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SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 229 SINGLE-FAMILY LOTS, PARKS, OPEN SPACE, LANDSCAPING AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF 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____.

ANDREW R. KLEIN, AUTHORIZED SIGNATORY FOR ACM DAWSON TRAILS VIII JV LLC

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF

FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

FIRST AMERICAN TITLE INSURANCE 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

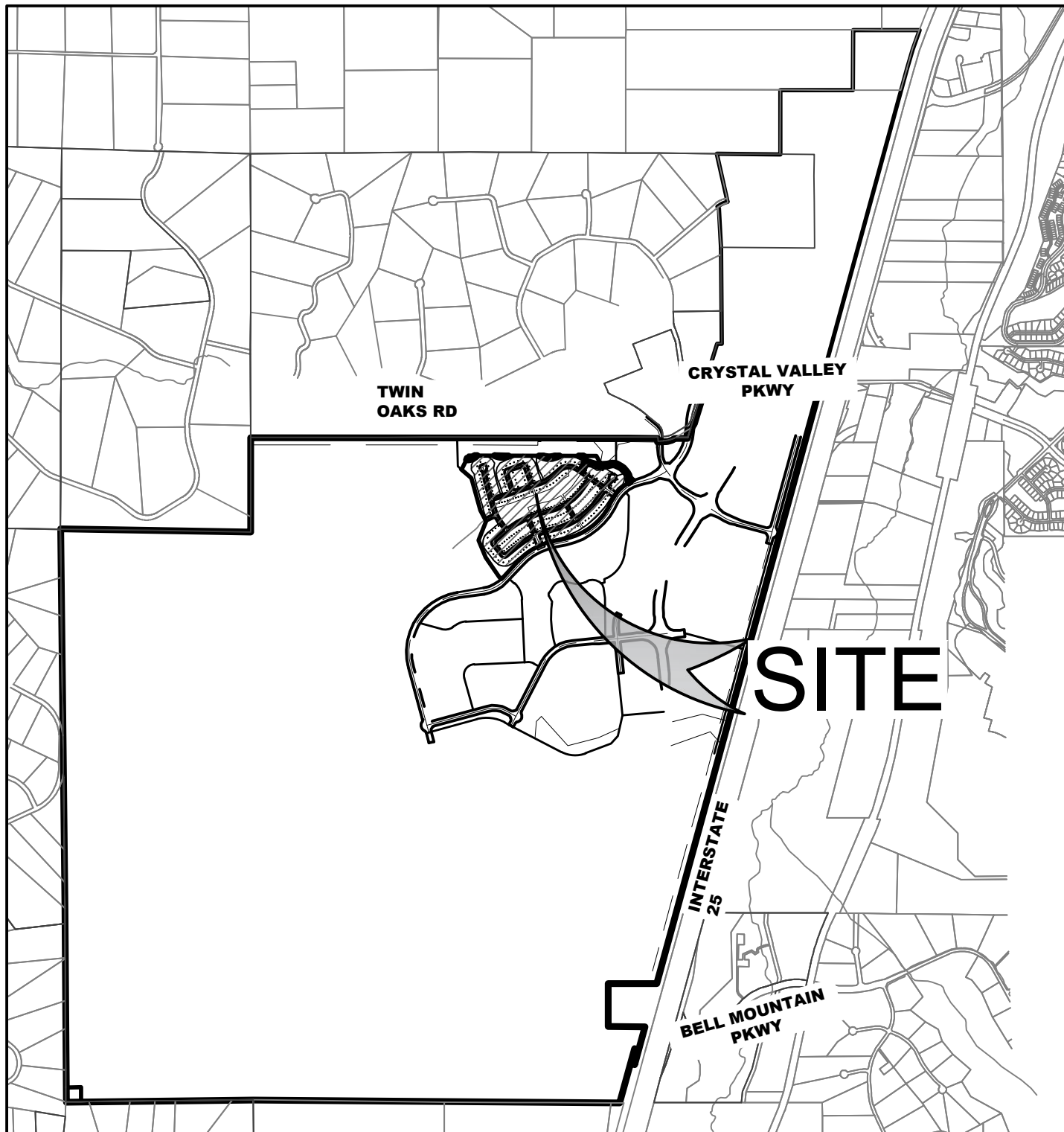
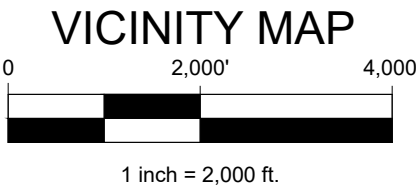
MY COMMISSION EXPIRES: _____

ZONING COMPARISON AND DEVELOPMENT STANDARDS			
ZONING	DAWSON TRAILS PLANNED DEVELOPMENT PLAN		
USE AREA	PD ZONING ALLOWANCE	PLANNING AREA B-1	
		PROPOSED	
USES		SFD	SFD
MIN. FRONT YARD SETBACK	15'-0"	15'-0"	15'-0"
MIN. GARAGE SETBACK	20'-0"	20'-0"	20'-0"
MIN. REAR YARD SETBACK	20'-0"	20'-0"	20'-0"
MIN. SIDE YARD SETBACK	5'-0"	5'-0"	5'-0"
MIN. SIDE TO STREET SETBACK	15'-0"	15'-0"	15'-0"
MIN. FRONT SETBACK TO GARAGE SIDE	20'-0"	20'-0"	20'-0"
MAX. BUILDING HEIGHT	35'-0"	35'-0"	35'-0"
MAX. BUILDABLE SLOPE	3:1	3:1	3:1
MIN PARKING SPACE	2 PER DWELLING UNIT	2 PER DWELLING UNIT	2 PER DWELLING UNIT
NUMBER OF LOTS	484	229	229
NUMBER OF DWELLING UNITS	484	229	229
MINIMUM LOT WIDTH	NONE	40'-0"	40'-0"
MINIMUM LOT SIZE IN TRANSITION ZONE	6,800 SF	7,758 SF	7,758 SF
OVERALL DENSITY (ACREAGE)	NOT APPLICABLE	3.28 DU / AC (69.7 AC)	3.28 DU / AC (69.7 AC)
MINIMUM BUILDING SEPARATION	NONE	10'-0"	10'-0"

*NOTES:

1. PER ORDINANCE 2023-007 SECTION 13, 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.

SITE UTILIZATION		
	SF / ACREAGE	
TOTAL LOT AREA	1,393,511 / 31.99	67.1%
ROW COVERAGE	395,336 / 9.08	16.2%
OSP / TRACTS	649,751 / 14.92	26.6%
TOTAL	2,438,598 / 55.98	100.0%



DEVELOPER / OWNER

ACM DAWSON TRAILS VIII JV LLC
4100 E MISSISSIPPI AVE, STE 500
GLENDALE, CO 80246
CONTACT: LAWRENCE P. JACOBSON
PHONE: 303-984-9800

ENGINEER

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
CONTACT: JEFF KILLINGSWORTH, P.E.
PHONE: 303-730-5983

MORTGAGEE

FIRSTBANK, A COLORADO STATE
BANKING CORPORATION
12345 W. COLFAX AVENUE,
LAKEWOOD, CO 80215

LAND SURVEYOR

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
CONTACT: JEFFERY ANTON
EMAIL: J.ANTON@LIVEYOURCORE.COM

LANDSCAPE

NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
CONTACT: STACEY WEAKS
SWEAKS@NORRIS-DESIGN.COM

MORTGAGEE

SWQ LLC, A COLORADO LIMITED
LIABILITY COMPANY
P.O.BOX 1049 KINGLAND, TX 78639

TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP	MAINTENANCE
TRACT A	56,929	1.307	OSP, DRAIN, UTIL	METRO	METRO
TRACT B	44,533	1.022	OSP, DRAIN, UTIL	METRO	METRO
TRACT C	56,866	1.305	OSP, DRAIN, UTIL	METRO	METRO
TRACT D	91,984	2.112	OSP, DRAIN, UTIL	METRO	METRO
TRACT E	52,193	1.198	OSP, DRAIN, UTIL	METRO	METRO
TRACT F	98,975	2.272	OSP, DRAIN, UTIL	METRO	METRO
TRACT G	248,271	5.700	OSP, DRAIN, UTIL	METRO	METRO
TRACT R (DAWSON TRAILS FILING 2)	599,093	13.753	TO BE DEVELOPED BY OTHERS		

NOTE:

1. SHOULD THE METRO DISTRICT DISSOLVE, HOA SHALL ASSUME ALL METRO DISTRICT RESPONSIBILITIES.

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 9TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023006861 AND ACCORDINGLY 236.66 SFE'S ARE DEBITED FROM THE WATER BANK. 6.66 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 229 SFE'S BEING DEDICATED FOR DOMESTIC WATER USE.

CIVIL ENGINEER'S STATEMENT

I, JEFF KILLINGSWORTH, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JEFF KILLINGSWORTH PE #41217

DATE _____

SURVEYOR'S STATEMENT

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

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO PLS. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

DATE _____

PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____

DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____

DATE _____

TOWN COUNCIL APPROVAL

THIS SITE 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 _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _MAY 6, 2021_ AT RECEPTION NO. _2021059176_, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

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: _____

BASIS OF BEARINGS

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°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

Know what's below.
Call before you dig.
811

#	REVISION DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	JK
4	SDP04 SUBMITTAL	08/23/24	JK
5	SDP05 SUBMITTAL	08/20/24	JK
6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

COVER

NOT FOR
CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224

SHEET
1 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

LEGAL DESCRIPTION

DAWSON TRAILS SUBDIVISION, FILING NO. 2, TRACT Q, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

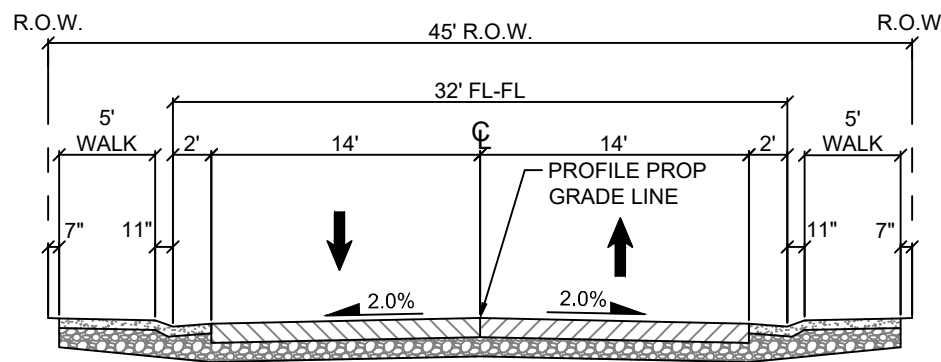
SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INTENDED TO MEET STREETSCAPE REQUIREMENTS AND IS INSTALLED OUTSIDE OF RIGHTS-OF-WAYS ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER, THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, OR THE METRO DISTRICT, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL UPON WRITTEN NOTICE BY THE TOWN. THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE AS PER FEMA FIRM PANEL NO. 08035C0284G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE AE.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON **THE COVER** OF THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK AND PUBLIC UTILITIES WITH THE PLAT.
- THIS SITE IS ZONED DAWSON TRAILS PLANNED DEVELOPMENT PLAN APPROVED SEPTEMBER 6, 2022, RECORDED FEBRUARY 8, 2023, RECEPTION #2023005659
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS SITE DEVELOPMENT PLAN **IS NOT** 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 PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE AND THE DAWSON TRAILS PLANNED DEVELOPMENT ZONING REGULATIONS.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USED OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
- MIGRATORY BIRD SURVEY IS REQUIRED BEFORE ANY GRADING CAN OCCUR BETWEEN MID FEBRUARY TO THE END OF AUGUST.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 6TH DAY OF SEPTEMBER, 2022 AT RECEPTION NO. 2023005661.

GENERAL NOTES:

- PER THE DAWSON TRAILS PDP, LOTS 13-17, LOTS 30-37, AND LOTS 44-51, BLOCK 1 ARE SUBJECT TO THE TRANSITION ZONE STANDARDS AS IDENTIFIED IN SECTION 6.10 OF THE PDP.
- ANY FILL ON OSD/PLD WILL NEED TO BE COMPACTED IN MAX 8" LIFTS, A MINIMUM OF 95%+ DENSITY AND INSPECTION. COMPACTION TEST RESULTS WILL NEED TO BE SUPPLIED TO THE TOWN. FOLLOWING GRADING, AS-BUILT SURVEYS FOR OSD AND PLD WILL NEED TO BE PROVIDED TO TOWN.
- 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 FINAL PLAT.

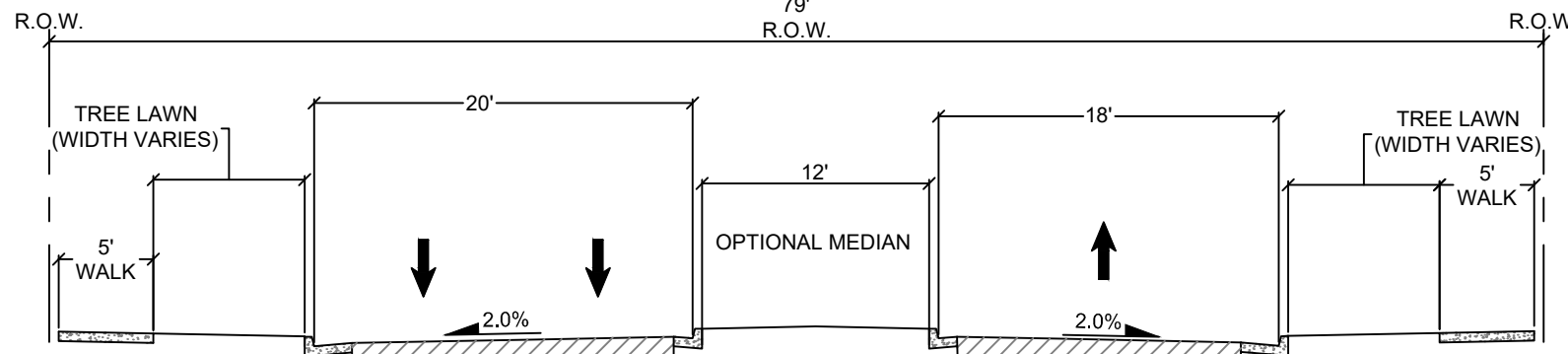
PARCEL B1 - ROAD SECTIONS



TOCR LOCAL RESIDENTIAL

45' ROW

1" = 10'



TOCR ENTRY STREET

79' ROW

1" = 10'

TRANSITION ZONE AFFECTED LOTS

LOT NUMBER	LOT AREA WITHIN TRANSITION ZONE (SQUARE FEET)
13	1,148.43
14	8,267.54
15	12,154.45
16	11,730.14
17	7,305.02
30	1,785.20
31	6,552.08
32	6,458.12
33	7,195.51
34	7,155.14
35	8,811.36
36	10,540.92
37	5,299.84
44	1,710.82
45	6,030.77
46	8,247.78
47	8,505.83
48	8,993.83
49	8,722.67
50	7,303.81
51	1,361.31

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
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6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

NOTES

NOT FOR
CONSTRUCTION

DESIGNED BY: JK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224

SHEET
2 OF 37

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,

RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

PD Zoning Summary					
Charater Area	Planning Area	Total Acreage	Max Approved Units	Max Transfer Out	Max Transfer In
West	A	236.5	471	20%	0%
	B-1	124.4	484	20%	0%
	B-2	58.9	228	20%	0%
Central	C-1	151.7	481	20%	15%
	C-2	183.1	908	20%	20%
	D	207.8	1,938	20%	20%
East	E-1	6.5	N/A	N/A	N/A
	E-2	62.0	400	20%	20%
	F-1	39.7	940 (Total allowed in all of PA-F)	20%	20%
	F-2	34.7			
	F-3	81.9			
	G-1	62.6	N/A	N/A	N/A
	G-2	4.3	N/A	N/A	N/A
TOTAL	TOTAL	1,254.1	5,850		

[illegible]

PLD-1 TRACKING SUMMARY				
PLANNING AREA	APPROVED PDP ACREAGE	DEDICATED BY	DEDICATED ACREAGE	REMAINING PORTIONS TO BE DEDICATED
PL-1.01	4.5		0	4.5
PL-1.02	8.0	Filing 2 Plat, Tract L	8.000	0
PL-1.03	12.0		0	12.0
PL-1.04	12.2	Filing 2 Plat, Tract J	12.200	0
PL-1.05	13.0	Filing 2 Plat, Tract M	13.000	0
PL-1.06	7.5	Filing 2 Plat, Tracts S & T	8.367	0
PL-1.07	44.1	Development Agreement Deed & Filing 1 Plat, Tract F	44.104	0
PL-1.08	5.0	Filing 1 Plat, Tract M	5.000	0
PL-1.09	12.0		0	12
PL-1.10	109.3	Development Agreement Deed	74.508	34.792
TOTAL	227.6		165.2	63.3

REQUIRED OSP TRACKING SUMMARY				
PLANNING AREA	APPROVED PDP ACREAGE	DEDICATED BY	DEDICATED ACREAGE	REMAINING PORTIONS TO BE DEDICATED
OSP-1	9.2			9.2
OSP-2	7.3	Filing 2 Plat, Tract G	4.1	3.2
OSP-3	16.1	Filing 2 Plat, Tract G	16.1	0
OSP-4	3.9			3.9
OSP-5	4.5	Filing 1 Plat, Tract K	4.5	0
OSP-6	11.7	Filing 1 Plat, Tract A	11.794	0
OSP-7	16.8	Filing 2 Plat, Tract C	8.883	0
OSP-8	4			4
TOTAL	73.5		45.4	20.3

PLD-2 TRACKING SUMMARY				
PLANNING AREA	APPROVED PDP ACREAGE	DEDICATED BY	DEDICATED ACREAGE	REMAINING PORTIONS TO BE DEDICATED
PL-2.01	382.9	Filing 2 Plat, Tract R	13.753	369.147
PL-2.02	31.2	Filing 2 Plat, Tract N	31.2	0.000
PL-2.03	0.0			0.900
PL-2.04	6.5	Filing 1 Plat, Tract C & Separate Document (CVI)	9.302	0.000
PL-2.05	8.4	Filing 1 Plat, Tract B	8.789	0.000
PL-2.06	4.4	Filing 1 Plat, Tract B & Separate Document (CVI)	7.049	0.000
PL-2.07	27.0			
PL-2.08	0.9			
TOTAL	461.3		70.1	370.047

ADDITIONAL OSP DEDICATED BY THIS SDP		
SDP/ PROJECT NO.	TRACT	ACREAGE
B-1 / PL23-0023	Tract A	1.307
B-1 / PL23-0023	Tract B	1.022
B-1 / PL23-0023	Tract C	1.305
B-1 / PL23-0023	Tract D	2.112
B-1 / PL23-0023	Tract E	1.198
B-1 / PL23-0023	Tract F	2.272
B-1 / PL23-0023	Tract G	5.700
TOTAL		14.916

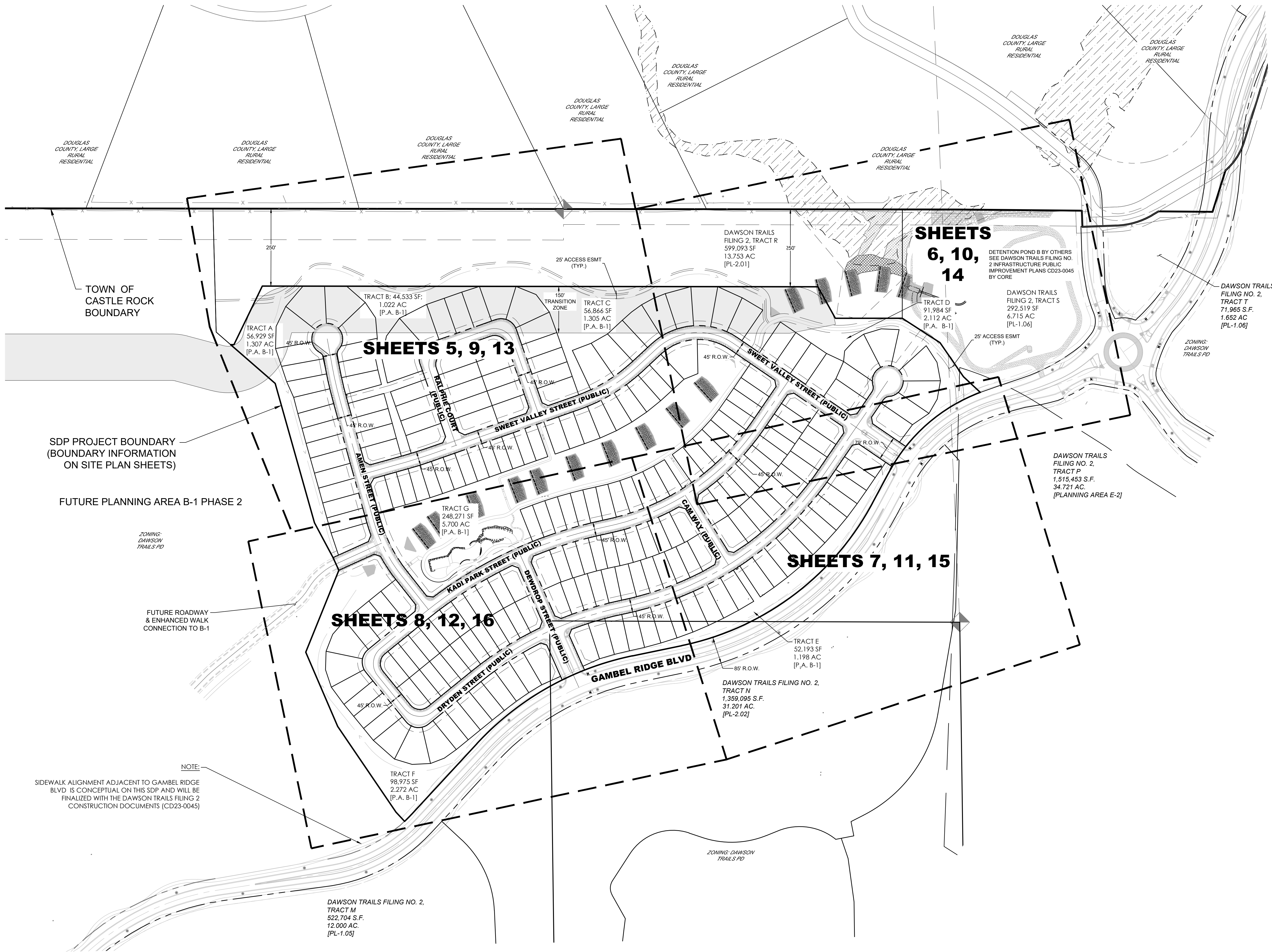
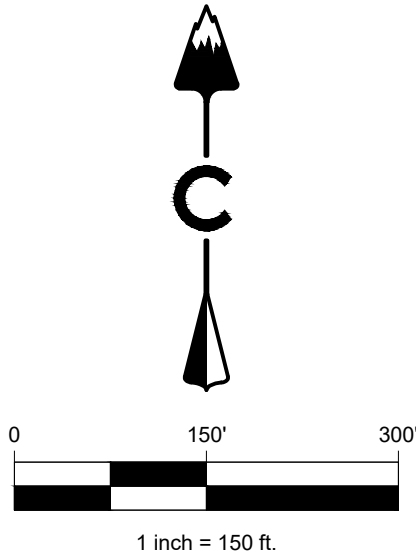
OVERALL ADDITIONAL DEDICATED OSP		
SDP / PROJECT NO.	DEDICATED ACREAGE	REMAINDER TO BE DEDICATED
B-1 / PL23-0023	14.916	200.08
TOTAL REQUIRED	215.0	

NOTE: ALL APPROVED PDP ACREAGES SHOWN ARE BASED ON THE DAWSON TRAILS PD, AMENDMENT NO.1.

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING FENCE
	PLAN SHEET REFERENCE LINES
	NATURAL SURFACE TRAIL
	PROPOSED SWALE
	DETENTION POND
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	CROSSWALK
	FIRE HYDRANTS
	BLOCK NUMBER
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	MAIL KIOSK
	MONUMENT SIGN
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	SIGHT DISTANCE EASEMENT
	SAFETY TRIANGLE
	APPROXIMATE SAWCUT LIMITS
	TOCR 100 YR FLOOD PLAIN
	TRANSITION ZONE

NOTES:

- SEE SHEET 2 FOR STREET SECTIONS.

ABBREVIATIONS:

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LP	LOW POINT
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT
AUE	ACCESS & UTILITY EASEMENT
SDT	SIGHT DISTANCE TRIANGLE

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5	SDP05 SUBMITTAL	08/20/24	JK
6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

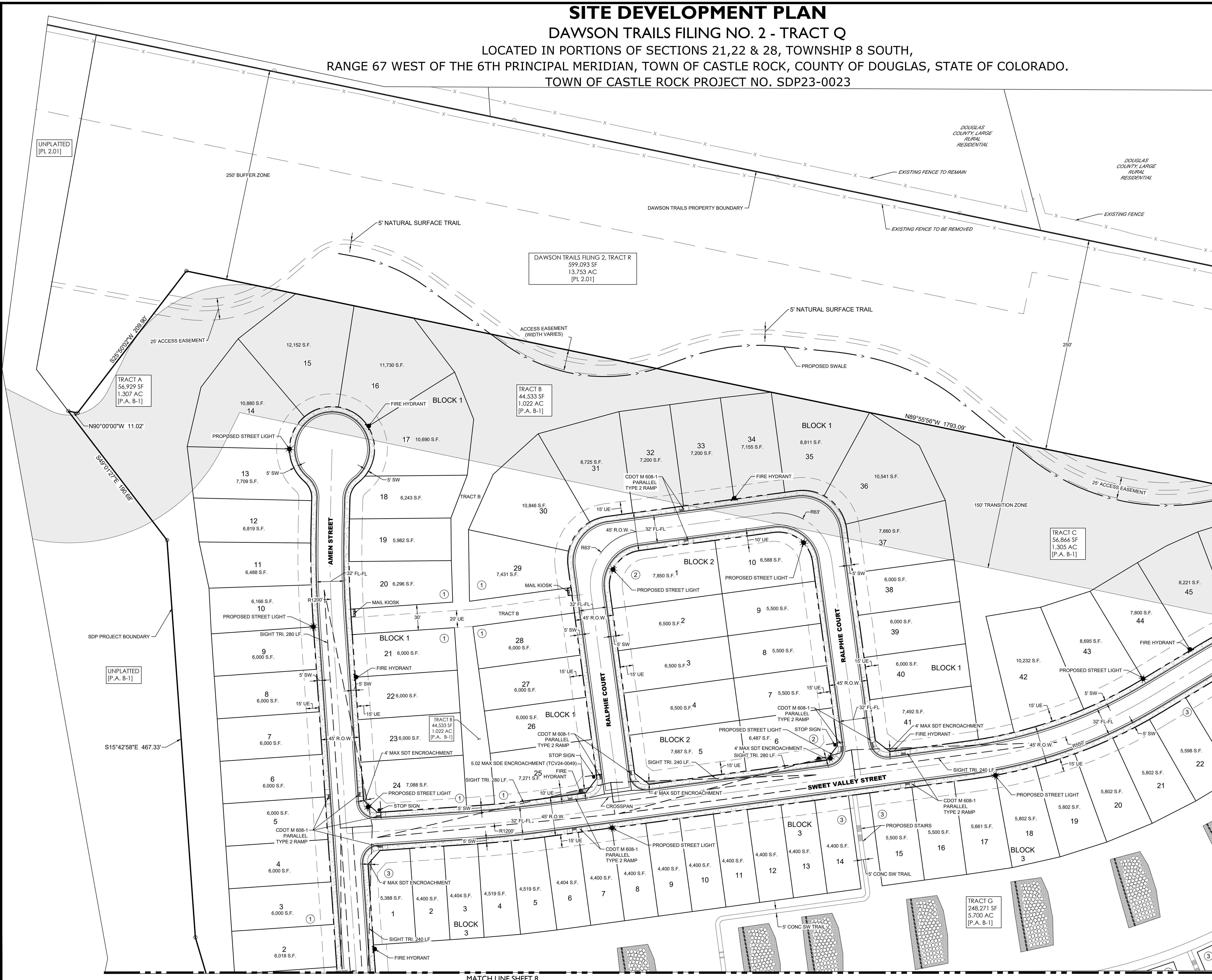
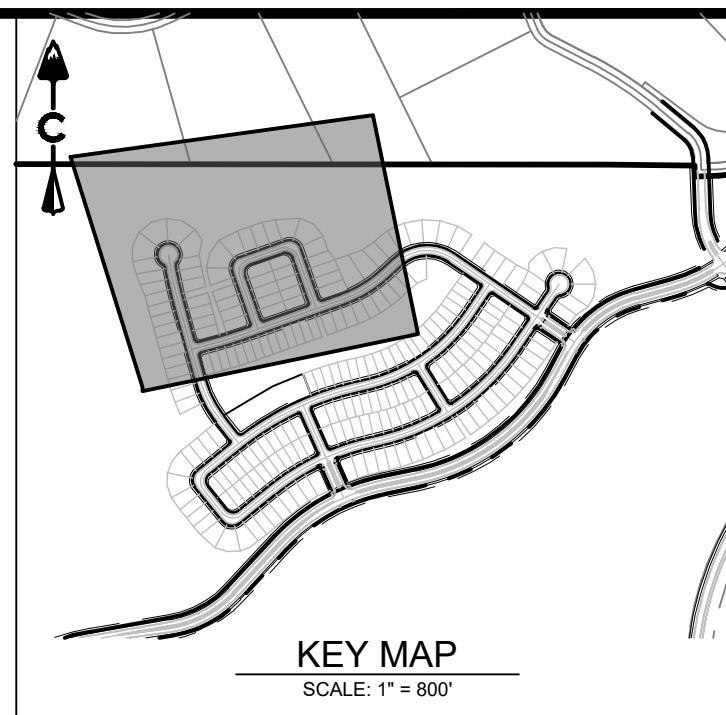
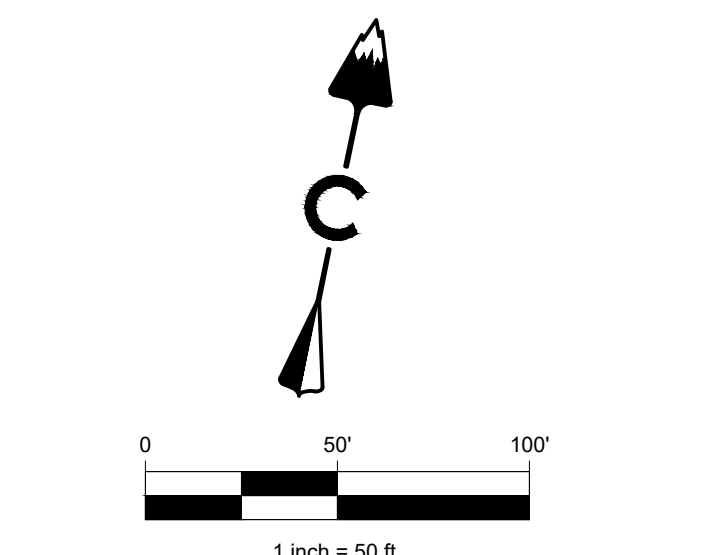
DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224
SHEET
4 OF 37

PROJECT NO. SDP23-0023



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING FENCE
	PLAN SHEET REFERENCE LINES
	NATURAL SURFACE TRAIL
	PROPOSED SWALE
	DETENTION POND
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	CROSSWALK
	FIRE HYDRANTS
	BLOCK NUMBER
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	MAIL KIOSK
	MONUMENT SIGN
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	SIGHT DISTANCE EASEMENT
	SAFETY TRIANGLE
	APPROXIMATE SAWCUT LIMITS
	TOCR 100 YR FLOOD PLAIN
	TRANSITION ZONE

NOTES:
1. SEE SHEET 2 FOR STREET SECTIONS.

ABBREVIATIONS:	
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LP	LOW POINT
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT
AUE	ACCESS & UTILITY EASEMENT
SDT	SIGHT DISTANCE TRIANGLE

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6	SDP6 SUBMITTAL	10/18/24	JK
7	SDP7 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 4)

NOT FOR CONSTRUCTION

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DRAWN BY: CV
CHECKED BY: JK

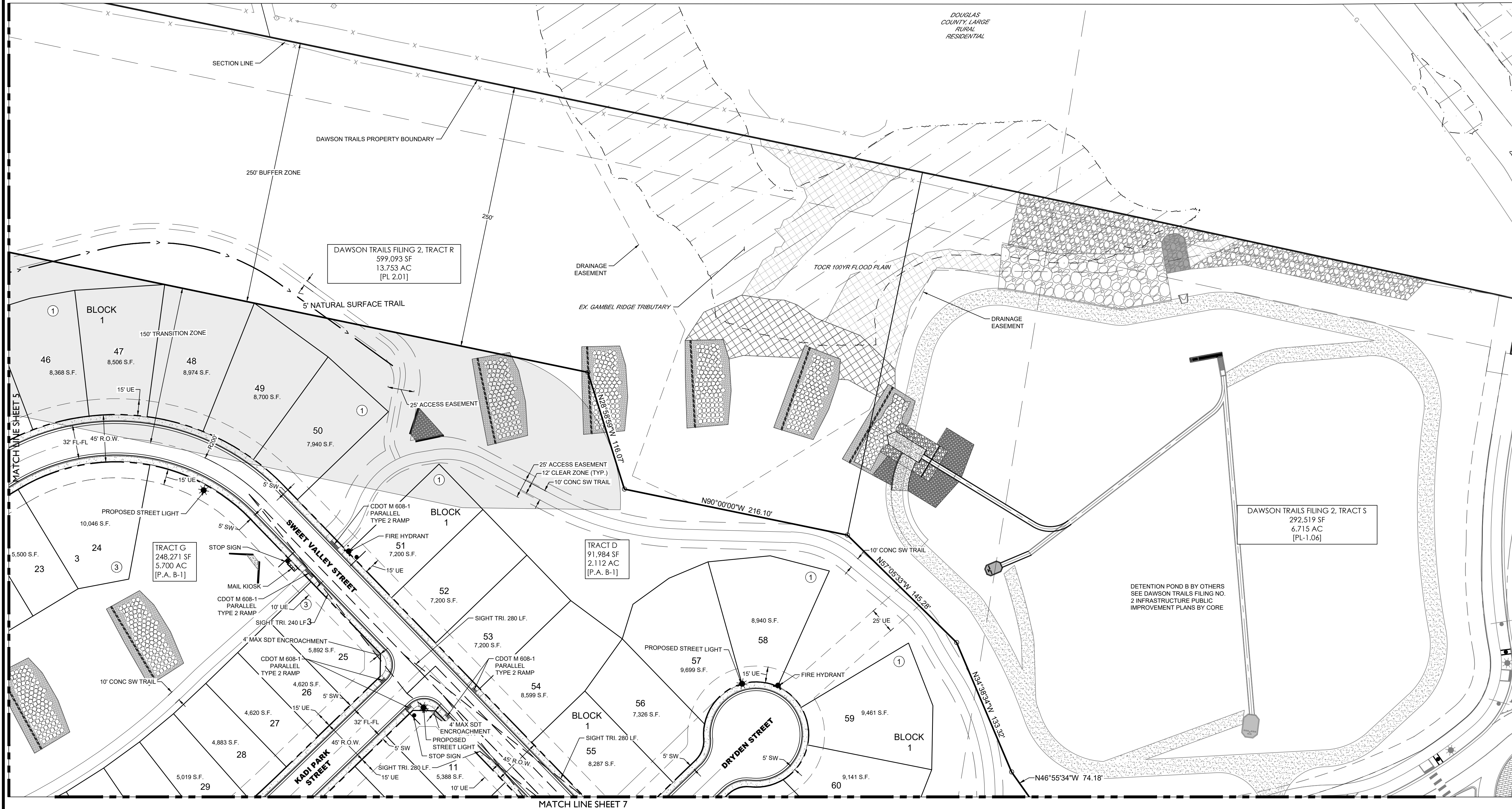
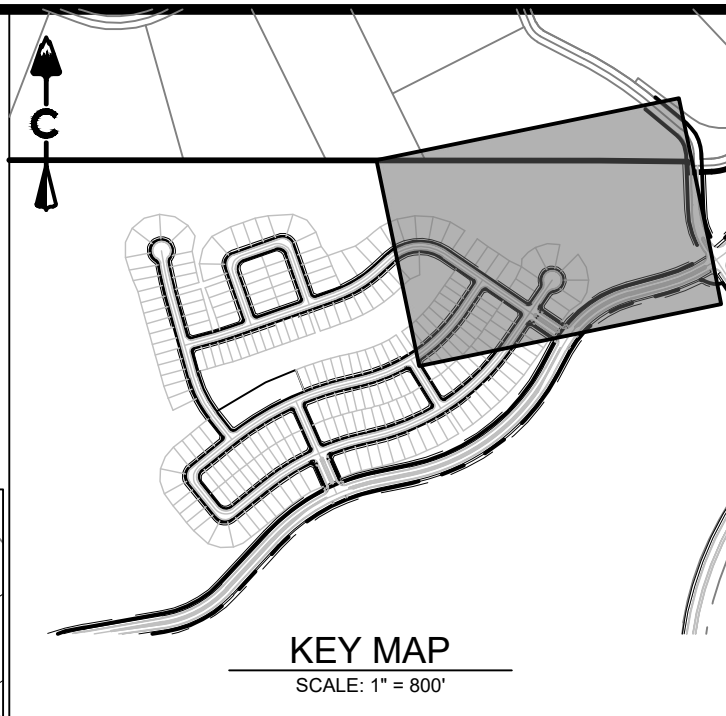
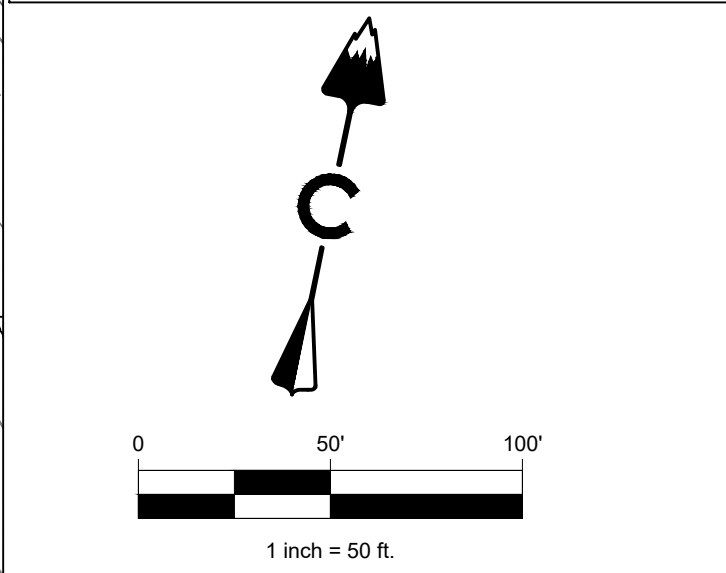
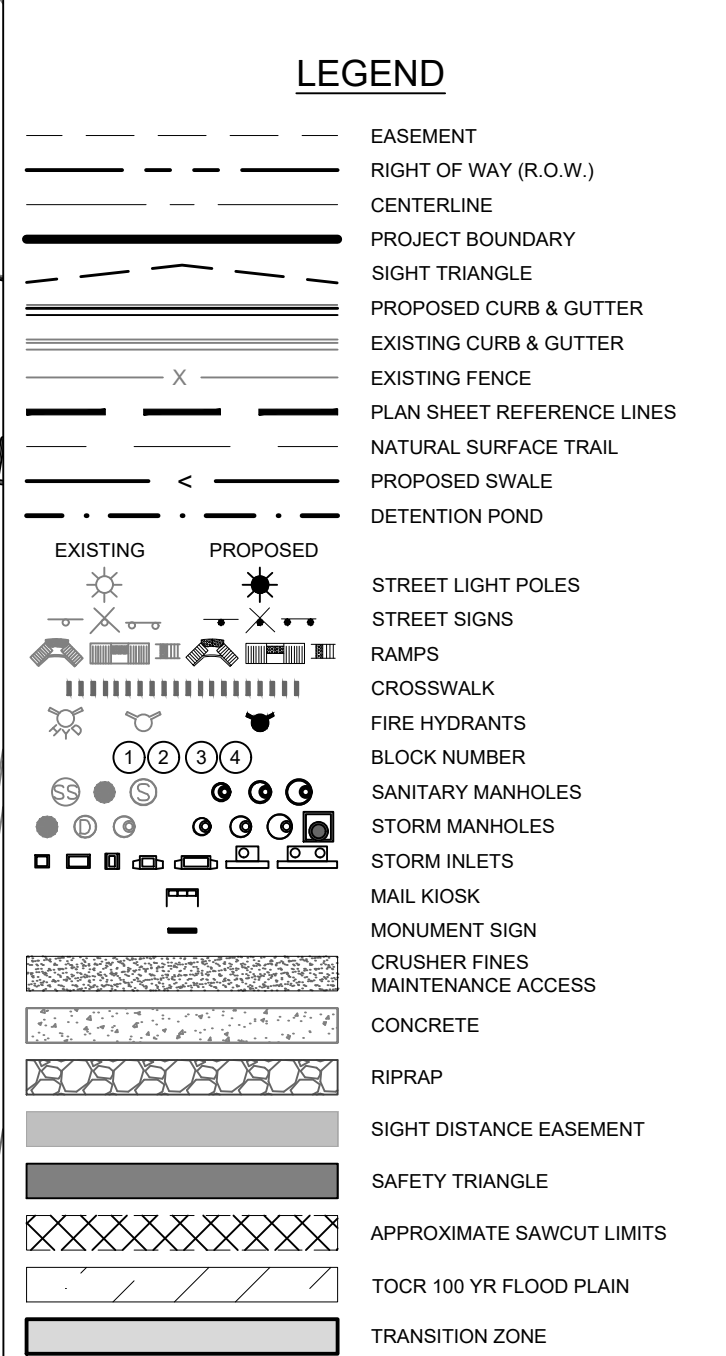
JOB NO.
20-224
SHEET
5 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



NOTES:
1. SEE SHEET 2 FOR STREET SECTIONS.

ABBREVIATIONS:
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
LP LOW POINT
HP HIGH POINT
DUE DRAINAGE & UTILITY EASEMENT
AUE ACCESS & UTILITY EASEMENT
SDT SIGHT DISTANCE TRIANGLE

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6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 4)

NOT FOR CONSTRUCTION

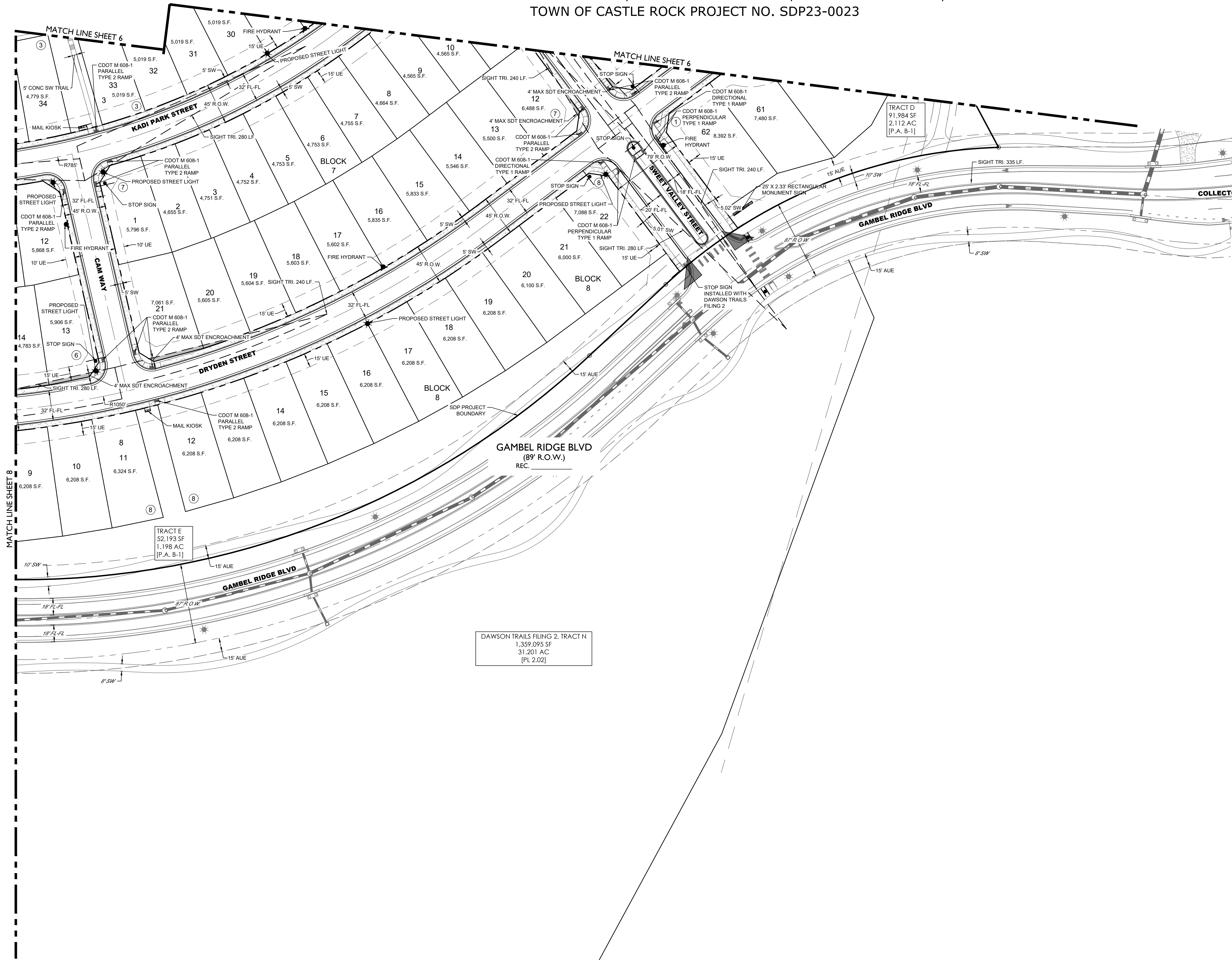
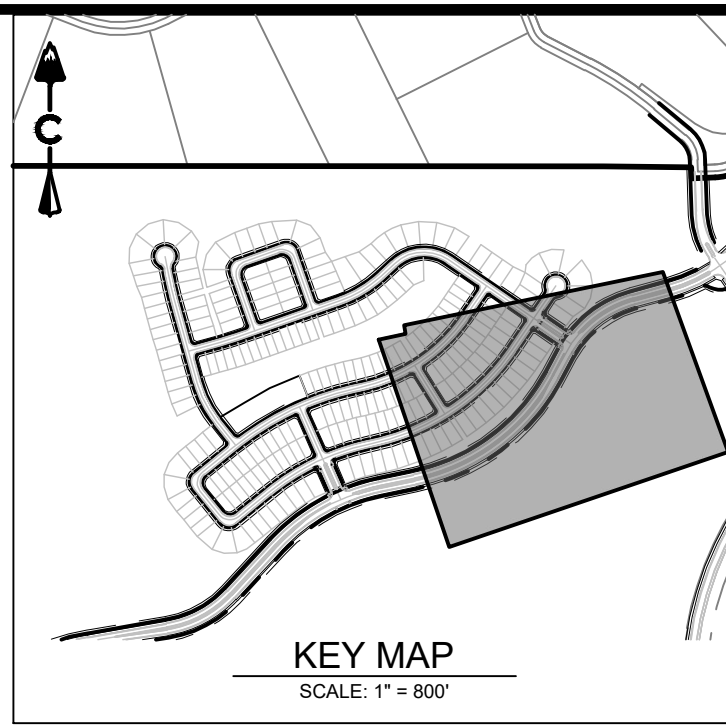
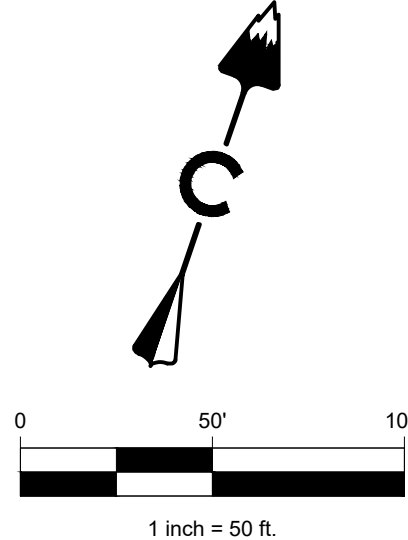
DESIGNED BY:	DK
DRAWN BY:	CV
CHECKED BY:	JK
JOB NO.	20-224
SHEET	6 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING FENCE
- PLAN SHEET REFERENCE LINES
- NATURAL SURFACE TRAIL
- PROPOSED SWALE
- DETENTION POND
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- PROPOSED STREET LIGHT POLES
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- CROSSWALK
- FIRE HYDRANTS
- BLOCK NUMBER
- SANITARY MANHOLES
- STORM MANHOLES
- STORM INLETS
- MAIL KIOSK
- MONUMENT SIGN
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- SIGHT DISTANCE EASEMENT
- SAFETY TRIANGLE
- APPROXIMATE SAWCUT LIMITS
- TCOR 100 YR FLOOD PLAIN
- TRANSITION ZONE

NOTES:

- SEE SHEET 2 FOR STREET SECTIONS.

ABBREVIATIONS:

- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- LP LOW POINT
- HP HIGH POINT
- DUE DRAINAGE & UTILITY EASEMENT
- AUE ACCESS & UTILITY EASEMENT
- SDT SIGHT DISTANCE TRIANGLE

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6	SDP06 SUBMITTAL		10/18/24	JK
7	SDP07 SUBMITTAL		10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (3 OF 4)

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DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

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7 OF 37

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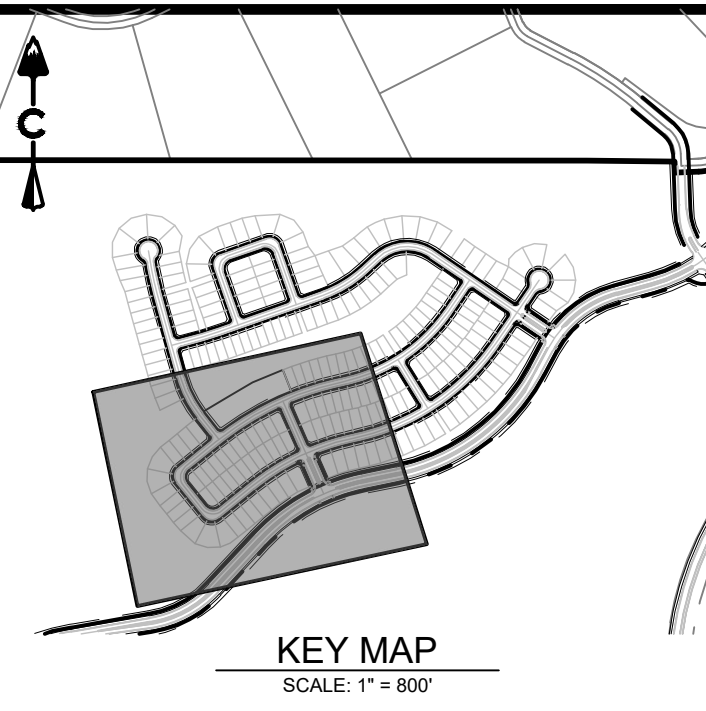
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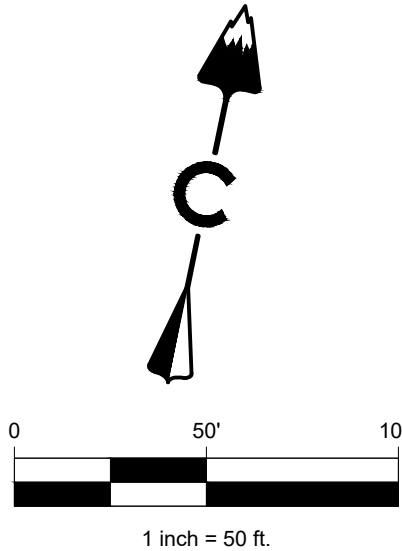
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP
SCALE: 1" = 800'



LEGEND

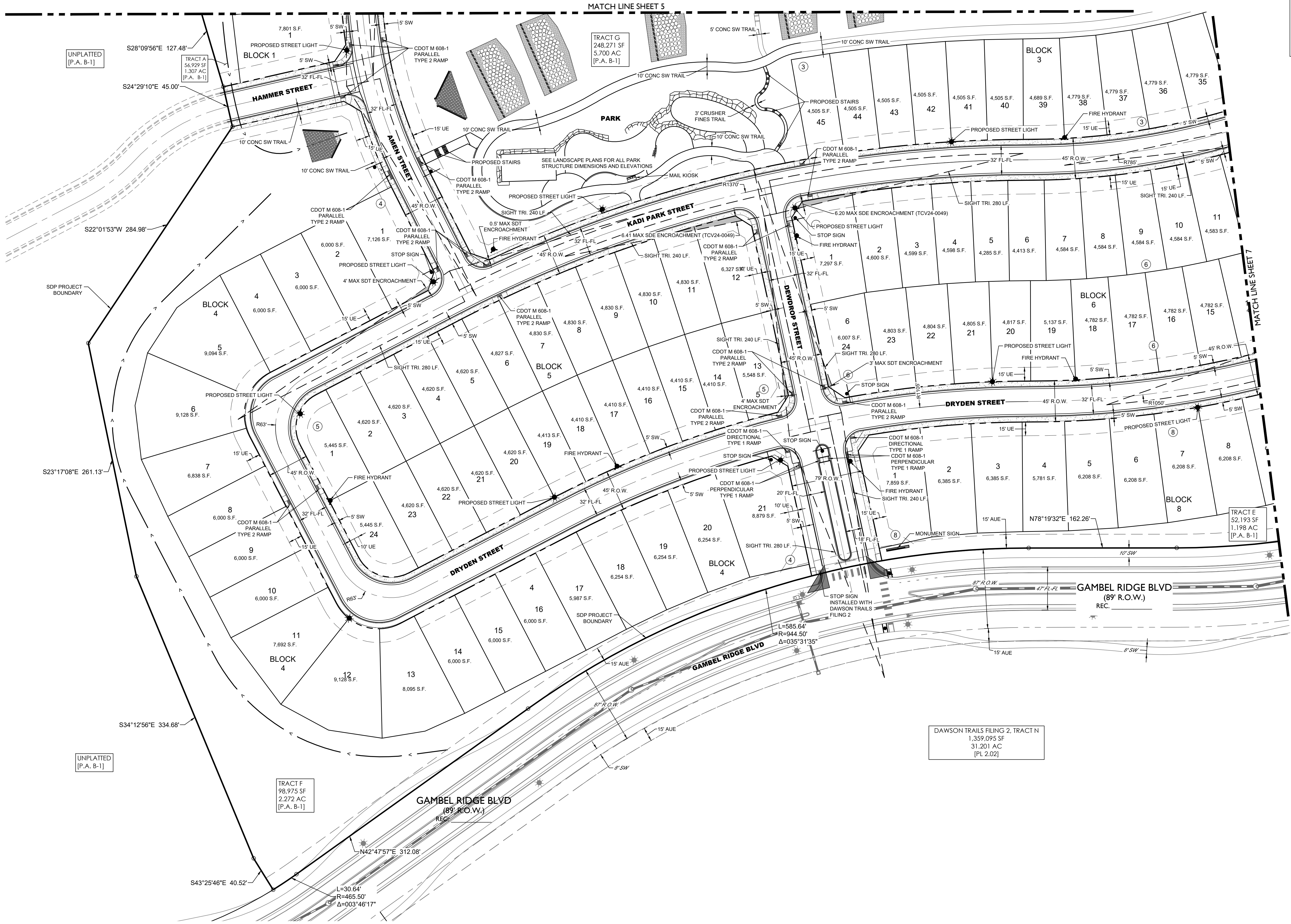
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING FENCE
	PLAN SHEET REFERENCE LINES
	NATURAL SURFACE TRAIL
	PROPOSED SWALE
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	MAIL KIOSK
	MONUMENT SIGN
	CRUSHER FINES
	MAINTENANCE ACCESS
	CONCRETE
	RIPRAP
	SIGHT DISTANCE EASEMENT
	SAFETY TRIANGLE
	APPROXIMATE SAWCUT LIMITS
	TOCR 100 YR FLOOD PLAIN
	TRANSITION ZONE

NOTES:

- SEE SHEET 2 FOR STREET SECTIONS.

ABBREVIATIONS:

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LP	LOW POINT
HP	HIGH POINT
DUE	DRAINAGE & UTILITY EASEMENT
AUE	ACCESS & UTILITY EASEMENT
SOT	SIGHT DISTANCE TRIANGLE



DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (4 OF 4)

NOT FOR
CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

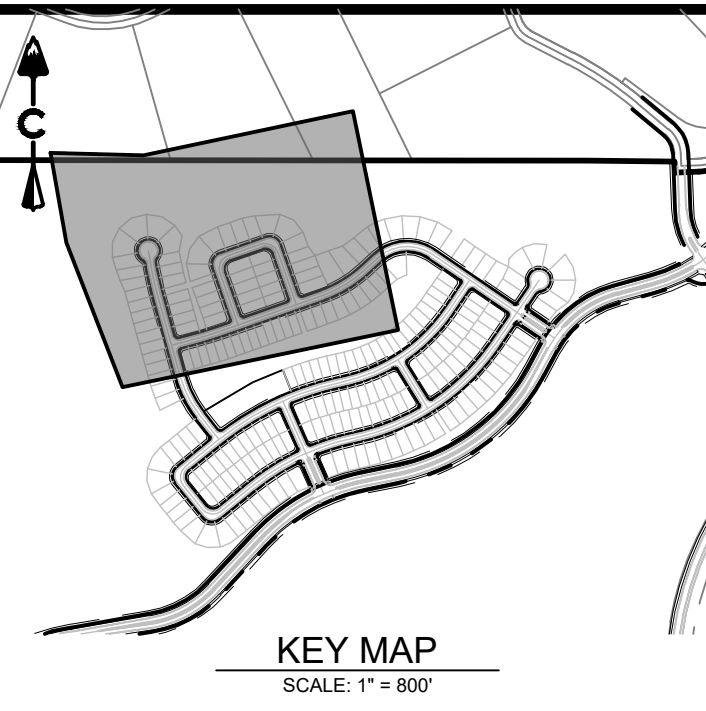
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8 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

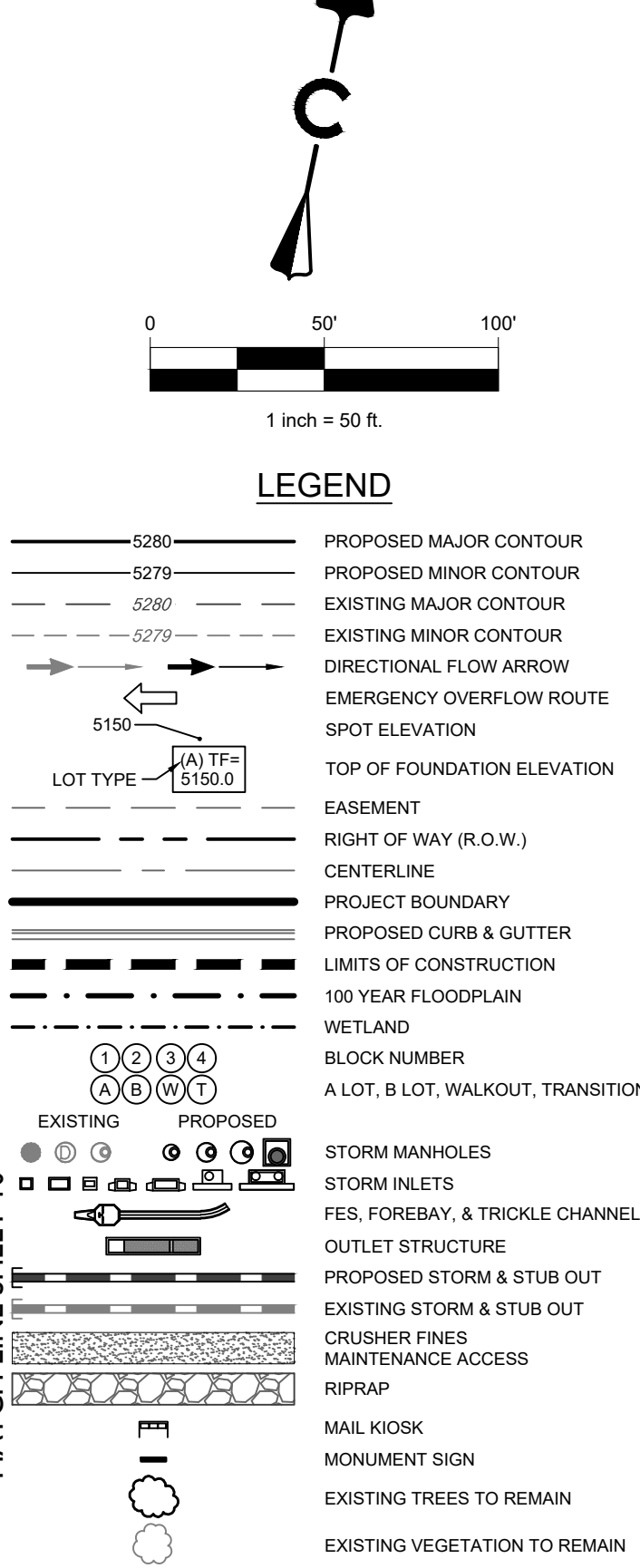
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TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP

SCALE: 1" = 800'

LEGEND



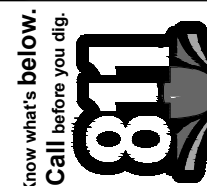
ABBREVIATIONS:

BOTM BOTTOM FLOODPLAIN
TF TOP OF FOUNDATION
HP HIGH POINT

NOTES:

- NATURAL SURFACE TRAILS SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDER ASSOCIATION (PTBA) MEMBER OR EQUIVALENT
- EXISTING VEGETATION SHOWN ON PLANS WILL BE PROTECTED DURING GRADING AND CONSTRUCTION, AND IF INADVERTENTLY REMOVED, WILL BE REPLACED WITH COMPARABLE PLANT TYPES AND SIZES.
- 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 FINAL PLAT.

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7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (1 OF 4)

NOT FOR CONSTRUCTION

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DRAWN BY: CV
CHECKED BY: JK

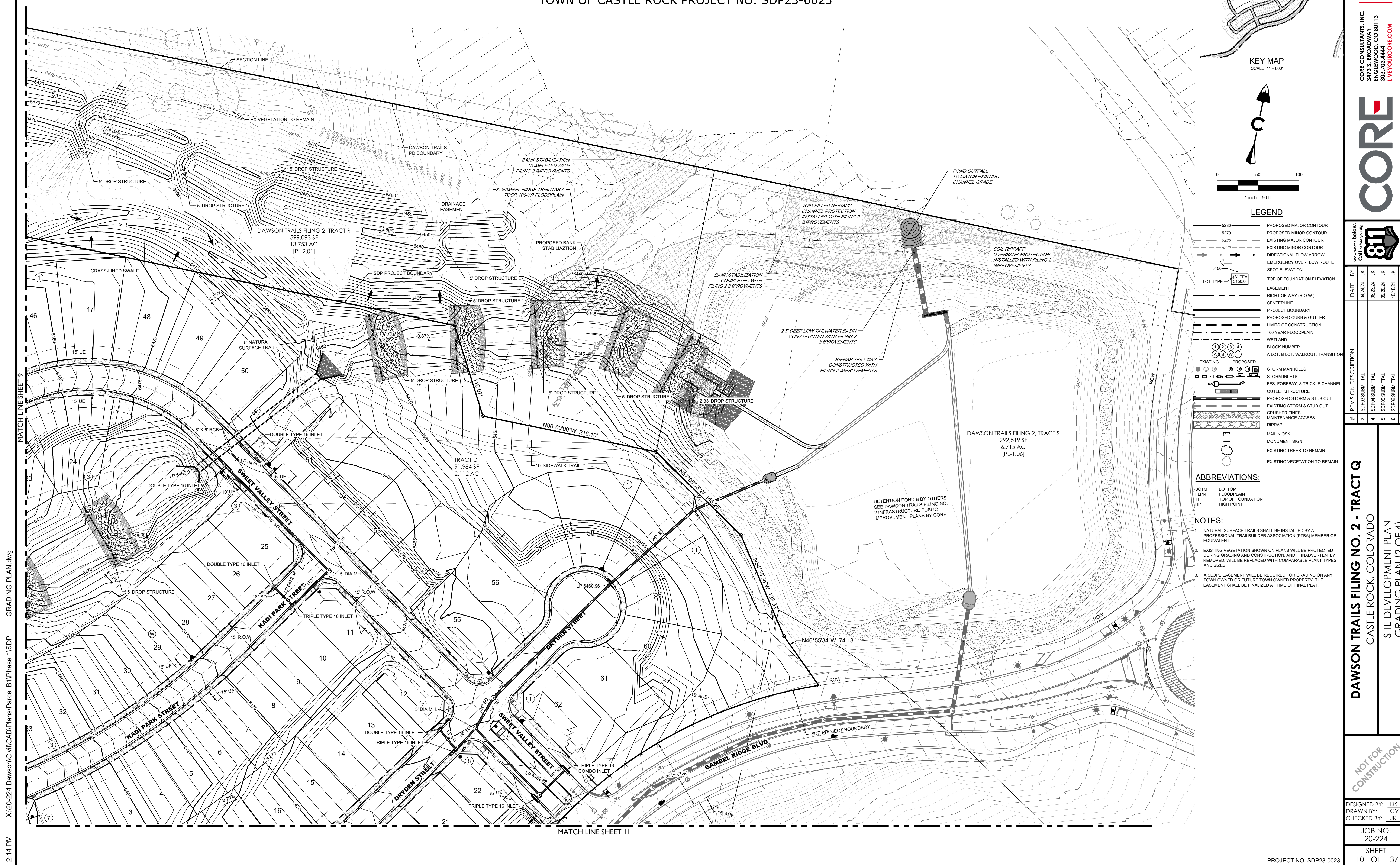
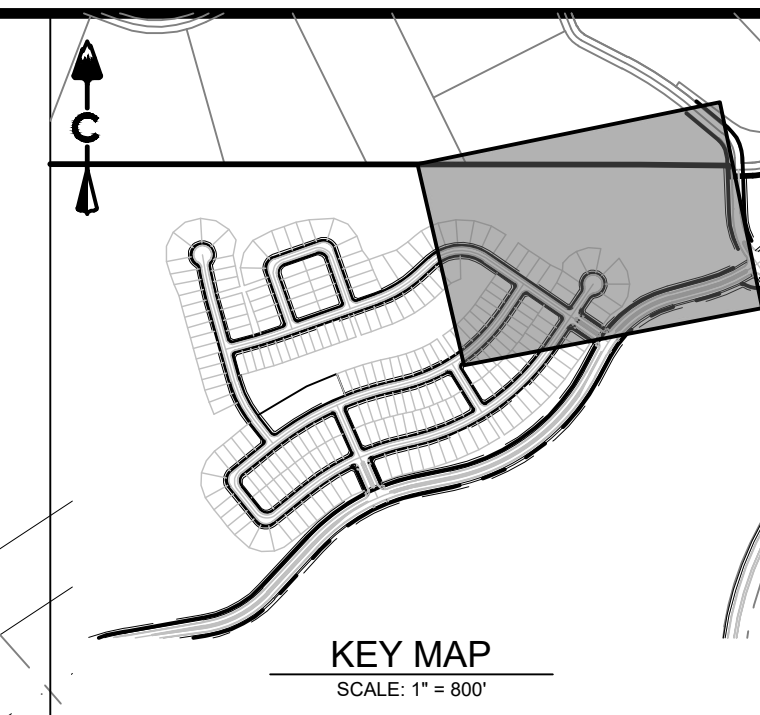
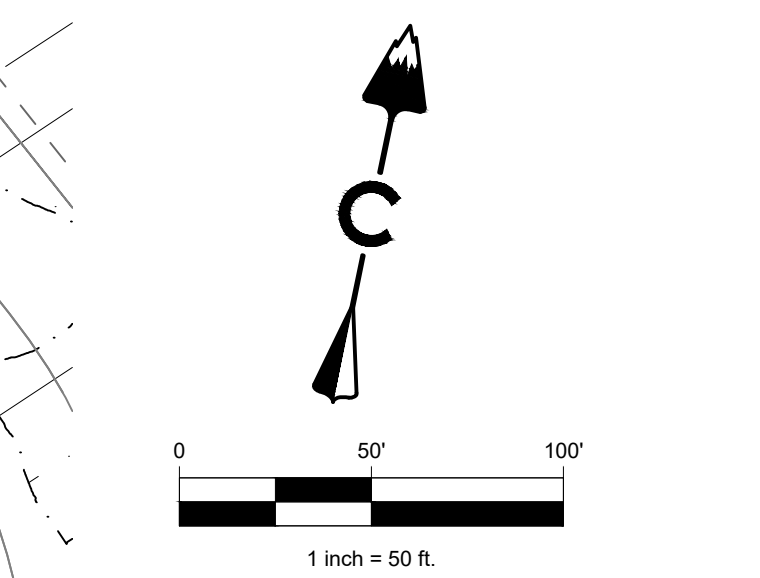
JOB NO.
20-224
SHEET
9 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



- LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - DIRECTIONAL FLOW ARROW
 - EMERGENCY OVERFLOW ROUTE
 - SPOT ELEVATION
 - TOP OF FOUNDATION ELEVATION
 - EASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - LIMITS OF CONSTRUCTION
 - 100 YEAR FLOODPLAIN
 - WETLAND
 - BLOCK NUMBER
 - A LOT, B LOT, WALKOUT, TRANSITION
 - EXISTING
 - PROPOSED
 - STORM MANHOLES
 - STORM INLETS
 - FES, FOREBAY, & TRICKLE CHANNEL
 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
 - EXISTING STORM & STUB OUT
 - CRUSHER FINES
 - MAINTENANCE ACCESS
 - RIPRAP
 - MAIL KIOSK
 - MONUMENT SIGN
 - EXISTING TREES TO REMAIN
 - EXISTING VEGETATION TO REMAIN
- ABBREVIATIONS:**
- BOTM: BOTTOM FLOODPLAIN
 - TF: TOP OF FOUNDATION
 - HP: HIGH POINT
- NOTES:**
- NATURAL SURFACE TRAILS SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDER ASSOCIATION (PTBA) MEMBER OR EQUIVALENT
 - EXISTING VEGETATION SHOWN ON PLANS WILL BE PROTECTED DURING GRADING AND CONSTRUCTION, AND IF INADVERTENTLY REMOVED, WILL BE REPLACED WITH COMPARABLE PLANT TYPES AND SIZES.
 - 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 FINAL PLAT.

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6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

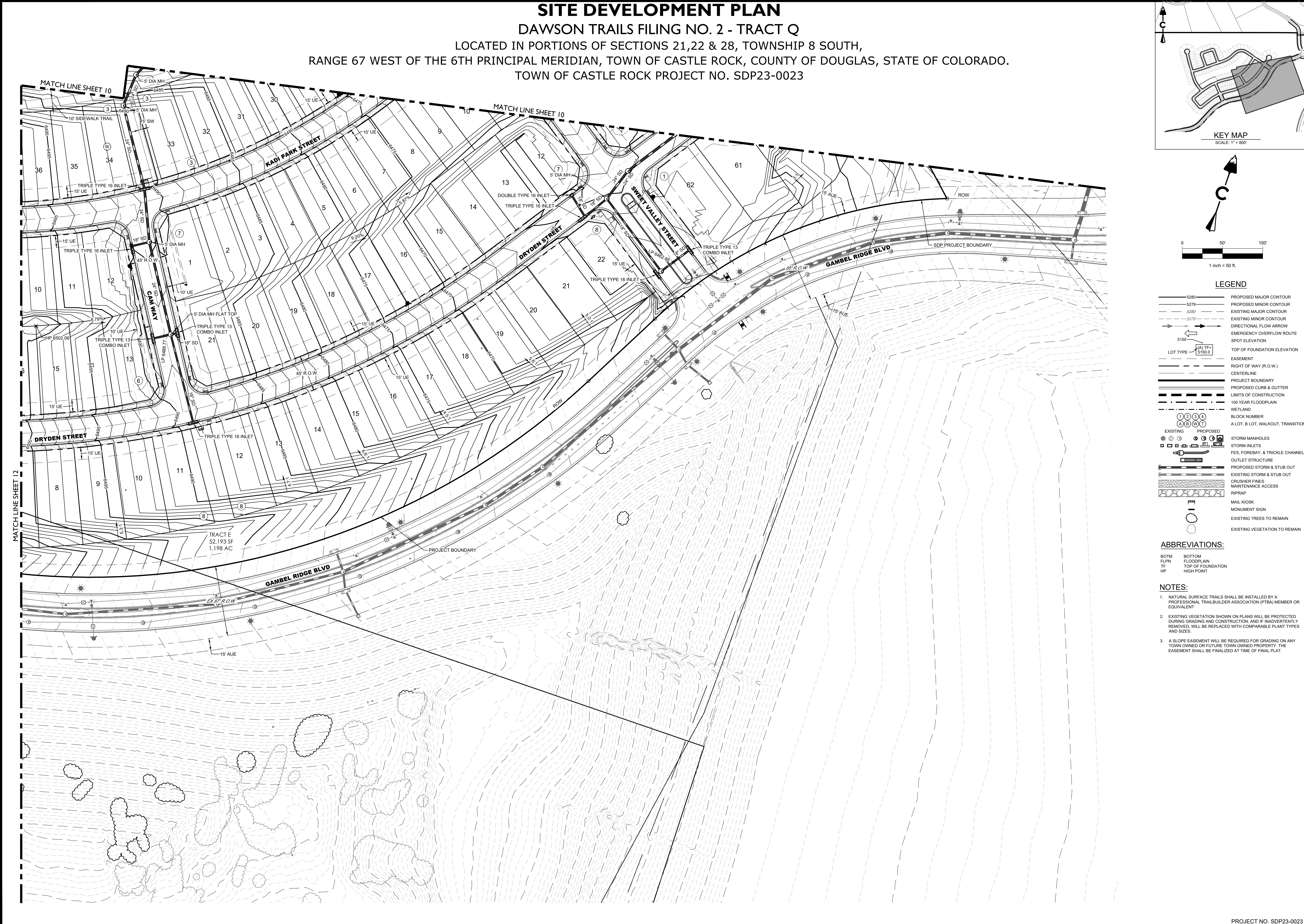
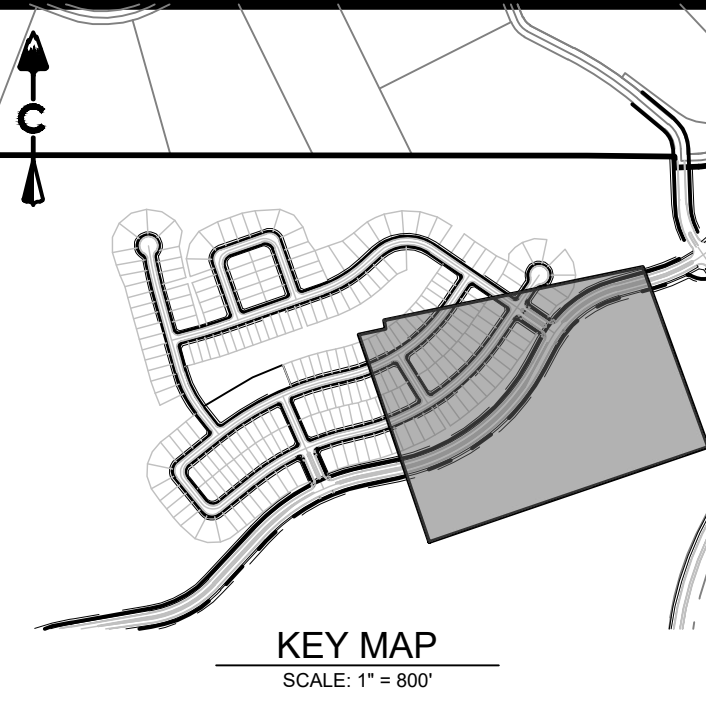
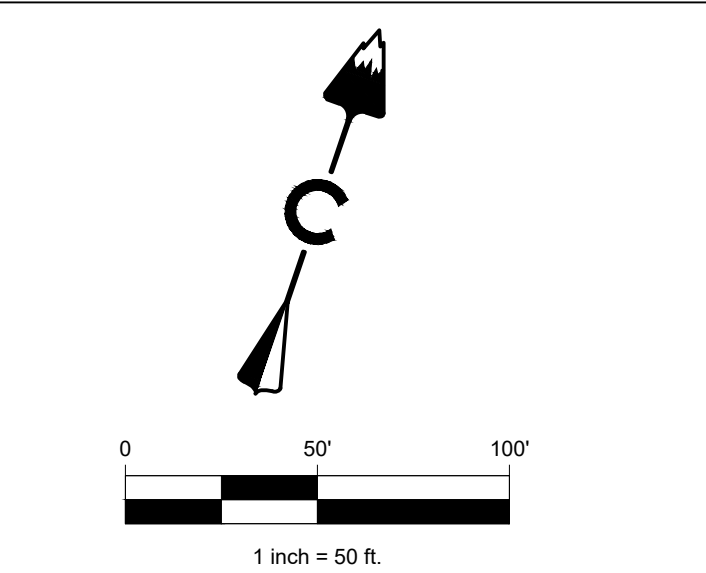
DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 4)

NOT FOR CONSTRUCTION

DESIGNED BY: DK
DRAWN BY: CV
CHECKED BY: JK

JOB NO.
20-224
SHEET
10 OF 37

PROJECT NO. SDP23-0023



LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	SPOT ELEVATION
	TOP OF FOUNDATION ELEVATION
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	LIMITS OF CONSTRUCTION
	100 YEAR FLOODPLAIN
	WETLAND
	BLOCK NUMBER
	A LOT, B LOT, WALKOUT, TRANSITION
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP
	MAIL KIOSK
	MONUMENT SIGN
	EXISTING TREES TO REMAIN
	EXISTING VEGETATION TO REMAIN

ABBREVIATIONS:	
BTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

- NOTES:
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DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

GRADING PLAN (3 OF 4)

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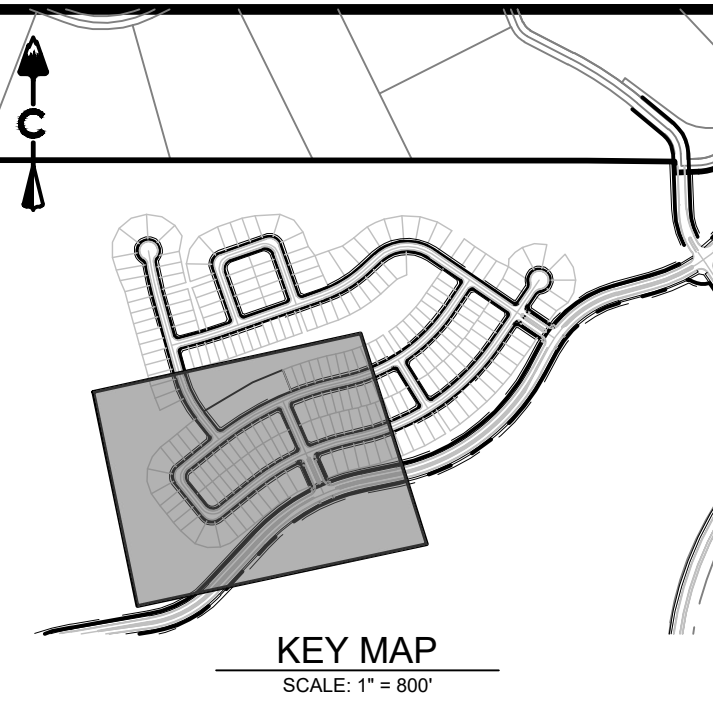
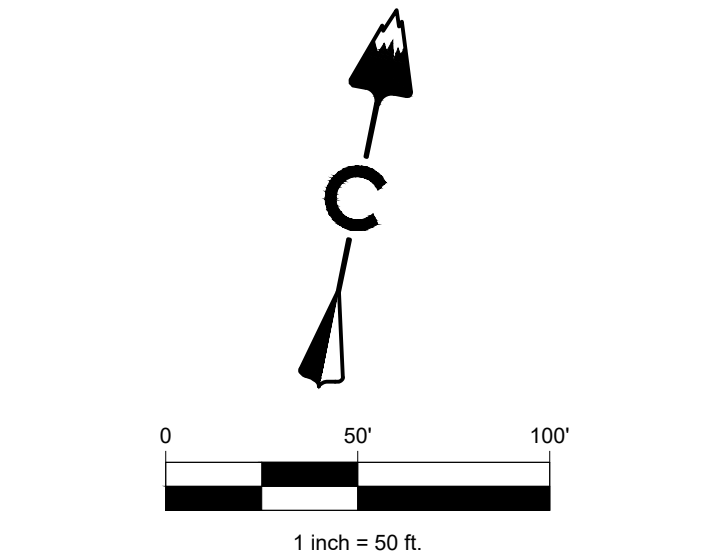
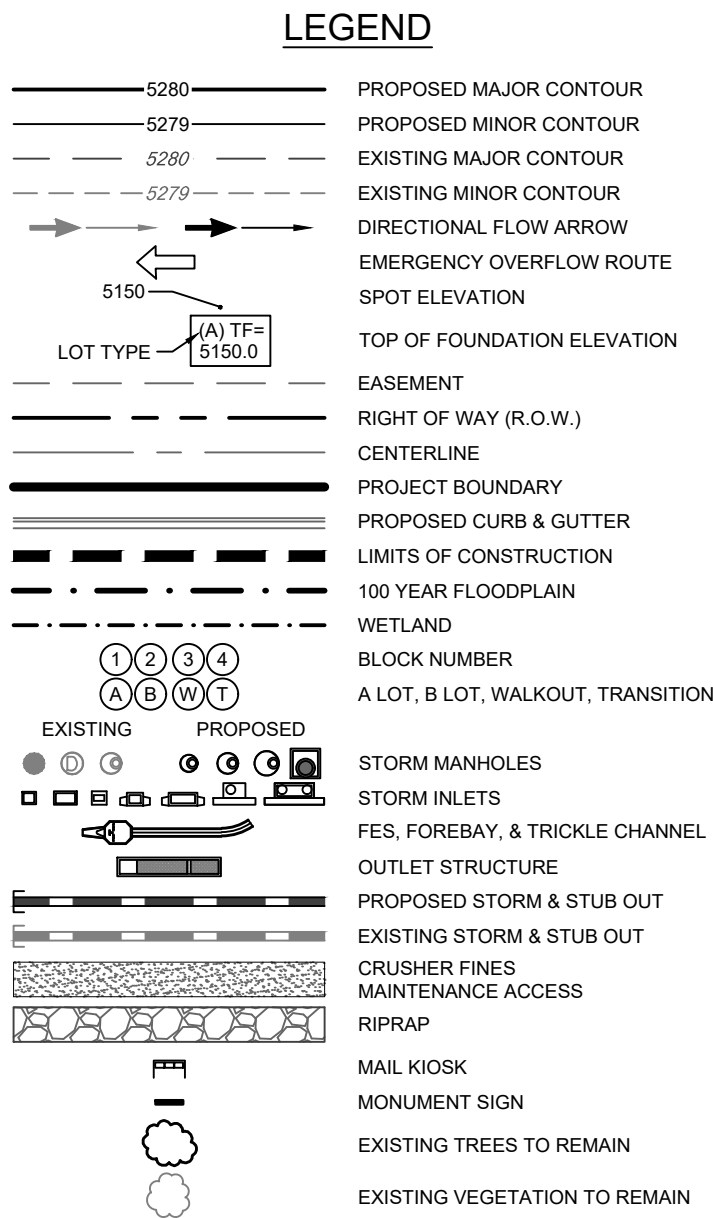
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SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



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7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (4 OF 4)

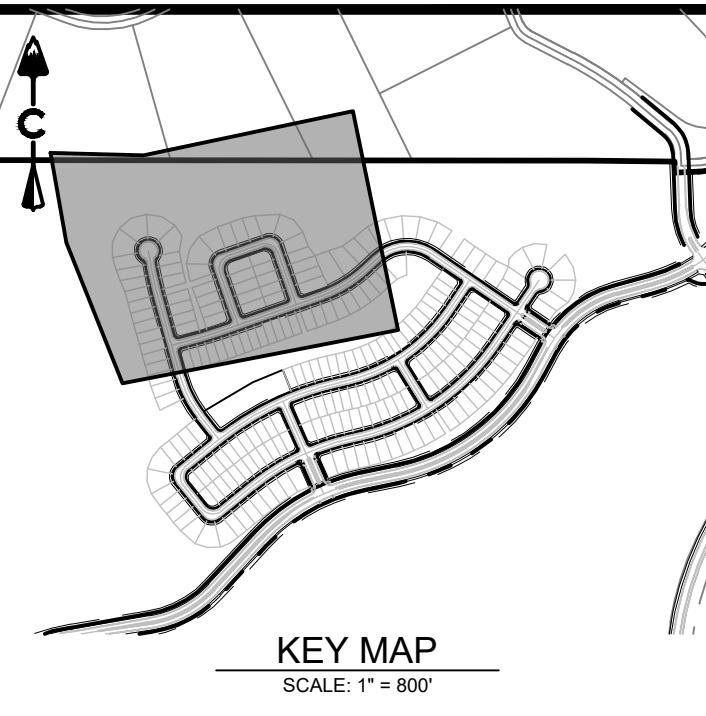
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SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP
SCALE: 1" = 800'

1 inch = 50 ft. SEMENT

RIGHT OF WAY (R.O.W.)

CENTERLINE

PROJECT BOUNDARY

PROPOSED CURB & GUTTER

PROPOSED IRRIGATION & STUB OUT

PROPOSED SANITARY & STUB OUT

PROPOSED WATER & STUB OUT

EXISTING IRRIGATION & STUB OUT

EXISTING SANITARY & STUB OUT

EXISTING WATER & STUB OUT

FUTURE IRRIGATION & STUB OUT

FUTURE SANITARY & STUB OUT

FUTURE STORM & STUB OUT

IRRIGATION SERVICE

SANITARY SERVICE

WATER SERVICE

BLOCK NUMBER

1 2 3 4

EXISTING

PROPOSED

STREET LIGHT POLES

POWER POLES

GUY WIRE

SANITARY MANHOLES

SANITARY CLEAN OUT

WATER VALVES

BEND AND THRUST BLOCK

FIRE HYDRANTS

WATERLINE REDUCER

WATER STUB WITH BLOW OFF

AIR RELEASE VALVE MH & VENT PIPE

STORM MANHOLES

STORM INLETS

FES, FOREBAY, & TRICKLE CHANNEL

OUTLET STRUCTURE

CRUSHER FINES

MAINTENANCE ACCESS

RIPRAP

EXISTING ELECTRIC

EXISTING TELEPHONE

EXISTING FIBER OPTIC

EXISTING GAS

EXISTING OVER HEAD ELECTRIC

STORM UNDERDRAIN

100 YEAR FLOODPLAIN

WETLAND

TOCR 100 YR FLOOD PLAIN

NOTES:

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2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.

DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 4)

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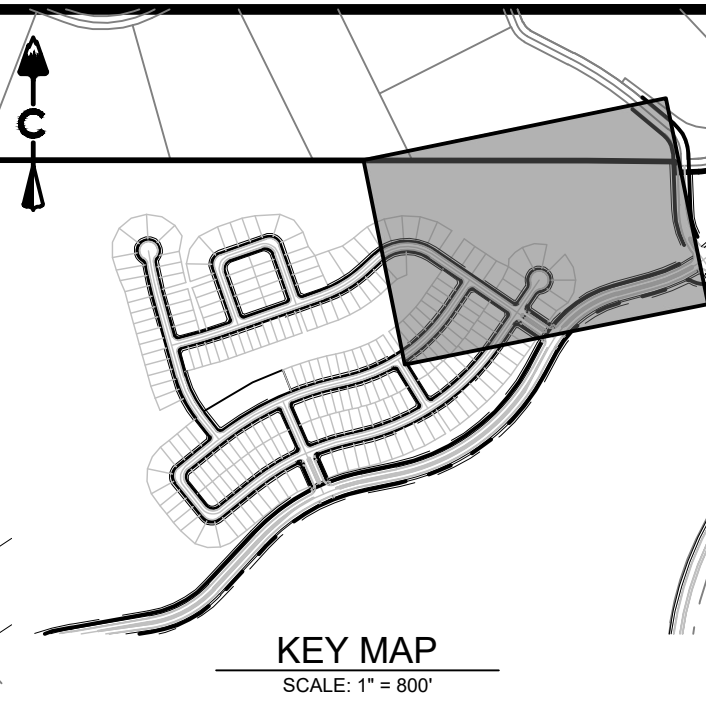
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PROJECT NO. SDP23-0023

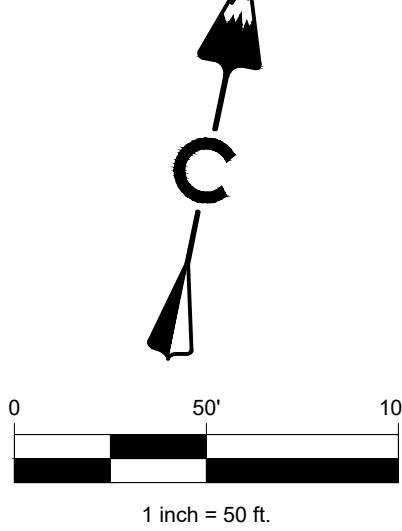
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP
SCALE: 1" = 800'



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT
---	---	RIGHT OF WAY (R.O.W.)
---	---	CENTERLINE
---	---	PROJECT BOUNDARY
---	---	PROPOSED CURB & GUTTER
---	---	PROPOSED IRRIGATION & STUB OUT
---	---	PROPOSED STORM & STUB OUT
---	---	PROPOSED WATER & STUB OUT
---	---	EXISTING IRRIGATION & STUB OUT
---	---	EXISTING SANITARY & STUB OUT
---	---	EXISTING WATER & STUB OUT
---	---	FUTURE IRRIGATION & STUB OUT
---	---	FUTURE SANITARY & STUB OUT
---	---	FUTURE STORM & STUB OUT
---	---	FUTURE WATER & STUB OUT
---	---	IRRIGATION SERVICE
---	---	SANITARY SERVICE
---	---	WATER SERVICE
---	---	BLOCK NUMBER
---	---	STREET LIGHT POLES
---	---	POWER POLES
---	---	GUY WIRE
---	---	SANITARY MANHOLES
---	---	SANITARY CLEAN OUT
---	---	WATER VALVES
---	---	BEND AND THRUST BLOCK
---	---	FIRE HYDRANTS
---	---	WATERLINE REDUCER
---	---	WATER STUB WITH BLOW OFF
---	---	AIR RELEASE VALVE MH & VENT PIPE
---	---	STORM MANHOLES
---	---	STORM INLETS
---	---	FES, FOREBAY, & TRICKLE CHANNEL
---	---	OUTLET STRUCTURE
---	---	CRUSHER FINES
---	---	MAINTENANCE ACCESS
---	---	RIPRAP
---	---	EXISTING ELECTRIC
---	---	EXISTING TELEPHONE
---	---	EXISTING FIBER OPTIC
---	---	EXISTING GAS
---	---	EXISTING OVER HEAD ELECTRIC
---	---	STORM UNDERDRAIN
---	---	100 YEAR FLOODPLAIN
---	---	WETLAND
---	---	TOCR 100 YR FLOOD PLAIN

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DAWSON TRAILS FILING NO. 2 - TRACT Q

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 4)

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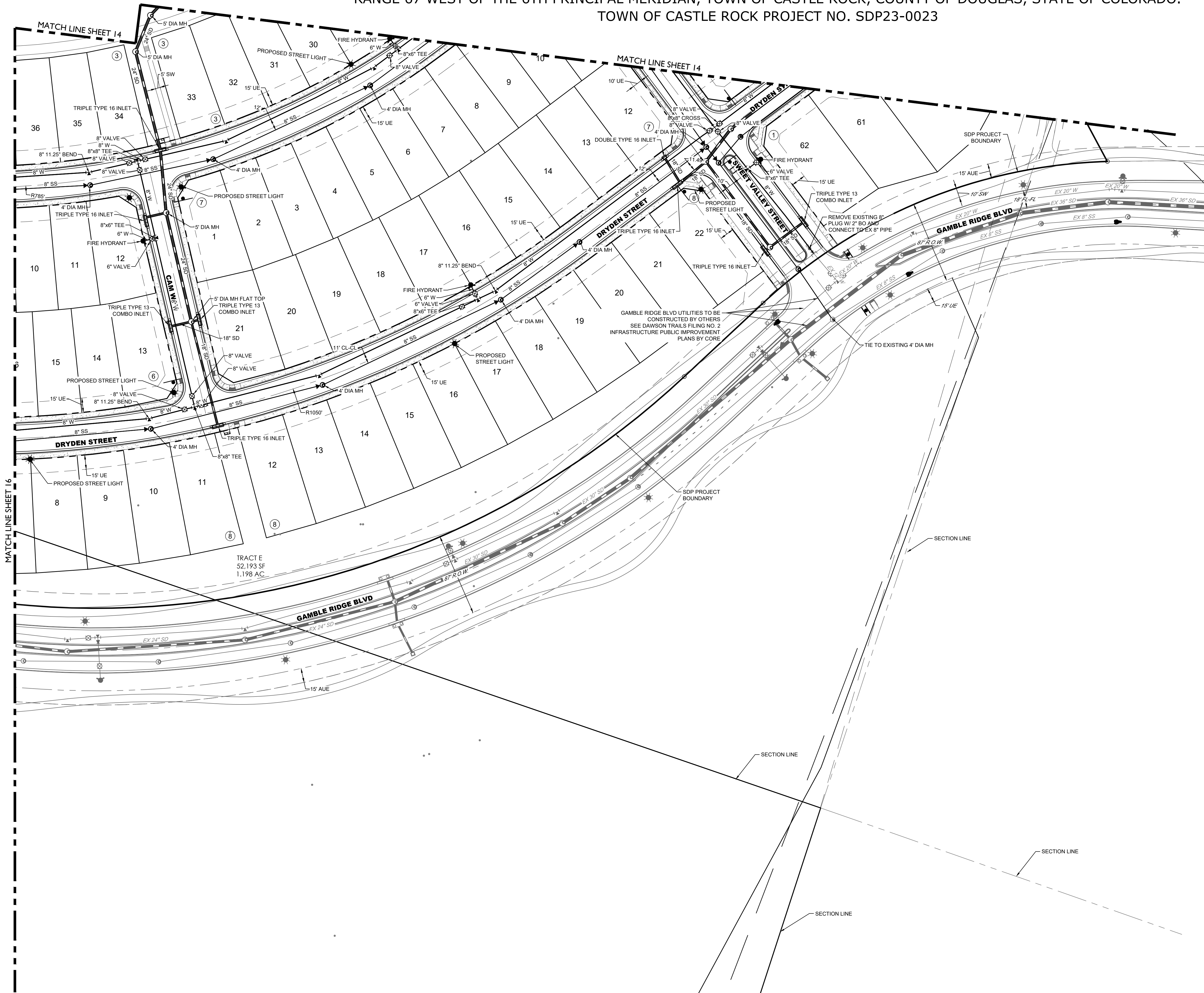
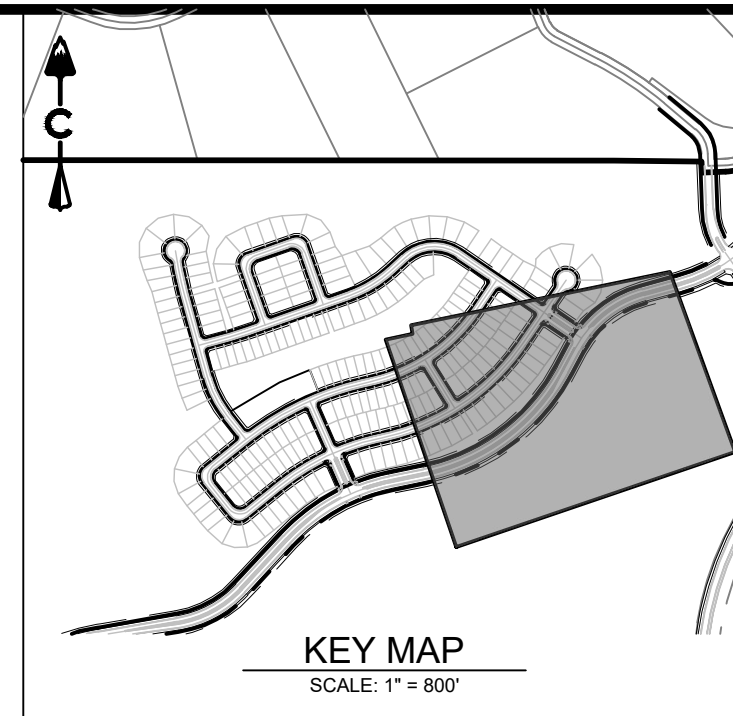
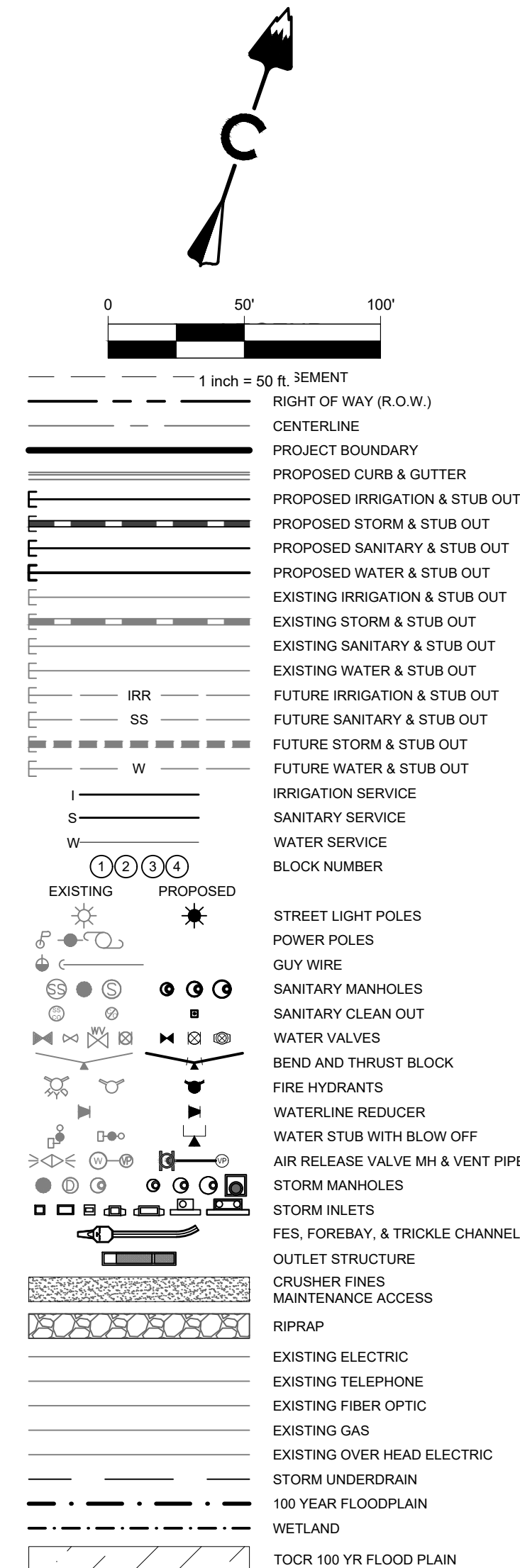
SHEET
14 OF 37

PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



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CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (3 OF 4)

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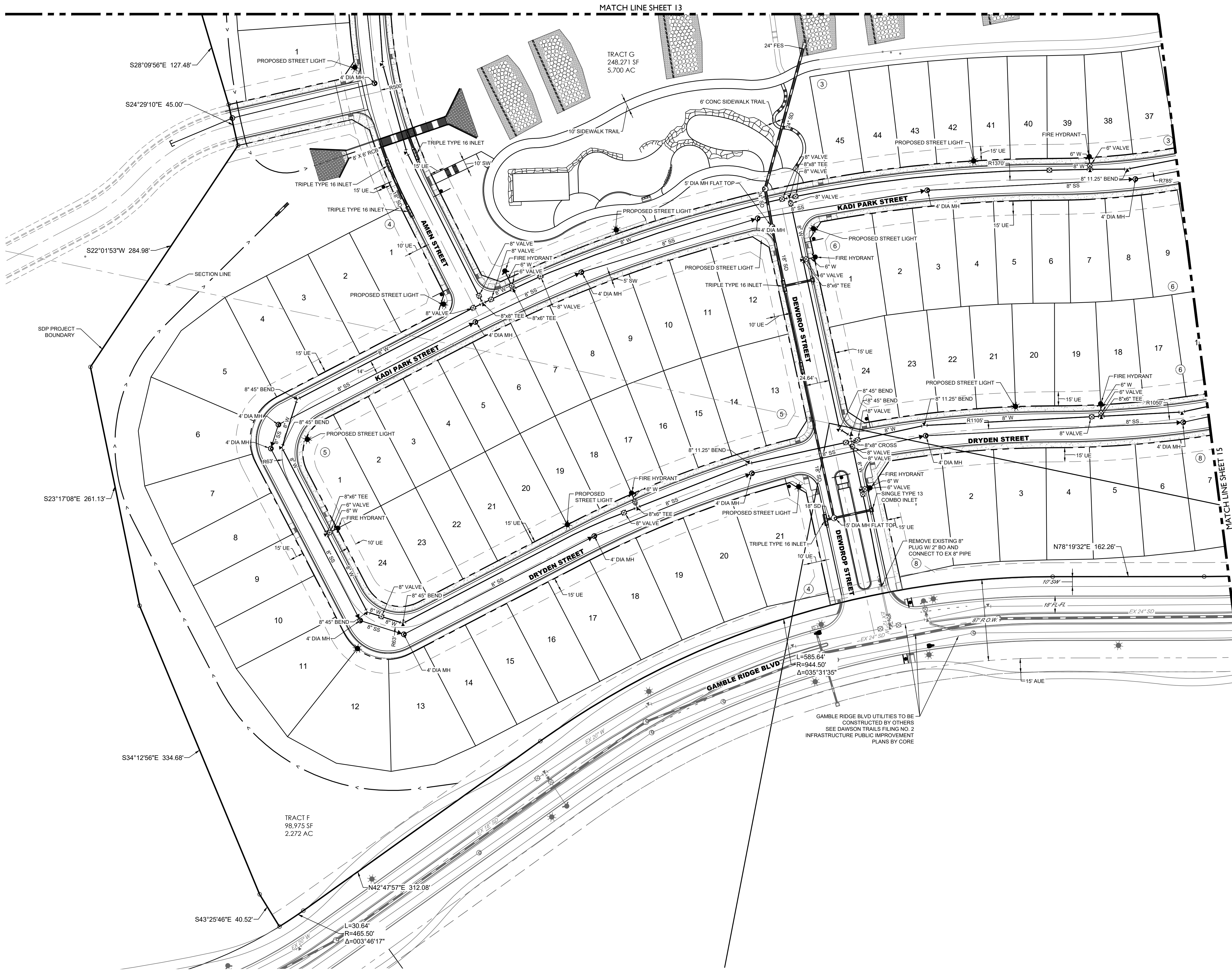
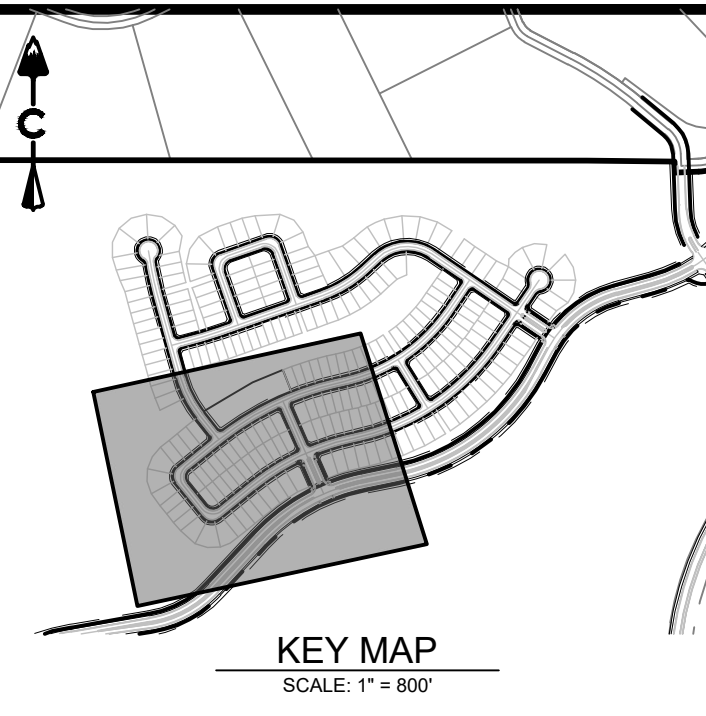
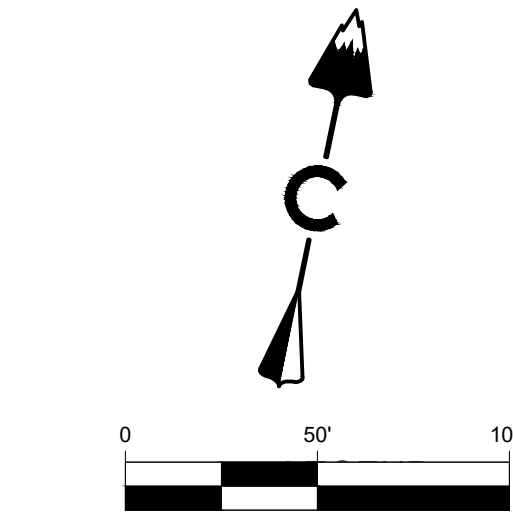
PROJECT NO. SDP23-0023

#	REVISION DESCRIPTION	DATE	BY
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4	SDP04 SUBMITTAL	08/23/24	JK
5	SDP05 SUBMITTAL	08/23/24	JK
6	SDP06 SUBMITTAL	10/18/24	JK
7	SDP07 SUBMITTAL	10/30/24	JK

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



1 inch = 50 ft. SEMENT	
EXISTING	PROPOSED
RIGHT OF WAY (R.O.W.)	RIGHT OF WAY (R.O.W.)
CENTERLINE	CENTERLINE
PROJECT BOUNDARY	PROJECT BOUNDARY
PROPOSED CURB & GUTTER	PROPOSED CURB & GUTTER
PROPOSED IRRIGATION & STUB OUT	PROPOSED IRRIGATION & STUB OUT
PROPOSED STORM & STUB OUT	PROPOSED STORM & STUB OUT
PROPOSED SANITARY & STUB OUT	PROPOSED SANITARY & STUB OUT
EXISTING IRRIGATION & STUB OUT	EXISTING IRRIGATION & STUB OUT
EXISTING STORM & STUB OUT	EXISTING STORM & STUB OUT
EXISTING SANITARY & STUB OUT	EXISTING SANITARY & STUB OUT
EXISTING WATER & STUB OUT	EXISTING WATER & STUB OUT
FUTURE IRRIGATION & STUB OUT	FUTURE IRRIGATION & STUB OUT
FUTURE SANITARY & STUB OUT	FUTURE SANITARY & STUB OUT
FUTURE STORM & STUB OUT	FUTURE STORM & STUB OUT
FUTURE WATER & STUB OUT	FUTURE WATER & STUB OUT
IRRIGATION SERVICE	IRRIGATION SERVICE
SANITARY SERVICE	SANITARY SERVICE
WATER SERVICE	WATER SERVICE
BLOCK NUMBER	BLOCK NUMBER
1 2 3 4	1 2 3 4
STREET LIGHT POLES	STREET LIGHT POLES
POWER POLES	POWER POLES
GUY WIRE	GUY WIRE
SANITARY MANHOLES	SANITARY MANHOLES
SANITARY CLEAN OUT	SANITARY CLEAN OUT
WATER VALVES	WATER VALVES
BEND AND THRUST BLOCK	BEND AND THRUST BLOCK
FIRE HYDRANTS	FIRE HYDRANTS
WATERLINE REDUCER	WATERLINE REDUCER
WATER STUB WITH BLOW OFF	WATER STUB WITH BLOW OFF
AIR RELEASE VALVE MH & VENT PIPE	AIR RELEASE VALVE MH & VENT PIPE
STORM MANHOLES	STORM MANHOLES
STORM INLETS	STORM INLETS
FES, FOREBAY, & TRICKLE CHANNEL	FES, FOREBAY, & TRICKLE CHANNEL
OUTLET STRUCTURE	OUTLET STRUCTURE
CRUSHER FINES	CRUSHER FINES
MAINTENANCE ACCESS	MAINTENANCE ACCESS
RIPRAP	RIPRAP
EXISTING ELECTRIC	EXISTING ELECTRIC
EXISTING TELEPHONE	EXISTING TELEPHONE
EXISTING FIBER OPTIC	EXISTING FIBER OPTIC
EXISTING GAS	EXISTING GAS
EXISTING OVER HEAD ELECTRIC	EXISTING OVER HEAD ELECTRIC
STORM UNDERDRAIN	STORM UNDERDRAIN
100 YEAR FLOODPLAIN	100 YEAR FLOODPLAIN
WETLAND	WETLAND
TOCR 100 YR FLOOD PLAIN	TOCR 100 YR FLOOD PLAIN

- NOTES:
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7	SDP07 SUBMITTAL	10/30/24	JK

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (4 OF 4)

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20-224
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PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Parcel B PLAN-DT-PARCELB-SDP.dwg

#	REVISION DESCRIPTION	DATE	BY
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4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

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SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

SITE DEVELOPMENT PLAN INFORMATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 10/30/2024

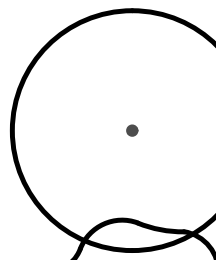
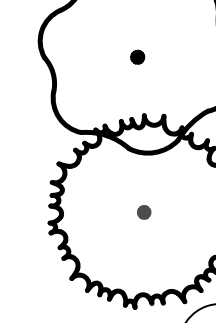
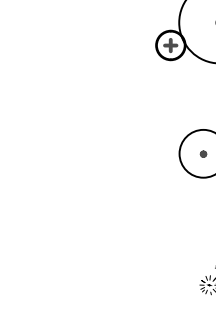
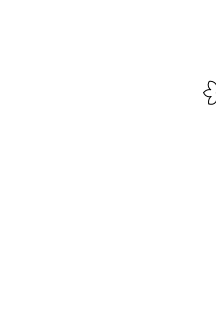
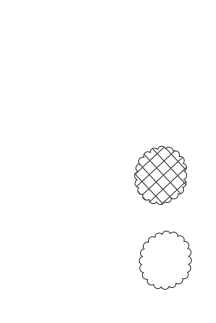
STREETSCAPE*						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
SWEET VALLEY STREET	620	16	0	16	64	64
DEWDROP STREET	240	6	0	6	24	24
DRYDEN STREET	52	2	0	2	8	8
KADI PARK STREET	422	11	0	11	44	44
RALPHIE COURT	34	1	0	1	4	4
AMEN STREET	466	12	0	12	48	48
HAMMER STREET	216	5	0	5	20	20
TOTAL	2,050	48	0	53	212	212
*Streetscape requirements can be found in Section 9 of the Landscape and Irrigation Criteria Manual						
*Streetscape in single family detached residential neighborhoods is limited to tracts and open space adjacent to the road right-of-way.						
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.						
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts. Due to formula rounding used to calculate required tree quantites, totals shown in chart may vary between linear feet and tree quantities.						

NOTE: DUE TO FORMULA ROUNDING USED TO CALCULATE REQUIRED TREE QUANTITIES, TOTALS SHOWN IN CHART MAY VARY BETWEEN LINEAR FEET AND TREE QUANTITIES

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED NATIVE SEED	94,181	11%
TURF (TEXAS HYBRID BLUEGRASS)	2,958	0.4%
NON-IRRIGATED NATIVE SEED	255,642	31%
TEMP-IRRIGATED NATIVE SEED	451,380	54%
IRRIGATED SHRUB BED	29,358	4%
TOTAL AREA LANDSCAPE	833,519	100%
TOTAL PROJECT SITE	3,407,894	

PLANT SCHEDULE

	DECIDUOUS SHADE TREES	HYDROZONE	2-4	QUANTITY	145
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND					
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH					
	ORNAMENTAL TREES	HYDROZONE	2-3	QUANTITY	23
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND					
	EVERGREEN TREES	HYDROZONE	1-4	QUANTITY	98
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH					
	DECIDUOUS SHRUBS	HYDROZONE	1-3	QUANTITY	155
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
	EVERGREEN SHRUBS	HYDROZONE	2-3	QUANTITY	49
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
	ORNAMENTAL GRASSES	HYDROZONE	2-3	QUANTITY	152
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
	PERENNIALS	HYDROZONE	1-4	QUANTITY	14
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE					
	NATIVE SEED	HYDROZONE	1-2	AREA (SF)	801,606
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON					
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]					
	EXISTING VEGETATION (TO REMAIN)				
	EXISTING VEGETATION (TO BE REMOVED)				

#	REVISION DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	ND
4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Parcel B PLAN-DT-PARCELB-SDP.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP) AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
16. NATURAL SURFACE TRAILS' FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER, RICH HAVEL. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. NATURAL SURFACE TRAILS SHALL NOT EXCEED A SLOPE OF 10%. NATURAL SURFACE TRAILS ON AREAS OF FILL SHALL NOT EXCEED A SLOPE OF 5%.
17. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
18. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
19. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHE PROPERTY MANAGEMENT ENTITY.
20. DEVELOPER-INSTALLED TREES WITHIN TRACT S AS NOTED IN LANDSCAPE PLAN, ALONG WITH THEIR IRRIGATION, WILL BE MAINTAINED BY THE HOA/METRO DISTRICT

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

CONCEPTUAL IRRIGATION STANDARD NOTES:

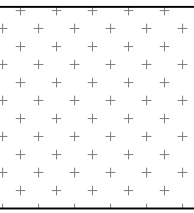
1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

PLANT SCHEDULE NOTES

1. ALL GRASSES WITHIN RIGHT OF WAY MUST BE PLANTED IN 5 GALLON CONTAINERS (AFFECTED SPECIES DENOTED WITH ASTERISK IN PLANT SCHEDULE). SEE PLAN FOR LOCATIONS. *
2. ALL PLANTING MUST MAINTAIN 36 INCHES FROM CORE INSTALLED UG FACILITIES - IN ADDITION MAINTAIN MIN CLEARANCE REQUIREMENTS TO ELECTRIC COOPERATIVE ABOVE GROUND FACILITIES PER CORE'S BUILDER HANDBOOK.
3. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

HYDROZONE LEGEND

SOD/SEED



NA SE

94,181 SF

IRRIGATED NATIVE SEED
(HYDROZONE 1-2)

SEED



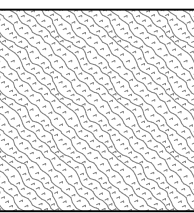
SD IR

2,958 SF

IRRIGATED TURF
(HYDROZONE 4)

TEXAS HYBRID SOD

SOD



NI NS

255,642 SF

NON-IRRIGATED NATIVE SEED

SEED



NS TE

451,380 SF

TEMP-IRRIGATED NATIVE SEED
(HYDROZONE 1-2)

SEED

AMENITY SCHEDULE



S-101

DESCRIPTION: BIKE RACK
MANUFACTURER: ANOVA
MODEL: VIBE STEEL BIKE RACK
COLOR/FINISH: TEXTURED SANDSTONE
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-102

DESCRIPTION: PET STATION
MANUFACTURER: ANOVA
MODEL: DOG WASTE STATION
COLOR/FINISH: GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-103

DESCRIPTION: BENCH
MANUFACTURER: ANOVA
MODEL: BEACON HILL
COLOR/FINISH: RECYCLED PLASTIC/
TEXTURED BRONZE AND BRAZILIAN
WALNUT
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-104

DESCRIPTION: TRASH & RECYCLING
MANUFACTURER: ANOVA
MODEL: AIRI STIX 45 GALLON
COLOR/FINISH: TEXTURED
SANDSTONE/TEXTURED BRONZE
NOTES: INSTALL PER
MANUFACTURER SPECIFICATIONS

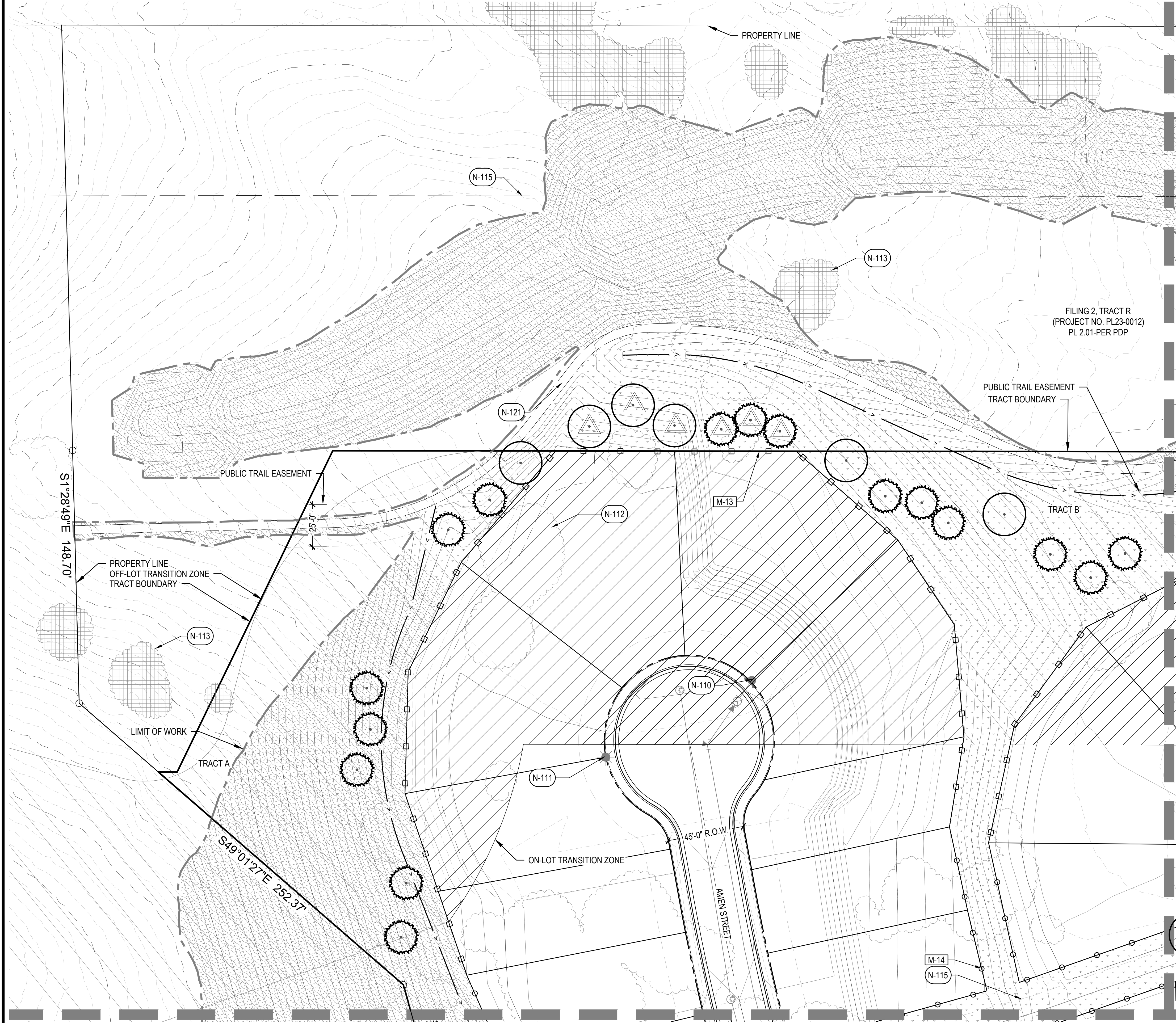


S-106

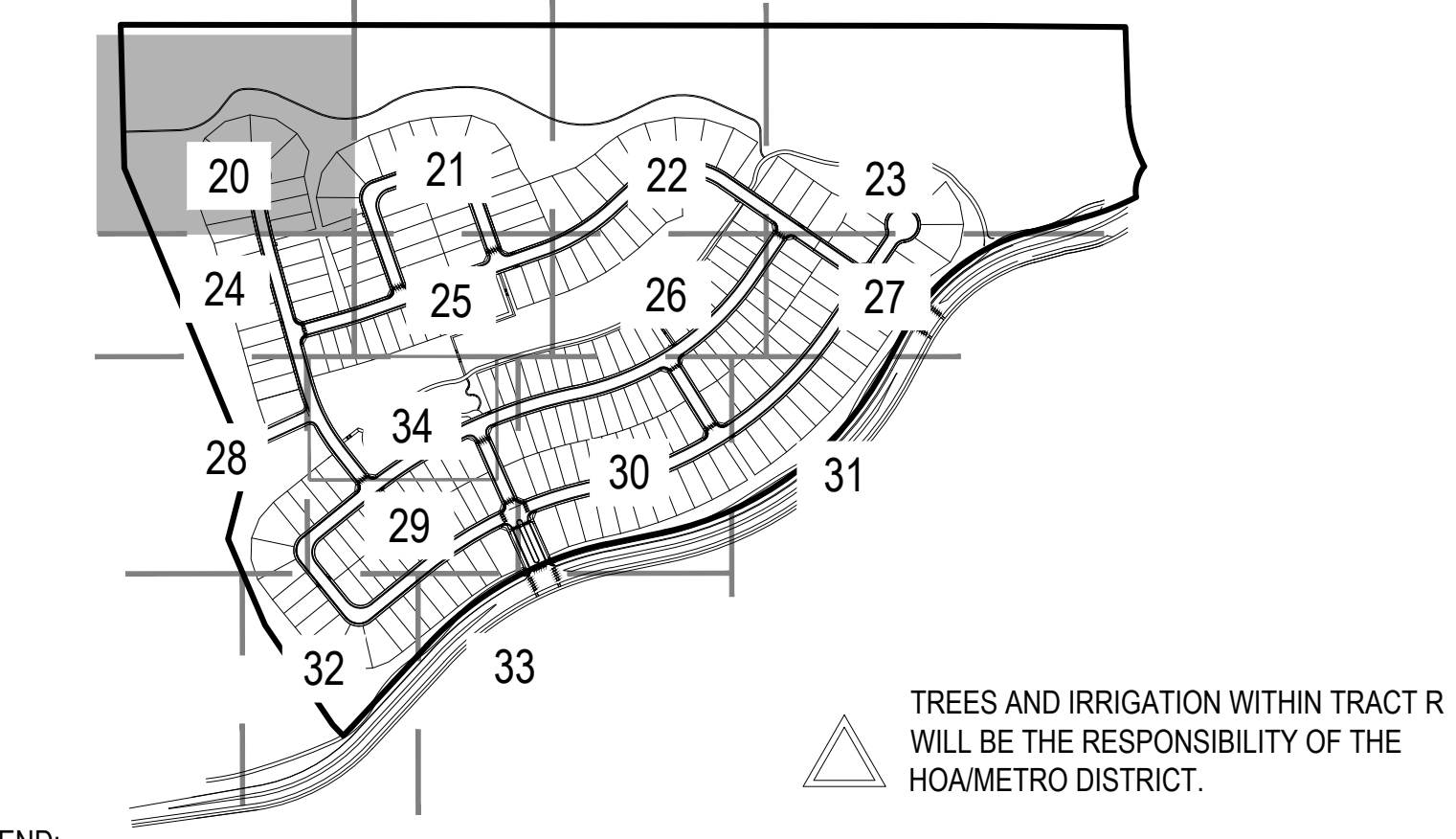
DESCRIPTION: PICNIC TABLE
MANUFACTURER: ANOVA
MODEL: 8' RECTANGULAR PICNIC RECYCLED
PLASTIC TABLE
COLOR/FINISH: BRAZILIAN WALNUT AND SAGE
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

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3	SDP03 SUBMITTAL	04/24/24	ND
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6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 - TRACT Q
LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP



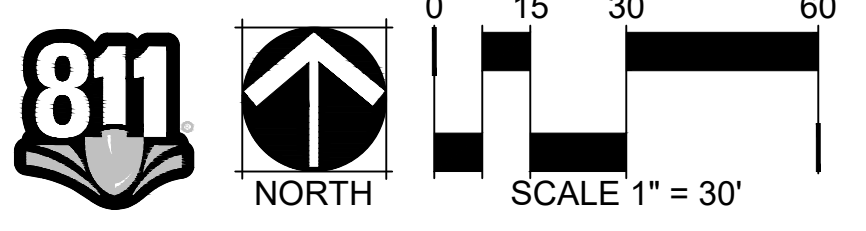
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'		NOTATION DESCRIPTION
	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-10 BOULDER - 5'		
	M-11 ENGINEERED WOOD FIBAR	N-115	DRY UTILITY EASEMENT
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-116	BOULDER SCRAMBLE
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	N-117	CONCRETE SEAT WALL
	M-14 PICKLEBALL FENCE & GATE	N-118	CONCRETE STAIRS
		N-120	BOULDER RETAINING WALL
		N-121	NATURAL SURFACE TRAIL
		N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

SEE SHEET 24

SEE SHEET 21

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Parcel B PLAN-DT-PARCELB-SDP.dwg

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#	REVISION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	ND
4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO

LANDSCAPE PLAN (1 OF 15)

NOT FOR CONSTRUCTION

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

JOB NO.
20-224

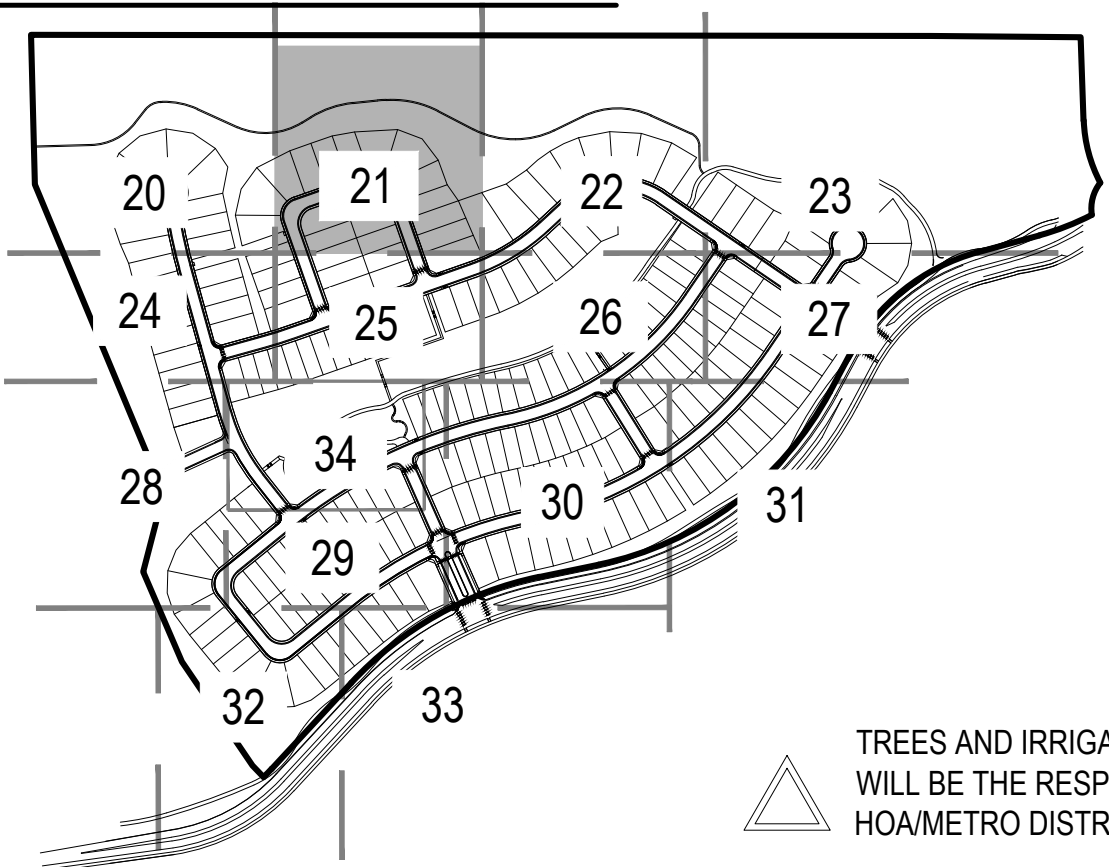
SHEET
20 OF 37

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



TREES AND IRRIGATION WITHIN TRACT R
WILL BE THE RESPONSIBILITY OF THE
HOA/METRO DISTRICT.

LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED

DECIDUOUS SHADE TREES
(HYDROZONE 2-4)

ORNAMENTAL TREES
(HYDROZONE 2-3)

EVERGREEN TREES
(HYDROZONE 1-4)

SHRUBS (HYDROZONE 1-3)

GRASSES & PERENNIALS
(HYDROZONE 1-3)

ROW

LIMIT OF WORK

MATCH LINE

5' NATURAL SURFACE TRAIL

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

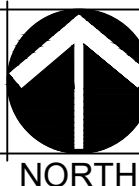
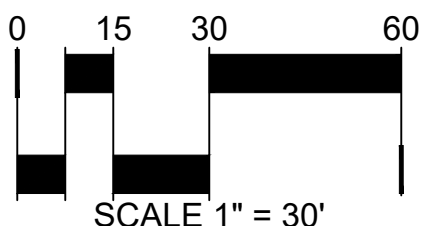
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
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	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
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		N-126	TIMBER STEPS
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		S-107	SHADE STRUCTURE
		S-109	PLAY BOULDER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT
TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

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DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
LANDSCAPE PLAN (2 OF 15)

**NOT FOR
CONSTRUCTION**

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

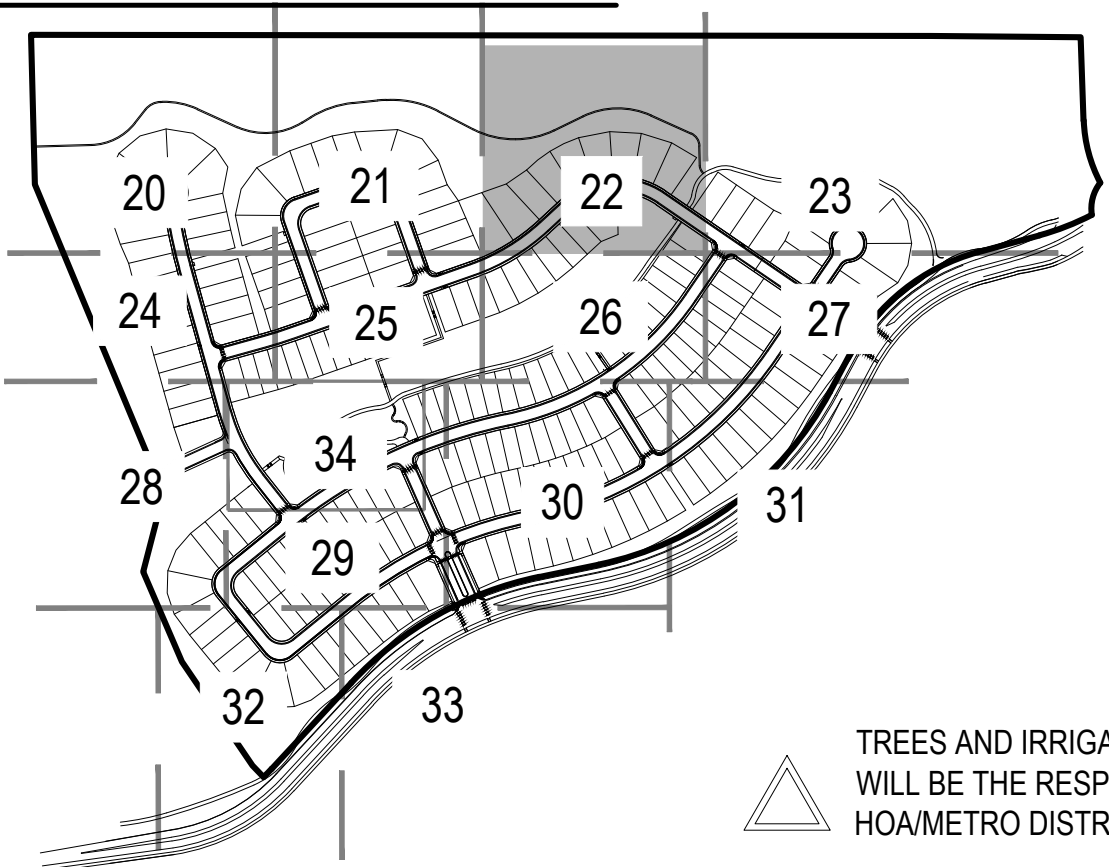
JOB NO.
20-224
SHEET
21 OF 37

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

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TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



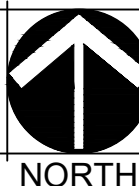
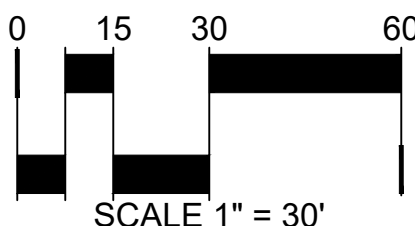
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		ORNAMENTAL TREES (HYDROZONE 2-3)	
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		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

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		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

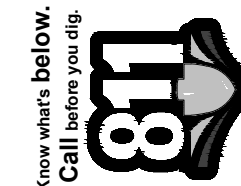
NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

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#	REVISION	DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL		04/24/24	ND
4	SDP04 SUBMITTAL		08/23/24	ND
5	SDP05 SUBMITTAL		09/20/24	ND
6	SDP06 SUBMITTAL		10/18/24	ND
7	SDP07 SUBMITTAL		10/30/24	ND

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
LANDSCAPE PLAN (3 OF 15)

**NOT FOR
CONSTRUCTION**

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

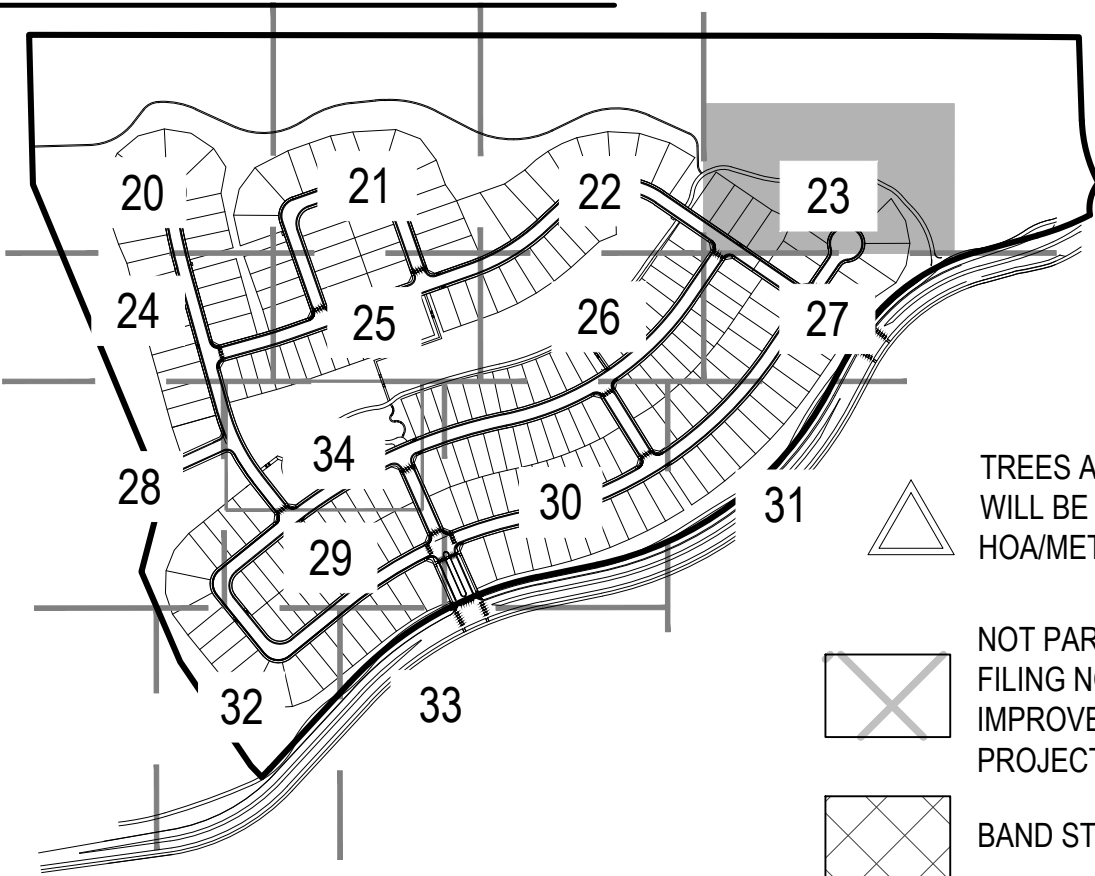
JOB NO.
20-224
SHEET
22 OF 37

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



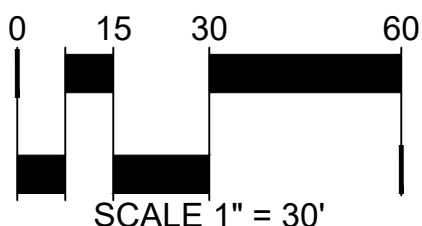
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE	
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED	DECIDUOUS SHADE TREES (HYDROZONE 2-4)
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD	ORNAMENTAL TREES (HYDROZONE 2-3)
	NI NS	NON-IRRIGATED NATIVE SEED	SEED	EVERGREEN TREES (HYDROZONE 1-4)
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED	SHRUBS (HYDROZONE 1-3)
				GRASSES & PERENNIALS (HYDROZONE 1-3)
				ROW
				LIMIT OF WORK
				MATCH LINE
				5' NATURAL SURFACE TRAIL
				PROPOSED MAJOR CONTOUR
				PROPOSED MINOR CONTOUR
				EXISTING MAJOR CONTOUR
				EXISTING MINOR CONTOUR

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
		N-111	STREET LIGHT, TYP.
		N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
			NOTATION DESCRIPTION
	M-07 BOULDER - 2'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-08 GATE		
	M-08 BOULDER - 3'	N-115	DRY UTILITY EASEMENT
	M-09 BOULDER - 4'	N-116	BOULDER SCRAMBLE
	M-10 BOULDER - 5'	N-117	CONCRETE SEAT WALL
		N-118	CONCRETE STAIRS
		N-120	BOULDER RETAINING WALL
		N-121	NATURAL SURFACE TRAIL
		N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
	M-11 ENGINEERED WOOD FIBAR	S-101	BIKE RACK
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	S-102	PET STATION
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE	S-103	BENCH
	M-14 PICKLEBALL FENCE & GATE	S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

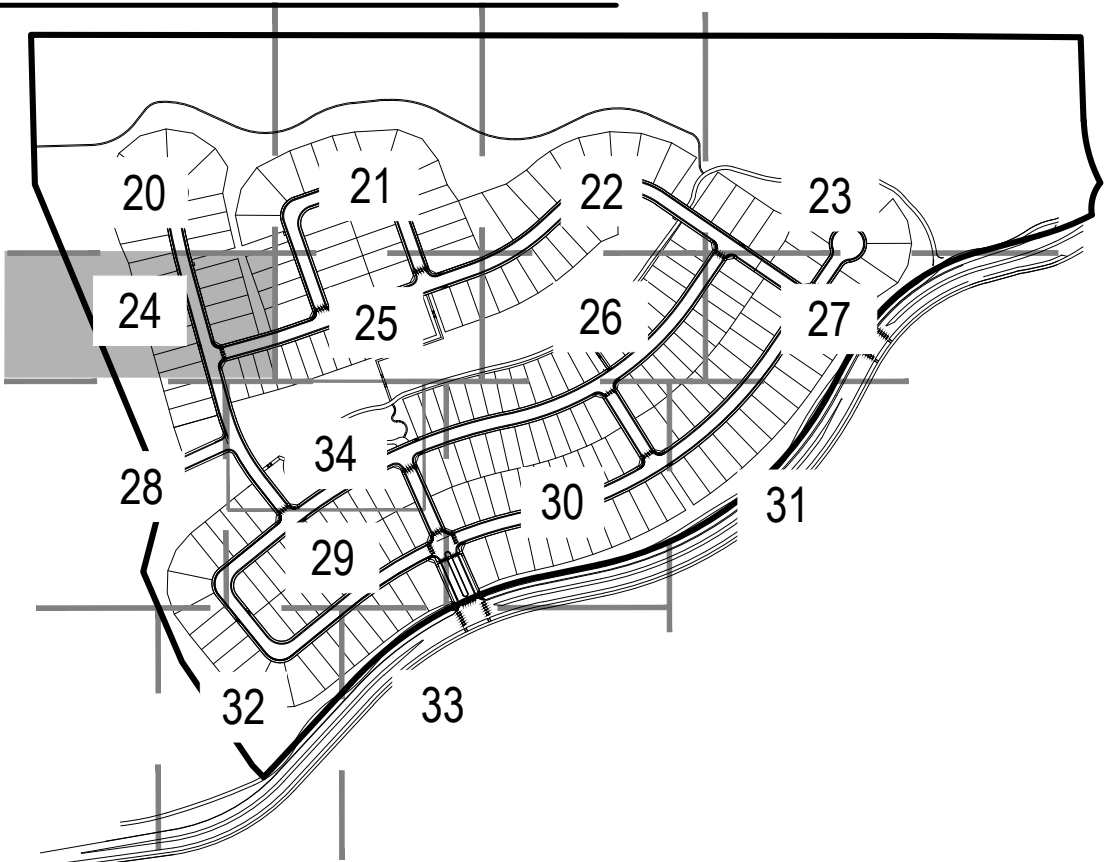
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5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

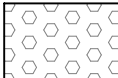
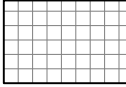
KEY MAP



LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

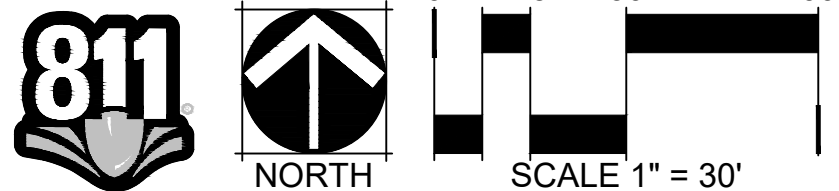
REFERENCE NOTES SCHEDULE :

LANDSCAPE MATERIALS		NOTATION DESCRIPTION	
CODE	DESCRIPTION	CODE	DESCRIPTION
	M-01 COBBLE	N-105 PICKLEBALL COURT	
	M-02 PLAY SAND	N-107 COMMUNITY MONUMENT - SECONDARY	
	M-03 STEEL EDGING	N-108 MARKER SIGN - SECONDARY	
	M-04 ACCENT COBBLE	N-109 MARKER SIGN - PRIMARY	
	M-06 CRUSHER FINES	N-110 FIRE HYDRANT, TYP.	
		N-111 STREET LIGHT, TYP.	
		N-112 EXISTING VEGETATION TO BE REMOVED, TYP.	
LANDSCAPE MATERIALS DESCRIPTION		NOTATION DESCRIPTION	
SYMBOL	DESCRIPTION	CODE	DESCRIPTION
	M-07 BOULDER - 2'		N-113 EXISTING VEGETATION TO REMAIN, TYP.
	M-08 GATE		
	M-08 BOULDER - 3'	N-115 DRY UTILITY EASEMENT	
	M-09 BOULDER - 4'	N-116 BOULDER SCRAMBLE	
	M-10 BOULDER - 5'	N-117 CONCRETE SEAT WALL	
		N-118 CONCRETE STAIRS	
		N-120 BOULDER RETAINING WALL	
		N-121 NATURAL SURFACE TRAIL	
		N-122 SIGHT TRIANGLE	
		N-123 CONCRETE TRAIL	
		N-124 CONCRETE CURB	
		N-125 MAILBOX KIOSK	
		N-126 TIMBER STEPS	
CODE	DESCRIPTION	SYMBOL	DESCRIPTION
	M-11 ENGINEERED WOOD FIBAR		
	M-12 FENCE TYPE 1 - WILDLIFE FENCE		
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE		
	M-14 PICKLEBALL FENCE & GATE		
			S-101 BIKE RACK
			S-102 PET STATION
			S-103 BENCH
			S-104 TRASH & RECYCLING
			S-105 BOULDER SEATING
			S-106 PICNIC TABLE
			S-107 SHADE STRUCTURE
			S-109 PLAY BOULDER
			S-110 PLAY STRUCTURE
			S-112 SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS

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NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

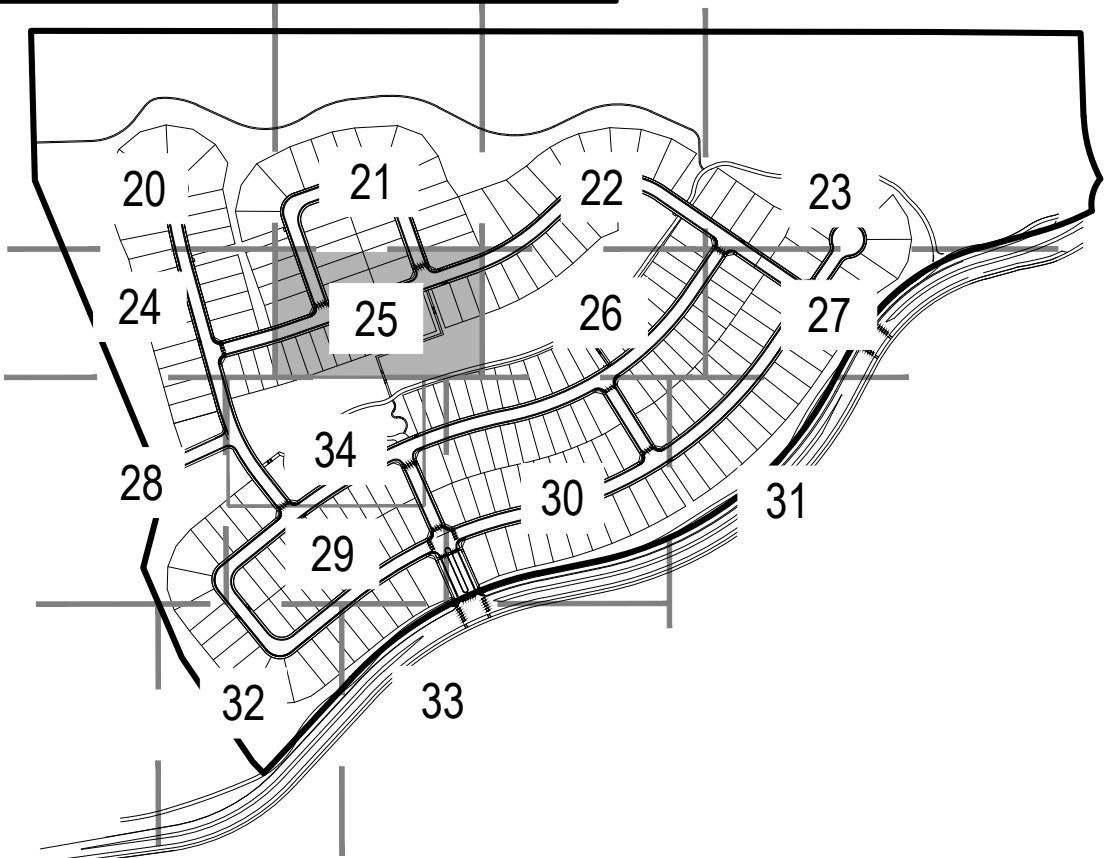
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4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



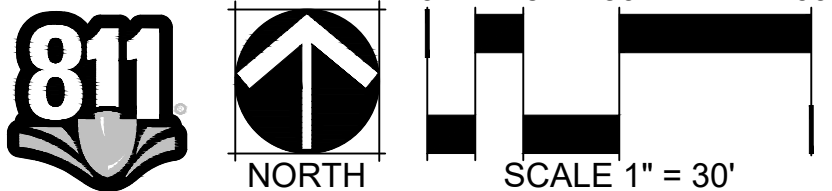
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED	SEED
	SD IR	IRRIGATED TURF	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED	SEED
		DECIDUOUS SHADE TREES	(HYDROZONE 2-4)
		ORNAMENTAL TREES	(HYDROZONE 2-3)
		EVERGREEN TREES	(HYDROZONE 1-4)
		SHRUBS	(HYDROZONE 1-3)
		GRASSES & PERENNIALS	(HYDROZONE 1-3)
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105 PICKLEBALL COURT	
	M-02 PLAY SAND	N-107 COMMUNITY MONUMENT - SECONDARY	
	M-03 STEEL EDGING	N-108 MARKER SIGN - SECONDARY	
	M-04 ACCENT COBBLE	N-109 MARKER SIGN - PRIMARY	
	M-06 CRUSHER FINES	N-110 FIRE HYDRANT, TYP.	
	M-11 ENGINEERED WOOD FIBAR	N-111 STREET LIGHT, TYP.	
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-112 EXISTING VEGETATION TO BE REMOVED, TYP.	
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	N-113 EXISTING VEGETATION TO REMAIN, TYP.	
	M-14 PICKLEBALL FENCE & GATE	N-115 DRY UTILITY EASEMENT	
	ON-LOT TRANSITION ZONE	N-116 BOULDER SCRAMBLE	
	OFF-LOT TRANSITION ZONE	N-117 CONCRETE SEAT WALL	
	M-07 BOULDER - 2'	N-118 CONCRETE STAIRS	
	M-08 GATE	N-120 BOULDER RETAINING WALL	
	M-08 BOULDER - 3'	N-121 NATURAL SURFACE TRAIL	
	M-09 BOULDER - 4'	N-122 SIGHT TRIANGLE	
	M-10 BOULDER - 5'	N-123 CONCRETE TRAIL	
	N-117 CONCRETE SEAT WALL	N-124 CONCRETE CURB	
	N-118 CONCRETE STAIRS	N-125 MAILBOX KIOSK	
	N-120 BOULDER RETAINING WALL	N-126 TIMBER STEPS	
	N-121 NATURAL SURFACE TRAIL	S-101 BIKE RACK	
	N-122 SIGHT TRIANGLE	S-102 PET STATION	
	N-123 CONCRETE TRAIL	S-103 BENCH	
	N-124 CONCRETE CURB	S-104 TRASH & RECYCLING	
	N-125 MAILBOX KIOSK	S-105 BOULDER SEATING	
	N-126 TIMBER STEPS	S-106 PICNIC TABLE	
	SITE FURNISHINGS	S-107 SHADE STRUCTURE	
	S-101 BIKE RACK	S-109 PLAY BOUDLER	
	S-102 PET STATION	S-110 PLAY STRUCTURE	
	S-103 BENCH	S-112 SWINGS	
	S-104 TRASH & RECYCLING		
	S-105 BOULDER SEATING		
	S-106 PICNIC TABLE		
	S-107 SHADE STRUCTURE		
	S-109 PLAY BOUDLER		
	S-110 PLAY STRUCTURE		
	S-112 SWINGS		

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

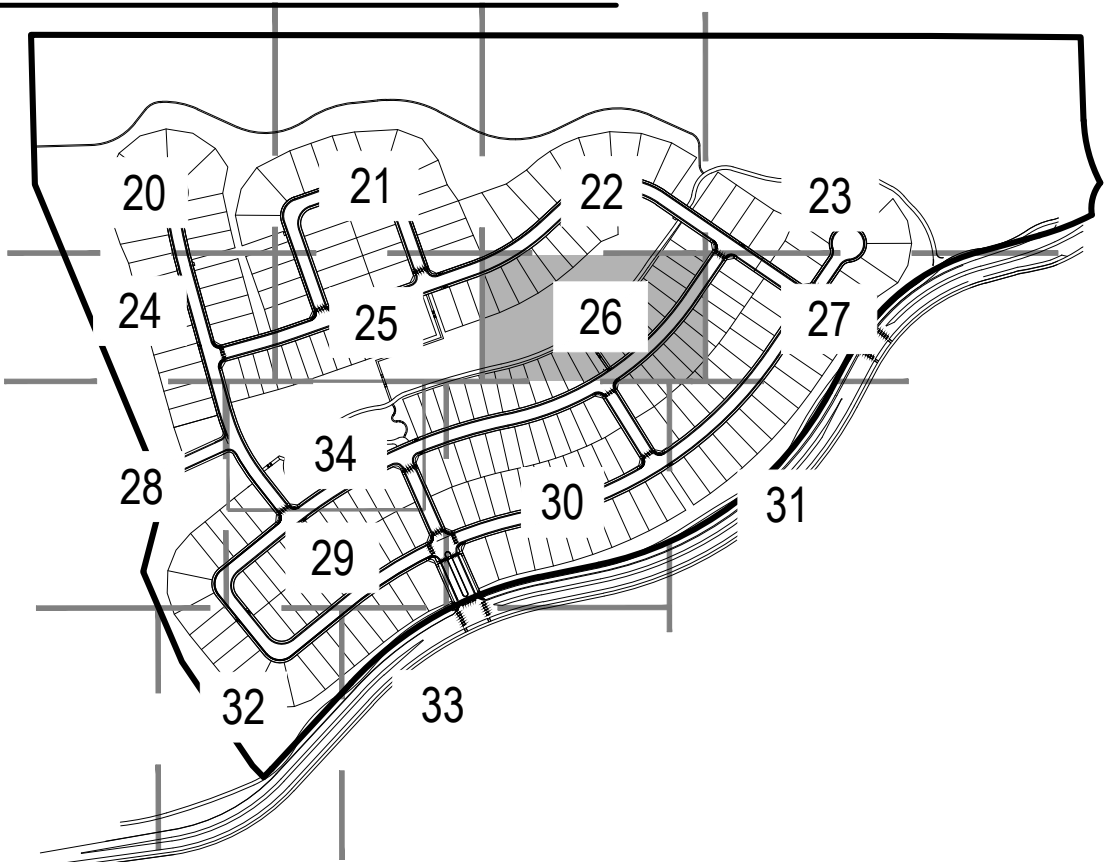
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6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



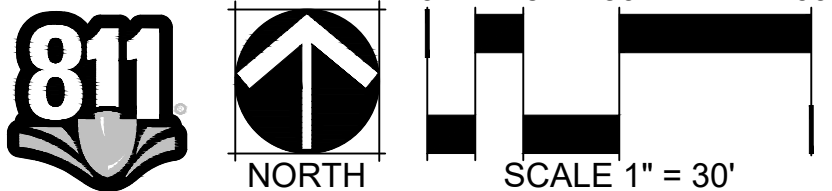
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105 PICKLEBALL COURT	
	M-02 PLAY SAND	N-107 COMMUNITY MONUMENT - SECONDARY MARKER SIGN - SECONDARY	
	M-03 STEEL EDGING	N-108 MARKER SIGN - SECONDARY	
	M-04 ACCENT COBBLE	N-109 MARKER SIGN - PRIMARY	
	M-06 CRUSHER FINES	N-110 FIRE HYDRANT, TYP.	
	M-07 BOULDER - 2'	N-111 STREET LIGHT, TYP.	
	M-08 GATE	N-112 EXISTING VEGETATION TO BE REMOVED, TYP.	
	M-08 BOULDER - 3'	N-113 EXISTING VEGETATION TO REMAIN, TYP.	
	M-09 BOULDER - 4'	N-115 DRY UTILITY EASEMENT	
	M-10 BOULDER - 5'	N-116 BOULDER SCRAMBLE	
	M-11 ENGINEERED WOOD FIBAR	N-117 CONCRETE SEAT WALL	
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-118 CONCRETE STAIRS	
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE	N-120 BOULDER RETAINING WALL	
	M-14 PICKLEBALL FENCE & GATE	N-121 NATURAL SURFACE TRAIL	
	ON-LOT TRANSITION ZONE	N-122 SIGHT TRIANGLE	
	OFF-LOT TRANSITION ZONE	N-123 CONCRETE TRAIL	
	S-101 BIKE RACK	N-124 CONCRETE CURB	
	S-102 PET STATION	N-125 MAILBOX KIOSK	
	S-103 BENCH	N-126 TIMBER STEPS	
	S-104 TRASH & RECYCLING	SITE FURNISHINGS DESCRIPTION	
	S-105 BOULDER SEATING		
	S-106 PICNIC TABLE		
	S-107 SHADE STRUCTURE		
	S-109 PLAY BOUDLER		
	S-110 PLAY STRUCTURE		
	S-112 SWINGS		

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

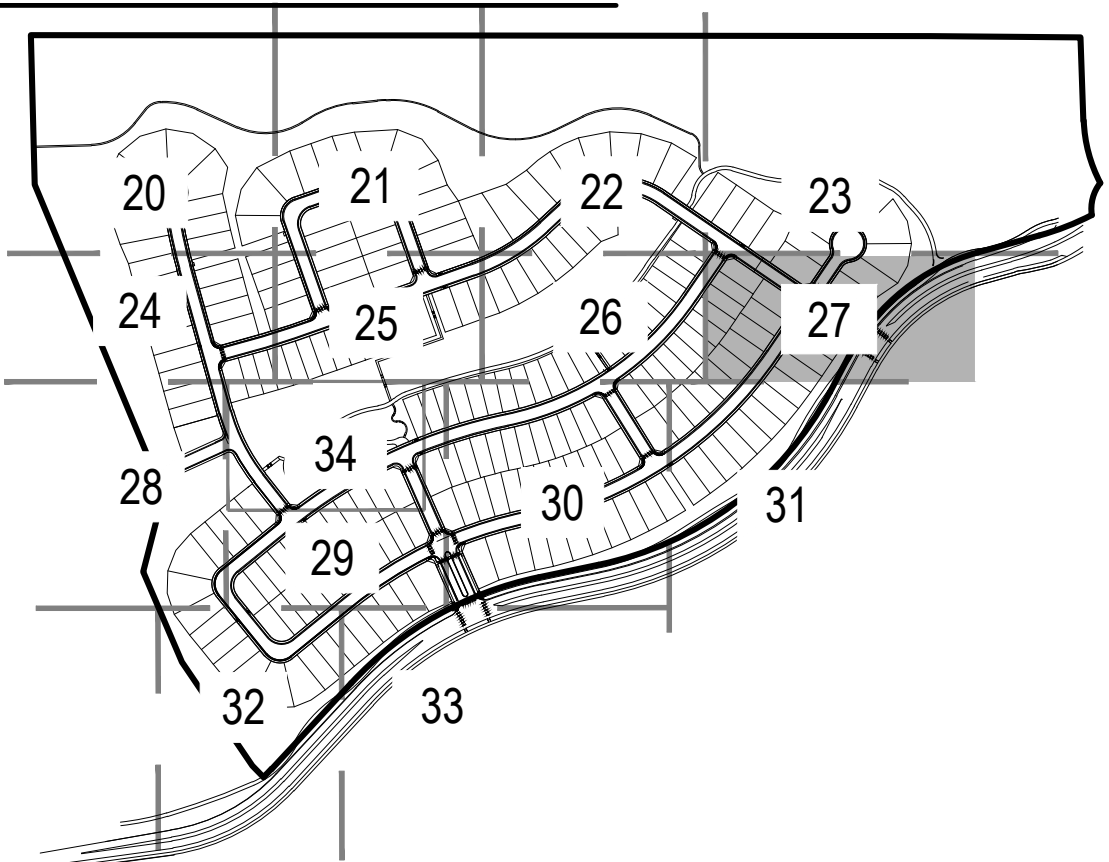
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5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



LEGEND:

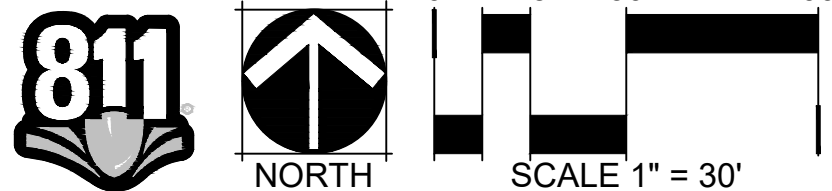
SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'		NOTATION DESCRIPTION
	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-10 BOULDER - 5'		
	M-11 ENGINEERED WOOD FIBAR	N-115	DRY UTILITY EASEMENT
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-116	BOULDER SCRAMBLE
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	N-117	CONCRETE SEAT WALL
	M-14 PICKLEBALL FENCE & GATE	N-118	CONCRETE STAIRS
		N-120	BOULDER RETAINING WALL
		N-121	NATURAL SURFACE TRAIL
		N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

ON-LOT TRANSITION ZONE
OFF-LOT TRANSITION ZONE

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

NORRIS
DESIGN
PEOPLE + PLACEMAKING

NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.852.1166



DATE	BY	REVISION DESCRIPTION
04/24/24	ND	3. SDP03 SUBMITTAL
08/23/24	ND	4. SDP04 SUBMITTAL
09/20/24	ND	5. SDP05 SUBMITTAL
10/18/24	ND	6. SDP06 SUBMITTAL
10/30/24	ND	7. SDP07 SUBMITTAL

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
LANDSCAPE PLAN (8 OF 15)

NOT FOR
CONSTRUCTION

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

JOB NO.
20-224
SHEET
27 OF 37

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

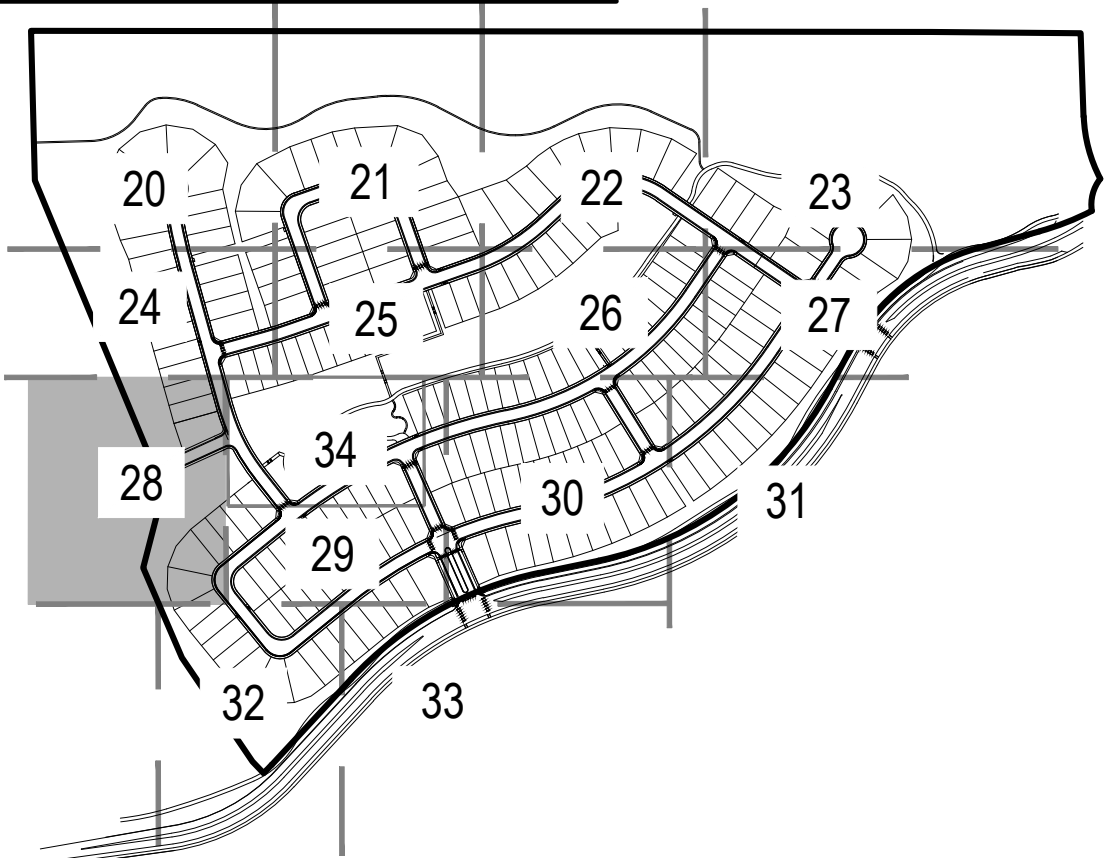
LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

SEE SHEET 24



SEE SHEET 32

KEY MAP



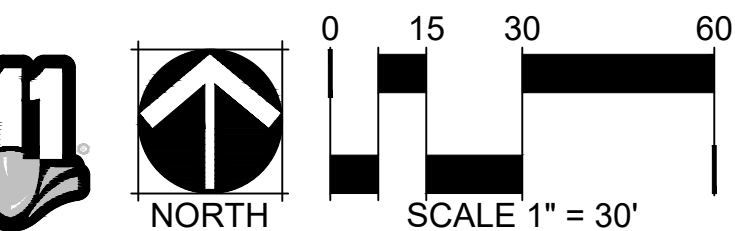
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105 PICKLEBALL COURT	
	M-02 PLAY SAND	N-107 COMMUNITY MONUMENT - SECONDARY MARKER SIGN - SECONDARY MARKER SIGN - PRIMARY	
	M-03 STEEL EDGING	N-109 FIRE HYDRANT, TYP.	
	M-04 ACCENT COBBLE	N-110 STREET LIGHT, TYP.	
	M-06 CRUSHER FINES	N-111 EXISTING VEGETATION TO BE REMOVED, TYP.	
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-07 BOULDER - 2'	N-112 EXISTING VEGETATION TO REMAIN, TYP.	
	M-08 GATE		
	M-08 BOULDER - 3'	N-115 DRY UTILITY EASEMENT	
	M-09 BOULDER - 4'	N-116 BOULDER SCRAMBLE	
	M-10 BOULDER - 5'	N-117 CONCRETE SEAT WALL	
		N-118 CONCRETE STAIRS	
		N-120 BOULDER RETAINING WALL	
		N-121 NATURAL SURFACE TRAIL	
		N-122 SIGHT TRIANGLE	
		N-123 CONCRETE TRAIL	
		N-124 CONCRETE CURB	
		N-125 MAILBOX KIOSK	
		N-126 TIMBER STEPS	
CODE	LANDSCAPE MATERIALS DESCRIPTION	SYMBOL	SITE FURNISHINGS DESCRIPTION
	M-11 ENGINEERED WOOD FIBAR	S-101	BIKE RACK
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	S-102	PET STATION
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	S-103	BENCH
	M-14 PICKLEBALL FENCE & GATE	S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

#	REVISION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	ND
4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

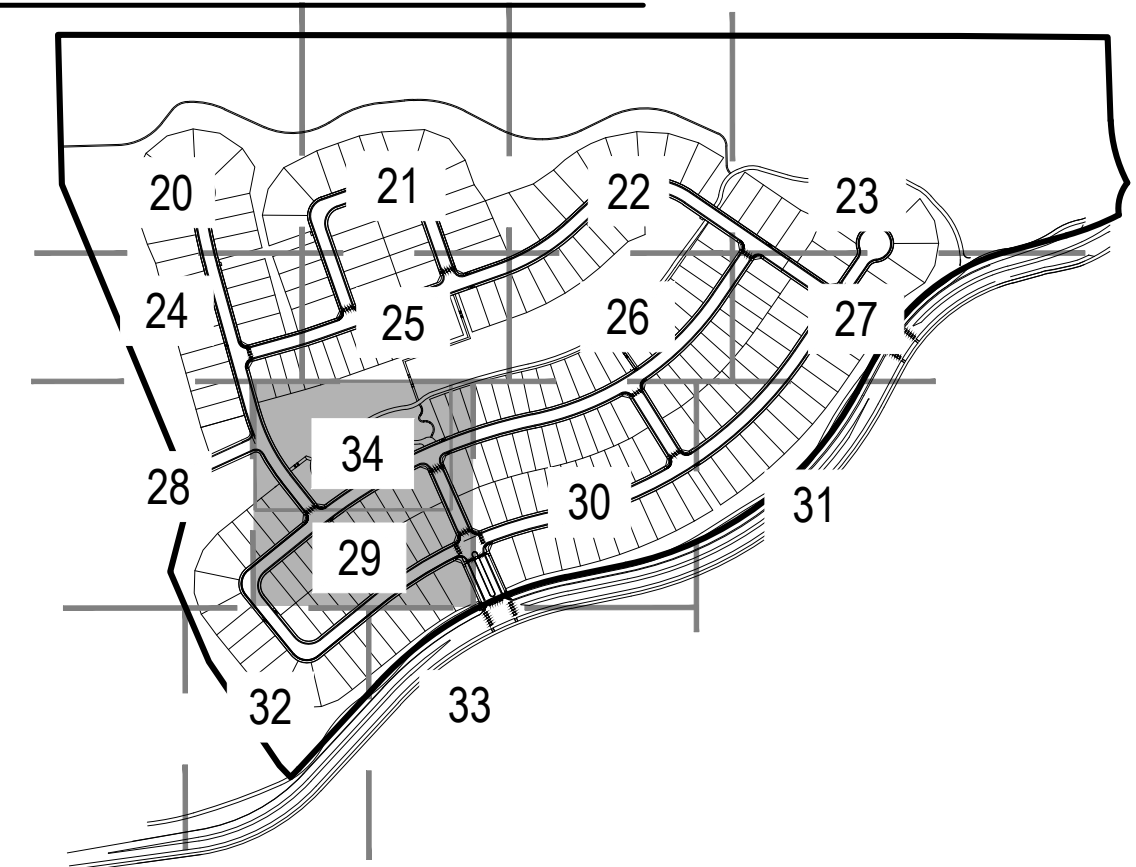
SEE SHEET 24 & 25



ENLARGEMENT, SEE SHEET 34

SEE SHEET 32 & 33

KEY MAP



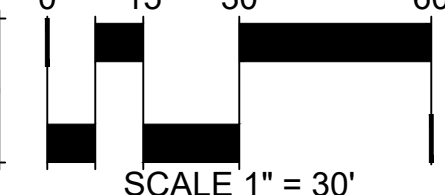
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE		
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED		ORNAMENTAL TREES (HYDROZONE 2-3)
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD		EVERGREEN TREES (HYDROZONE 1-4)
	NI NS	NON-IRRIGATED NATIVE SEED	SEED		SHRUBS (HYDROZONE 1-3)
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED		GRASSES & PERENNIALS (HYDROZONE 1-3)
					ROW
					LIMIT OF WORK
					MATCH LINE
					5' NATURAL SURFACE TRAIL
					PROPOSED MAJOR CONTOUR
					PROPOSED MINOR CONTOUR
					EXISTING MAJOR CONTOUR
					EXISTING MINOR CONTOUR

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'		NOTATION DESCRIPTION
	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-10 BOULDER - 5'	N-115	DRY UTILITY EASEMENT
	M-11 ENGINEERED WOOD FIBAR	N-116	BOULDER SCRAMBLE
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-117	CONCRETE SEAT WALL
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE	N-118	CONCRETE STAIRS
	M-14 PICKLEBALL FENCE & GATE	N-120	BOULDER RETAINING WALL
	ON-LOT TRANSITION ZONE	N-121	NATURAL SURFACE TRAIL
	OFF-LOT TRANSITION ZONE	N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOULDER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

**NORRIS
DESIGN**
PEOPLE • PLACEMAKING

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1101 BANNOCK STREET
DENVER, CO 80204
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#	REVISION	DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL		04/24/24	ND
4	SDP04 SUBMITTAL		08/23/24	ND
5	SDP05 SUBMITTAL		09/20/24	ND
6	SDP06 SUBMITTAL		10/18/24	ND
7	SDP07 SUBMITTAL		10/30/24	ND

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
LANDSCAPE PLAN (10 OF 15)

**NOT FOR
CONSTRUCTION**

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

JOB NO.
20-224
SHEET
29 OF 37

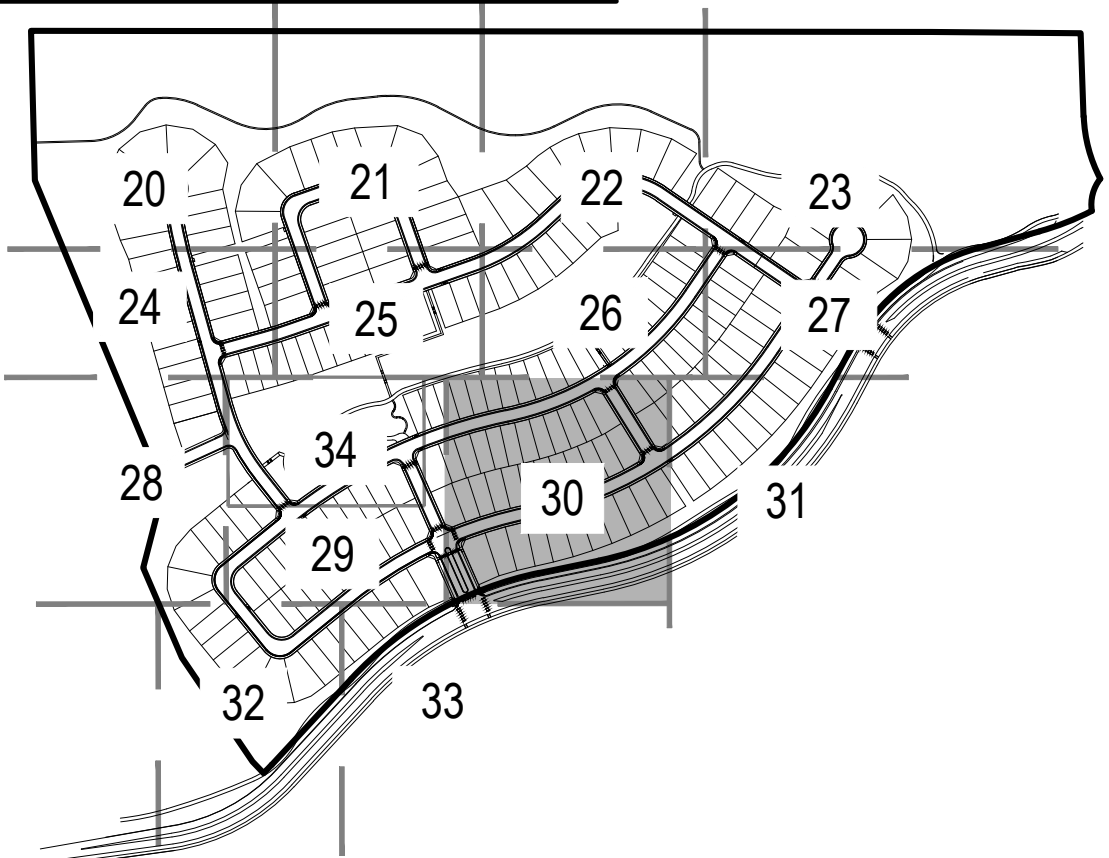
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

SEE SHEET 25 & 26

KEY MAP



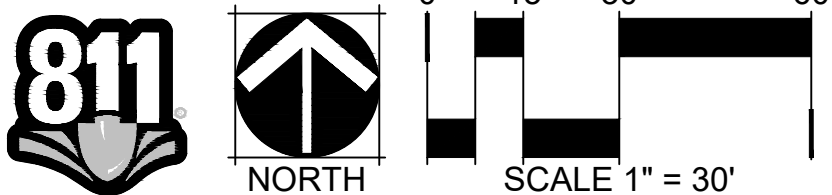
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY MARKER SIGN - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-09 BOULDER - 4'	N-115	DRY UTILITY EASEMENT
	M-10 BOULDER - 5'	N-116	BOULDER SCRAMBLE
	M-11 ENGINEERED WOOD FIBAR	N-117	CONCRETE SEAT WALL
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-118	CONCRETE STAIRS
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE	N-120	BOULDER RETAINING WALL
	M-14 PICKLEBALL FENCE & GATE	N-121	NATURAL SURFACE TRAIL
	ON-LOT TRANSITION ZONE	N-122	SIGHT TRIANGLE
	OFF-LOT TRANSITION ZONE	N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

SEE SHEET 29

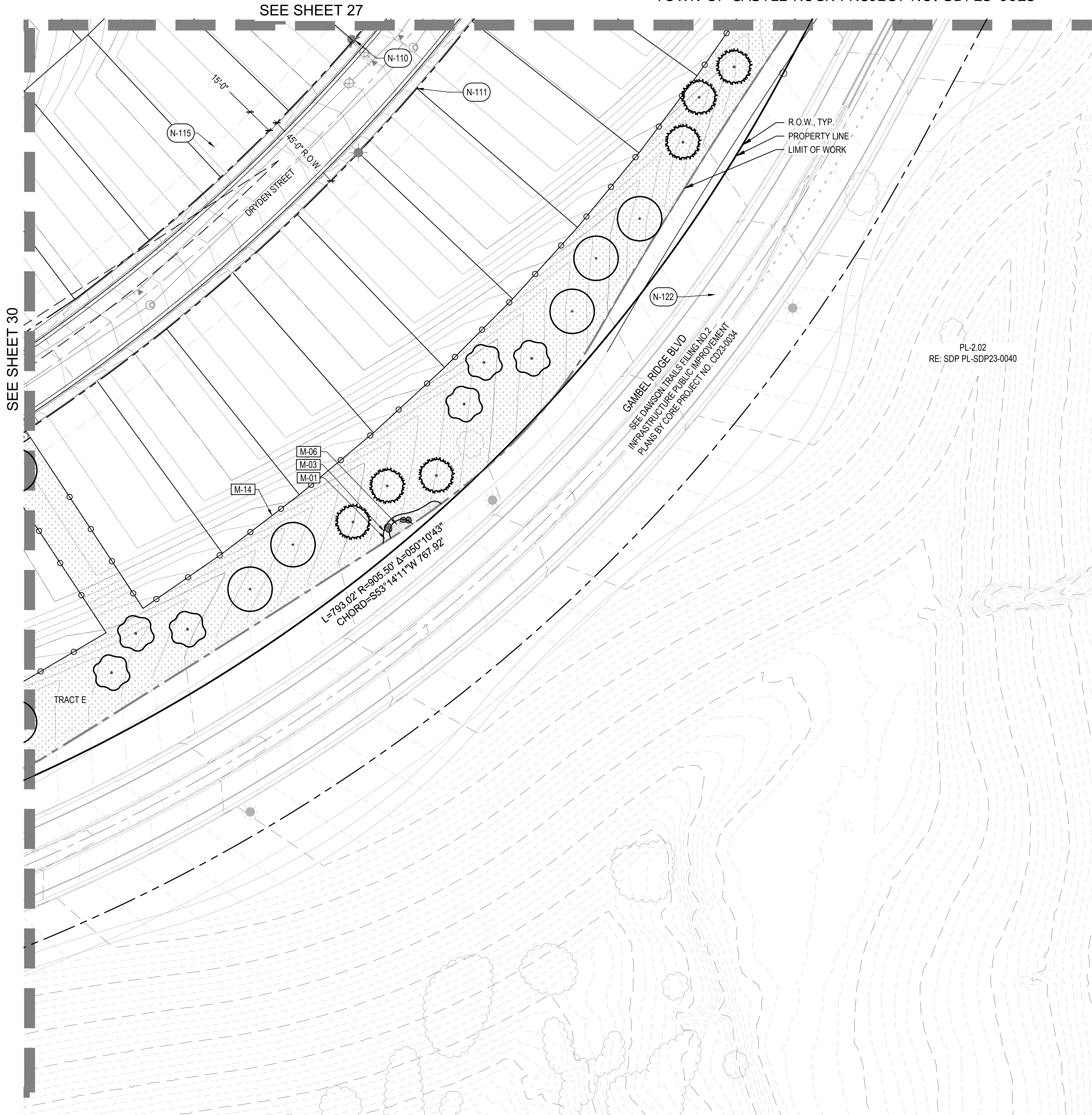
SEE SHEET 31

SEE SHEET 33

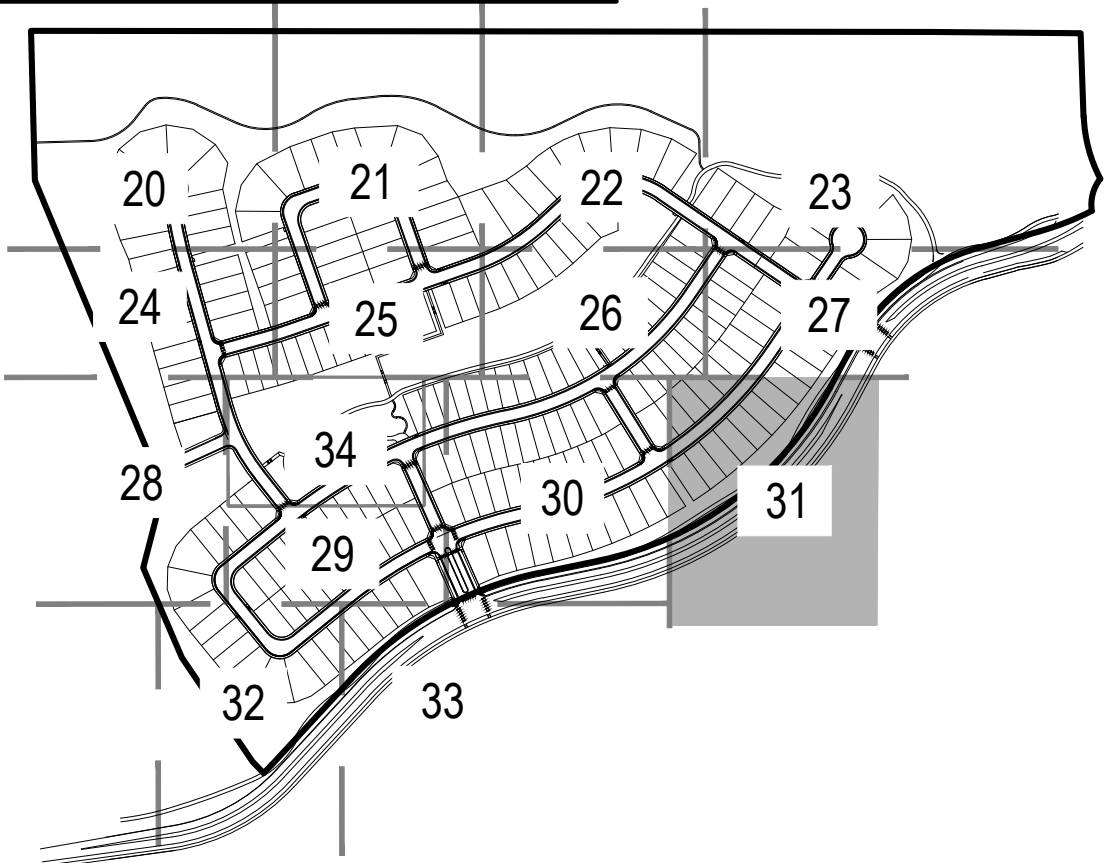
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP



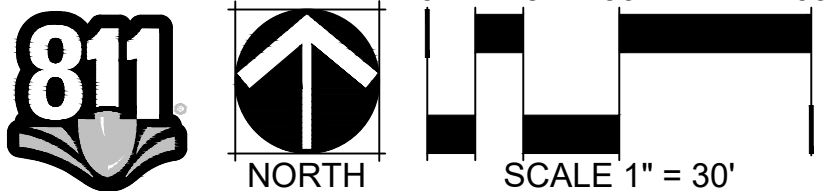
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE	
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED	DECIDUOUS SHADE TREES (HYDROZONE 2-4)
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD	ORNAMENTAL TREES (HYDROZONE 2-3)
	NI NS	NON-IRRIGATED NATIVE SEED	SEED	EVERGREEN TREES (HYDROZONE 1-4)
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED	SHRUBS (HYDROZONE 1-3)
				GRASSES & PERENNIALS (HYDROZONE 1-3)
				ROW
				LIMIT OF WORK
				MATCH LINE
				5' NATURAL SURFACE TRAIL
				PROPOSED MAJOR CONTOUR
				PROPOSED MINOR CONTOUR
				EXISTING MAJOR CONTOUR
				EXISTING MINOR CONTOUR

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'		NOTATION DESCRIPTION
	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-10 BOULDER - 5'	N-115	DRY UTILITY EASEMENT
	M-11 ENGINEERED WOOD FIBAR	N-116	BOULDER SCRAMBLE
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-117	CONCRETE SEAT WALL
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	N-118	CONCRETE STAIRS
	M-14 PICKLEBALL FENCE & GATE	N-120	BOULDER RETAINING WALL
		N-121	NATURAL SURFACE TRAIL
		N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS

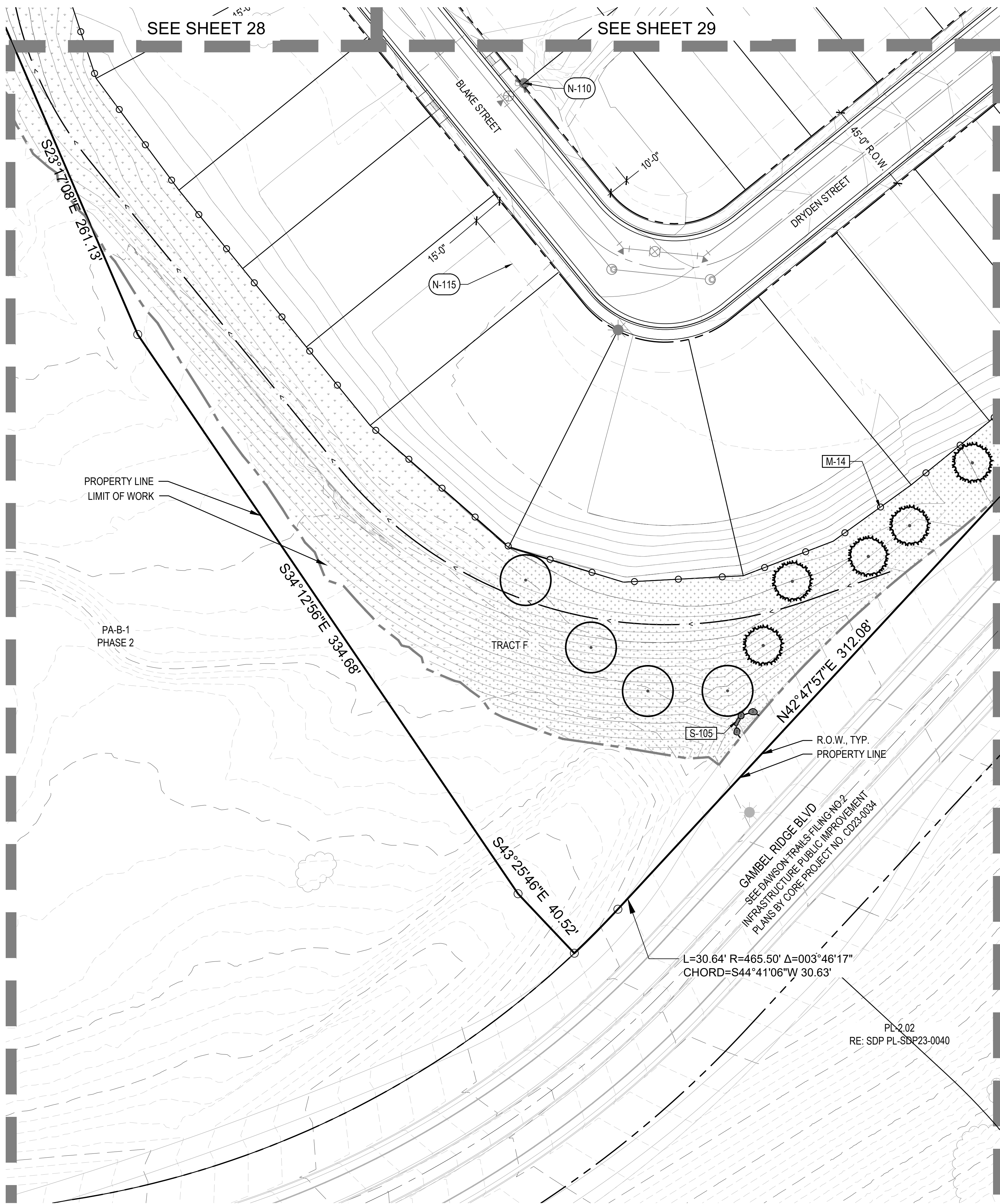


STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

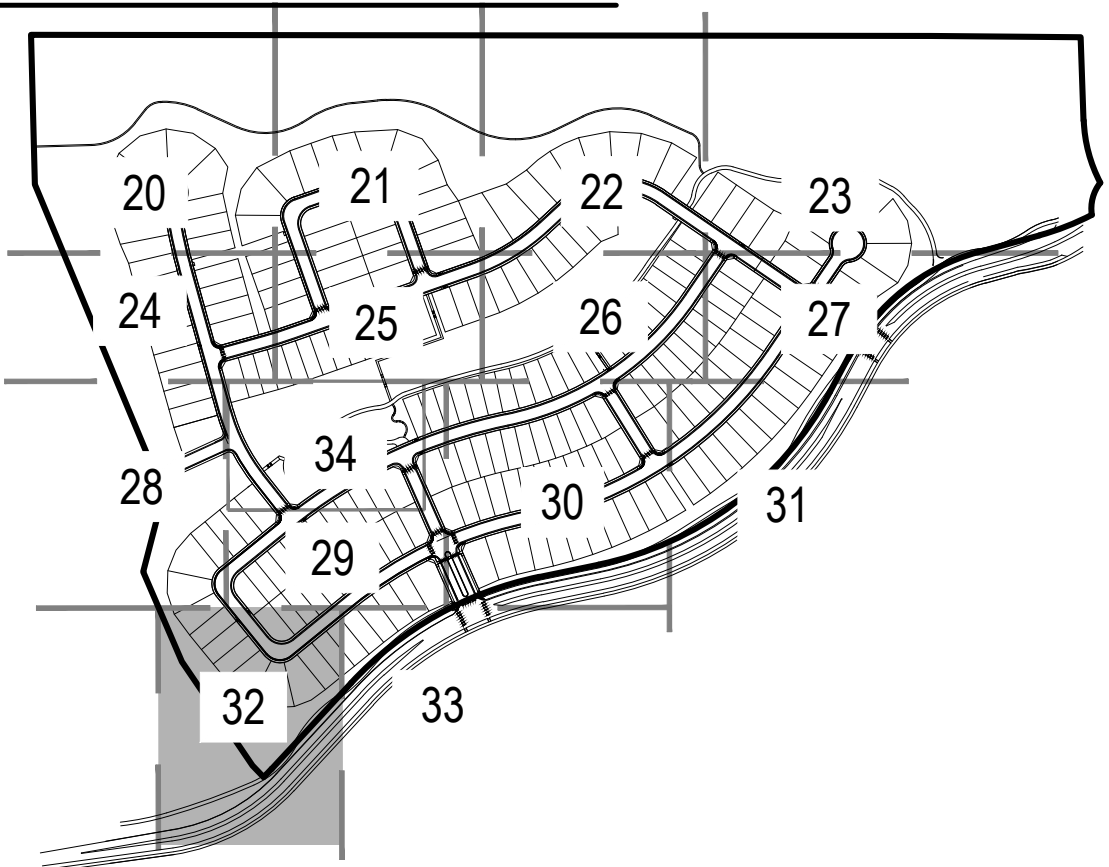
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



KEY MAP



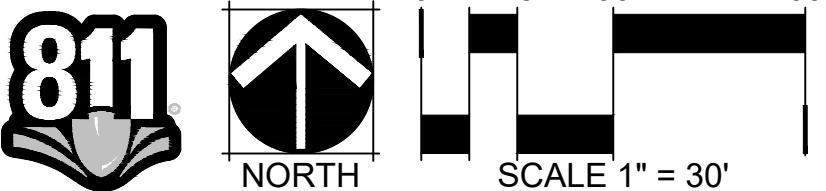
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'		NOTATION DESCRIPTION
	M-09 BOULDER - 4'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-10 BOULDER - 5'	N-115	DRY UTILITY EASEMENT
	M-11 ENGINEERED WOOD FIBAR	N-116	BOULDER SCRAMBLE
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-117	CONCRETE SEAT WALL
	M-13 FENCE TYPE 2 - RAIL OPEN SPACE FENCE	N-118	CONCRETE STAIRS
	M-14 PICKLEBALL FENCE & GATE	N-120	BOULDER RETAINING WALL
	ON-LOT TRANSITION ZONE	N-121	NATURAL SURFACE TRAIL
	OFF-LOT TRANSITION ZONE	N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

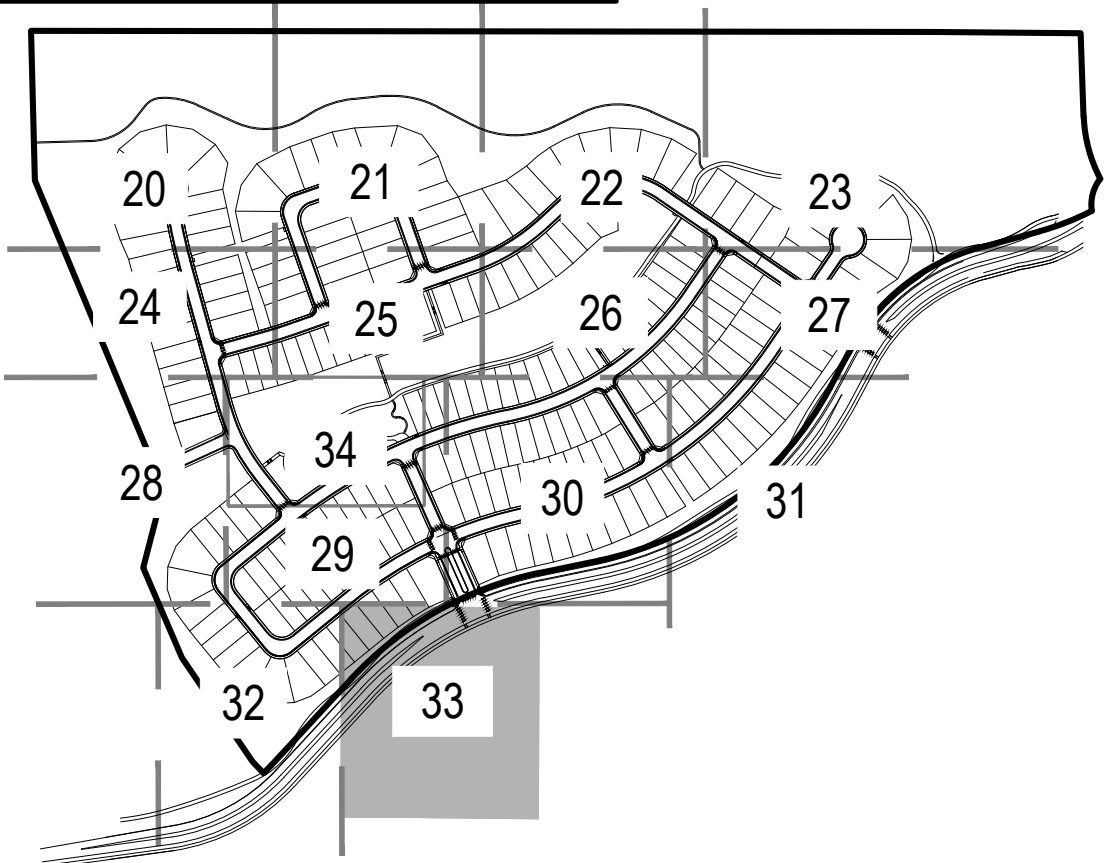
#	DATE	BY	REVISION DESCRIPTION
3	04/24/24	ND	SDP03 SUBMITTAL
4	08/23/24	ND	SDP04 SUBMITTAL
5	09/20/24	ND	SDP05 SUBMITTAL
6	10/18/24	ND	SDP06 SUBMITTAL
7	10/30/24	ND	SDP07 SUBMITTAL

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

KEY MAP



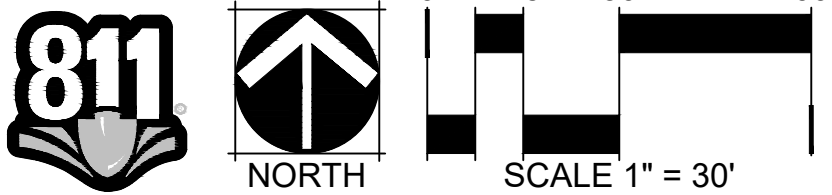
LEGEND:

SYMBOL	CODE	BOTANICAL NAME	SIZE
	NA SE	IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
	SD IR	IRRIGATED TURF (HYDROZONE 4)	SOD
	NI NS	NON-IRRIGATED NATIVE SEED	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED (HYDROZONE 1-2)	SEED
		DECIDUOUS SHADE TREES (HYDROZONE 2-4)	
		ORNAMENTAL TREES (HYDROZONE 2-3)	
		EVERGREEN TREES (HYDROZONE 1-4)	
		SHRUBS (HYDROZONE 1-3)	
		GRASSES & PERENNIALS (HYDROZONE 1-3)	
		ROW	
		LIMIT OF WORK	
		MATCH LINE	
		5' NATURAL SURFACE TRAIL	
		PROPOSED MAJOR CONTOUR	
		PROPOSED MINOR CONTOUR	
		EXISTING MAJOR CONTOUR	
		EXISTING MINOR CONTOUR	

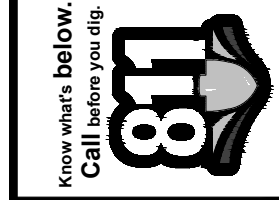
REFERENCE NOTES SCHEDULE :

CODE	LANDSCAPE MATERIALS DESCRIPTION	CODE	NOTATION DESCRIPTION
	M-01 COBBLE	N-105	PICKLEBALL COURT
	M-02 PLAY SAND	N-107	COMMUNITY MONUMENT - SECONDARY
	M-03 STEEL EDGING	N-108	MARKER SIGN - SECONDARY
	M-04 ACCENT COBBLE	N-109	MARKER SIGN - PRIMARY
	M-06 CRUSHER FINES	N-110	FIRE HYDRANT, TYP.
	M-07 BOULDER - 2'	N-111	STREET LIGHT, TYP.
	M-08 GATE	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
	M-08 BOULDER - 3'	N-113	EXISTING VEGETATION TO REMAIN, TYP.
	M-09 BOULDER - 4'	N-115	DRY UTILITY EASEMENT
	M-10 BOULDER - 5'	N-116	BOULDER SCRAMBLE
	M-11 ENGINEERED WOOD FIBAR	N-117	CONCRETE SEAT WALL
	M-12 FENCE TYPE 1 - WILDLIFE FENCE	N-118	CONCRETE STAIRS
	M-13 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE	N-120	BOULDER RETAINING WALL
	M-14 PICKLEBALL FENCE & GATE	N-121	NATURAL SURFACE TRAIL
	ON-LOT TRANSITION ZONE	N-122	SIGHT TRIANGLE
	OFF-LOT TRANSITION ZONE	N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
			SITE FURNISHINGS
			DESCRIPTION
		S-101	BIKE RACK
		S-102	PET STATION
		S-103	BENCH
		S-104	TRASH & RECYCLING
		S-105	BOULDER SEATING
		S-106	PICNIC TABLE
		S-107	SHADE STRUCTURE
		S-109	PLAY BOUDLER
		S-110	PLAY STRUCTURE
		S-112	SWINGS

NOTE: REFER TO PDP PLAN FOR ON-LOT TRANSITION ZONE REQUIREMENTS



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023



#	REVISION DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	ND
4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

DAWSON TRAILS FILING NO. 2 - TRACT Q
CASTLE ROCK, COLORADO
LANDSCAPE PLAN (14 OF 15)

NOT FOR CONSTRUCTION

DESIGNED BY: CB LB
DRAWN BY: LB RD
CHECKED BY: CB AKL SW

JOB NO.
20-224
SHEET
33 OF 37

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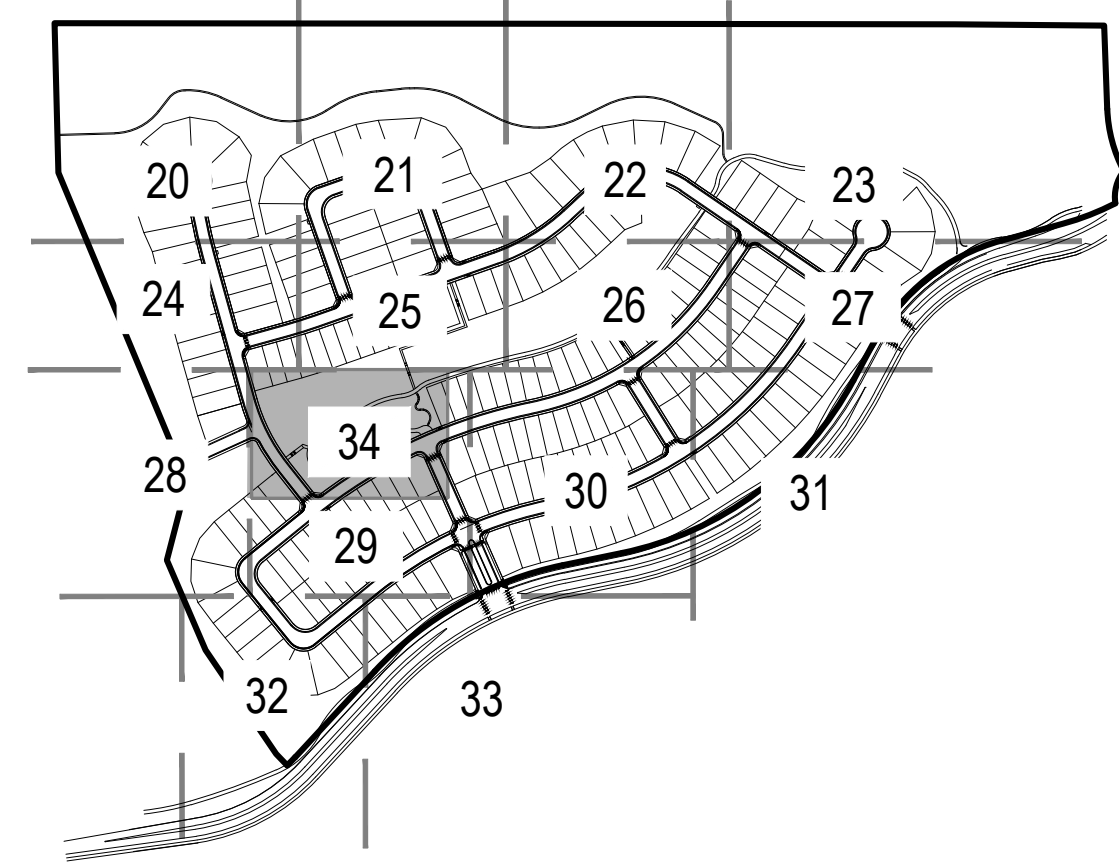
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

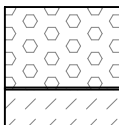
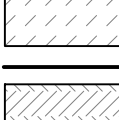
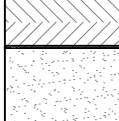
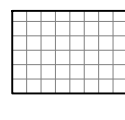
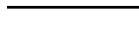


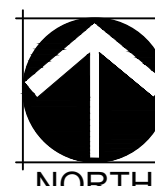
KEY MAP



SOD/SEED	CODE	BOTANICAL NAME	LEGEND:	
	NA SE	IRRIGATED NATIVE SEED		
	SD IR	IRRIGATED TURF		
	NS TE	TEMP-IRRIGATED NATIVE SEED		
				DECIDUOUS SHADE TREES (HYDROZONE 2-4)
				ORNAMENTAL TREES (HYDROZONE 2-3)
			EVERGREEN TREES (HYDROZONE 1-4)	
			SHRUBS (HYDROZONE 1-3)	
			GRASSES & PERENNIALS (HYDROZONE 1-3)	
			MATCH LINE	
			PROPOSED MAJOR CONTOUR	
			PROPOSED MINOR CONTOUR	
			EXISTING MAJOR CONTOUR	

REFERENCE NOTES SCHEDULE

LANDSCAPE MATERIALS		LANDSCAPE MATERIALS	
<u>CODE</u>	<u>DESCRIPTION</u>	<u>CODE</u>	<u>DESCRIPTION</u>
 M-01	COBBLE	N-111	STREET LIGHT, TYP.
 M-02	PLAY SAND	N-112	EXISTING VEGETATION TO BE REMOVED, TYP.
 M-03	STEEL EDGING		NOTATION
 M-04	ACCENT COBBLE	 N-113	EXISTING VEGETATION TO REMAIN, TYP.
M-06	CRUSHER FINES	N-115	DRY UTILITY EASEMENT
<u>LANDSCAPE MATERIALS</u>		N-116	BOULDER SCRAMBLE
<u>SYMBOL</u>	<u>DESCRIPTION</u>	N-117	CONCRETE SEAT WALL
 M-07	BOULDER - 2'	N-118	CONCRETE STAIRS
 M-08	BOULDER - 3'	N-120	BOULDER RETAINING WALL
 M-09	BOULDER - 4'	N-121	NATURAL SURFACE TRAIL
 M-10	BOULDER - 5'	N-122	SIGHT TRIANGLE
		N-123	CONCRETE TRAIL
		N-124	CONCRETE CURB
		N-125	MAILBOX KIOSK
		N-126	TIMBER STEPS
 M-11	GATE	<u>SYMBOL</u>	<u>DESCRIPTION</u>
		 S-101	BIKE RACK
<u>LANDSCAPE MATERIALS</u>		 S-102	PET STATION
<u>CODE</u>	<u>DESCRIPTION</u>	 S-103	BENCH
 M-12	ENGINEERED WOOD FIBER	 S-104	TRASH & RECYCLING
 M-13	FENCE TYPE 1 - WILDFIRE	 S-105	BOULDER SEATING
 M-14	FENCE TYPE 2 - 2 RAIL OPEN	 S-106	PICNIC TABLE
 M-15	SPACE FENCE	S-107	SHADE STRUCTURE
 M-15	PICKLEBALL FENCE & GATE	S-109	PLAY BOULDER
	NOTATION	S-110	PLAY STRUCTURE
<u>CODE</u>	<u>DESCRIPTION</u>	S-112	SWINGS
N-105	PICKLEBALL COURT		
N-107	COMMUNITY MONUMENT - SECONDARY		
N-108	MARKER SIGN - SECONDARY		
N-109	MARKER SIGN - PRIMARY		
N-110	FIRE HYDRANT TYP		



SCALE 1" = 30'

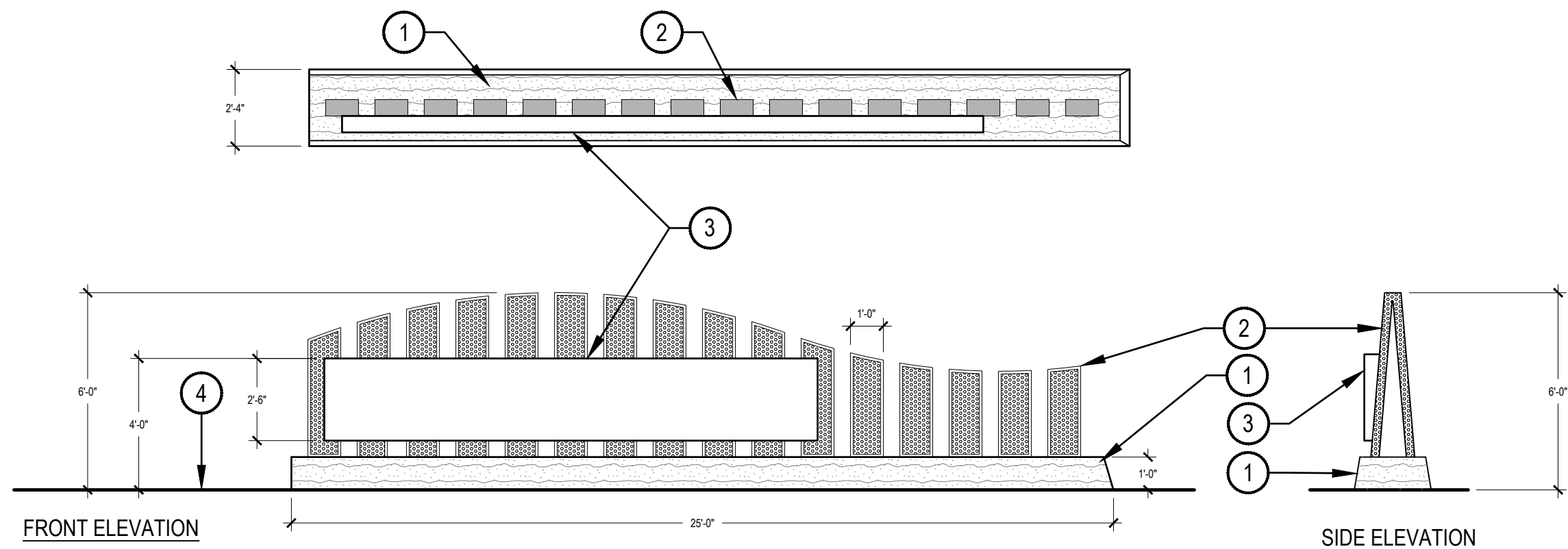
STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Drawings\Submittals\Parcel B PLANDT-PARCELB.SDP.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

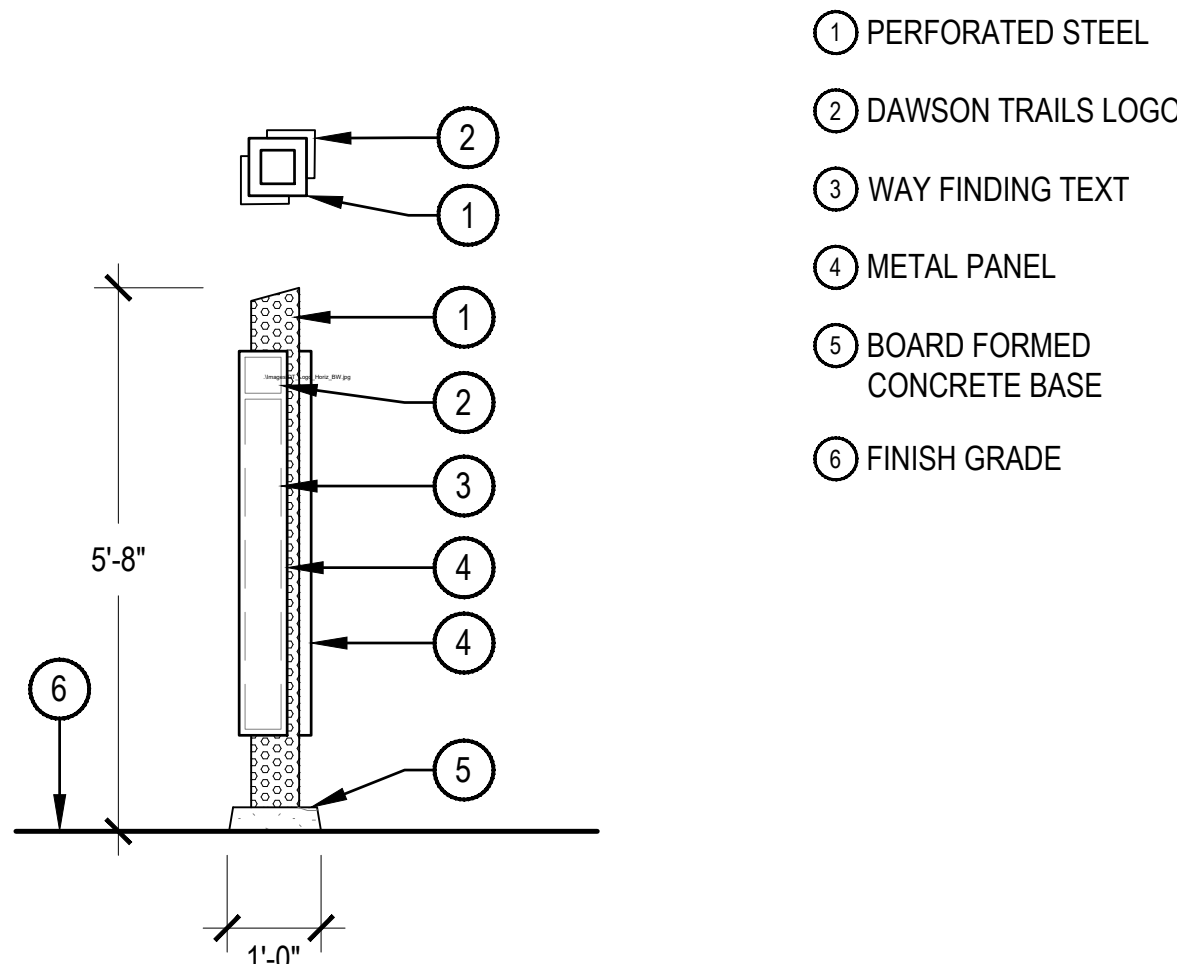
LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023



NOTES:

- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THE STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
- SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

1 SECONDARY COMMUNITY MONUMENT

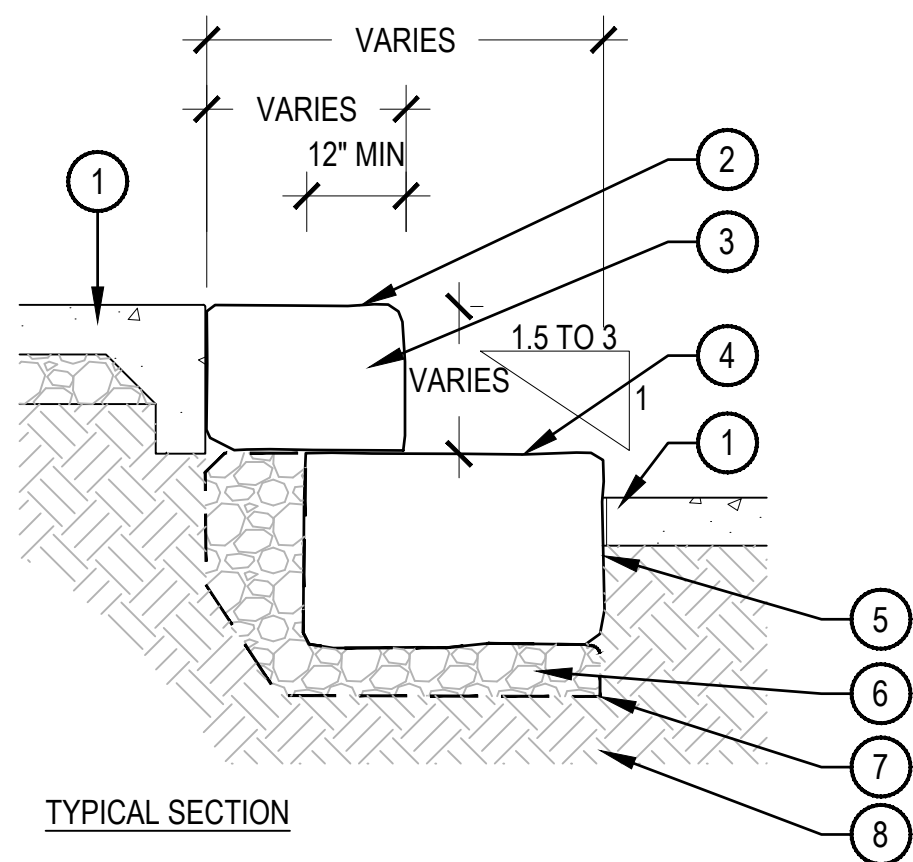


NOTES:

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- SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

SCALE: 1/4" = 1'-0"

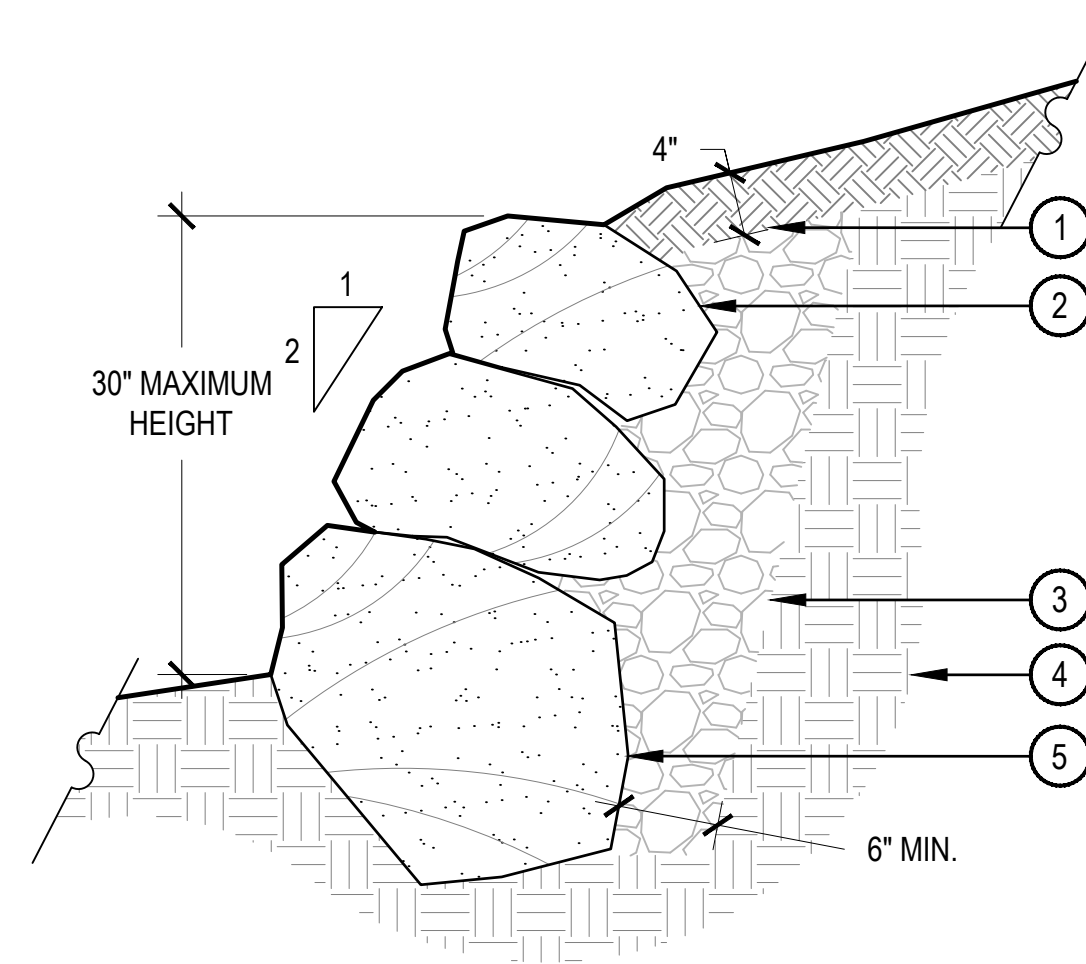
2 PRIMARY MARKER SIGN



NOTE:

- USE WIDER AND DEEPER BLOCKS ONCE WARRANTED BY HORIZONTAL DISTANCE OR USE MULTIPLE BLOCKS AND LAYER 2 BLOCKS DEEP TO MAINTAIN CONSISTENT SPACING AND SMOOTH SLOPE TRANSITIONS.

- ADJACENT SURFACING SEE PLANS
- SALVAGED STONE BLOCK, WORK FACES AS NEEDED TO REMOVE LOOSE MATERIAL AND SHARP POINTS. PROVIDE 1/8" MAX GAP AT CONC. AND SEAL JOINT
- TOP STONE COURSE APPROX 18"D X 24" W X 30" L
- BOTTOM STONE COURSE APPROX 24"D X 36"W X 42" L BURY MIN 6".
- IF BOULDER IS BURIED DEEPER THAN GEOTEXTILE FABRIC, GLUE TO BOULDER W/ MFG RECOMMENDED ADHESIVE
- GRAVEL SUB BASE/LEVELING COURSE, 6" MIN
- GEOTEXTILE FABRIC, WRAP MIN 12" UNDER STONE @ EACH END.
- COMPACTED SUBGRADE

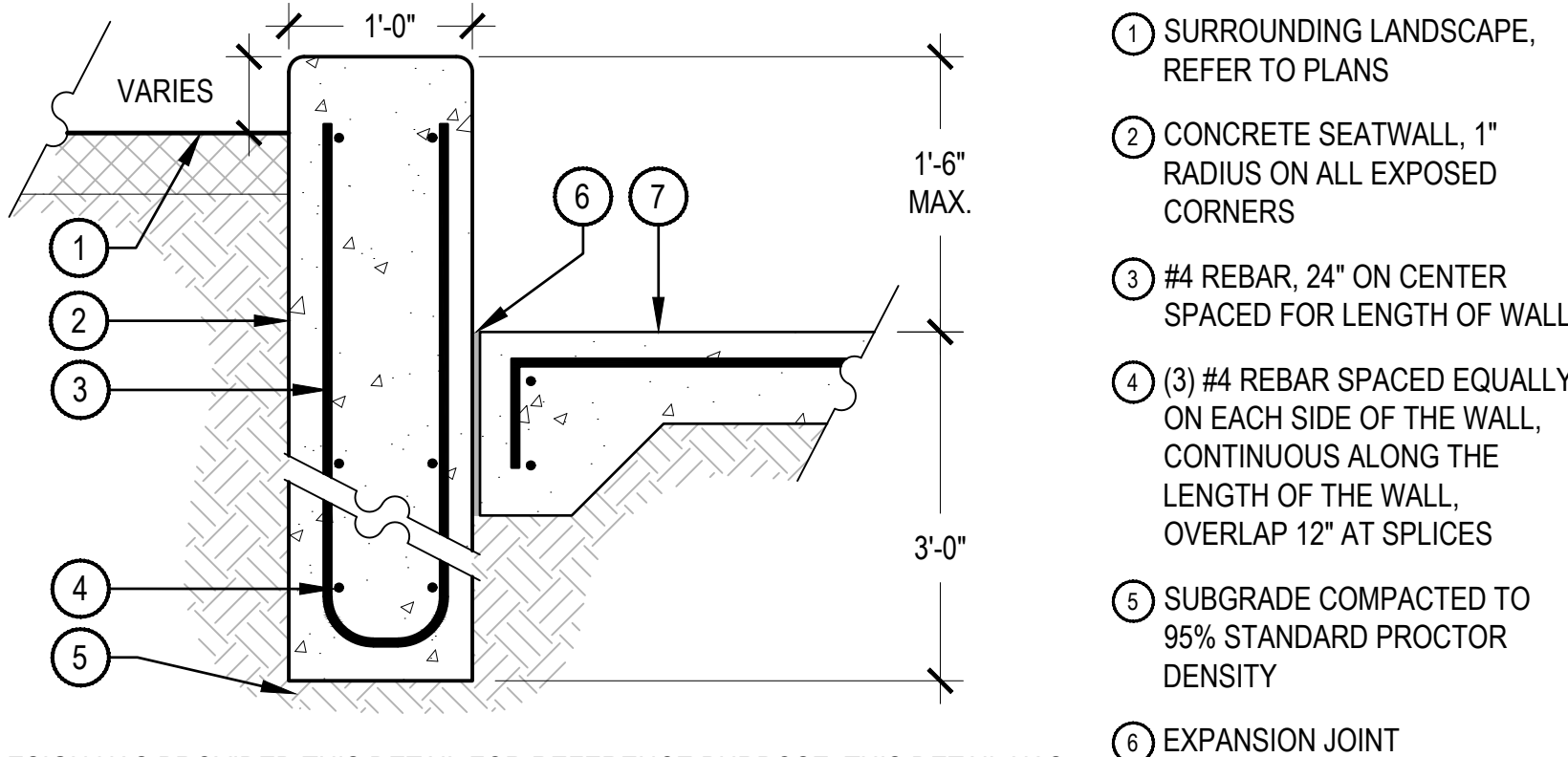


NOTES:

- CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS OF BOULDERS FOR APPROVAL.
- STACK BOULDERS WITH 2:1 BATTER AND LEAN TO UPHILL SIDE, BOULDERS SHOULD BE NO SMALLER THAN 18"X18"X18".

SCALE: 1/2" = 1'-0"

3 SECONDARY MARKER SIGN



NOTES:

- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
- VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
- VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
- SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

SCALE: 1/2" = 1'-0"

4 BOULDER SCRAMBLE



All Aluminum Construction



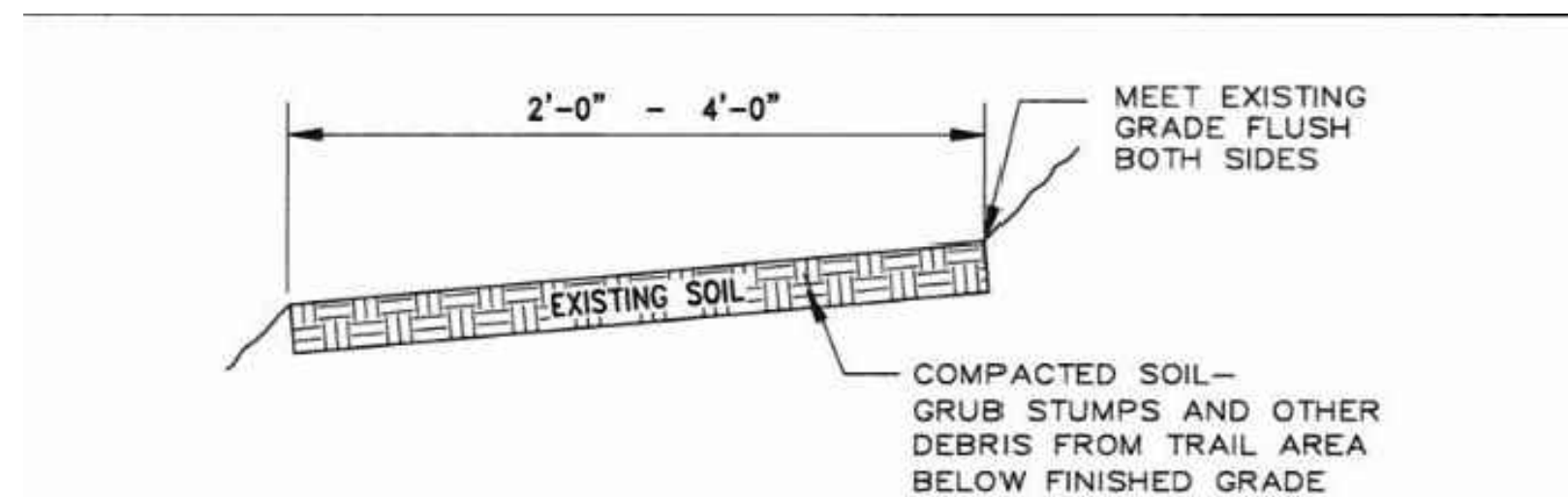
7 SALSBUARY C.B. 16 DOOR 2 PARCEL

SCALE: 1/2" = 1'-0"

NOTES:

- THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

5 BOULDER RETAINING WALL



TYPE II

Suitable for equestrian use, hiking and all-terrain (mountain) bicycle use in natural open space areas. Construction of this trail type is subject to the approval of the Parks Director and shall follow sustainable native-surface trail design and construction techniques. Refer to the Park Department's: "Sustainable Trail Development, A Guide to Designing and Constructing Native-surface Trails".

Alignment of this trail should be such that there is minimal ground disturbance during clearing.

SCALE: 1" = 1'-0"

6 CONCRETE SEATWALL

SCALE: 1" = 1'-0"

8 TOCR NATURAL SURFACE TRAIL

SCALE: NTS

STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

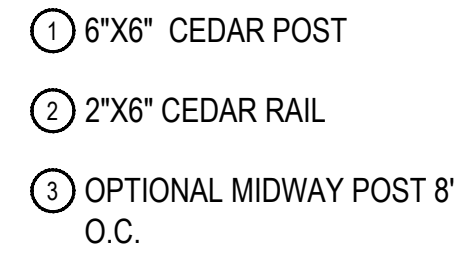
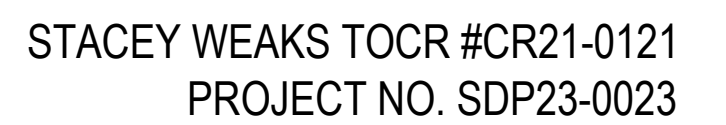
#	DATE	BY	REVISION DESCRIPTION
1	04/24/24	ND	SDP03 SUBMITTAL
2	08/23/24	ND	SDP04 SUBMITTAL
3	09/20/24	ND	SDP05 SUBMITTAL
4	10/18/24	ND	SDP06 SUBMITTAL
5	10/30/24	ND	SDP07 SUBMITTAL

DAWSON TRAILS FILING NO. 2 - TRACT Q

- 1 6"X6" CEDAR POST
- 2 2"X6" CEDAR RAIL
- 3 OPTIONAL WIRE PET MESH ON RESIDENTIAL SIDE



2 FENCE TYPE 1 - WILDLIFE FENCE



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SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACT Q

LOCATED IN PORTIONS OF SECTIONS 21,22 & 28, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0023

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. Below are suggested practices that developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note:** this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

A. Within 30 feet of a structure (building envelope and immediate area)

- Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree 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.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
- Thin dense, continuous Gambel Oak stands and 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.
- Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
- 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.
- 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.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with low-growing grass seed mixes.
- Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
- Maintain native grass height to a maximum of 6 inches.
- 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).
- 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.

- Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
- Prune to raise the canopy of large, existing trees to 12 feet above ground level.
- Thin shrubs growing directly beneath larger trees per section A, note 2 above.
- Remove annually, dead stems and branches from shrubs and trees.
- 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 pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
- 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.
- Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
- 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)

- Clear smaller understory trees and shrubs per section B, note 1 above.
- Undertake selective thinning to improve health and appearance of wooded and native brush areas.
- Remove smaller trees in crowded stands to increase tree spacing.
- Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
- Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
- Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
- 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

- All roofs shall have Class A fire rating.
- Decking material shall have a Class B or higher fire rating.
- Any fencing connected to structures shall use non-combustible materials within 5 feet of structures or decks.
- All vents (foundation, soffit, eave, etc.) shall have 1/8th inch or smaller opening sizes.
- Gutters shall be non-combustible or have Class A fire rating.

E. Maintenance of Fire Mitigation

- Fire mitigation on private lots is the responsibility of the property owner.
- 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.
- Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
- The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).

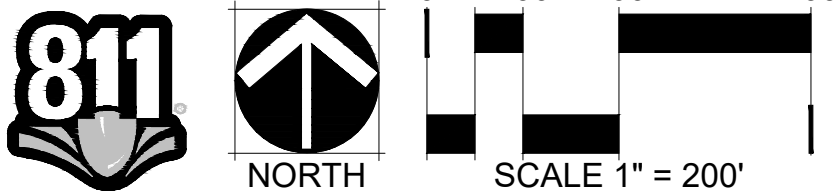
LEGEND

- LIMIT OF WORK
- TRACT BOUNDARY
- PROPERTY BOUNDARY
- FENCE TYPE 1 - WILDLIFE FENCE
- FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE



WITHIN DAWSON TRAILS SITE DEVELOPMENT PLAN FOR FILING NO. 1, PARCEL B-1, THERE ARE NO WILDFIRE MITIGATION ISSUES OF CONCERN. ALL AREAS WITHIN 100-150 FEET OF ANY FUTURE RESIDENCES WILL BE OVERLOT GRADED, THUS REMOVING ANY COMBUSTIBLE TREES OR BRUSH. THE OVERLOT GRADING LIMITS AS SHOWN ON THE PLAN SHALL SERVE AS THE NECESSARY WILDLAND FUELS CLEARANCE ZONE. ALL OTHER VEGETATION WITHIN THIS ZONE IS PRAIRIE GRASSLAND OR REVEGETATION (GRASSES) FUELS THAT CAN BE MANAGED BY PERIODIC MOWING.

KEITH WORLEY, FORESTER
ISA ARBORIST
WILDFIRE MITIGATION SPECIALIST
FORESTREE DEVELOPMENT, LLC
CELL: 720-530-6527
EMAIL: FORESTREEDEV@AOL.COM



STACEY WEAKS TOCR #CR21-0121
PROJECT NO. SDP23-0023

NORRIS-DESIGN.COM1101 BANNOCK STREETDENVER, CO 80204P 303.852.1166

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#	REVISION DESCRIPTION	DATE	BY
3	SDP03 SUBMITTAL	04/24/24	ND
4	SDP04 SUBMITTAL	08/23/24	ND
5	SDP05 SUBMITTAL	09/20/24	ND
6	SDP06 SUBMITTAL	10/18/24	ND
7	SDP07 SUBMITTAL	10/30/24	ND

DAWSON TRAILS FILING NO. 2 - TRACT P
CASTLE ROCK, COLORADO
WILDLIFE/URBAN INTERFACE

NOT FOR CONSTRUCTION

DESIGNED BY:	CB LB
DRAWN BY:	LB RD
CHECKED BY:	CB AKL SW
JOB NO.	20-224
SHEET	37 OF 37