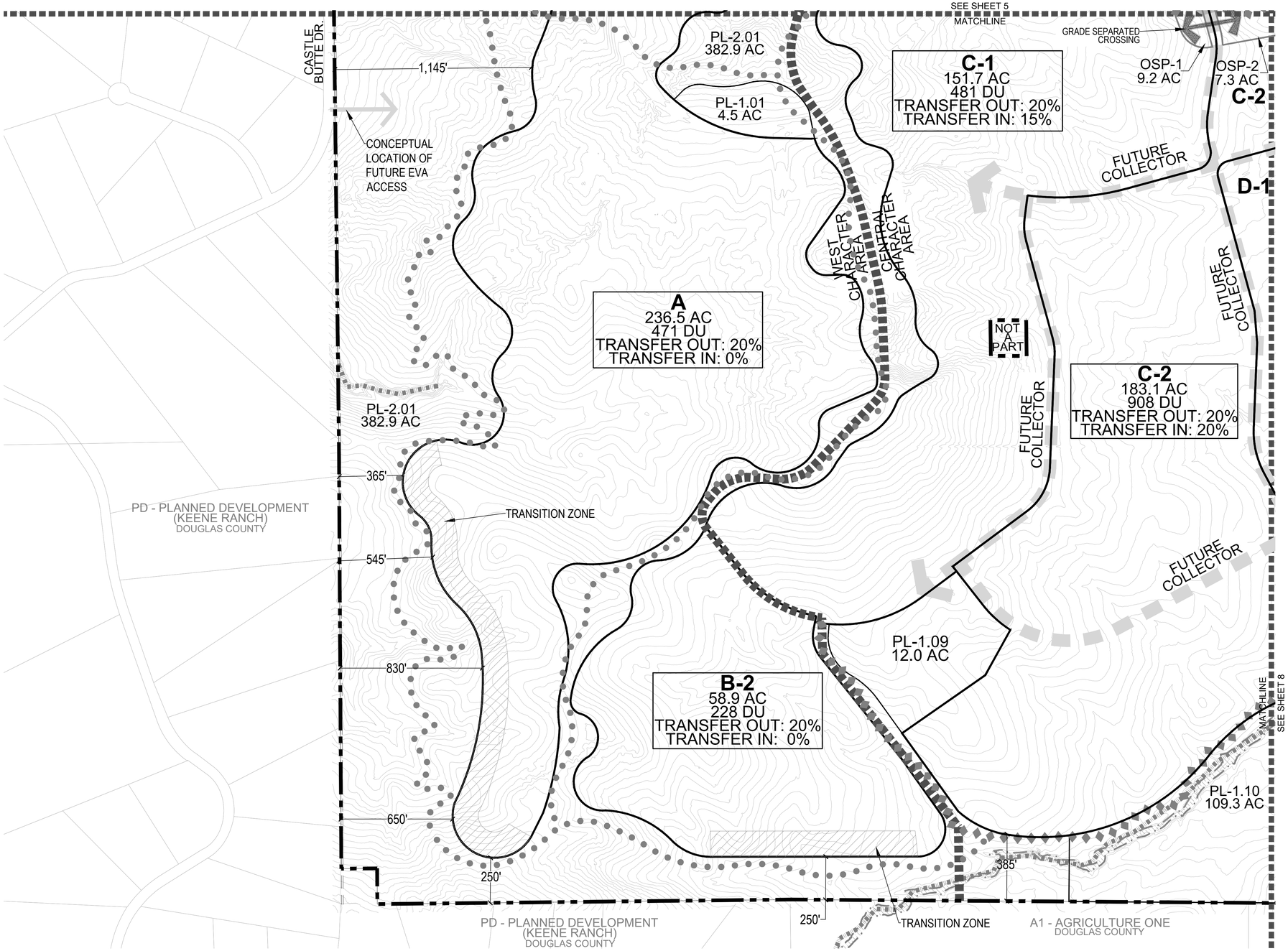
DAWSON TRAILS

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303-984-9800

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

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

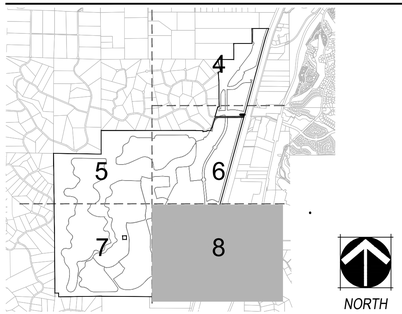
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PD PLAN

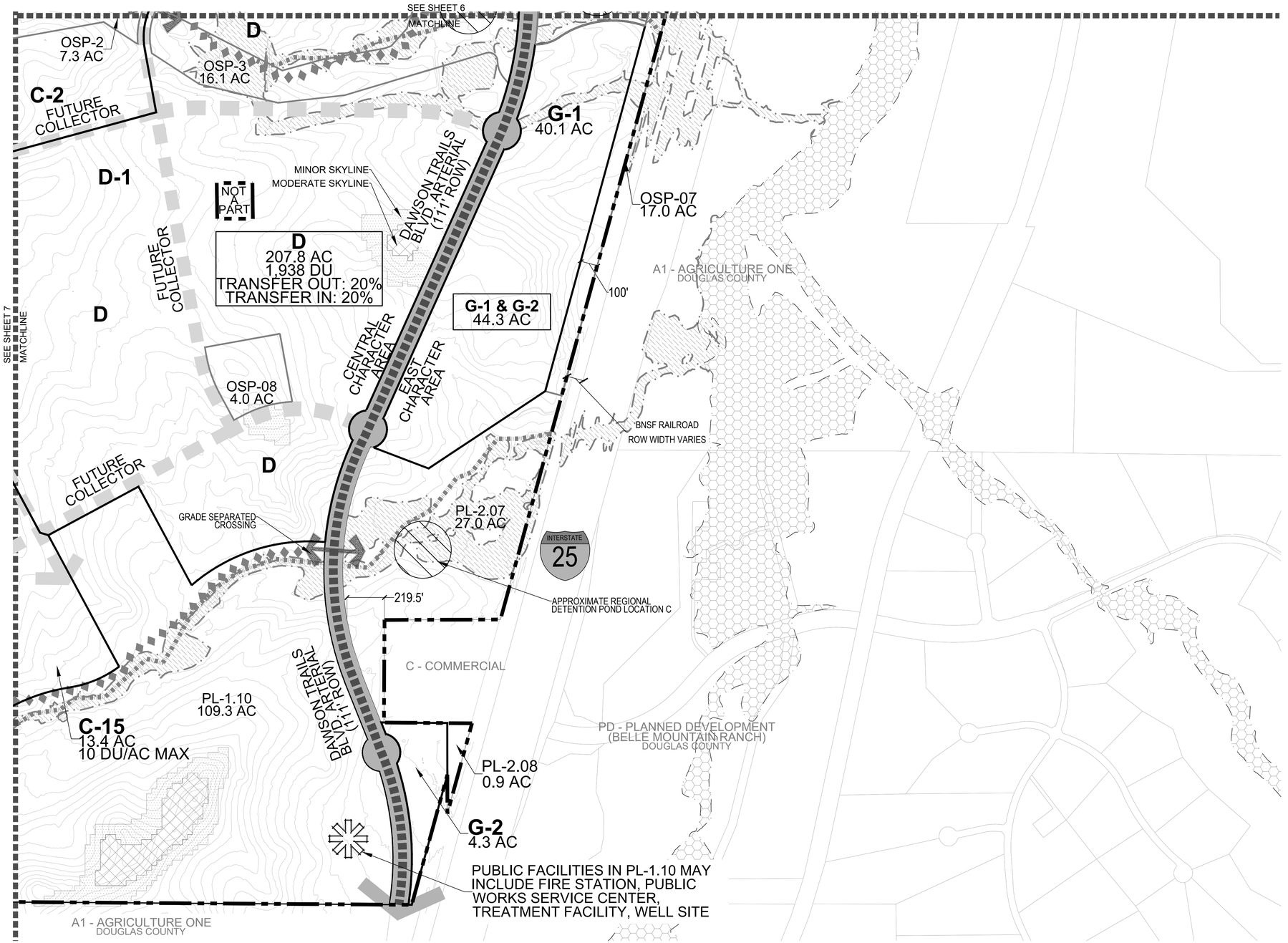
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

KEY MAP





LEGEND

- PROPERTY BOUNDARY
- 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)

811

NORTH

0 150 300 600

SCALE 1" = 300'

CHECKED BY: MB, SW
DRAWN BY: DJ

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
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DENVER, CO 80204
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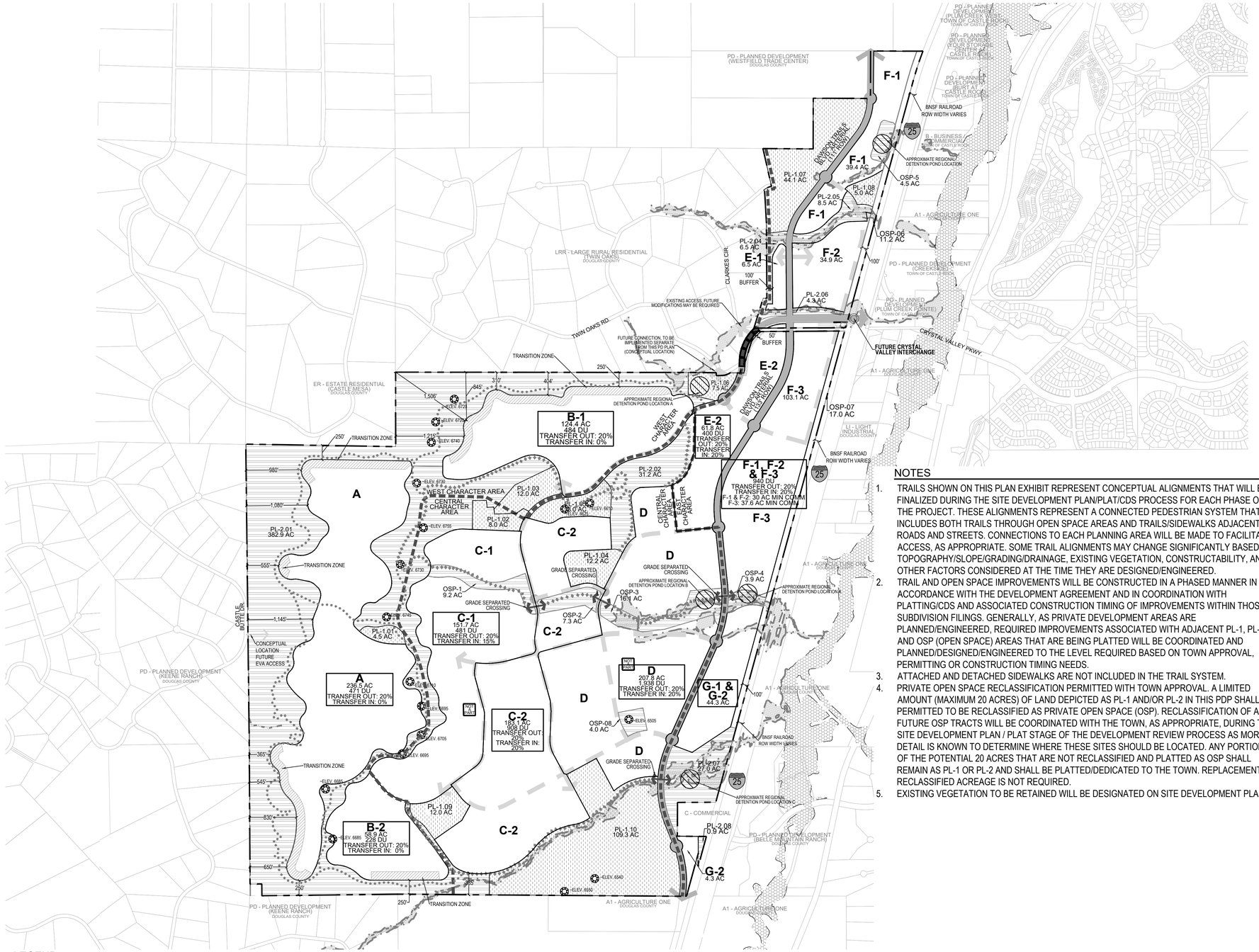
DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD PLAN

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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



OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	% OF TOTAL
PUBLIC LAND				
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	**11.0%**
OPEN SPACE				
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	3.5%
SUBTOTAL	*533.0*	*534.8*	*534.5*	*25.9%*
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	10.4%
OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**36.3%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.6**	**977.4**	**977.1**	**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	AMEND-01 ACREAGE	AMEND-02 ACREAGE	% OF PROPERTY
PL-1 (DEDICATED TO TOWN)	PL-1.01	4.5	4.5	4.5	0.2%
	PL-1.02	8.0	8.0	8.0	0.4%
	PL-1.03	12.0	12.0	12.0	0.6%
	PL-1.04	12.2	12.2	12.2	0.6%
	PL-1.05	13.0	13.0	13.0	0.6%
	PL-1.06	7.5	7.5	7.5	0.4%
	PL-1.07	44.1	44.1	44.1	2.1%
	PL-1.08	5.0	5.0	5.0	0.2%
	PL-1.09	12.0	12.0	12.0	0.6%
	PL-1.10	109.3	109.3	109.3	5.3%
	PL-1 TOTAL	**227.6**	**227.6**	**227.6**	**11.0%**

OPEN SPACE		ACREAGE	AMEND-01 ACREAGE	AMEND-01 ACREAGE	% OF PROPERTY
PL-2 (DEDICATED TO TOWN)	PL-2.01	382.9	382.9	382.9	18.6%
	PL-2.02	31.2	31.2	31.2	1.5%
	PL-2.03 (2)	0.9	0.0	0.0	0.0%
	PL-2.04	6.5	6.5	6.5	0.3%
	PL-2.05	8.4	8.4	8.5	0.4%
	PL-2.06	4.4	4.4	4.3	0.2%
	PL-2.07	27.0	27.0	27.0	1.3%
	PL-2.08	0.9	0.9	0.9	0.0%
	PL-2 TOTAL	**462.2**	**461.3**	**461.3**	**22.4%**
OSP (PRIVATE)	OSP-1	8.5	9.2	9.2	0.4%
	OSP-2	4.1	7.3	7.3	0.2%
	OSP-3	17.3	16.1	16.1	0.8%
	OSP-4	3.9	3.9	3.9	0.2%
	OSP-5	4.5	4.5	4.5	0.2%
	OSP-6	11.7	11.7	11.2	0.6%
	OSP-7	16.8	16.8	17.0	0.8%
	OSP-8	4.0	4.0	4.0	0.2%
	OSP TOTAL	**70.8**	**73.5**	**73.2**	**3.4%**
	FUTURE OPEN SPACE (1)	215.0	215.0	215.0	10.4%
	OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**36.2%**
OPEN SPACE & PUBLIC LAND TOTAL		**975.6**	**977.4**	**977.1**	**47.3%**

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

(2) PL-2.03 WAS IMPACTED BY THE FINAL ALIGNMENT OF GAMBEL RIDGE BLVD AND WAS REMOVED WITH MINOR AMENDMENT #1. A FUTURE 0.9 ACRES OF PL-2 WILL BE IDENTIFIED AND DEDICATED WITH A FUTURE PLAT TO OFFSET THE DIFFERENCE.

CHECKED BY: MB, SW
DRAWN BY: DJ

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)
- ~ELEV. 6755 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

1. 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.
2. TRAIL AND OPEN SPACE IMPROVEMENTS WILL BE CONSTRUCTED IN A PHASED MANNER IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND IN COORDINATION WITH PLATTING/CDS AND ASSOCIATED CONSTRUCTION TIMING OF IMPROVEMENTS WITHIN THOSE SUBDIVISION FILINGS. GENERALLY, AS PRIVATE DEVELOPMENT AREAS ARE PLANNED/ENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND OSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENGINEERED TO THE LEVEL REQUIRED BASED ON TOWN APPROVAL, PERMITTING OR CONSTRUCTION TIMING NEEDS.
3. ATTACHED AND DETACHED SIDEWALKS ARE NOT INCLUDED IN THE TRAIL SYSTEM.
4. 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.
5. EXISTING VEGETATION TO BE RETAINED WILL BE DESIGNATED ON SITE DEVELOPMENT PLANS.

811

NORTH

0 400 800 1,600
SCALE 1" = 800'

PLANNER/LANDSCAPE ARCHITECT
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PEOPLE + PLACEMAKING
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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
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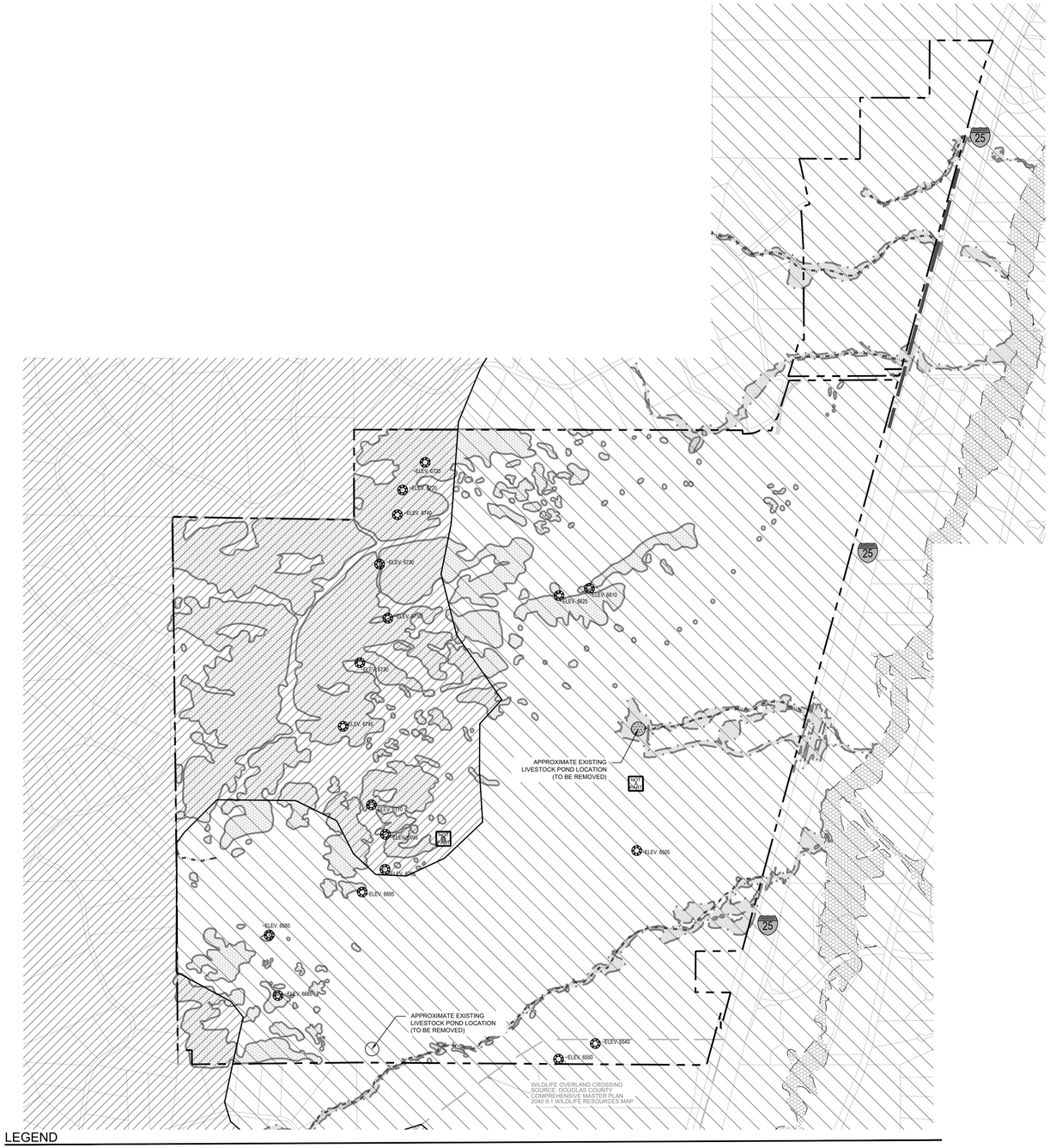
SHEET TITLE:
OPEN SPACE, PLD, & TRAILS PLAN

SHEET
9 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

- PROPERTY BOUNDARY
- HISTORIC RAILROAD
- EXISTING VEGETATION
- HIGH HABITAT *
- LOW HABITAT *
- ELEV. 6755 HIGHPOINTS
- MAJOR DRAINAGEWAY
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- 100 YEAR FLOODPLAIN (FEMA)

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

811

NORTH

0 400 800 1,600

SCALE 1" = 800'

CHECKED BY: MB, SW
DRAWN BY: DJ

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AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
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SHEET TITLE:
NATURAL FEATURES MAP

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. IN ACCORDANCE WITH THE FOREGOING, ALL SUCH IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBEL RIDGE MAJOR DRAINAGEWAY ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT. PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN ½ OF DAWSON TRAILS BLVD SOUTH OF THE CVI INTERCHANGE TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT/ TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT EASTERN ½ OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM CVI INTERCHANGE TO PLUM CREEK PWKY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE CVI INTERCHANGE REACH 25,000 VPD, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN ½ OF DAWSON TRAILS BLVD NORTH OF CVI INTERCHANGE TO PLUM CREEK PARKWAY, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED.
- REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL/ SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/ RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN/ PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.07 AND A PORTION OF PL-1.10. AT THE TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT, APPROXIMATELY 42.169 ACRES OF PL-1.07 AND APPROXIMATELY 74.5 ACRES OF PL-1.10 WILL BE DEDICATED. THE REMAINING APPROXIMATELY 1.935 ACRES OF PL-1.07 AND 34.8 ACRES OF PL-1.10 (ALONG THE NORTHERN BOUNDARY) WILL BE DEDICATED WITH FUTURE PHASES AS FINAL PLATTING, ENGINEERING AND GRADING DETAILS OF THE SOUTH DAWSON TRIBUTARY AND BOUNDARIES OF ADJACENT PLANNING AREAS ARE FINALIZED.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN/ PLAT AREA.

PHASE 1A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO THE END OF PHASE OR SUBPHASE
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWN'S EXISTING SYSTEM
- WATER BOOSTER PUMP TO RED ZONE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBEL RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PWKY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBEL RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD. WITHIN PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD NORTH OF CVI WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBEL RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS IN PL-1.07 BY THE TOWN OF CASTLE ROCK
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE AND REGIONAL POND C IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

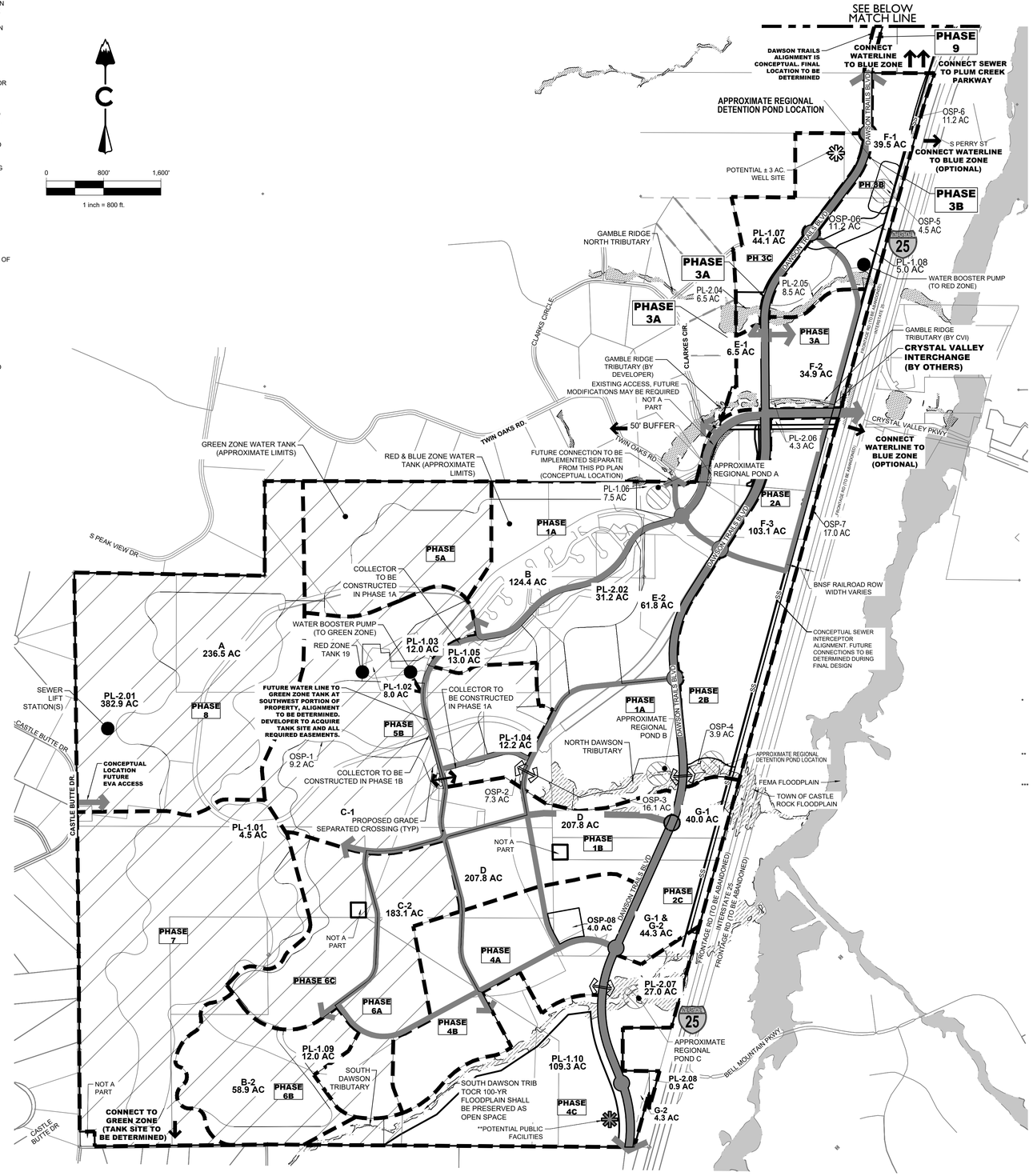
PHASE 4B:

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

PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN ½ (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY TOCR 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE

CHECKED BY: MB, SW
DRAWN BY: DJ



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SS SEWER INTERTCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL ±3 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

*PHASE 5A:

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

*PHASE 5B:

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

*PHASE 6A:

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

*PHASE 6B:

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

*PHASE 7:

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

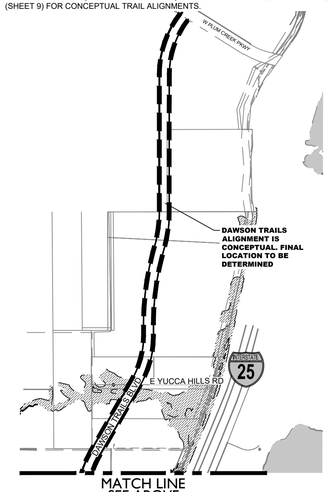
*PHASE 8:

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

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

** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, ±6 AC TREATMENT FACILITY, ±3 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.

*** REFER TO PD PLAN (SHEETS 3 THROUGH 8) AND THE OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN (SHEET 9) FOR CONCEPTUAL TRAIL ALIGNMENTS.



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ENGINEER & SURVEYOR:
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LIVEYOURCORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 1

NOT FOR CONSTRUCTION

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 8/27/2025

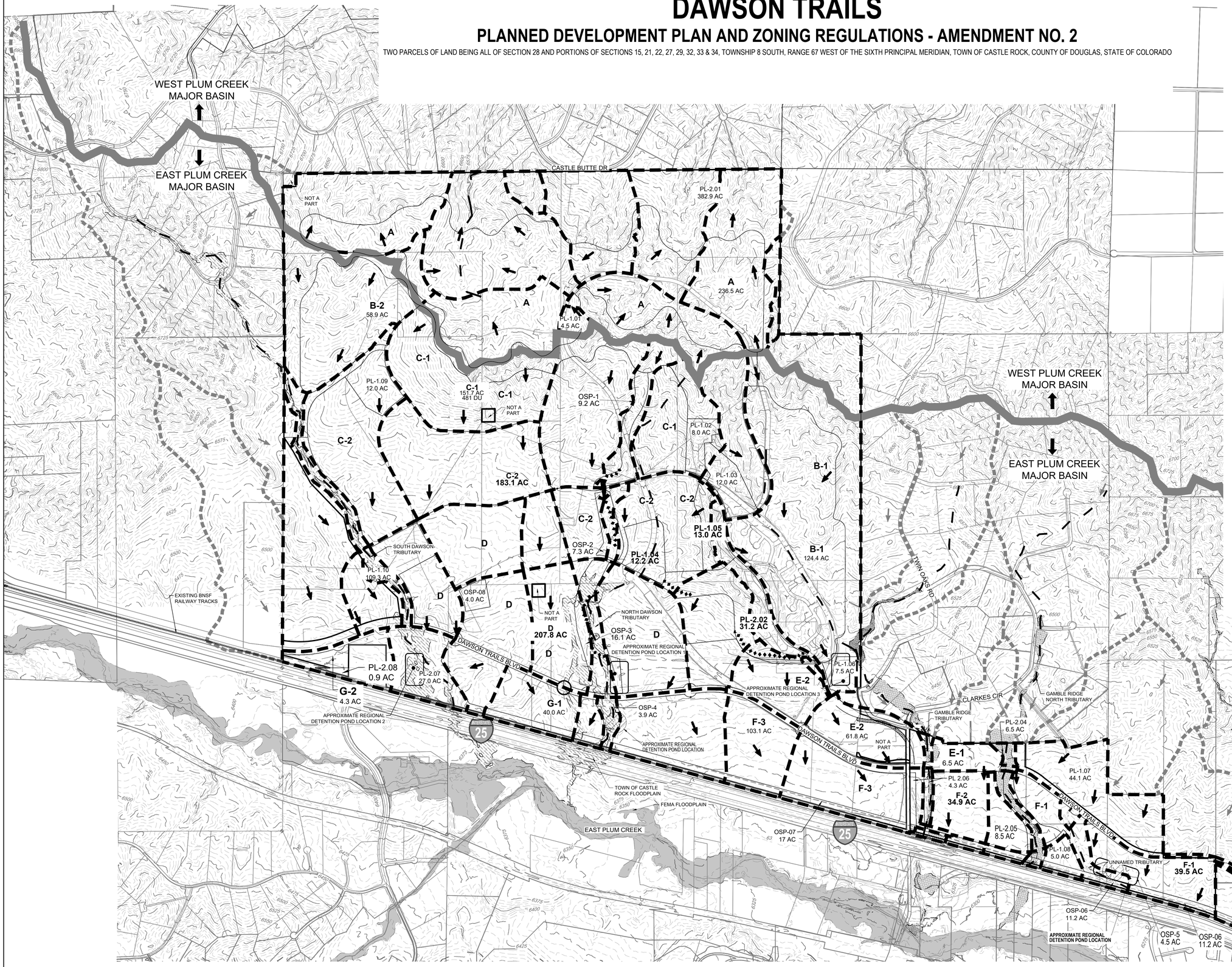
SHEET TITLE:
PHASING PLAN

SHEET
11 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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



0 700' 1,400'

1 inch = 700 ft.

LEGEND

- EXISTING MAJOR CONTOUR (5225)
- EXISTING MINOR CONTOUR (5205)
- BNSF RAILWAY TRACKS
- PLANNING AREA BOUNDARY
- MAJOR DRAINAGEWAY
- OFF-SITE DRAINAGE BASIN
- ON-SITE DRAINAGE BASIN
- MAJOR DRAINAGE BASIN DIVIDE
- OFF-SITE FLOW ARROW
- ON-SITE FLOW ARROW
- PROPOSED REGIONAL POND
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN

NOTES:

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

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

NOT FOR CONSTRUCTION

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 8/27/2025

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET
12 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

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

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

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

B. BETWEEN 30 FEET AND 150 FEET FROM STRUCTURES AND ROADWAYS (TREE AND SHRUB PRESERVATION AREA) **NOTE**: THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE AND IS GREATER WHEN STRUCTURES OR ROADWAYS ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.

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

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

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

D. STRUCTURAL WILDFIRE GUIDELINES

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

E. MAINTENANCE OF FIRE MITIGATION

1. FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE.
3. PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.
4. THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER *C.R.S 38-33.3-106.5* (A.K.A. SB-100, HOMEOWNER BILL OF RIGHTS).

GENERAL NOTES:

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

CHECKED BY: MB, SW
DRAWN BY: DJ

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DAWSON — TRAILS —

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/26/2025

811

NORTH

0 400 800 1,600
SCALE 1" = 800'

SHEET TITLE:
WILDLAND MANAGEMENT PLAN

SHEET
13 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

PD ZONING REGULATIONS

SECTION 1 | PURPOSE

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

SECTION 2 | GENERAL PROVISIONS

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

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

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

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

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

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

SECTION 3 | GENERAL PROJECT DESCRIPTION

3.1 Overall Development Plan

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

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

This development plan provides approximately 534.5 acres of interconnected open space which accommodates wildlife movement and habitat and includes a diversity of topography and existing foliage. All development within Dawson Trails PD is subject to and must comply with the Migratory Bird Treaty Act. No federal or state protected species were found inhabiting the property.

3.2 Character Areas and Planning Areas

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

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

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

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

3. **Central Character Area**
   The Central Character Area (Central) acts as a transition area between the lower density West Character Area and the higher density/intensity East Character Area. This Character Area allows higher density residential uses, as well as non-residential uses, primarily in the eastern portion and away from the West Character Area and closer to the East Character Area and Dawson Trails Boulevard. Residential development in the Central Area includes a wide range of housing types such as single-family attached and detached as well as multi-family. This Character Area will include a well-connected series of neighborhood pods, potential neighborhood commercial, and both locally and regionally oriented land uses, parks, and other open space and amenities. The Central Character Area is comprised of three (3) Planning Areas totaling a maximum of 3,327 dwelling units and limited density transfers allowed.
   A. Planning Area C-1 is primarily a residential land use area with some supporting neighborhood commercial and other low intensity non-residential uses permitted as a use by special review, anticipated to occur along collector roads and around intersections. Based on land use types permitted and associated development standards, the intensity of uses and density of residential development will generally decrease from east to west within the Planning Area.
   B. Planning Area C-2 is similar to Planning Area C-1 but permits slightly higher residential densities. The southern portion of this Planning Area generally permits lower levels of density, due to the proximity of the Town/County boundary.
   C. Planning Area D is an area that permits a wide range of residential uses, commercial and other non-residential uses. Both horizontal and vertically mixed land uses are appropriate and permitted. The most intense land uses and residential densities will likely occur along the major north-south arterial (Dawson Trails Boulevard) located along the eastern boundary of the Planning Area.

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

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

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

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

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

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

   1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
   2. Uses include all non-residential and residential uses permitted in Planning Area E-2.
   3. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.
   4. Development patterns in a Pedestrian Oriented Area in this portion of Planning Area E-2 should prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular speeds. As a primary design principal for this gathering place/main street is to be pedestrian-oriented, the transportation network in these areas should also provide safe crossings for pedestrians and cyclists and may include mid-block crossings where necessary. Additional guidelines and standards can be found in the Dawson Trails Architectural Guidelines.

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

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

SECTION 4 | DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

Residential Uses and Product Types:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
14 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries

The conceptual boundaries of all Planning Areas are shown on the Dawson Trails PD Plan. Where a Planning Area abuts a public street or drive, the Planning Area boundary shall be to the public right-of-way. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the Site Development Plan / Plat stage of the development review process.

5.2 Amendments to the PD Plan and PD Zoning Regulations

1. The maximum number of dwelling units approved for development in Dawson Trails is 5,850, including a maximum number of 2,400 Multifamily dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 below.

2. Residential
   A. Dwelling units are subject to maximum transfers in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

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

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

   C. The maximum number of allowed multifamily dwelling units is capped at 2,400, however, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

3. Non-residential
   A. The maximum 3,200,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.

   B. All non-residential uses in the West, Central, and East Character Areas that are residential use-supporting in nature, including but not limited to various types of amenities, clubhouses, and similar uses, shall not be counted towards the maximum allocation of non-residential use 3,200,000 square feet.

   C. Assisted living facilities, adult day care, memory care, nursing homes, and continuum of care uses and other institutional use types that provide staffed support services do not count towards the 5,850 maximum allowed dwelling units in this PD.

5.3 Non-Residential Use Acreage Minimums

1. Minimum acreages of non-residential uses are required and shall be located in F-1, F-2, F-3, G-1, and G-2 as follows:
   A. Planning Areas F-1 and F-2: 20-acres
   B. Planning Area F-3: 47.6 acres
   C. Planning Area G-1: 40 acres
   D. Planning Area G-2: 4.3 acres

5.4 Storage Use Acreage Maximums

1. A total cumulative maximum of 30 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
   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 Maximums

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.

5.6 Road Alignments

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

5.7 Trails and Trail Alignments

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

5.8 Open Space

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

5.9 Residential Parking

1. Shared parking is allowed per Chapter 17.54 of the Municipal Code.

2. Reduced parking standards may be requested per Chapter 17.54 of the Municipal Code.

3. Table 5.8.1, below, identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SDP.

Table 5.8.1	
Single-Family Detached Dwelling	2 Spaces per Dwelling Unit
Single-Family Attached Dwelling	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Multiple SFA & SFD on One Lot	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking
Clustered Single-Family Residential Dwelling	2 Spaces per Unit
Multi-Family Residential Dwelling (Multifamily and dwellings in multiple buildings on a single lot)	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking

Notes:
1. Off-street parking includes garage spaces (including tandem configurations), surface parking, other covered spaces, uncovered spaces, spaces accessed from private drives, and driveways.
2. On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E-2, in conjunction with review of a SDP in Section 3, 4.B. of this PD.

5.10 Residential / Non-residential Use Adjacency Standards

Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Dawson Trails property boundary. No structures which require a building permit are permitted within this open space buffer, except for the improvements listed below, as long as effective screening is not compromised:

A. Utility Easements and related facilities therein.
B. Drainage facilities.
C. Retaining walls that are not visible from the adjacent Douglas County residential properties
D. Required setbacks.

4. The northern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structures which require a building permit are permitted within this open space buffer, except for the improvements listed below, as long as effective screening is not compromised:

A. Utility easements and related facilities therein.
B. Drainage facilities.
C. Retaining walls that are not visible from the adjacent Douglas County residential properties
D. Required setbacks.

5. The buffers noted 1. and 2. above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692.

4. The Interface requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

5.11 Landscaping

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

5.12 Grading / Drainage

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

5.13 Town-Owned Property

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

5.14 Compliance with Skyline/Ridgeline Protection District

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

5.15 Wildland Fire Mitigation

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

5.16 Planning and Design

1. Design and construction of lots, structures, roadways, and other improvements shall be sensitive to the existing topography and mature vegetation. The proposed improvements shall achieve a blended landscape (existing conditions combined with engineered conditions) that is congruent with the intended character of the Character Area and/or Planning Area improvements being implemented, as determined feasible.

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 seek to minimize grading and site preparation, as determined feasible.

3. Grading shall be shaped to complement the natural landforms, as determined feasible.

4. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance, while recognizing grading impacts will require changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

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

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

6.1 Planning Area A

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, clubhouse, country clubs, recreational facilities, including but not limited to: swimming pools, sport 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/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

   C. Uses By Special Review
      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 SDP or Plat)
   A. Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be a minimum 7,700 square feet.(See Section 6.10 for additional standards).
   B. Minimum Lot Size: None
   C. Primary Structure
      **Note: The numbers within parentheses) following each standard indicate additional development standards which may apply. See Section 6.11.*
      1. Setbacks *(3, 4, 9, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 15'
         b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
         c. Minimum Rear Setback *(6)*: 20'
         d. Minimum Rear Setback, Alley *(6, 7)*: 2'
         e. Minimum Side Setback, Interior Lot *(6, 7, 12)*: 5'
         f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'
      3. Maximum Building Height *(2)*: 35'
   D. Accessory Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
      1. Setbacks (3, 4, 9, 13, 14)
         a. Minimum Front Setback *(1, 5, 8)*: 20'
         b. Minimum Rear Setback *(6)*: 5'
         c. Minimum Rear Setback, Alley *(6, 7)*:2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'
      3. Maximum Building Height *(2)*: 35'

6.2 Planning Areas B-1 and B-2

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, clubhouse, country clubs, recreational facilities, including but not limited to: Swimming Pools, Sport 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/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. Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
   A. Transition Zone Minimum Lot Size Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,600 square feet. (See Section 6.10 for additional standards).

   B. Primary Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
      1. Minimum Lot Size: None
      2. Setbacks *(3, 4, 13, 14)*
         a. Minimum Front Setback *(1,5, 8)*: 15'
         b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
         c. Minimum Rear Setback *(6)*: 20'
         d. Minimum Rear Alley Setback *(6, 7)*: 2'
         e. Minimum Side Setback, interior lot *(6, 7, 12)*: 5'
         f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      3. Minimum Building Separation *(3)*: 10'
      4. Maximum Building Height *(2)*: 35'

   C. Accessory Structure
      **Note: The numbers within parentheses) following each standard indicate additional development standards which may apply. See Section 6.11.*
      1. Setbacks *(3, 4, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 20'
         b. Minimum Rear Setback *(6)*: 5'
         c. Minimum Rear Alley Setback *(6, 7)*: 2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'
      3. Maximum Building Height *(2)*: 35'

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
15 OF 20

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

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, Patio Dwelling units
      3. Detached private garages

   B. Non-Residential
      1. Assisted Living, Memory Care, or other similar 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 clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking 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 Classes
      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 *(2)*:
   A. Planning Area C-1: 45'
   B. Planning Area C-2: 50'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
   A. Primary Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

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

   B. Accessory Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
      1. Setbacks *(3, 4, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 20'
         b. Minimum Rear Setback *(6)*: 5'
         c. Minimum Rear Alley Setback *(6, 7)*: 2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 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, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
      3. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)
      4. Multifamily
      5. Clustered Single Family Dwelling Units
      6. Condominium
      7. Green Court
      8. Motor Court
      9. Patio Dwelling
      10. Townhome
      11. Zero Lot Line Dwelling
      12. Clustered Single Family Dwelling Units on a single lot as a product for lease
      13. Detached private garages

   B. Non-Residential
      1. Alcoholic Beverage Sales
      2. Adult Day Care Facility
      3. Assisted Living / Memory Care
      4. ATM / Kiosk / Financial Institution
      5. Automobile Service / Fuel Station / Wash / Rental
      6. Bed and Breakfast
      7. Clinic
      8. College / University / Vo-tech
      9. Day Care Center Facility
      10. Drive-Through Facility
      11. Educational Facility
      12. Funeral Home
      13. Gym / Health Club
      14. Hospital / Urgent Care
      15. Hotel / Motel
      16. Nursing Home
      17. Office (including Flex Office)
      18. Parking Facility (stand-alone lot / structure)
      19. Place of Worship
      20. Private Club
      21. Public Facilities
      22. Recreation, Indoor or Outdoor
      23. Retail
      24. Restaurant
      25. Studio Classes
      26. Utilities, Public
      27. Veterinary Clinic
      28. Open Space, Public or Private
      29. Public Parks, Playgrounds, and other non-commercial recreational areas
      30. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails.
      31. 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.
      32. 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 *(2)*: 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)
   **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*
   A. Primary Structure
      1. Minimum Lot Size: None
      2. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 15'
         b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
         c. Minimum Rear Setback *(6)*: 20'
         d. Minimum Rear Alley Setback *(6, 7)*: 2'
         e. Minimum Side Setback, interior lot *(6, 7, 12)*: 5'
         f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      3. Minimum Building Separation *(3)*: 10'

   B. Accessory Structure
      1. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 20'
         b. Minimum Rear Setback *(6)*: 5'
         c. Minimum Rear Alley Setback *(6, 7)*: 2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'
      **Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

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, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
      3. Mixed-Use (horizontal or vertical) (E-2 only)
      4. Multifamily (E-2 only)
      5. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
      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. Alcoholic Beverage Sales
      2. Assisted Living, Memory Care, or other similar institutional uses
      3. ATM / Kiosk / Financial Institution
      4. Automobile Service / Fuel Station / Wash / Rental
      5. Bed and Breakfast
      6. Clinic
      7. Day Care Center Facility
      8. Drive Through Facility
      9. Gym / Health Club
      10. Hospital / Urgent Care
      11. Nursing Home
      12. Office (including Flex Office)
      13. Place of Worship
      14. Private Club
      15. Public Facilities
      16. Retail
      17. Restaurant
      18. Services, Commercial
      19. Services, Personal
      20. Services, Repair
      21. Veterinary Clinic (to include 24/7 emergency care)
      22. Open Space, Public or Private
      23. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails.
      24. Public Parks, Playgrounds, and other non-commercial recreational areas
      25. 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.
      26. 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 *(2)*:
   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)
   A. Primary Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*
      1. Minimum Lot Size: None
      2. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 15'
         b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
         c. Minimum Rear Setback *(6)*: 10'
         d. Minimum Rear Alley Setback *(6, 7)*: 2'
         e. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      3. Minimum Building Separation *(3)*: 10'
      .

   B. Accessory Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*
      1. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(6)*: 20'
         b. Minimum Rear Setback *(6, 7)*: 5'
         c. Minimum Rear Alley Setback *(6, 7, 8)*: 2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'

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

6. Pedestrian Oriented Area in E-2
   A. The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place and/or "main street" and will include the following:
      1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
      2. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.
      3. Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
      4. Convenient pedestrian and bicycle access to all adjacent streets.
      5. Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
      6. Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
      7. For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
      8. Convenient pedestrian access to transit stops and outlying parking areas, if any.
      9. Where feasible, design sites to accommodate bus stops.
      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.

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DAWSON — TRAILS —

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD ZONING REGULATIONS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

PD ZONING REGULATIONS

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

1. Permitted Uses

A. Residential

1. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, or other similar Multi-Unit Configurations)
2. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)
3. Mixed-Use (horizontal or vertical)
4. Detached Private Garages

B. Non-Residential

1. Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
2. Alcoholic Beverage Sales
3. ATM / Kiosk / Financial Institution
4. Auto Body and Vehicle / RV / Boat Equipment and Repair
5. Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
6. Automobile Service / Fuel Station / Wash / Rental
7. Bed and Breakfast
8. Clinic
9. College / University / Vo-Tech
10. Commercial Amusement, Indoor and Outdoor
11. Data Center (F-1 and F-3 Only)
12. Day Care Center Facility
13. Drive-Through Facility
14. Educational Facility
15. Funeral Home
16. Gym / Health Club
17. Hospital / Urgent Care
18. Hotel / Motel
19. Industrial, Flex
20. Kennel / Doggy Daycare
21. Large Animal Clinic and Hospital
22. Medical Lab
23. Multi-Modal Transit Facility
24. Nursery / Greenhouse (Wholesale or Retail)
25. Nursing Home
26. Office (including Flex Office)
27. Parking Facility (stand-alone lot / structure)
28. Place of Worship
29. Private Club
30. Public Facilities
31. Recreation, Indoor or Outdoor
32. Retail
33. Restaurant
34. Services, Commercial
35. Services, Personal
36. Services, Repair
37. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
38. Studio Classes
39. Utilities, Public
40. Veterinary Clinic
41. Open Space, Public or Private
42. 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.
43. 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

3. Maximum Building Height for All Uses *(2, 11)*: 75'

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

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

A. Primary Structure

1. Minimum Lot Size: None
2. Setbacks *(3, 4, 10, 13, 14)*
   a. Minimum Front Setback *(1, 5, 8)*: 0"
   b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
   c. Minimum Rear Setback *(6)*: 0"
   d. Minimum Rear Alley Setback *(6, 7)*: 2'
   e. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
   f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
3. Minimum Building Separation *(3)*: 10'

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

B. Accessory Structure

1. Setbacks *(3, 4, 10, 13, 14)*
   a. Minimum Front Setback *(1, 5, 8)*: 20'
   b. Minimum Rear Setback *(6)*: 5'
   c. Minimum Rear Alley Setback *(6, 7)*: 2'
   d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
   e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
2. Minimum Building Separation *(3)*: 10'

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

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

6.7 Planning Areas G-1 and G-2

1. Permitted Uses

A. Residential: No residential uses allowed.

B. Non-Residential

1. Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
2. Alcoholic Beverage Sales
3. Auto Body and Vehicle / RV / Boat Equipment and Repair
4. Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
5. Automobile Service / Fuel Station / Wash / Rental
6. Bed and Breakfast
7. Clinic
8. College / University / Vo-Tech
9. Commercial Amusement, Indoor and Outdoor
10. Data Center
11. Day Care Center Facility
12. Drive-Through Facility
13. Educational Facility
14. Funeral Home
15. Gym / Health Club
16. Hospital / Urgent Care
17. Hotel / Motel
18. Industrial, Flex / Light Industrial
19. Kennel / Doggy Daycare
20. Large Animal Clinic and Hospital
21. Multi-Modal Transit Facility
22. Nursery / Greenhouse (Wholesale or Retail)
23. Nursing Home
24. Office (including Flex Office)
25. Parking Facility (stand-alone or structure)
26. Place of Worship
27. Private Club
28. Public Facilities
29. Recreation, Indoor and Outdoor
30. Retail
31. Restaurant
32. Services, Commercial
33. Services, Personal
34. Services, Repair
35. Shooting Range, Indoor
36. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
37. Studio Classes
38. Utilities, Public
39. Veterinary Clinic
40. Warehousing and Distribution
41. 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.
42. 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

3. Maximum Building Height for All Uses *(2, 11)*: 75'

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

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

6.8 Accessory Uses

1. In all Planning Areas:

A. Permitted Uses

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

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

6.9 Temporary Uses

1. In all Planning Areas:

A. Permitted Uses

1. A temporary sales and marketing center including but not limited to trailers, temporary buildings, model homes, or other similar structures which may typically be used as a sales and marketing center.
2. A temporary construction office including but not limited to trailers, temporary buildings, or other similar structures which may typically be used as an office.

B. Temporary uses are subject to Chapter 17.16.020 of the Castle Rock Municipal Code.

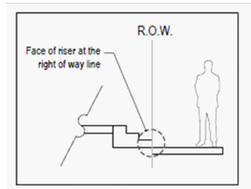
6.10 Transition Zone Development Standards

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

6.11 Supplemental Development Standards

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

1. The garage door face for the lot shall be at least 20' from the back of public sidewalk. Non-garage door building face may have a minimum 10' setback.
2. Building height measurements for both residential and non-residential excludes chimneys, parapets, architectural designs that screen rooftop mechanical equipment from view, and other similar architectural elements. Stairwells may also encroach maximum building height, if required by building design or code.
3. Encroachments may include bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels mounted on primary structure, mechanical equipment, light fixtures, roof overhangs and other architectural features and are allowed to extend outward from the primary structure in front, side, and rear yards. In no instance may an encroachment cross the property line, be located less than six feet (6') from the finished material of the encroachment to the adjacent property or extend into a wet or dry utility easement. Non-habitable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the setback is a minimum of 10' and the encroachment is not within the public right-of-way, sight triangles, or transportation and utility easements. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. Window wells are permitted to encroach into setbacks up to, except as limited by wet and dry utilities 3'.
4. Setbacks shall be measured from public right-of-way/property line to the building foundation of habitable space or garage. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way, sight triangles, or transportation and utility easements.
5. The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
6. Zero Lot Line Setbacks:
   A. Private drive loaded home side or rear setbacks and associated utility easements shall be determined at the Site Development Plan / Plat stage of the development review process. Zero-foot setbacks are permitted.
   B. If a lot is located in a row, cluster or arrangement of same/similar sized lots but would otherwise be subject to a different range of setback standards, side or rear setbacks shall be consistent with the building separation as required, including potential reduced side setbacks per Note #9 herein.
   C. 0' lot line configurations are allowed. When 0' lot line configurations are permitted, detached garages may also utilize a 0' setback. All structures must meet building separation and code requirements as well as minimum standards for architecture. Setbacks shall not be less than required utility easements.
   D. Rear setbacks to alleys or private streets may be reduced to zero when the minimum width of the right-of-way or easement exceeds the minimum standard as identified in the street sections.
   E. Setbacks from public right-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
7. Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line as long as minimum code requirements are met (unless using a 0' lot line configuration, See Note 6 above).
8. Side yard setback for corner lots shall be determined at the time of Site Development Plan / Plat and shall only apply to lots abutting a public right of way. Lots siding onto private streets, private drives, open space areas, or other similar uses shall use the minimum 5' side yard setback standards.
9. For residential lots with multiple street frontages, all sides of the primary structure facing a public street must follow the Primary Structure Setbacks for "Min. Front Setback " and "Min. Front Yard Setback to Garage Door Face" as applicable.
10. In Planning Areas D, E-2, F-1, and F-3, Multifamily, Commercial, and/or Mixed-use buildings may utilize a 0' setback to private rights-of-ways or easements. Setback from the public rights-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
11. Hospitality, medical, office, multi-family residential, and vertical mixed-use buildings are allowed to have a maximum height of 90 feet.
12. Residential layouts with Side Yard Use Easements are permitted and shall be determined at the Site Development Plan / Plat stage of the development review process.
13. Setbacks for clustered single-family developments will be administered as minimum building separation using minimum front, side, and rear yard dimensions.
14. General Notes (apply to all Planning Areas and Development Standards, as necessary).
   A. Any dwelling or home type within this PDP may be for-sale, for-rent, or age-restricted housing product.
   B. A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
   C. Shared driveways / driveway easements / private driveways are permitted for all uses.
   D. Maximum building coverage in Character Areas East and Central shall be 75% for all uses, except that attached homes and commercial/non-residential uses have a maximum building coverage of 85%. All site requirements such as landscaping, parking, water quality, detention, and all other applicable development standards shall also be met.
   E. When necessary, tread of first entry step on a sidewalk entering a lot may be located immediately adjacent to the public sidewalk, if the step is not within the right-of-way (refer to exhibit below).



TREAD RISER AT R.O.W.

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
PD ZONING REGULATIONS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

PD ZONING REGULATIONS

SECTION 7 | PUBLIC LAND AND OPEN SPACE

7.1 PL-1 District

1. Permitted Uses. Uses permitted by right in the PL-1 District are:
   - A. Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
   - B. Facilities for cultural/art uses, community events and other civic uses;
   - C. All municipal and/or quasi-municipal facilities or utilities; and
   - D. Educational Facilities
   - E. Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
   - F. Facilities for distribution or storage of electricity (above or below ground as needed)

2. Development Standards. Development standards for the PL-1 District are as follows:
   - A. Maximum Height: Fifty (50) feet;
   - B. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.

3. Use by Special Review. Uses permitted by special review in the PL-1 District are as follows:
   - A. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
   - B. Special district buildings and structures (C.R.S. Title 32); and
   - C. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

7.2 PL-2 District

1. Permitted Uses
   - A. Open space, wildlife sanctuary, trails, and associated service facilities.
   - B. Off-street parking and drives.
   - C. Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
   - D. Utility and communication distribution lines (under or above ground as needed)
   - E. Facilities for distribution or storage of electricity (above or below ground as needed)
   - F. Irrigation facilities

2. Development Standards.
   1. Maximum Height: Twenty-five (25) feet;
   2. Minimum Front Yard Setback: Twenty-five (25) feet.

3. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
   1. Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.3 Private Open Space (OSP)

A. Permitted Uses
1. Active and developed parks, community/recreation centers and related uses, including but not limited to, buildings/structures, restrooms, parking and drives, information kiosks, picnic structures, gazebos and similar amenity structures, and maintenance and storage buildings.
2. Facilities for cultural/art uses, community events and other similar uses.
3. Public or Private Open space, wildlife sanctuary, trails, and associated service facilities.
4. Off-street parking and drives.
5. Facilities for acquisition, collection, disposal, drainage storage of water, sewage, or reused water.
6. Utility and communication distribution lines (under or above ground as needed) Irrigation facilities.
7. Additions/extensions of open space or PL-1 and PL-2 areas on the PD Plan,
8. Open space corridors along edges and/or internal to the Planning Area
9. Parks, pocket parks and/or other similar amenity areas
10. Enhanced portions of street corridors
11. Greenways
12. Gathering places
13. Detention/retention areas/pond areas
14. Facilities for distribution or storage of electricity (above or below ground as needed)

B. Development Standards. Development standards for the OSP District are as follows:
1. Maximum Height: Fifty (50) feet.

C. Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat
1. Minimum Front Setback: 15'
2. Minimum Front Yard Setback to Arterial: 25' or setback of the adjacent Planning Area, whichever is greater.
3. Other Setbacks are to be established at the time of Site Development Plan/ Plat application, review, and approval.

7.4 Reclassified Open Space

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

SECTION 8 | ARCHITECTURE

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

SECTION 9 | SIGNAGE

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

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

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

SECTION 11 | TRANSITIONAL LAND USE

1. After approval of the Dawson Trails PDP incorporated herein by reference, any portion or portions of the property described as the Dawson Trails PDP, which has not been subjected to a Site Development Plan and development has not commenced, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural land uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, and existing building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.

2. Any activity permitted by this Section shall be considered a valid pre-existing non-conforming use within the area described in 11.1 above, until a Site Development Plan for such area or areas has/have been approved and development has commenced.

3. Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Master Developer, or the Town.

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DAWSON — TRAILS —

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SHEET
18 OF 20

CHECKED BY: MB, SW
DRAWN BY: DJ

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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

ARCHITECTURAL DESIGN STANDARDS

General Information

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

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

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

The architectural design standards highlight the following development types:

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

Design Standards (Overall)

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

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

- All sides of a building open to public view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas are encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Large volumes or planes of buildings should be broken up into smaller ones to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Shade shall be integrated throughout Dawson Trails via the use of overhangs and architectural shading elements.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height, and other treatments to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as:
  - Arcades
  - Architectural details integrated into the building structure to frame the entryway
  - Canopies or porticos
  - Enhanced pedestrian surfaces
  - Framing by outdoor pedestrian features or enhanced landscaping
  - Overhangs
  - Peaked roof forms or arches
  - Raised corniced parapets over the door
  - Recesses/projections
- For most buildings, at least two (2) of the elements listed below should repeat horizontally. Buildings with facades greater than 100 feet in length shall employ techniques to provide additional interest and to subdivide the wall plane including three of the elements listed below, repeated at appropriate intervals horizontally and/or vertically:
  - Color change
  - Texture change
  - Material change
  - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs
  - Wall plane projections or recesses
  - A variety of roof lines and parapet heights incorporating changes or elements
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, and other provisions is encouraged.
- Storefronts are to be complementary to the building materials. Storefronts may consist of an architectural treatment required by a national brand as appropriate.
- Exterior building materials shall use high quality, durable materials including tenant selected materials provided that they maintain the overall quality and style of the project. Predominant exterior building materials may include, but are not limited to:
  - Architectural metal
  - Brick
  - Clear and tinted glass
  - Concrete roof
  - Masonry: integral color, sand or water blasted, or stained textured
  - Metal roofs
  - Split-face, scored and/or architectural concrete masonry units (CMU)
  - Stone, natural or faux
  - Stucco/EFIS
  - Tilt-up concrete panels, where determined appropriate by the DTACC
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
- Buildings that utilize tilt wall concrete wall panels shall require incorporation of sufficient articulation and color patterning to add a variety of texture and visual interest.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Screening of all roof top or pad mounted mechanical units is required.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, trellises, and other similar provisions is encouraged.
- Buildings shall be situated to provide a visual and physical connection to the public roads/streets.
- A sense of entry shall be created into the development site by using building placement, landscaping treatments, signage, and other appropriate elements.
- Commercial developments within the PD are encouraged to provide vehicular access to adjoining properties or development sites in order to provide connectivity between development sites.
- A commercial development site shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, and/or transit stops, when appropriate, unless grade changes or other site constraints are prohibitive.
- Buildings, which are placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation potentially with plazas, outside dining, or other pedestrian areas.
- Integration of raised planters or potted plants is encouraged to define outdoor spaces.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.
- For mixed use and non-residential single lot, multi-building development, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- A variety of wall-mounted light fixtures, which fit the period or architectural style proposed, are encouraged. Unshielded lighting fixtures, wall packs and floodlights are prohibited.
- Delivery, loading, trash, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, brick, or similar materials that are compatible, to match the primary structure.

Pedestrian Oriented Area Standards

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

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

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

Commercial / Retail / Office / Vertically Mixed Use Standards

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

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

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

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

Flex Space and Industrial Standards

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

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

Multifamily Residential Standards

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

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

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

Single-family Residential Standards (supplemental to Town standards)

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

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

Landscape and Irrigation Design Standards

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

Submittal Requirements (Dawson Trails Architectural Control Committee)

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

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DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 2

DATE:
PDP-AMEND-01 8/9/2024
PDP-AMEND-02 08/27/2025

SHEET TITLE:
ARCH DESIGN STANDARDS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 2

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

SIGN DESIGN STANDARDS

SECTION 9 | SIGNAGE

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

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

9.1 Landmark Signage

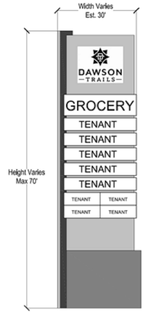
A. A **Landmark Sign** is a non-electronic sign to be located within the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.

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 spacing requirements noted below.

C. Landmark Signs shall be located a minimum of 1,500 feet from other Landmark Signs and there may be a maximum of eight (8) Landmark Signs. Other on-site signage per the Dawson Trails Master Sign Plan (as defined by the Town of Castle Rock Municipal Code, Title 19 at the date of this application) shall not be included in this separation requirement. The distance shall be measured in a straight line from the closest points on each sign.

D. Landmark Signs are permitted to be up 700 sq. ft. per sign face with a maximum of two (2) sign faces. Only one (1) sign face shall be visible from any one direction of travel on Interstate 25 for a total of two (2) sign faces.

E. The Landmark Sign prototype exhibit represents a potential configuration for this sign type. The final design for the Landmark Sign will be determined at time of sign permit.



F. Maximum sign height allowed for Landmark Signs is 70 feet from finished grade.

G. Landmark Signs shall be set back a minimum of 25 feet from the nearest street or interstate right-of-way to the closest point of the sign. The Landmark Signs shall be placed within landscape areas.

H. Pole signs and attached highway electronic signs are prohibited.

I. Landmark Signs material finishes include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels and Illuminated sign panels or other similar materials. Architectural lighting of the sign faces is allowed. This may include internal illumination such as translucent panels, backlighted features or similar techniques for tenant names and logos in the sign face areas. All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises. The final design for the Landmark Sign shall be approved by the Dawson Trails Architectural Control Committee, refer to the Architectural Standards.

J. A sign permit is required for Landmark Signs.

9.2 Temporary Signage and Banners

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

CHECKED BY: MB, SW
DRAWN BY: DJ

PLANNER/LANDSCAPE ARCHITECT
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