EXISTING: DAWSON TRAILS PLANNED DEVELOPMENT
(TOWN OF CASTLE ROCK)

EXISTING 250' BUFFER
(DAWSON TRAILS PD)

Project Boundary

+/- 75'-0"

+/- 30'-0"

EXISTING 25'
WILDLIFE BUFFER

+/- 330'-0"

ZONING: RESIDENTIAL - KEENE RANCH PLANNED DEVELOPMENT
(DOUGLAS COUNTY)

Detention Basin

80's

Park B
(1.95 ac)

Preserved
Open Space

Moderate Skyline
(No Structure over 25' in height)

Exercise Incline
Timber Stairs

Amenity Area
(1.44 ac)

Park A
(2.69 ac)

50's

60's

70's

Park A
(1.67 ac)

Potential
Commercial
(2.7 ac)

Dawson Trails Blvd.

Interstate I-25 Frontage Rd.

Interstate 25

+/- 400'-0"

+/- 65'-0"

Potential
Commercial
(3.7 ac)

EXISTING ZONING: AGRICULTURAL
(DOUGLAS COUNTY)

EXISTING ZONING: RESIDENTIAL
DAWSON TRAILS PROPERTY TRUST
(DOUGLAS COUNTY)

NOT TO SCALE

DISCLAIMER: COMMUNITY MAPS, ILLUSTRATIONS, LOTTING PLANS, TRACTS, LANDSCAPING, AND/OR AMENITIES DEPICTED ON THIS SITE REFLECT AN OVERALL CONCEPTUAL VISION FOR THE COMMUNITY, BUT FINAL PLANS MAY VARY. ANY PHOTOGRAPHS, ILLUSTRATION, OR RENDERINGS REFLECT THE ARTIST'S VISION AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE MATERIALS ARE NOT FINAL TECHNICAL OR LEGAL DOCUMENTS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. MAPS NOT TO SCALE.

Land Use Data		
50' x 110'	212	DU
60' x 115'	126	DU
70' x 125'	118	DU
80' x 125'	41	DU
Total Dwelling units	**497**	**DU**
Site Area	**298.5**	**AC**
Dwelling units an acre	**1.66**	**DU/ AC**

Binford Ranch Castle Rock, CO

Site Plan Illustrative

October , 2026

pcs group

ZONING: DAWSON TRAILS PLANNED DEVELOPMENT
(TOWN OF CASTLE ROCK)

EXISTING 250' BUFFER
(DAWSON TRAILS PD)

Project Boundary

EXISTING 25'
WILDLIFE BUFFER

80's

OSP-1
(124.4 AC)

OSP-2
(6.1 AC)

OSP-1
(124.4 AC)

Park B
(1.95 ac)

Preserved
Open Space

TIMBER STAIRS

OSP-1
(124.4 AC)

Amenity Area
(1.44 ac)

70's

60's

Park A
(2.69 ac)

50's

Park A
(1.67 ac)

OSP-1
(124.4 AC)

Potential
Commercial
(2.7 ac)

OSP-3
(20.6 AC)

Potential
Commercial
(3.7 ac)

Dawson Trails Blvd.

Interstate I-25 Frontage Rd.

Interstate 25

Interstate I-25 Frontage Rd.

ZONING: KEENE RANCH PLANNED DEVELOPMENT
(DOUGLAS COUNTY)

ZONING: AGRICULTURAL
(DOUGLAS COUNTY)

Project Boundary

ZONING: RESIDENTIAL
DAWSON TRAILS PROPERTY TRUST
(DOUGLAS COUNTY)

NOT TO SCALE

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Legend

- Concrete walk
- 4' wide Natural Surface Trail
- Neighborhood park
- Open Space
- Potential Commercial

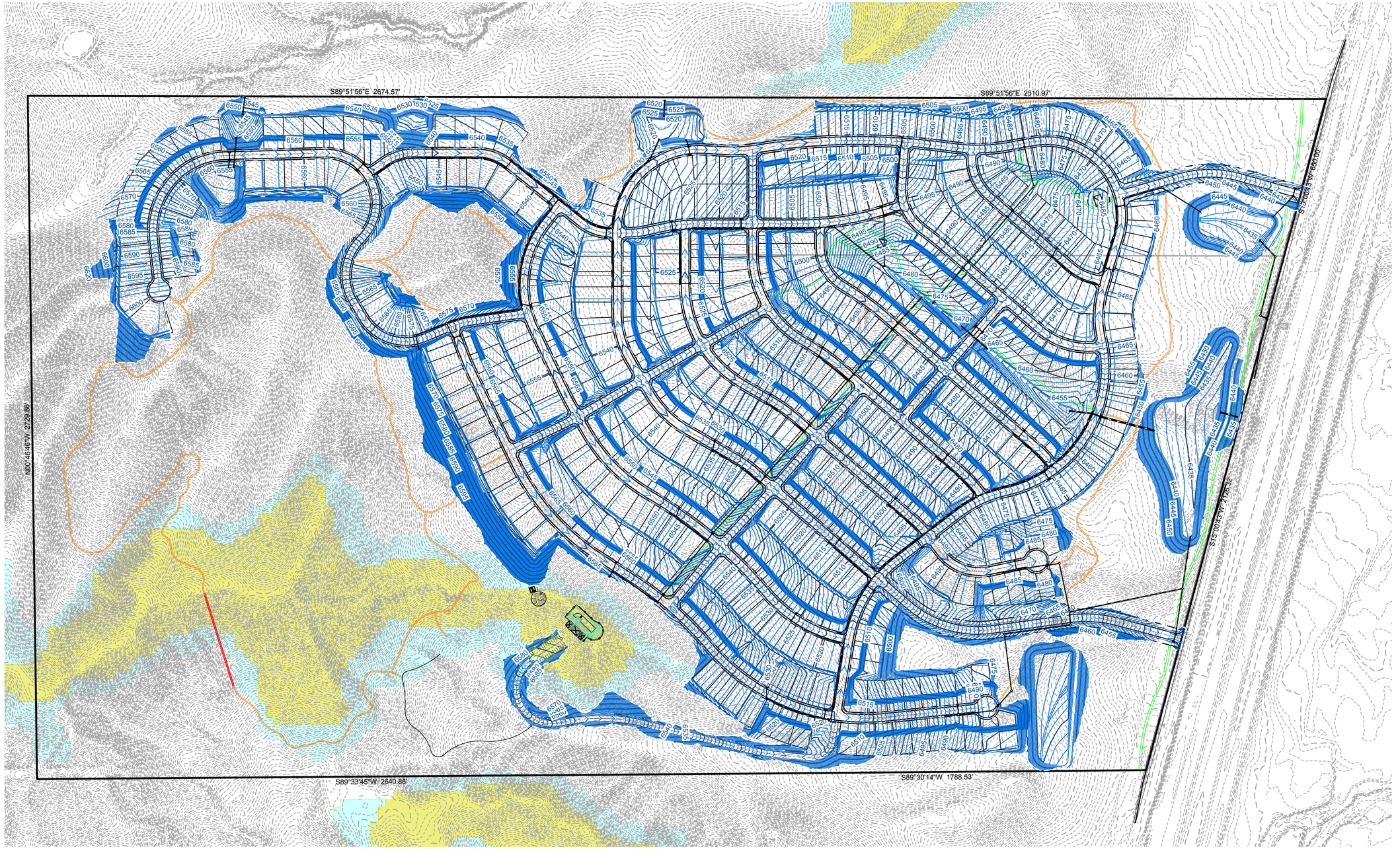
Open Space/ PLD Dedication		
	Required	Provided
Neighborhood Park (0.006 AC/ DU)	2.982	6.31
Community Park (0.018 AC/DU)	8.946	0
Open Space (20%)	59.7	151.1
Amenity Area	0	1.44
Total	**71.628**	**158.85**

Binford Ranch Castle Rock, CO

Open Space Exhibit

October , 2026

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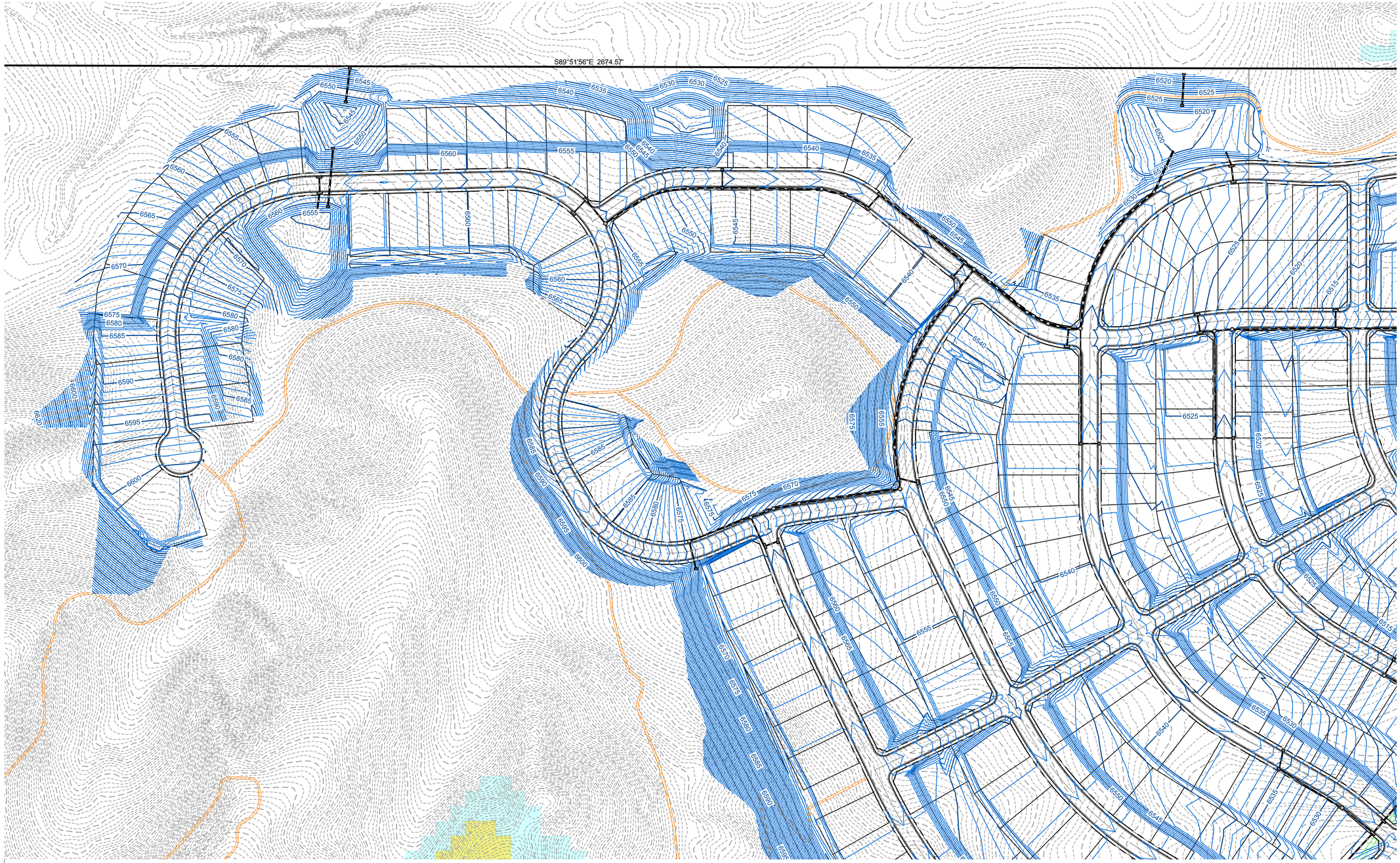


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PRELIMINARY GRADING EXHIBIT

COVER ENGINEERING

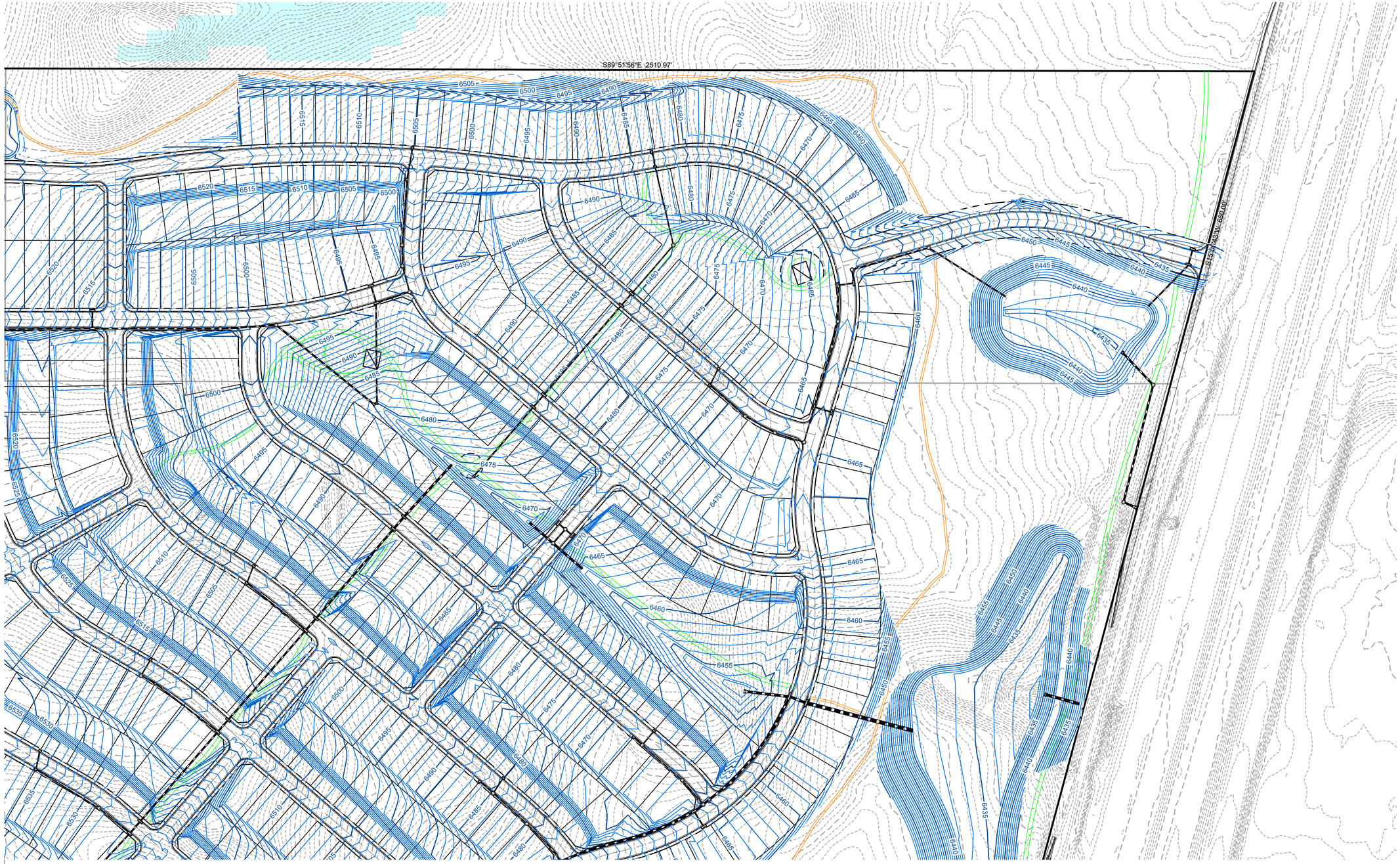
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PRELIMINARY GRADING EXHIBIT

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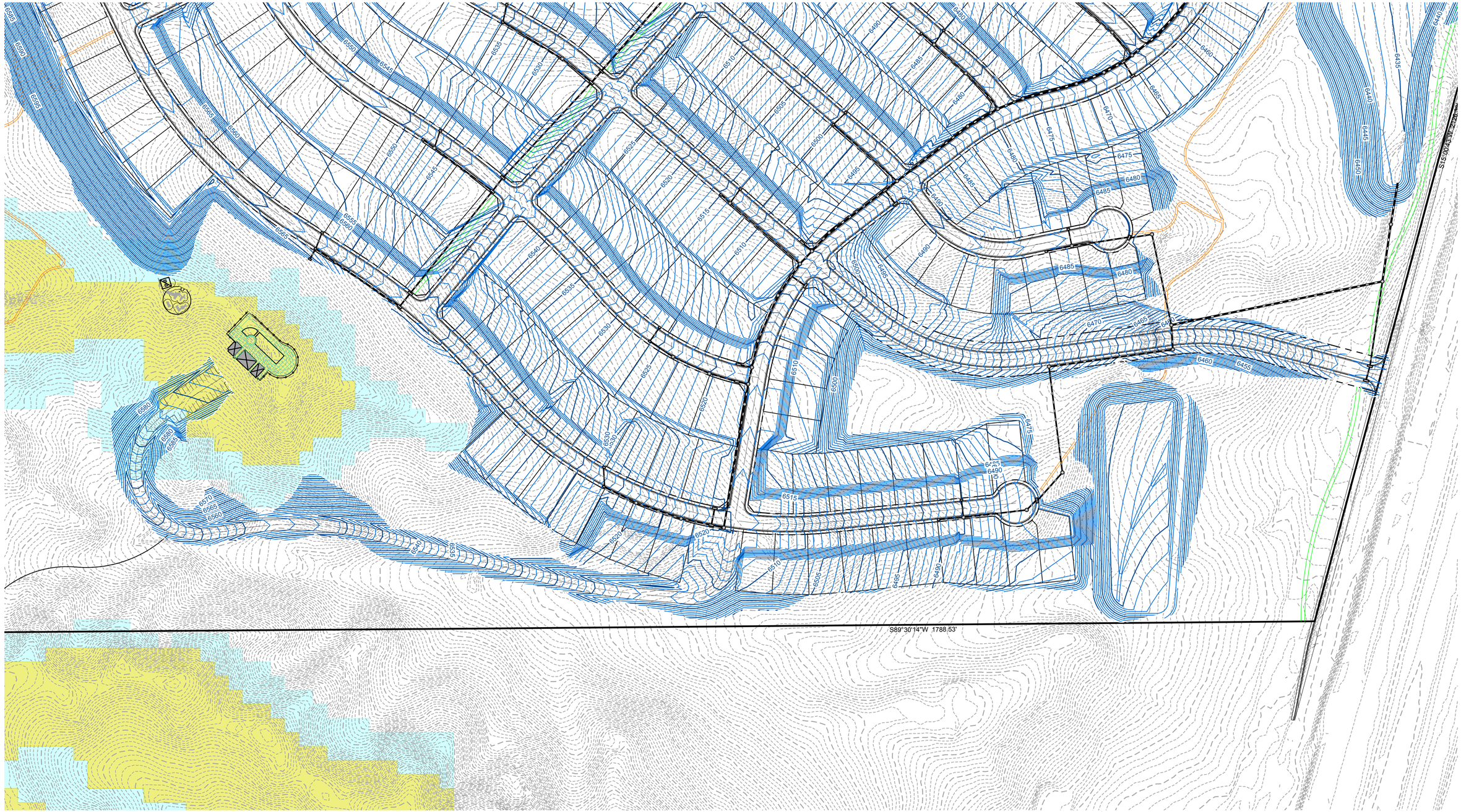


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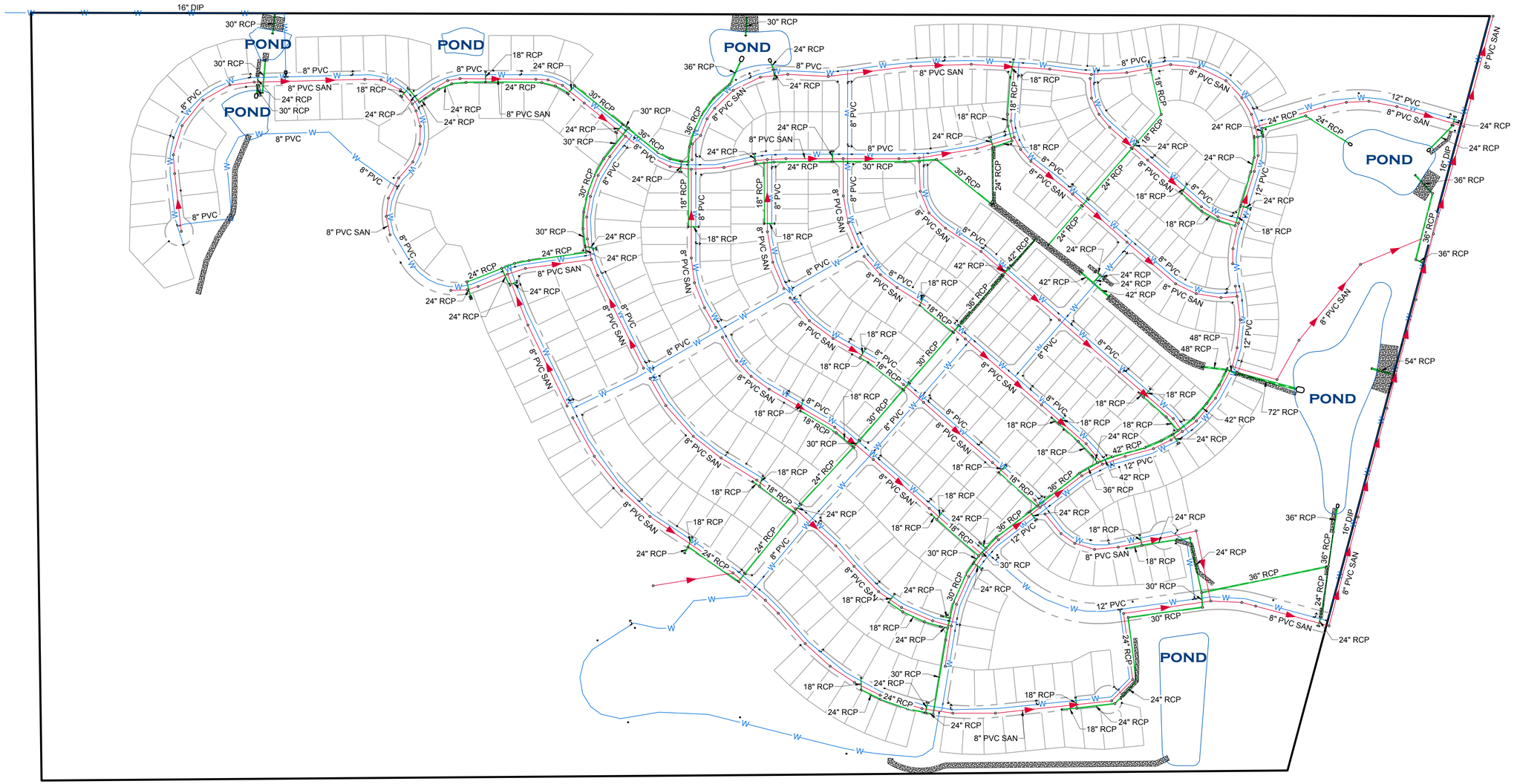
1 inch = 100 ft.

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1 inch = 200 ft.

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PRELIMINARY UTILITIES EXHIBIT

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