DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

VICINITY MAP



SHEET INDEX

SHEET 1.....COVER
SHEET 2-4.....LEGAL DESCRIPTION
SHEET 5.....OWNERSHIP CERTIFICATION
SHEET 6-11.....PLANNED DEVELOPMENT PLAN
SHEET 12.....OPEN SPACE, PUBLIC LAND DEDICATION, AND TRAILS PLAN
SHEET 13.....NATURAL FEATURES MAP
SHEET 14.....PHASING PLAN
SHEET 15.....GRADING & DRAINAGE PLAN
SHEET 16.....WILDLAND MANAGEMENT PLAN
SHEET 17-21.....PD ZONING REGULATIONS
SHEET 22.....ARCHITECTURAL DESIGN STANDARDS
SHEET 23.....SIGN DESIGN STANDARDS
SHEET 24-39.....MASTER SIGNAGE AND WAYFINDING PLAN- APPENDIX A

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

Amendment #3- The purpose of this third amendment is to incorporate tracts absorbed by the annexation of Territorial Road (ANX24-0010).

Amendment #4- The purpose of this fourth amendment is to document a boundary adjustment for Planning Area G-2 and PL-2.07, incorporate the addition of a pedestrian-oriented street section in Planning Area E-2 south of Quandary Peak Drive, and the Master Signage and Wayfinding plan.

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28, TO BEAR N89°25'27" W, WITH AL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 3,679.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,622.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°01'14" E, 1,329.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°33'12" W, 3,964.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE S00°20'09" W 1,322.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N88°45'07" W ALONG THE NORTH LINE OF SAID SECTION 29, 1,235.23 FEET; THENCE S00°26'48" W, 1,646.43 FEET; THENCE S89°33'12" E, 5,230.49 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OF LAND SITUATED IN SECTIONS 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51 W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,790.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,888.70 FEET; THENCE N89°33'12" W, 5,230.49 FEET; THENCE N00°26'48: E, 1,646.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE N88°45'45'07" W ALONG SAID NORTH LINE, 1,425.80 FEET TO THE NORTHWESTCORNER OF THE EAST HALF OF SAID SECTION 29; THENCE S00°17'04" E ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3,540.21 FEET; FEET; THENCE S89°25'27" E, 6,638.28 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A TRACT OF LAND SITUATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°01'14" E ALONG THE SAID WEST LINE, 694.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°33'12 E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, 1,321.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°05'55" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 404.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF TWIN OAKS ROAD; THENCE S08°39'20" E ALONG SAID WEST RIGHT-OF-WAYLINE, 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88°20'40 E ALONG SAID SOUTH LINE, 109.25 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44", 122.69 FEET TO A POINT OF TANGENT;

THENCE N59°43'56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT, 23.27 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89°05'55" E ALONG SAID NORTH LINE, 174.23 FEET; THENCE S84°52'53" E, 454.17 FEET;

THENCE S00°00'00" E, 732.15 FEET; THENCE N87°46'08" W, 2,602.15 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P,M,, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21 OF SAID TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET; THENCE S87°46'08" E, 2602.15 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00" E, 732.15 FEET; THENCE S84°52'53" E, 1,170.39 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 691.58 FEET; THENCE N87°46'08" W, 979.68 FEET TO THE POINT OF BEGINNING.

PARCEL V:

A TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO;

THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 634.75 FEET; THENCE S87°46'08" E, 661.89 FEET; THENCE S00°01'53" E, 615.23 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE N 89°27'33" W ALONG SAID SOUTH LINE, 661.99 FEET TO THE POINT OF BEGINNING.

PARCEL VI:

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID SECTION 28 TO BEAR S89°27'33" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N00°01'53" W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 21; 615.23 FEET; THENCE S87°46'08" E, 822.12 FEET; THENCE S00°00'00" W, 615.21 FEET; THENCE N 87°46'08" W, 821.79 FEET TO THE POINT OF BEGINNING.

PARCEL VII:

A TRACT OF LAND SITUATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,346.16 FEET; THENCE S89°25'37" E, 2,298.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT-OF-WAY, 1,396.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89°09'28" W ALONG SAID SOUTH LINE, 583.39 FEET TO THE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 527.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,262.69 FEET; THENCE N89°25'27" W, 2,621.17 FEET; THENCE S00°22'51" E, 1,262.69 FEET; THENCE S89°25'27" E, 2,621.17 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 92-168;

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE N0°01'53" W, A DISTANCE OF 1,330.51 FEET TO THE NORTHWEST CORNER OF THE E ½ OF THE SE ¼ OF THE SE1/4 OF SAID SECTION 21; THENCE S89°33'12" E, A DISTANCE OF 660.77 FEET TO THE NORTHEAST CORNER OF SAID E ½ OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 21; THENCE S89°05'55" E ALONG THE NORTH LINE OF THE SW ¼ OF THE SW 1/4 OF SECTION 22, A DISTANCE OF 404.36 FEET TO THE WEST RIGHT OF WAY LINE OF TWIN OAKS ROAD; THENCE S01°39'20" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88°20'40" E ALONG SAID SOUTH LINE A DISTANCE OF 109.25 FEET TO A POINT OF CURVE ; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID SOUTH LINE A DISTANCE OF 122.69 FEET, SAID CURVE HAS A RADIUS OF 245.68 FEET AND A CENTRAL ANGLE OF 28°36'44" TO A POINT OF TANGENT; THENCE N59°43'56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT A DISTANCE OF 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 22; THENCE S89°05'55" E ALONG SAID NORTH LINE A DISTANCE OF 174.23 FEET; THENCE N17°39'12" E A DISTANCE OF 139.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID TERRITORIAL ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 110.68 FEET, SAID CURVE HAS A RADIUS OF 198.98 FEET AND A CENTRAL ANGLE OF 31°52'17" TO A POINT OF TANGENT; THENCE N17°39'12" E ALONG SAID EASTERLY LINE AND ALONG SAID TANGENT A DISTANCE OF 534.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S89°56'39" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,599.18 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5,928.97 FEET; THENCE N89°25'27" W A DISTANCE OF 2,386.46 FEET TO A POINT ON THE WEST LINE OF THE E ½ OF THE E ½ OF AFORESAID SECTION 28;

(CONTINUED ON SHEET 2)

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	PDP ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	AMEND-04 ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY
WEST	A	SFD	236.5	236.5	236.5	236.5	236.5	471	7,700 sf	N/A	11.4%
	B-1	SFD	124.4	124.4	124.4	124.4	124.4	484	6,600 sf	N/A	6.0%
	B-2	SFD	58.9	58.9	58.9	58.9	58.9	228	6,600 sf	N/A	2.8%
	Totals	**N/A**	**419.8**	**419.8**	**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	151.7	151.7	481	N/A	N/A	7.3%
	C-2	SFD, SFA, MF	187.4	183.1	183.1	183.1	183.1	908	N/A	N/A	8.9%
	D	SFD, SFA, MF, Non-Res	206.2	207.8	207.8	207.8	207.8	1,938	N/A	N/A	10.0%
	Totals	**N/A**	**545.5**	**542.6**	**542.6**	**542.6**	**542.6**	**3,327**	**N/A**	**N/A**	**26.2%**
EAST	E-1	Non-Res	6.5	6.5	6.5	6.5	6.5	N/A	N/A	6.5	0.3%
	E-2	SFD, SFA, MF, Non-Res	62.4	62.0	61.8	62.4	62.4	400	N/A	N/A	3.0%
	F-1	SFA, MF, Non-Res	41.0	39.7	39.4	39.4	39.4	940	N/A	67.6	1.9%
	F-2	SFA, MF, Non-Res	33.4	34.7	34.9	34.9	34.9		N/A		1.7%
	F-3	SFA, MF, Non-Res	81.9	81.9	103.1	103.1	103.1		N/A		5.0%
	G-1	Non-Res	62.6	62.6	40.0	40.0	40.0	0	N/A	44.3	1.9%
	G-2	Non-Res	4.3	4.3	4.3	4.3	4.3	0	N/A		0.2%
	Totals	**N/A**	**292.1**	**291.7**	**290.0**	**290.6**	**290.6**	**1,340**	**N/A**	**118.4**	**14.1%**
MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)											
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)											
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS											
PLANNING AREAS			1,257.4	1,254.1	1,252.4	1,253.0	1,253.0				60.6%
OPEN SPACE (PL-2 & OS)			533.0	534.8	534.5	535.8	535.8				25.9%
PUBLIC LAND DEDICATION (PL-1)			227.6	227.6	227.6	227.6	227.6				11.0%
ROW & PL-1.11			45.7	47.2	49.2	51.9	51.9				2.5%
TOTAL PROPERTY (APPROXIMATELY)			**2,063.7**	**2,063.7**	**2,063.7**	**2,068.3**	**2,068.3**				**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 20.

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 16 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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
COVER

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

THENCE N00°22'51 W ALONG SAID WEST LINE A DISTANCE OF 3,647.06 FEET TO THE NORTHWEST CORNER OF SAID E1/2 OF THE E ½ OF SECTION 28; THENCE S89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 661.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED IN PARTIAL RELEASES RECORDED APRIL 2, 1987 IN BOOK 710 AT PAGE 990; JANUARY 11, 1989 IN BOOK 836 AT PAGE 256; FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 868; APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND APRIL 19, 1989 IN BOOK 850 AT PAGE 310;

AND FURTHER EXCEPTING THE FOLLOWING:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING

TWO (2) COURSES;

1. THENCE S87°46'08" E, 821.79 FEET;
2. THENCE N00°00'00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS; THENCE S87°46'08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:
1. THENCE S32°50'19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00'00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53°49'56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 06°40'18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00°22'51'W ALONG A LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL 92-165:

A TRACT OF LAND SITUATED IN SECTIONS 27, 28, 29, 32, 33 AND 34, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST ¼ TO BEAR SOUTH 89°43'58" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°43'58" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,333.83 FEET; THENCE NORTH 00°16'02" WEST A DISTANCE OF 3,197.58 FEET; THENCE SOUTH 89°25'27" EAST A DISTANCE OF 7,428.30 FEET TO THE WEST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15°40'13" WEST ALONG SAID WEST LINE A DISTANCE OF 1,576.96 FEET; THENCE NORTH 89°59'02" WEST A DISTANCE OF 678.73 FEET; THENCE SOUTH 0°41'47" WEST A DISTANCE OF 600.54 FEET; THENCE SOUTH 89°16'50" EAST A DISTANCE OF 515.85 FEET TO THE WEST LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15°40'13" WEST ALONG SAID WEST LINE A DISTANCE OF 548.06 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF AFORESAID SECTION 33; THENCE NORTH 0°20'06" EAST ALONG SAID EAST LINE A DISTANCE OF 453.74 FEET; THENCE SOUTH 15°40'13" WEST A DISTANCE OF 1024.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 33; THENCE NORTH 89°13'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 5,061.35 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE RECORDED NOVEMBER 2, 1988 IN BOOK 823 AT PAGE 735;

AND EXCEPT FOR THE PARTIAL RELEASES RECORDED JULY 13, 1992 IN BOOK 1070 AT PAGE 1 AND DESCRIBED AS:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, 32, 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR S89°43'58" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°43'58" W ALONG SAID SOUTH LINE, 1,333.83 FEET; THENCE N00°16'02" W, 1,834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°16'02" W, 1,362.76 FEET; THENCE S89°25'27" E, 1,362.80 FEET; THENCE S00°16'02" E, 1,362.76 FEET; THENCE N89°25'27" W, 1,362.80 FEET TO THE POINT OF BEGINNING.

PARCEL 75A:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'35" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING (2) COURSES:

1. THENCE S87°46'06" E, 821.79 FEET;
2. THENCE N00°00'00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87°46'08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S32°50'19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00'00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53°49'56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, & CENTRAL ANGLE OF 06°40'18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00°23'51 W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL IX:

LOT 4, TWIN OAKS SUBDIVISION,

AND A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 22 AND CONSIDERING THE EAST LINE OFTHE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22 TO BEAR S 00°03'00" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE ALONG THE BOUNDARY OF "TWIN OAKS" FOR THE FOLLOWING FIVE COURSES

1. THENCE S 00°03'00" W A DISTANCE OF 1330.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ NORTHWEST ¼ OF SAID SECTION 22;
2. THENCE IN 89°07'05" W A DISTANCE OF 1316.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ NORTHWEST ¼ OF SAID SECTION 22;
3. THENCE S 00°01'04" E A DISTANCE OF 1329.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ NORTHWEST ¼ OF SAID SECTION 22;
4. THENCE N 89°04'58" W ALONG THE EAST WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 65.07 FEET;
5. THENCE S 17°39'12"W A DISTANCE OF 557.81 FEET TO THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD;

THENCE S 89°56'39" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1628.60 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE N 15°41'15" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 3278.09 FEET TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE N 89°05'32" W ALONG SAID NORTH LINE A DISTANCE OF 963.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PARTIALLY RELEASED BY INSTRUMENT RECORDED JULY 26, 1988 IN BOOK 805 AT PAGE 225 AND BY INSTRUMENT RECORDED MARCH 9, 1989 IN BOOK 844 AT PAGE 402 AND EXCEPT THAT PART CONVEYED IN DEED RECORDED MARCH 30, 1995 IN BOOK 1254 AT PAGE 1513.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS THE FOLLOWING PARCELS OF LAND:

EXCEPT THAT PARCEL OF LAND DESCRIBED AS RE-18 IN THAT DEED RECORDED AT RECEPTION NO. 2021056802;

AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS PARCELS B, C & D IN THAT DEED RECORDED AT RECEPTION NO. 202105921, SAID DOUGLAS COUNTY RECORDS;

AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OF PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SW. FT. (0.190 ACRES),MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE ¼ OF THE SW ¼ AND SE ¼ OF THE SW ¼ IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988) AND THE WEST ¼ CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W" ¼ S21 PLS 384862018") AS BEING N. 02°26'33".

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

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

"THE FOLLOWING LEGAL DESCRIPTION IS FOR COLLATERAL PURPOSES ONLY"

PARCEL 1:

A PARCEL OF LAND DESCRIBED AS PARCEL V IN QUIT CLAIM DEED RECORDED IN BOOK 1095 AT PAGE 627, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22; THENCE61°27'28" E, A DISTANCE OF 1524.97 FEET TO A POINT ON THE SOUTH LINE OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS, AND THE POINT OF BEGINNING:

THENCE N 89°40'41" E, A LONG THE SOUTH LINE OF SAID TERRITORIAL ROAD, A DISTANCE OF 260.23 FEET TO THE NORTH CORNER OF TRACT A, DAWSON RIDGE - FILING A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT A THE FOLLOWING FOUR (4) COURSES:

1. THENCE S 00°19'19" E, DISTANCE OF 10.00;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 47.12 FEET, THE CHORD OF WHICH BEARS S 45°19'19" E, A DISTANCE OF 42.43 FEET TO A POINT OF TANGENT;
3. THENCE S 00°19'19" E ALONG SAID TANGENT, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 21°41'49" AND AN ARC LENGTH OF 655.13 FEET, THE CHORD OF WHICH BEARS S 10°31'36" W, A DISTANCE OF 651.22 FEET;

THENCE N 85°15'33" W, A DISTANCE OF 167.55 FEET; THENCE N 00°22'40" W, A DISTANCE OF 779.22 FEET TO THE POINT OF BEGINNING;

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°26'45" E, FROM THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 695-1988" TO THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935-1988",WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 2:

A PARCEL OF LAND KNOWN AS PARCEL VI AND VII DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 1095, PAGE 627, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22; THENCE N 61°27'28" E, A DISTANCE OF 1524.97 FEET TO THE NORTHWEST CORNER OF PARCEL V DESCRIBED IN BOOK 1095, PAGE 627, SAID DOUGLAS COUNTY RECORDS, ALSO A POINT ON THE SOUTH LINE OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS; THENCE N 89°40'41", ALONG THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 482.23', TO THE NORTHWEST CORNER OF SAID PARCEL VI, ALSO THE NORTHEAST CORNER OF DAWSON RIDGE BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN THE PLAT OF DAWSON RIDGE - FILING A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS, AND THE POINT OF BEGINNING:

THENCE N 89°40'41" E, ALONG THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 863.98 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL VII, ALSO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE S 15°17'57" W, ALONG THE EAST LINE OF SAID PARCEL VII, ALSO ALONG THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 911.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL VII; THENCE N 85°12'16" W, ALONG THE SOUTH LINE OF SAID PARCEL VII, A DISTANCE OF 25.93 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL VII; THENCE ALONG THE WEST LINE OF SAID PARCEL VII THE FOLLOWING THREE (3) COURSES:

1. N 11°20'50" E, A DISTANCE OF 310.64 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04°00'00", AND AN ARC LENGTH OF 400.00 FEET, THE CHORD OF WHICH BEARS N 13°20'50" E, A DISTANCE OF 399.92 FEET;
3. N 15°20'50" E, A DISTANCE OF 50.75 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL VI;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL VI THE FOLLOWING (8) COURSES:

1. N 59°49'58" W, A DISTANCE OF 70.19 FEET;
2. N 87°18'34" W, A DISTANCE OF 35.25 FEET;
3. N 58°29'10" W, A DISTANCE OF 52.80 FEET;
4. N 82°09'40" W, A DISTANCE OF 97.20 FEET;
5. N 80°11'00" W, A DISTANCE OF 96.50 FEET;
6. N 81°03'47" W, A DISTANCE OF 97.98 FEET;
7. N 85°42'00" W, A DISTANCE OF 99.20 FEET;
8. N 89°50'30" W, A DISTANCE OF 228.80 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL VI, ALSO A POINT ON THE EAST LINE OF SAID DAWSON RIDGE BOULEVARD RIGHT-OF-WAY;

THENCE N 00°19'19" W, ALONG THE WEST LINE OF SAID PARCEL VI, ALSO THE EAST LINE OF SAID DAWSON RIDGE BOULEVARD RIGHT-OF-WAY A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°26'45" W, FROM THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935-1988" TO THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935-1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

TOGETHER WITH THE FOLLOWING:

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OFTHE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

(CONTINUED ON SHEET 3)

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
LEGAL DESCRIPTION

SHEET
2 OF 39

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET; THENCE NORTH 00DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362.76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097.

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL

BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208. 73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL A:

LOT 3, TWIN OAKS, TOGETHER WITH THAT PORTION OF THE SOUTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT, VACATED BY ORDINANCE NO. #86-24 RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

A PART OF LOT 4, TWIN OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 592.20 FEET TO A POINT ON A CURVE ON BRISCOE LANE AS PLATTED IN SAID TWIN OAKS; THENCE ALONG THE NORTHERLY LINE OF BRISCOE LANE THE FOLLOWING THREE COURSES; 1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 148 DEGREES 18 MINUTES 56 SECONDS (A CHORD WHICH BEARS NORTH 74 DEGREES 49 MINUTES 14 SECONDS WEST 125.06 FEET), 168.26 FEET; 2. THENCE NORTH 86 DEGREES 27 MINUTES 53 SECONDS WEST 414.81 FEET TO A POINT OF CURVE; 3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 359.30 FEET, A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 52 SECONDS 99.17 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 12 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE 332.95 FEET;

THENCE SOUTH 89 DEGREES 9 MINUTES 11 SECONDS EAST 1299.70 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 350.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE NORTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT AS VACATED BY ORDINANCE NO. #86-24, RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 85 DEGREES 44 MINUTES 22 SECONDS EAST 1779.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 236.21 FEET; THENCE SOUTH 06 DEGREES 35 MINUTES 33 SECONDS EAST 136.54 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 30 SECONDS WEST 46.51 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS EAST 104.99 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 21 SECONDS WEST 89.02 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 33 SECONDS (A CHORD WHICH BEARS SOUTH 27 DEGREES 29 MINUTES 00 SECONDS EAST 28.94 FEET), 30.20 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 374.09 FEET; THENCE NORTH 74 DEGREES 09 MINUTES 48 SECONDS EAST 194.71 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 58 SECONDS EAST 201.37 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST, 126.44 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST, 65.34 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE NORTH 19 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 134.26 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 1088.93 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 70 DEGREES 58 MINUTES 36 SECONDS EAST, 1699.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DOUGLAS LANE; THENCE SOUTH 89 DEGREES 53MINUTES 22 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 1102.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1426.96 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 74 DEGREES 16 MINUTES 30 SECONDS WEST; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 19 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 459.84 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS , 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 65.34 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, 126.44 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 58 SECONDS WEST, 201.37 FEET; THENCE SOUTH 74 DEGREES 09 MINUTES 43 SECONDS WEST, 194.71 FEET; THENCE NORTH 89 DEGREES 53 MINUTES22 SECONDS WEST, 374.09 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 53 SECONDS (THE CHORD OF WHICH BEARS NORTH 27 DEGREES 29 MINUTES 00 SECONDS WEST, 28.94 FEET), 30.20 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 21 SECONDS EAST, 89.02 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 22 SECONDS WEST, 104.99 FEET; THENCE NORTH 14 DEGREES 34 MINUTES 30 SECONDS EAST, 46.51 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 33 SECONDS WEST, 136.54 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 299.40 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 53.67 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, 56.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 53.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 180.95 FEET; THENCE NORTH 20 DEGREES 49 MINUTES 42 SECONDS EAST, 32.50 FEET; THENCE NORTH 05 DEGREES 02 MINUTES 08 SECONDS WEST, 149.53 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 02 MINUTES 19 SECONDS (THE CHORD OF WHICH BEARS NORTH 45 DEGREES 35 MINUTES 29 SECONDS EAST, 34.36 FEET), 38.07 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID TANGENT, 136.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS, 599.24 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS EAST, 94.62 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS (THE CHORD OF WHICH BEARS NORTH 74 DEGREES 43 MINUTES 09 SECONDS EAST, 571.79 FEET), 600.68 FEET TO A POINT OF TANGENT; THENCE SOUTH 74 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 75.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 90.02 FEET; THENCE NORTH 70 DEGREES 28 MINUTES 00 SECONDS WEST, 74.61 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 30 SECONDS, 0.66 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS 703.50 FEET; THENCE SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, 94.62 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS (THECHORD OF WHICH BEARS SOUTH 66 DEGREES 54 MINUTES 43 SECONDS WEST 516.03 FEET), 530.41 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 07 SECONDS WEST, 10.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 4.84 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 16 SECONDS WEST, 236.06 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 109.65 FEET; THENCE SOUTH 06 DEGREES 48 MINUTES 20 SECONDS WEST, 93.71 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS WEST 55.61 FEET; THENCE SOUTH 28 DEGREES 20 MINUTES 47 SECONDS EAST, 37.23 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 52 SECONDS WEST, 179.15 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 90.02 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 56.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 92.05 FEET; THENCE SOUTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, 21.80 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 339.85 FEET; THENCE SOUTH 24 DEGREES 19 MINUTES 47 SECONDS WEST, 138.40 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST 222.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 47.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:

A TRACT OF LAND LOCATED IN THE SOUTH ONE HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2162.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 684.04 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 903.74 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 205.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 478.69 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 900.25 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL F:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2846.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 1003.49 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 15 DEGREES 41 MINUTES 08 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 940.27 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 758.61 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 903.74 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL G:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15,889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 3177.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 672.76 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 41 MINUTES 08 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 317.82 FEET TO A POINT OF CURVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05 DEGREES 35 MINUTES 04 SECONDS, 563.32 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 928.50 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 842.72 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL I:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32,1290.04; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO, AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL J:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(CONTINUED ON SHEET 4)

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
LEGAL DESCRIPTION

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 ANDCONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362. 76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097.

PARCEL K:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAIDPOINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208. 73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL L-1:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 826.17 FEET TO THE SOUTHEAST CORNER OF TRACT C AS PLATTED IN TWIN OAKS; THENCE SOUTH 84 DEGREES 49 MINUTES 36 SECONDS EAST, 823.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DAWSON RIDGE BOULEVARD AS PLATTED IN DAWSON RIDGE FILING A, A SUBDIVISION RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707610 OF THE DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING ON A CURVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 30 SECONDS (A CHORD WHICH BEARS NORTH 20 DEGREES 24 MINUTES 48 SECONDS EAST, 19.02 FEET), 19.02 FEET TO A POINT OF REVERSE CURVE; 2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 25 SECONDS, 75.80 FEET TO THE POINT OF REVERSE CURVE; 3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 41 MINUTES 34 SECONDS, 116.54 FEET TO A POINT OF COMPOUND CURVE; 4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1882.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 37 SECONDS, 462.39 FEET TO A POINT OF TANGENT; 5. THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID TANGENT, 79.43 FEET TO A POINT OF CURVE; 6. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 62.83 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 228.80 FEET; THENCE SOUTH 85 DEGREES 19 MINUTES 20 SECONDS EAST, 99.20 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 07 SECONDS EAST, 97.98 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 20 SECONDS EAST, 96.50; THENCE SOUTH 81 DEGREES 47 MINUTES 00 SECONDS EAST, 97.20 FEET; THENCE SOUTH 85 DEGREES 06 MINUTES 30 SECONDS EAST, 52.80 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 54 SECONDS EAST, 35.25 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 18 SECONDS EAST, 70.19 FEET; THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST, 50.75 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS,400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 11 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT 310.64 FEET; THENCE NORTH 84 DEGREES 49 MINUTES 36 SECONDS WEST, 776.49 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THOSE PARCELS DESCRIBED IN INSTRUMENTS RECORDED APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND 310, AND EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THAT PARCEL DESCRIBED AS BEING EAST OF DAWSON RIDGE BOULEVARD IN THE INSTRUMENT RECORDED FEBRUARY, 27, 1989 IN BOOK 842 AT PAGE 868.

PARCEL 4:

DAWSON TRAILS FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2025 AT RECEPTION NO. 2025035148, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 5:

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2025 AT RECEPTION NO. 2025037581, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL 6:

THOSE PORTIONS CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 24, 2024 AT RECEPTION NO. 2024020899 AND WARRANTY DEED RECORDED JULY 3, 2024 AT RECEPTION NO. 2024027624, COUNTY OF DOUGLAS, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS:

1. TRACTS A, B, C, E, F, H, HH, K, M, N, P, Q, R, S AND U, DAWSON TRAILS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2025 AT RECEPTION NO. 2025035148, COUNTY OF DOUGLAS, STATE OF COLORADO.
2. THAT PART OF THE PROPERTY CONVEYED TO THE TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION, BY SPECIAL WARRANTY DEEDS RECORDED FEBRUARY 8, 2023 AT RECEPTION NOS. 2023005662 AND 2023005663.
3. THAT PART OF THE PROPERTY RELEASED UNDER THAT CERTAIN PARTIAL RELEASE OF DEED OF TRUST RECORDED JULY 3RD 2024, 2025 AT RECEPTION NO. 2024027624 DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OR PARCEL OF LAND NO. RW-12 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF THE SOUTHWEST ¼ IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 49°505'55" EAST, A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF TRACT A IN DAWSON RIDGE FILING A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE NORTH 85°14'11" WEST, A DISTANCE OF 61.00 FEET;
2. THENCE NORTH 04°45'49 EAST, A DISTANCE OF 30.00 FEET;
3. THENCE NORTH 63°51'35" EAST, A DISTANCE OF 62.64 FEET;
4. THENCE NORTH 15°44'20 EAST, A DISTANCE OF 280.00 FEET;
5. THENCE NORTH 06°01'51 EAST, A DISTANCE OF 122.00 FEET;
6. THENCE NORTH 09°42'52" WEST, A DISTANCE OF 205.00 FEET;
7. THENCE NORTH 00°19'39" WEST, A DISTANCE OF 139.16 FEET TO THE SOUTH RIGHT-OF-WAY OF TERRITORIAL ROAD;
8. THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°40'21" EAST, A DISTANCE OF 36.62 FEET TO THE WEST LINE OF SAID TRACT A;
9. THENCE, ALONG SAID WEST LINE, SOUTH 00°17'07" EAST, A DISTANCE OF 10.00 FEET;
10. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF SOUTH 47°10'54" EAST, A DISTANCE OF 42.41 FEET);
11. THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°17'07" EAST, A DISTANCE OF 114.23 FEET;
12. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIOS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF SOUTH 10°32'52" WEST, A DISTANCE OF 652.76 FEET), MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST ¼ CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH -RANGE 67 WEST ¼ S21 S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST.

PARCEL II:

A TRACT OF PARCEL OF LAND NO. RW-14 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAD TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 26°18'27 EAST, A DISTANCE OF 2,460.93 FEET TO THE EAST LINE OF LOT 60 OF TWIN OAKS AMENDED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 25°43'25", A DISTANCE OF 251.42 FEET, (A CHORD BEARING OF NORTH 63°42'03" EAST, A DISTANCE OF 249.31 FEET);
2. THENCE NORTH 76°33'46" EAST, A DISTANCE OF 290.00 FEET;
3. THENCE NORTH 00°30'08" WEST, A DISTANCE OF 291.36 FEET;
4. THENCE NORTH 89°29'52" EAST, A DISTANCE OF 79.62 FEET;
5. THENCE SOUTH 00°30'08" EAST, A DISTANCE OF 165.40 FEET;
6. THENCE SOUTH 23°56'08" WEST, A DISTANCE OF 138.42 FEET;
7. THENCE SOUTH 00°19'49" EAST, A DISTANCE OF 222.07 FEET;
8. THENCE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°45'11", A DISTANCE OF 46..99 FEET, (A CHORD BEARING OF SOUTH 44°44'30" WEST, A DISTANCE OF 42.33 FEET);
9. THENCE SOUTH 00°34'29" EAST, A DISTANCE OF 10.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD;
10. THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°40'21" WEST, A DISTANCE OF 19.16 FEET;
11. THENCE NORTH 00°19'39" WEST, A DISTANCE OF 51.89 FEET;
12. THENCE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°12'29", A DISTANCE OF 47.23 FEET, (A CHORD BEARING OF NORTH 45°25'53" WEST, A DISTANCE OF 42.50 FEET);
13. THENCE SOUTH 89°27'52" WEST, A DISTANCE OF 61.89 FEET;
14. THENCE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°52'01", A DISTANCE OF 297.56 FEET, (A CHORD BEARING OF SOUTH 73°31'52" WEST, A DISTANCE OF 293.74 FEET) TO SAID NORTH RIGHT-OF-WAY LINE;
15. THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°40'21" WEST, A DISTANCE OF 133.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60;
16. THENCE NORTH 17°13'41" EAST, A DISTANCE OF 91.46 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST ¼ CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH-RANGE 67 WEST ¼ S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST.

A TRACT OR PARCEL OF LAND NO. RW-14A REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 35°43'59" EAST, A DISTANCE OF 2,687.52 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE SOUTH 89°40'21" WEST, A DISTANCE OF 239.65 FEET;
2. THENCE, ON AN ARC OF A CURVE TO THE RIGHT, A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 16°09'13", A DISTANCE OF 150.83 FEET, (A CHORD BEARING OF NORTH 81°23'16" EAST, A DISTANCE OF 150.34 FEET).
3. THENCE NORTH 89°27'52" EAST, A DISTANCE OF 61.89 FEET;
4. THENCE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 74°31'09", A DISTANCE OF 39.02 FEET, (A CHORD BEARING OF SOUTH 53°16'33" WEST, A DISTANCE OF 36.33 FEET), MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS; ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") ADN THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH-RANGE 67 WEST 1/4 S21 S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST.

PORTION OF ANNEXATION BOUNDARY FOR PDP AMENDMENT:

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; AND PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;
THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;
THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;
THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;
THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;
THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;
THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 133.36 FEET TO THE NORTHWEST CORNER OF PARCEL 1-EX, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899;
THENCE S 51° 39' 56" W, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 97.43 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;
THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 44.16 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;
THENCE S 17° 17' 13" W, ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 196.13 FEET TO THE NORTH CORNER OF THAT PARCEL AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

1. ALONG ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 27°21'55" AND AN ARC LENGTH OF 331.94 FEET, THE CHORD OF WHICH BEARS S 18°26'08" W, A DISTANCE OF 328.80 FEET;
2. S 04°45'10" W, A DISTANCE OF 27.10 FEET TO A POINT ON THE COMMON LINE BETWEEN THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT AND THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 27° 01' 57" AND AN ARC LENGTH OF 93.88 FEET, THE CHORD OF WHICH BEARS S35°38'34"W, A DISTANCE OF 93.01 FEET TO THE NORTH CORNER OF SAID TRACT C;
THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 107,705 SQUARE FEET OR 2.472 ACRES, MORE OR LESS.

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
LEGAL DESCRIPTION

SHEET 4 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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: _____.

CHECKED BY: MB, SW
DRAWN BY: DJ

OWNERSHIP CERTIFICATION:

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

_____
DAWSON RIDGE DEVELOPMENT LLC

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ AUTHORIZED SIGNATORY OF
DAWSON RIDGE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

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

_____
DAWSON TRAILS METROPOLITAN DISTRICT #2
DAWSON TRAILS METROPOLITAN DISTRICT #3
DAWSON TRAILS METROPOLITAN DISTRICT #5
DAWSON TRAILS METROPOLITAN DISTRICT #6

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ AS _____.
OF DAWSON TRAILS METROPOLITAN DISTRICT #2
DAWSON TRAILS METROPOLITAN DISTRICT #3
DAWSON TRAILS METROPOLITAN DISTRICT #5
DAWSON TRAILS METROPOLITAN DISTRICT #6

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 NOVEMBER 11, 2025 AT RECEPTION NO. 2025054858.

BY:_____
AUTHORIZED SIGNATORY, COLLEGIATE PEAKS BANK, DIVISION OF GLACIER 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 COLLEGIATE PEAKS BANK

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.

_____
TH DAWSON TRAILS LLC

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ AUTHORIZED SIGNATORY OF
TH DAWSON TRAILS LLC, A COLORADO LIMITED LIABILITY COMPANY

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 SEPTEMBER 08, 2026 AT RECEPTION NO. 2026045212.

BY:_____
AUTHORIZED SIGNATORY, PNC BANK, NATIONAL ASSOCIATION

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 COLLEGIATE PEAKS BANK

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.

_____
MRP HTMHCB, LLC

SIGNED THIS _____ DAY OF _____, 20___

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

BY _____ AUTHORIZED SIGNATORY OF
MRP HTMHCB, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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

PLANNING COMMISSION RECOMMENDATION:

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

_____ _____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

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

_____ _____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

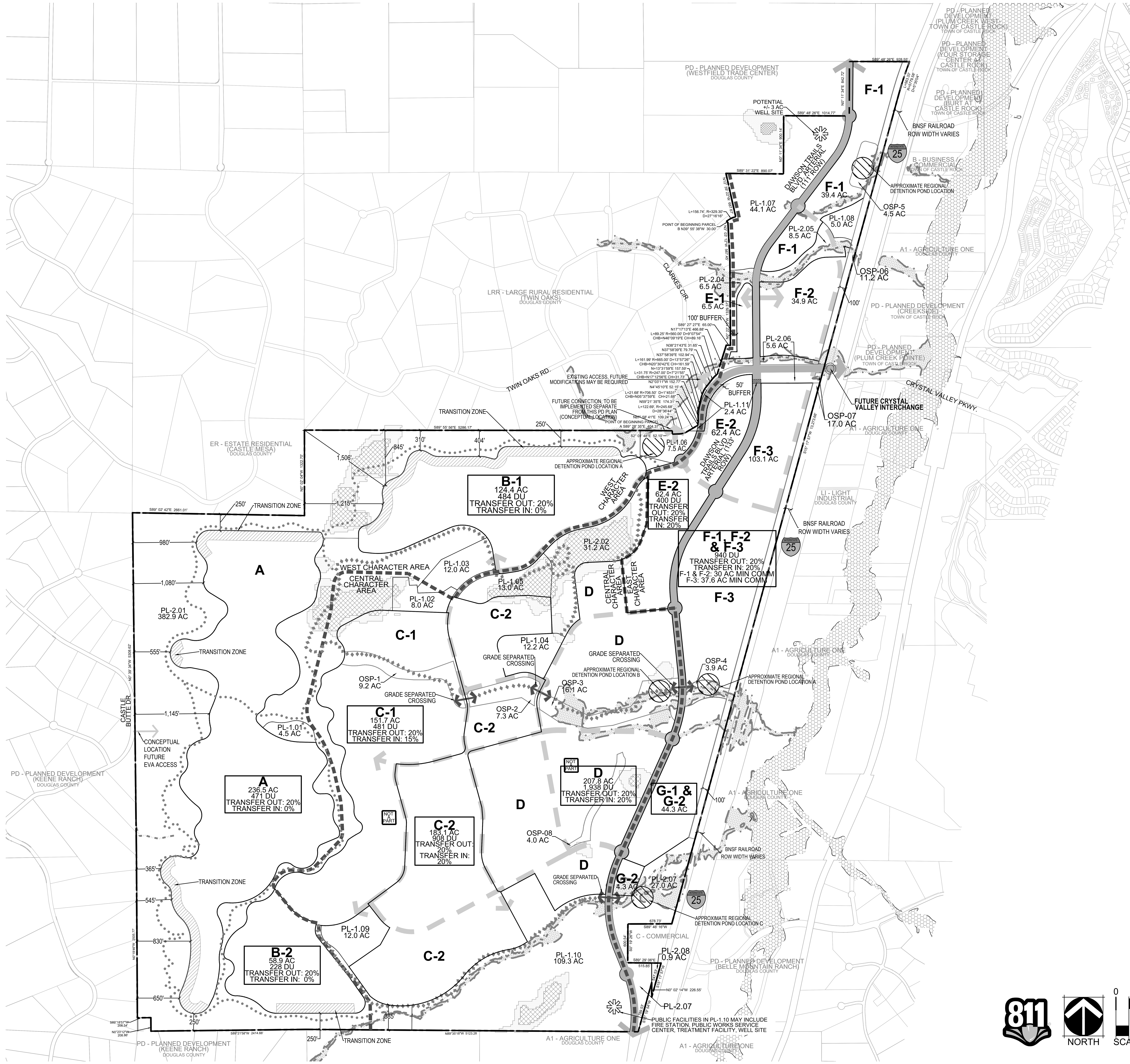
DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
OWNERSHIP CERTIFICATION

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO



NORTH

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

OPEN SPACE AND PUBLIC LAND SUMMARY

		ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	AMEND-04 ACREAGE	% OF TOTAL
PUBLIC LAND							
	PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	227.6	227.6	**11.0%**
OPEN SPACE							
	PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	462.6	462.6	22.4%
	OSP (PRIVATE)	70.8	73.5	73.2	73.2	73.2	3.5%
	SUBTOTAL	*533.0*	*534.8*	*534.5*	*535.8*	*535.8*	*25.9%*
	FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	215.0	10.4%
	OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**750.8**	**750.8**	**36.3%**
OPEN SPACE AND PUBLIC LAND TOTAL		**975.6**	**977.4**	**977.1**	**978.4**	**978.4**	**47.4%**

NOTE:
(1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.
(2) FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).
(3) PL-1.11 ACREAGE ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.

LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- TOWN OF CASTLE ROCK 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

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

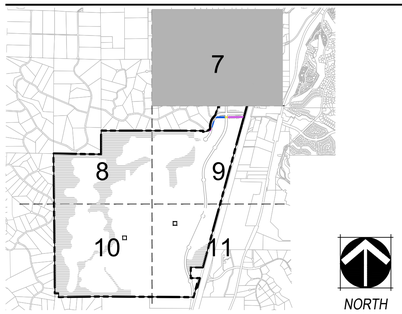
SHEET TITLE:
OVERALL PD PLAN

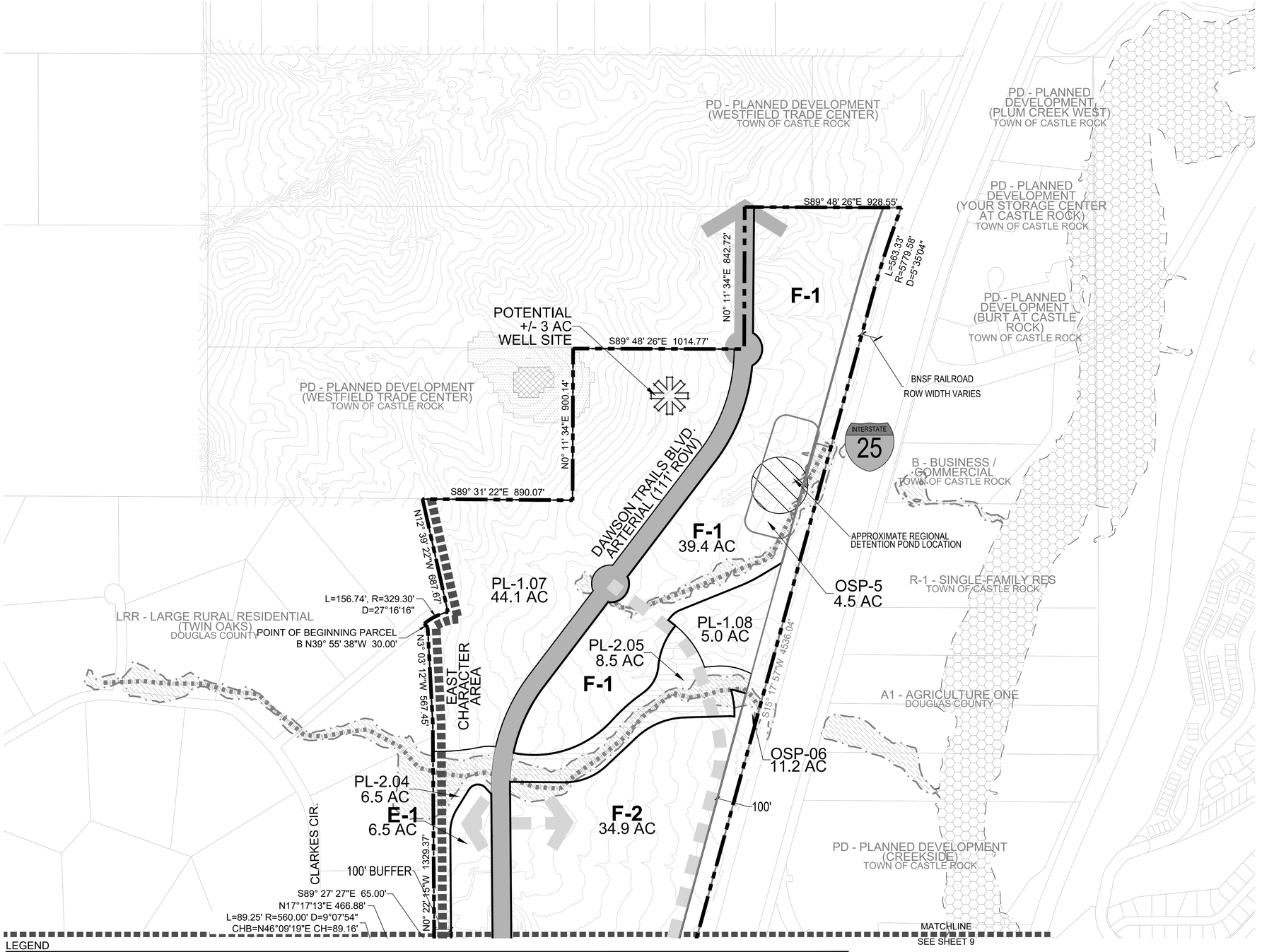
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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

DAWSON TRAILS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 4 | PROJECT NO. PDP26-0002

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

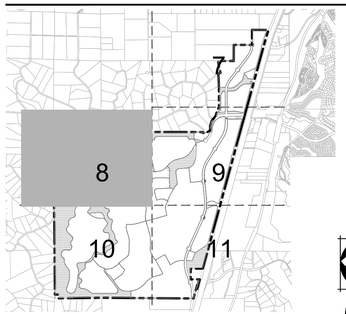
SHEET TITLE:
PD PLAN

DAWSON TRAILS

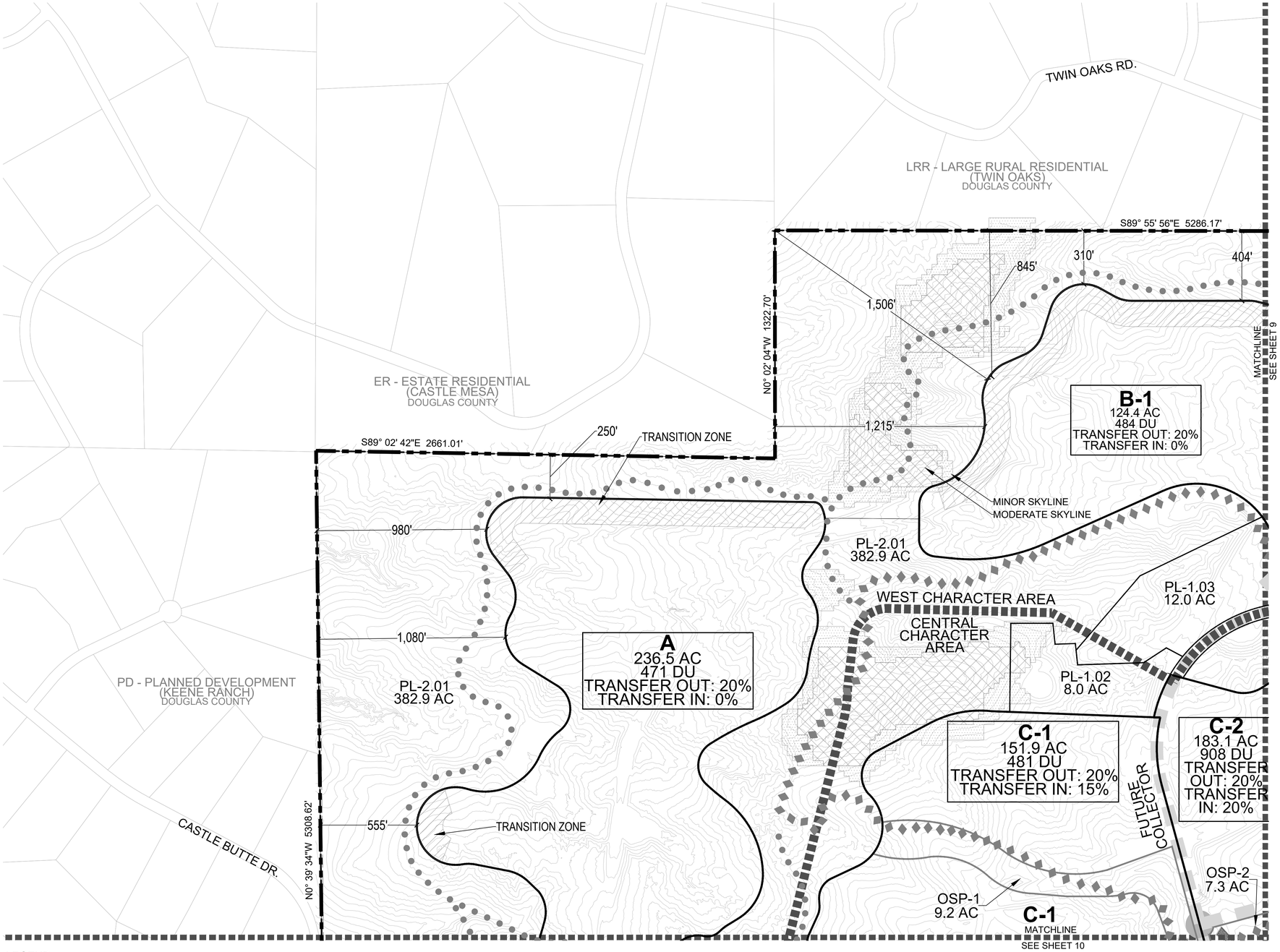
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

KEY MAP



NORTH



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

DAWSON TRAILS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 4 | PROJECT NO. PDP26-0002

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD PLAN

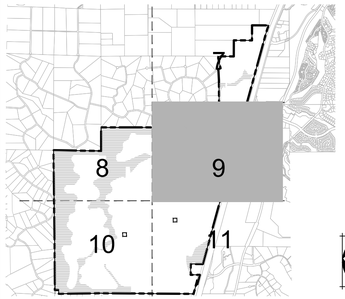
SHEET
8 OF 39

DAWSON TRAILS

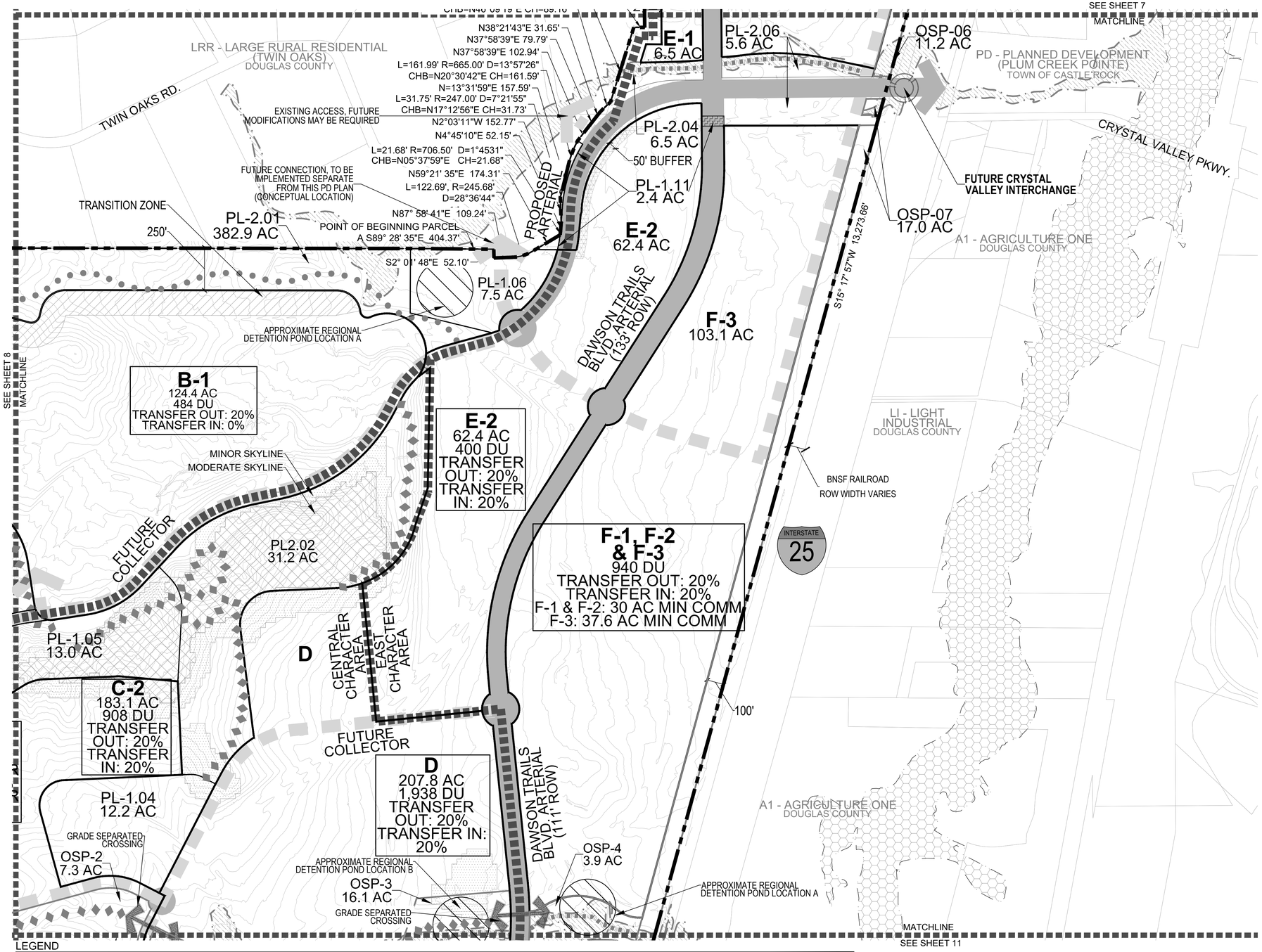
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

KEY MAP



NORTH



LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TOWN OF CASTLE ROCK BOUNDARY
- 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
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD PLAN

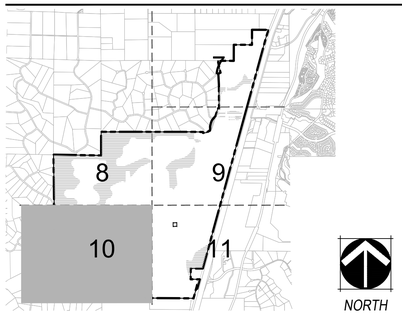
SHEET
9 OF 39

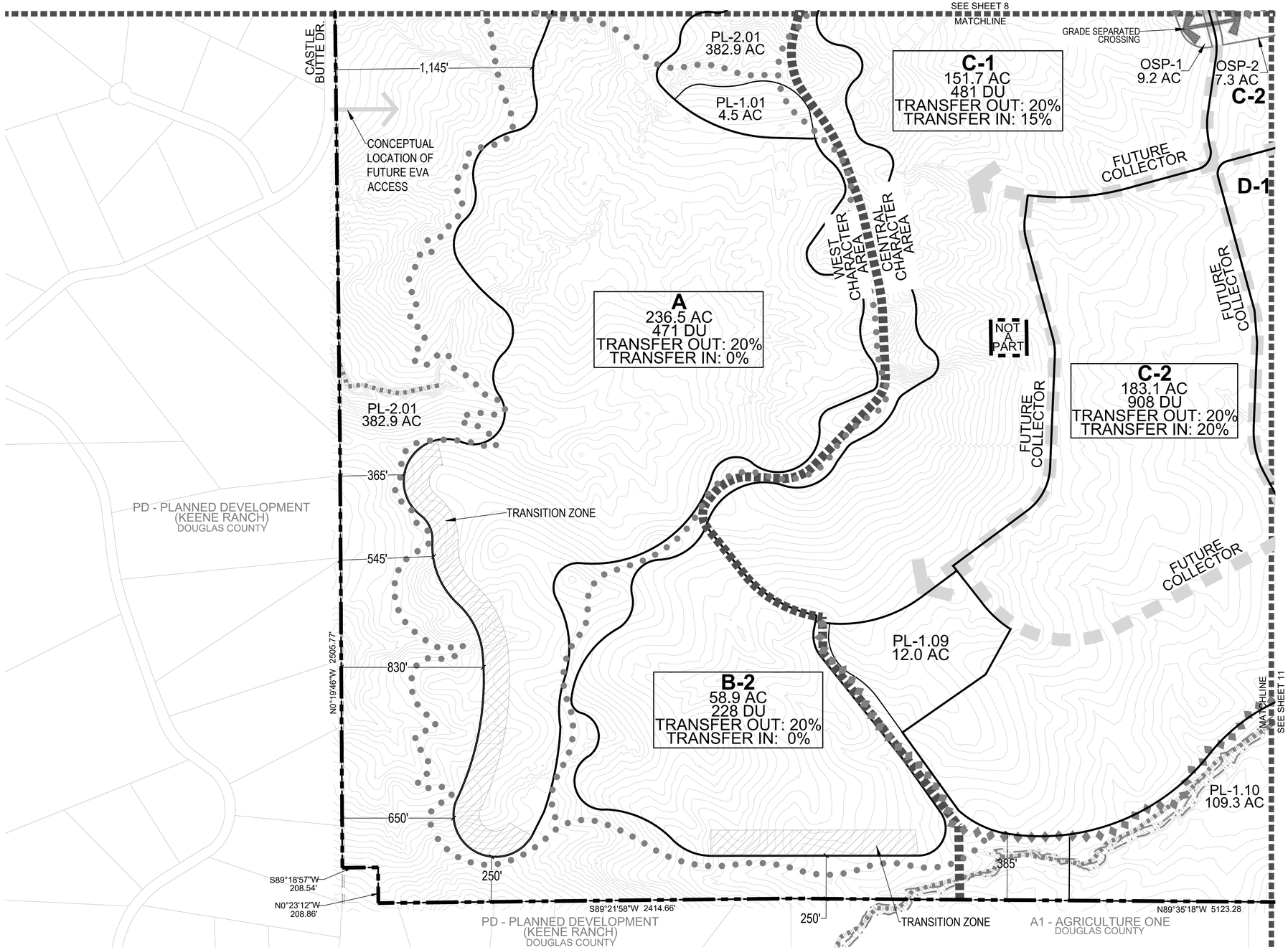
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

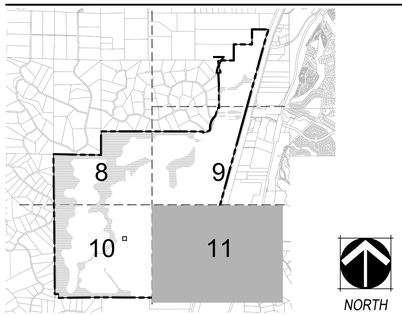
SHEET TITLE:
PD PLAN

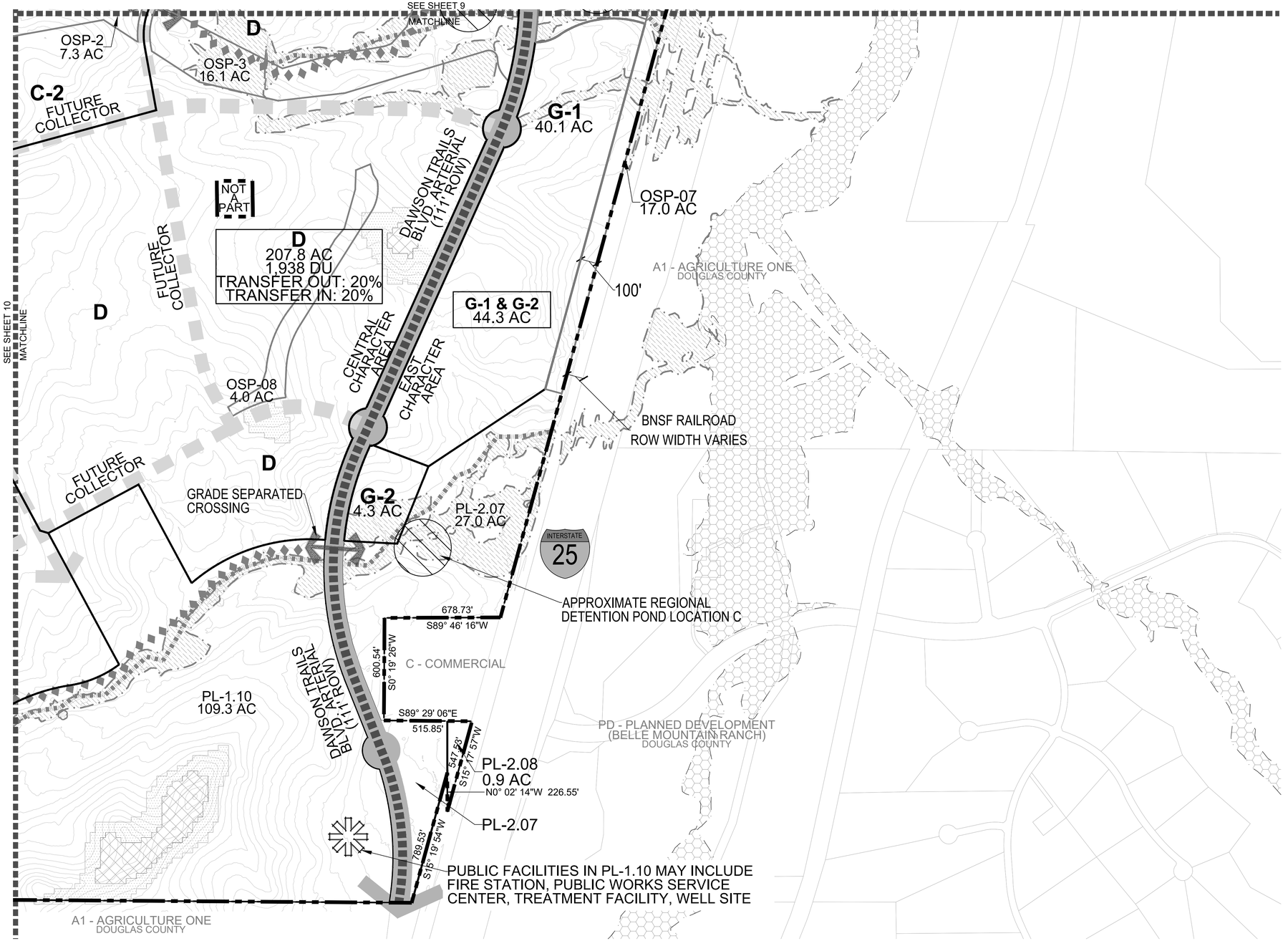
DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD PLAN

SHEET
11 OF 39

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	AMEND-04 ACREAGE	% OF TOTAL
PUBLIC LAND						
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	227.6	227.6	**11.0%**
OPEN SPACE						
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	462.6	462.6	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	73.2	73.2	3.5%
SUBTOTAL	*533.0*	*534.8*	*534.5*	*535.8*	*535.8*	*25.9%*
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	215.0	10.4%
OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**750.8**	**750.8**	**36.3%**
OPEN SPACE AND PUBLIC LAND TOTAL	**975.6**	**977.4**	**977.1**	**978.4**	**978.4**	**47.4%**

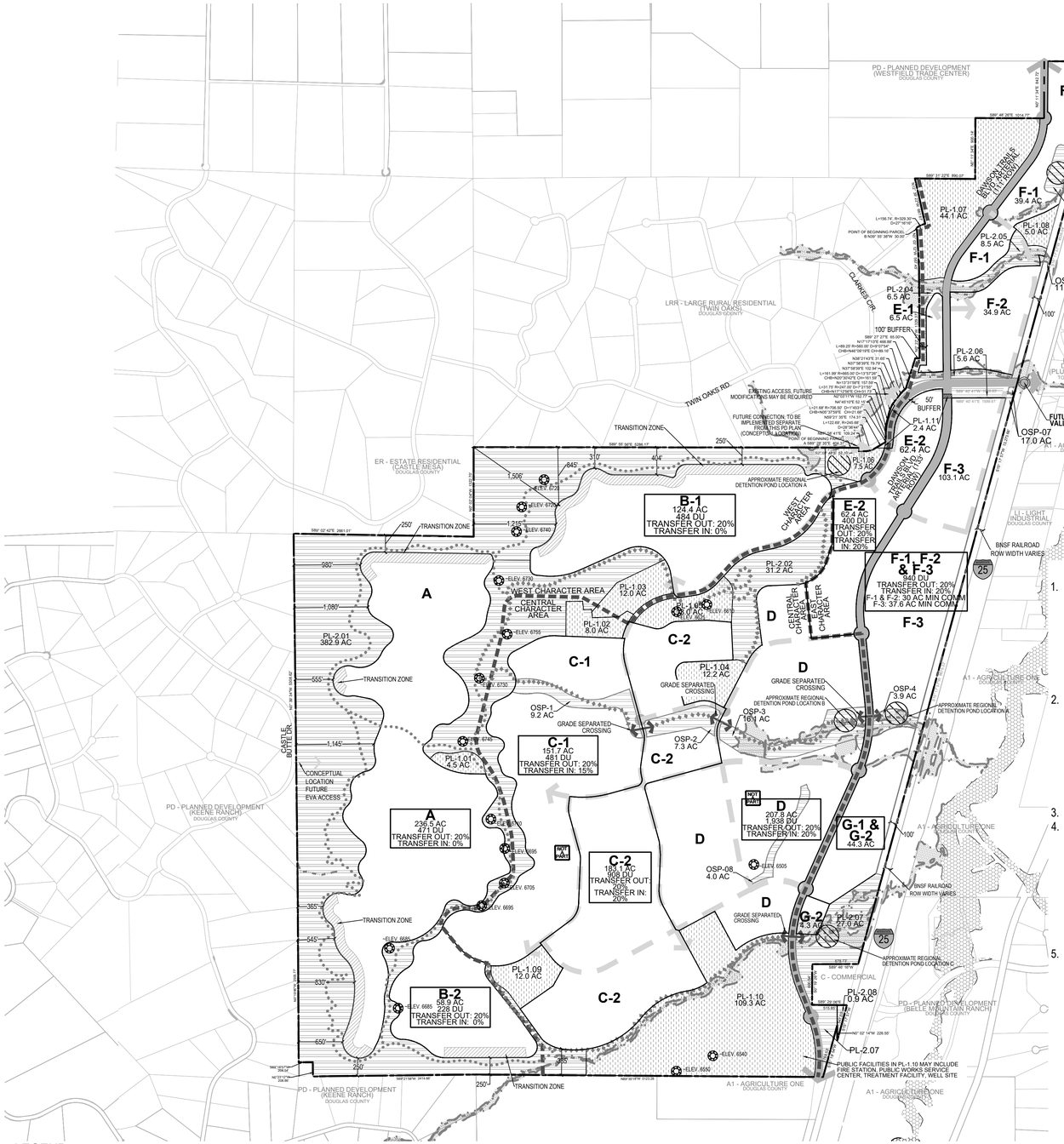
NOTE:
(1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.
(2) FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).
(3) PL-1.11 ACREAGE ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.

PARCEL SUMMARY

PUBLIC LAND		ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	AMEND-04 ACREAGE	% OF PROPERTY
PL-1 (DEDICATED TO TOWN)	PL-1.01	4.5	4.5	4.5	4.5	4.5	0.2%
	PL-1.02	8.0	8.0	8.0	8.0	8.0	0.4%
	PL-1.03	12.0	12.0	12.0	12.0	12.0	0.6%
	PL-1.04	12.2	12.2	12.2	12.2	12.2	0.6%
	PL-1.05	13.0	13.0	13.0	13.0	13.0	0.6%
	PL-1.06	7.5	7.5	7.5	7.5	7.5	0.4%
	PL-1.07	44.1	44.1	44.1	44.1	44.1	2.1%
	PL-1.08	5.0	5.0	5.0	5.0	5.0	0.2%
	PL-1.09	12.0	12.0	12.0	12.0	12.0	0.6%
	PL-1.10	109.3	109.3	109.3	109.3	109.3	5.3%
	PL-1 TOTAL	**227.6**	**227.6**	**227.6**	**227.6**	**227.6**	**11.0%**

OPEN SPACE		ACREAGE	AMEND-01 ACREAGE	AMEND-01 ACREAGE	AMEND-03 ACREAGE	AMEND-04 ACREAGE	% OF PROPERTY
PL-2 (DEDICATED TO TOWN)	PL-2.01	382.9	382.9	382.9	382.9	382.9	18.5%
	PL-2.02	31.2	31.2	31.2	31.2	31.2	1.5%
	PL-2.03 (2)	0.9	0.0	0.0	0.0	0.0	0.0%
	PL-2.04	6.5	6.5	6.5	6.5	6.5	0.3%
	PL-2.05	8.4	8.4	8.5	8.5	8.5	0.4%
	PL-2.06	4.4	4.4	4.3	5.6	5.6	0.3%
	PL-2.07	27.0	27.0	27.0	27.0	27.0	1.3%
	PL-2.08	0.9	0.9	0.9	0.9	0.9	0.0%
	PL-2 TOTAL	**462.2**	**461.3**	**461.3**	**462.6**	**462.6**	**22.4%**
OSP (PRIVATE)	OSP-1	8.5	9.2	9.2	9.2	9.2	0.4%
	OSP-2	4.1	7.3	7.3	7.3	7.3	0.4%
	OSP-3	17.3	16.1	16.1	16.1	16.1	0.8%
	OSP-4	3.9	3.9	3.9	3.9	3.9	0.2%
	OSP-5	4.5	4.5	4.5	4.5	4.5	0.2%
	OSP-6	11.7	11.7	11.2	11.2	11.2	0.5%
	OSP-7	16.8	16.8	17.0	17.0	17.0	0.8%
	OSP-8	4.0	4.0	4.0	4.0	4.0	0.2%
	OSP TOTAL	**70.8**	**73.5**	**73.2**	**73.2**	**73.2**	**3.5%**
	FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	215.0	10.4%
	OPEN SPACE TOTAL	**748.0**	**749.8**	**749.5**	**750.8**	**750.8**	**36.3%**
OPEN SPACE & PUBLIC LAND TOTAL		**975.6**	**977.4**	**977.1**	**978.4**	**978.4**	**47.4%**

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.
(3) PRIVATE ACTIVE PARK SPACE (OSP) LOCATIONS AND CONFIGURATIONS FOR BOTH PLANNING AREAS D AND C-2 SHALL BE DETERMINED AT THE TIME OF SDP.
(4) PL-1.11 ACREAGE ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.



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.

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
- TOWN OF CASTLE ROCK BOUNDARY
- MAJOR DRAINAGEWAY
- REGIONAL DETENTION POND (APPROXIMATE LOCATION)

811

NORTH

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

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

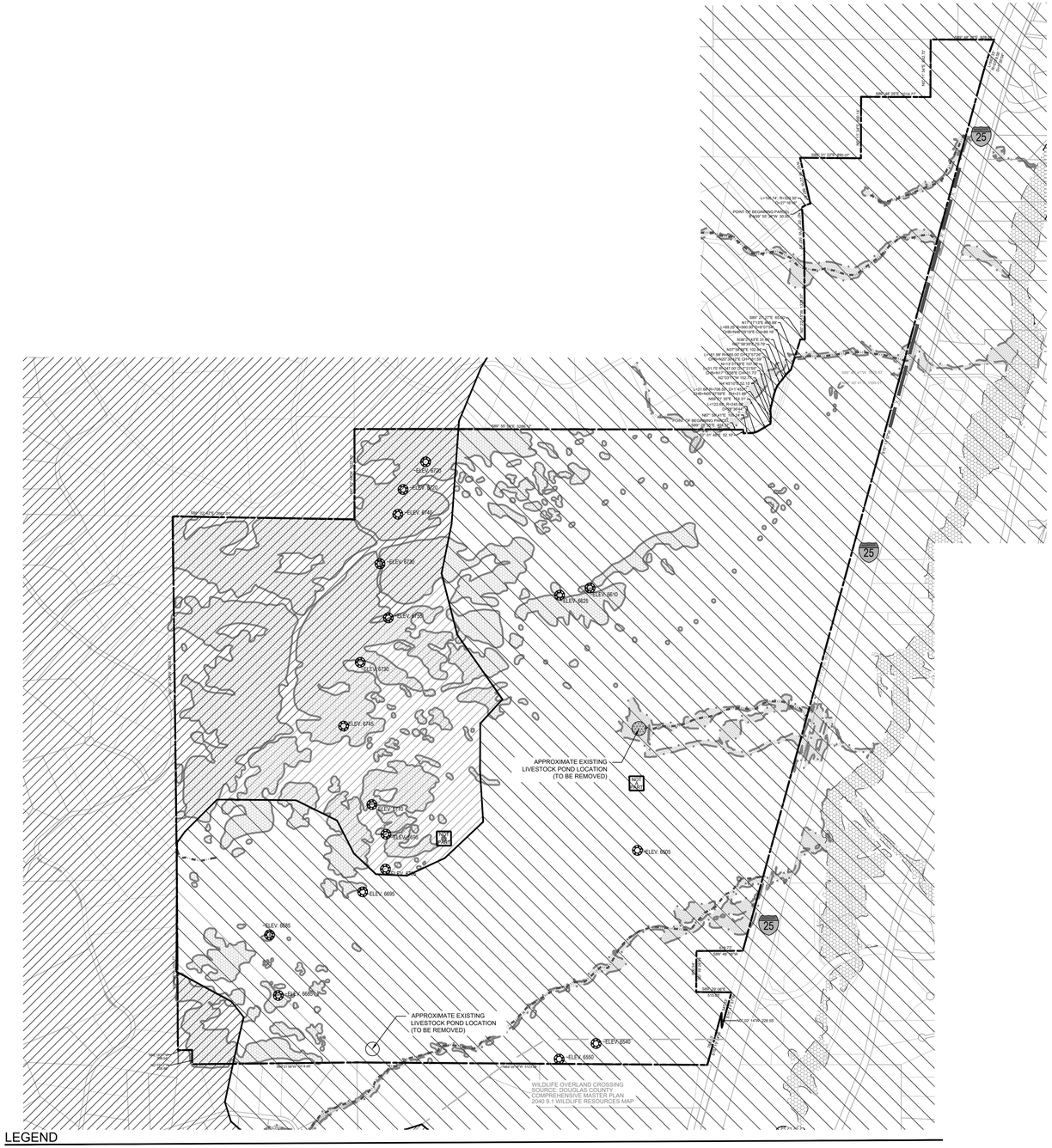
SHEET TITLE:
OPEN SPACE, PLD, & TRAILS PLAN

SHEET
12 OF 39

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
NATURAL FEATURES MAP

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

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 42.189 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 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

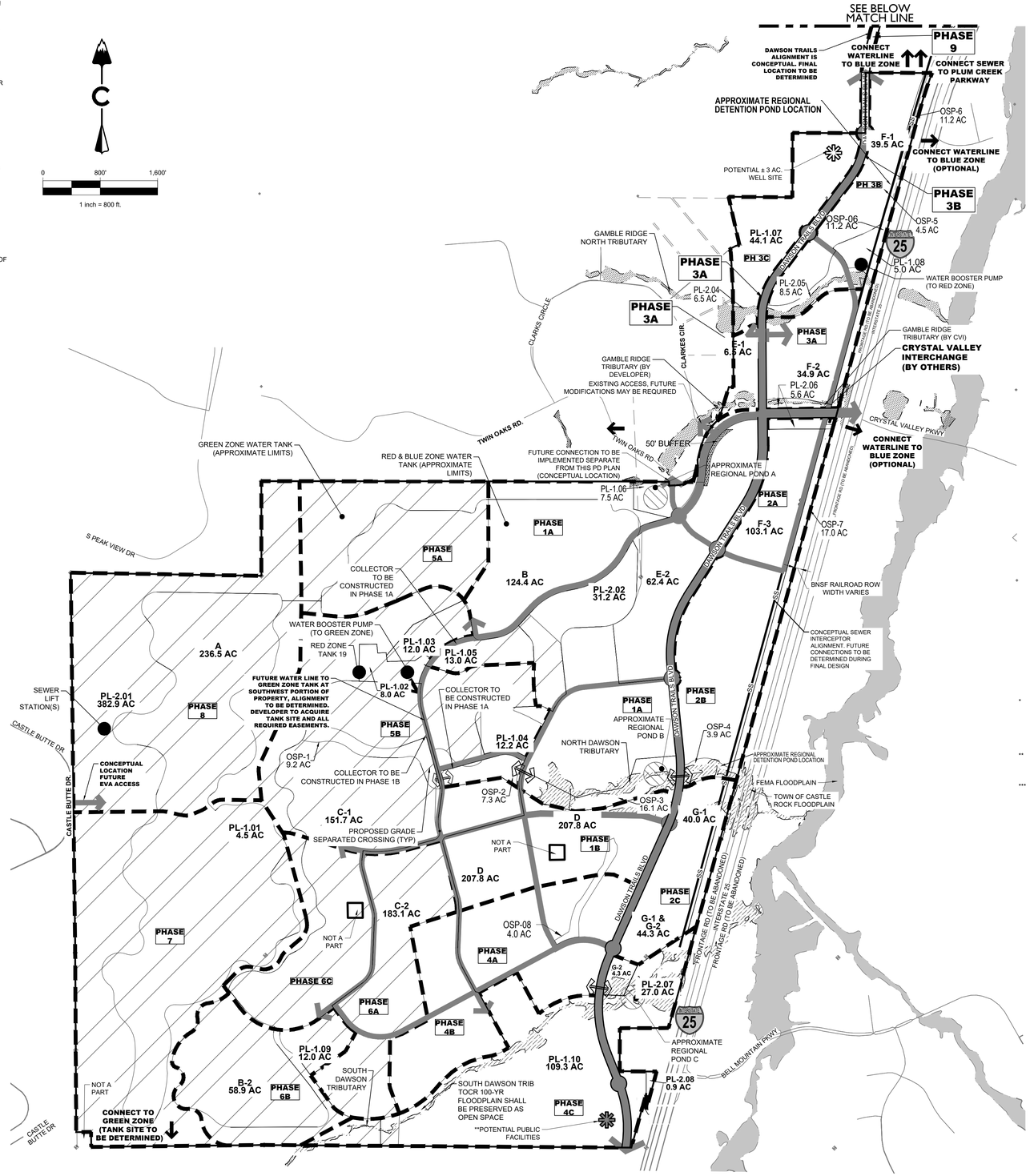
PHASE 4B:

- 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
- 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 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

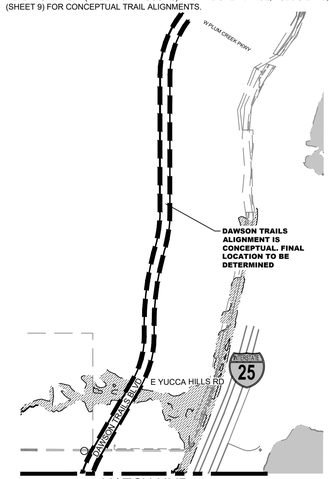
*PHASE 8:

- 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.



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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

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

DAWSON — TRAILS —

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

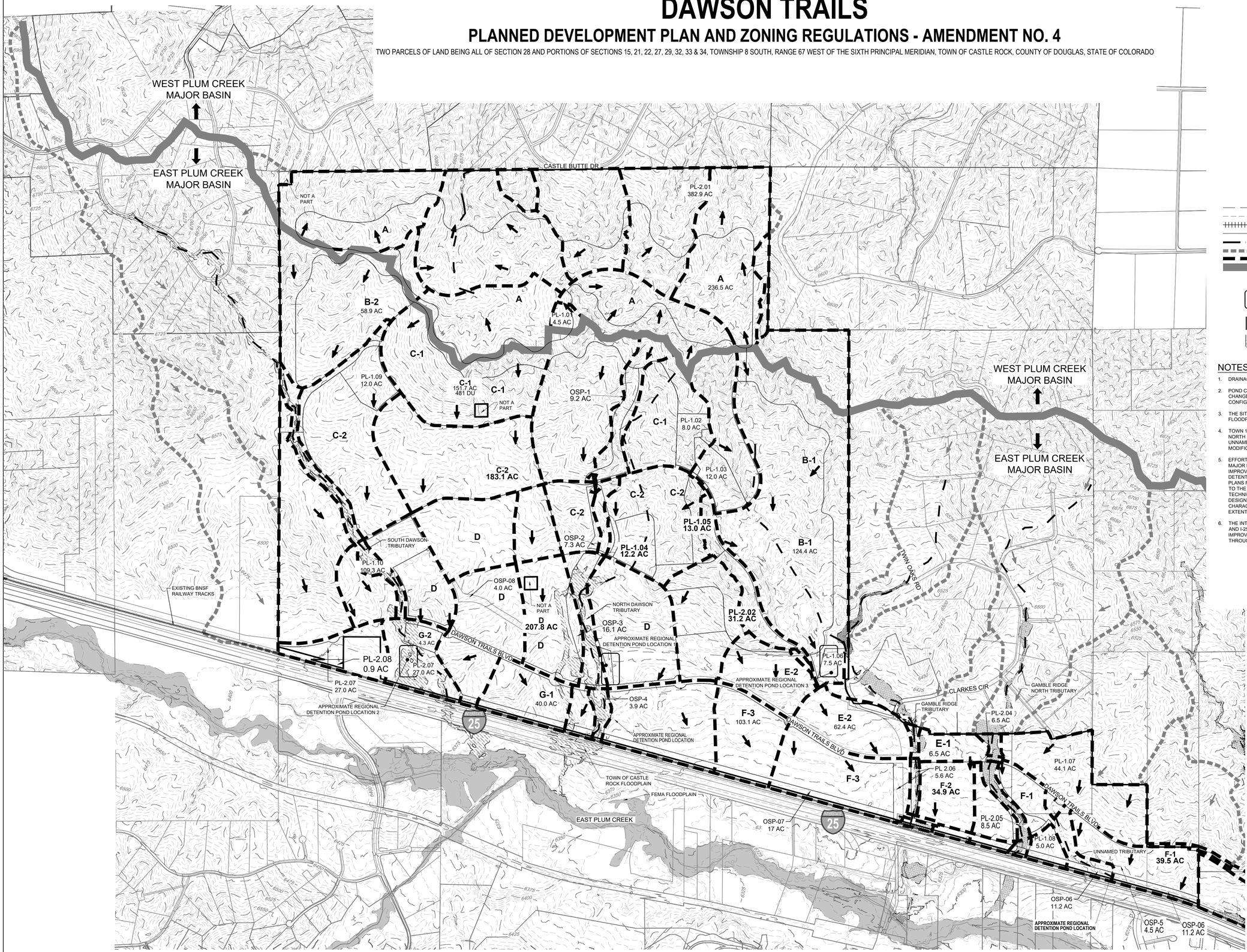
SHEET TITLE:
PHASING PLAN

SHEET
14 OF 39

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

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

NOTES:

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.

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

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

DAWSON TRAILS

DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET
15 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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

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
NORRIS-DESIGN.COM

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
WILDLAND MANAGEMENT PLAN

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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 Trials 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.

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
17 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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

1. 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

2. 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

3. 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'

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
18 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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

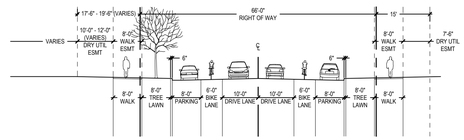
3. Maximum Building Height for all uses *(2)*:
   A. Planning Area E-1: 50'
   B. Planning Area E-2: 60'

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'
      .

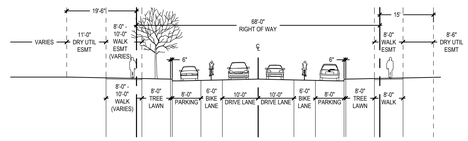
   B. Accessory Structure
   **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*
      1. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(6)*: 20'
         b. Minimum Rear Setback *(6, 7)*: 5'
         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.
      13. The following street sections for the pedestrian oriented area south of Quandary Peak Drive:



PAT HAVEN STREET
URBAN ROAD SECTION



DAWSON PLAZA STREET
URBAN ROAD SECTION

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
19 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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. 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
      19. Kennel / Doggy Daycare
      20. Large Animal Clinic and Hospital
      21. Medical Lab
      22. Multi-Modal Transit Facility
      23. Nursery / Greenhouse (Wholesale or Retail)
      24. Nursing Home
      25. Office (including Flex Office)
      26. Parking Facility (stand-alone lot / structure)
      27. Place of Worship
      28. Private Club
      29. Public Facilities
      30. Recreation, Indoor or Outdoor
      31. Retail
      32. Restaurant
      33. Services, Commercial
      34. Services, Personal
      35. Services, Repair
      36. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
      37. Studio Classes
      38. Utilities, Public
      39. Veterinary Clinic
      40. Open Space, Public or Private
      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. 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. Day Care Center Facility
      11. Drive-Through Facility
      12. Educational Facility
      13. Funeral Home
      14. Gym / Health Club
      15. Hospital / Urgent Care
      16. Hotel / Motel
      17. Industrial, Flex / Light Industrial
      18. Kennel / Doggy Daycare
      19. Large Animal Clinic and Hospital
      20. Multi-Modal Transit Facility
      21. Nursery / Greenhouse (Wholesale or Retail)
      22. Nursing Home
      23. Office (including Flex Office)
      24. Parking Facility (stand-alone or structure)
      25. Place of Worship
      26. Private Club
      27. Public Facilities
      28. Recreation, Indoor and Outdoor
      29. Retail
      30. Restaurant
      31. Services, Commercial
      32. Services, Personal
      33. Services, Repair
      34. Shooting Range, Indoor
      35. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
      36. Studio Classes
      37. Utilities, Public
      38. Veterinary Clinic
      39. Warehousing and Distribution
      40. 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.
      41. 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.

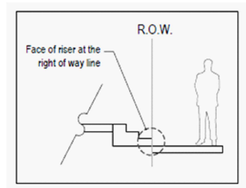
6.10 Transition Zone Development Standards

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.

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD ZONING REGULATIONS

SHEET
20 OF 39

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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)
   - G. Town owned right-of-way.

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
   - G. Town owned right-of-way.

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.

D. Four 1-acre private active parks (OSP) will be provided south of the North Dawson Tributary in Planning Areas D or C-2. Final locations shall be determined at time of Site Development Plan.

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.

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
PD ZONING REGULATIONS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, 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.

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
ARCH DESIGN STANDARDS

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 4

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

DAWSON TRAILS MASTER SIGNAGE AND WAYFINDING PLAN

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 (PDP21-0001), 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

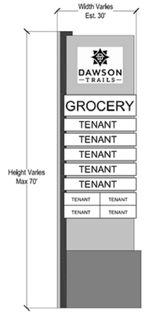
A. A **Landmark Sign** is a non-electronic sign to be located within the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.

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.

J. A sign permit is required for Landmark Signs.

9.2 Temporary Signage and Banners

A. Temporary Signage and Banner 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. Temporary Signage must be approved by Town review. Refer to Municipal Code, Section 19.04.047.

10 MASTER SIGN PLAN - SEE APPENDIX A, SHEETS 24-39

CHECKED BY: MB, SW
DRAWN BY: DJ

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
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
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. 4

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 02/09/2026
PDP-AMEND-04 09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

10. General Intent

A. The purpose of the Dawson Trails Master Signage and Wayfinding Plan is to promote cohesion and uniformity of signage throughout the Planned Development by establishing the design of each sign type, the materials, maximum dimensions, lighting and location requirements. Each development may use one or more of the sign types identified in this Plan, as appropriate to its site and uses. Wall signs, including canopy signs, may also be provided and shall comply with Municipal Code Section 19.04.042. Final sign types and locations shall be identified in the applicable Site Development Plan (SDP) or Public Improvement Construction Plans. **All signage requires submittal and approval of sign permit application.**

10.1. Materials

A. Signage shall use high quality, durable materials used on the primary building on the site, such as architectural metal, brick, masonry (integral color, sand or water blasted, or stained texture), split-face, scored and/or architectural concrete masonry units (CMU), stone (natural or faux), concrete board-form finish, aluminum panels, square tube metal frame, fiber-cement architectural panels, aluminum sign cabinet / panels, LED display for fuel pricing or similar, regional stone/ cultured stone, treated wooden panels, hemmed vinyl, or similar material.

10.2. Lighting

A. Refer to Municipal Code 19.04.045.

10.3. Fabricated Letter Forms and Insignia:

A. The material and character of the letter types permitted on proposed signs. Refer to Municipal Code 19.04.045.

- Signage shall use high quality durable materials such as Extruded Aluminum Panel, Sheet Metal, Panel, Acrylic, Polycarbonate Sign Panel with Returns, Push-through Acrylic, Vinyl, Laser Cut Metal/CNC, Cut Stone, Screen Printing or similar material.

Note: The following are not permitted: expanded and/or extruded PVC sheet (komacel and sintra), wood, sign foam, and hand painted (with the exception of murals).

10.4. Prohibited Sign Types

A. Refer to Municipal Code 19.04.042.

10.5. Signage Allowances

A. Joint Identification

All future non-residential and mixed-use developments within Dawson Trails (as allowed per PDP in planning areas C1, C2, D, E-1, E-2, F-1, F-2, F-3, G-1 and G-2) may utilize Joint Identification signs where multiple lots, buildings, tenants or uses share a common development entrance or coordinated access system. An LED fuel-pricing display may be incorporated into a Joint Identification sign in place of a tenant panel.

- Joint Identification- Type 1 (A-B): maximum 4 per development area
- Joint Identification- Type 2 (C-D): permitted at key locations (entrances, decision points, intersections) serving multiple lots, buildings, tenants or uses.
- Joint Identification- Type 3 (E): permitted anywhere directional guidance may be necessary

Each unused Type 1 sign allowance may be exchanged for one additional Type 2 or Type 3 sign, subject to the applicable sign-location criteria. Substitutions are permitted only from Type 1 to Type 2 or 3.

B. Freestanding Signs

- Individual businesses (as allowed in planning areas C1, C2, D, E-1, E-2, F-1, F-2, F-3, G-1 and G-2) are permitted one freestanding single tenant sign per business for each street frontage associated with that business. LED fuel-pricing may be incorporated as part of a freestanding sign.

C. Subdivision Identification

All future subdivisions located within Dawson Trails (located within planning areas, A, B, C-1, C-2, D, E, F-1, F-2 and F-3) are allowed.

- Subdivision Identification- A: sign at each major subdivision entry
- Subdivision Identification- B: signs at key locations
- Subdivision Identification- C: signs at key amenity locations

D. Pedestrian Wayfinding

Future pedestrian and trail wayfinding signs are permitted throughout Dawson Trails (in all planning areas) as necessary to support navigation within the community. Signs may be located at trailheads, trail intersections, changes in route direction, connections to sidewalks or bicycle facilities, and approaches to parks, open spaces, schools, community facilities, neighborhoods and other public destinations. Final locations shall be established with the applicable Site Development Plan (SDP) or Public Improvement Construction Plans (CD).

10.6. Amendment

A. Application for an amendment to the Master Signage and Wayfinding Plan will be considered a minor amendment and may be approved administratively if the following criteria apply:

- Does not increase the size of any structure more than 10%
- Does not increase the sign area of any sign more than 10%
- Does not constitute a significant change in design.
- Does not create new or additional impacts to adjacent properties.

Such amendments which are not classified as minor shall be processed as a major amendment and require Town Council approval. In addition, other signage within the Dawson Trails PD will be processed and approved in accordance with Title 19 of the Castle Rock Municipal Code. All freestanding signage within Dawson Trails shall be depicted on the applicable Side Development Plan (SDP) or Public Improvement Construction Plans (CD).

***NOTE: Additional signs may be permitted subject to Town approval.**

CORE ELECTRIC COOPERATIVE NOTE:

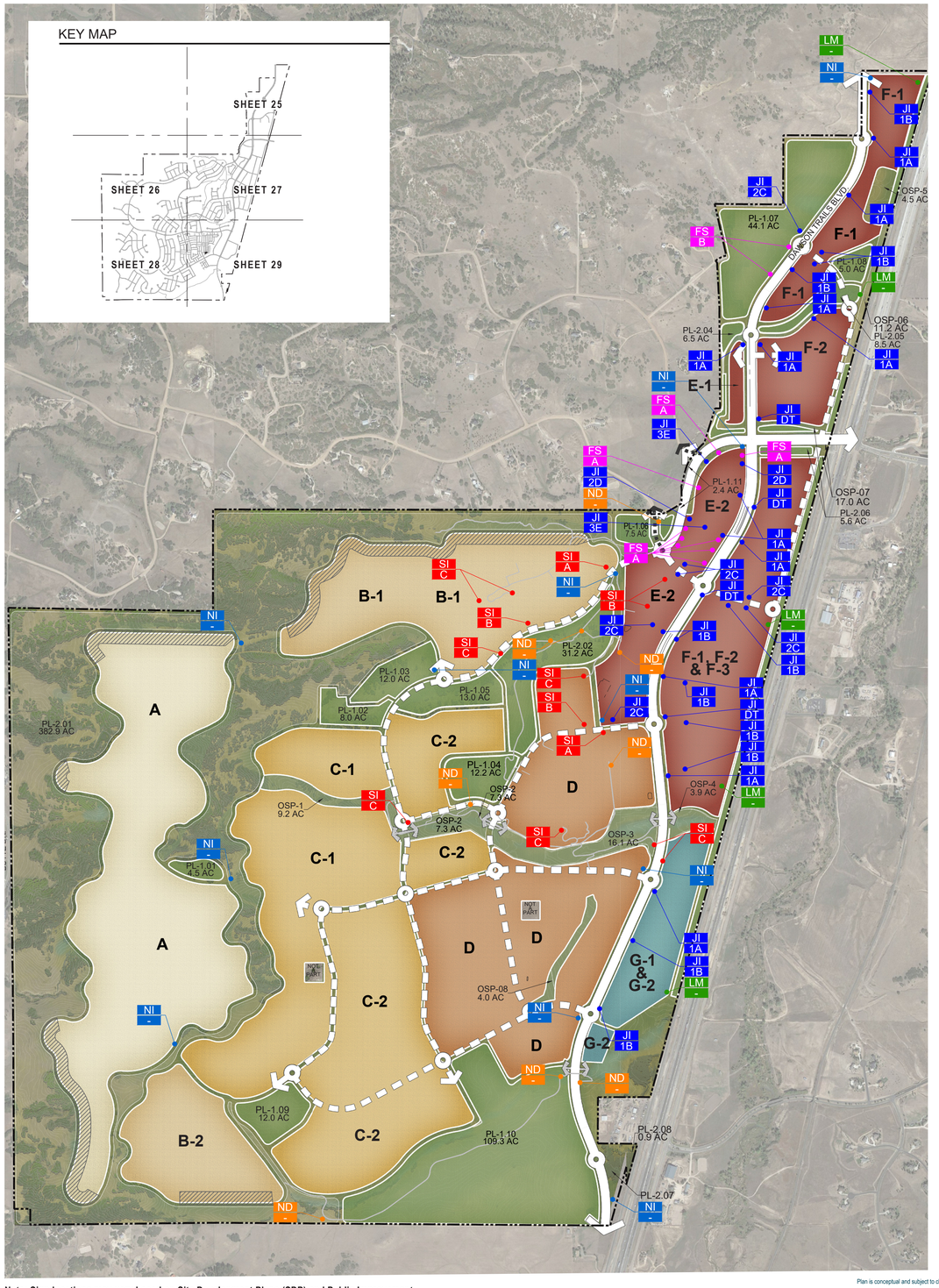
Prohibited improvements in utility easements include, but are not limited to, permanent structures, buildings, monumental signage, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/ components and other objects may interfere with the utility facilities or access, use and maintenance thereof.

CHECKED BY: SC
DRAWN BY: SW

LEGEND

- LM - LANDMARK SIGN
- JI DT - JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A - JOINT IDENTIFICATION- 1A *
- JI 1B - JOINT IDENTIFICATION- 1B *
- JI 2C - JOINT IDENTIFICATION- 2C *
- JI 2D - JOINT IDENTIFICATION- 2D *
- JI 3E - JOINT IDENTIFICATION- 3E *
- FS A - FREESTANDING SIGN- A *
- FS B - FREESTANDING SIGN- B *
- ND - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A - SUBDIVISION IDENTIFICATION- A *
- SI B - SUBDIVISION IDENTIFICATION- B *
- SI C - SUBDIVISION IDENTIFICATION- C *

***** Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to this sheet)

Plan is conceptual and subject to change.

NORTH SCALE 0 250' 500' 1,000'

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

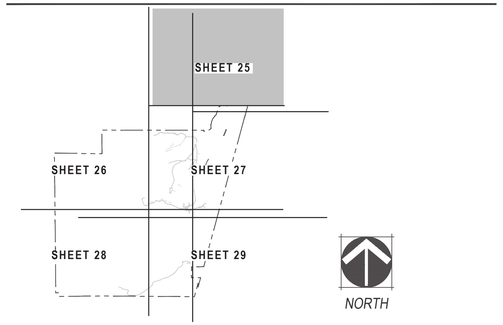
DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

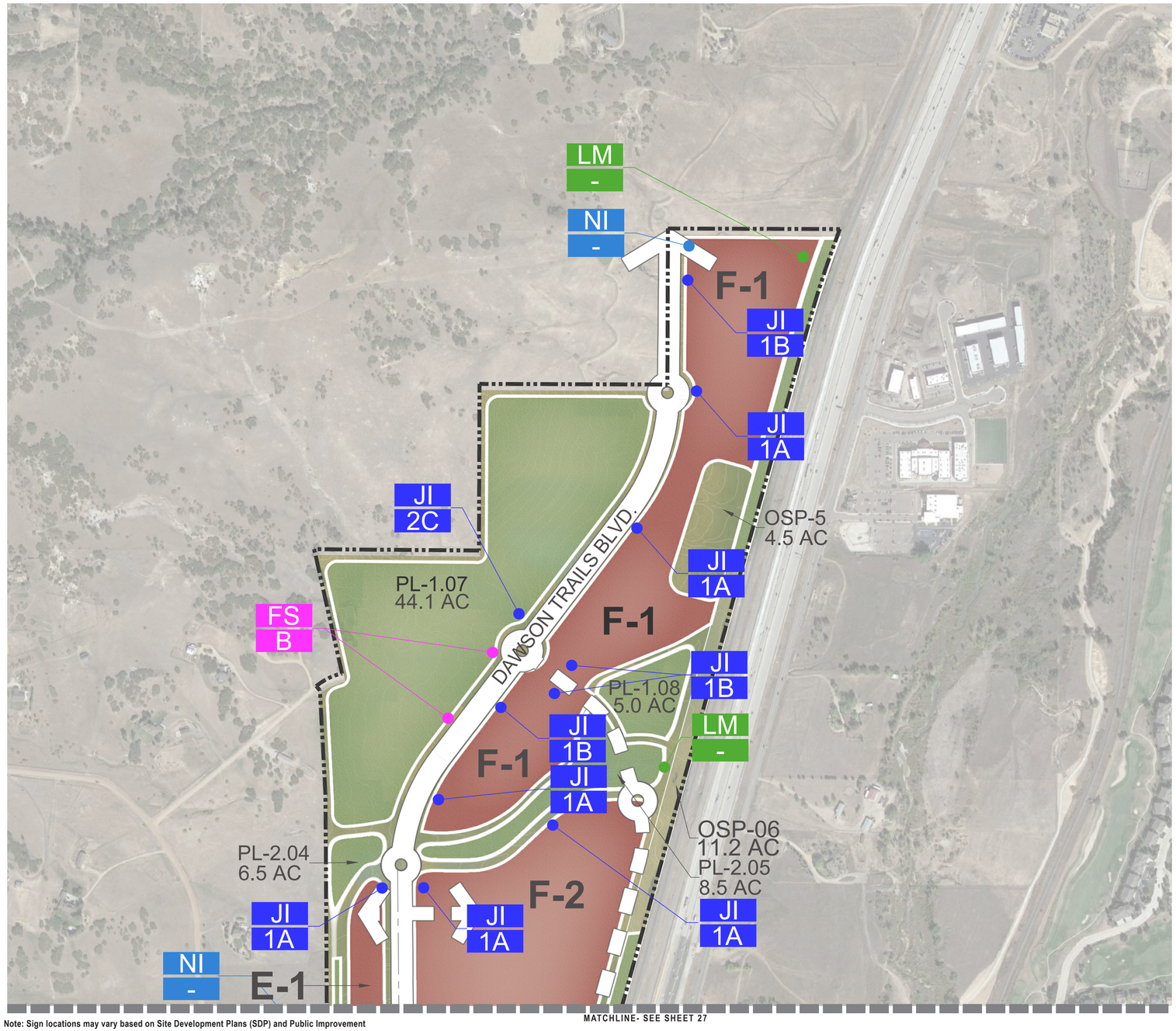
DAWSON TRAILS
Master Signage and Wayfinding Plan

KEY MAP



- LM - LANDMARK SIGN
- JI DT - JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A - JOINT IDENTIFICATION- 1A *
- JI 1B - JOINT IDENTIFICATION- 1B *
- JI 2C - JOINT IDENTIFICATION- 2C *
- JI 2D - JOINT IDENTIFICATION- 2D *
- JI 3E - JOINT IDENTIFICATION- 3E *
- FS A - FREESTANDING SIGN- A *
- FS B - FREESTANDING SIGN- B *
- ND - - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A - SUBDIVISION IDENTIFICATION- A *
- SI B - SUBDIVISION IDENTIFICATION- B *
- SI C - SUBDIVISION IDENTIFICATION- C *

Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to Sheet 24).

MATCHLINE- SEE SHEET 27

811 NORTH 0 150 300 SCALE 1" = 300

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

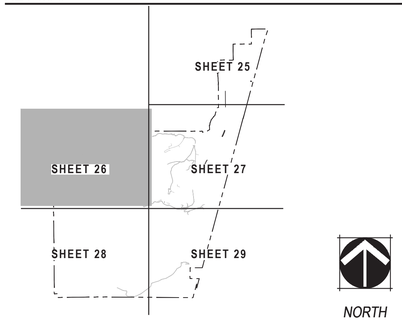
DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
25 OF 39

DAWSON TRAILS
Master Signage and Wayfinding Plan

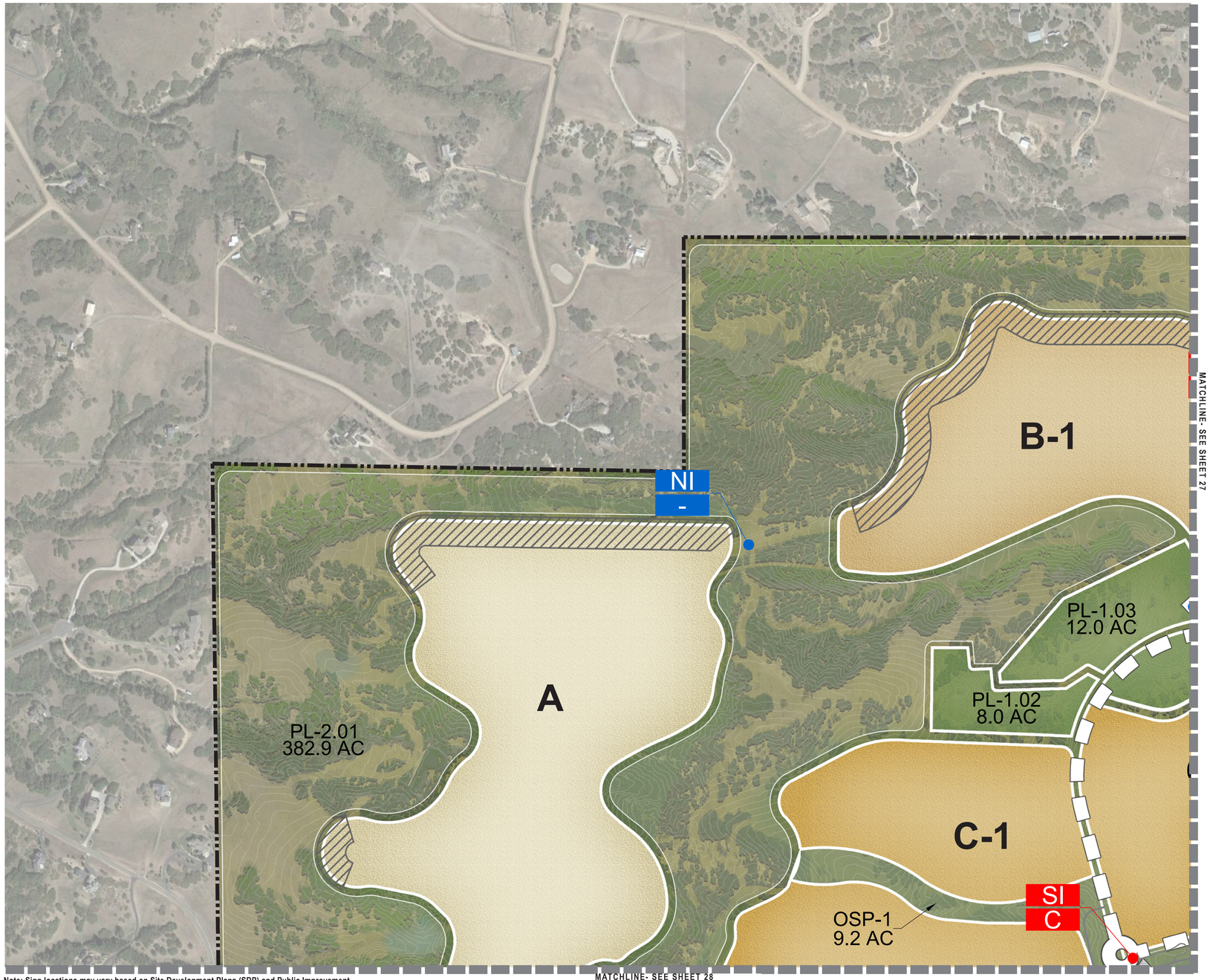
KEY MAP



LEGEND

- LM - LANDMARK SIGN
- JI DT JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A JOINT IDENTIFICATION- 1A *
- JI 1B JOINT IDENTIFICATION- 1B *
- JI 2C JOINT IDENTIFICATION- 2C *
- JI 2D JOINT IDENTIFICATION- 2D *
- JI 3E JOINT IDENTIFICATION- 3E *
- FS A FREESTANDING SIGN- A *
- FS B FREESTANDING SIGN- B *
- ND - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A SUBDIVISION IDENTIFICATION- A *
- SI B SUBDIVISION IDENTIFICATION- B *
- SI C SUBDIVISION IDENTIFICATION- C *

Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to Sheet 24).

811

NORTH

0 150 300 600
SCALE 1" = 300'

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

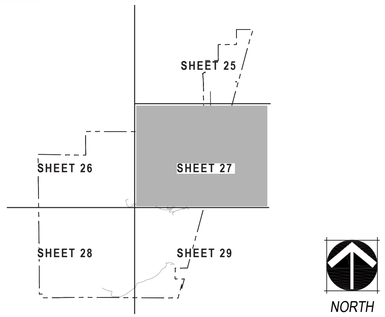
DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

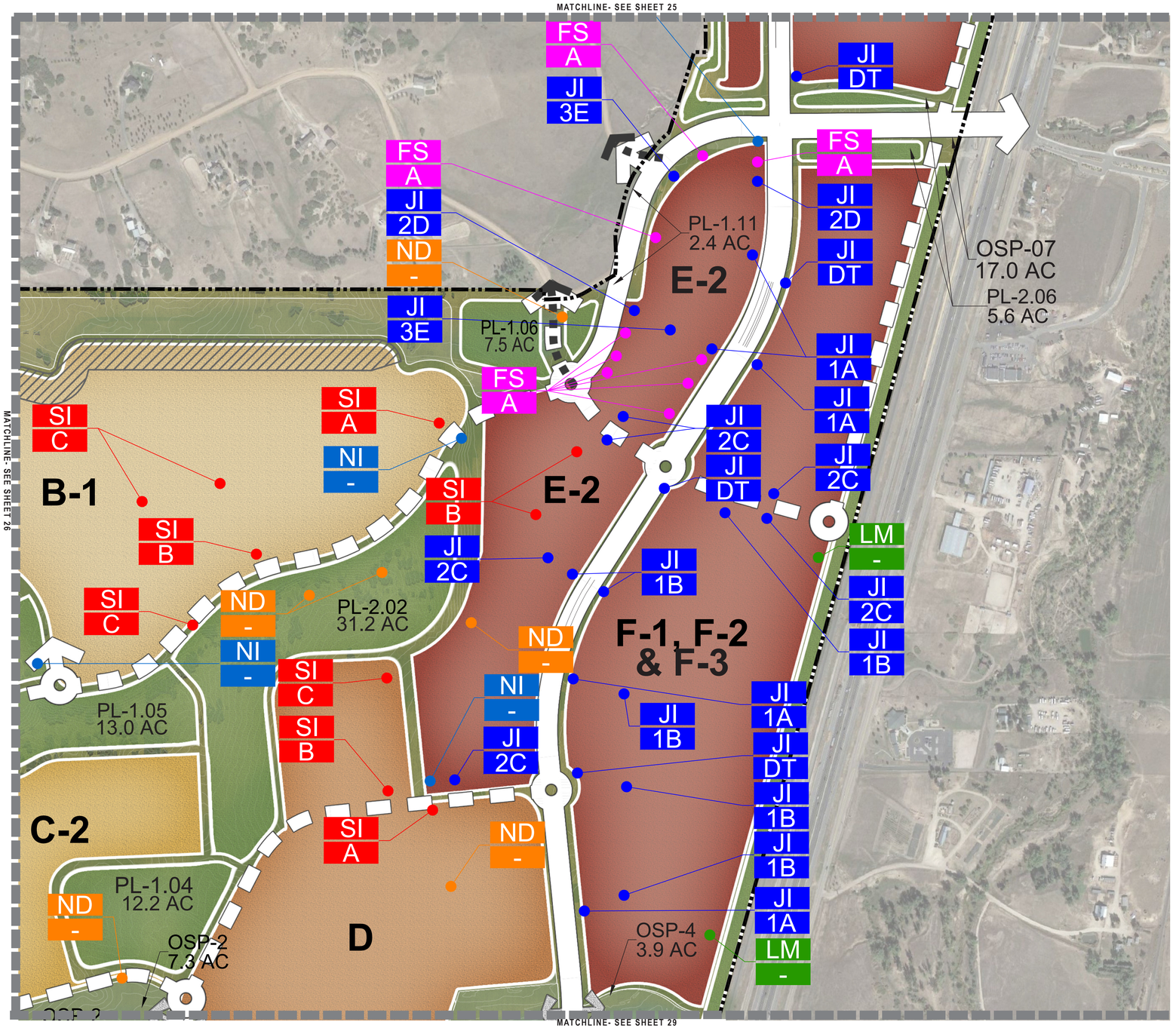
KEY MAP



LEGEND

- LM - LANDMARK SIGN
- JI DT JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A JOINT IDENTIFICATION- 1A *
- JI 1B JOINT IDENTIFICATION- 1B *
- JI 2C JOINT IDENTIFICATION- 2C *
- JI 2D JOINT IDENTIFICATION- 2D *
- JI 3E JOINT IDENTIFICATION- 3E *
- FS A FREESTANDING SIGN- A *
- FS B FREESTANDING SIGN- B *
- ND - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A SUBDIVISION IDENTIFICATION- A *
- SI B SUBDIVISION IDENTIFICATION- B *
- SI C SUBDIVISION IDENTIFICATION- C *

Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to Sheet 24).

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

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

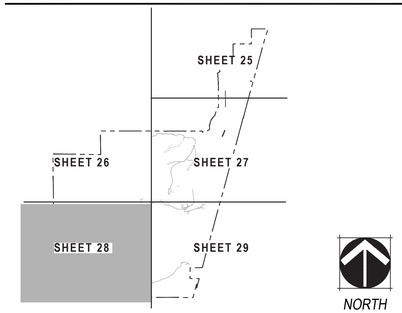
DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

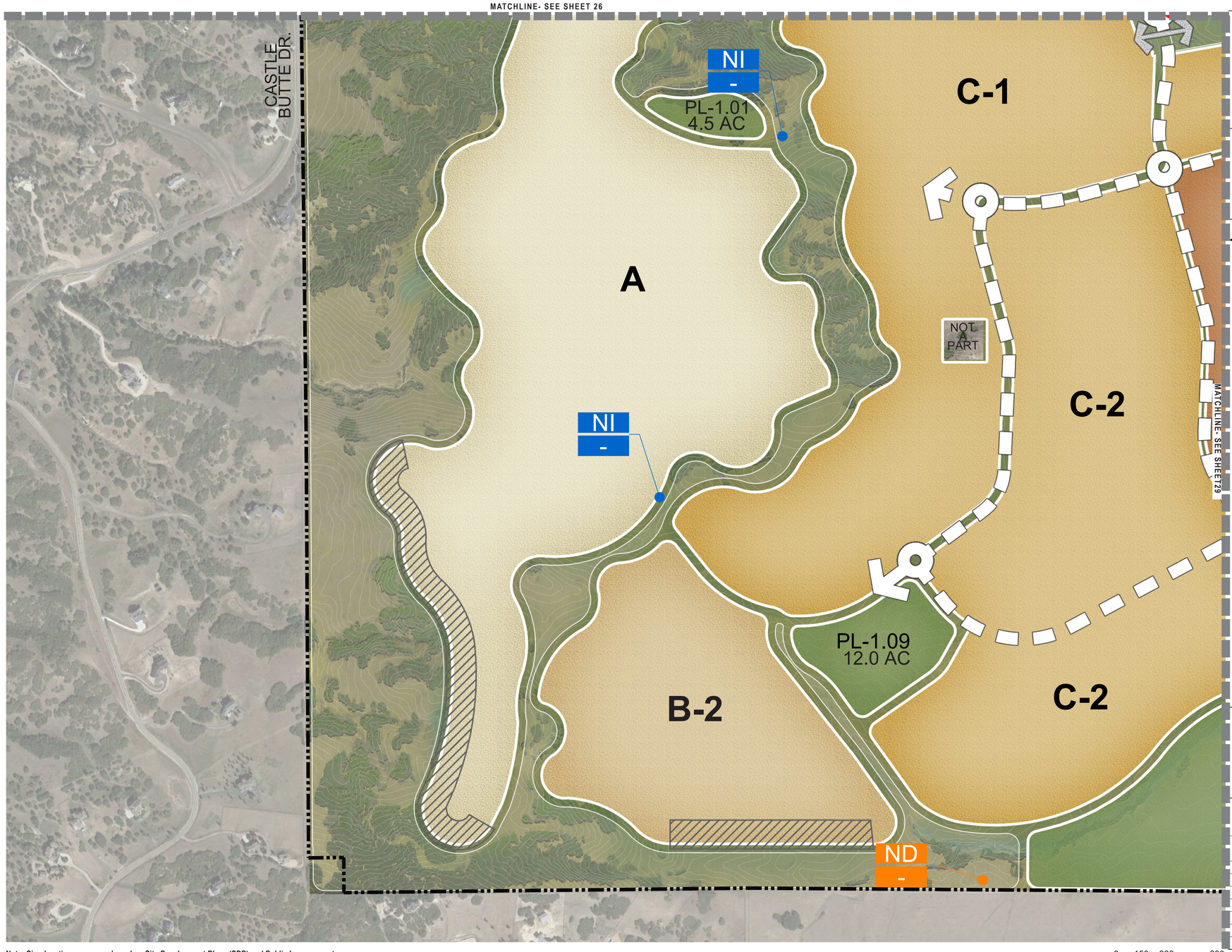
KEY MAP



LEGEND

- LM - LANDMARK SIGN
- JI DT - JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A - JOINT IDENTIFICATION- 1A *
- JI 1B - JOINT IDENTIFICATION- 1B *
- JI 2C - JOINT IDENTIFICATION- 2C *
- JI 2D - JOINT IDENTIFICATION- 2D *
- JI 3E - JOINT IDENTIFICATION- 3E *
- FS A - FREESTANDING SIGN- A *
- FS B - FREESTANDING SIGN- B *
- ND - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A - SUBDIVISION IDENTIFICATION- A *
- SI B - SUBDIVISION IDENTIFICATION- B *
- SI C - SUBDIVISION IDENTIFICATION- C *

Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to Sheet 24).

811

NORTH

0 150 300 600

SCALE 1" = 300'

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

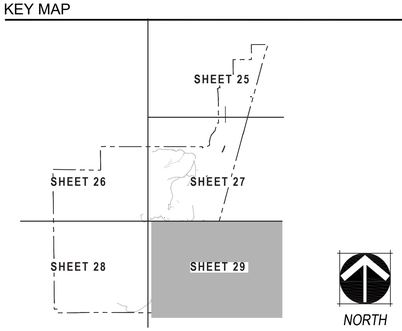
DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
28 OF 39

DAWSON TRAILS
Master Signage and Wayfinding Plan

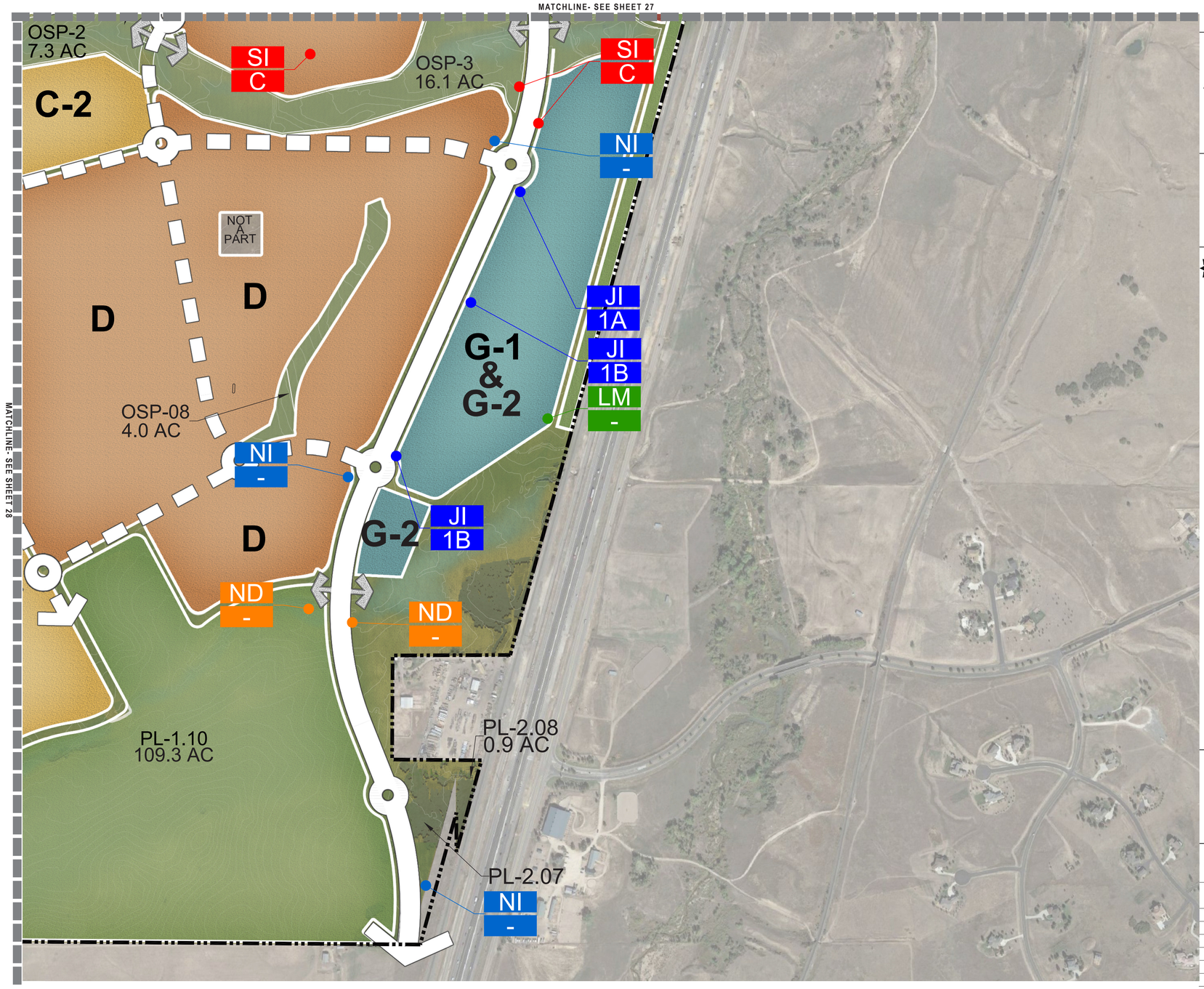
KEY MAP



LEGEND

- LM - LANDMARK SIGN
- JI DT - JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR
- JI 1A - JOINT IDENTIFICATION- 1A *
- JI 1B - JOINT IDENTIFICATION- 1B *
- JI 2C - JOINT IDENTIFICATION- 2C *
- JI 2D - JOINT IDENTIFICATION- 2D *
- JI 3E - JOINT IDENTIFICATION- 3E *
- FS A - FREESTANDING SIGN- A *
- FS B - FREESTANDING SIGN- B *
- ND - - NEIGHBORHOOD/VILLAGE DIRECTIONAL
- NI - - NEIGHBORHOOD/VILLAGE IDENTIFICATION
- SI A - SUBDIVISION IDENTIFICATION- A *
- SI B - SUBDIVISION IDENTIFICATION- B *
- SI C - SUBDIVISION IDENTIFICATION- C *

Refer to section 10.5



Note: Sign locations may vary based on Site Development Plans (SDP) and Public Improvement Construction Plans (CD). Refer to Section 10.5 for sign allowances. (Refer to Sheet 24).

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

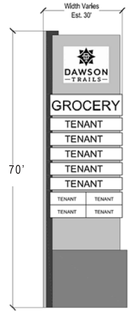
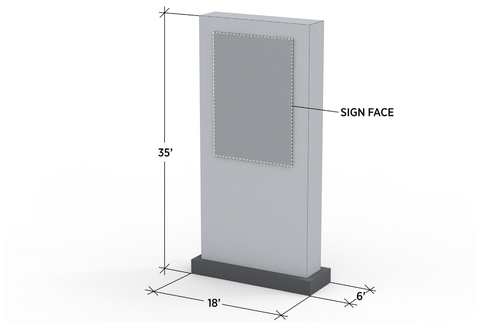
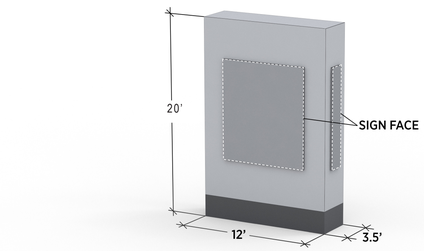
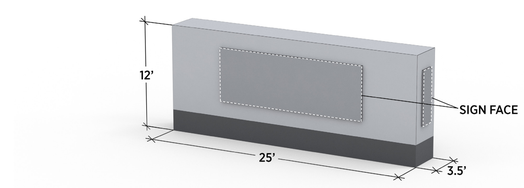
SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
29 OF 39

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

CHECKED BY: SC
DRAWN BY: SW

DAWSON TRAILS
Master Signage and Wayfinding Plan

SIGN TYPE	SIGN TYPE FORM	CODE CONFORMANCE (FOR TOWN REVIEW PURPOSES)	DIMENSIONS
JOINT IDENTIFICATION			
LANDMARK SIGN (APPROVED PDP21-0001) INTENT: LARGE SCALE TENANT AND DEVELOPMENT IDENTIFICATION TO DIRECT ATTENTION TO BUSINESSES, COMMODITIES, SERVICES, PRODUCTS, OR PROPERTIES WITHIN DAWSON TRAILS LOCATION: LOCATED WITHIN THE F AND G PLANNING AREAS ALONG THE I-25 CORRIDOR.		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**LANDMARK SIGN** MAXIMUM HEIGHT: 70' MAXIMUM SF PER SIGN FACE: 700 SF MAXIMUM SIGN FACE AREA: 1,400 SF TENANT NAME MAXIMUM: 120 SF
JOINT IDENTIFICATION - DAWSON TRAILS CORRIDOR INTENT: LARGE SCALE TENANT AND DEVELOPMENT IDENTIFICATION LOCATION: ALONG ARTERIAL STREETS, COLLECTOR STREETS, AND MAJOR ACCESS POINTS		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION** MAXIMUM HEIGHT: 35' MAXIMUM SF PER SIGN FACE: 375 SF MAXIMUM SIGN FACE AREA: 750 SF TENANT NAME MAXIMUM: 56 SF
JOINT IDENTIFICATION - 1A INTENT: MEDIUM FREESTANDING SIGN. MULTIPLE TENANT IDENTIFICATION. LOCATION: SHOPPING CENTERS, RETAIL CENTERS, OFFICE BUILDINGS, OTHER DEVELOPMENTS THAT HOUSE A RANGE OF TENANTS		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION - 1A** MAXIMUM HEIGHT: 20' MAXIMUM SF PER SIGN FACE: 100 SF MAXIMUM SIGN FACE AREA: 280 SF TENANT NAME MAXIMUM: 34.5
JOINT IDENTIFICATION - 1B INTENT: MEDIUM FREESTANDING SIGN. MULTIPLE TENANT IDENTIFICATION. LOCATION: SHOPPING CENTERS, RETAIL CENTERS, OFFICE BUILDINGS, OTHER DEVELOPMENTS THAT HOUSE A RANGE OF TENANTS		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION - 1B** MAXIMUM HEIGHT: 12' MAXIMUM SF PER SIGN FACE: 100 SF MAXIMUM SIGN FACE AREA: 310 SF TENANT NAME MAXIMUM: 34.5 SF

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

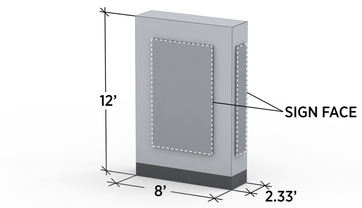
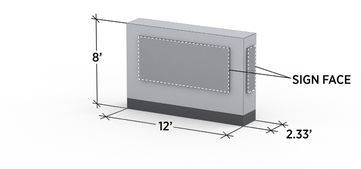
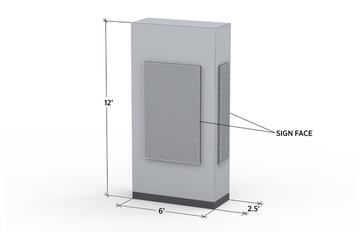
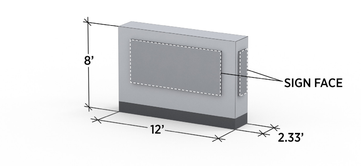
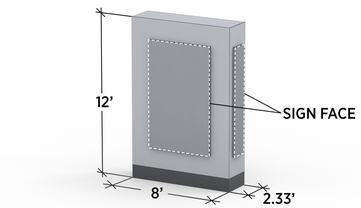
DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
30 OF 39

CHECKED BY: SC
DRAWN BY: SW

DAWSON TRAILS
Master Signage and Wayfinding Plan

SIGN TYPE	SIGN TYPE FORM	CODE CONFORMANCE (FOR TOWN REVIEW PURPOSES)	DIMENSIONS
JOINT IDENTIFICATION- 2C INTENT: MEDIUM FREESTANDING SIGN WITH MULTIPLE TENANTS IN A SINGLE BUILDING LOCATION: STAND ALONE COMMERCIAL, CONVENIENCE STORES, FUELING, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS.		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION - 2C** MAXIMUM HEIGHT: 12' MAXIMUM SF PER SIGN FACE: 100 SF MAXIMUM SIGN FACE AREA: 200 SF TENANT NAME MAXIMUM: 16 SF
JOINT IDENTIFICATION - 2D INTENT: MEDIUM FREESTANDING SIGN WITH MULTIPLE TENANTS IN A SINGLE BUILDING LOCATION: STAND ALONE COMMERCIAL, CONVENIENCE STORES, FUELING, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS.		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION - 2D** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 100 SF MAXIMUM SIGN FACE AREA: 120 SF TENANT NAME MAXIMUM: 12 SF
JOINT IDENTIFICATION- 3E INTENT: DIRECTIONAL WAYFINDING FOR TENANTS AND AMENITIES- VEHICULAR. LOCATION: MAJOR AND MINOR VEHICULAR INTERSECTIONS		**JOINT IDENTIFICATION** SECTION 19.04.052 MAX HEIGHT: 20' MAX SIGN FACE: 100 SF	**JOINT IDENTIFICATION - 3E** MAXIMUM HEIGHT: 12' MAXIMUM SF PER SIGN FACE: 100 SF MAXIMUM SIGN FACE AREA: 100 SF TENANT NAME MAXIMUM: 17 SF
FREESTANDING SIGNS			
FREESTANDING SIGN - A INTENT: MEDIUM FREE STANDING SIGN WITH ONE TENANT LOCATION: STAND ALONE COMMERCIAL, CONVENIENCE STORES, FUELING, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS		**FREESTANDING** SECTION 19.04.052 MAX HEIGHT: 20' OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LOWER.	**FREESTANDING SIGN - A** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 50 SF MAXIMUM SIGN FACE AREA: 100 SF
FREESTANDING SIGN - B INTENT: MEDIUM FREE STANDING SIGN WITH ONE TENANT LOCATION: STAND ALONE COMMERCIAL, CONVENIENCE STORES, FUELING, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS		**FREESTANDING** SECTION 19.04.052 MAX HEIGHT: 20' OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LOWER.	**FREESTANDING SIGN - B** MAXIMUM HEIGHT: 12' MAXIMUM SF PER SIGN FACE: 50 SF MAXIMUM SIGN FACE AREA: 100 SF

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

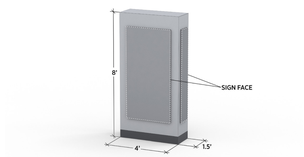
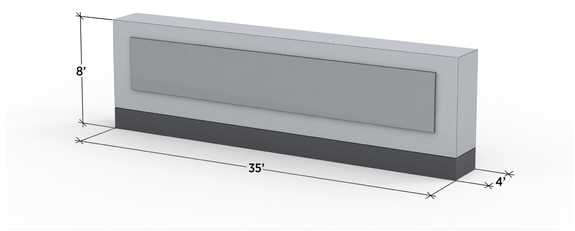
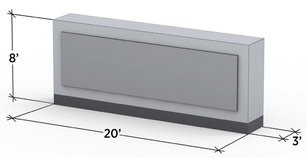
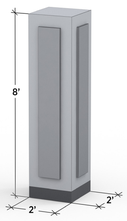
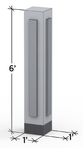
DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

SIGN TYPE	SIGN TYPE FORM	CODE CONFORMANCE (FOR TOWN REVIEW PURPOSES)	DIMENSIONS
NEIGHBORHOOD VILLAGE DIRECTIONAL			
NEIGHBORHOOD/VILLAGE DIRECTIONAL INTENT: DIRECTIONAL WAYFINDING FOR TENANTS AND AMENITIES AT THE PEDESTRIAN LEVEL. LOCATION: PEDESTRIAN INTERSECTIONS, PLAZAS, POINTS OF INTERESTS.		**NEIGHBORHOOD VILLAGE DIRECTIONAL** SECTION 19.04.052 MAX HEIGHT: 8' MAX SIGN FACE: 32 SF	**NEIGHBORHOOD VILLAGE DIRECTIONAL** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 32 SF MAXIMUM SIGN FACE AREA: 50 SF TENANT NAME MAXIMUM: 7 SF
NEIGHBORHOOD VILLAGE IDENTIFICATION			
NEIGHBORHOOD/VILLAGE IDENTIFICATION INTENT: NEIGHBORHOOD AND OR VILLAGE IDENTIFICATION LOCATION: PRIMARY ENTRANCES ALONG ARTERIAL STREETS, COLLECTOR STREETS, AND LOCAL STREETS.		**NEIGHBORHOOD VILLAGE IDENTIFICATION** SECTION 19.04.055 MAX HEIGHT 4.5' MAX SIGN FACE: 64 SF	**NEIGHBORHOOD VILLAGE IDENTIFICATION** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 64 SF MAXIMUM SIGN FACE AREA: 120 SF
SUBDIVISION IDENTIFICATION			
SUBDIVISION IDENTIFICATION - A INTENT: IDENTIFY A SPECIFIC SUBDIVISION WITHIN DAWSON TRAILS. LOCATION: AUXILIARY/ SECONDARY COMMUNITY ENTRANCES, SCHOOLS, PARKS, AMENITY SPACES		**SUBDIVISION IDENTIFICATION** SECTION 19.04.051 MAX HEIGHT: 4.5' MAX SIGN FACE: 64 SF	**SUBDIVISION IDENTIFICATION - A** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 32 SF MAXIMUM SIGN FACE AREA: 100 SF
SUBDIVISION IDENTIFICATION - B INTENT: IDENTIFY A SPECIFIC SUBDIVISION WITHIN DAWSON TRAILS. LOCATION: PRIMARY AND SECONDARY ENTRANCES TO SUBDIVISIONS, MAJOR AMENITY SPACES AND/OR LANDMARKS.		**SUBDIVISION IDENTIFICATION** SECTION 19.04.051 MAX HEIGHT: 4.5' MAX SIGN FACE: 64 SF	**SUBDIVISION IDENTIFICATION - B** MAXIMUM HEIGHT: 8' MAXIMUM SF PER SIGN FACE: 32 SF MAXIMUM SIGN FACE AREA: 100 SF
SUBDIVISION IDENTIFICATION - C INTENT: IDENTIFY AMENITIES IN A SUBDIVISION WITHIN DAWSON TRAILS. LOCATION: MAJOR AMENITY SPACES, AND/OR LANDMARKS / PARKS AND TRAILHEADS.		**SUBDIVISION IDENTIFICATION** SECTION 19.04.051 MAX HEIGHT: 4.5' MAX SIGN FACE: 64 SF	**SUBDIVISION IDENTIFICATION - C** MAXIMUM HEIGHT: 6' MAXIMUM SF PER SIGN FACE: 32 SF MAXIMUM SIGN FACE AREA: 100 SF

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

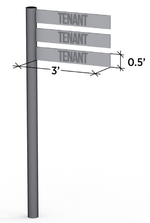
DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
32 OF 39

DAWSON TRAILS
Master Signage and Wayfinding Plan

SIGN TYPE	SIGN TYPE FORM	CODE CONFORMANCE (FOR TOWN REVIEW PURPOSES)	DIMENSIONS
PEDESTRIAN SIGNS			
PEDESTRIAN WAYFINDING INTENT: DIRECTIONAL WAYFINDING FOR AMENITIES-PEDESTRIAN. LOCATION: PEDESTRIAN INTERSECTIONS, PLAZAS, POINTS OF INTERESTS		N/A	**PEDESTRIAN WAYFINDING** MAXIMUM HEIGHT: 10' POLE MAXIMUM WIDTH: 3' SIGN BLADE TOTAL SIGN FACE AREA: 74 SF

PLANNER/LANDSCAPE ARCHITECT

NORRIS DESIGN
PEOPLE + PLACEMAKING

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

APPLICANT:

ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

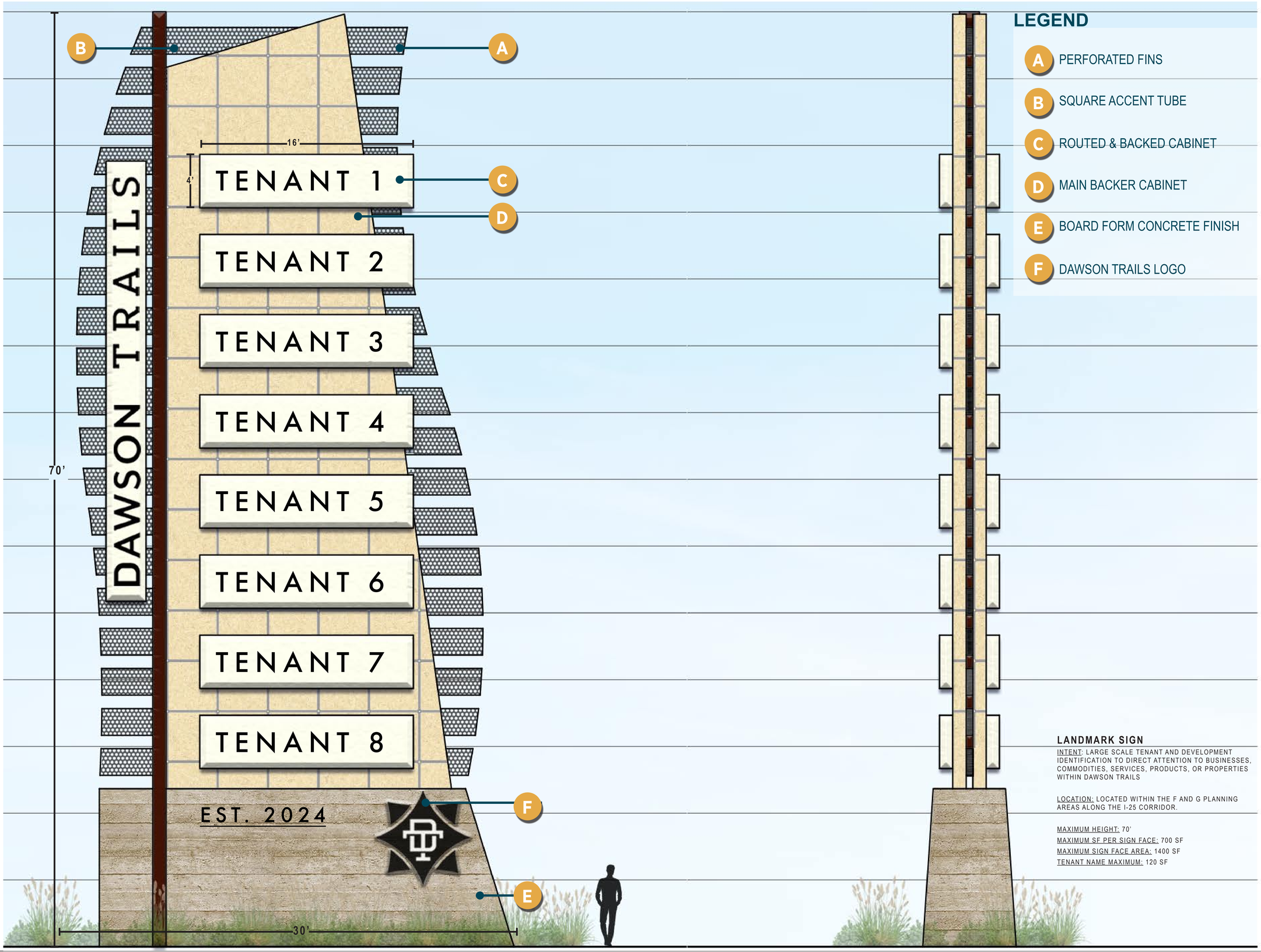
DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
33 OF 39

CHECKED BY: SC
DRAWN BY: SW



LANDMARK SIGN

INTENT: LARGE SCALE TENANT AND DEVELOPMENT IDENTIFICATION TO DIRECT ATTENTION TO BUSINESSES, COMMODITIES, SERVICES, PRODUCTS, OR PROPERTIES WITHIN DAWSON TRAILS

LOCATION: LOCATED WITHIN THE F AND G PLANNING AREAS ALONG THE I-25 CORRIDOR.

MAXIMUM HEIGHT: 70’
MAXIMUM SF PER SIGN FACE: 700 SF
MAXIMUM SIGN FACE AREA: 1400 SF
TENANT NAME MAXIMUM: 120 SF

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

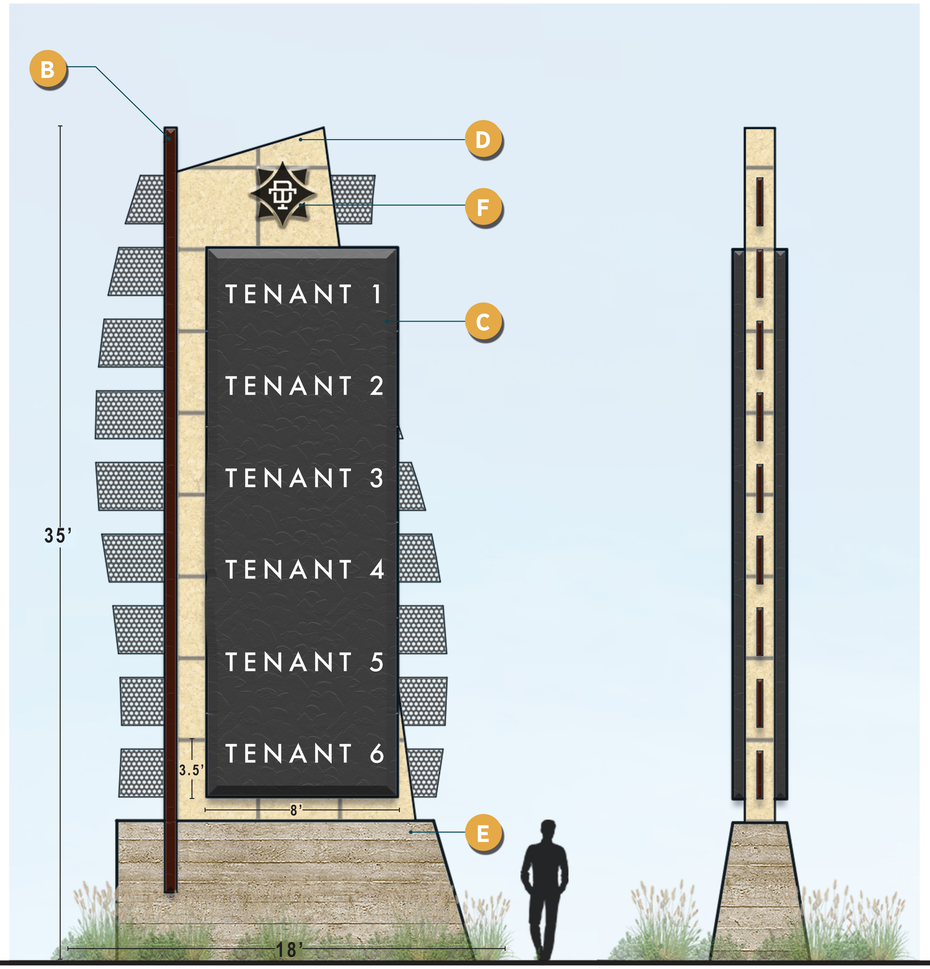
DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

LEGEND

- A PERFORATED FINS
- B SQUARE ACCENT TUBE
- C ROUTED & BACKED CABINET
- D MAIN BACKER CABINET
- E BOARD FORM CONCRETE FINISH
- F DAWSON TRAILS LOGO



JOINT IDENTIFICATION- DAWSON TRAILS CORRIDOR

INTENT: LARGE SCALE TENANT AND DEVELOPMENT IDENTIFICATION

LOCATION: ALONG ARTERIAL STREETS, COLLECTOR STREETS, AND MAJOR ACCESS POINTS.

MAXIMUM HEIGHT: 35'
MAXIMUM SF PER SIGN FACE: 375 SF
MAXIMUM SIGN FACE AREA: 750 SF
TENANT NAME MAXIMUM: 56 SF

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

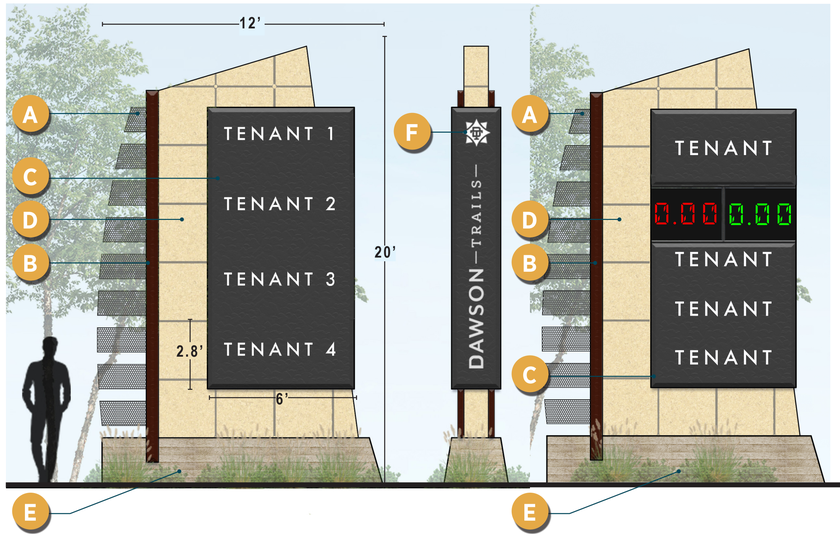
DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

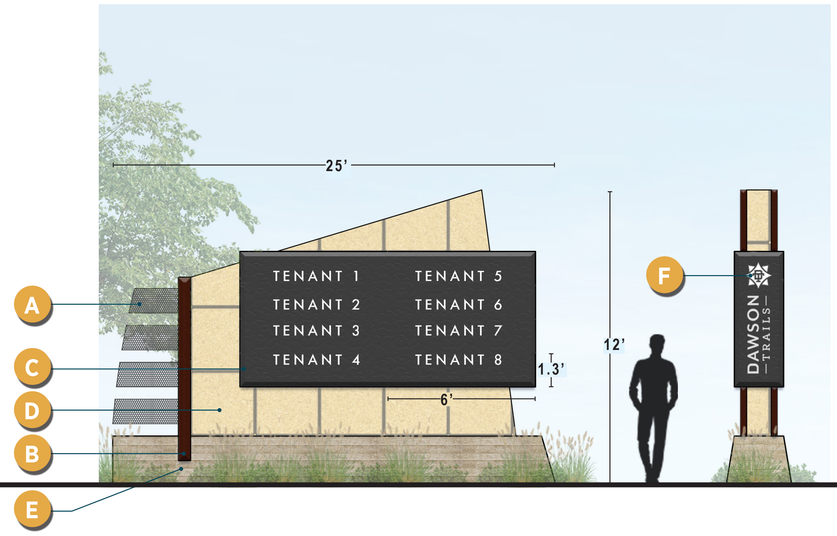


JOINT IDENTIFICATION- 1A

INTENT: MEDIUM FREESTANDING SIGN. MULTIPLE TENANT IDENTIFICATION.

LOCATION: SHOPPING CENTERS, RETAIL CENTERS, OFFICE BUILDINGS, OTHER DEVELOPMENTS THAT HOUSE A RANGE OF TENANTS

MAXIMUM HEIGHT: 20'
MAXIMUM SF PER SIGN FACE: 100 SF
MAXIMUM SIGN FACE AREA: 280 SF
TENANT NAME MAXIMUM: 34.5 SF



JOINT IDENTIFICATION- 1B

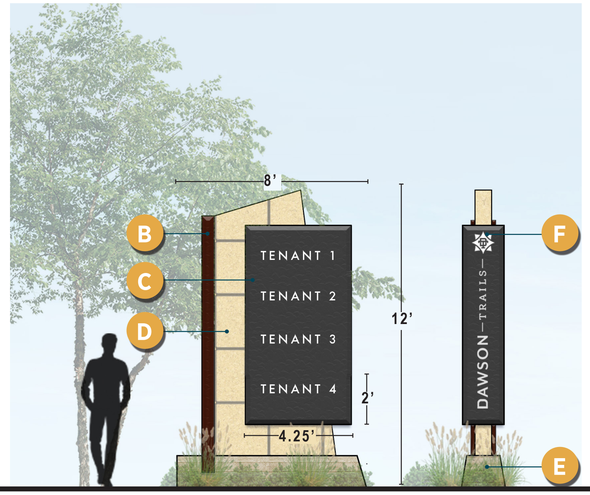
INTENT: MEDIUM FREESTANDING SIGN. MULTIPLE TENANT IDENTIFICATION.

LOCATION: SHOPPING CENTERS, RETAIL CENTERS, OFFICE BUILDINGS, OTHER DEVELOPMENTS THAT HOUSE A RANGE OF TENANTS

MAXIMUM HEIGHT: 12'
MAXIMUM SF PER SIGN FACE: 100 SF
MAXIMUM SIGN FACE AREA: 310 SF
TENANT NAME MAXIMUM: 16.5 SF

LEGEND

- A PERFORATED FINS
- B SQUARE ACCENT TUBE
- C ROUTED & BACKED CABINET
- D MAIN BACKER CABINET
- E BOARD FORM CONCRETE FINISH
- F DAWSON TRAILS LOGO

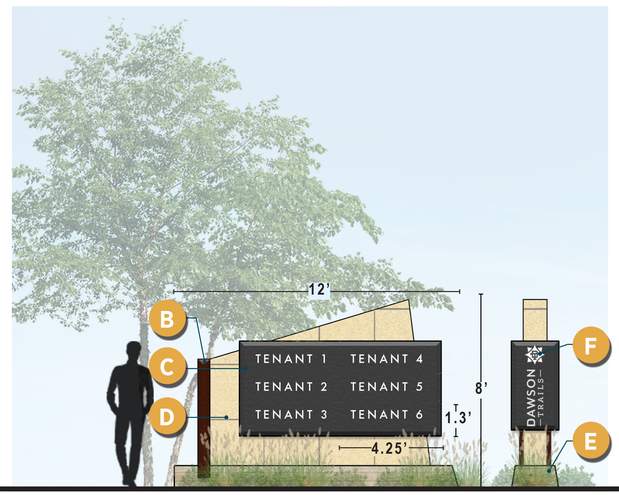


JOINT IDENTIFICATION- 2C

INTENT: MEDIUM FREESTANDING SIGN WITH MULTIPLE TENANTS IN A SINGLE BUILDING

LOCATION: STAND ALONE COMMERCIAL, GAS STATIONS, CONVENIENCE STORES, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS.

MAXIMUM HEIGHT: 12'
MAXIMUM SF PER SIGN FACE: 100 SF
MAXIMUM SIGN FACE AREA: 200 SF
TENANT NAME MAXIMUM: 16 SF



JOINT IDENTIFICATION- 2D

INTENT: MEDIUM FREESTANDING SIGN WITH MULTIPLE TENANTS IN A SINGLE BUILDING

LOCATION: STAND ALONE COMMERCIAL, GAS STATIONS, CONVENIENCE STORES, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS.

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 100 SF
MAXIMUM SIGN FACE AREA: 120 SF
TENANT NAME MAXIMUM: 12 SF

NOTE: FINAL MATERIALS TO BE DETERMINED WITH SIGN PERMIT SUBMITTAL.

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

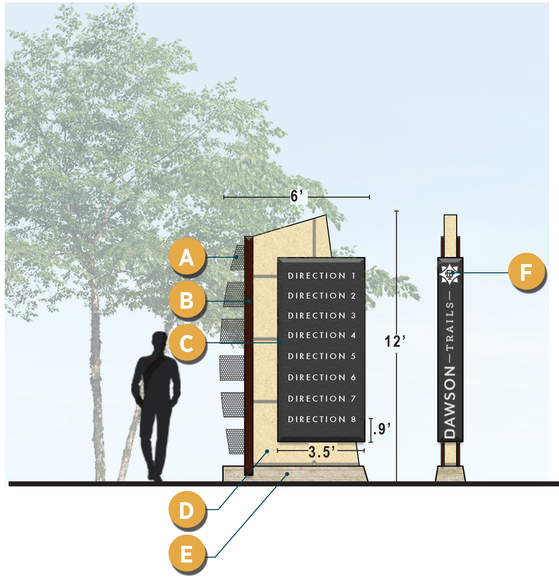
DAWSON — TRAILS —

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan



JOINT IDENTIFICATION- 3E

INTENT: DIRECTIONAL WAYFINDING FOR TENANTS AND AMENITIES- VEHICULAR.

LOCATION: MAJOR AND MINOR VEHICULAR INTERSECTIONS AND INTERNAL CIRCULATION DECISION POINTS.

MAXIMUM HEIGHT: 12'
MAXIMUM SF PER SIGN FACE: 100 SF
MAXIMUM SIGN FACE AREA: 100 SF
TENANT NAME MAXIMUM: 17 SF

FREESTANDING SIGN- A

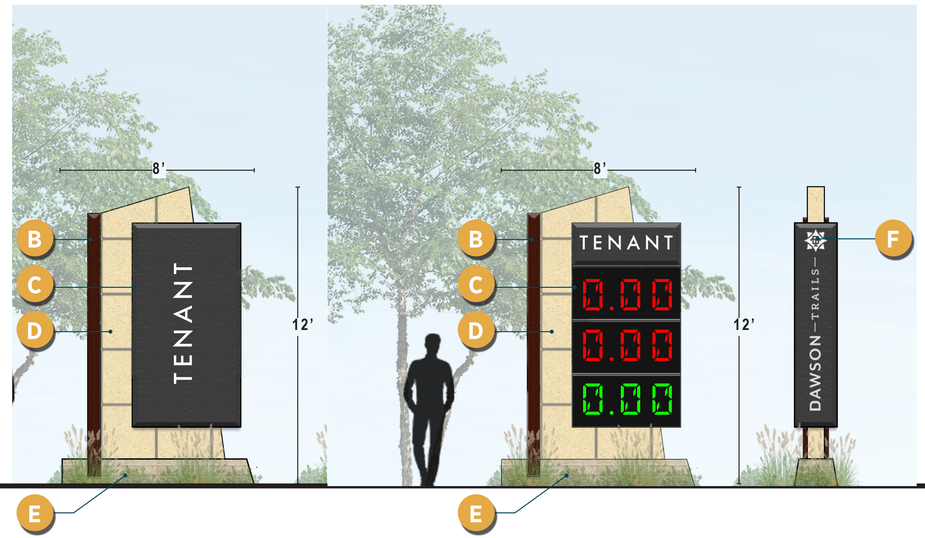
INTENT: MEDIUM FREE STANDING SIGN WITH ONE TENANT

LOCATION: STAND ALONE COMMERCIAL, GAS STATIONS, CONVENIENCE STORES, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 50 SF
MAXIMUM SIGN FACE AREA: 100 SF

LEGEND

- A PERFORATED FINS
- B SQUARE ACCENT TUBE
- C ROUTED & BACKED CABINET
- D MAIN BACKER CABINET
- E BOARD FORM CONCRETE FINISH
- F DAWSON TRAILS LOGO



FREESTANDING SIGN- B

INTENT: MEDIUM FREE STANDING SIGN WITH ONE TENANT

LOCATION: STAND ALONE COMMERCIAL, GAS STATIONS, CONVENIENCE STORES, OR DEVELOPMENTS WITH INDIVIDUAL TENANTS

MAXIMUM HEIGHT: 12'
MAXIMUM SF PER SIGN FACE: 50 SF
MAXIMUM SIGN FACE AREA: 100 SF

NOTE: FINAL MATERIALS TO BE DETERMINED WITH SIGN PERMIT SUBMITTAL.

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON — TRAILS —

DAWSON TRAILS
Master Signage and Wayfinding Plan

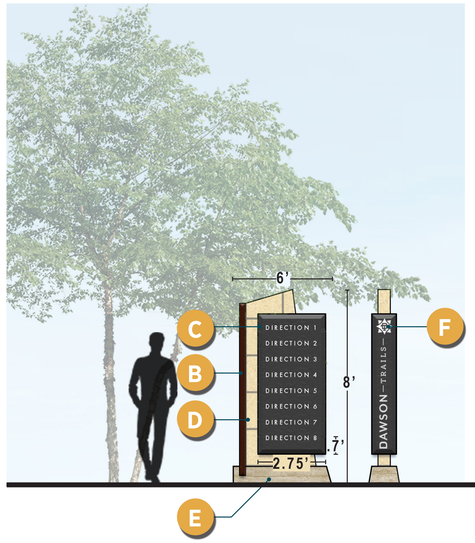
DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

SHEET
37 OF 39

CHECKED BY: SC
DRAWN BY: SW

DAWSON TRAILS
Master Signage and Wayfinding Plan



NEIGHBORHOOD/VILLAGE DIRECTIONAL

INTENT: DIRECTIONAL WAYFINDING FOR TENANTS AND AMENITIES- PEDESTRIAN

LOCATION: PEDESTRIAN INTERSECTIONS, PLAZAS, POINTS OF INTERESTS.

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 32 SF
MAXIMUM SIGN FACE AREA: 50 SF

LEGEND

- A PERFORATED FINS
- B SQUARE ACCENT TUBE
- C ROUTED & BACKED CABINET
- D MAIN BACKER CABINET
- E BOARD FORM CONCRETE FINISH
- F DAWSON TRAILS LOGO



NEIGHBORHOOD/VILLAGE IDENTIFICATION

INTENT: NEIGHBORHOOD AND OR VILLAGE IDENTIFICATION

LOCATION: PRIMARY ENTRANCES ALONG ARTERIAL STREETS, COLLECTOR STREETS, AND LOCAL STREETS.

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 64 SF
MAXIMUM SIGN FACE AREA: 120 SF

NOTE: FINAL MATERIALS TO BE DETERMINED WITH SIGN PERMIT SUBMITTAL.

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS

DAWSON TRAILS
Master Signage and Wayfinding Plan

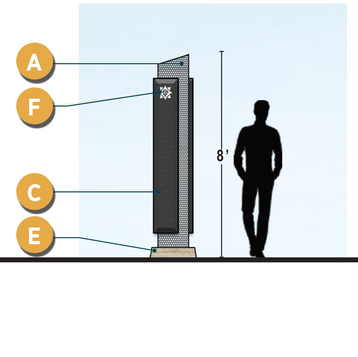


SUBDIVISION IDENTIFICATION- A

INTENT: IDENTIFY A SPECIFIC SUBDIVISION WITHIN DAWSON TRAILS.

LOCATION: AUXILIARY/ SECONDARY COMMUNITY ENTRANCES, SCHOOLS, PARKS, AMENITY SPACES

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 32 SF
MAXIMUM SIGN FACE AREA: 100 SF



SUBDIVISION IDENTIFICATION- B

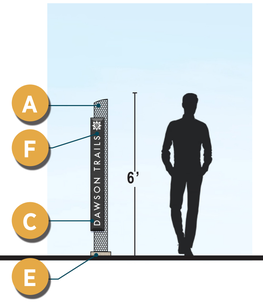
INTENT: IDENTIFY A SPECIFIC SUBDIVISION WITHIN DAWSON TRAILS.

LOCATION: PRIMARY AND SECONDARY ENTRANCES TO SUBDIVISIONS, MAJOR AMENITY SPACES AND/OR LANDMARKS.

MAXIMUM HEIGHT: 8'
MAXIMUM SF PER SIGN FACE: 32 SF
MAXIMUM SIGN FACE AREA: 100 SF

LEGEND

- A PERFORATED FINS
- B SQUARE ACCENT TUBE
- C ROUTED & BACKED CABINET
- D MAIN BACKER CABINET
- E BOARD FORM CONCRETE FINISH
- F DAWSON TRAILS LOGO
- G METAL POLE
- H SIGN BLADES

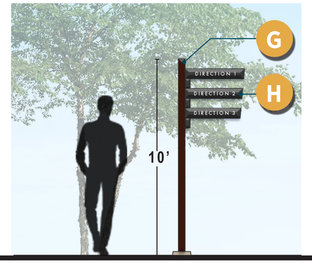


SUBDIVISION IDENTIFICATION- C

INTENT: IDENTIFY A SPECIFIC SUBDIVISION WITHIN DAWSON TRAILS.

LOCATION: MAJOR AMENITY SPACES, AND/OR LANDMARKS / PARKS AND TRAILHEADS.

MAXIMUM HEIGHT: 6'
MAXIMUM SF PER SIGN FACE: 32 SF
MAXIMUM SIGN FACE AREA: 100 SF



PEDESTRIAN WAYFINDING

INTENT: PEDESTRIAN ORIENTED WAYFINDING AND DIRECTION FOR AMENITIES AND TRAILS.

LOCATION: PARKS, TRAIL HEADS.

MAXIMUM HEIGHT: 10'
MAXIMUM SF PER BLADE: 6 SF PER BLADE, 3 SF PER SIDE
MAXIMUM SIGN FACE AREA: 60 SF

NOTE: FINAL MATERIALS TO BE DETERMINED WITH SIGN PERMIT SUBMITTAL.

CHECKED BY: SC
DRAWN BY: SW

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

APPLICANT:
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

DAWSON TRAILS

DAWSON TRAILS
Master Signage and Wayfinding Plan

DATE:
Signage Master Plan
05/05/2026
SUBMITTAL 02-
09/21/2026

SHEET TITLE:
SIGN DESIGN STANDARDS