Ref #2026010537, Date: 3/5/2026 12:25 PM, Pages: 1 of 65 ,RECORDING $43.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SUB-DIVIDE TRACTS O AND H OF DAWSON TRAILS FILING NO. 2 TO DEVELOP SINGLE-FAMILY DWELLINGS WITH ASSOCIATED RIGHT-OF-WAYS.

LEGAL DESCRIPTION:

PARCELS OF LAND SITUATED IN THE EAST HALF OF SECTION 28 AND THE WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING TRACTS O AND H OF DAWSON TRAILS FILING NO. 2, RECORDED AT RECEPTION NO. _____, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF SAID EAST HALF OF SECTION 28, FROM THE SOUTHEAST CORNER OF SAID SECTION 28 AS SHOWN HEREON TO THE NORTHEAST CORNER OF SAID SECTION 28 AS SHOWN HEREON, ASSUMED TO BE NORTH 00°48'08" WEST, A DISTANCE OF 5303.46 FEET;

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 28; THENCE SOUTH 31°48'34" WEST, A DISTANCE OF 759.53 FEET, TO THE NORTHEAST CORNER OF SAID TRACT O, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID LOT 2, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 18°42'38" EAST, A DISTANCE OF 123.96 FEET;
2) SOUTH 07°54'14" EAST, A DISTANCE OF 140.77 FEET;
3) SOUTH 00°43'33" EAST, A DISTANCE OF 553.40 FEET;
4) SOUTH 84°12'43" WEST, A DISTANCE OF 466.76 FEET TO A POINT OF TANGENT CURVATURE;
5) WESTERLY 250.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 26°16'12";
6) NORTH 32°03'30" WEST, A DISTANCE OF 40.48 FEET TO A POINT OF NON-TANGENT CURVATURE;
7) NORTHERLY 607.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 34°49'16", SUBTENDED BY A CHORD WHICH BEARS NORTH 02°41'59" WEST, A DISTANCE OF 598.43 FEET;
8) NORTH 07°02'27" WEST, A DISTANCE OF 201.75 FEET;
9) NORTH 69°32'02" EAST, A DISTANCE OF 214.64 FEET;
10) NORTH 89°20'58" EAST, A DISTANCE OF 351.60 FEET TO A POINT OF TANGENT CURVATURE;
11) EASTERLY 157.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 18°03'35", TO THE POINT OF BEGINNING.

CONTAINING 619,719 SQUARE FEET OR 14.227 ACRES, MORE OR LESS;

TOGETHER WITH;

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 28; THENCE NORTH 07°52'02" WEST, A DISTANCE OF 2385.21 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT H, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID LOT 3, THE FOLLOWING (25) COURSES:

1) SOUTH 68°55'43" WEST, A DISTANCE OF 385.39 FEET TO A POINT OF NON-TANGENT CURVATURE;
2) WESTERLY 346.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 410.01 FEET AND A CENTRAL ANGLE OF 48°24'27", SUBTENDED BY A CHORD WHICH BEARS NORTH 86°52'03" WEST, A DISTANCE OF 336.19 FEET;
3) NORTH 62°42'01" WEST, A DISTANCE OF 758.60 FEET;
4) NORTH 27°20'09" EAST, A DISTANCE OF 58.86 FEET TO A POINT OF TANGENT CURVATURE;
5) NORTHEASTERLY 35.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET AND A CENTRAL ANGLE OF 51°39'35" TO A POINT OF REVERSE CURVATURE;
6) NORTHEASTERLY 146.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 103°19'09" TO A POINT OF REVERSE CURVATURE;
7) NORTHERLY 35.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET AND A CENTRAL ANGLE OF 51°39'35";
8) NORTH 27°20'09" EAST, A DISTANCE OF 748.21 FEET TO A POINT OF TANGENT CURVATURE;
9) NORTHEASTERLY 470.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.00 FEET AND A CENTRAL ANGLE OF 56°52'34";
10) NORTH 84°12'43" EAST, A DISTANCE OF 734.47 FEET;
11) SOUTH 05°47'17" EAST, A DISTANCE OF 390.00 FEET;
12) SOUTH 50°47'17" EAST, A DISTANCE OF 21.21 FEET;
13) NORTH 84°12'43" EAST, A DISTANCE OF 35.00 FEET;
14) SOUTH 05°47'17" EAST, A DISTANCE OF 45.00 FEET;
15) SOUTH 84°12'43" WEST, A DISTANCE OF 35.00 FEET;
16) SOUTH 39°12'43" WEST, A DISTANCE OF 21.21 FEET;
17) SOUTH 05°47'17" EAST, A DISTANCE OF 35.00 FEET;
18) SOUTH 84°12'43" WEST, A DISTANCE OF 45.00 FEET;
19) NORTH 05°47'17" WEST, A DISTANCE OF 35.00 FEET;
20) NORTH 50°47'17" WEST, A DISTANCE OF 21.21 FEET;
21) SOUTH 84°12'43" WEST, A DISTANCE OF 55.00 FEET;
22) SOUTH 09°07'36" EAST, A DISTANCE OF 529.29 FEET;
23) SOUTH 17°17'00" WEST, A DISTANCE OF 251.40 FEET;
24) SOUTH 19°19'19" WEST, A DISTANCE OF 124.30 FEET;
25) SOUTH 42°01'55" WEST, A DISTANCE OF 135.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,817,669 SQUARE FEET OR 41.728 ACRES, MORE OR LESS;

A TOTAL OF 2,437,388 SQUARE FEET OR 55.955 ACRES, MORE OR LESS.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2 – TRACTS O & H, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON MAY 26, 2021 UNDER RECEPTION NO. 2021059176, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

BOKF, N.A.

BY: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF November, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 07-23-2028

NOTARY PUBLIC

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2 – TRACTS O & H, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON OCTOBER 6, 2022 UNDER RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

BY: _____

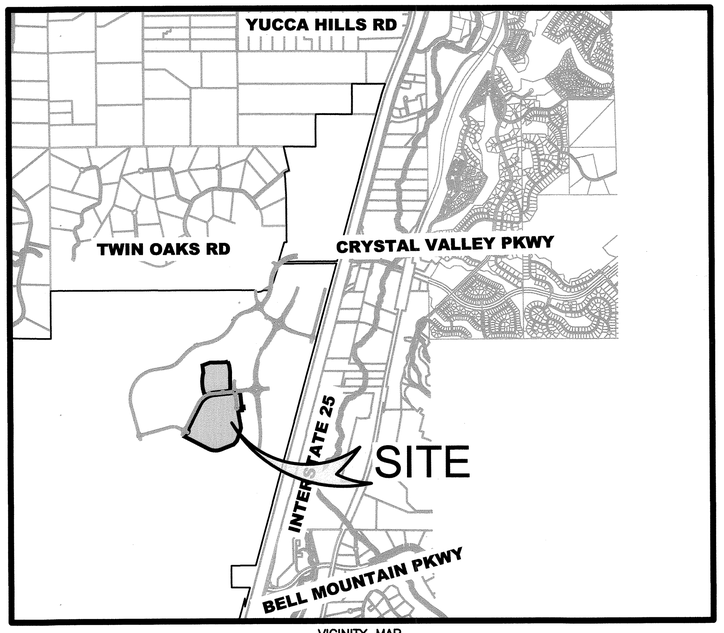
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF November, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 07-23-2028

NOTARY PUBLIC

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1	COVER SHEET
2	SITE DEVELOPMENT PLAN NOTES & TABLES
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OWNERSHIP CERTIFICATION

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

ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 18th DAY OF November, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF November, 2025 BY Andrew R. Klein,

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-23-2028

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

TITLE CERTIFICATION

I, Alexandria Lynn, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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
TITLE COMPANY

SIGNED THIS 17th DAY OF November, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF November, 2025 BY Alexandria Lynn AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-23-2028

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 4th DAY OF May, 2025.

CHAIR — DATE 11/25/2025

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES — DATE 12/1/2025

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF May, 2025.

MAYOR — DATE 12-2-2025

ATTEST:

TOWN CLERK — DATE 12/2/2025

TOWN OF CASTLE ROCK COLORADO SEAL April 14, 1881

SURVEYOR'S STATEMENT

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

SAMUEL L. GALLUCCI III, PLS #38584 — DATE
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

COLORADO LICENSED SAMUEL L. GALLUCCI III 38584 11/19/25 PROFESSIONAL LAND SURVEYOR

CIVIL ENGINEER'S STATEMENT

I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL 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.

GARY A. WALTER, P.E., — DATE
PROJECT ENGINEER

COLORADO LICENSED GARY A. WALTER 42248 11-19-25 PROFESSIONAL ENGINEER

PUBLIC UTILITIES

WATER AND SANITARY SEWER: TOWN OF CASTLE ROCK
175 KELLOGG COURT
CASTLE ROCK, COLORADO 80109
CONTACT: 720-733-6000

ELECTRICITY: CORE
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
CONTACT: 303-688-3100

GAS: BLACK HILLS ENERGY
105 S. VICTORIA AVENUE
PUEBLO, COLORADO 81003
CONTACT: 866-243-9002

CONTACT INFORMATION

OWNER/DEVELOPER: ACM DAWSON TRAILS, LLC.
4100 E MISSISSIPPI AVENUE SUITE 500
GLENDALE, COLORADO 80246
ATTN. LAWRENCE P. JACOBSON
303-984-9800

PREPARED BY: EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112
(303) 694-1520

LANDSCAPE: NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN. STACEY WEAKS
SWEAKS@NORRIS-DESIGN.COM

LIENHOLDER: BOKF,
N.A. AS INDENTURE TRUSTEE
1600 BROADWAY, 26TH FLOOR
DENVER, COLORADO 80202

LIENHOLDER: FIRSTBANK,
A COLORADO STATE BANKING CORPORATION
12345 W COLFAX AVENUE
LAKEWOOD, COLORADO 80215

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2024-01-02	
2	SUBMITTAL-02	2024-07-30	
3	SUBMITTAL-03	2024-12-05	
4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

COVER SHEET

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL N/A VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES FOR SITE DEVELOPMENT PLAN

1. 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. There may be subsequent amendments.

2. This site is zoned Dawson Trails Planned Development Plan approved September 6, 2022, Recorded February 8, 2023, Reception #2023005659

3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0284G Dated March 16, 2016. No portions of this property fall in a FEMA 100-year floodplain.

4. Castle Rock Floodplains within the North Dawson Tributary channel by EMK. South of Lots 1-11, Block 15. See CD23-0045.

5. 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 this Site Development Plan.

6. This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code.

7. Per the Skyline/Ridgeline Ordinance, Lots 9-15, Block 1; Lots 3-6, Block 4; Lots 4-7, Block 10; and Tract A have portions within or are fully within the minor skyline area. Within minor skyline and minor ridgeline areas, no primary or accessory structure with a building height greater than 35-feet shall be constructed and mitigation measures are required.

8. Per the Skyline/Ridgeline Ordinance, portions of Lots 12 and 13, Block 1 and Tract A are within the moderate skyline area. Within moderate skyline areas, no primary or accessory structure with a building height of greater than 25-feet shall be constructed and mitigation measures are required.

9. 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 require a building permit.

10. Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.

11. 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.

12. 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-way 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.

13. 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.

14. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

15. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning 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 or applicable Planned Development Zoning regulations.

16. 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.

17. 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.

18. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line 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.

19. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.

20. 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. 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, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.

21. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.

22. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.

23. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

24. Monuments, ornamental columns, window wells, counterforts, patios, decks, a/c units, retaining walls and their components are not permitted to encroach into utility easements.

25. Migratory bird survey is required before any grading can occur between Mid February to the end of August.

26. All construction to be completed in four phases.

27. A slope easement will be required for grading on any town owned or future town owned property. The easement shall be finalized at time of plat. If grading occurs after platting, slope easement may be by separate document.

28. 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.

GENERAL NOTES FOR SITE DEVELOPMENT PLAN CONTINUED

29. Per CRMC Section 16.06.010.K: Land within an adopted 100-year floodplain zone or land which is subject to inundation by a 100-year flood shall not be platted for occupancy unless the flooding condition is alleviated in conformance with the Town's zoning and floodplain regulations. The following lots fall within a Town of Castle Rock Floodplain: Block 17, Lots 1-10; Block 18, Lots 1-4; Block 19, Lots 1-3; and Block 24, Lot 1.

30. HOA/Metro will maintain EVA until future improvements replace the connection to Dawson Plaza.

31. 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).

32. 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.

FIRE NOTES

1. 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.

2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

4. 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.

5. 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.

6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

7. 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.

8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 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.

9. "No Parking Fire Lane" shall be painted red and 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.

10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inces high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.

11. 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.

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. 2023005664 AND ACCORDINGLY 273.66 SFE'S ARE DEBITED FROM THE WATER BANK. 17.66 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 256 SFE'S BEING DEDICATED FOR DOMESTIC USE.

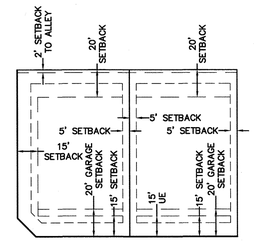
Site Utilization Table

	Square Feet	Acres	% Of Total	Tract Ownership/Maintenance
Single Family Lots	**1,436,472**	**32.977**	**61.90%**	
ROW Dedication	**385,709**	**8.855**	**16.62%**	
Tracts	**498,300**	**11.439**	**21.47%**	
Tract A (Drainage, Private OS, Public Access)	107,144	2.460	4.62%	Metro District/Metro District
Tract B (Private OS)	6,541	0.150	0.28%	Metro District/Metro District
Tract C (Private OS)	33,893	0.778	1.46%	Metro District/Metro District
Tract D (Drainage, Private OS, Public Access)	209,346	4.806	9.02%	Metro District/Metro District
Tract E (Private OS)	9,668	0.222	0.42%	PA-D HOA/PA-D HOA
Tract F (Private Access)	9,431	0.217	0.41%	PA-D HOA/PA-D HOA
Tract G (Private Access)	9,700	0.223	0.42%	PA-D HOA/PA-D HOA
Tract H (Private OS, Public Access)	24,138	0.554	1.04%	PA-D HOA/PA-D HOA
Tract J (Private OS)	1,953	0.045	0.08%	PA-D HOA/PA-D HOA
Tract K (Private OS)	10,524	0.242	0.45%	PA-D HOA/PA-D HOA
Tract L (Private OS)	5,221	0.120	0.22%	PA-D HOA/PA-D HOA
Tract M (Private Access, Utilities)	36,899	0.847	1.59%	PA-D HOA/PA-D HOA
Tract N (Private OS, SDE)	3,167	0.073	0.14%	Metro District/Owner of Lot 1, Block 23
Tract P (Private OS, SDE)	2,057	0.047	0.09%	Metro District/Owner of Lot 9, Block 21
Tract Q (Drainage, Private OS, Public Access)	28,618	0.657	1.23%	Metro District/Metro District
Total (Filing 2 Tracts O&H)	**2,320,482**	**53.271**	**100%**	
Tracts Within Filing 2 Plat PL23-0012 As Part Of SDP				
Tract J (PL-1.04) (Public Land Dedication, Drainage, Utilities)	531,980	12.213	N/A	Town of Castle Rock
Tract N (PL-2.02) (Dedicated Public Open Space, Drainage, Utilities)	1,361,038	31.245	N/A	Town of Castle Rock
Total	**1,893,018**	**43.458**	N/A	
Total SDP Acreage		96.729		

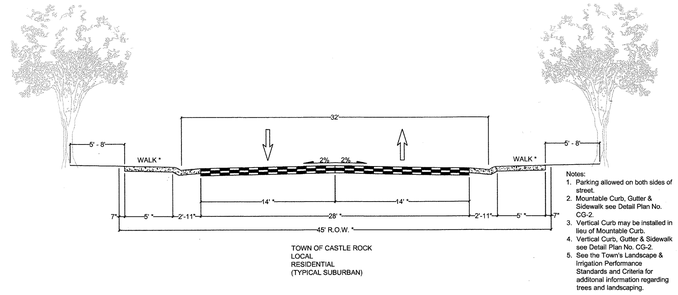
Zoning Comparison and Development Standards

Current Zoning		Dawson Trails PDP - Planning Area D	
		Dawson Trails PD, Amd. 1	Proposed
Use		SFD, SFA, MF, Non-Res	SFD
Number of Residential Lots		1,938 Lots	256 Lots
Number of Dwelling Units		1,938 Units	256 Units
Maximum Density		9.33 du/ac	4.81 du/ac
Minimum Lot Size		None	None
Setbacks For Primary Structure	Front Yard	15'	15'
	Front to Garage	20'	20'
	Rear Yard	20'	20'
	Rear, Alley	2'	2'
	Side Yard	5'	5'
	Side to Street	15'	15'
	Min. Building Separation	10'	10'
Setbacks For Accessory Structure	Front Yard	20'	20'
	Rear Yard	5'	5'
	Rear, Alley	2'	2'
	Side Yard	5'	5'
	Side to Street	15'	15'
	Min. Building Separation	10'	10'
Maximum Building Height		60'	35'
Parking Required Per Unit		2 Spaces	2 Spaces

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.



TYPICAL SETBACKS & UTILITY EASEMENTS
NOT TO SCALE



TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

Notes:
1. Parking allowed on both sides of street.
2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2024-01-02	
2	SUBMITTAL-02	2024-07-30	
3	SUBMITTAL-03	2024-12-05	
4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE DEVELOPMENT PLAN
NOTES & TABLES

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL N/A VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – PARCEL D

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Town of Castle Rock Project No. SDP23-0040

TRACT AND LAND USE SUMMARY

NAME	ACREAGE DESIGNATED IN PDP, 1ST AMENDMENT	USE	OWNERSHIP	MAINTENANCE*	DEDICATION SUMMARY						
					DEDICATION REQUIREMENT MET	CVI / ROAD TRANSACTIONS	SEPARATE INSTRUMENT (REC. 2023005662, 2023005663)	PL23-0005 (FILING 1)	PL23-0012 (FILING 2)	SDP23-0023 & PL24-0009 (B-1 EAST)	SDP23-0040 & PL24-00XX (D)
PL-1.01	4.5	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.02	8.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	N/A	8.009	N/A	N/A
PL-1.03	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.04	12.2	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	N/A	12.213	N/A	N/A
PL-1.05	13.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	13.000	N/A	N/A
PL-1.06	7.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	N/A	8.288	N/A	N/A
PL-1.07	44.1	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	42.169	1.935	N/A	N/A	N/A
PL-1.08	5.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	5.000	N/A	N/A	N/A
PL-1.09	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.10	109.3	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	74.792	N/A	N/A	N/A	N/A
PL-2.01	382.9	DEDICATED OPEN SPACE	TOCR	TOCR	NO	N/A	N/A	N/A	13.755	N/A	N/A
PL-2.02	32.0	DEDICATED OPEN SPACE	TOCR	TOCR	NO	N/A	N/A	N/A	31.245	N/A	N/A
PL-2.03	PL-2.03 WAS REMOVED WITH MINOR AMENDMENT #1. 0.9 ACRES OF PL-2 WILL BE DEDICATED ELSEWHERE				NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-2.04	6.5	DEDICATED OPEN SPACE	TOCR	TOCR	YES	2.337	N/A	6.965	N/A	N/A	N/A
PL-2.05	8.4	DEDICATED OPEN SPACE	TOCR	TOCR	NO	N/A	N/A	8.789	N/A	N/A	N/A
PL-2.06	4.4	DEDICATED OPEN SPACE	TOCR	TOCR	NO	5.098	N/A	1.952	N/A	N/A	N/A
PL-2.07	27	DEDICATED OPEN SPACE	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-2.08	0.9	DEDICATED OPEN SPACE	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
OSP-1	9.2	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	N/A	N/A
OSP-2	7.3	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	6.332	N/A	N/A
OSP-3	16.1	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	13.523	N/A	N/A
OSP-4	3.9	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	N/A	N/A
OSP-5	4.5	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	4.5	N/A	N/A	N/A
OSP-6	11.7	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	YES	0.652	N/A	11.142	N/A	N/A	N/A
OSP-7	16.8	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	8.883	N/A	N/A
OSP-8	4.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	N/A	N/A
ADDITIONAL OSP	215.0	TBD	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	14.916	11.44

*TRAIL MAINTENANCE WILL BE FURTHER DEFINED WITH TRAIL MAINTENANCE EXHIBITS PROVIDED WITH SDPS AND CDS WHICH MAY NOT FOLLOW TRACT BOUNDARIES.

UNIT TRACKING

PLANNING AREA	APPROVED UNITS PER PDP AMENDMENT-01	MAX TRANSFER OUT		TRANSFERRED OUT	MAX TRANSFER IN		TRANSFERRED IN	UNITS REMAINING AFTER TRANSFER	SDP23-0023 & PL24-0009		SDp23-0040 & PL24-0012	
									PLATTED	TRANSFERRED	PLATTED	TRANSFERRED
A	471	20%	94	0	0%	0	0	471	N/A	N/A	N/A	N/A
B-1	484	20%	97	0	0%	0	0	484	229 UNITS	0	N/A	N/A
B-2	228	20%	46	0	0%	0	0	228	N/A	N/A	N/A	N/A
C-1	481	20%	96	0	15%	72	0	481	N/A	N/A	N/A	N/A
C-2	908	20%	182	0	20%	182	0	908	N/A	N/A	N/A	N/A
D	1938	20%	388	0	20%	388	0	1938	N/A	N/A	256 UNITS	0
E-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E-2	400	20%	80	0	20%	80	0	400	N/A	N/A	N/A	N/A
F-1	940 (TOTAL ALLOWED IN ALL OF PA-F)	20%	188	0	20%	188	0	940	N/A	N/A	N/A	N/A
F-2									N/A	N/A	N/A	N/A
F-3									N/A	N/A	N/A	N/A
G-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
G-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
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DENVER, CO 80204
P 303.892.1166

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1	1ST SUBMITTAL	10/5/23	
2	2ND SUBMITTAL	09/14/24	
3	3RD SUBMITTAL	12/05/24	
4	4TH SUBMITTAL	02/05/25	
5	5TH SUBMITTAL	03/14/25	
6	6TH SUBMITTAL	04/16/25	

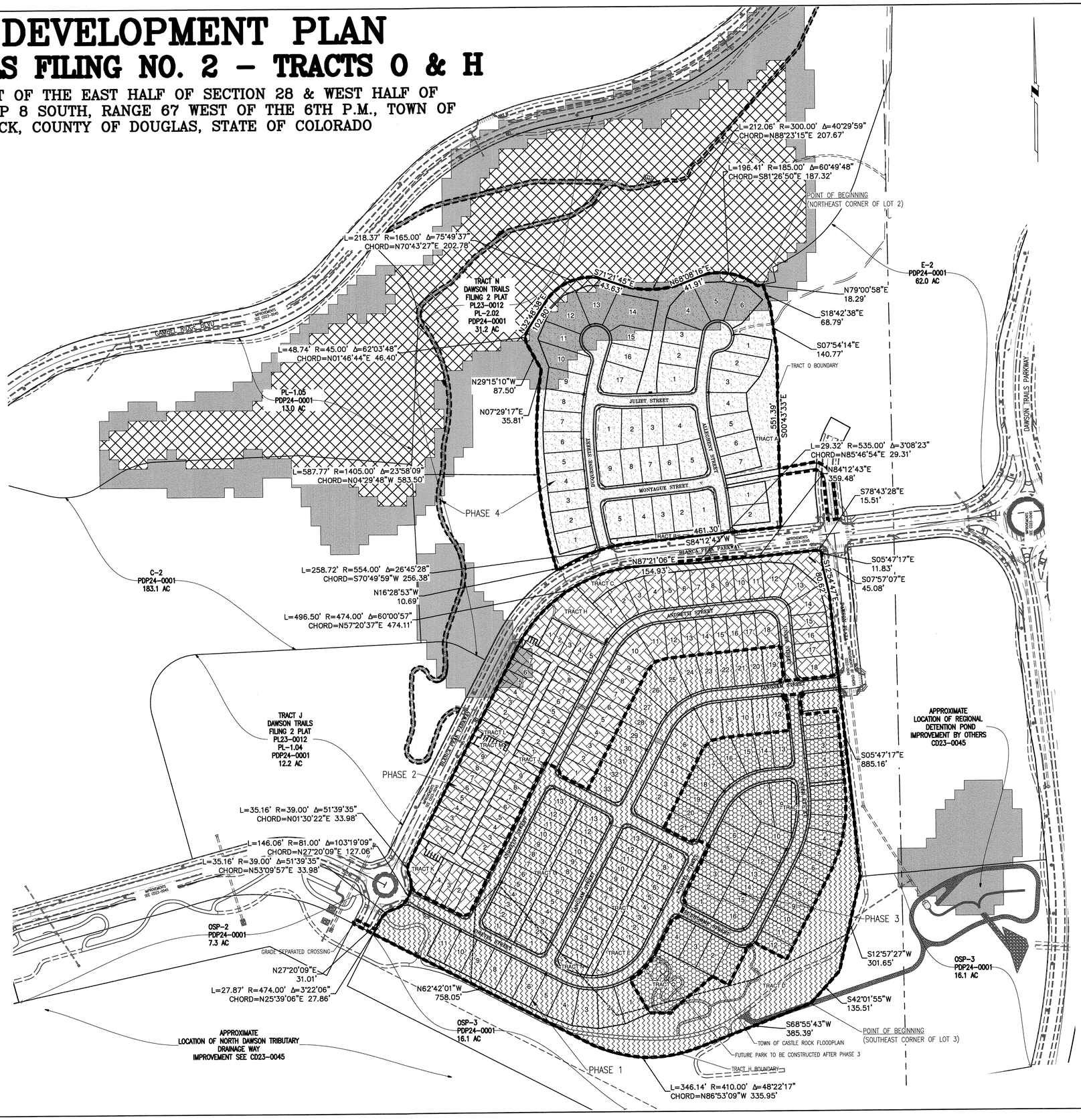
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DRAWN BY: CB, LB, AL
CHECKED BY: BW, CB, AL, JC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

PLD, OSP, & LOT SUMMARIES

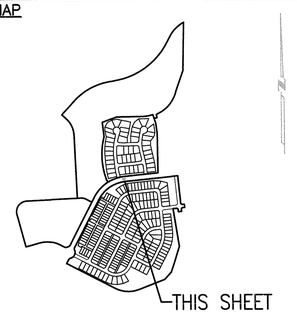
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 75 150 300 450
1 INCH = 150 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- STOP SIGN
- RAMP

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE BOUNDARY

BENCHMARK
NGS MONUMENT U396 (KK1328)

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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NO	DESCRIPTION	DATE	BY

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DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

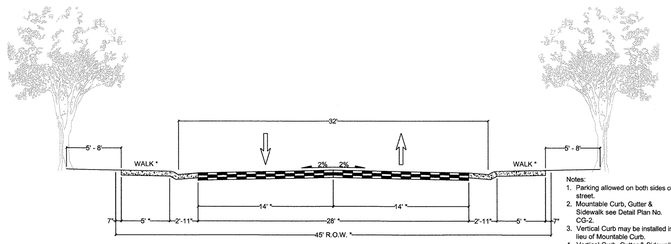
DAWSON TRAILS FILING NO. 2
TRACTS Q & R

OVERALL SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=150' VERTICAL N/A

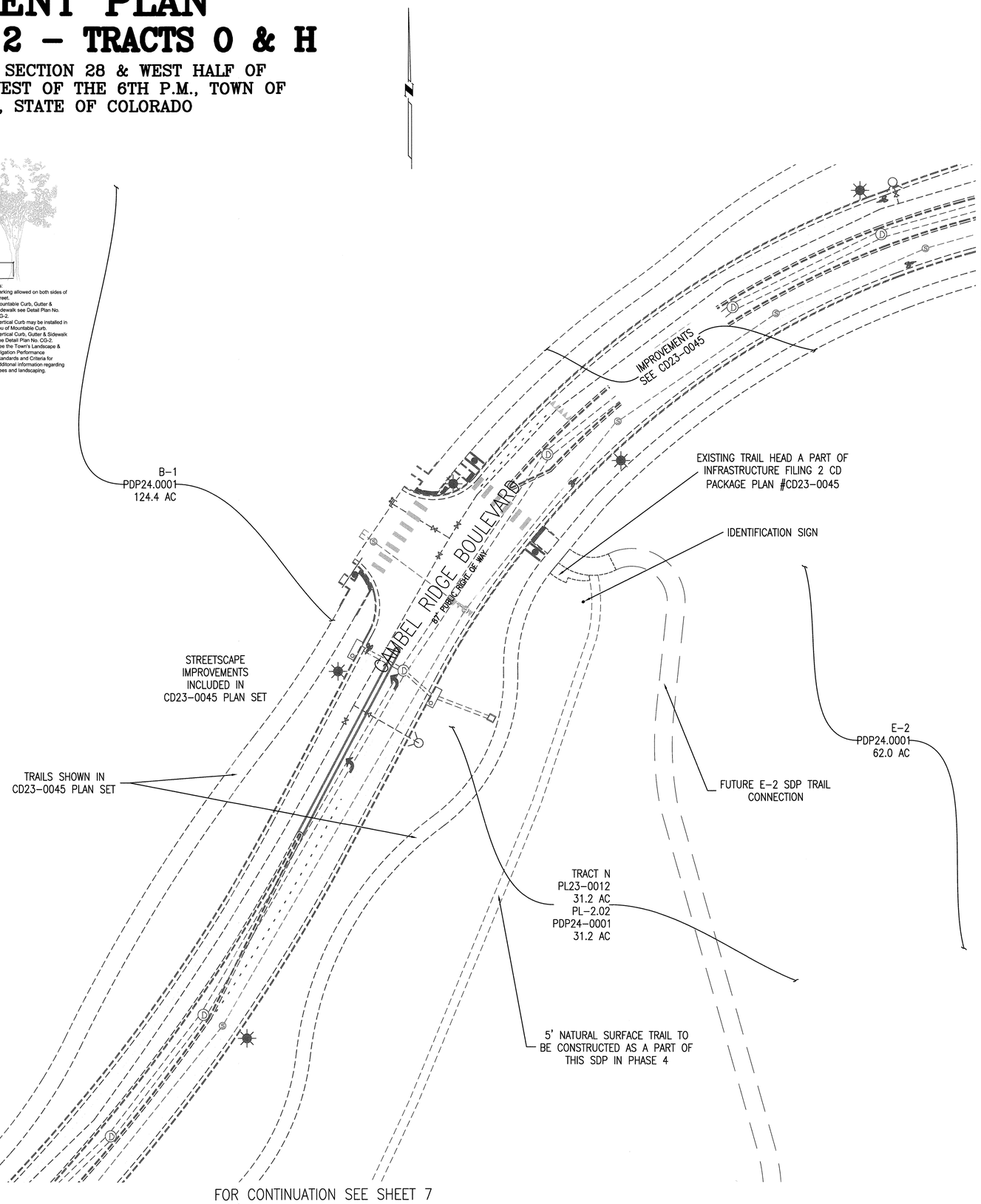
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TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

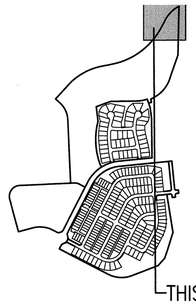
Notes:
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3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.



FOR CONTINUATION SEE SHEET 7

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
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- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

SITE DEVELOPMENT PLAN
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5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

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DRAWN BY: JDS
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APPROVED BY: ERM

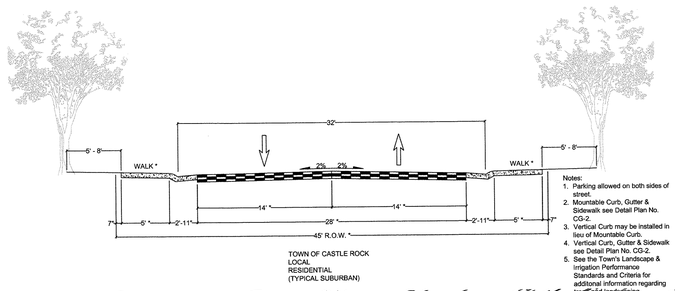
DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

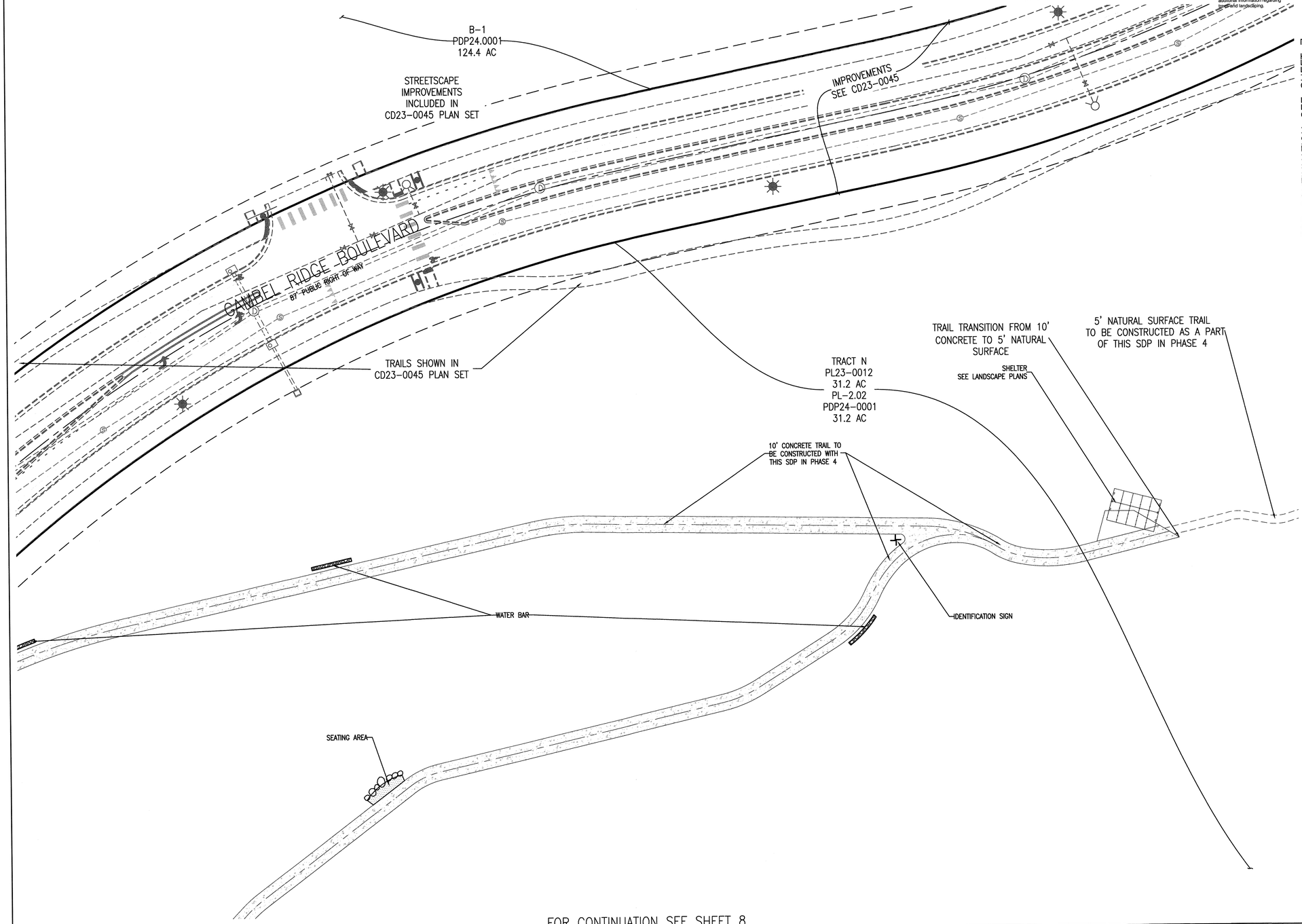
DATE: 04/17/2025
JOB NO: 13393.00
SCALE HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
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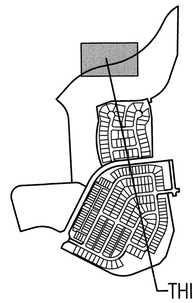
FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 7

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



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- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB–SURFACE DRAIN

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23–0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKC.com

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NO:	DESCRIPTION	DATE	BY
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2	SUBMITTAL–02	2024–07–30	
3	SUBMITTAL–03	2024–12–05	
4	SUBMITTAL–04	2025–02–05	
5	SUBMITTAL–05	2025–03–14	
6	SUBMITTAL–06	2025–04–17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

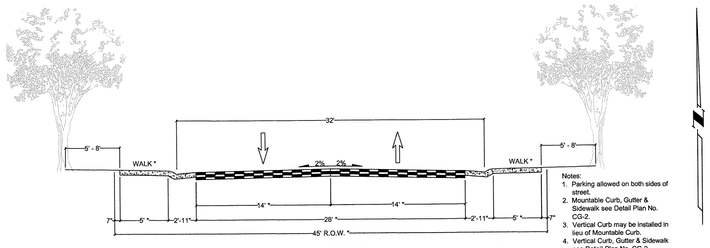
DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

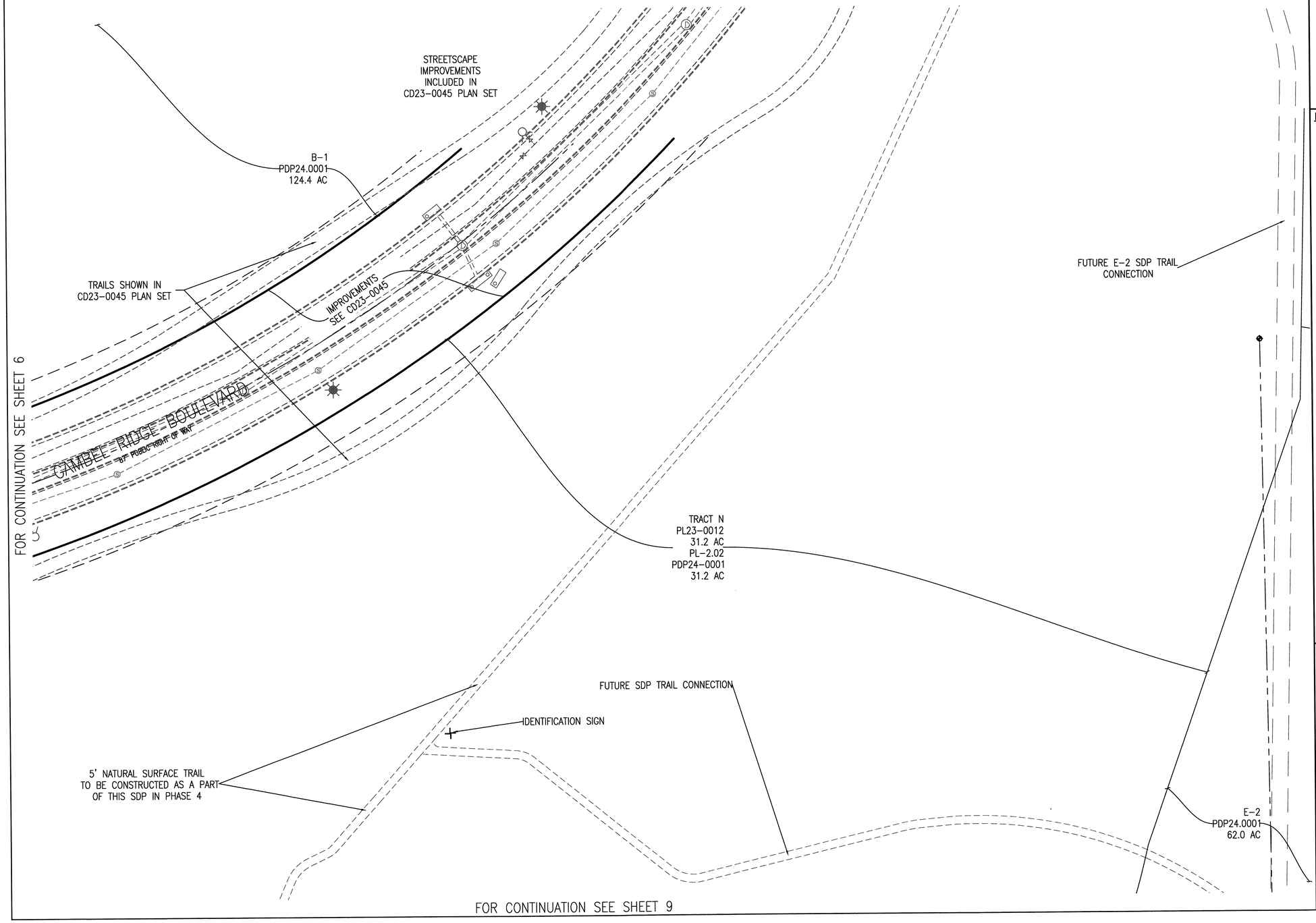
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Notes:
1. Parking allowed on both sides of street.
2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

FOR CONTINUATION SEE SHEET 5

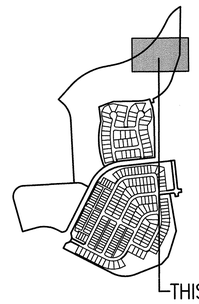


FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 9

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
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- IDENTIFICATION SIGNS
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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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	SUBMITTAL-03	2024-12-05	
	SUBMITTAL-04	2025-02-05	
	SUBMITTAL-05	2025-03-14	
	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

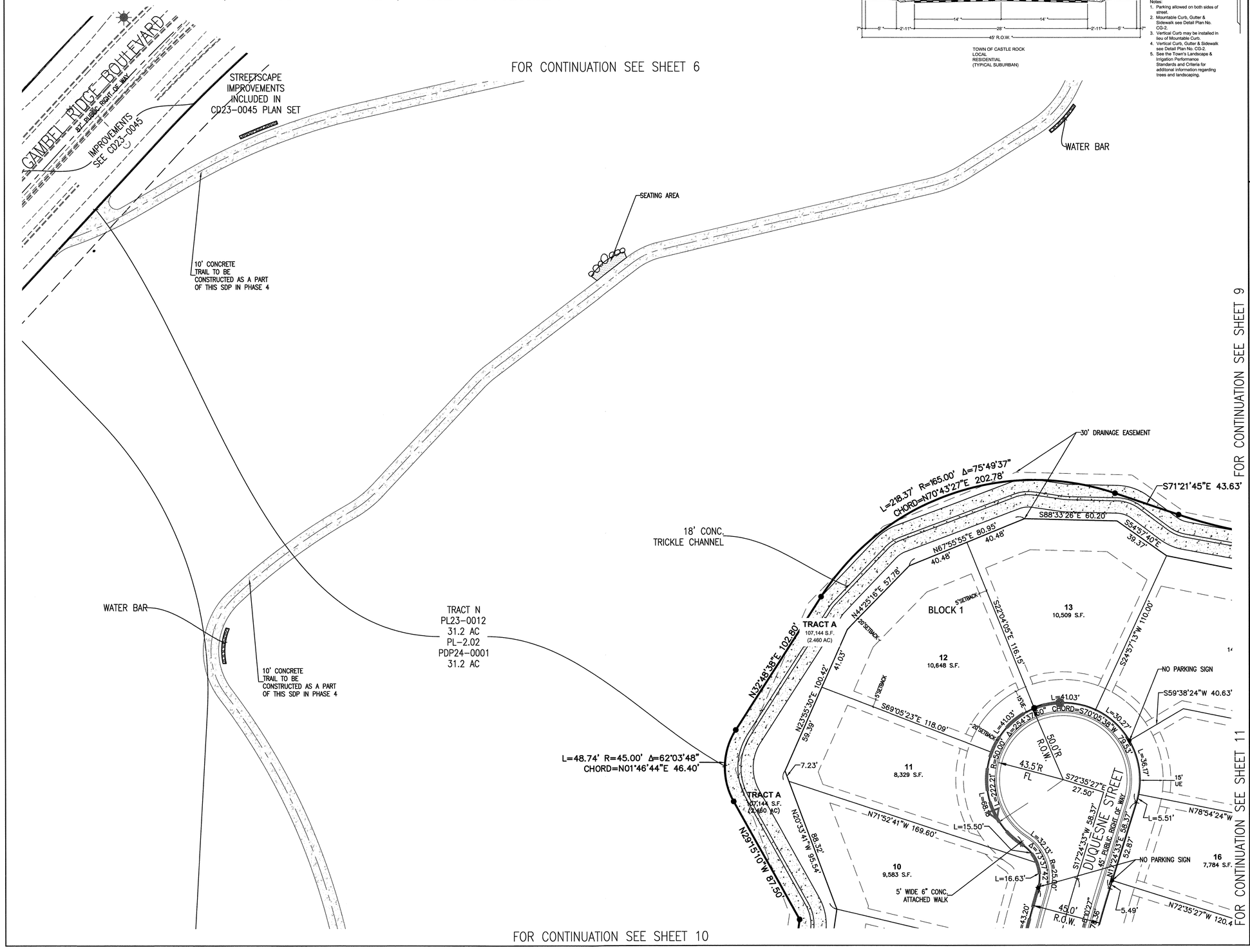
DAWSON TRAILS FILING NO. 2
TRACTS O & H

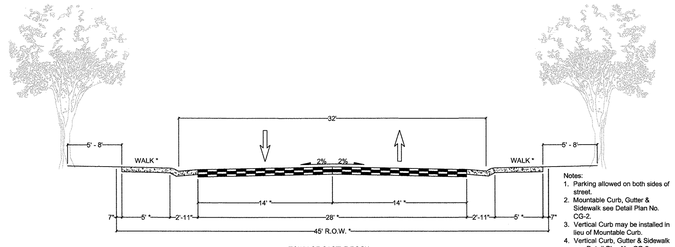
SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

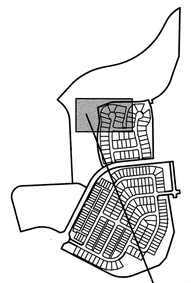




Notes:
1. Parking allowed on both sides of street.
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3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

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- BOUNDARY LINE
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5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

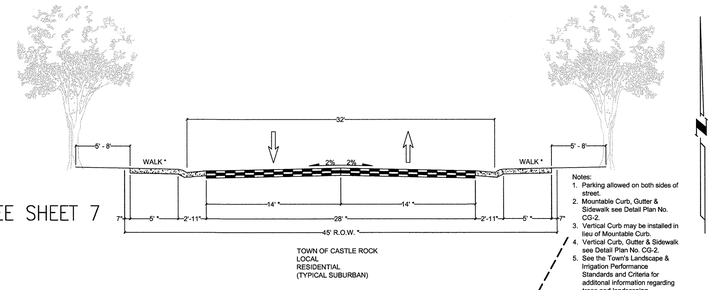
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

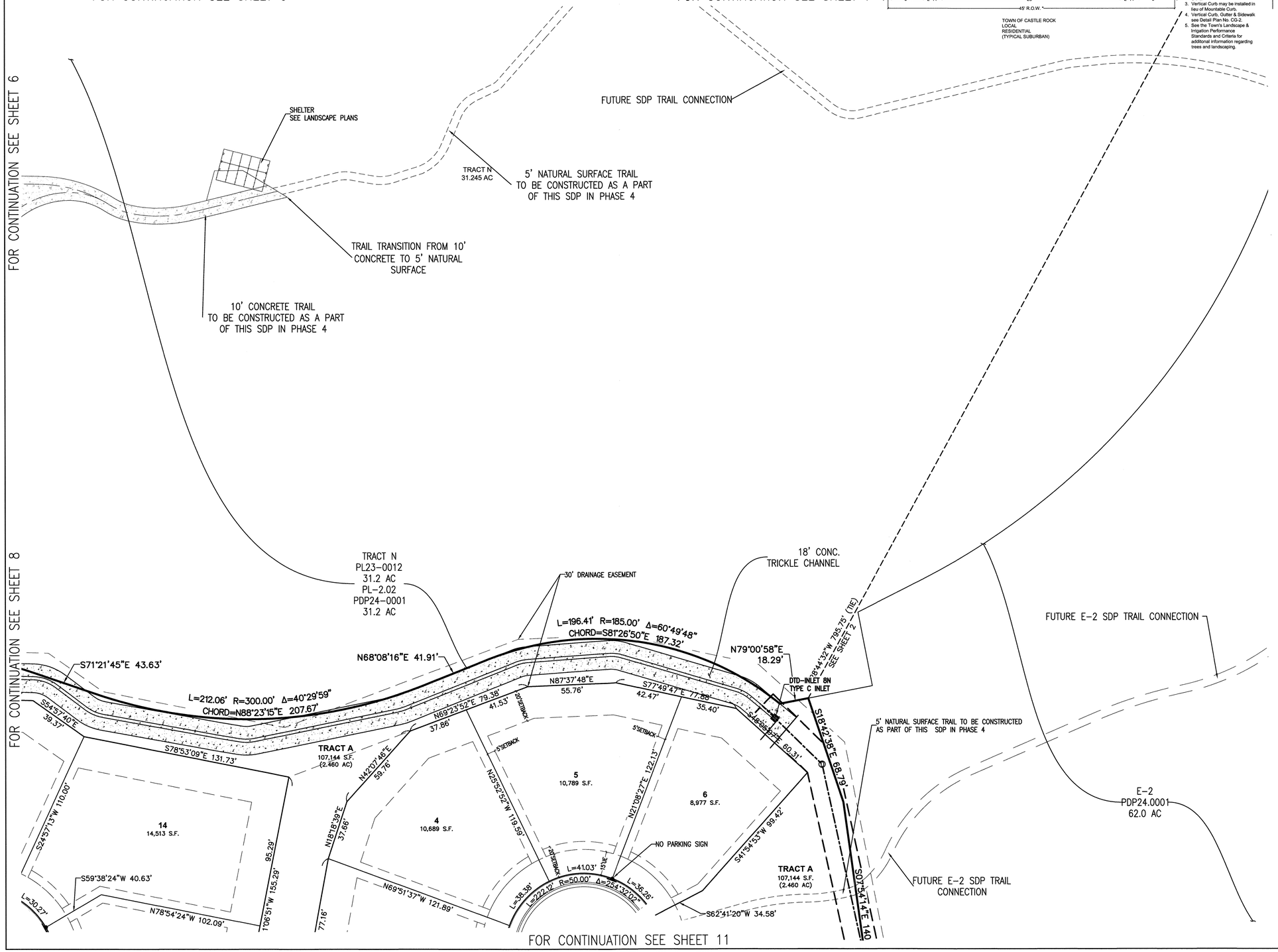
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FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7



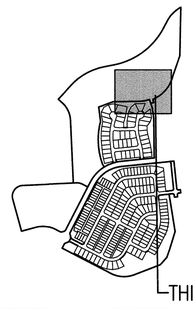
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FOR CONTINUATION SEE SHEET 11

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
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4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

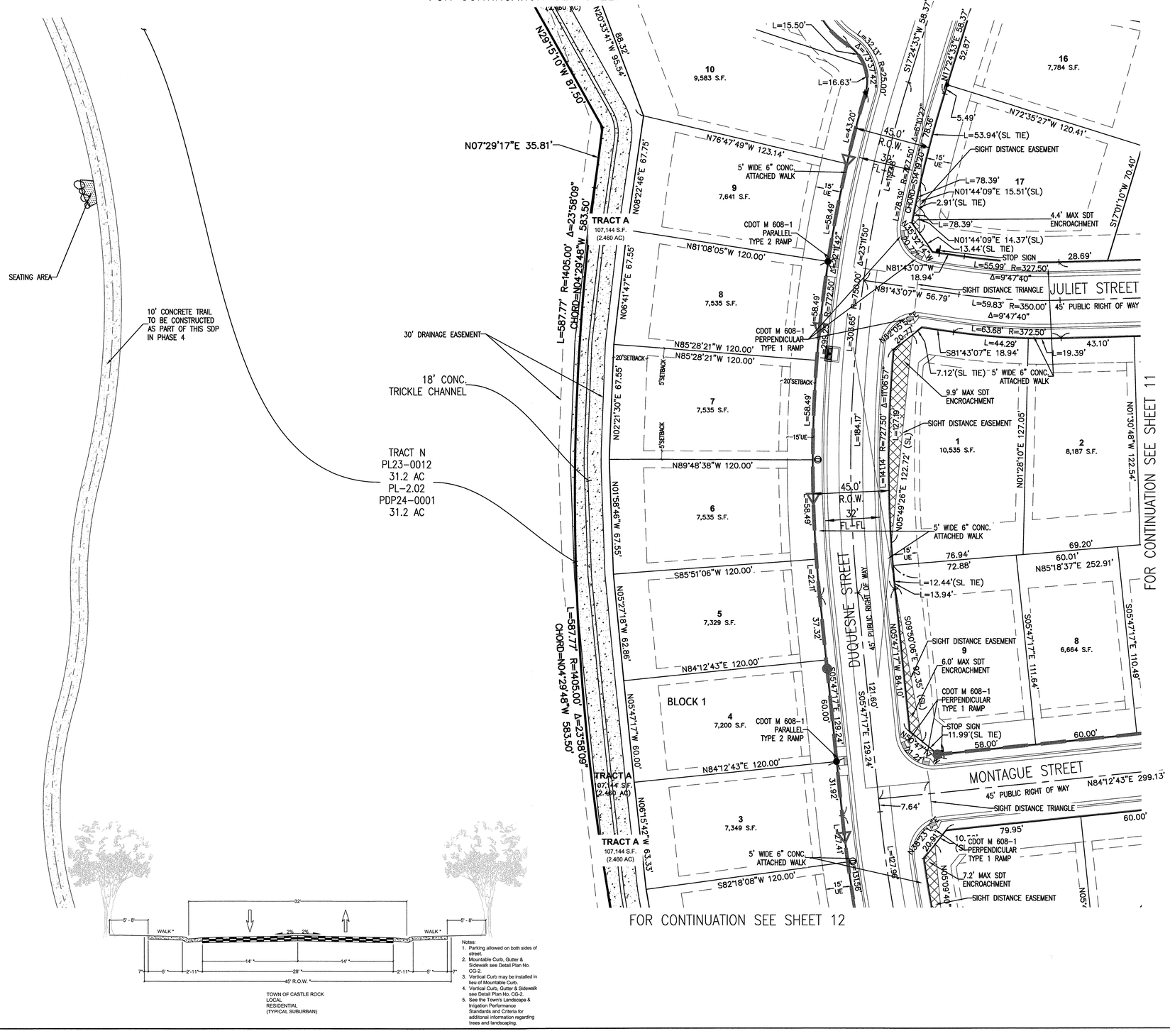
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

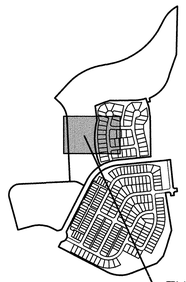
FOR CONTINUATION SEE SHEET 8



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KEY MAP



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4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: CAW
DRAWN BY: JDS
CHECKED BY: CAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

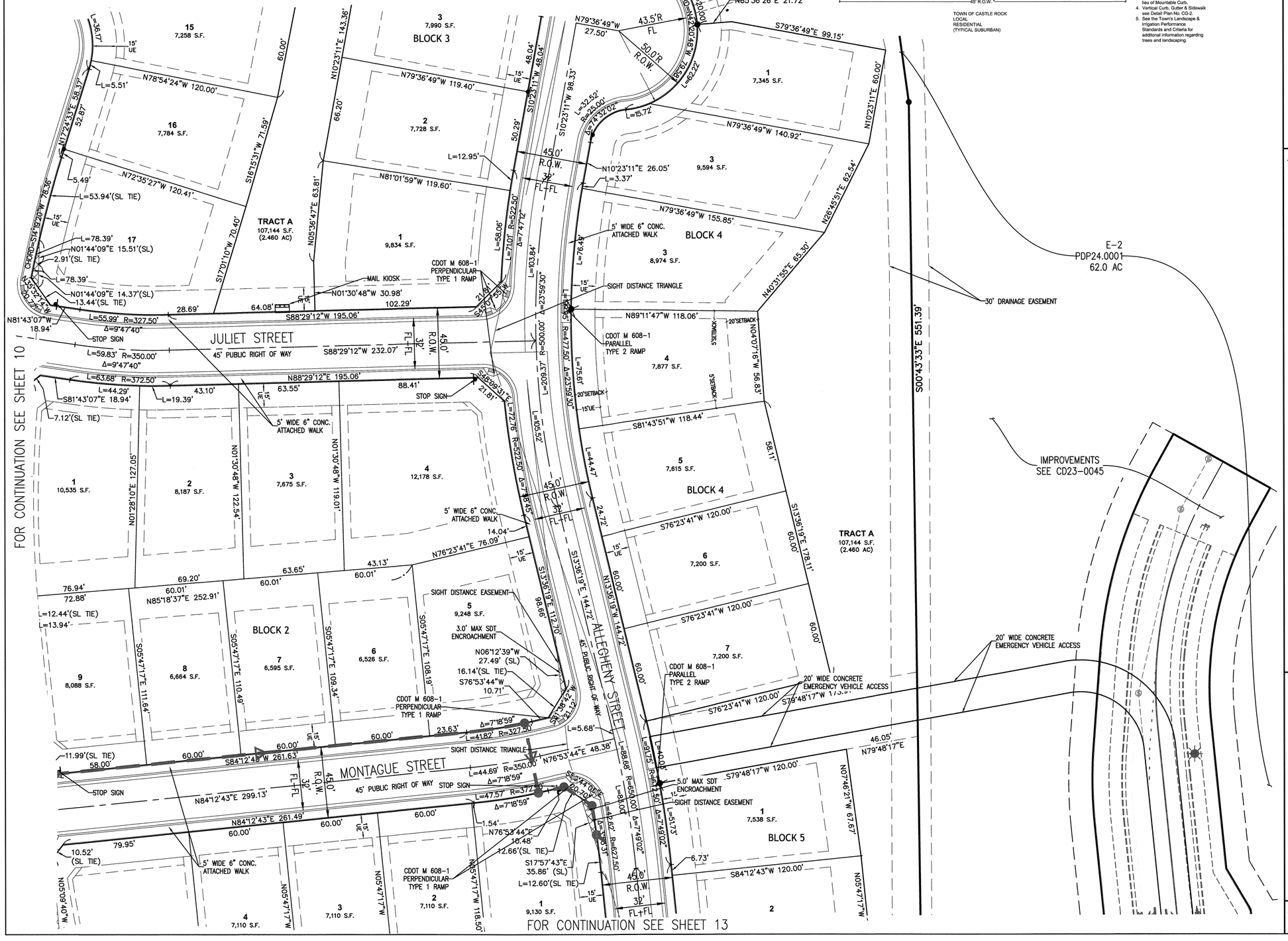
SITE PLAN

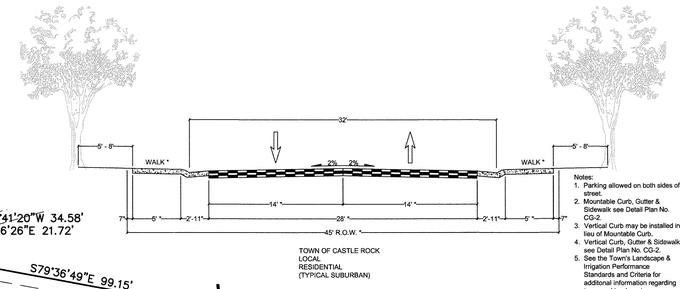
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

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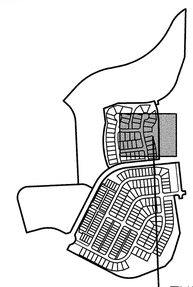




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0 15 30 60 90
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KEY MAP



LEGEND

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DESIGNED BY: GAW
DRAWN BY: JDS
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APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

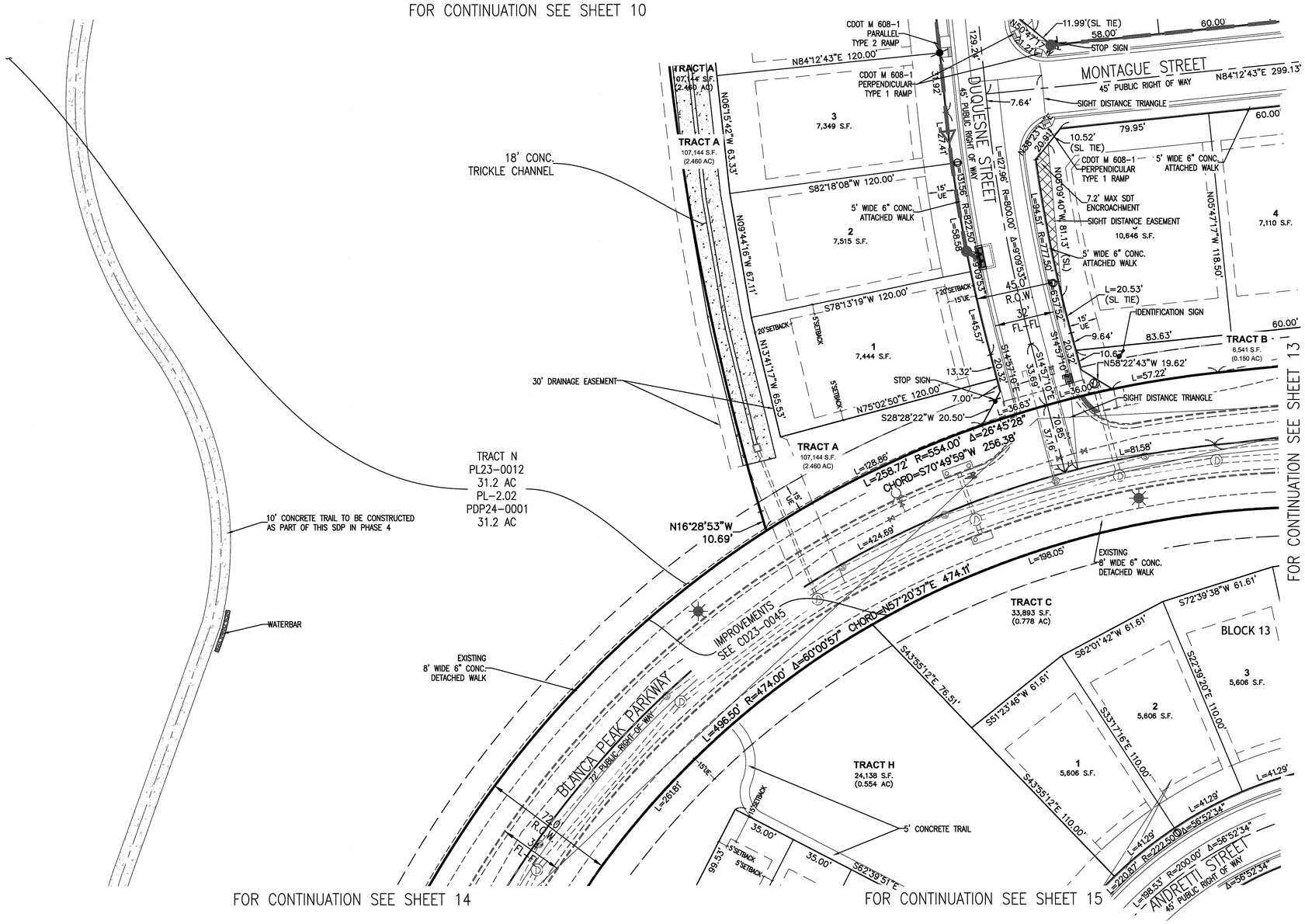
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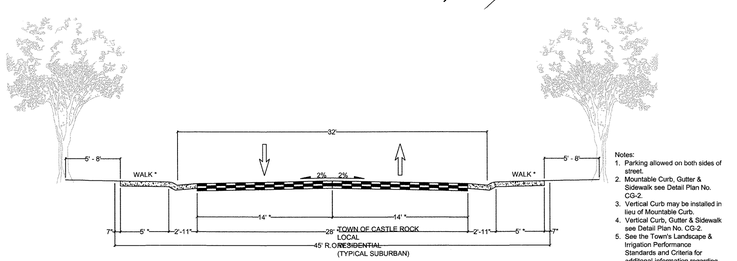
FOR CONTINUATION SEE SHEET 10



FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 14

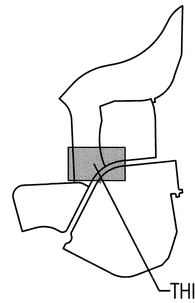
FOR CONTINUATION SEE SHEET 15



Notes:
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GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

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NO.	DESCRIPTION	DATE	BY
	SUBMITTAL-01	2024-01-02	
	SUBMITTAL-02	2024-07-30	
	SUBMITTAL-03	2024-12-05	
	SUBMITTAL-04	2025-02-05	
	SUBMITTAL-05	2025-03-14	
	SUBMITTAL-06	2025-04-17	

DESIGNED BY:	GAW	APPROVED BY:	ERM
DRAWN BY:	JDS		
CHECKED BY:	GAW		

DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

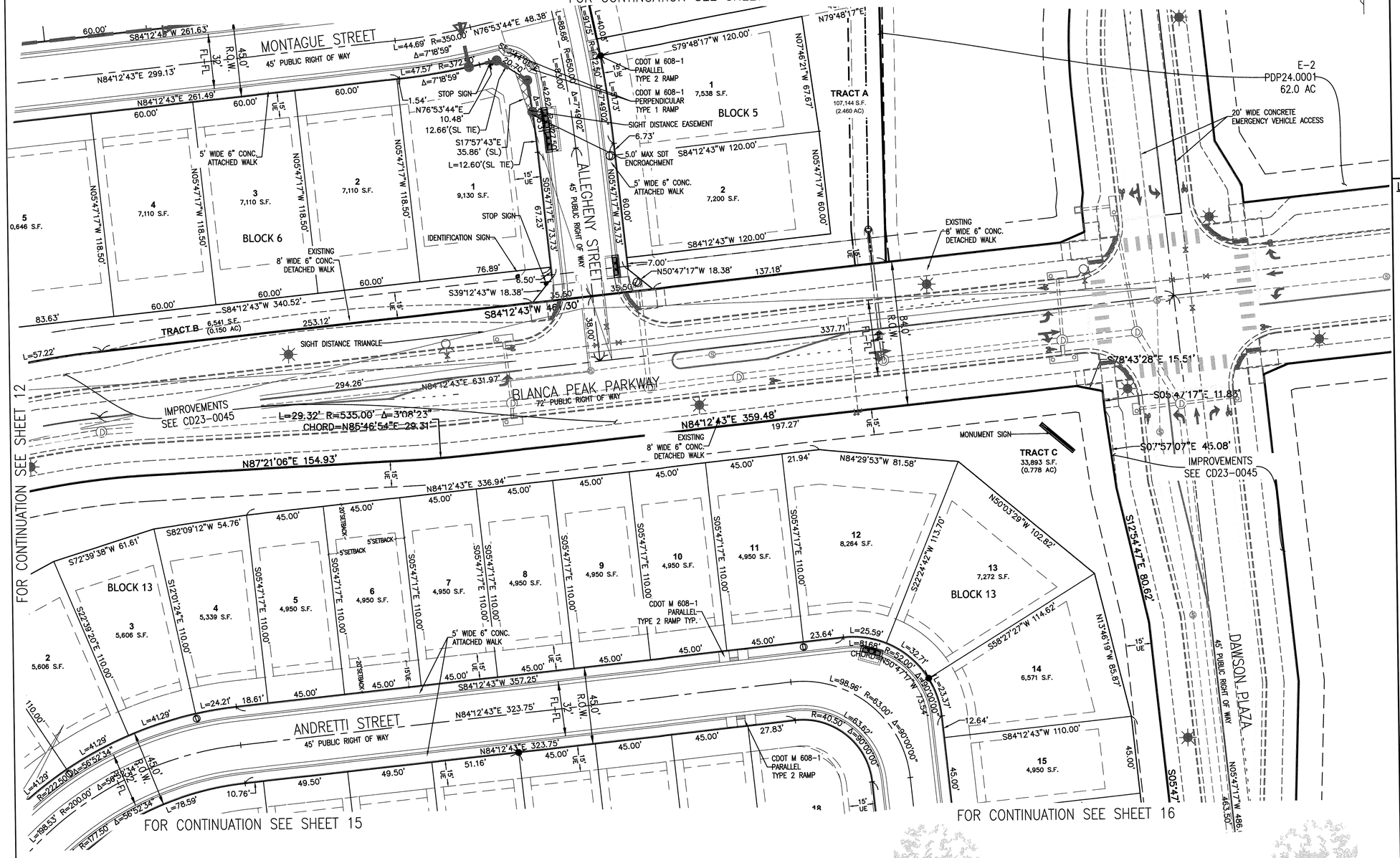
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

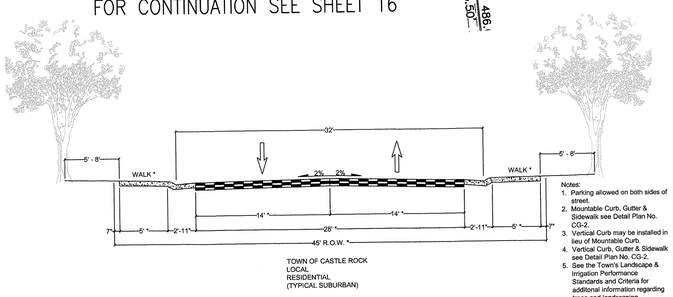
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 11

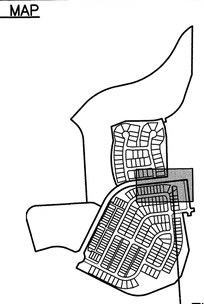




TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
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DRAWN BY: JDS
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

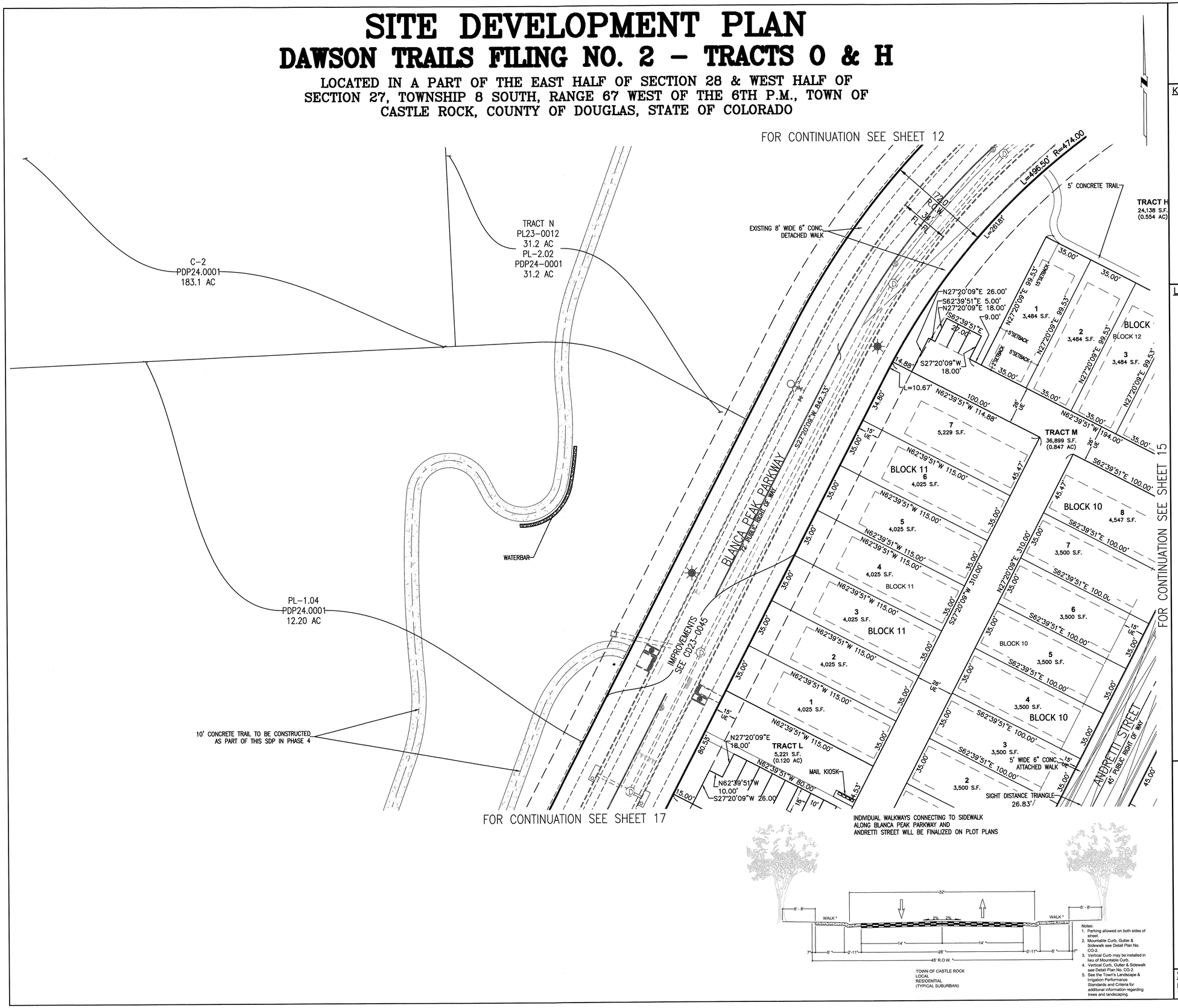
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30'
VERTICAL N/A

13 of 65

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

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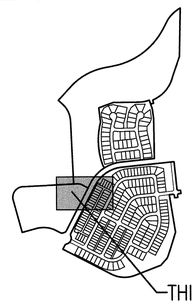
INDIVIDUAL WALKWAYS CONNECTING TO SIDEWALK ALONG BLANCA PEAK PARKWAY AND ANDRETTI STREET WILL BE FINALIZED ON PLOT PLANS

TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

Notes:
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2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



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DESIGNED BY: GAW
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

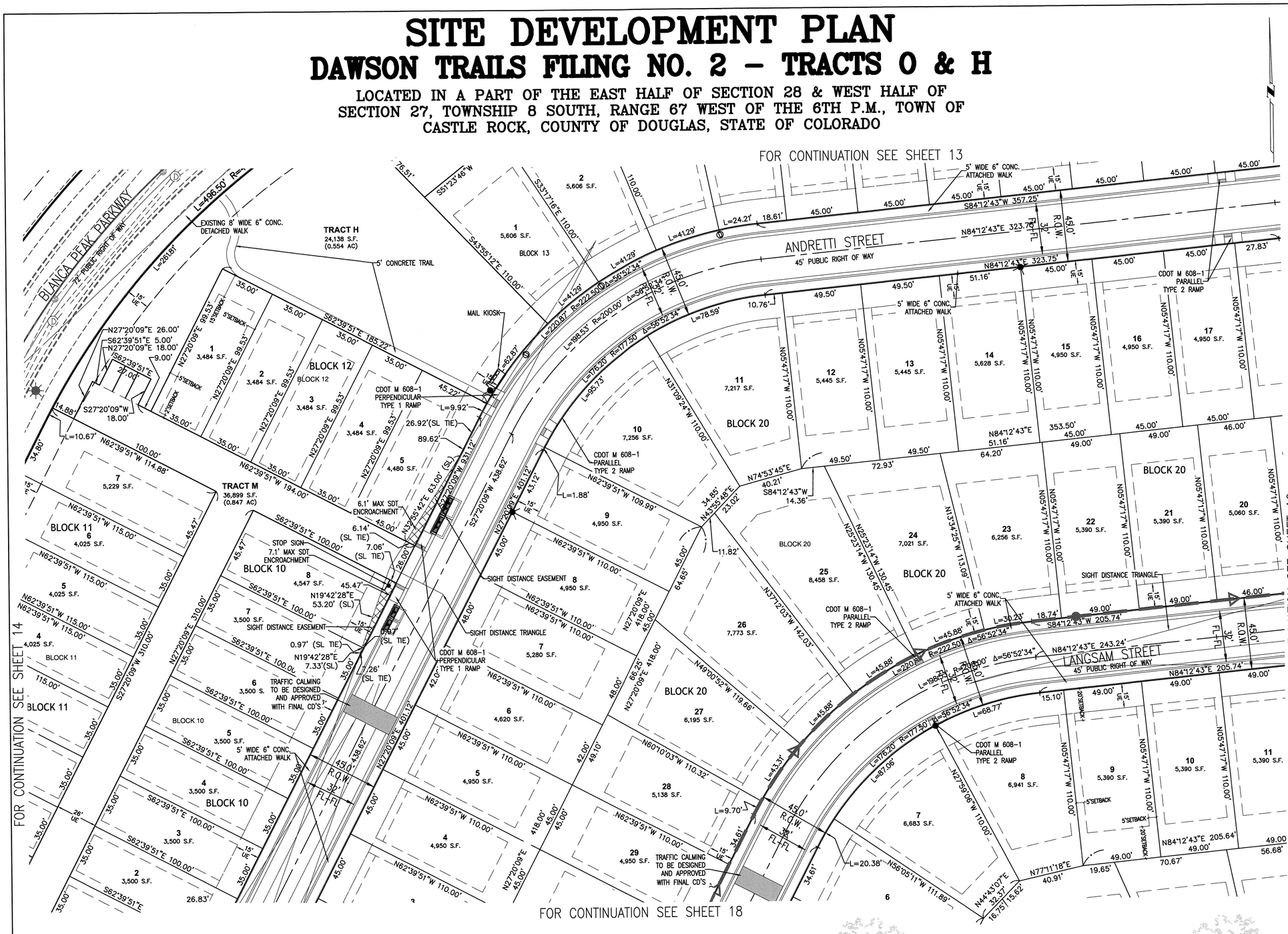
DATE: 04/17/2025
JOB NO: 13393.00
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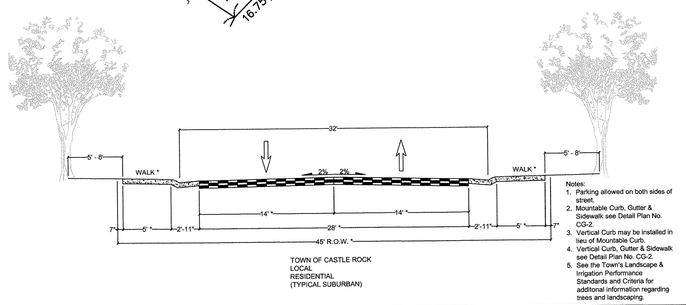
14 of 65

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

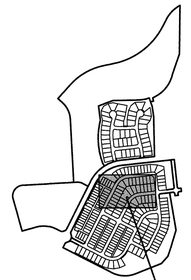
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GRAPHIC SCALE
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1 INCH = 30 FEET

KEY MAP



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DESIGNED BY: GAW
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

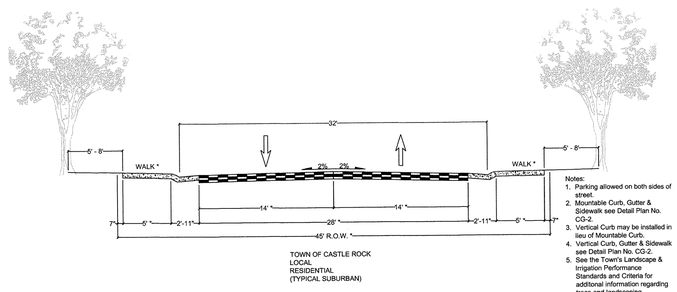
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL: 1"=30' VERTICAL: N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
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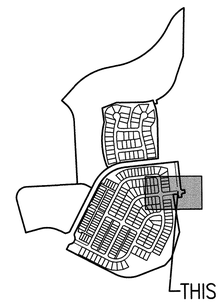


TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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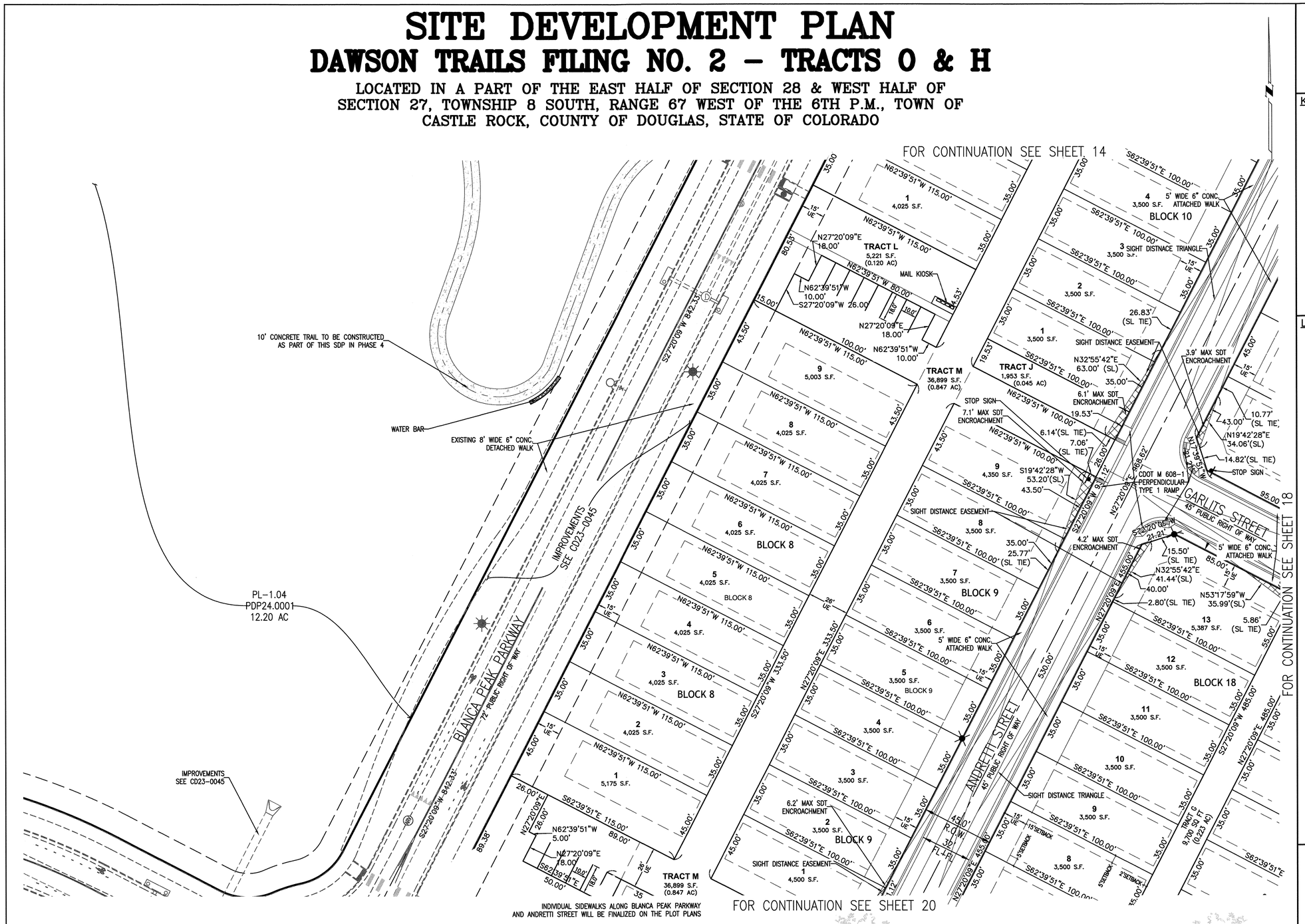
DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

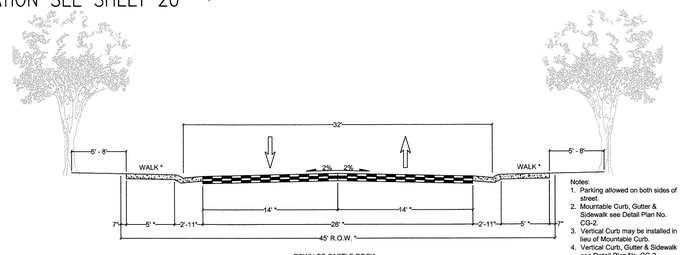
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
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INDIVIDUAL SIDEWALKS ALONG BLANCA PEAK PARKWAY AND ANDRETTI STREET WILL BE FINALIZED ON THE PLOT PLANS

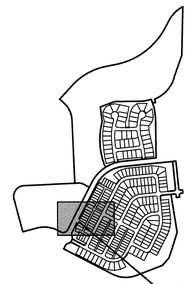


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0 15 30 60 90
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DESIGNED BY: GAW
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

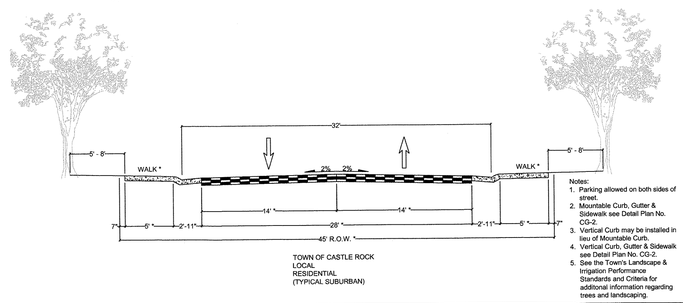
17 of 65

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DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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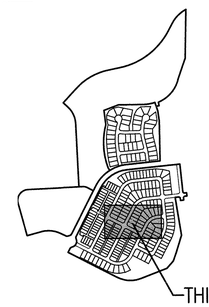
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KEY MAP



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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

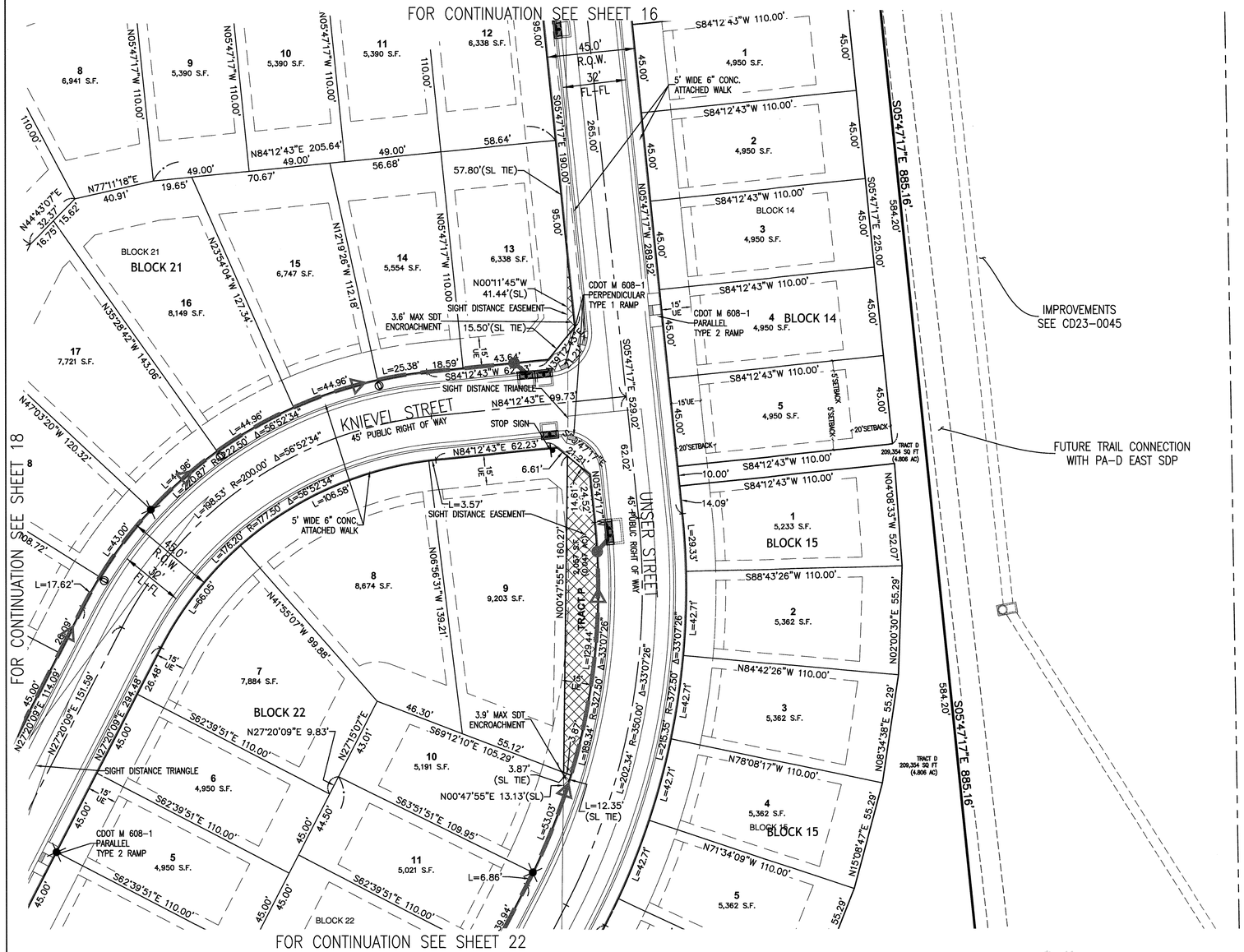
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SCALE
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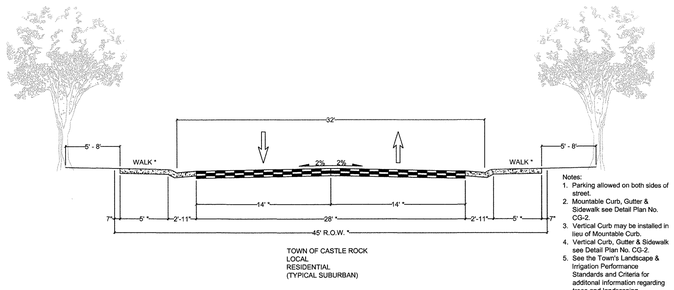
18 of 65

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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



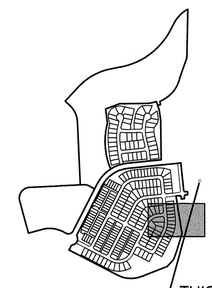


TOWN OF CASTLE ROCK
LOCAL
RESIDENTIAL
(TYPICAL SUBURBAN)

Notes:
1. Parking allowed on both sides of street.
2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
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5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCo.com

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0 1"
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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2024-01-02	
2	SUBMITTAL-02	2024-07-30	
3	SUBMITTAL-03	2024-12-05	
4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

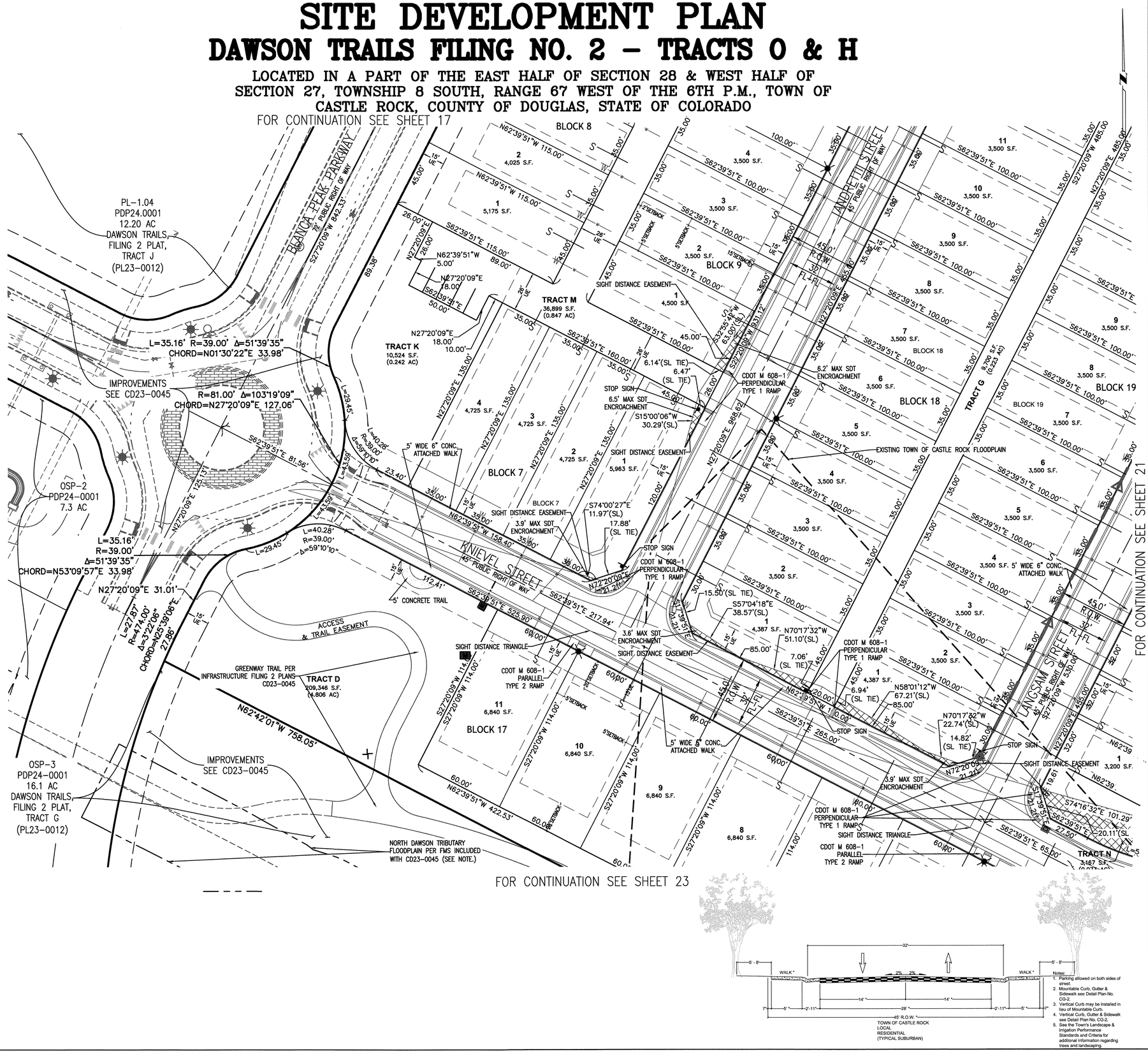
DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

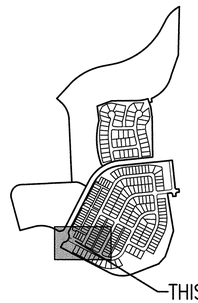
LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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- NORTH DAWSON TRIBUTARY FLOODPLAIN

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5	SUBMITTAL–05	2025–03–14	
6	SUBMITTAL–06	2025–04–17	

DESIGNED BY: CAW
DRAWN BY: JDS
CHECKED BY: CAW
APPROVED BY: ERM

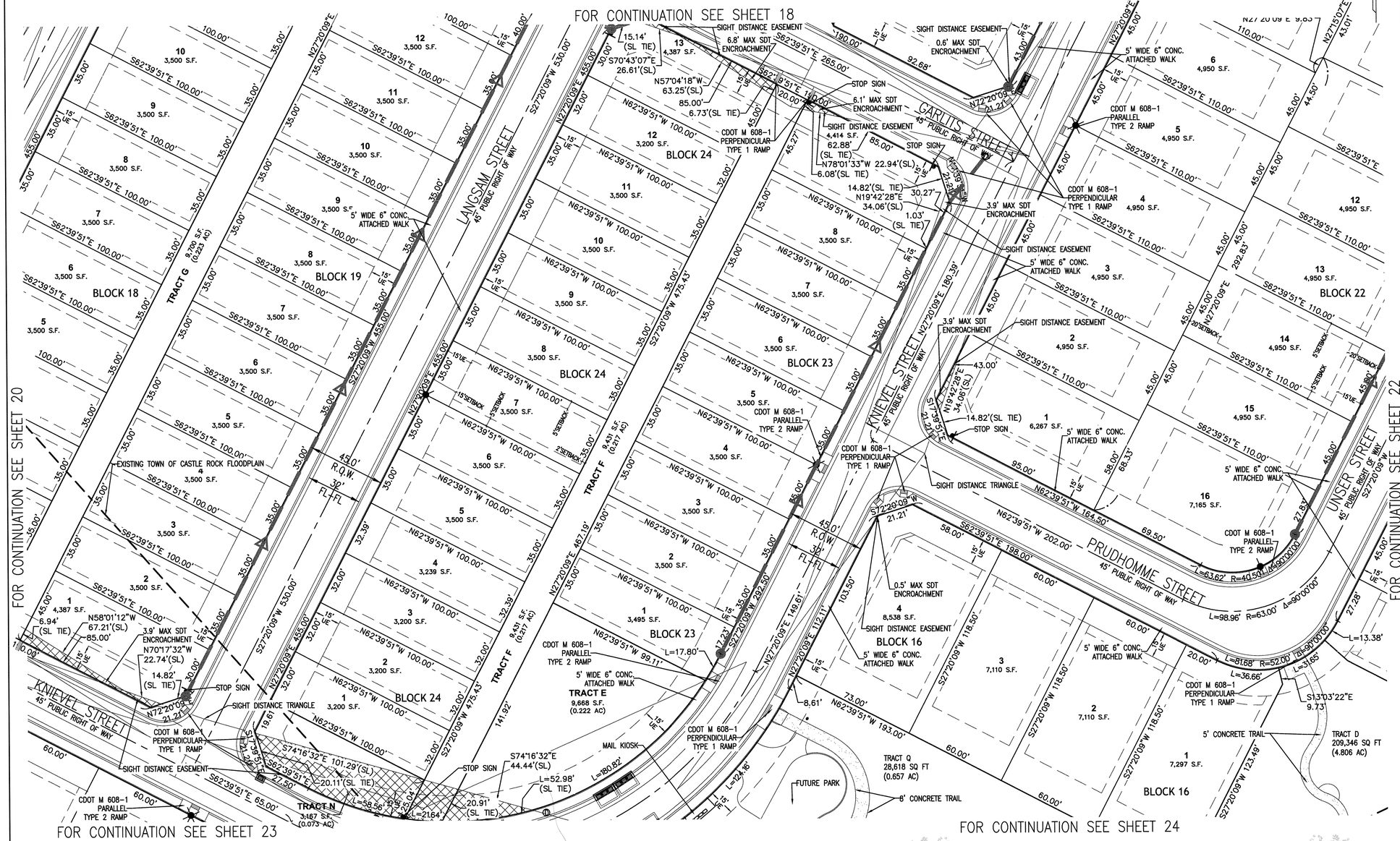
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TRACTS O & H

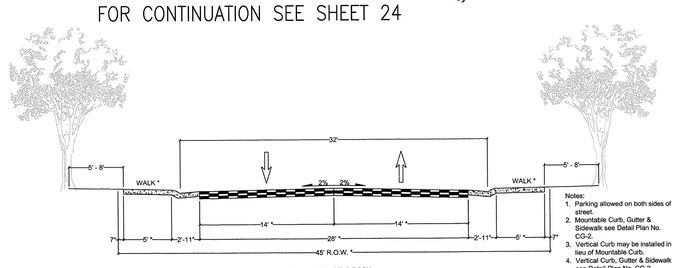
SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

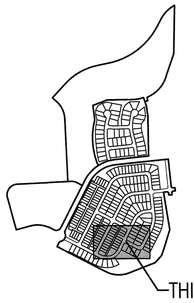




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0 15 30 60 90
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KEY MAP



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DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

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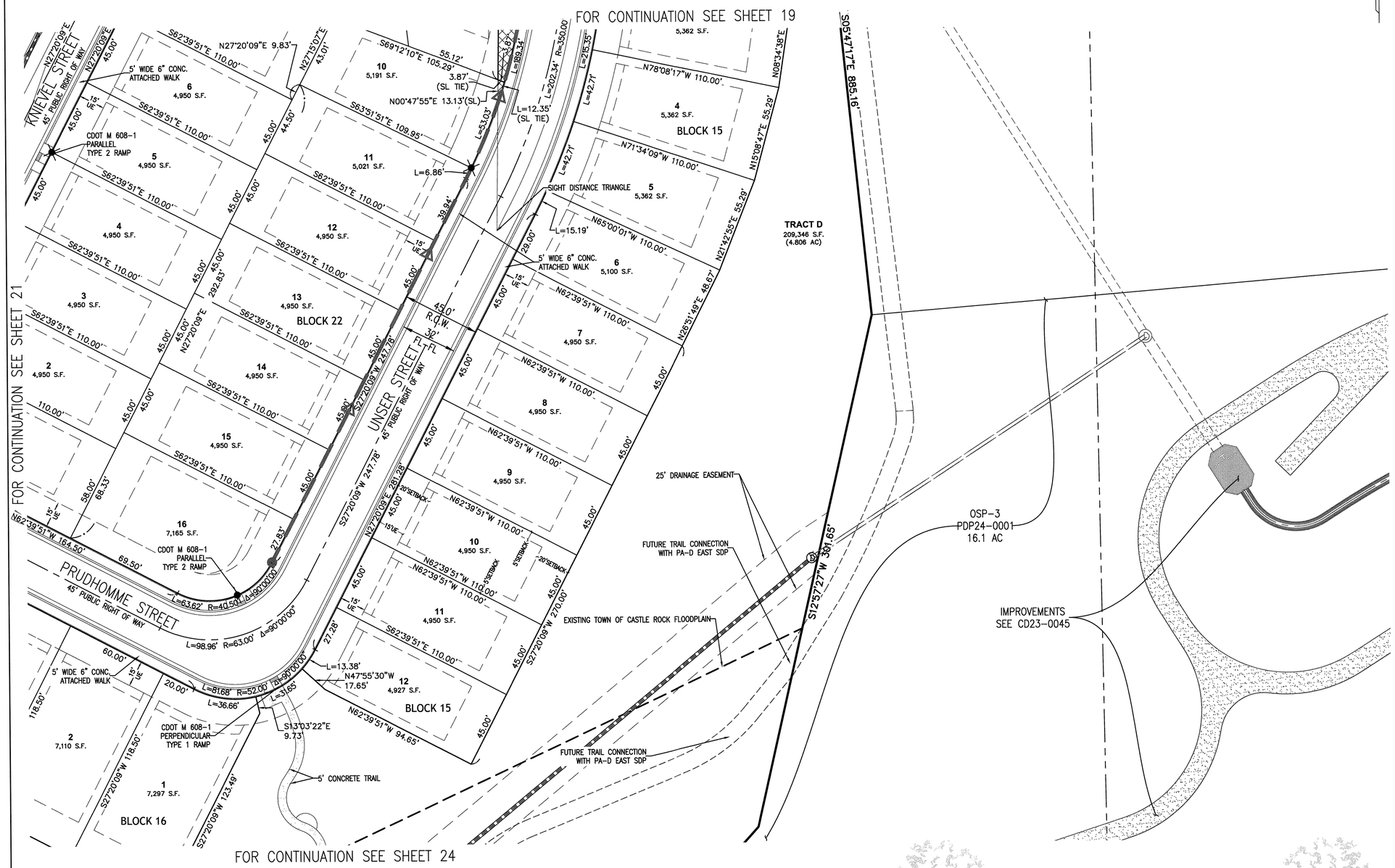
SITE PLAN

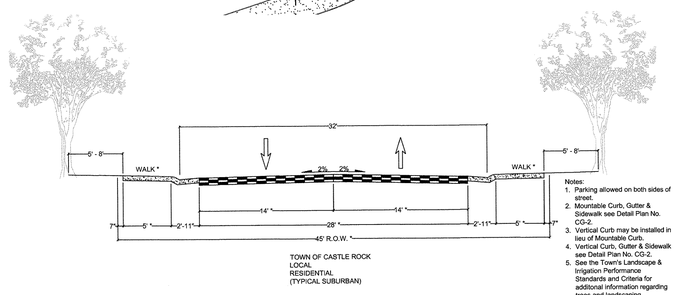
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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

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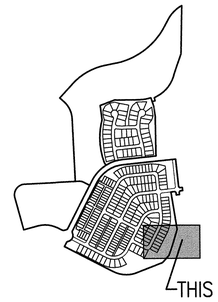




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DESIGNED BY: GAW
DRAWN BY: JDS
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

SITE PLAN

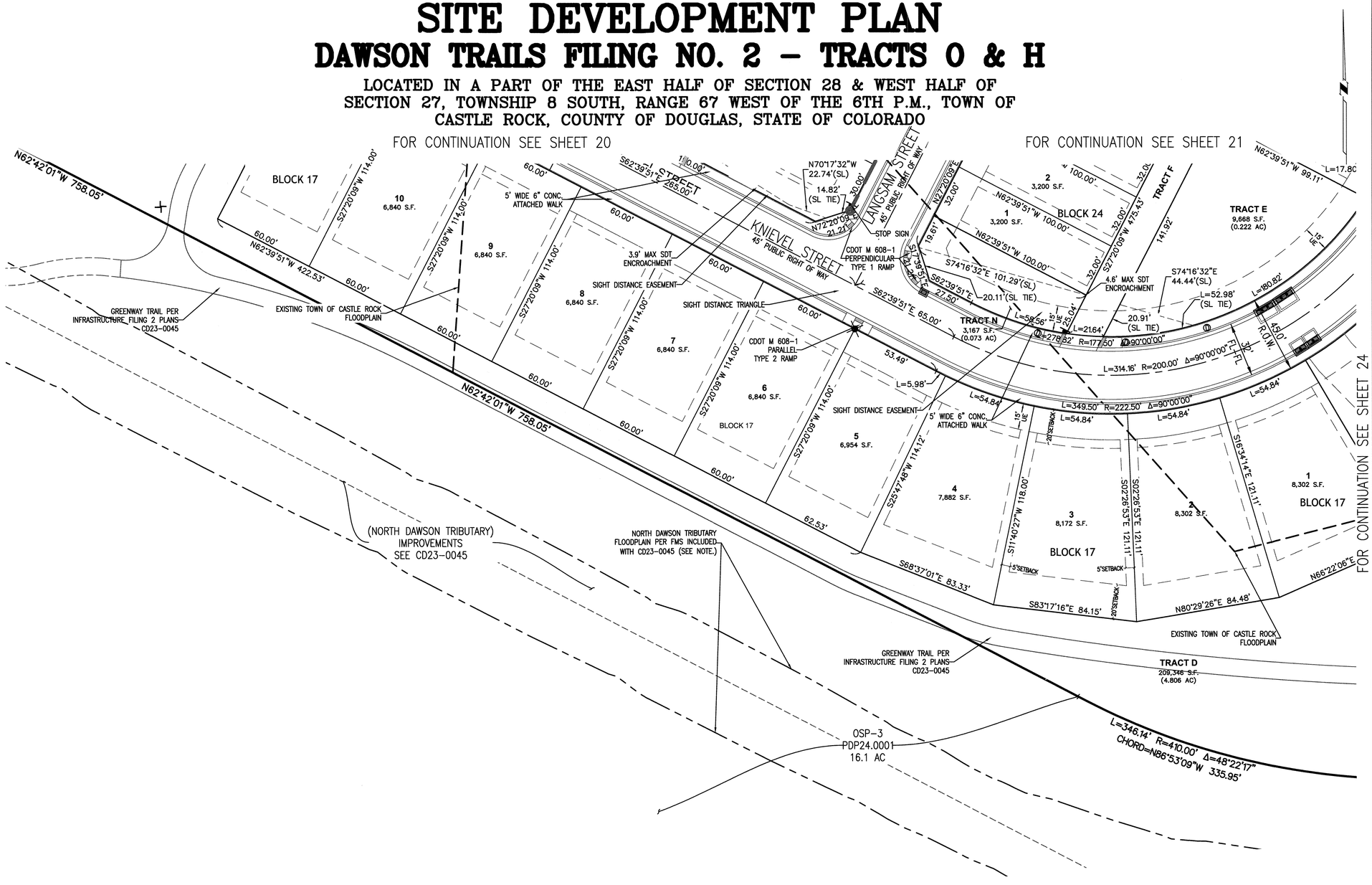
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
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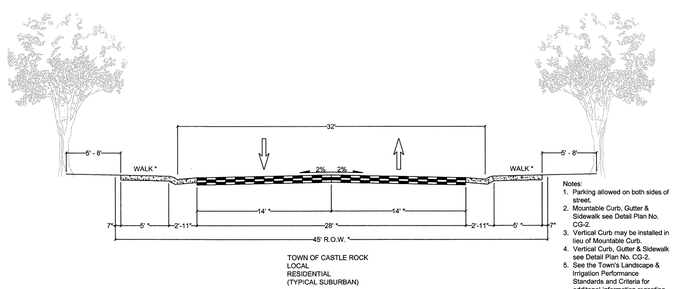
22 of 65

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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DAWSON TRAILS FILING NO. 2 – TRACTS O & H

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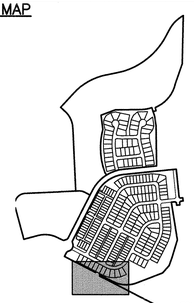




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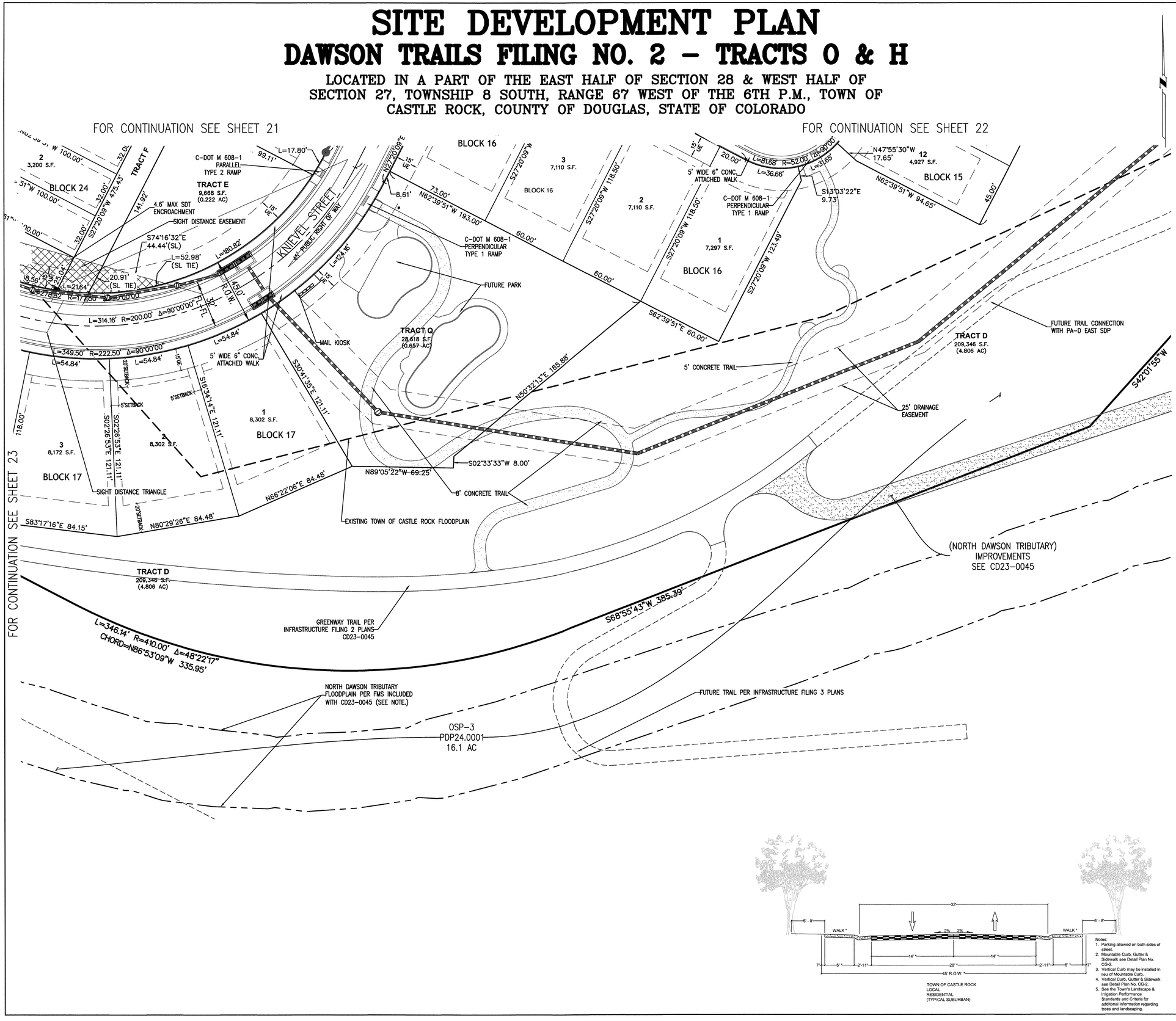
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TRACTS O & H

SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

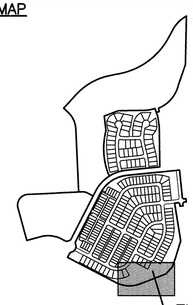
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REVISIONS

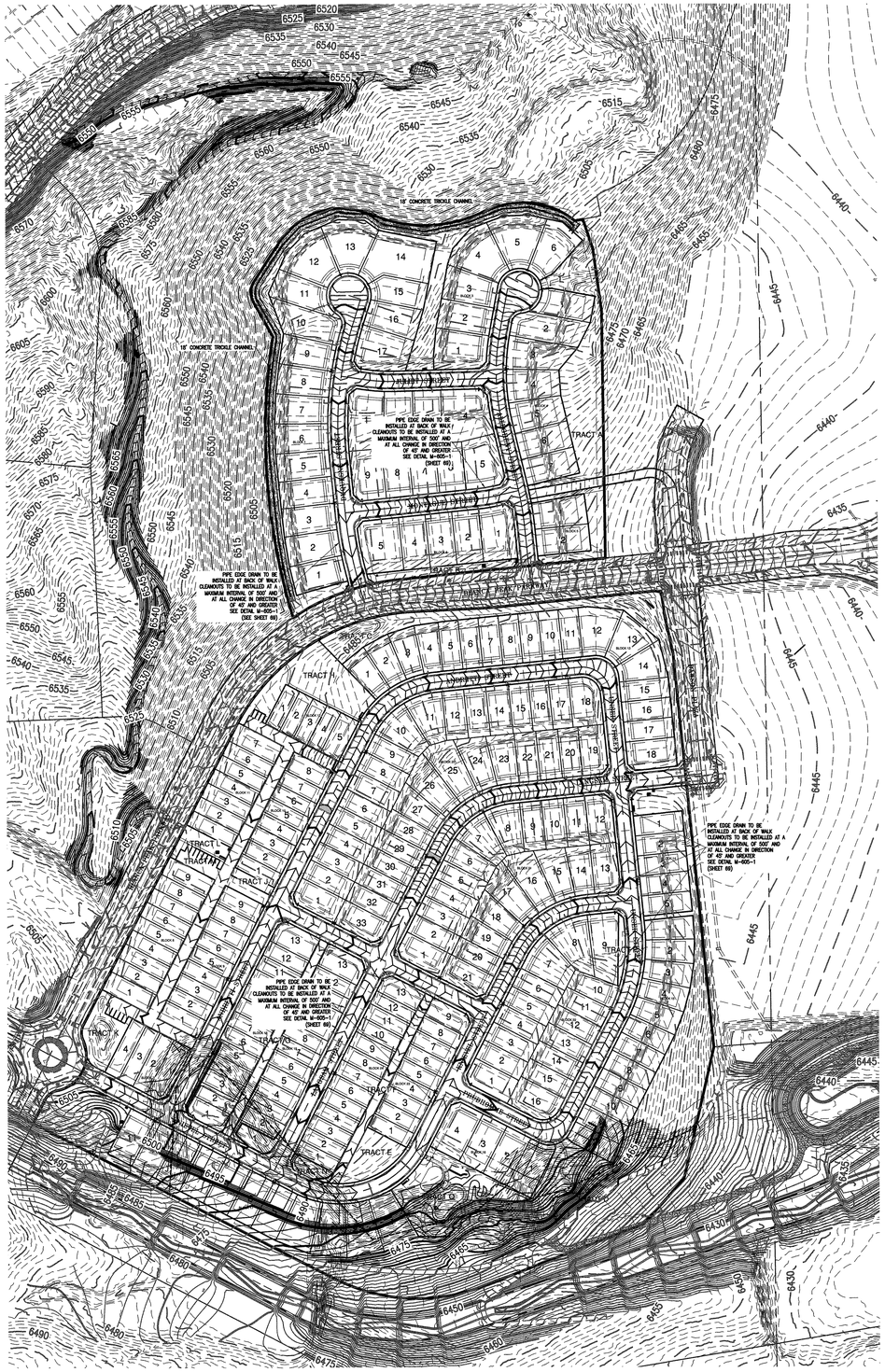
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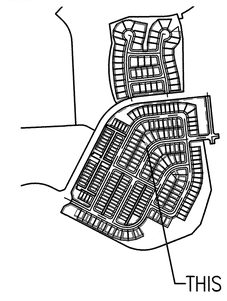
SITE PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30'
VERTICAL N/A



GRAPHIC SCALE
0 75 150 300 450
1 INCH = 150 FEET

KEY MAP



LEGEND

- FLOW ARROW
- (58.5) LOT CORNER ELEVATION
- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EDGE DRAIN WITH CLEANOUT

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

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NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2024-01-02	
2	SUBMITTAL-02	2024-07-30	
3	SUBMITTAL-03	2024-12-06	
4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: CD
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

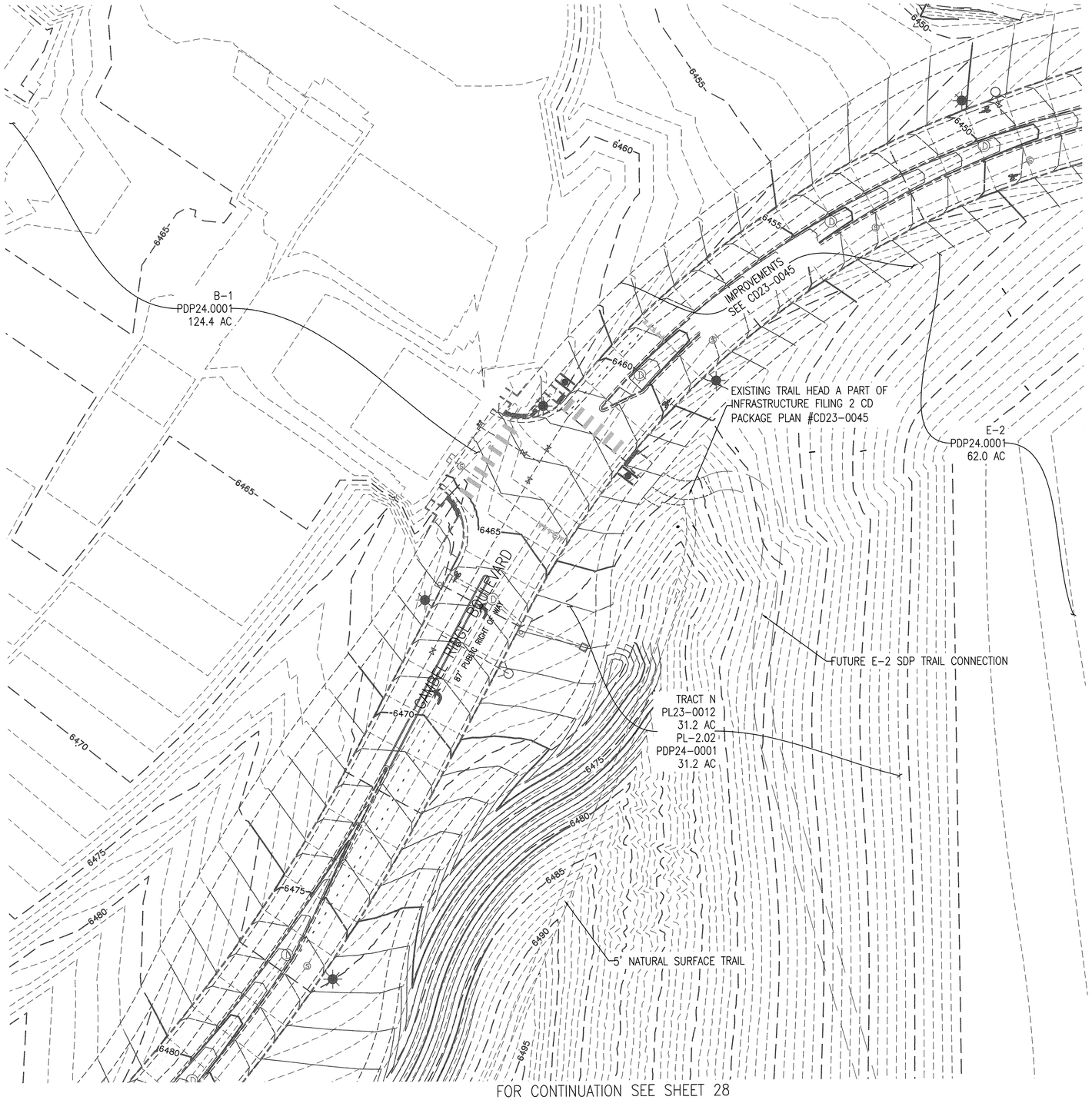
OVERALL GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=150' VERTICAL N/A

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 – TRACTS O & H

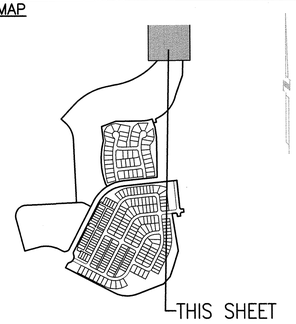
LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOR CONTINUATION SEE SHEET 28

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

NOTES

1. CASTLE ROCK FLOODPLAINS WITHIN THE NORTH DAWSON TRIBUTARY CHANNEL BY EMK CONSULTANTS, INC. SOUTH OF LOTS 3-11, BLOCK 15. SEE CD23-0045.
2. GRADING OUTSIDE OF PROJECT BOUNDARY IS DONE AS PART OF THE EARLY GRADING PACKAGE BY OTHERS.
3. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, SLOPE EASEMENT MAY BE BY SEPARATE DOCUMENT.
4. MAXIMUM GRADE, NOT TO EXCEED 15% THROUGH DRY UTILITY EASEMENTS, WILL BE SHOWN ON CONSTRUCTION DOCUMENTS

GRADING LEGEND

- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

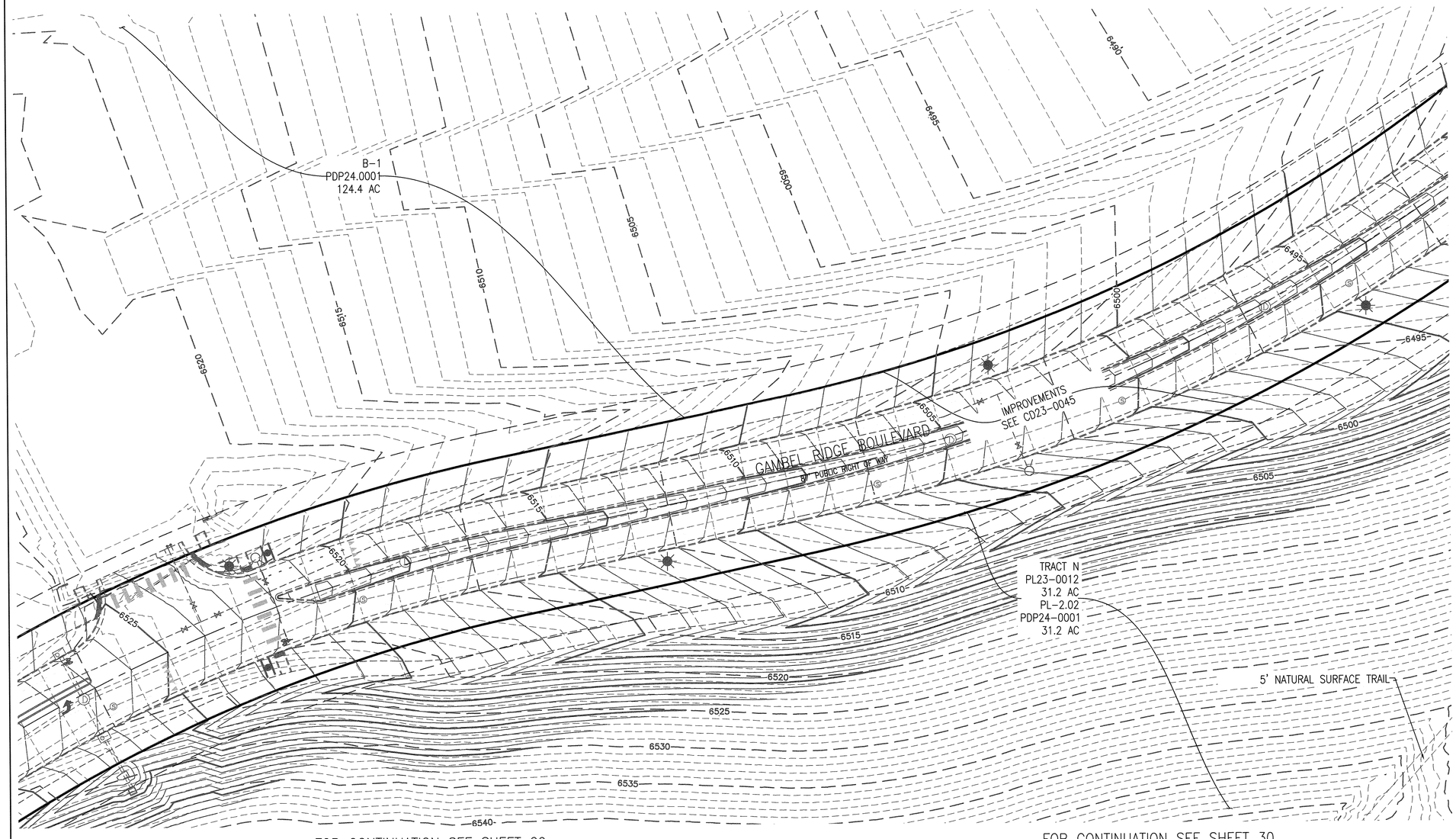
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



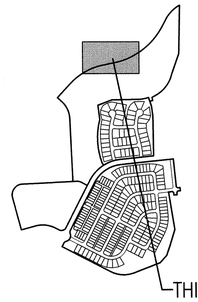
FOR CONTINUATION SEE SHEET 29

FOR CONTINUATION SEE SHEET 30

FOR CONTINUATION SEE SHEET 28

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

NOTES
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GRADING LEGEND

- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

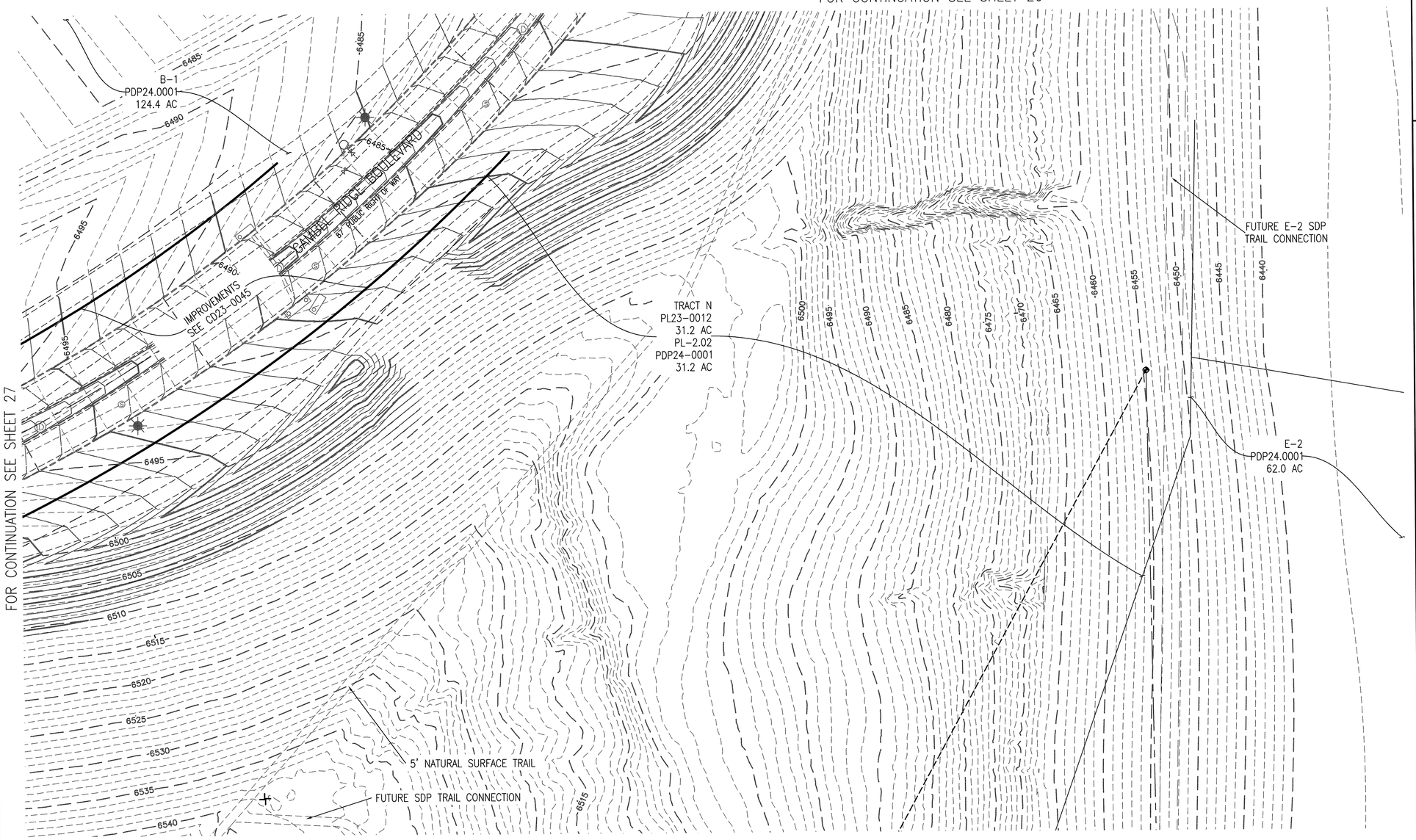
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

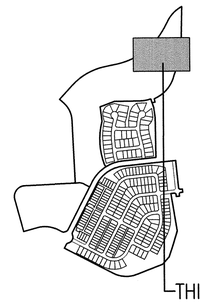
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
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- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

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GRADING LEGEND

- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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DRAWN BY: JDS
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APPROVED BY: ERM

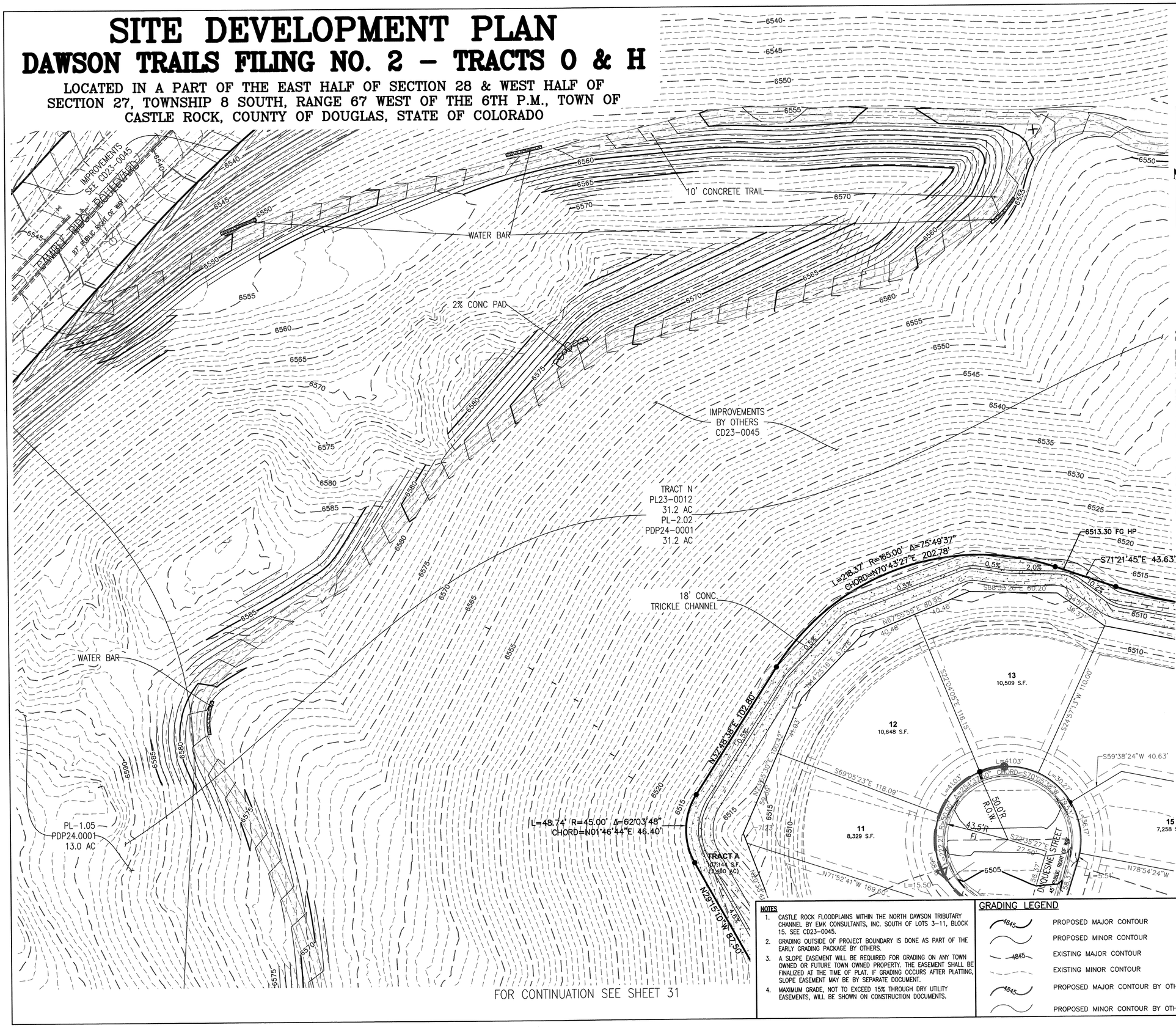
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES

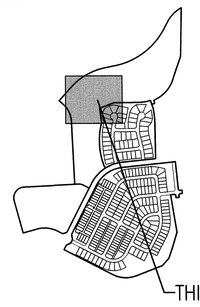
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GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
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6	SUBMITTAL–06	2025–04–17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

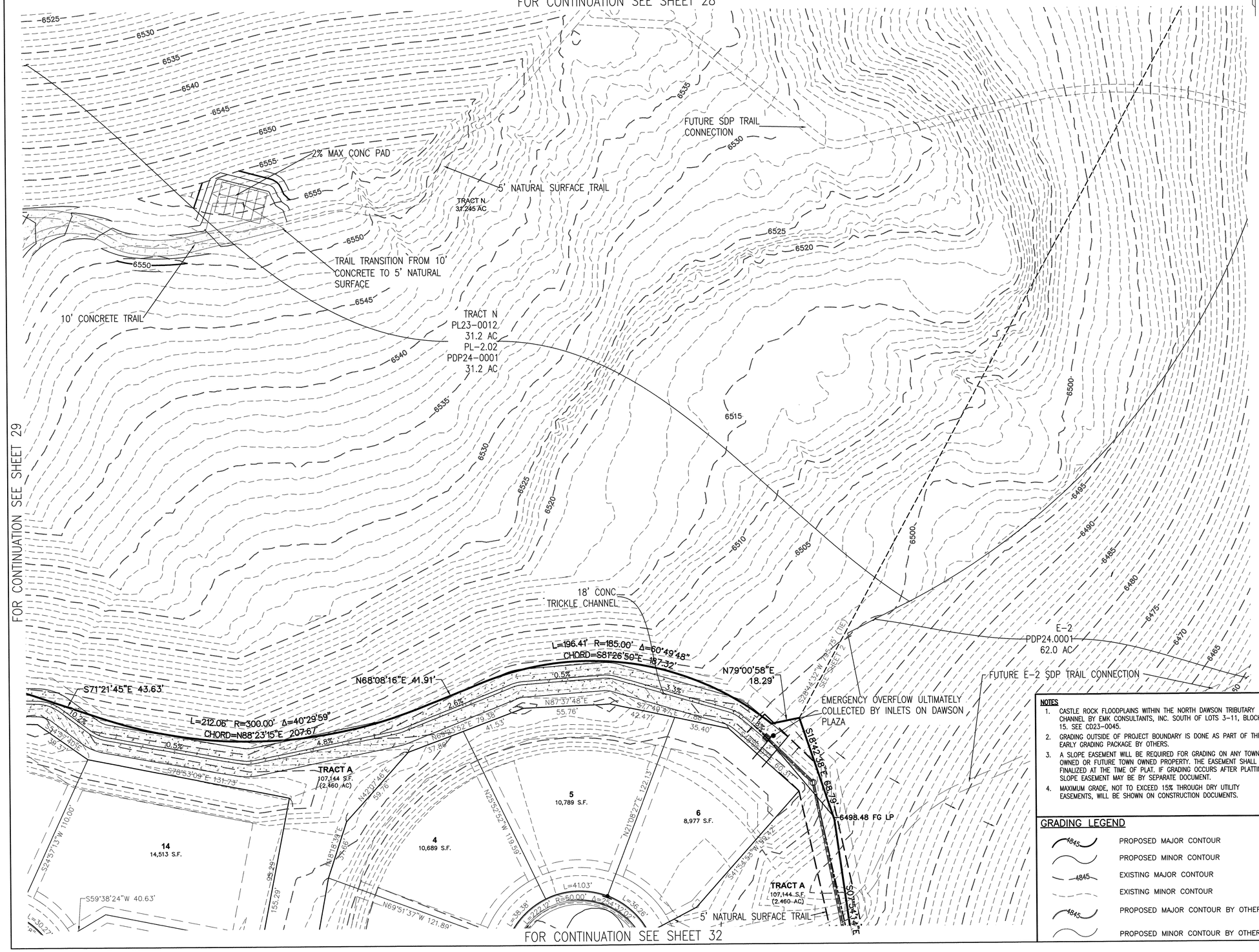
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23–0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

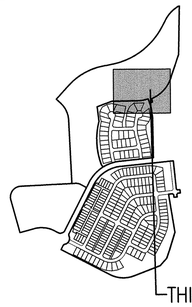
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FOR CONTINUATION SEE SHEET 28



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT–OF–WAY LINE
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GRADING LEGEND

- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
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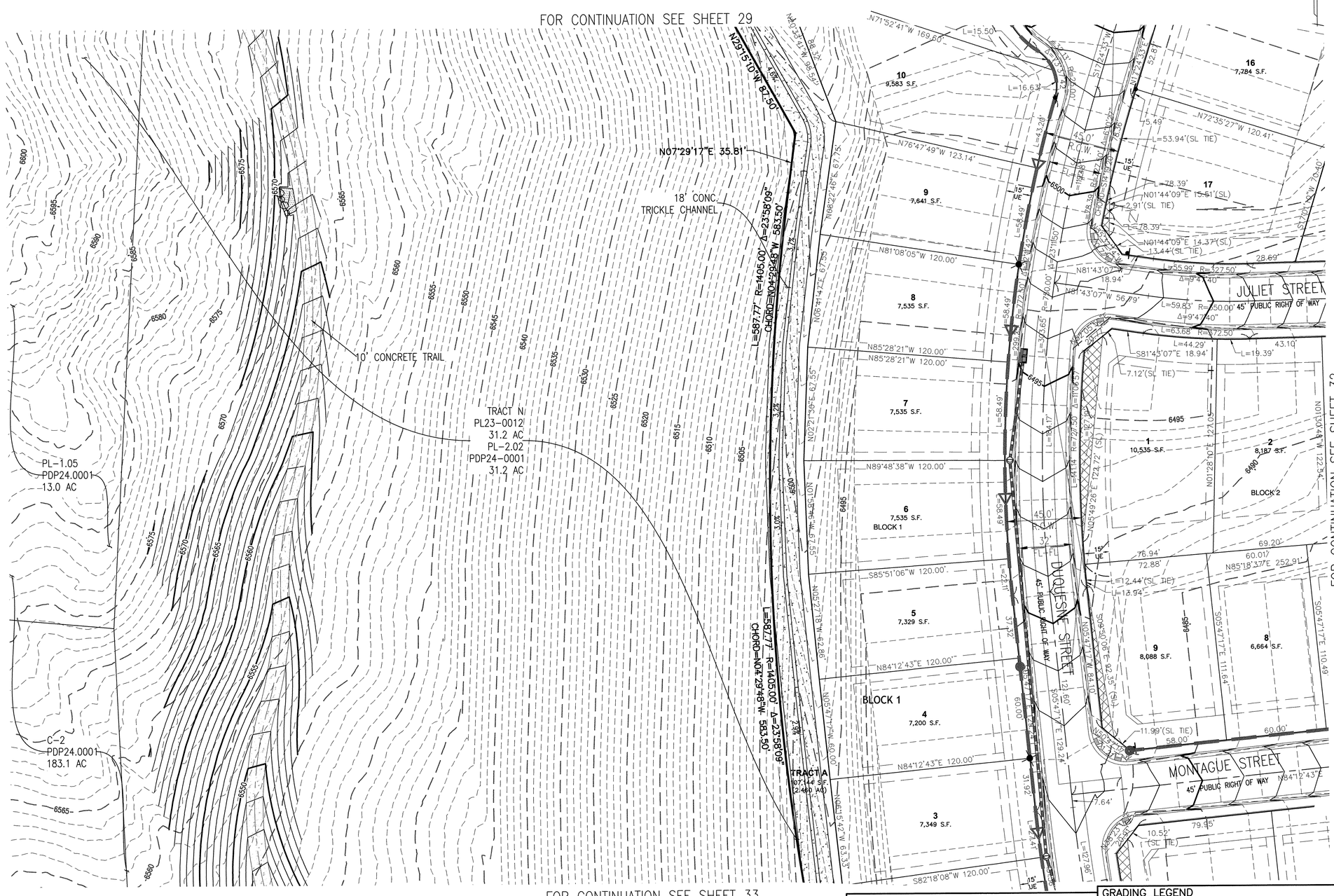
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TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

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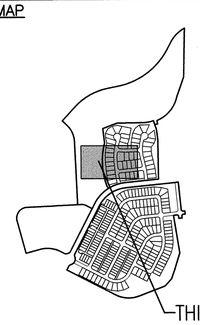
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GRADING LEGEND

- 4845 — PROPOSED MAJOR CONTOUR
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- EXISTING MINOR CONTOUR
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- PROPOSED MINOR CONTOUR BY OTHERS

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT–OF–WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB–SURFACE DRAIN

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKCO.com

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4	SUBMITTAL–04	2025–02–05	
5	SUBMITTAL–05	2025–03–14	
6	SUBMITTAL–06	2025–04–17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23–0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

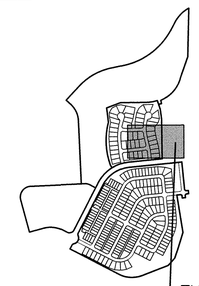
LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 30



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

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NOTES

1. CASTLE ROCK FLOODPLAINS WITHIN THE NORTH DAWSON TRIBUTARY CHANNEL BY EMK CONSULTANTS, INC. SOUTH OF LOTS 3–11, BLOCK 15. SEE CD23–0045.
2. GRADING OUTSIDE OF PROJECT BOUNDARY IS DONE AS PART OF THE EARLY GRADING PACKAGE BY OTHERS.
3. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, SLOPE EASEMENT MAY BE BY SEPARATE DOCUMENT.
4. MAXIMUM GRADE, NOT TO EXCEED 15% THROUGH DRY UTILITY EASEMENTS, WILL BE SHOWN ON CONSTRUCTION DOCUMENTS.

GRADING LEGEND

- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
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6	SUBMITTAL–06 2025–04–17		

DESIGNED BY: GAW
DRAWN BY: JDS
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APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

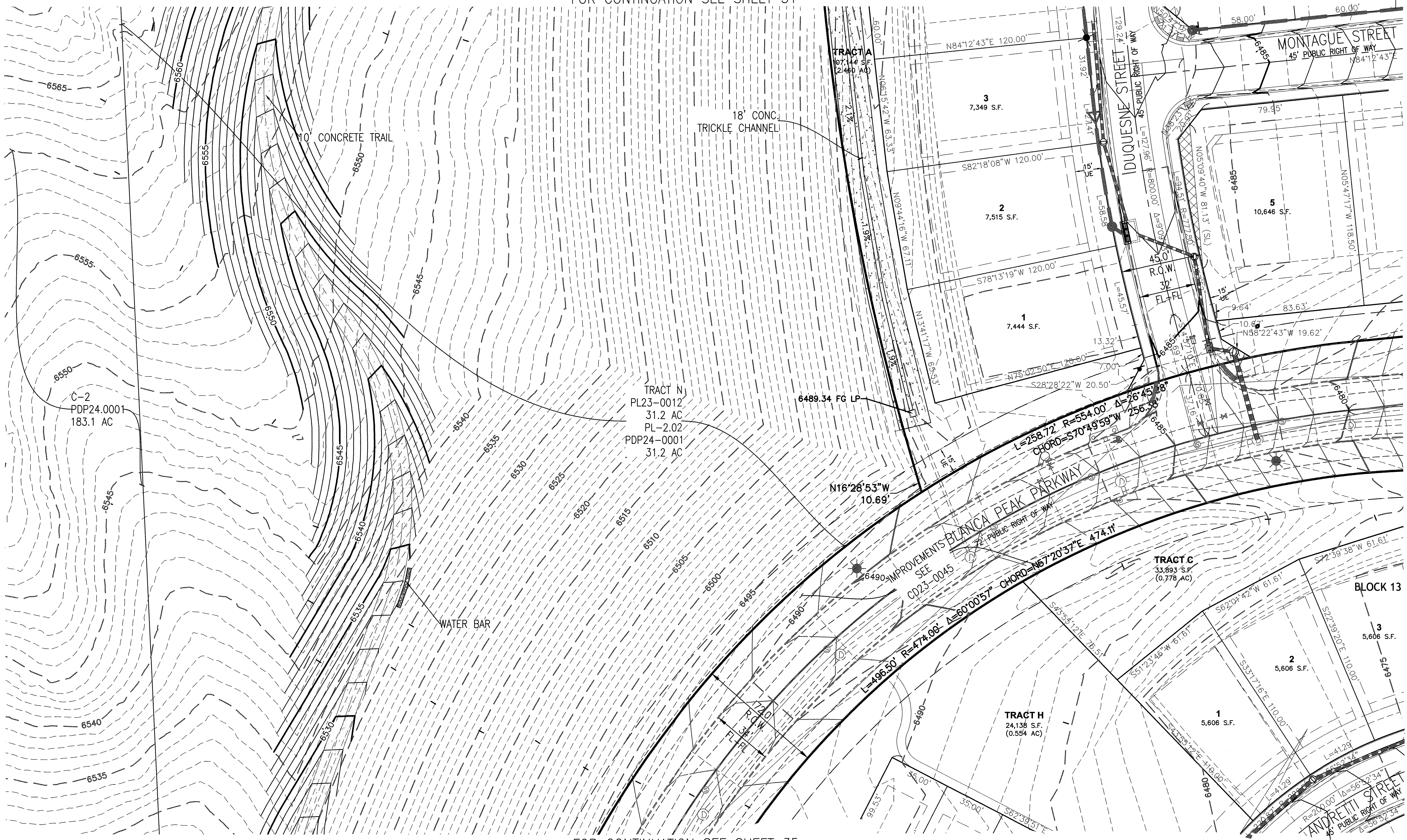
DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN

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LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF
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CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 31



FOR CONTINUATION SEE SHEET 34

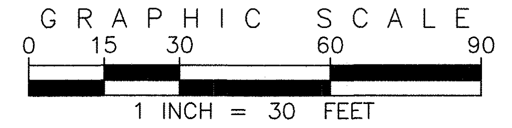
FOR CONTINUATION SEE SHEET 35

NOTES

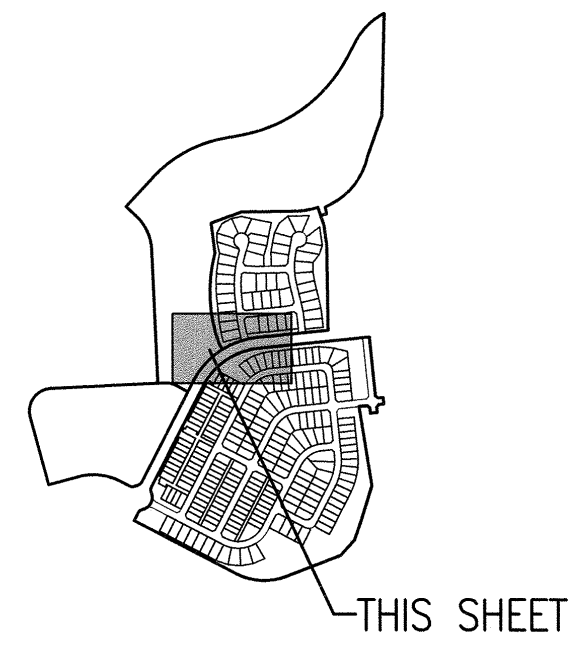
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- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4845 PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS



KEY MAP



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DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
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TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30'
VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 - TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

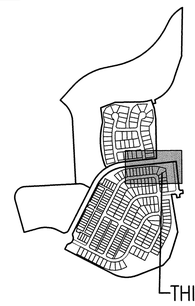
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GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



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GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

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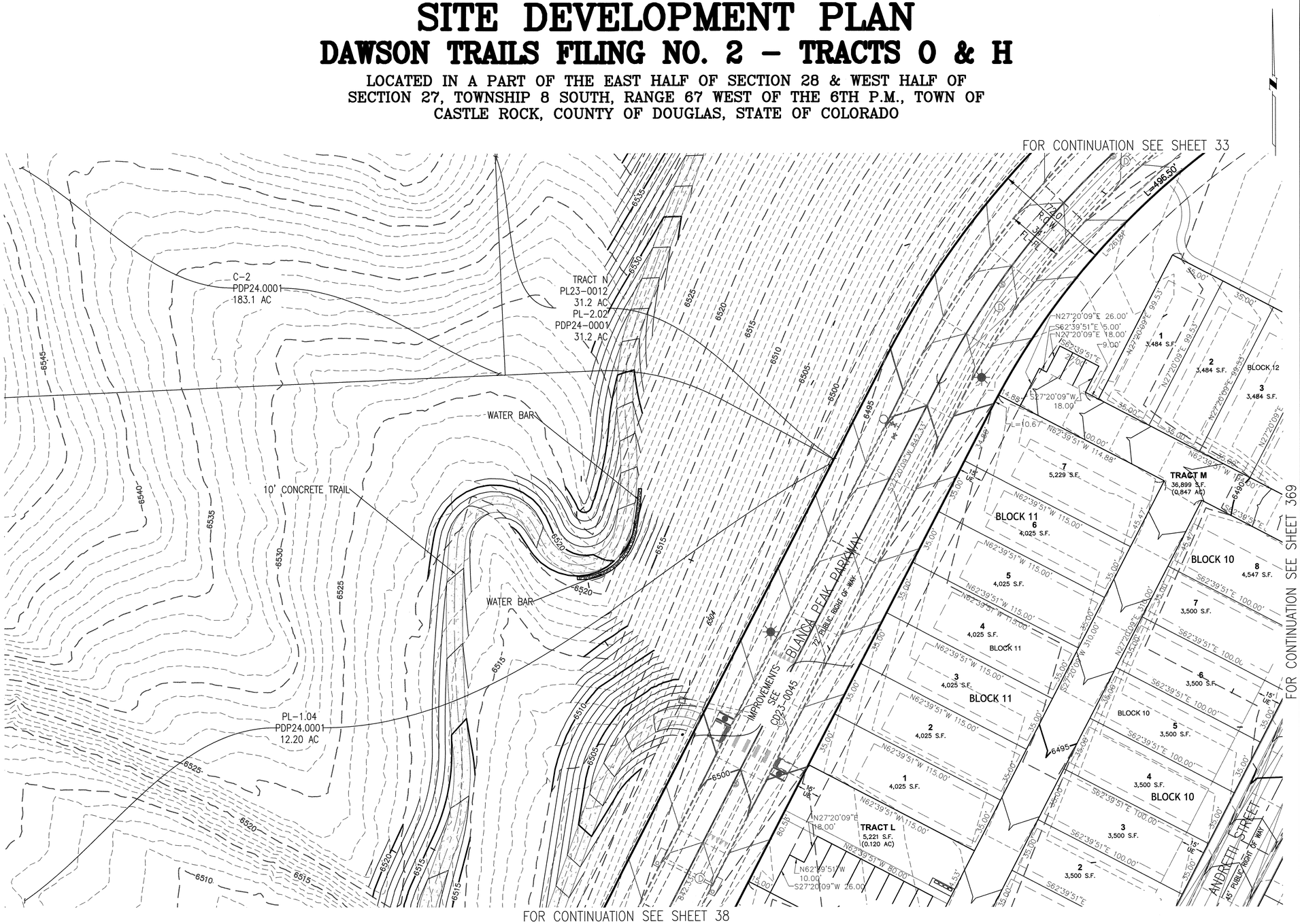
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TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

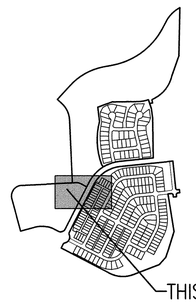
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GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

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- BOUNDARY LINE
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GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
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SITE DEVELOPMENT PLAN
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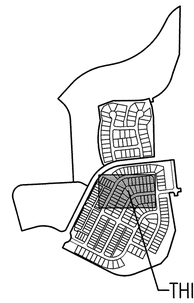
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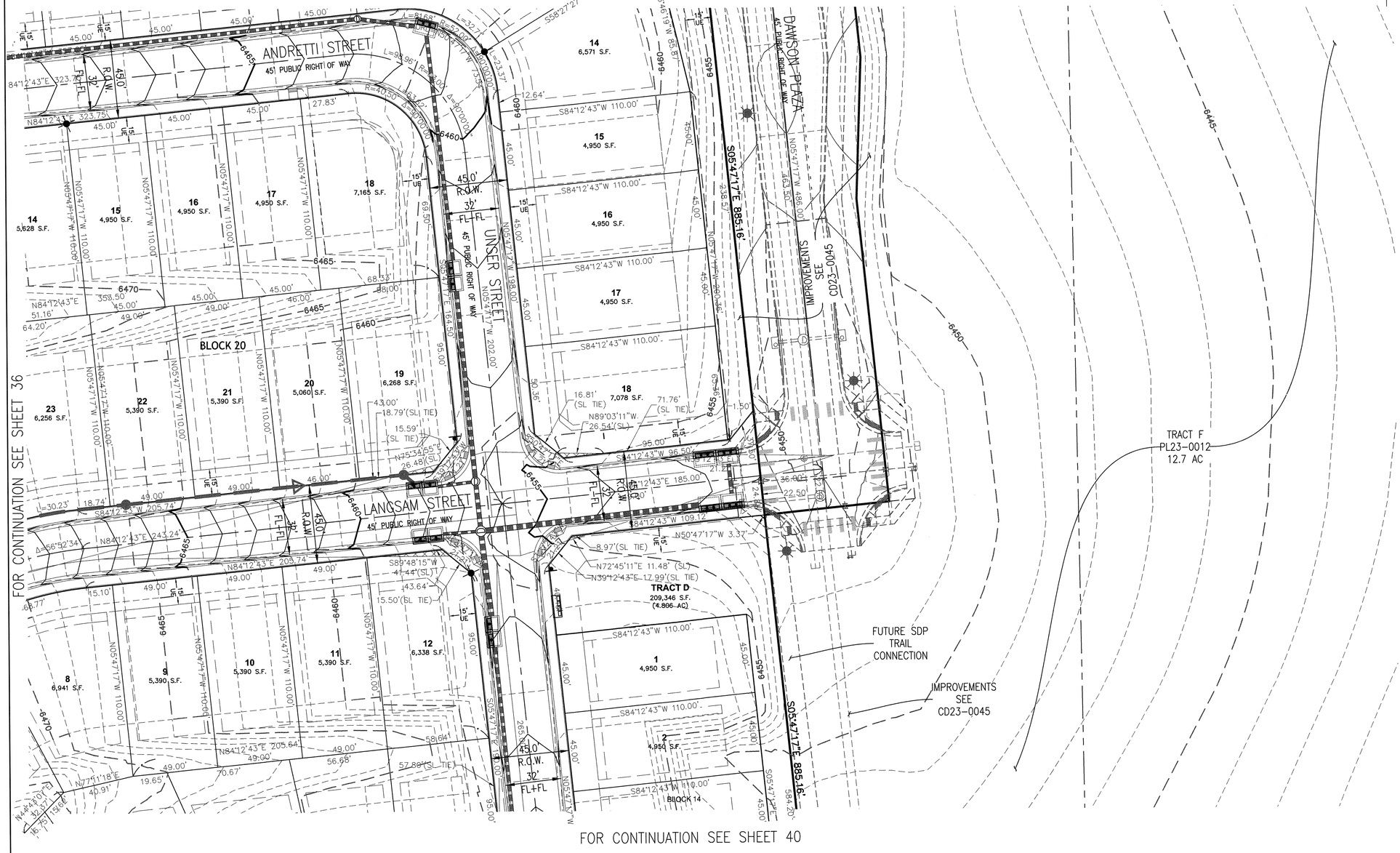
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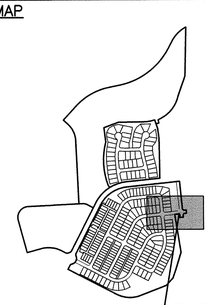
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FOR CONTINUATION SEE SHEET 34



GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



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DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

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3	SUBMITTAL-03	2024-12-05	
4	SUBMITTAL-04	2025-02-05	
5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

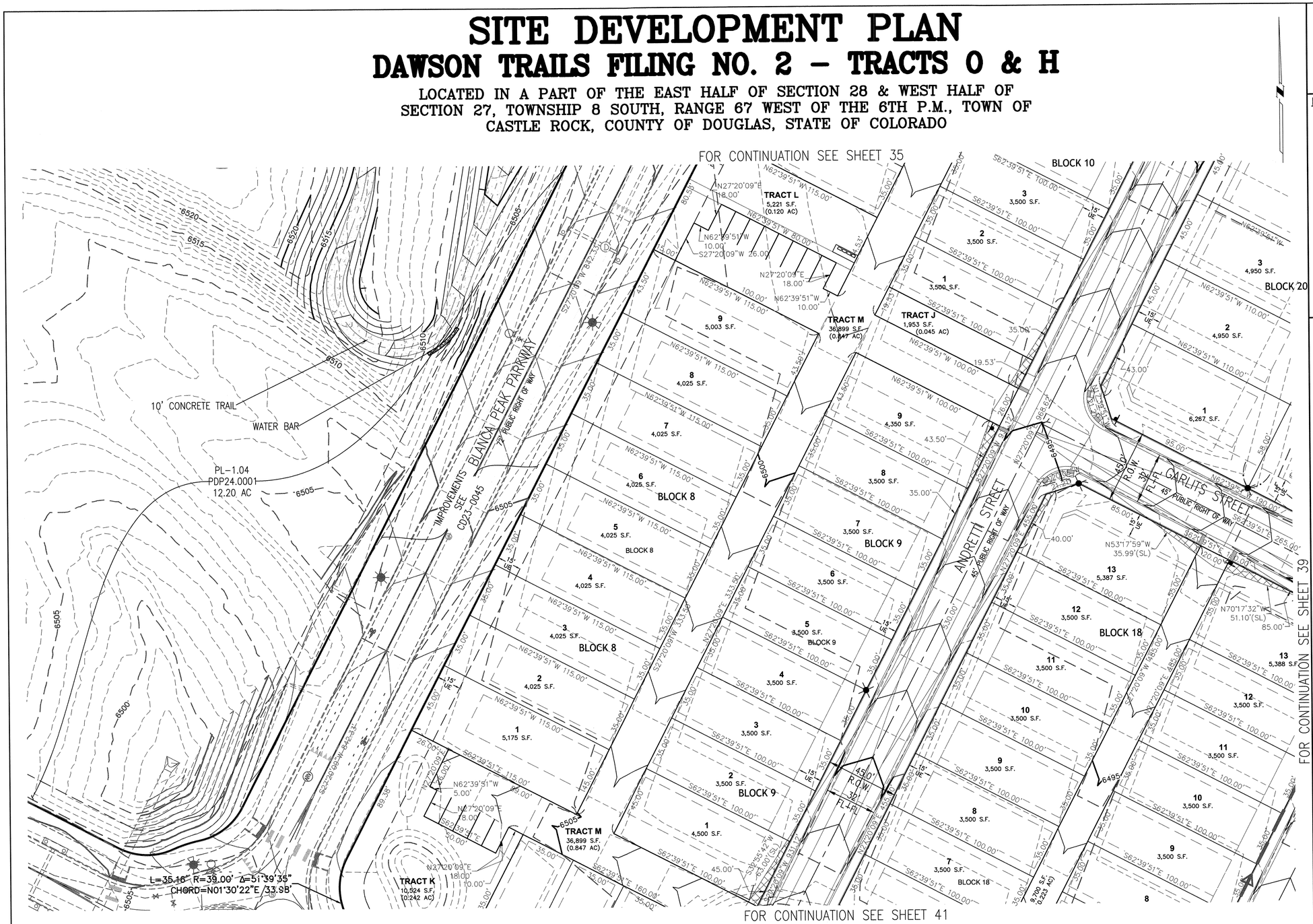
GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE HORIZONTAL 1"=50' VERTICAL N/A

37 of 65

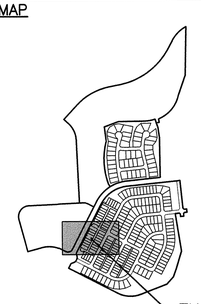
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LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
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- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN

NOTES
1. CASTLE ROCK FLOODPLAINS WITHIN THE NORTH DAWSON TRIBUTARY CHANNEL BY EMK CONSULTANTS, INC. SOUTH OF LOTS 3-11, BLOCK 15. SEE CD23-0045.
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GRADING LEGEND
- PROPOSED MAJOR CONTOUR
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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
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DESIGNED BY: GAW
DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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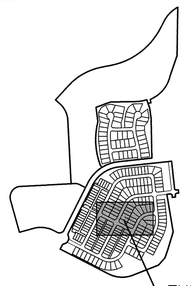
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- PROPOSED MINOR CONTOUR BY OTHERS

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KEY MAP



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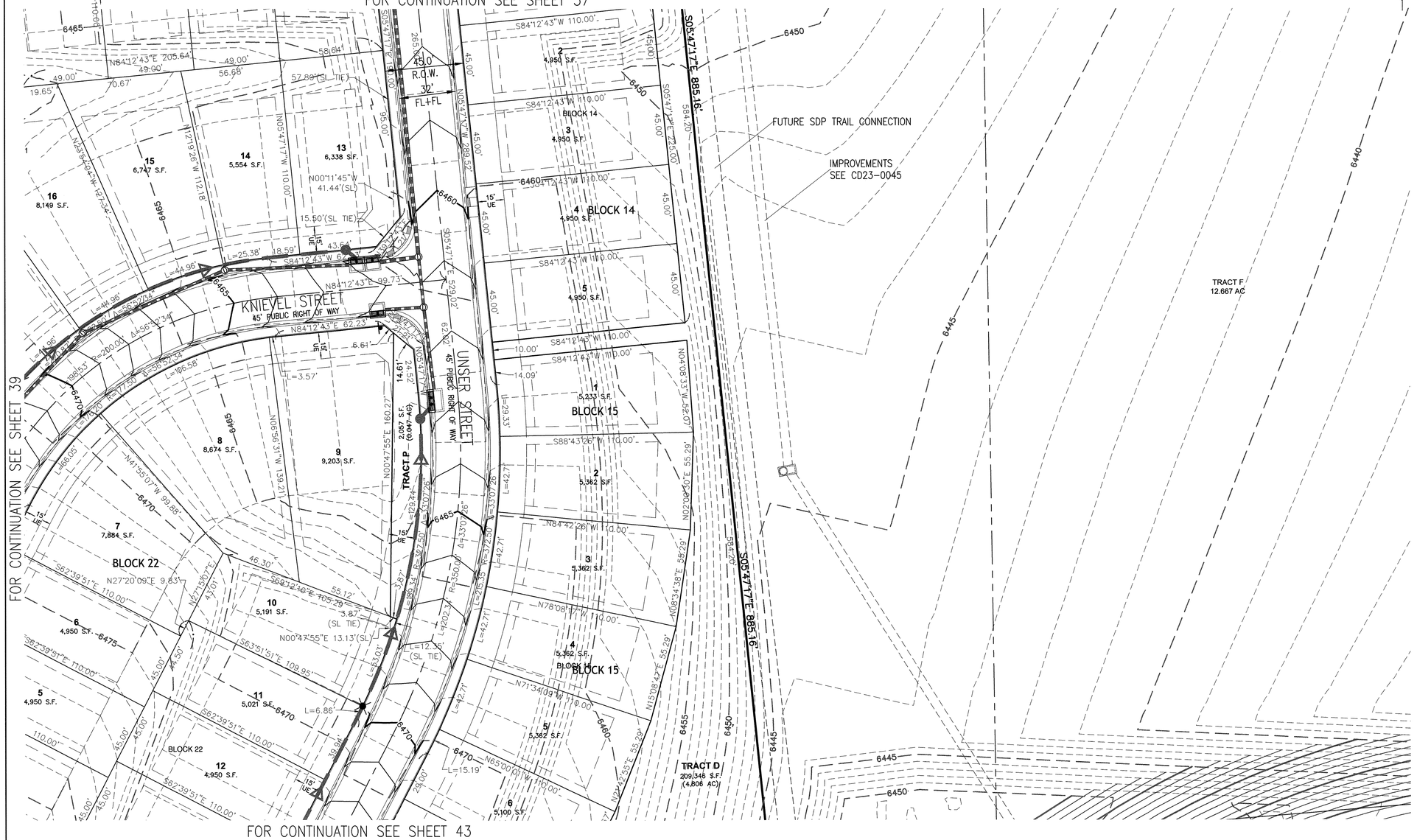
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SCALE
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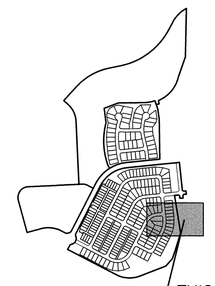
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0 15 30 60 90
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DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

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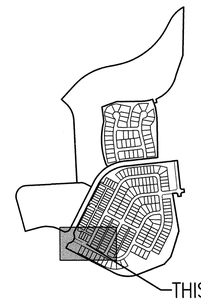
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GRAPHIC SCALE
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KEY MAP



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- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN
- NORTH DAWSON TRIBUTARY FLOODPLAIN

NOTE:

LAND WITHIN AN ADOPTED ONE–HUNDRED–YEAR FLOODPLAIN ZONE OR LAND WHICH IS SUBJECT TO INUNDATION BY A 100–YEAR FLOOD SHALL NOT BE PLATTED FOR OCCUPANCY UNLESS THE FLOODING CONDITION IS ALLEVIATED IN CONFORMANCE WITH THE TOWN'S ZONING AND FLOODPLAIN REGULATIONS.

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23–0040

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TRACTS O & H

GRADING PLAN

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SCALE
HORIZONTAL 1"=30' VERTICAL N/A

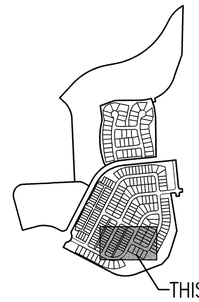
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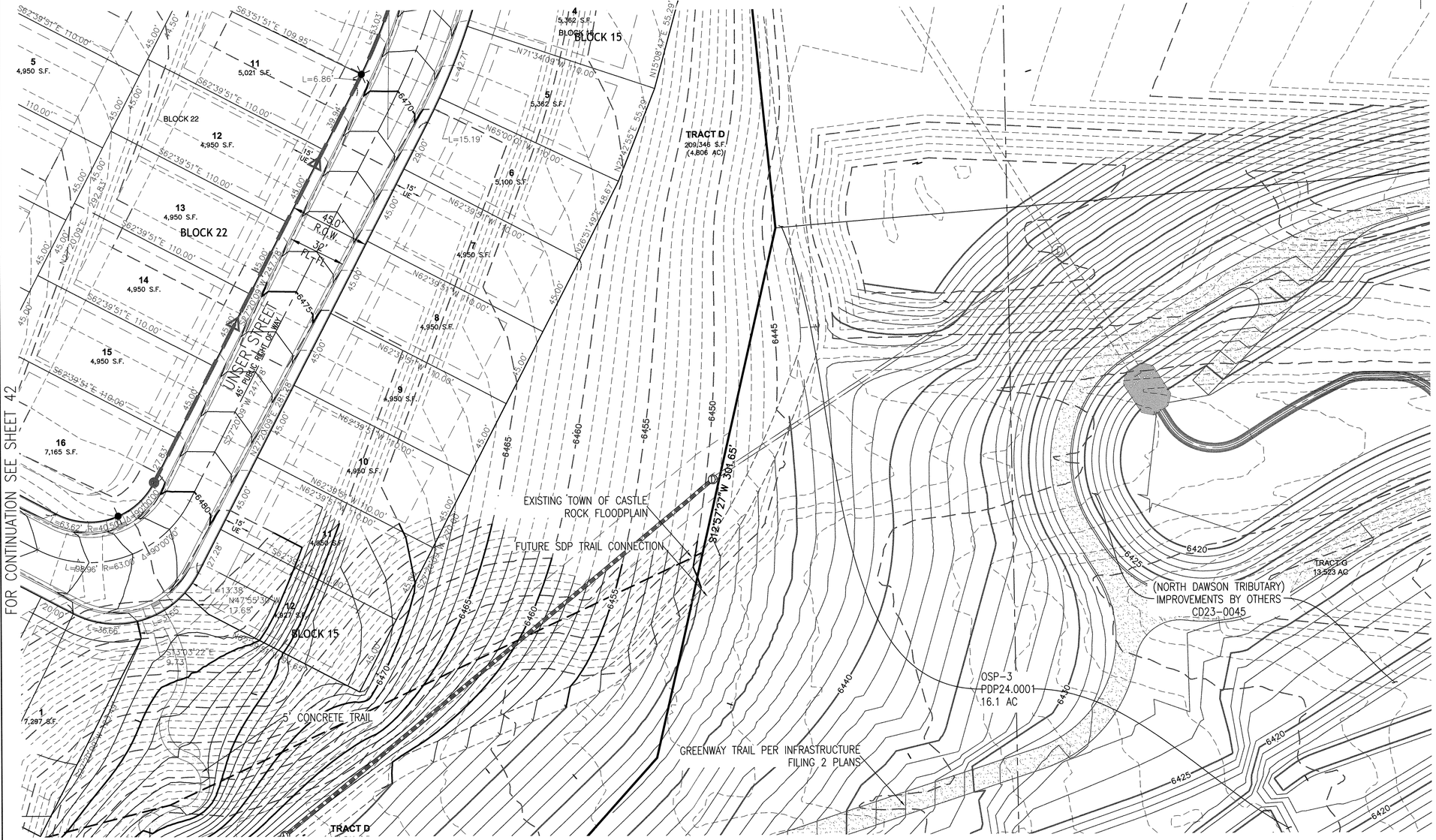
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Ref # 2026010537, Pages: 43 of 65

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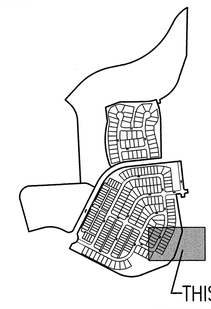
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FOR CONTINUATION SEE SHEET 40



GRAPHIC SCALE
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5	SUBMITTAL-05	2025-03-14	
6	SUBMITTAL-06	2025-04-17	

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DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

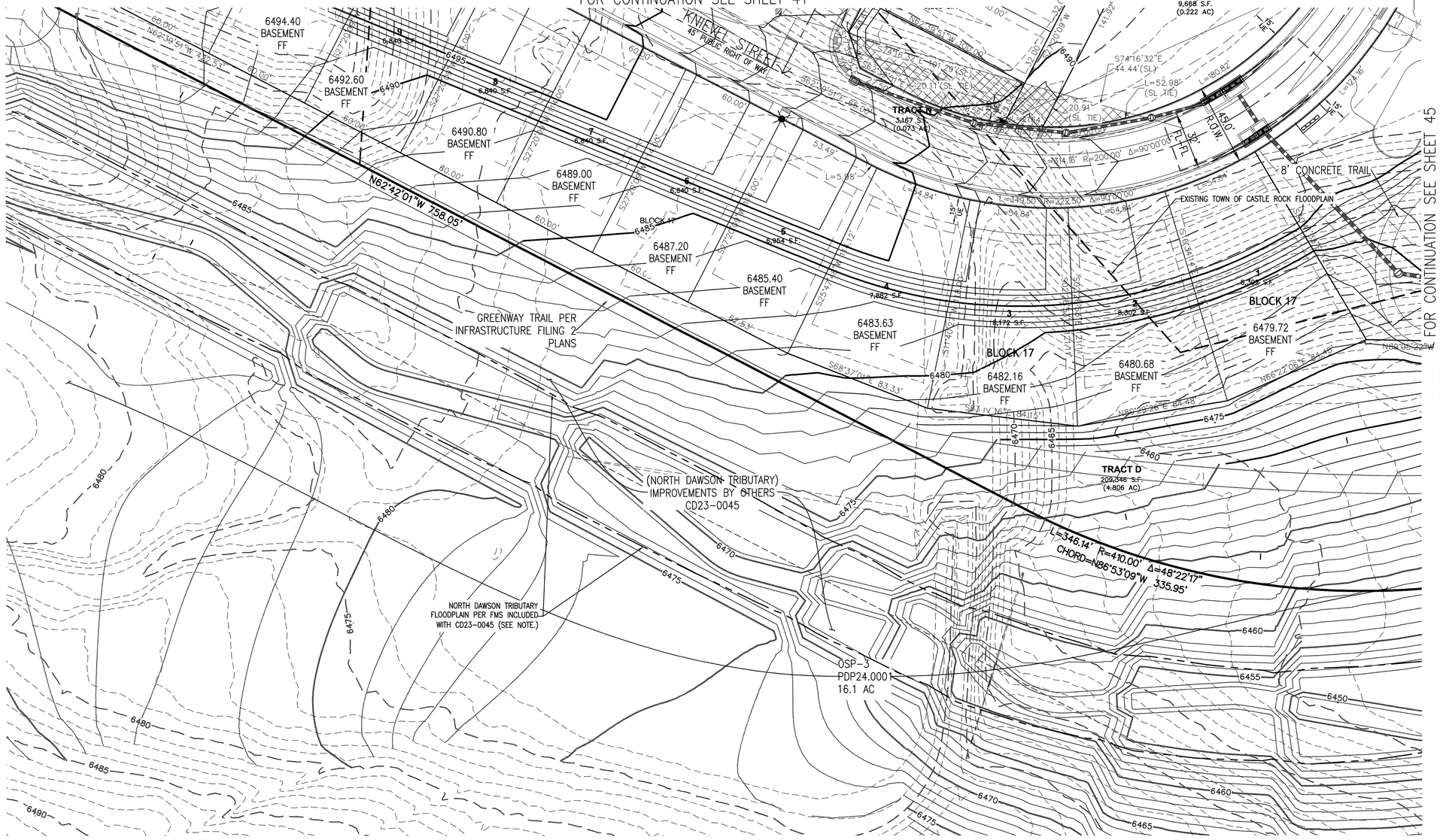
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE HORIZONTAL 1"=30' VERTICAL N/A

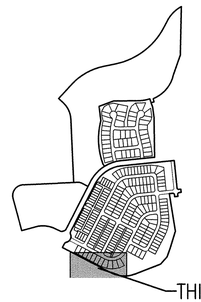
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- STORM SEWER INLET
- MAIL KIOSK
- SUB-SURFACE DRAIN
- NORTH DAWSON TRIBUTARY FLOODPLAIN

NOTE:
LAND WITHIN AN ADOPTED ONE-HUNDRED-YEAR FLOODPLAIN ZONE OR LAND WHICH IS SUBJECT TO INUNDATION BY A 100-YEAR FLOOD SHALL NOT BE PLATTED FOR OCCUPANCY UNLESS THE FLOODING CONDITION IS ALLEVIATED IN CONFORMANCE WITH THE TOWN'S ZONING AND FLOODPLAIN REGULATIONS.

NOTES
1. CASTLE ROCK FLOODPLAINS WITHIN THE NORTH DAWSON TRIBUTARY CHANNEL BY CORE. SOUTH OF LOTS 3-11, BLOCK 15. SEE CD23-0045.
2. GRADING OUTSIDE OF PROJECT BOUNDARY IS DONE AS PART OF THE EARLY GRADING PACKAGE BY OTHERS.
3. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, SLOPE EASEMENT MAY BE BY SEPARATE DOCUMENT.
4. MAXIMUM GRADE, NOT TO EXCEED 15%, WILL BE SHOWN ON CONSTRUCTION DOCUMENTS

GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

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TRACTS O & H

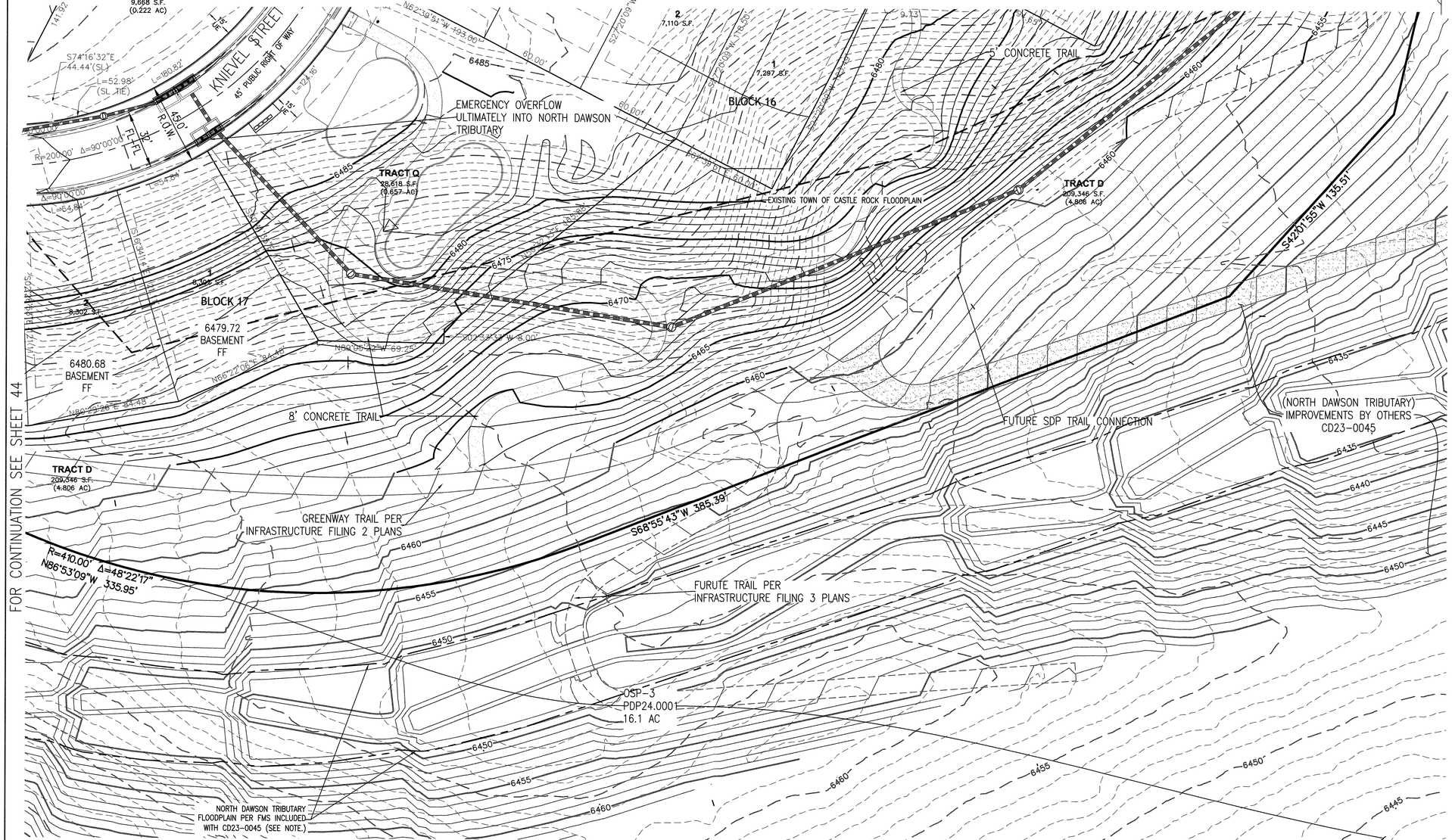
GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 42



FOR CONTINUATION SEE SHEET 44

NOTES

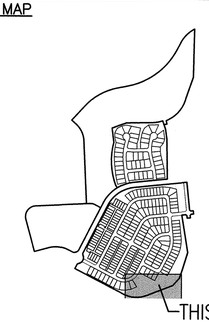
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4. MAXIMUM GRADE, NOT TO EXCEED 15% THROUGH DRY UTILITY EASEMENTS, WILL BE SHOWN ON CONSTRUCTION DOCUMENTS.

GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED MINOR CONTOUR BY OTHERS

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23–0040

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
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5	SUBMITTAL–05	2025–03–14	
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DRAWN BY: JDS
CHECKED BY: GAW
APPROVED BY: ERM

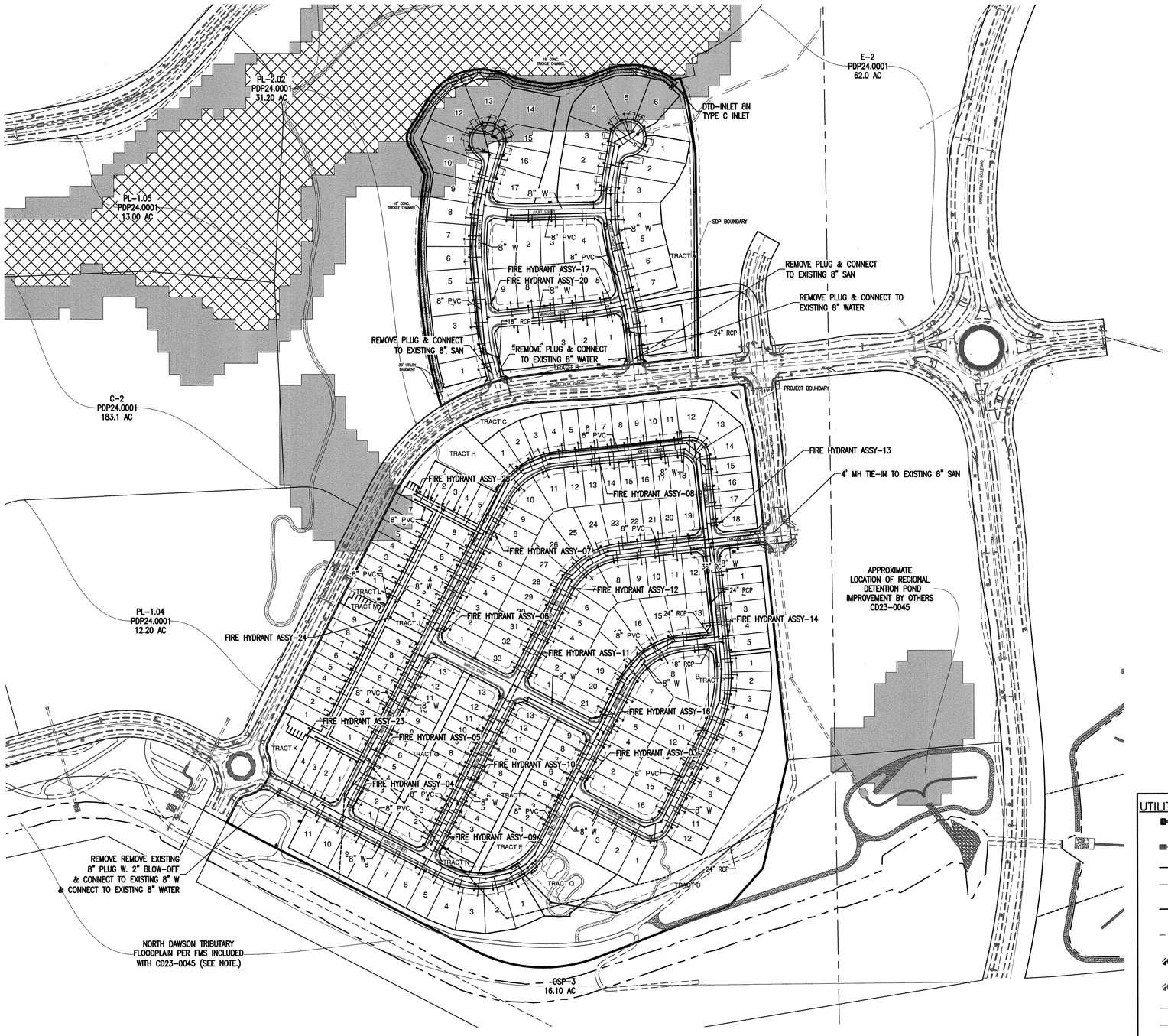
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GRADING PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=30'
VERTICAL N/A

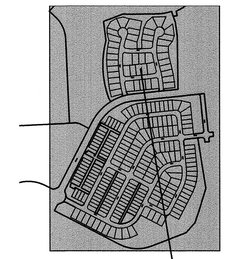
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DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 75 150 300 450
1 INCH = 150 FEET

KEY MAP



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- MAIL KIOSK
- SUB-SURFACE DRAIN
- NORTH DAWSON TRIBUTARY FLOODPLAIN

UTILITIES LEGEND

- PROPOSED STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, TEE, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- S — 4" SANITARY SEWER SERVICE
- W — 3/4" WATER SERVICE

NOTE:
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SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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	SUBMITTAL-05	2025-03-14	
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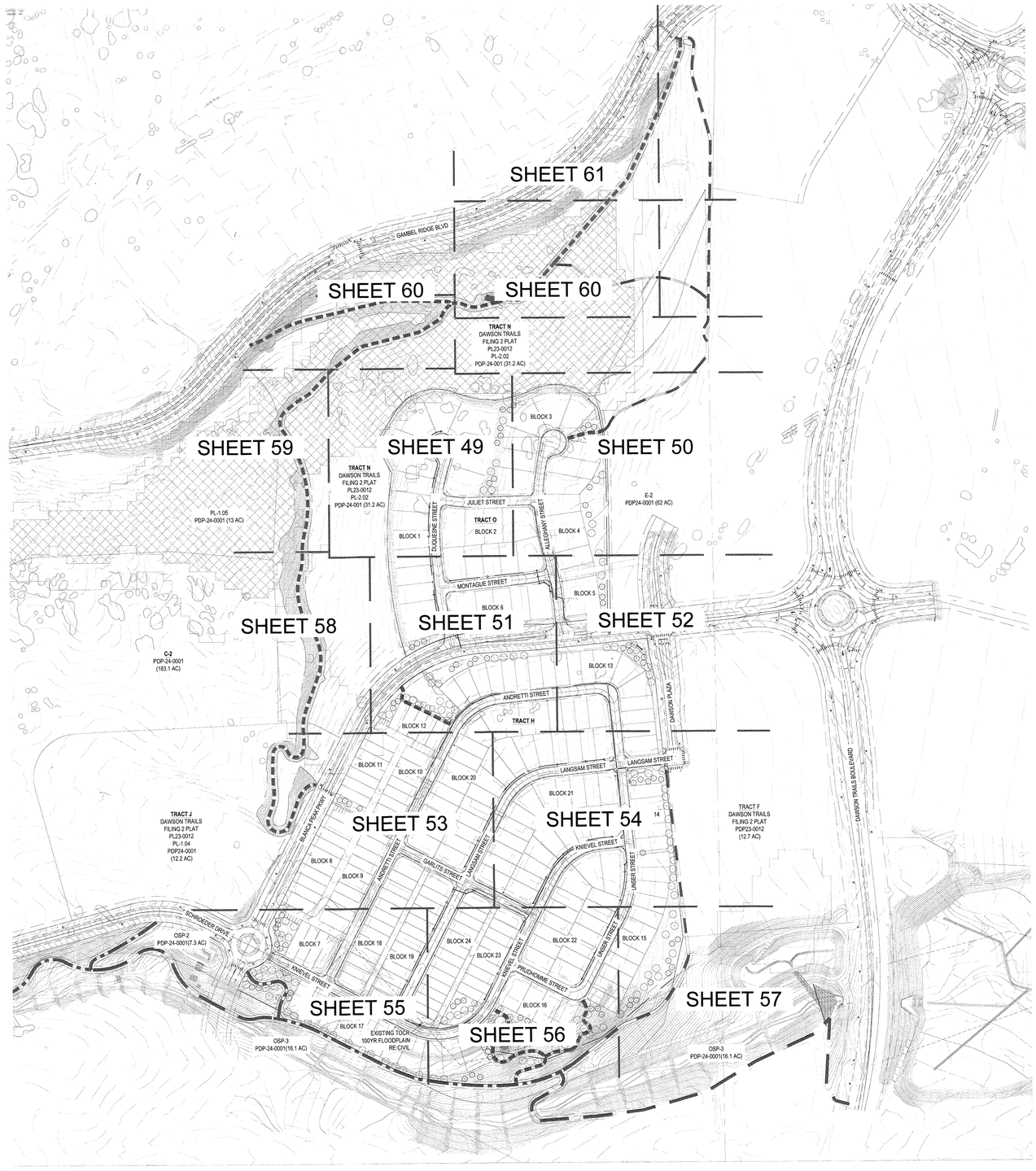
DAWSON TRAILS FILING NO. 2
TRACTS O & H

GENERAL UTILITY PLAN

DATE: 04/17/2025
JOB NO: 13393.00
SCALE
HORIZONTAL 1"=150' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS O & H

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



HYDROZONE LEGEND

- SHRUB BED (LOW HYDROZONE)
- TEMP IRRIGATED NATIVE SEED (LOW HYDROZONE)
- NON-IRRIGATED NATIVE SEED (N/A)
- IRRIGATED NATIVE SEED (LOW HYDROZONE)
- WILDFLOWER MIX NATIVE SEED (LOW HYDROZONE)
- DECIDUOUS TREE (LOW HYDROZONE)
- ORNAMENTAL TREE (LOW HYDROZONE)
- EVERGREEN TREE (LOW HYDROZONE)
- EXISTING VEGETATION (TO REMAIN)
- EXISTING VEGETATION (TO BE REMOVED)
- MODERATE SKYLINE
- MINOR SKYLINE

TRAIL LEGEND

- TRACTS O & H, PL23-0040
- FUTURE SDP
- PLANNING AREA E2, FUTURE SDP
- INFRASTRUCTURE FILING 2, PL23-0012
- INFRASTRUCTURE FILING 3

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

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2ND SUBMITTAL	2	06/14/24	
3RD SUBMITTAL	3	12/05/24	
4TH SUBMITTAL	4	02/05/25	
5TH SUBMITTAL	5	03/14/25	
6TH SUBMITTAL	6	04/16/25	

DESIGNED BY: CB, LB, AL
DRAWN BY: CB, LB, AL
CHECKED BY: DW, CB, AL, BC
APPROVED BY: DW

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

OVERALL LANDSCAPE PLAN

NORTH
0 60 120 240
SCALE 1" = 120'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – PARCEL D

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Town of Castle Rock Project No. SDP23-0040

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: 04/16/2025

STREETSCAPE REQUIREMENT TABLE

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
KNIEVEL STREET	494	12	0	15	49	69
ANDRETTI STREET	82	2	0	2	8	52
LANGSAM STREET	112	3	0	3	11	28
UNSER STREET	248	6	0	4***	25	46
GARLITS STREET	0	0	0	0	0	0
PRUDHOMME STREET	0	0	0	0	0	0
MONTAGUE STREET	0	0	0	0	0	0
JULIET STREET	64	2	0	2	8	24
ALLEGHANY STREET	32	1	0	1	4	20
DUQUESNE STREET	0	0	0	0	0	8
TOTAL	1032	26	0	27	105	247
*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 tree shall meet the street tree requirements for that section of roadway.						
**Calculation for tree quantities are rounded up.						
***Utility easements create an encumberance for requirement, where trees cannot be planted.						

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED & WILDFLOWER NATIVE SEED	134,889	27.17%
TEMPORARY IRRIGATED NATIVE SEED	142,127	28.62%
NON-IRRIGATED NATIVE SEED	183,307	36.92%
SHRUB AREA	36,205	7.29%
TOTAL LANDSCAPE AREA	496,528	100%

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. 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).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
14. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE 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.
15. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
16. 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.
17. 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.
18. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.
19. 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.
20. 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.
21. 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.
22. 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.

PLANT SCHEDULE

DECIDUOUS SHADE TREES HYDROZONE 2-4 QUANTITY **122**

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 **14**

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES HYDROZONE 1-4 QUANTITY **80**

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 **457**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS HYDROZONE 2-3 QUANTITY **76**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES HYDROZONE 2-3 QUANTITY **374**

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS HYDROZONE 1-4 AREA **36,205**

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

NATIVE SEED HYDROZONE 1-2 AREA **460,263**

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]

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.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME
SOD/SEED		
	118,486 SF	IRRIGATED NATIVE SEED
	212,274 SF	NON-IRRIGATED NATIVE SEED
	129,537 SF	TEMP-IRRIGATED NATIVE SEED
	3,502 SF	WILDFLOWER MIX NATIVE SEED
	30,296 SF	SHRUB BED (LOW HYDROZONE)

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	3RD SUBMITTAL	12/05/24	
	4TH SUBMITTAL	02/05/25	
	5TH SUBMITTAL	03/14/25	
	6TH SUBMITTAL	04/16/25	

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DRAWN BY: CR, LB, AL
CHECKED BY: SW, CR, AL, SC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE NOTES

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SEE SHEET 60

L=218.37' R=165.00'
Δ=75°49'37"
CHORD=N70°43'27"E 202.78'

TRACT N
DAWSON TRAILS
FILING 2 PLAT
PL23-0012
PL-2.02
PDP-24-001 (31.2 AC)

LIMIT OF WORK
S71°21'45"E 43.63'

N-09
PROPERTY LINE

M-10
N-07
TRACT A

N32°48'38"E 102.80'

BLOCK 1

N-06

L=48.74' R=45.00'
Δ=62°03'48"
CHORD=N01°46'44"E 46.40'
N29°15'10"W 87.50'

N-09
MODERATE SKYLINE ZONE
MINOR SKYLINE ZONE
PROPERTY LINE

N-08
N07°29'17"E 35.81'

STREET LIGHT, TYP.

L=587.77' R=1405.00'
Δ=23°58'09"
CHORD=N04°29'48"W
583.50'

DUQUESNE STREET

15'-0"

45'-0"

BLOCK 3

M-10
M-01
M-02
N-10
N-06
N-13
N-16

RIGHT OF WAY
JULIET STREET

BLOCK 2

TRACT N
DAWSON TRAILS
FILING 2 PLAT
PL23-0012
PL-2.02
PDP-24-001 (31.2 AC)

30'-0" UTILITY EASEMENT

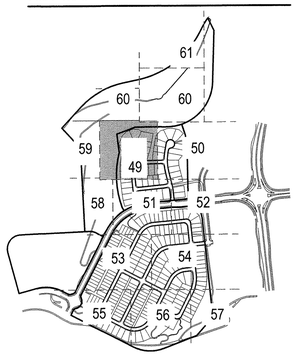
N-13

SEE SHEET 59

SEE SHEET 50

SEE SHEET 51 & 52

KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
- EVERGREEN TREES (LOW HYDROZONE)
- ROW
- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING VEGETATION (TO REMAIN)
- EXISTING VEGETATION (TO BE REMOVED)
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SOD/SEED	CODE	BOTANICAL NAME
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	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	WI VI	WILDFLOWER MIX NATIVE SEED

REFERENCE NOTES SCHEDULE :

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M-02	STEEL EDGING	N-02	SECONDARY COMMUNITY MONUMENT
M-03	CONCRETE - STANDARD GREY	N-03	PRIMARY MARKER
M-04	STABILIZED CRUSHER FINES	N-04	SECONDARY MARKER
M-05	BOULDER - 2'	N-06	FIRE HYDRANT, TYP.
M-06	BOULDER - 3'	N-07	EXISTING VEGETATION TO BE REMOVED, TYP.
M-07	BOULDER - 4'	N-08	EXISTING VEGETATION TO REMAIN. TYP.
M-08	BOULDER - 5'	N-09	CONCRETE CHANNEL, RE: CIVIL
M-09	PLAYGROUND SURFACING	N-10	DRY UTILITY EASEMENT
M-10	2 RAIL OPEN SPACE FENCE (3.5')	N-11	OVERLOOK TERRACE
M-11	NATURAL SURFACE TRAIL	N-12	CONCRETE SEAT WALL
M-12	CONCRETE- DECORATIVE	N-13	SIGHT TRIANGLE
		N-14	CONCRETE TRAIL
		N-15	TIMBER STEPS
		N-16	MAILBOX KIOSK
		N-17	MONOLITHIC CURB
		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	GULLWING STRUCTURE
		S-108	SHADE STRUCTURE
		S-109	MOTORCYCLE SPRING RIDER
		S-110	CHALLENGE COURSE
		S-111	CONE SPINNER
		S-112	TOT PLAY

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NORTH

0 15 30 60
SCALE 1" = 30'

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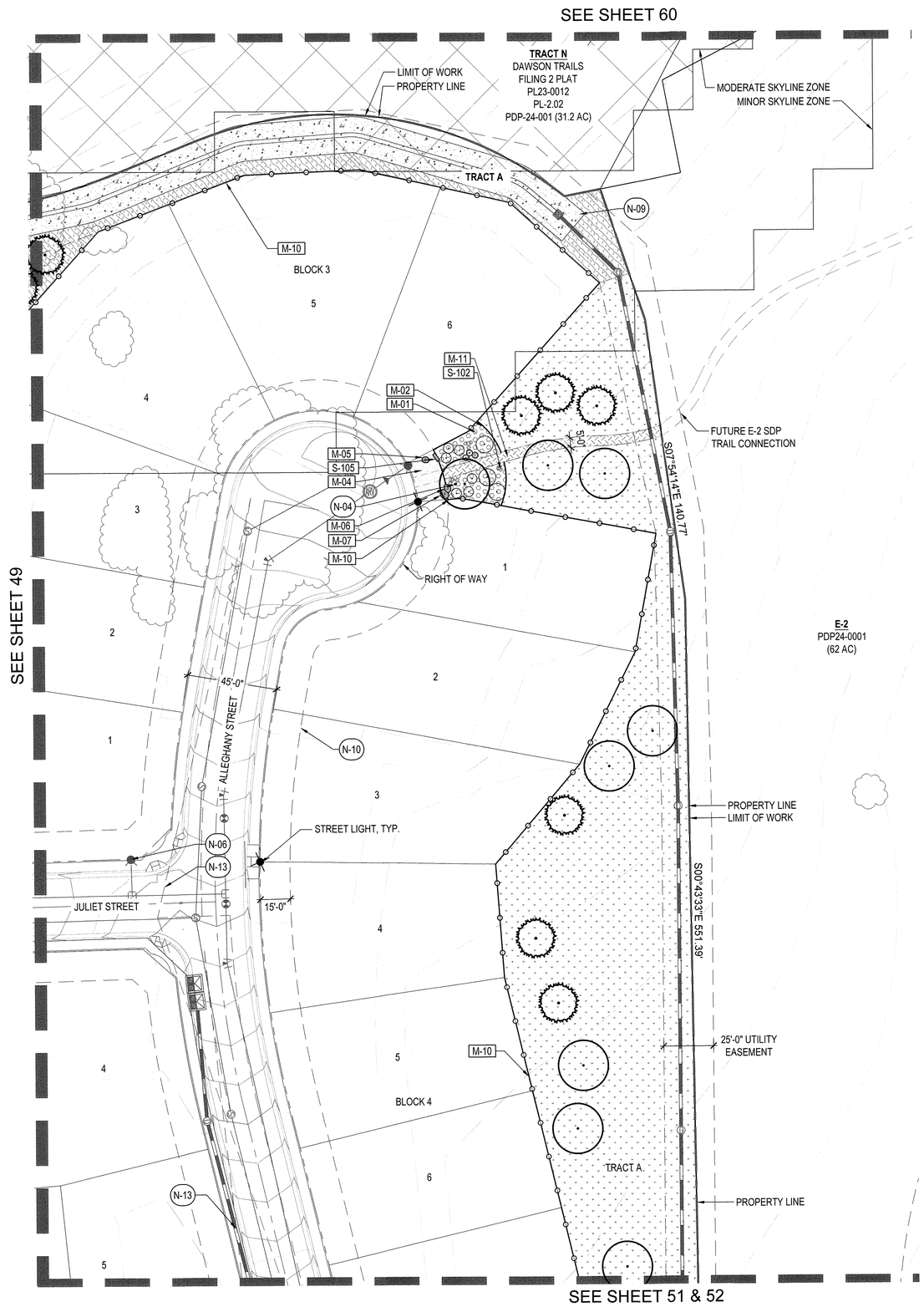
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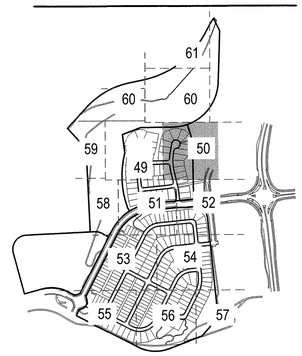
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APPROVED BY:

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LANDSCAPE PLAN



KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
- EVERGREEN TREES (LOW HYDROZONE)
- ROW
- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
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N-11	OVERLOOK TERRACE
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N-14	CONCRETE TRAIL
N-15	TIMBER STEPS
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N-17	MONOLITHIC CURB
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	GULLWING STRUCTURE
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811 NORTH

0 15 30 60
SCALE 1" = 30'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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	5TH SUBMITTAL	03/14/25	
	6TH SUBMITTAL	04/14/25	

REVISIONS

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DRAWN BY: CB, LB, AL
CHECKED BY: MM, CB, AL, BC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN

SEE SHEET 49

SEE SHEET 58

SEE SHEET 52

SEE SHEET 53 & 54

L=587.77' R=1405.00'
Δ=23°58'09"
CHORD=N04°29'48"W
583.50'

TRACT A

BLOCK 1

BLOCK 2

BLOCK 6

BLOCK 12

BLOCK 13

BLOCK 20

DUQUESNE STREET

ALLEGHANY STREET

MONTAGUE STREET

45'-0"

PROPERTY LINE
LIMIT OF WORK
UTILITY EASEMENT

N-09
N-13
N-06

TRACT N
DAWSON TRAILS
FILING 2 PLAT
PL23-0012
PL-2.02
PDP-24-001 (31.2 AC)

POC #10
SIZE: 1-INCH
FLOW: 18 GPM
PRESSURE: 85 PSI

N-10
N-03
M-10

15'-0"

CONTROLLER J
120 VAC REQUIRED

TRACT B

RIGHT OF WAY

M-02
M-10

BLANCA PEAK PKWY -
INCLUDED WITH
INFRASTRUCTURE FILING 2 CD
PACKAGE PLAN #CD23-0045

LIMIT OF WORK

L=258.72' R=554.00' Δ=26°45'28"
CHORD=S70°49'59"W 256.38'
N16°28'53"W 10.69'

BLANCA PEAK PARKWAY

TRACT C

L=496.50' R=474.00' Δ=60°00'57"
CHORD=N57°20'37"E 474.11'

BUILDER TO INSTALL LEAD WALKS WHEN SHOWN IN ADJACENT LANDSCAPE TRACT. LEAD WALKS TO ALIGN WITH FRONT DOOR. LANDSCAPE INSTALLATION TO BE COMPLETED AFTER LEAD WALK CONNECTIONS ARE COMPLETED BY BUILDERS (TYP.)

TRACT BOUNDARY

TRACT H

S-102

5'-0"

M-01

ANDRETTI STREET

45'-0"

RIGHT OF WAY

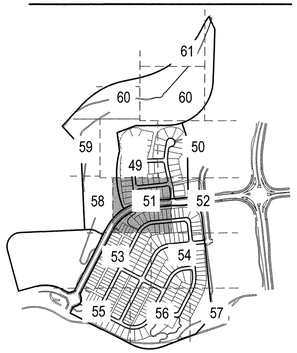
RIGHT OF WAY
STREET LIGHT, TYP.

N-16

SIGHT TRIANGLE

M-03

KEY MAP



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M-09	PLAYGROUND SURFACING
M-10	2 RAIL OPEN SPACE FENCE (3.5')
M-11	NATURAL SURFACE TRAIL
M-12	CONCRETE- DECORATIVE

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0 15 30 60
NORTH
SCALE 1" = 30'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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P 303.892.1166

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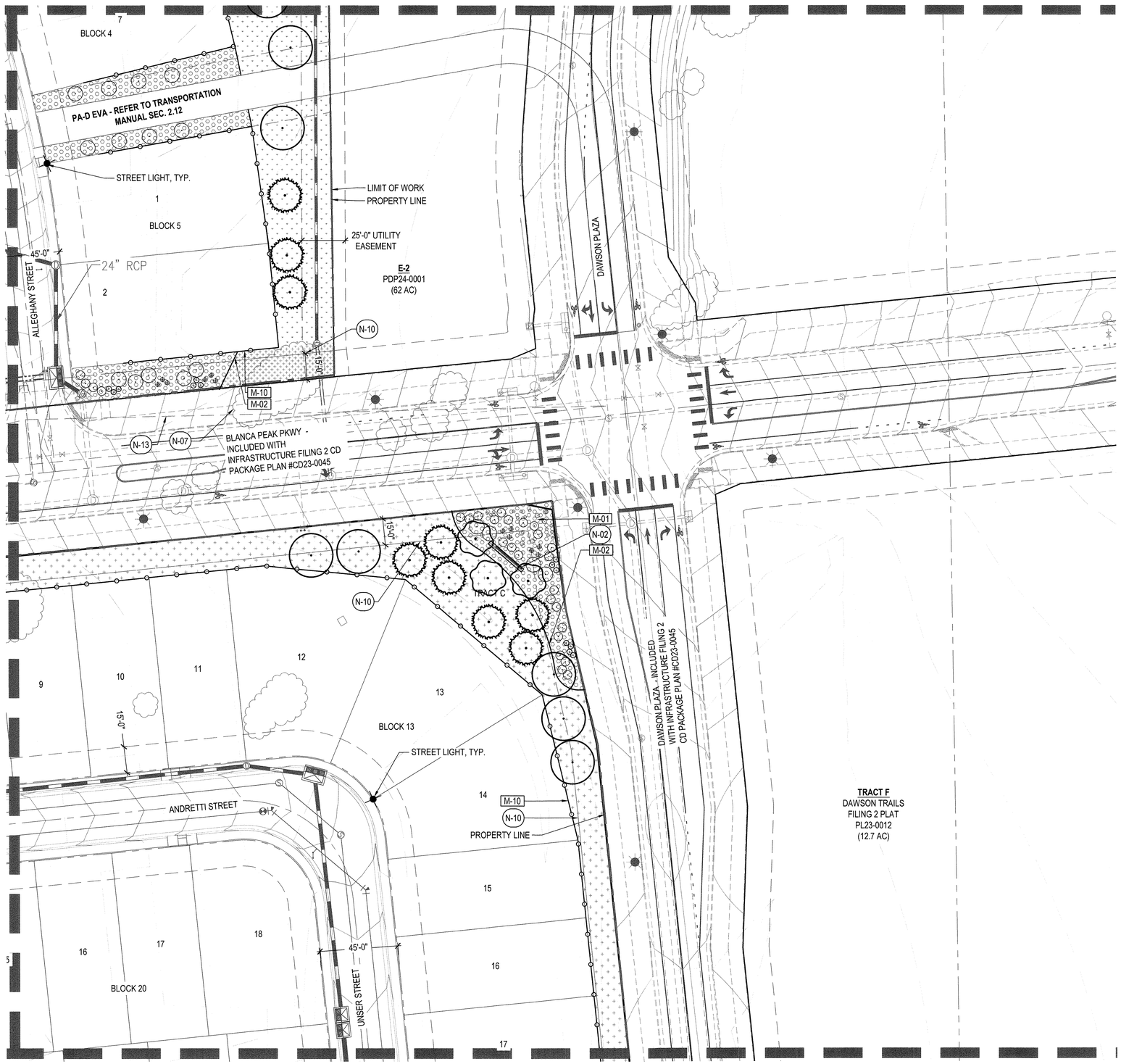
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DRAWN BY: CB, LB, AL
CHECKED BY: DW, CB, AL, AP
APPROVED BY:

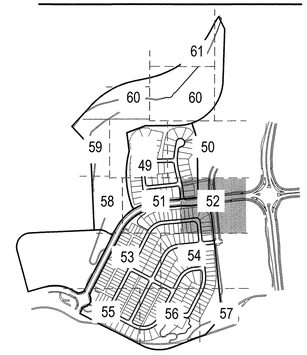
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LANDSCAPE PLAN

SEE SHEET 50



KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
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NORTH

SCALE 1" = 30'

0 15 30 60

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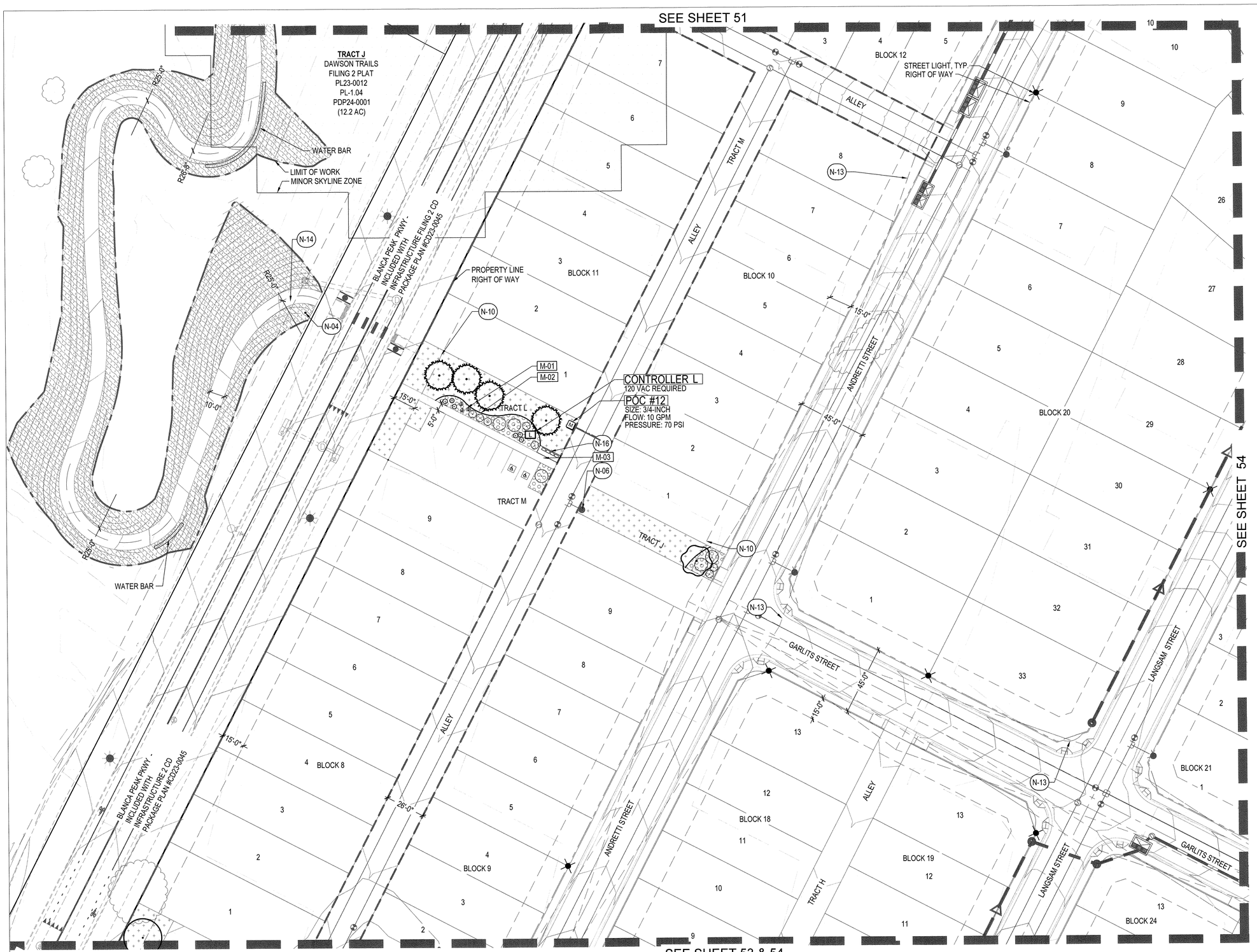
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	5TH SUBMITTAL	03/1425	
	6TH SUBMITTAL	04/1925	

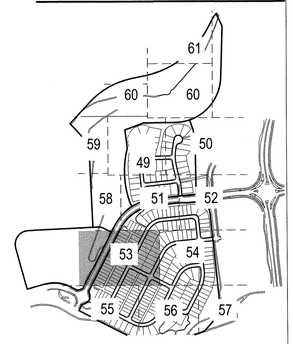
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APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN



KEY MAP



LEGEND:

- EXISTING VEGETATION (TO REMAIN)
- EXISTING VEGETATION (TO BE REMOVED)
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- LARGE GRASS
- SMALL GRASS
- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
- EVERGREEN TREES (LOW HYDROZONE)
- ROW
- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

REFERENCE NOTES SCHEDULE :

M-01	COBBLE- A
M-02	STEEL EDGING
M-03	CONCRETE - STANDARD GREY
M-04	STABILIZED CRUSHER FINES
M-05	BOULDER - 2'
M-06	BOULDER - 3'
M-07	BOULDER - 4'
M-08	BOULDER - 5'
M-09	PLAYGROUND SURFACING
M-10	2 RAIL OPEN SPACE FENCE (3.5')
M-11	NATURAL SURFACE TRAIL
M-12	CONCRETE- DECORATIVE

CODE	DESCRIPTION
N-01	DIRECTIONAL SIGNAGE
N-02	SECONDARY COMMUNITY MONUMENT
N-03	PRIMARY MARKER
N-04	SECONDARY MARKER

LEGEND :

N-01	DIRECTIONAL SIGNAGE	N-08	EXISTING VEGETATION TO REMAIN. TYP.	N-15	TIMBER STEPS	S-106	PICNIC TABLE		
N-02	SECONDARY COMMUNITY MONUMENT	N-09	CONCRETE CHANNEL, RE: CIVIL	N-16	MAILBOX KIOSK	S-107	GULLWING STRUCTURE	NA SE	IRRIGATED NATIVE SEED
N-03	PRIMARY MARKER	N-10	DRY UTILITY EASEMENT	N-17	MONOLITHIC CURB	S-108	SHADE STRUCTURE	NI NS	NON-IRRIGATED NATIVE SEED
N-04	SECONDARY MARKER	N-11	OVERLOOK TERRACE	S-101	BIKE RACK	S-109	MOTORCYCLE SPRING RIDER	NS TE	TEMP-IRRIGATED NATIVE SEED
N-06	FIRE HYDRANT, TYP.	N-12	CONCRETE SEAT WALL	S-102	PET STATION	S-110	CHALLENGE COURSE	WI VI	WILDFLOWER MIX NATIVE SEED
N-07	EXISTING VEGETATION TO BE REMOVED, TYP.	N-13	SIGHT TRIANGLE	S-103	BENCH	S-111	CONE SPINNER		MODERATE SKYLINE
		N-14	CONCRETE TRAIL	S-104	TRASH & RECYCLING	S-112	TOT PLAY		MINOR SKYLINE
				S-105	BOULDER SEATING				

0 15 30 60
NORTH SCALE 1" = 30'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
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	6TH SUBMITTAL	04/14/25	

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APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN

SEE SHEET 51 & 52

SEE SHEET 53

SEE SHEET 56

BLOCK 20 · BLOCK 21 · BLOCK 22 · BLOCK 13 · BLOCK 14 · BLOCK 15

LANGSAM STREET · KNIEVEL STREET · UNSER STREET

RIGHT OF WAY

POC #11
SIZE: 1-1/2-INCH
FLOW: 40 GPM
PRESSURE: 89 PSI

CONTROLLER K
120 VAC REQUIRED

STREET LIGHT, TYP.

TRACT D

TRACT F
DAWSON TRAIL
FILING 2 PLAT
PL23-0012
(12.7 AC)

DAWSON PLAZA - INFRASTRUCTURE INCLUDED WITH FILING 2 CDP PACKAGE PLAN #CD23-0045

TRACT P

S05°47'17"E 885.16'

FUTURE SDP TRAIL CONNECTION

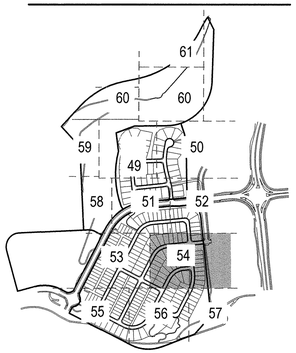
PROPERTY LINE

LIMIT OF WORK

45'-0" · 15'-0" · 10'-0"

N-01 · N-02 · N-03 · N-06 · N-10 · N-13 · N-16 · M-01 · M-02 · M-10

KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
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	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	WI VI	WILDFLOWER MIX NATIVE SEED

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S-103	BENCH
S-104	TRASH & RECYCLING
S-105	BOULDER SEATING
S-106	PICNIC TABLE
S-107	GULLWING STRUCTURE
S-108	SHADE STRUCTURE
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S-110	CHALLENGE COURSE
S-111	CONE SPINNER
S-112	TOT PLAY
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NORTH · SCALE 1" = 30' · 0 15 30 60

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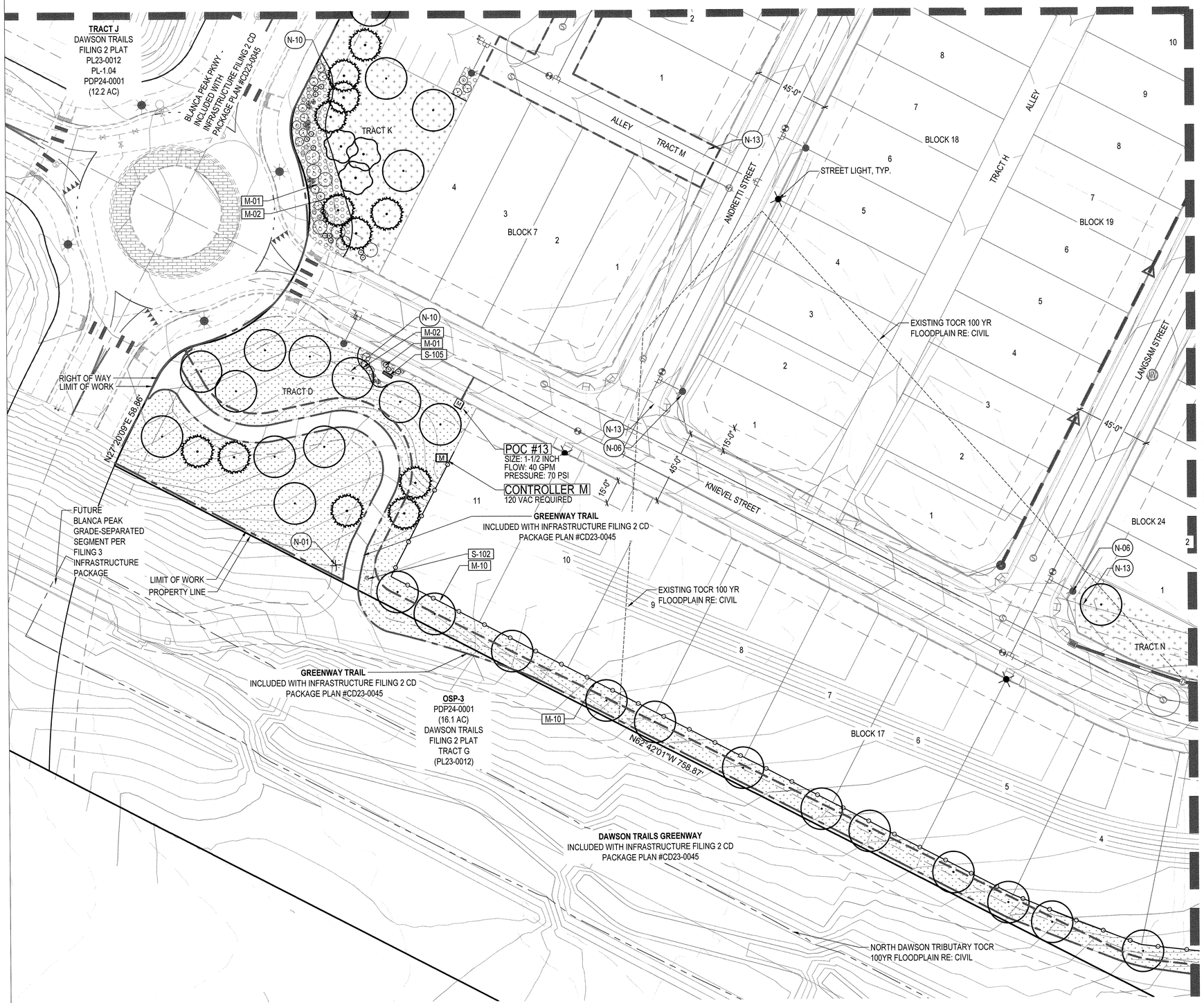
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APPROVED BY:

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LANDSCAPE PLAN

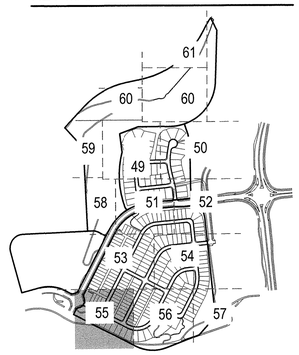
Ref # 2026010537, Pages: 55 of 65

SEE SHEET 53



SEE SHEET 56

KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
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0 15 30 60

NORTH

SCALE 1" = 30'

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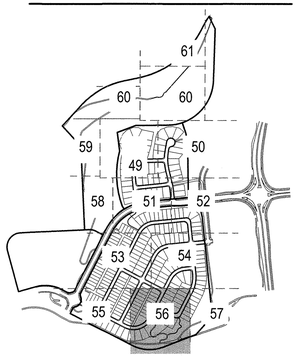
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DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN



KEY MAP



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N-11	OVERLOOK TERRACE
N-12	CONCRETE SEAT WALL
N-13	SIGHT TRIANGLE
N-14	CONCRETE TRAIL
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N-16	MAILBOX KIOSK
N-17	MONOLITHIC CURB
S-101	BIKE RACK
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S-104	TRASH & RECYCLING
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S-106	PICNIC TABLE
S-107	GULLWING STRUCTURE
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	M-10	2 RAIL OPEN SPACE FENCE (3.5')
	M-11	NATURAL SURFACE TRAIL
	M-12	CONCRETE- DECORATIVE

*FUTURE PARK TO BE INSTALLED AFTER PHASE 3, RE: CIVIL.

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NORTH

SCALE 1" = 30'

0 15 30 60

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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CHECKED BY: BN, CB, AL, BC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN

SEE SHEET 54

SEE SHEET 56

UNSER STREET

BLOCK 15

5

6

7

8

9

TRACT D

M-10

S12°57'W 301.65'

LIMIT OF WORK

FUTURE TRAIL CONNECTION WITH PA-D EAST SDP

TRACT F
DAWSON TRAILS FILING 2 PLAT
PL23-0012
(12.7 AC)

MINOR SKYLINE ZONE

OSP-3
PDP24-0001
(16.1 AC)

25' EASEMENT

PUBLIC TRAIL EASEMENT
EXISTING TOCR FLOODPLAIN RE:CIVIL

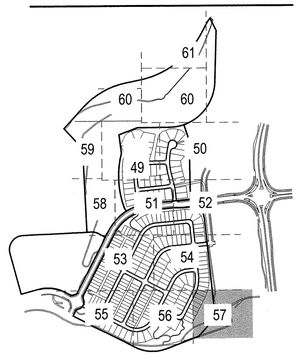
MAINTENANCE TRAIL, REFER TO INFRASTRUCTURE FILING 2 CD PACKAGE PLAN #CD23-0045

LIMIT OF WORK
PROPERTY LINE

NORTH DAWSON TRIBUTARY TOCR 100YR FLOODPLAIN RE: CIVIL

DAWSON TRAILS GREENWAY
INCLUDED WITH INFRASTRUCTURE FILING 2 CD PACKAGE PLAN #CD23-0045

KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
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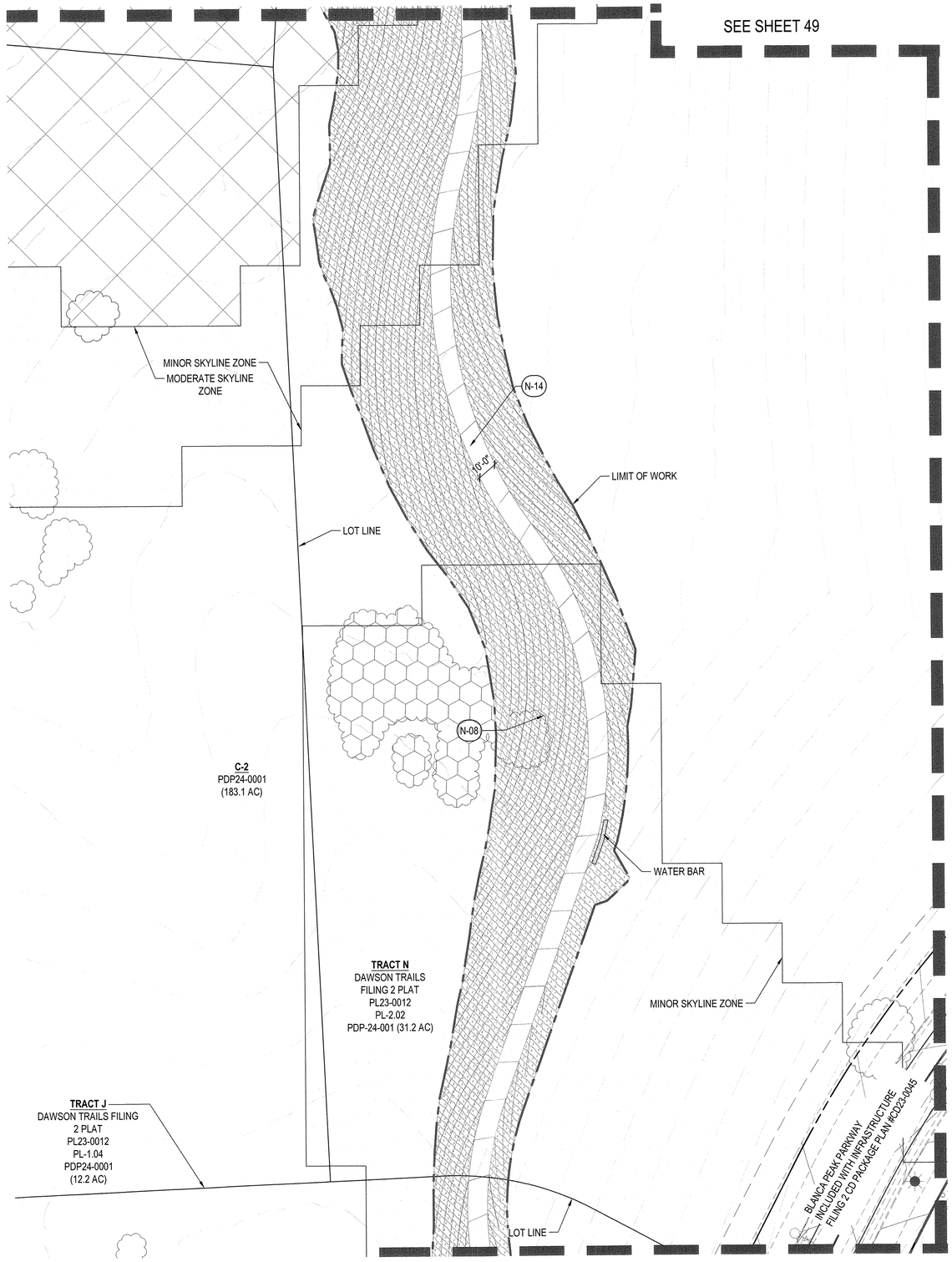
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	5TH SUBMITTAL	03/14/25
	6TH SUBMITTAL	04/18/25

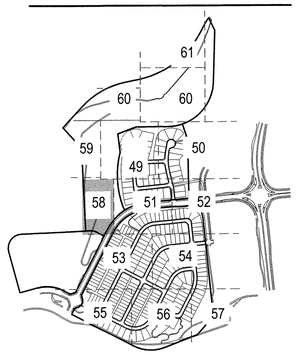
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APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN



KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
- ORNAMENTAL TREES (LOW HYDROZONE)
- EVERGREEN TREES (LOW HYDROZONE)
- ROW
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- PROPOSED MINOR CONTOUR
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- EXISTING VEGETATION (TO BE REMOVED)
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- SMALL GRASS
- MODERATE SKYLINE
- MINOR SKYLINE

SOD/SEED	CODE	BOTANICAL NAME
	NA SE	IRRIGATED NATIVE SEED
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	WI VI	WILDFLOWER MIX NATIVE SEED

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S-105	BOULDER SEATING
S-106	PICNIC TABLE
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S-108	SHADE STRUCTURE
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811 Know what's below. Call before you dig.

NORTH

0 15 30 60

SCALE 1" = 30'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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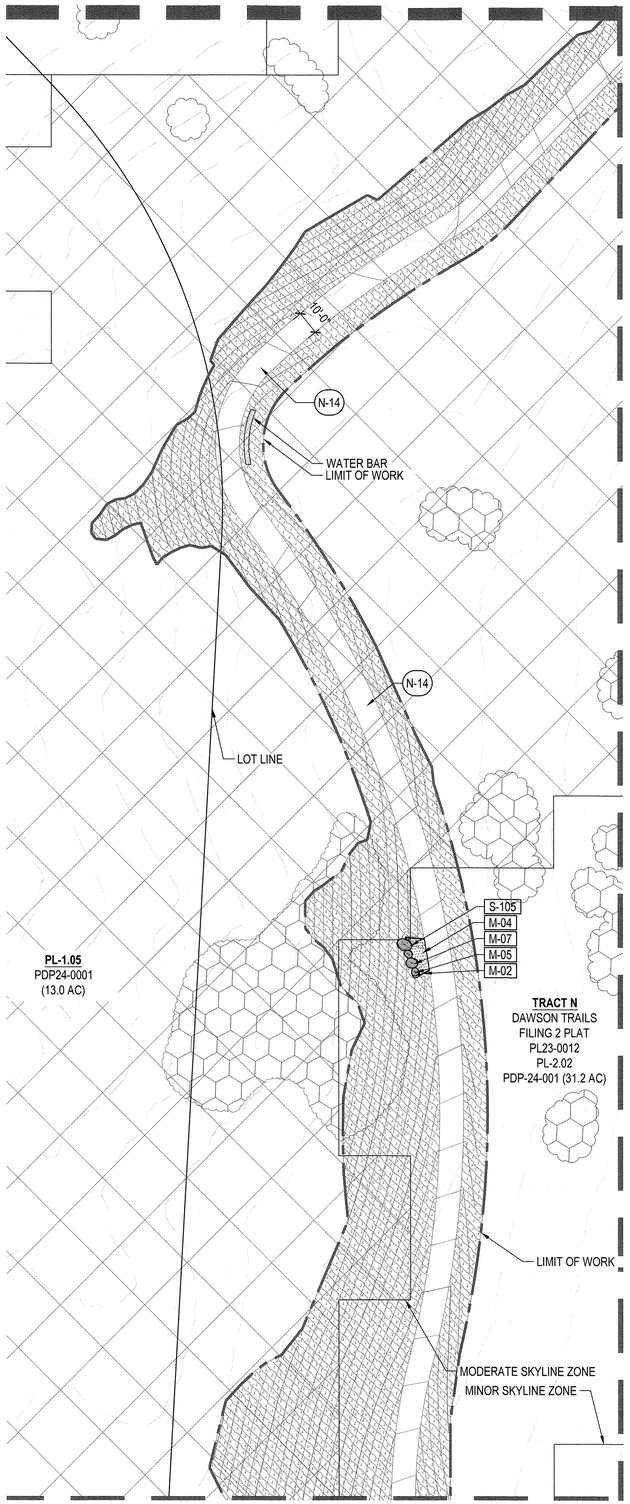
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	4TH SUBMITTAL	02/2025	
	5TH SUBMITTAL	03/14/25	
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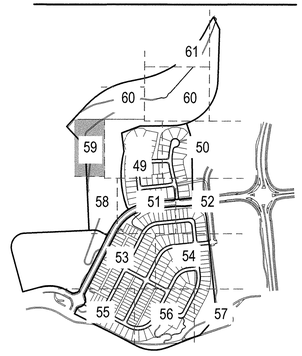
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DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE PLAN



KEY MAP



LEGEND:

- SHADE TREES (LOW HYDROZONE)
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0 15 30 60

SCALE 1" = 30'

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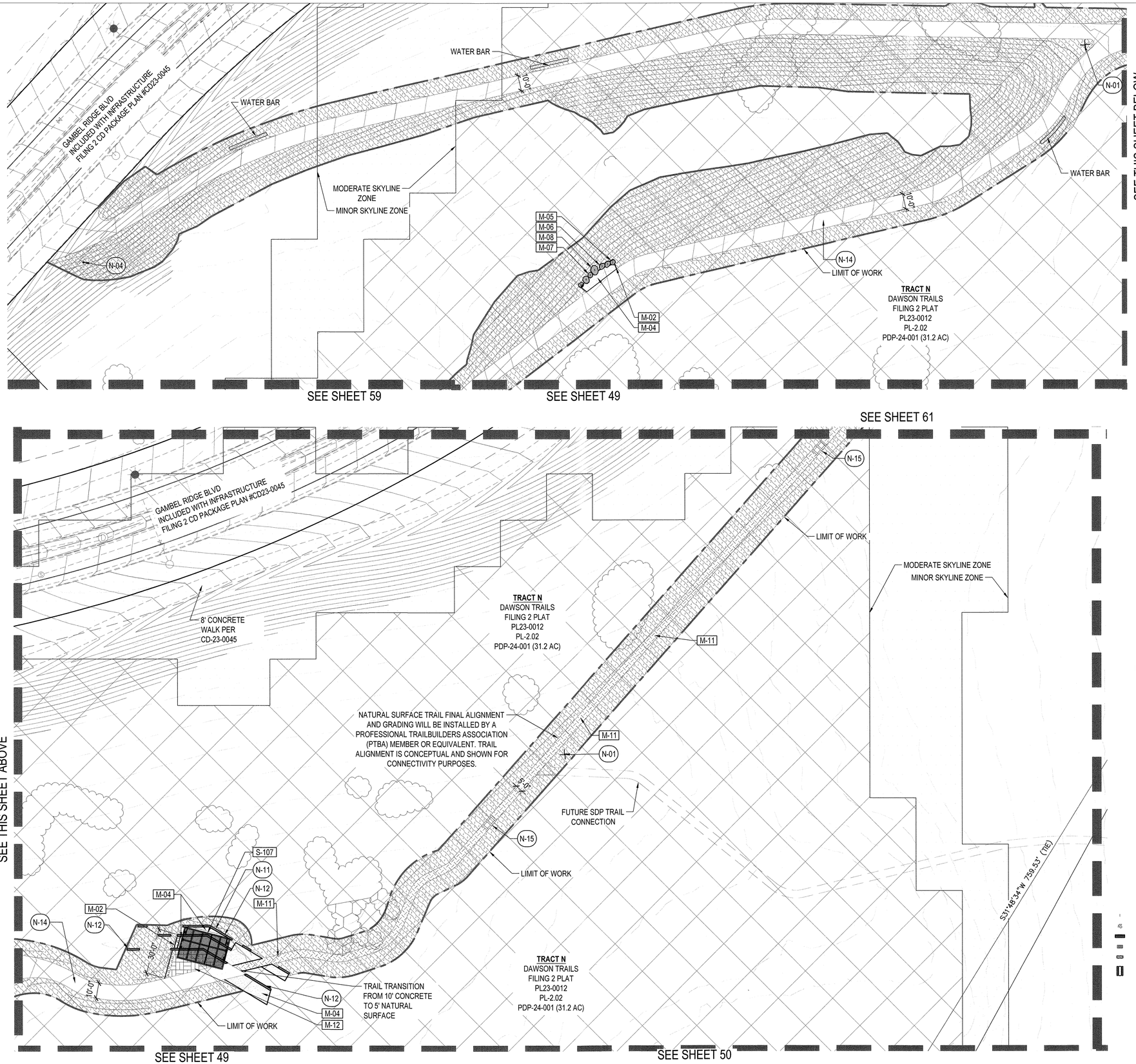
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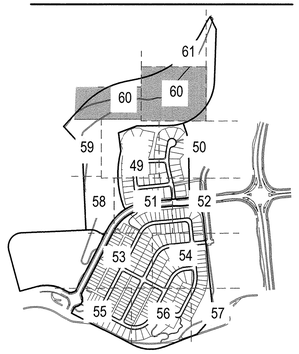
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LANDSCAPE PLAN



KEY MAP



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811 NORTH 0 15 30 60 SCALE 1" = 30'

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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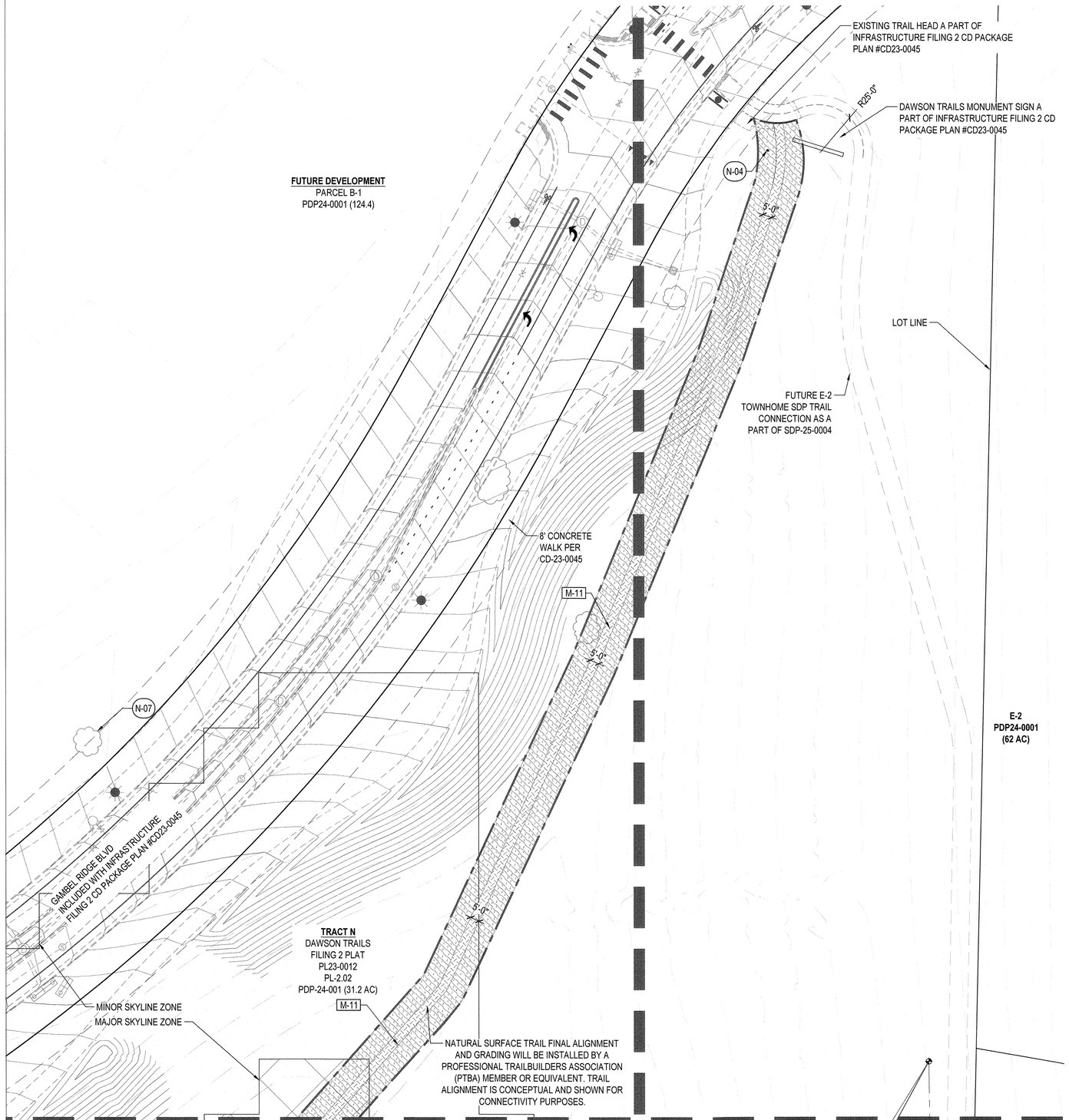
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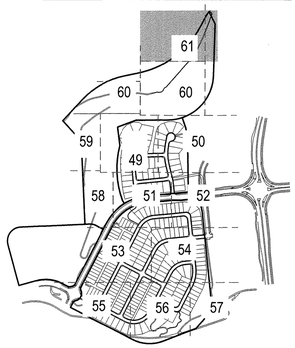
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LANDSCAPE PLAN



SEE SHEET 60

KEY MAP



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TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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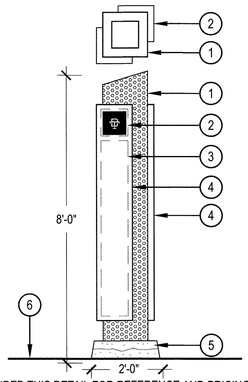
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CHECKED BY: SW, CB, AL, SC
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LANDSCAPE PLAN

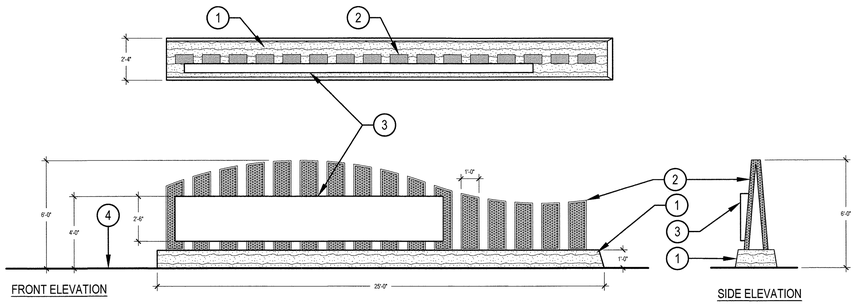


1. PERFORATED STEEL
2. DAWSON TRAILS LOGO
3. WAY FINDING TEXT
4. METAL PANEL
5. BOARD FORMED CONCRETE BASE
6. FINISH GRADE

NOTES:
1. 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.
2. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

1 PRIMARY MARKER SIGN

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

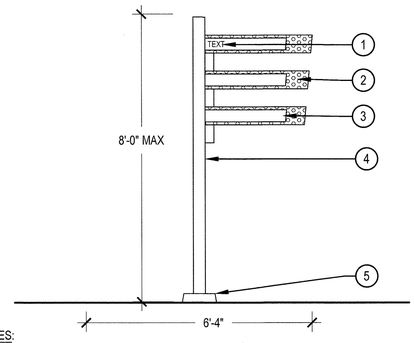


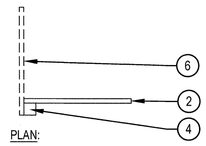
1. BOARD FORMED CONCRETE
2. PERFORATED ALUMINUM PANELS
3. METAL SIGN PANEL
4. FINISHED GRADE

NOTES:
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2 SECONDARY COMMUNITY MONUMENT

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



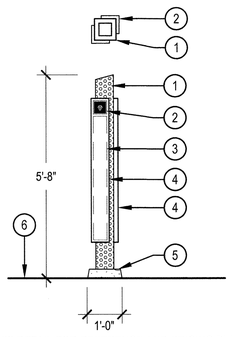


PLAN:

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3 DIRECTIONAL WAYFINDING

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



1. PERFORATED STEEL
2. DAWSON TRAILS LOGO
3. WAY FINDING TEXT
4. METAL PANEL
5. BOARD FORMED CONCRETE BASE
6. FINISH GRADE

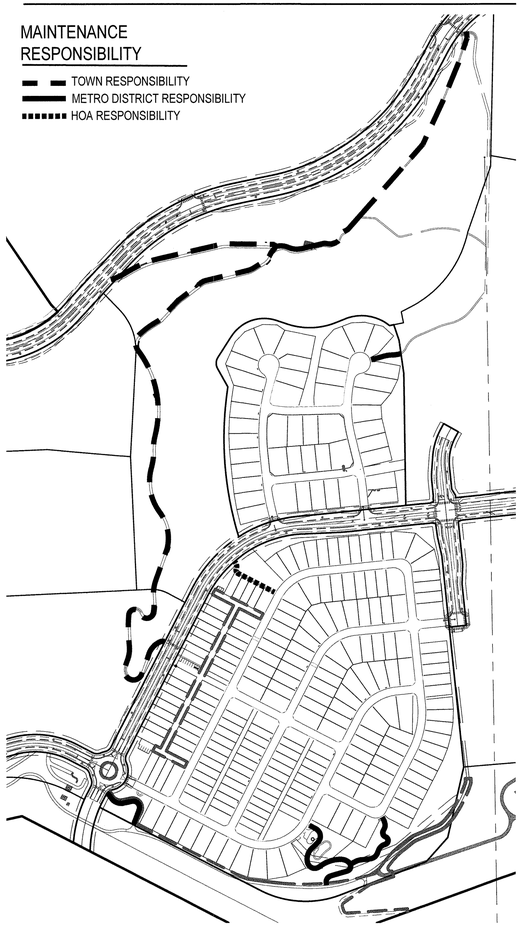
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4 SECONDARY MARKER SIGN

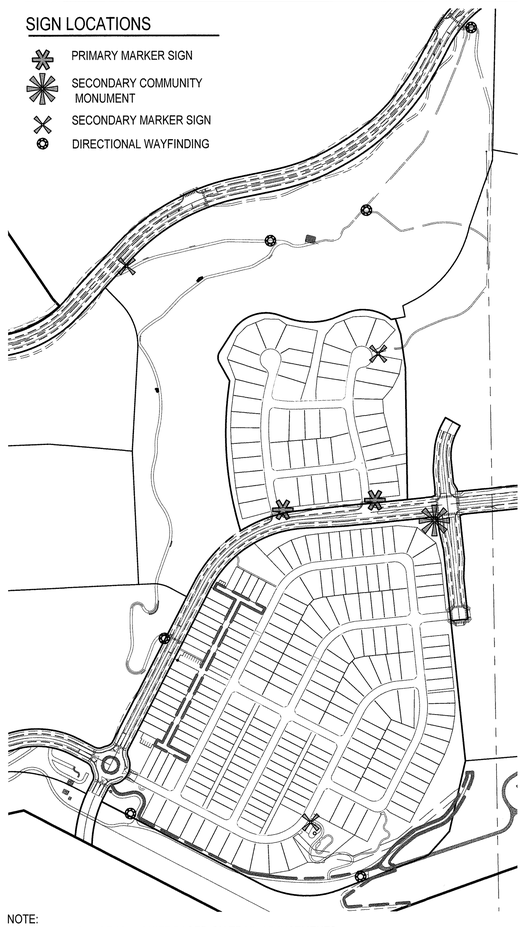
SCALE: 1/2" = 1'-0"

1. WAYFINDING TEXT. VARIES PER SIGN LOCATION
2. PERFORATED FIN
3. METAL PANEL. NUMBER OF PANELS VARIES PER SIGN LOCATION.
4. STEEL POST
5. STEEL POST TO BE PIN MOUNTED AT BASE
6. MULTI-DIRECTIONAL SIGN OPTION IF APPROPRIATE

MAINTENANCE RESPONSIBILITY DIAGRAM



PA-D SIGNAGE DIAGRAM



NOTE:
1. TRAIL SIGNAGE MAY SHIFT BASED ON TRAIL ADJUSTMENTS
2. TRAIL SIGNAGE WILL BE HOA OR METRO DISTRICT RESPONSIBILITY FOR MAINTENANCE

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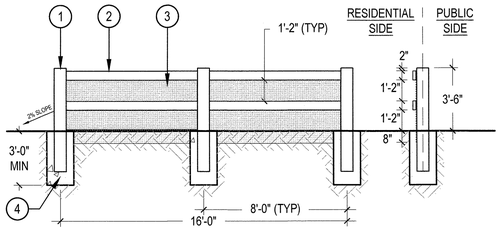
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NO.	DESCRIPTION	DATE	BY
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4	4TH SUBMITTAL	02/05/25	
5	5TH SUBMITTAL	03/14/25	
6	6TH SUBMITTAL	04/18/25	

DESIGNED BY: GS, LB, AL
DRAWN BY: GS, LB, AL
CHECKED BY: BR, GS, AL, SC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE DETAILS

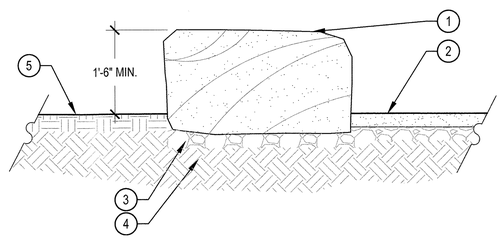


1. 6"X6" CEDAR POST
2. 2"X6" CEDAR RAIL
3. 48" WIRE PET MESH ON RESIDENTIAL SIDE - 2"X2" GRID, 8" BURIED BELOW GRADE
4. POSTS SET IN CONCRETE

NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL LUMBAR SHALL BE ROUGH SAWN CEDAR, AND SHALL BE CLASS 1, FREE FROM SPLITS, SHAKES AND DISCOLORATION.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
4. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6" ADJUST POST SPACING AS NEEDED SO THERE IS NO GRATEER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHED GRADE.
5. TOP OF FOOTER MUST SLOPE 2% MINIMUM AWAY FROM FENCE POST.

1 FENCE TYPE 2 - 2 RAIL OPEN SPACE FENCE

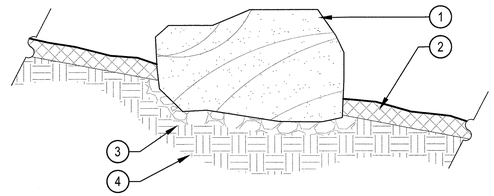
SCALE: 1/4" = 1'-0"



1. BOULDER SEAT, ENSURE BOULDER HAS A FLAT TOP FOR SEATING. NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE.
2. CRUSHER FINES, REFER TO PLAN SHEET FOR LOCATION
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE
5. ADJACENT PLANTING BED MATERIAL RE: LANDSCAPE PLANS

2 BOULDER SEATING

SCALE: 3/4" = 1'-0"



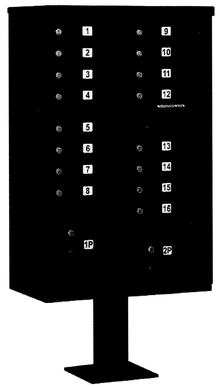
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GR
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES	
ITEM	SIZE
2' BOULDER	24 - 32" DIAMETER X 18" MINIMUM DEPTH
3' BOULDER	32 - 42" DIAMETER X 24" MINIMUM DEPTH
4' BOULDER	42 - 52" DIAMETER X 32" MINIMUM DEPTH
5' BOULDER	52 - 64" DIAMETER X 36" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

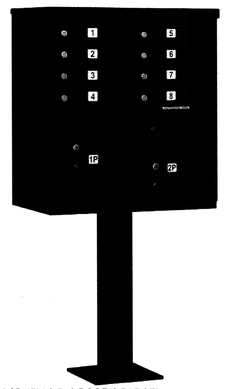
3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



Includes Pedestal

SALSBURY C.B. 16 DOOR 2 PARCEL
All Aluminum Construction
SALSBURY INDUSTRIES
Private Committed to Quality Since 1936

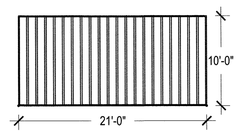


Includes Pedestal

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All Aluminum Construction
SALSBURY INDUSTRIES
Private Committed to Quality Since 1936

4 MAIL KIOSKS

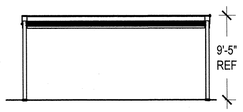
SCALE: NTS

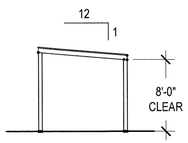


TOP VIEW



ISOMETRIC VIEW





SIDE VIEW

POLIGON
(OR APPROVED EQUAL)

PRODUCT: MONOSLOPE

DIMENSIONS: 21' W X 10' L

METAL ROOFING 24 GAUGE
GALVALUME COATED KYNAR
500 PAINT. WITH INTEGRATED
DOWNSPOUT
COLOR: TBD

POST COLOR: TBD

MOUNT: EMBEDDED

www.poligon.com

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

5 SHADE STRUCTURE - KNIEVEL PARK (TRACT Q)

SCALE: 1/8" = 1'-0"

NOTES:
1. 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.

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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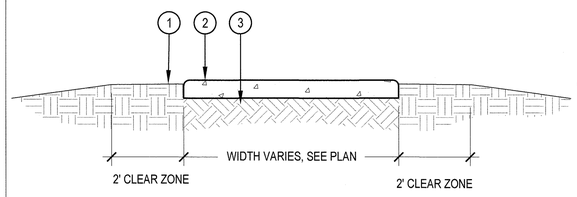
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	6TH SUBMITTAL	04/18/25	

DESIGNED BY: CB, LB, AL
DRAWN BY: CB, LB, AL
CHECKED BY: WH, CB, AL, BC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS Q&H

LANDSCAPE DETAILS

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

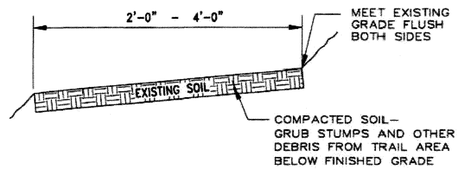


1. FINISH GRADE, TO BE 1" BELOW CONCRETE AFTER COMPACTION
2. CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 POUNDS PER CUBIC YARD, 2% CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPE. THICKNESS VARIES. REFER TO CIVIL PLANS INDICATING THICKNESS.
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. REFER TO LAYOUT PLAN FOR CONTROL JOINT LOCATIONS.
3. SHOULDERS ARE TO REMAIN CLEAR OF ALL OBSTRUCTIONS.

1 CONCRETE TRAIL

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



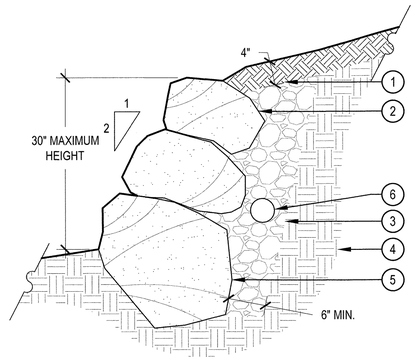
TYPE II

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.

2 TOCR NATURAL SURFACE TRAIL

NTS

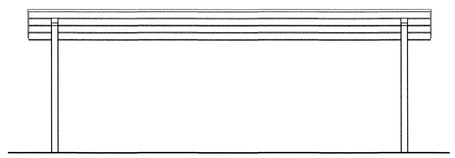


1. AMENDED SOIL, REFER TO LANDSCAPE PLANS
2. BOULDERS TO BE RELOCATED FROM ON SITE
3. COMPACTED CLASS 6 GRAVEL TO PROVIDE STABILITY, COMPACT IN 6" MAXIMUM LIFTS
4. UNDISTURBED SOIL
5. BURY TWO-THIRDS OF BASE COURSE FOR STABLE FOUNDATION
6. 4" PERFORATED PIPE

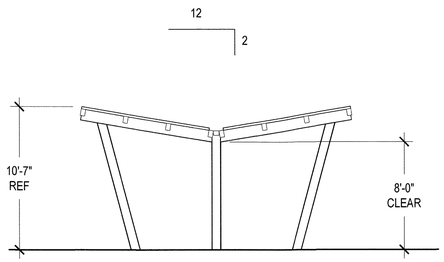
NOTES:
1. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS OF BOULDERS FOR APPROVAL.
2. STACK BOULDERS WITH 2:1 BATTER AND LEAN TO UPHILL SIDE, BOULDERS SHOULD BE NO SMALLER THAN 18"X18"X18".

3 BOULDER RETAINING WALL

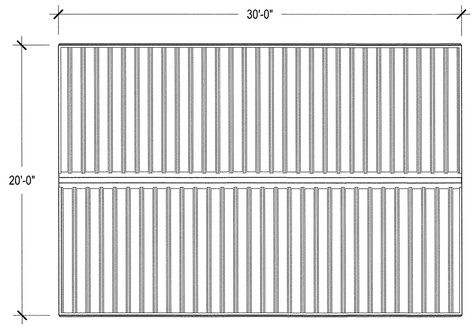
SCALE: 1" = 1'-0"



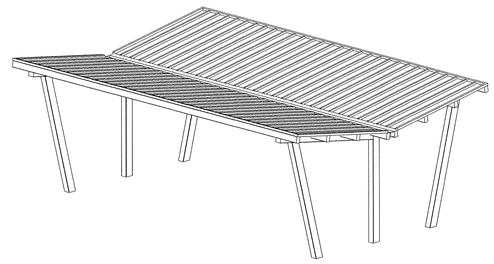
FRONT VIEW



SIDE VIEW



TOP VIEW



ISOMETRIC VIEW

POLIGON (OR APPROVED EQUAL)

PRODUCT: GULLWING

DIMENSIONS: 30' W X 20' L

METAL ROOFING 24 GAUGE GALVALUME COATED KYNAR 500 PAINT. WITH INTEGRATED DOWNSPOUT COLOR: TBD

POST COLOR: TBD

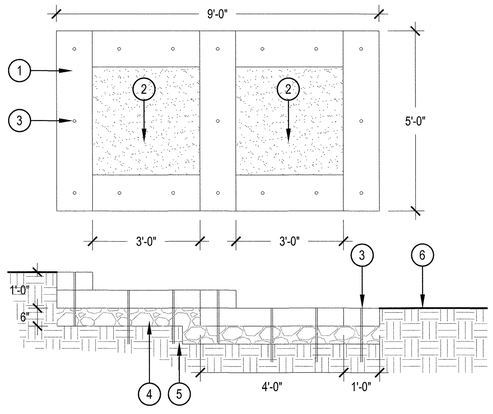
MOUNT: EMBEDDED

https://poligon.com/products/gullwing/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

4 SHADE STRUCTURE

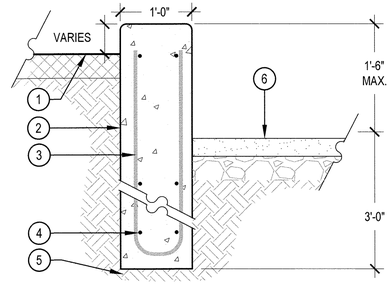
SCALE: 3/16" = 1'-0"



1. 6" X 6" WOOD STEP
2. CRUSHER FINES INFILL
3. ½" X 18" REBAR STAKE
4. 4" MIN AGGREGATE BASE
5. COMPACTED SUBGRADE
6. NATURAL SURFACE TRAIL

5 TIMBER STEPS

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



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
3. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
4. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
5. 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.
6. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

1. SURROUNDING LANDSCAPE, REFER TO PLANS
2. CONCRETE SEATWALL, 1" RADIUS ON ALL EXPOSED CORNERS
3. #4 REBAR, 24" ON CENTER SPACED FOR LENGTH OF WALL
4. (3) #4 REBAR SPACED EQUALLY ON EACH SIDE OF THE WALL, CONTINUOUS ALONG THE LENGTH OF THE WALL, OVERLAP 12" AT SPLICES
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
6. CRUSHER FINES, REFER TO PLAN

6 CONCRETE SEATWALL

SCALE: 1" = 1'-0"

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6	6TH SUBMITTAL	04/15/25	

DESIGNED BY: CB, LB, AL
DRAWN BY: CB, LB, AL
CHECKED BY: BW, CB, AL, MC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H

LANDSCAPE DETAILS

TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – PARCEL D

LOCATED IN A PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Town of Castle Rock Project No. SDP23-0040

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)

1. Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
2. If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 10 feet. Remove any small or suppressed stems in the under story of dominant trees. Do not remove more than 1/3rd of live branches from conifers.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
5. Thin dense, continuous Gambel Oak stands and prune taller specimens up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
6. Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
7. Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 5 feet from the foundation. Exclude more combustible shrub species (coniferous evergreens like juniper, arborvitae, spruce, pine and fir) and space shrubs to create low, non-continuous plantings near the building.
8. Plant only deciduous tree and shrub species within 15 feet of structures. Provide irrigation as required for the successful establishment and long-term health of new trees.
9. Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
10. Plant sod or seed with low-growing grass seed mixes.
11. Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
12. Maintain native grass height to a maximum of 6 inches.
13. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
14. Dispose of all slash or plant trimmings outside of this zone (off site).

B. Between 30 feet and 150 feet from structures and roadways (tree and shrub preservation area) **Note**: The extent of this zone is affected by slope and is greater when structures or roadways are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

1. Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
2. Prune to raise the canopy of large, existing trees to 12 feet above ground level.
3. Thin shrubs growing directly beneath larger trees per section A, note 2 above.
4. Remove annually, dead stems and branches from shrubs and trees.
5. Space newly planted coniferous trees (>20' tall at maturity) at least 20-30 feet apart to provide a minimum of 10 feet between crowns at maturity. If pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
6. Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-12 feet above the ground. Do not over prune the crowns of smaller trees.
7. Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
8. Dispose of all slash or plant trimmings off site, by chipping, or other mechanical treatments.

C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

1. Clear smaller understory trees and shrubs per section B, note 1 above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
5. 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.
6. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
7. Slash or plant trimmings may be disposed of within this area if treated and reduced to a maximum depth of 6 inches. If chipped, mulch depth should not exceed 4 inches in depth.

D. Structural Wildfire Guidelines

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

E. Maintenance of Fire Mitigation

1. Fire mitigation on private lots is the responsibility of the property owner.
2. Fire mitigation undertaken by the developer on open spaces or common areas shall be maintained by the homeowners association (HOA) or alternatively by a special district (SD), as may be determined at the time of conveyance.
3. Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
4. The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).

LEGEND

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

WITHIN DAWSON TRAILS SITE DEVELOPMENT PLAN FOR FILING NO. 2, PARCEL D, 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



NORTH 0 60 120 240 SCALE 1" = 120'

WILDLAND URBAN INTERFACE
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0040

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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING 1"
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/05/23	
2	2ND SUBMITTAL	08/14/24	
3	3RD SUBMITTAL	12/02/24	
4	4TH SUBMITTAL	02/05/25	
5	5TH SUBMITTAL	03/14/25	
6	6TH SUBMITTAL	04/30/25	

DESIGNED BY: CB, LB, AL
DRAWN BY: CB, LB, AL
CHECKED BY: SW, CB, AL, SC
APPROVED BY:

DAWSON TRAILS FILING NO. 2 - TRACTS O&H