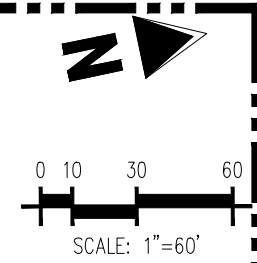
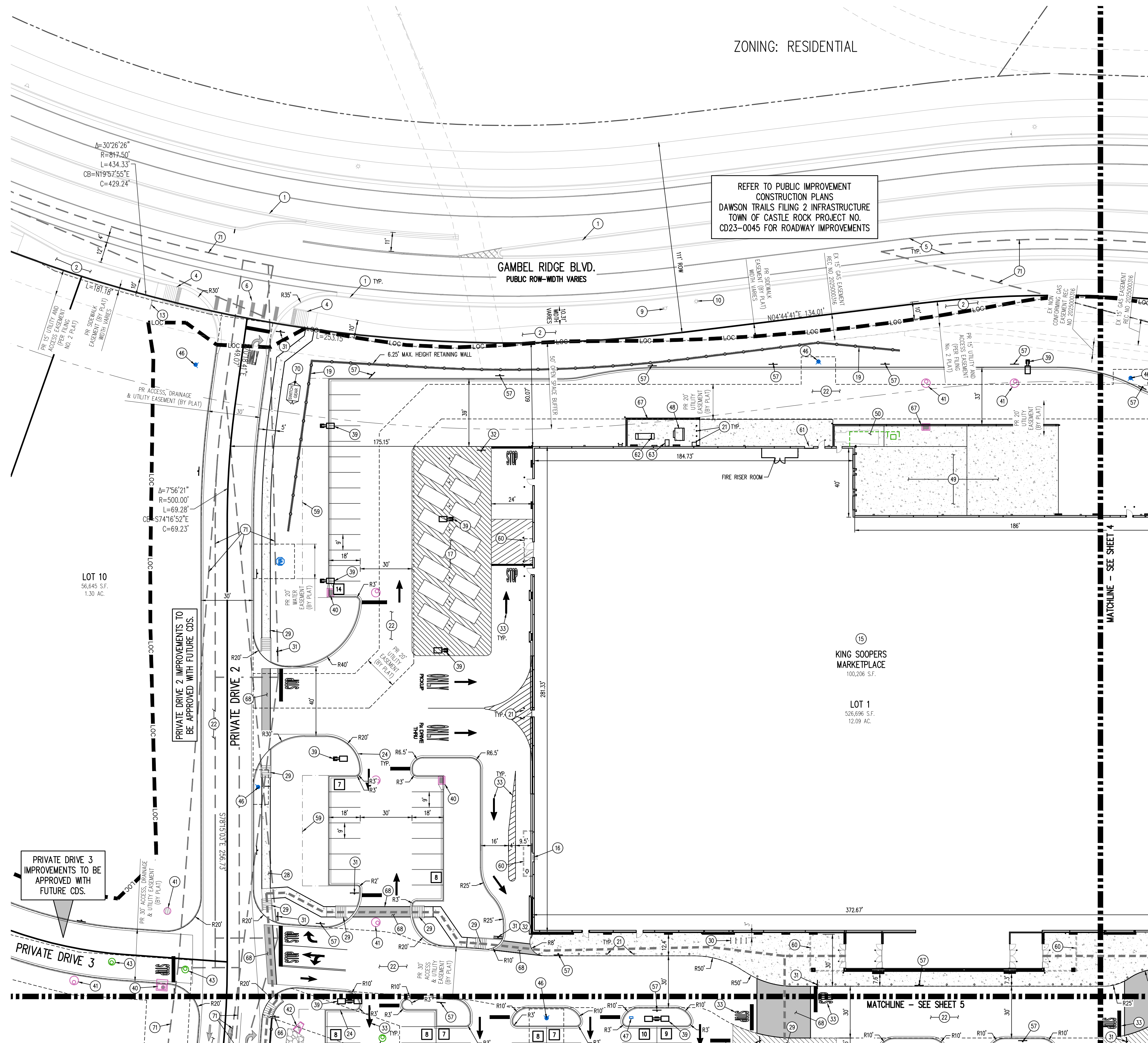


TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE LEGEND

- | | |
|--|----------------------------------|
| | PROPERTY BOUNDARY LINE |
| | ADJACENT PROPERTY BOUNDARY LINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED EDGE OF GRAVEL |
| | PROPOSED CURB AND GUTTER |
| | CURB AND GUTTER BY OTHERS |
| | PROPOSED CONCRETE SIDEWALK |
| | ENHANCED CONCRETE PAVEMENT |
| | ADA PATH OF TRAVEL |
| | PROPOSED SIGHT DISTANCE TRIANGLE |
| | PROPOSED SWALE |
| | PROPOSED RETAINING WALL |
| | PARKING COUNT |
| | SIGN BY OTHERS |
| | PROPOSED SIGN |
| | PROPOSED PIPE BOLLARD |
| | PROPOSED ADA PARKING SYMBOL |
| | LIGHT POLE BY OTHERS |
| | PROPOSED SITE LIGHTING |
| | PROPOSED SANITARY SEWER MANHOLE |
| | MANHOLE BY OTHERS |
| | STORM SEWER INLET BY OTHERS |
| | PROPOSED STORM SEWER MANHOLE |
| | PROPOSED STORM INLET |
| | WATER METER BY OTHERS |
| | FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED CART CORRAL |

NOTE: ALL ROADWAY IMPROVEMENTS AS PROPOSED
ARE SUBJECT TO APPROVAL OF FUTURE CD'S

NOTE: "NO PARKING-FIRE LANE" CURB MARKING TO BE PLACED ON ALL RAISED CURB ALONG THE FIRE ACCESS ROUTE. SIZE AND SPACING PER TOWN OF CASTLE ROCK FIRE CODE.

SITE SCHEDULE

- 1) BY OTHERS CURB AND GUTTER TO REMAIN
- 2) BY OTHERS SIDEWALK TO REMAIN
- 3) BY OTHERS SIGN TO REMAIN
- 4) BY OTHERS ADA RAMPS TO REMAIN
- 5) BY OTHERS ROADWAY STRIPING AND PAVEMENT SYMBOLS TO REMAIN
- 6) BY OTHERS CROSS WALK STRIPING TO REMAIN
- 7) BY OTHERS STORM DRAIN INLET TO REMAIN; REFERENCE UTILITY PLAN
- 8) BY OTHERS MANHOLE TO REMAIN; REFERENCE UTILITY PLAN FOR TYPE
- 9) BY OTHERS FIRE HYDRANT TO REMAIN; REFERENCE UTILITY PLAN
- 10) BY OTHERS STREET LIGHT TO REMAIN
- 11) BY OTHERS RELOCATED FIRE HYDRANT
- 12) PROPOSED RELOCATED STORM INLET
- 13) PROPOSED RELOCATED SIGN
- 14) PROPOSED SAWCUT
- 15) PROPOSED KING SOOPERS BUILDING; 100,054 SF
- 16) PROPOSED PHARMACY DRIVE THROUGH WINDOW
- 17) PROPOSED GROCERY PICKUP PARKING
- 18) PROPOSED FUEL KIOSK BUILDING; 184 SF
- 19) PROPOSED RETAINING WALL; MAX HEIGHT 8'
- 20) PROPOSED MONUMENT SIGN; DESIGN AND PERMITTING BY OTHERS
- 21) PROPOSED BOLLARDS; REFERENCE SITE DETAILS
- 22) PROPOSED ASPHALT PAVING
- 23) PROPOSED STAIRS
- 24) PROPOSED 6" CURB WITH 1' GUTTER
- 25) PROPOSED 6" CURB WITH 2' GUTTER (PUBLIC ROADS)
- 26) PROPOSED CONCRETE CURB CHASE
- 27) PROPOSED CONCRETE CURB OPENING
- 28) PROPOSED SIDEWALK; WIDTH AS NOTED
- 29) PROPOSED ADA ACCESSIBLE RAMP
- 30) PROPOSED BICYCLE RACK (20 SPACES TOTAL); REFERENCE SITE DETAILS
- 31) PROPOSED R1-1 "STOP" SIGN ; REFERENCE SITE DETAILS
- 32) PROPOSED R5-1 "DO NOT ENTER" SIGN
- 33) PROPOSED PAVEMENT MARKINGS; REFERENCE SITE DETAILS
- 34) PROPOSED CROSSWALK PAVEMENT MARKINGS; REFERENCE SITE DETAILS
- 35) PROPOSED ROADWAY PAVEMENT STRIPING (THERMOPLASTIC)
- 36) PROPOSED PARKING SPACE
- 37) PROPOSED 11'X20' ADA PARKING SPACE WITH STRIPING AND SIGNAGE
- 38) PROPOSED CART CORRAL; REFERENCE SITE DETAILS
- 39) PROPOSED SITE LIGHTING; REFERENCE ILLUMINATION PLAN
- 40) PROPOSED STORM SEWER INLET; REFERENCE UTILITY PLAN
- 41) PROPOSED STORM SEWER MANHOLE; REFERENCE UTILITY PLAN
- 42) PROPOSED CONCRETE FLARED END SECTION; REFERENCE UTILITY PLAN
- 43) PROPOSED SANITARY SEWER MANHOLE; REFERENCE UTILITY PLAN
- 44) PROPOSED SANITARY SEWER GREASE INTERCEPTOR; REFERENCE UTILITY PLAN
- 45) PROPOSED WATER METER; SEE UTILITY PLAN
- 46) PROPOSED FIRE HYDRANT
- 47) PROPOSED FDC
- 48) PROPOSED ELECTRICAL TRANSFORMER; G.C. TO COORDINATE INSTALLATION WITH UTILITY COMPANY
- 49) PROPOSED LOADING DOCK
- 50) PROPOSED TRASH COMPACTOR
- 51) PROPOSED PROPANE CAGE; SEE SITE DETAILS
- 52) PROPOSED AIR STATION; SEE SITE DETAILS
- 53) PROPOSED DEF PAD; SEE SITE DETAILS
- 54) BY OTHERS PROPOSED MONUMENT SIGN
- 55) PROPOSED VENT RISERS FOR FUEL TANKS
- 56) PROPOSED FUELING CANOPY
- 57) PROPOSED "NO PARKING - FIRE LANE" SIGN
- 58) RELOCATED STREET LIGHT
- 59) PROPOSED DESIGNATED SNOW STORAGE AREA
- 60) PROPOSED BUILDING CANOPY (REF. BUILDING ELEVATIONS)
- 61) PROPOSED OVERHEAD DOOR; REFERENCE BUILDING ELEVATIONS
- 62) PROPOSED GENERATOR
- 63) PROPOSED EUSERC CABINET
- 64) PROPOSED TEMPORARY ROLLED ASPHALT CURB
- 65) PROPOSED R4-4 "RIGHT TURN LANE - YIELD TO BIKES" SIGN
- 66) PROPOSED R3-7R "RIGHT LANE MUST TURN RIGHT" SIGN
- 67) PROPOSED 8'-0" SCREEN WALL; REFERENCE BUILDING ELEVATIONS
- 68) PROPOSED ENHANCED CONCRETE TO DELINEATE PEDESTRIAN WALKWAY; REFERENCE SITE DETAILS
- 69) PROPOSED GUARD RAIL AT RETAINING WALL
- 70) PROPOSED ELECTRICAL SWITCH GEAR VAULT
- 71) SIGHT TRIANGLE
- 72) PROPOSED R5-1 "DO NOT ENTER" SIGN
- 73) PROPOSED R1-5 "YIELD TO PEDESTRIANS HERE" SIGN

SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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**SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

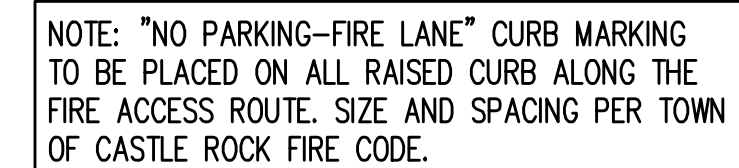
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

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Project No:	KSS000165
Drawn By:	RDG
Checked By:	JRR
Date:	

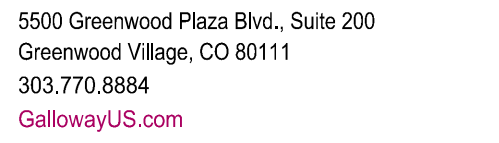
ENLARGED SITE PLAN (SW)

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

CRYSTAL VALLEY PKWY & JAWSON I RAILS BLVD
CASTLE ROCK, COLORADO

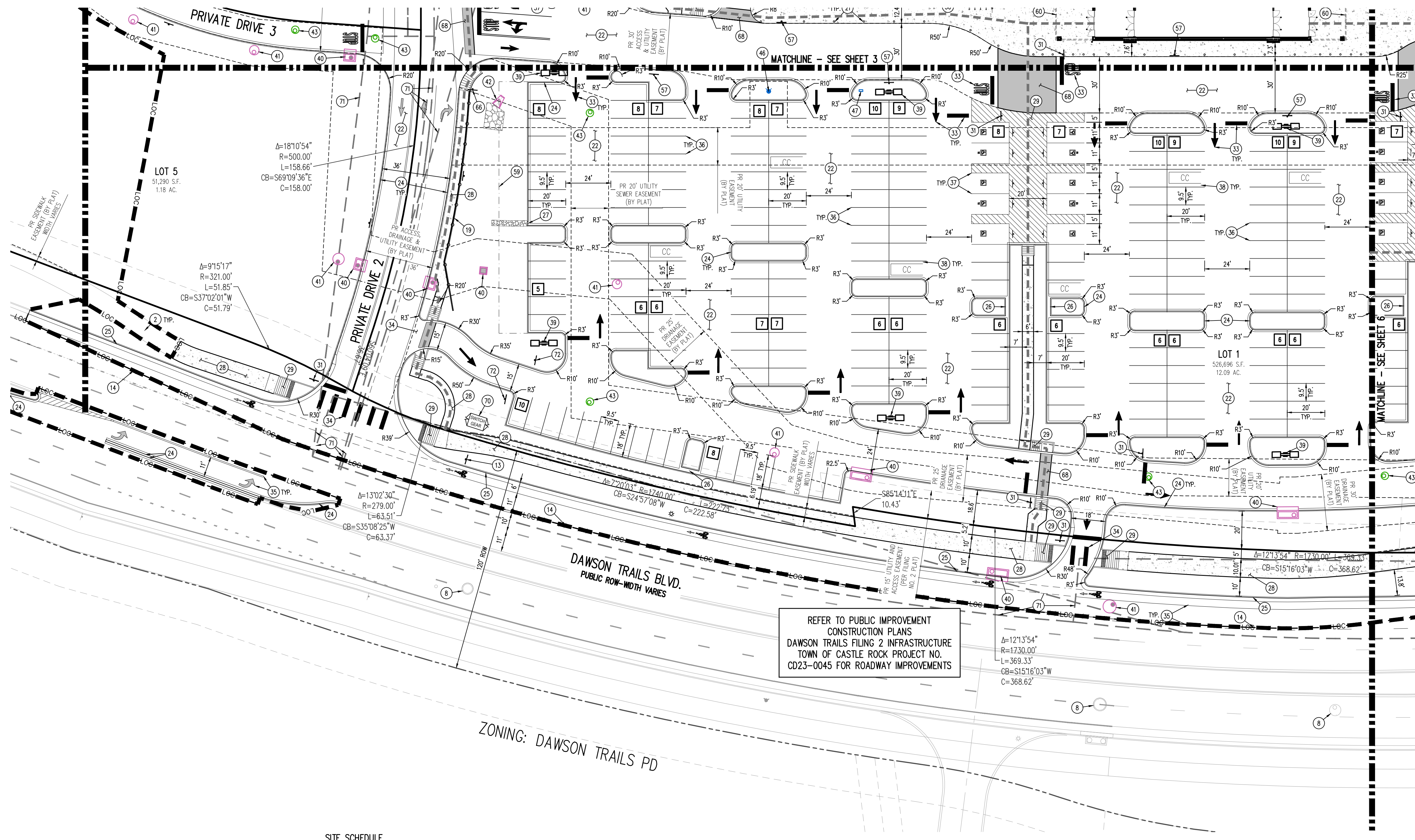
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Project No:	KSS000165
Drawn By:	RDG
Checked By:	JRR
Date:	

ENLARGED SITE PLAN (SE)

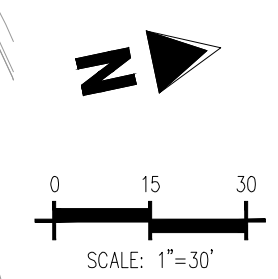
SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

24



SITE SCHEDULE			
1	BY OTHERS CURB AND GUTTER TO REMAIN	21	PROPOSED BOLLARDS; REFERENCE SITE DETAILS
2	BY OTHERS SIDEWALK TO REMAIN	22	PROPOSED ASPHALT PAVING
3	BY OTHERS SIGN TO REMAIN	23	PROPOSED STAIRS
4	BY OTHERS ADA RAMPS TO REMAIN	24	PROPOSED 6" CURB WITH 1" GUTTER
5	BY OTHERS ROADWAY STRIPING AND PAVEMENT SYMBOLS TO REMAIN	25	PROPOSED 6" CURB WITH 2" GUTTER (PUBLIC ROADS)
6	BY OTHERS CROSS WALK STRIPING TO REMAIN	26	PROPOSED CONCRETE CURB CHASE
7	BY OTHERS STORM DRAIN INLET TO REMAIN; REFERENCE UTILITY PLAN	27	PROPOSED CONCRETE CURB OPENING
8	BY OTHERS MANHOLE TO REMAIN; REFERENCE UTILITY PLAN FOR TYPE	28	PROPOSED SIDEWALK; WIDTH AS NOTED
9	BY OTHERS FIRE HYDRANT TO REMAIN; REFERENCE UTILITY PLAN	29	PROPOSED ADA ACCESSIBLE RAMP
10	BY OTHERS STREET LIGHT TO REMAIN	30	PROPOSED BICYCLE RACK (20 SPACES TOTAL); REFERENCE SITE DETAILS
11	BY OTHERS RELOCATED FIRE HYDRANT	31	PROPOSED R1-1 "STOP" SIGN ; REFERENCE SITE DETAILS
12	PROPOSED RELOCATED STORM INLET	32	PROPOSED RS-1 "DO NOT ENTER" SIGN
13	PROPOSED RELOCATED SIGN	33	PROPOSED PAYMENT MARKINGS; REFERENCE SITE DETAILS
14	PROPOSED SAWCUT	34	PROPOSED CROSSWALK PAVEMENT MARKINGS; REFERENCE SITE DETAILS
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		57	PROPOSED "NO PARKING – FIRE LANE" SIGN
		58	RELOCATED STREET LIGHT
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		60	PROPOSED PEDESTRIAN CANOPY (REF. BUILDING ELEVATIONS)
		61	PROPOSED OVERHEAD DOOR; REFERENCE BUILDING ELEVATIONS
		62	PROPOSED GENERATOR
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		71	SIGN TRIANGLE
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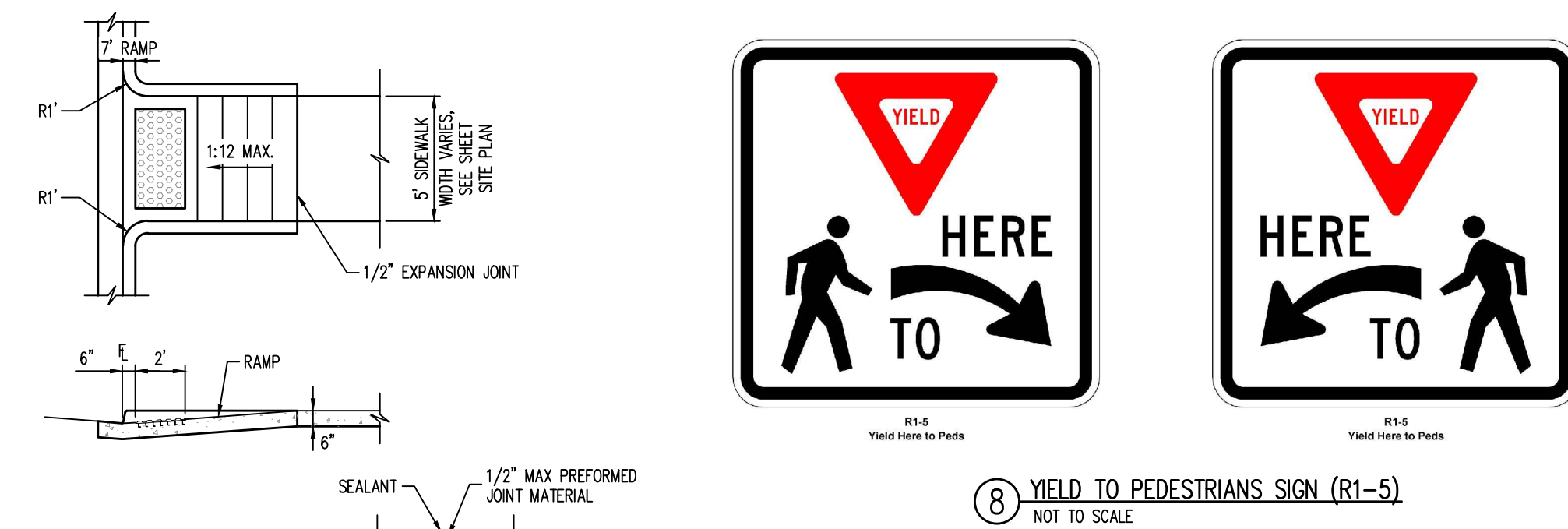
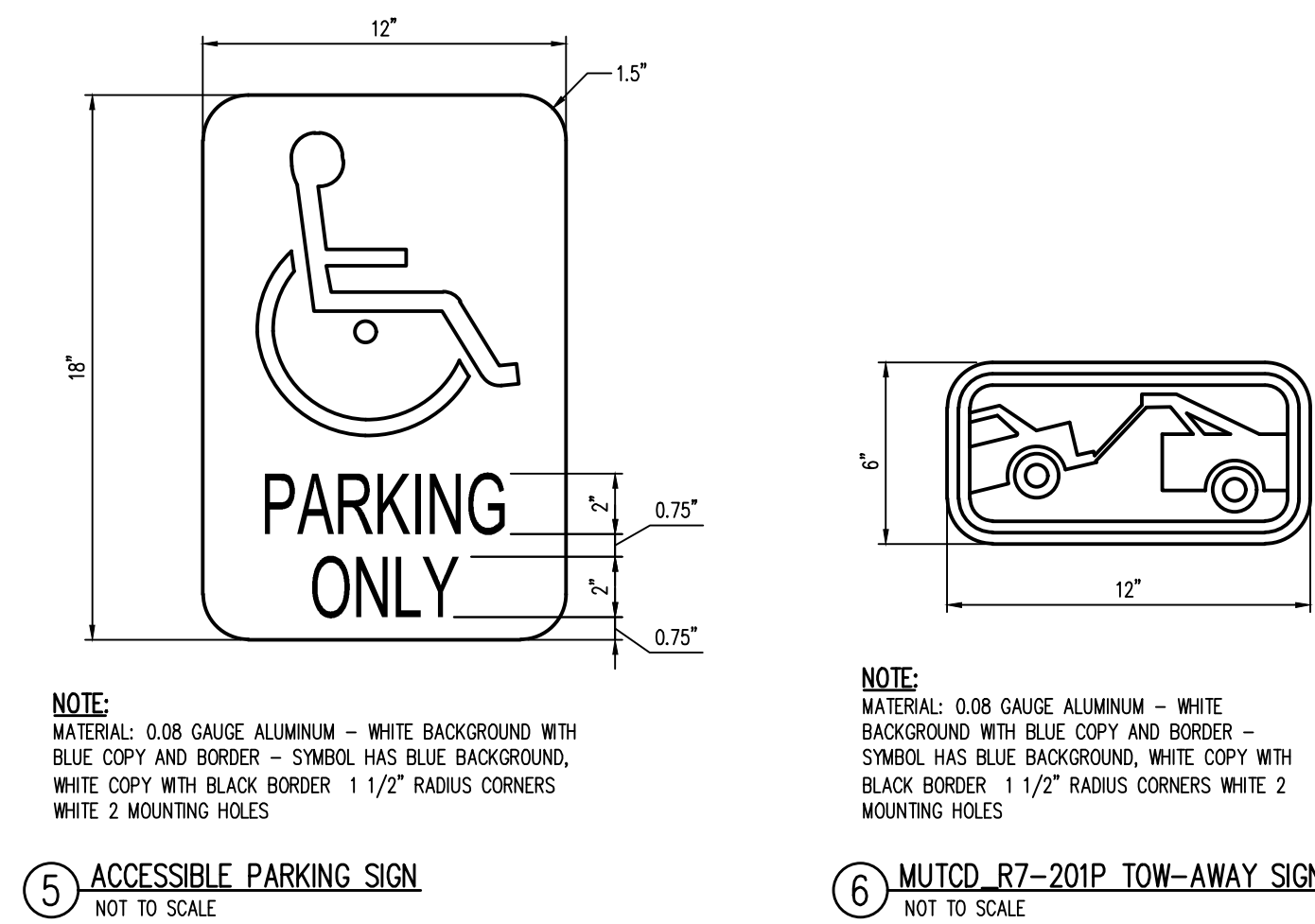
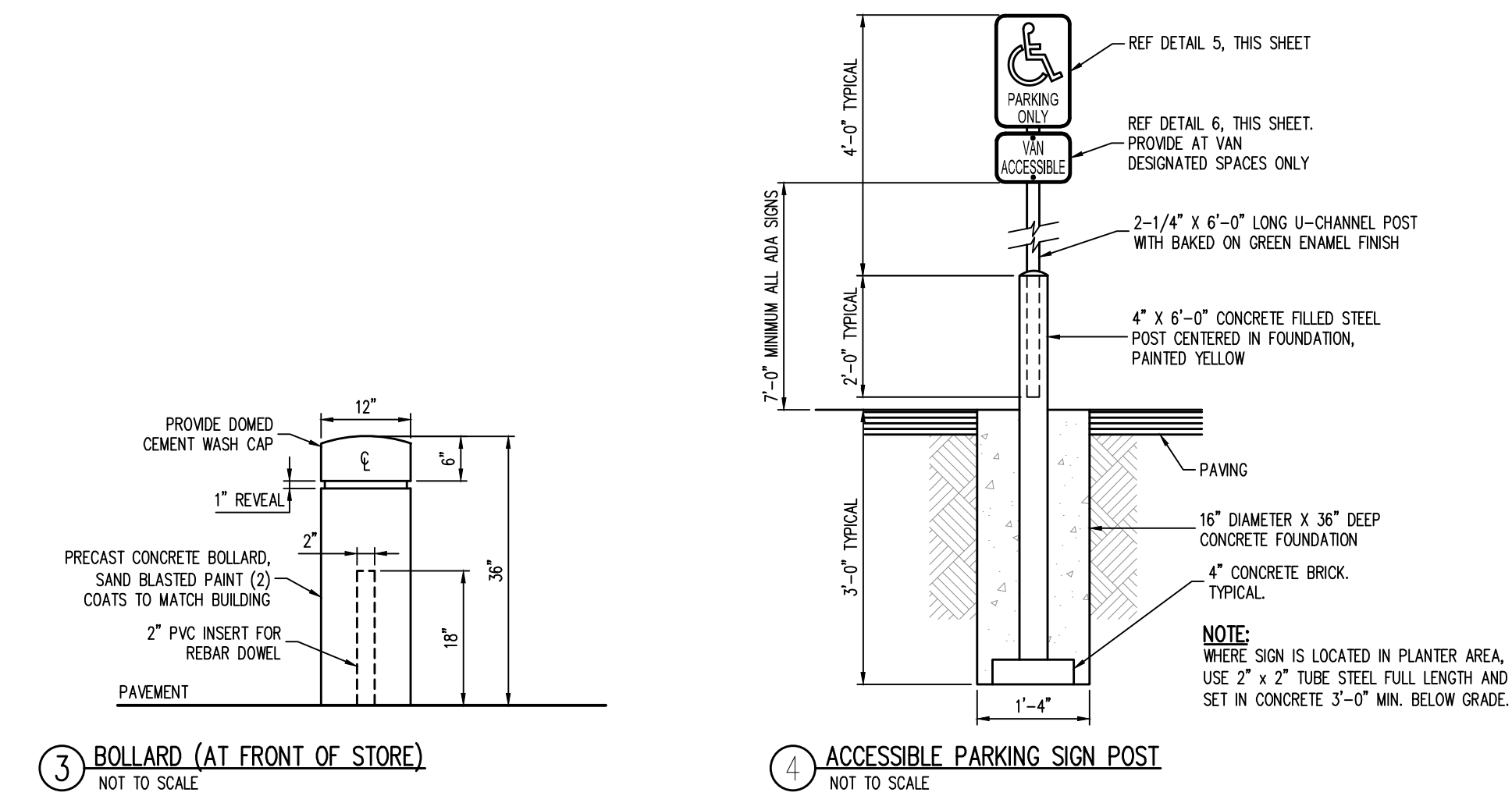
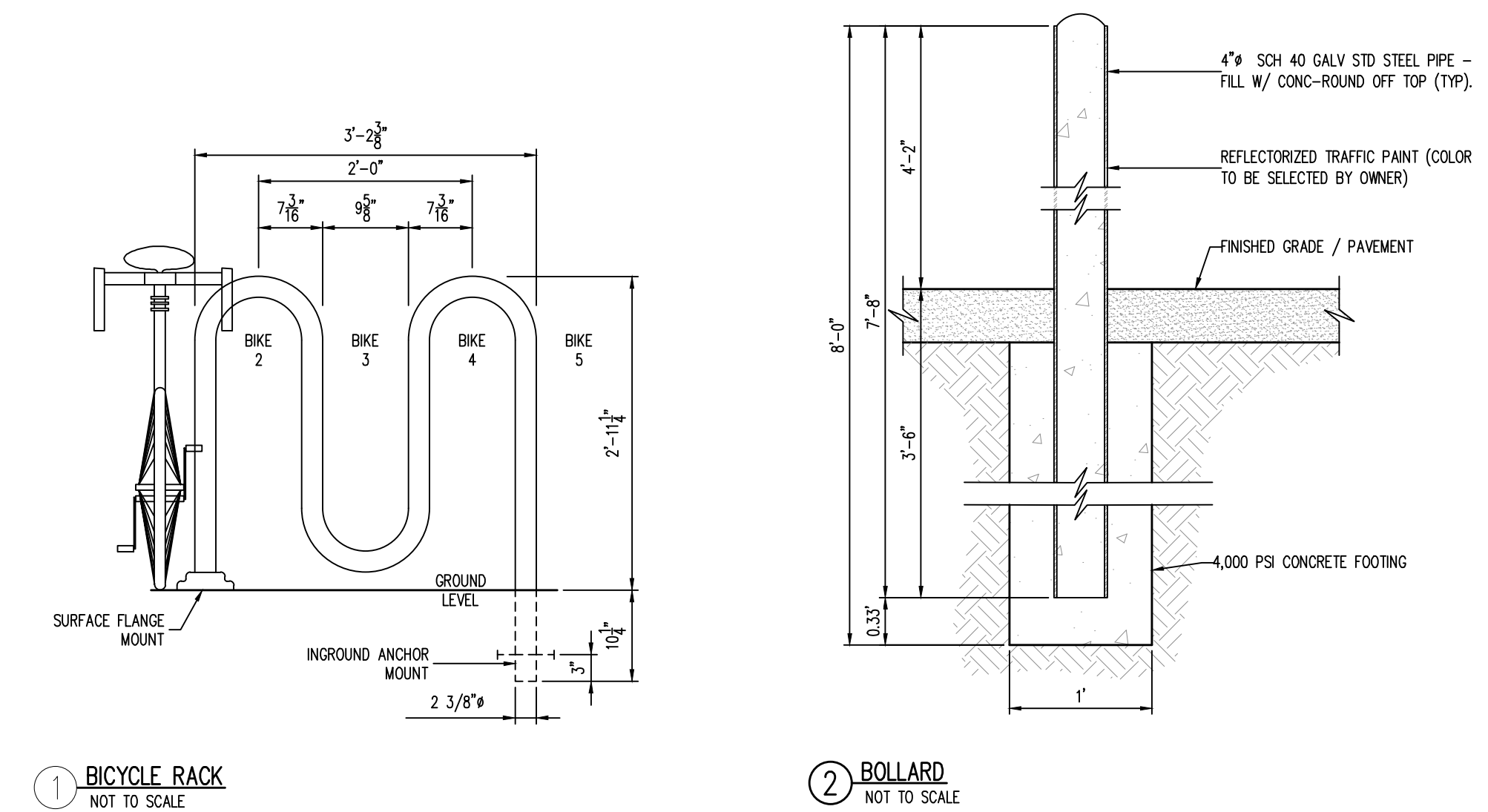
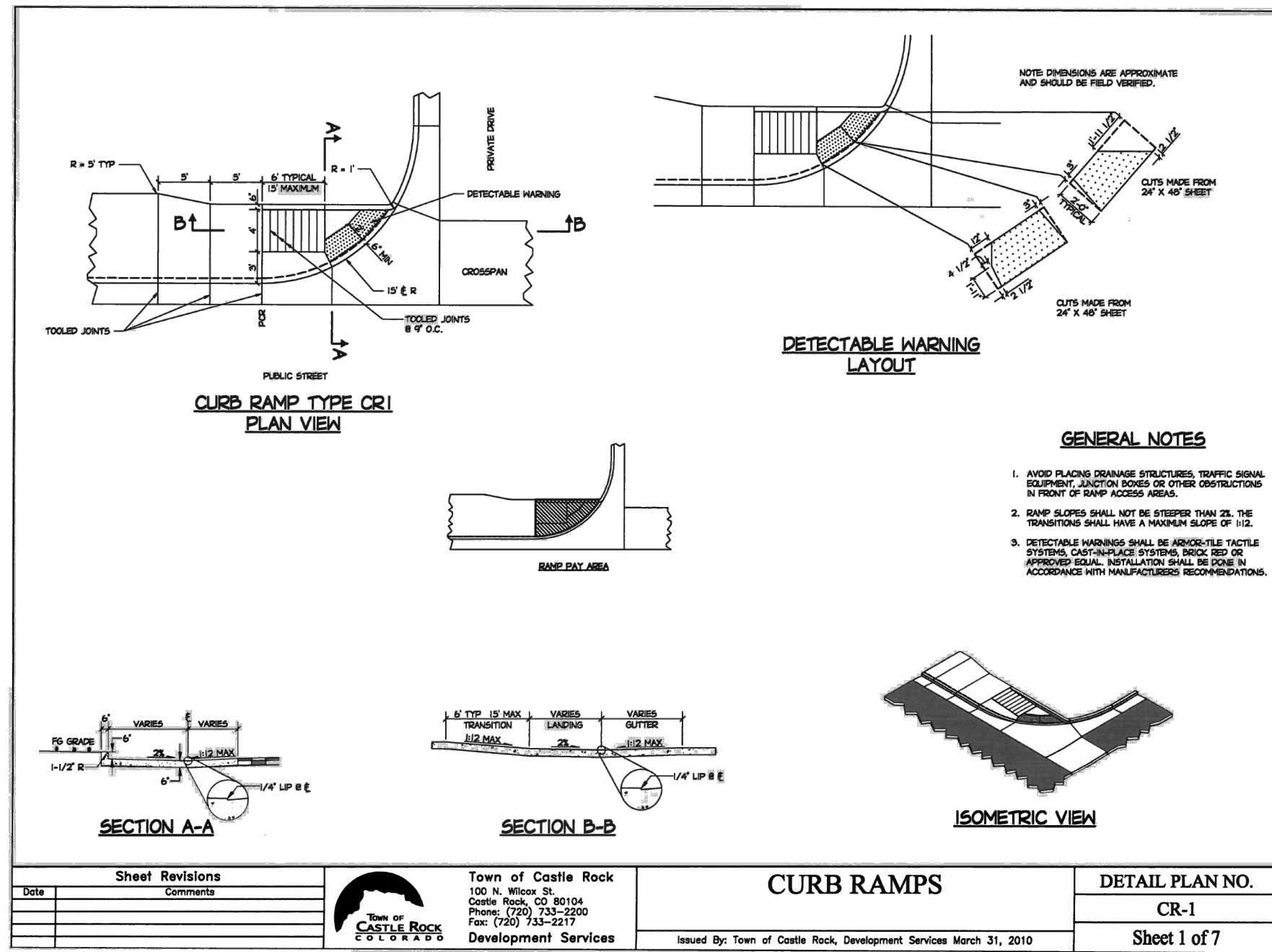
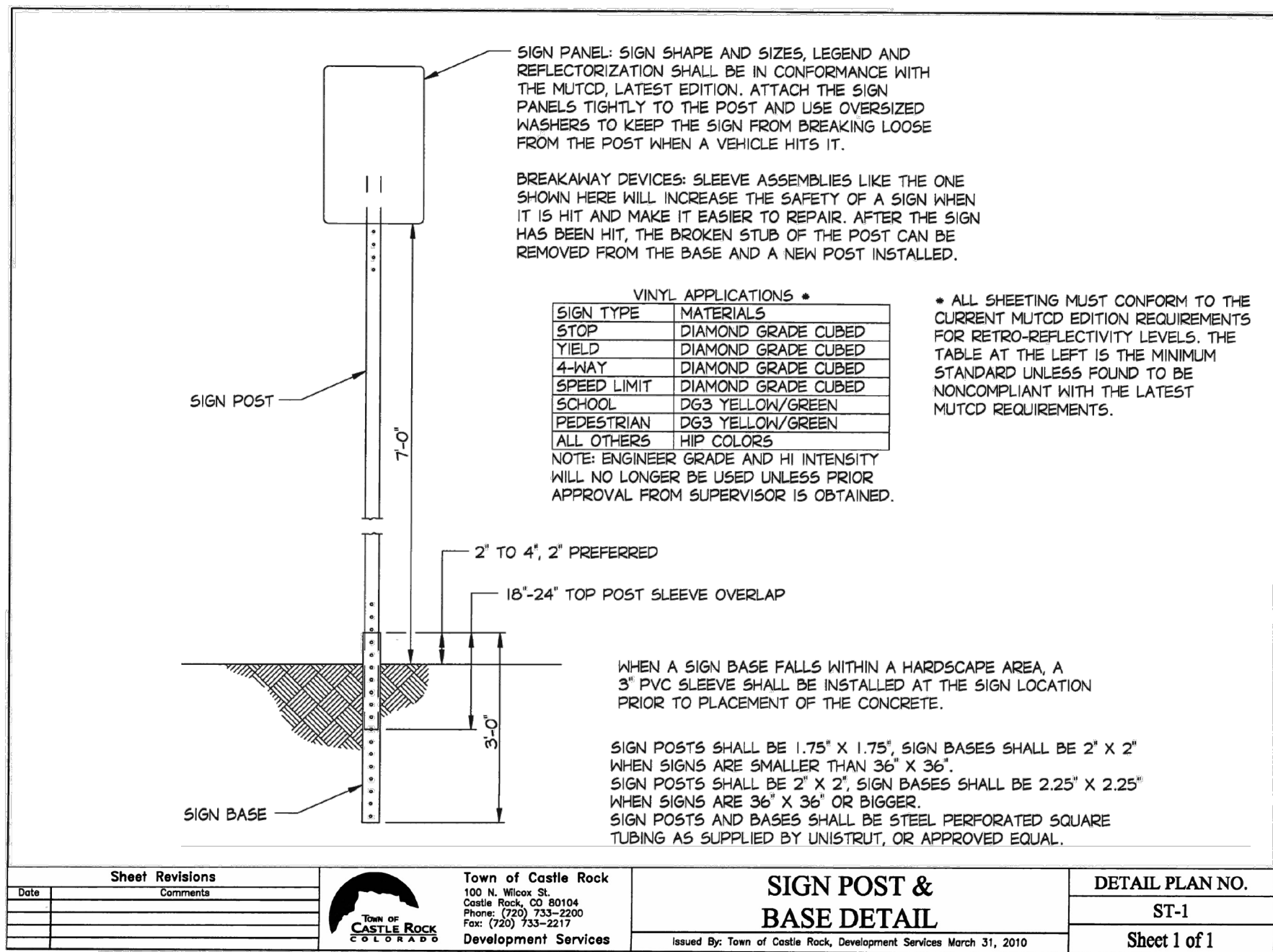
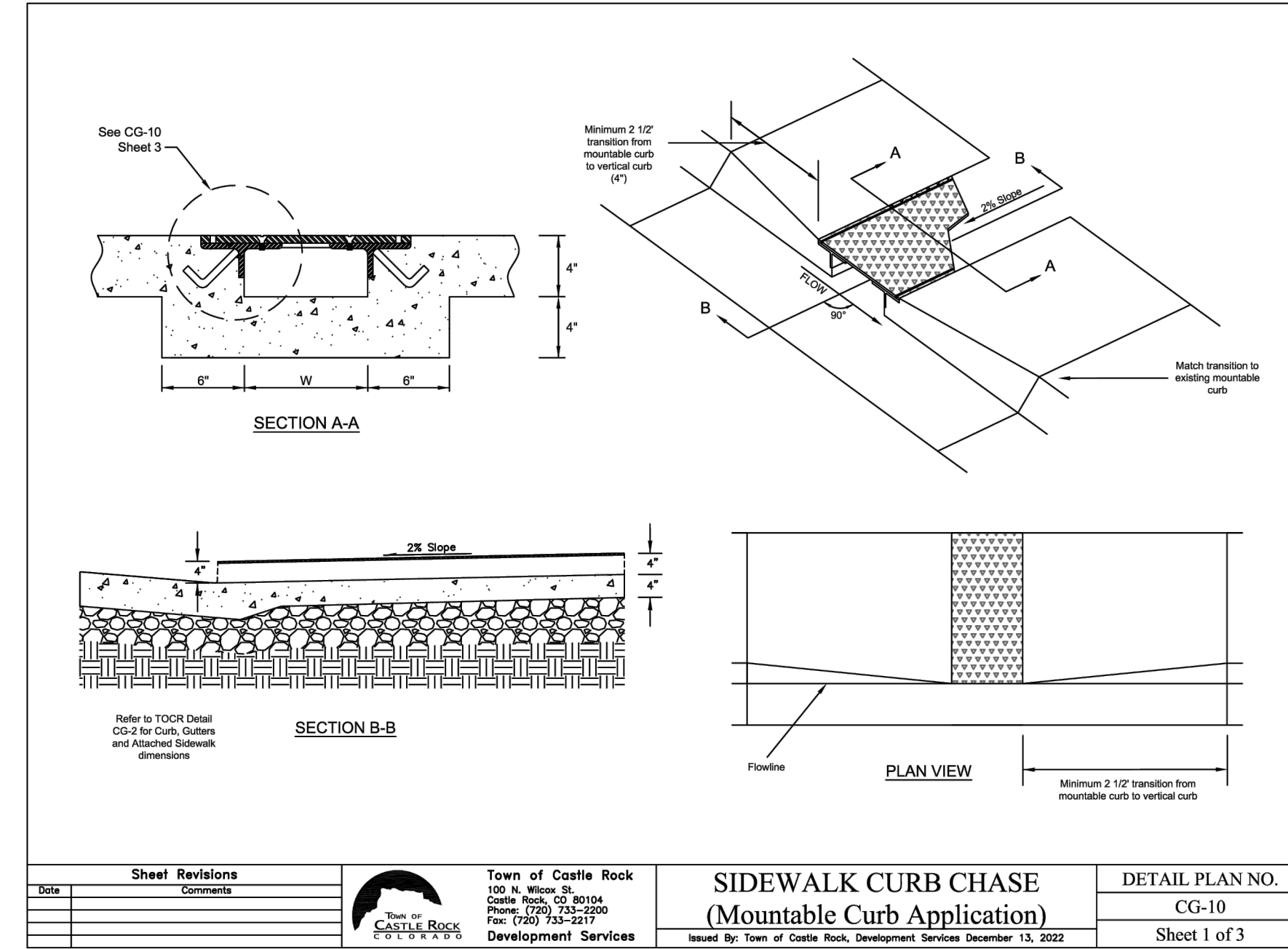
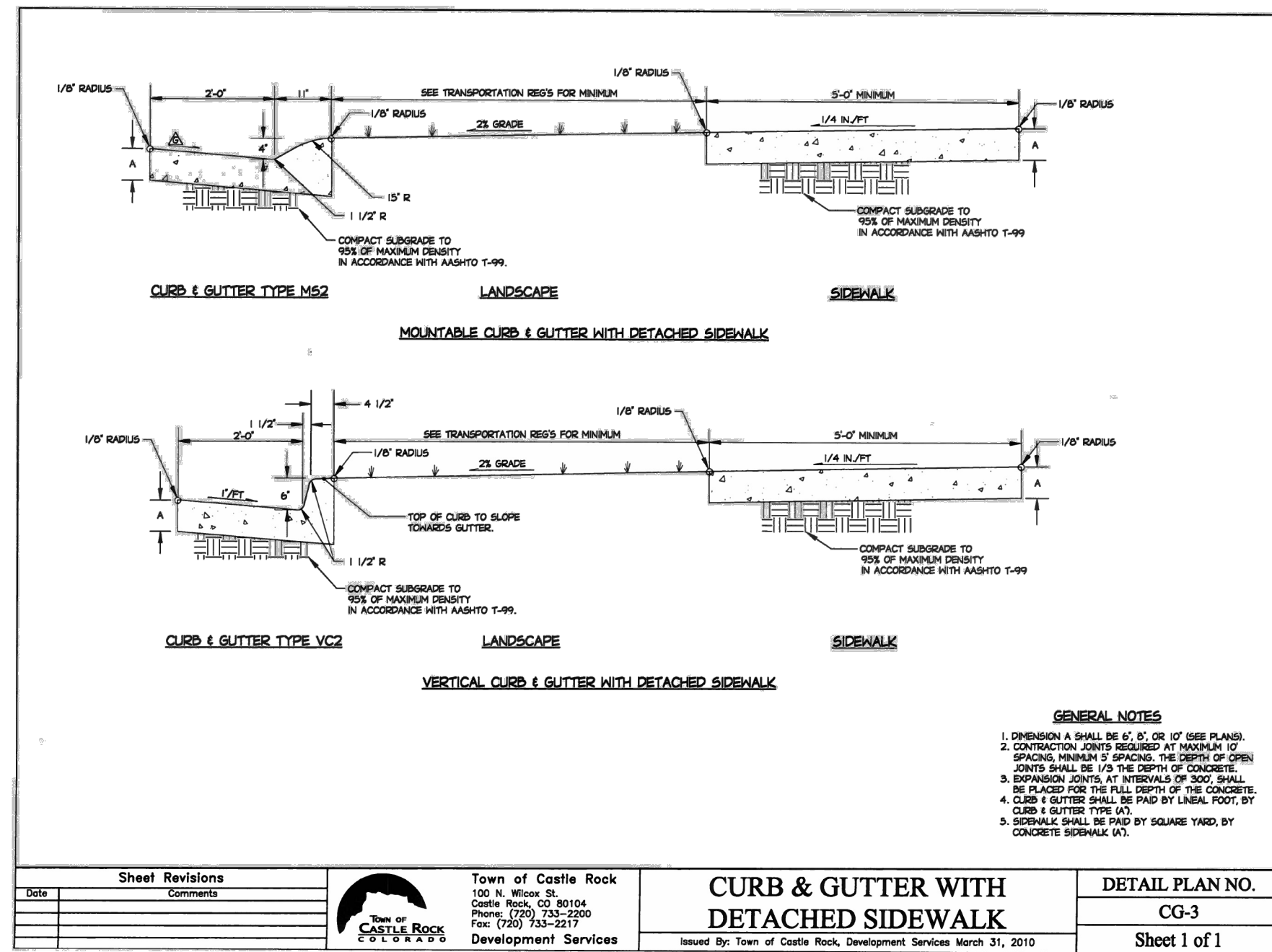
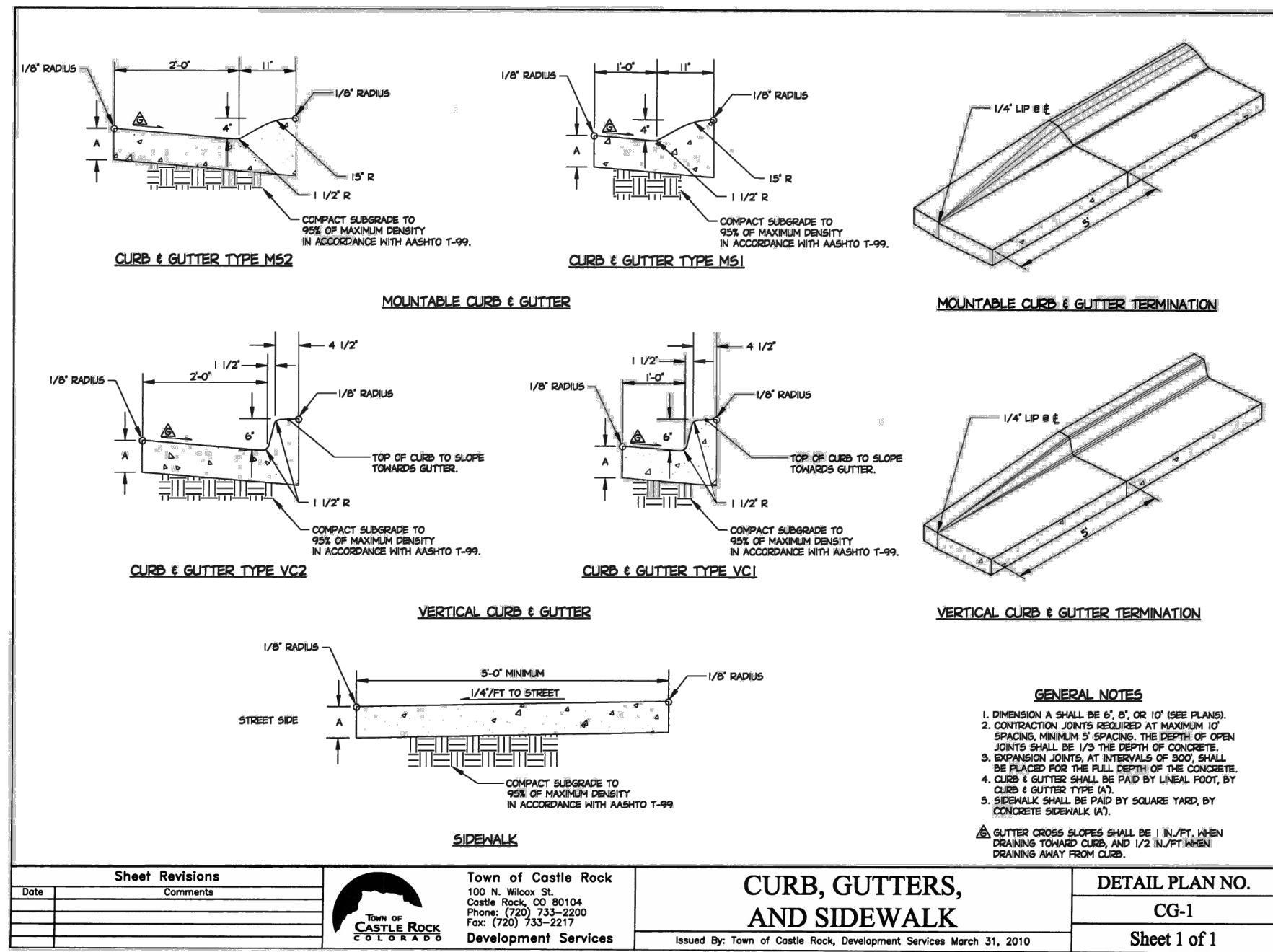
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- (61) PROPOSED OVERHEAD DOOR: REFERENCE BUILDING ELEVATIONS
- (62) PROPOSED GENERATOR
- (63) PROPOSED EUSERC CABINET
- (64) PROPOSED TEMPORARY ROLLED ASPHALT CURB
- (65) PROPOSED R4-4 "RIGHT TURN LANE - YIELD TO BIKES" SIGN
- (66) PROPOSED R3-7R "RIGHT LANE MUST TURN RIGHT" SIGN
- (67) PROPOSED 8'-0" SCREEN WALL: REFERENCE BUILDING ELEVATIONS
- (68) PROPOSED ENHANCED CONCRETE TO DELINEATE PEDESTRIAN WALKWAY: REFERENCE SITE DETAILS
- (69) PROPOSED GUARD RAIL AT RETAINING WALL
- (70) PROPOSED ELECTRICAL SWITCH GEAR VAULT
- (71) SIGHT TRIANGLE
- (72) PROPOSED R5-1 "DO NOT ENTER" SIGN
- (73) PROPOSED R1-5 "YIELD TO PEDESTRIANS HERE" SIGN

f 24

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

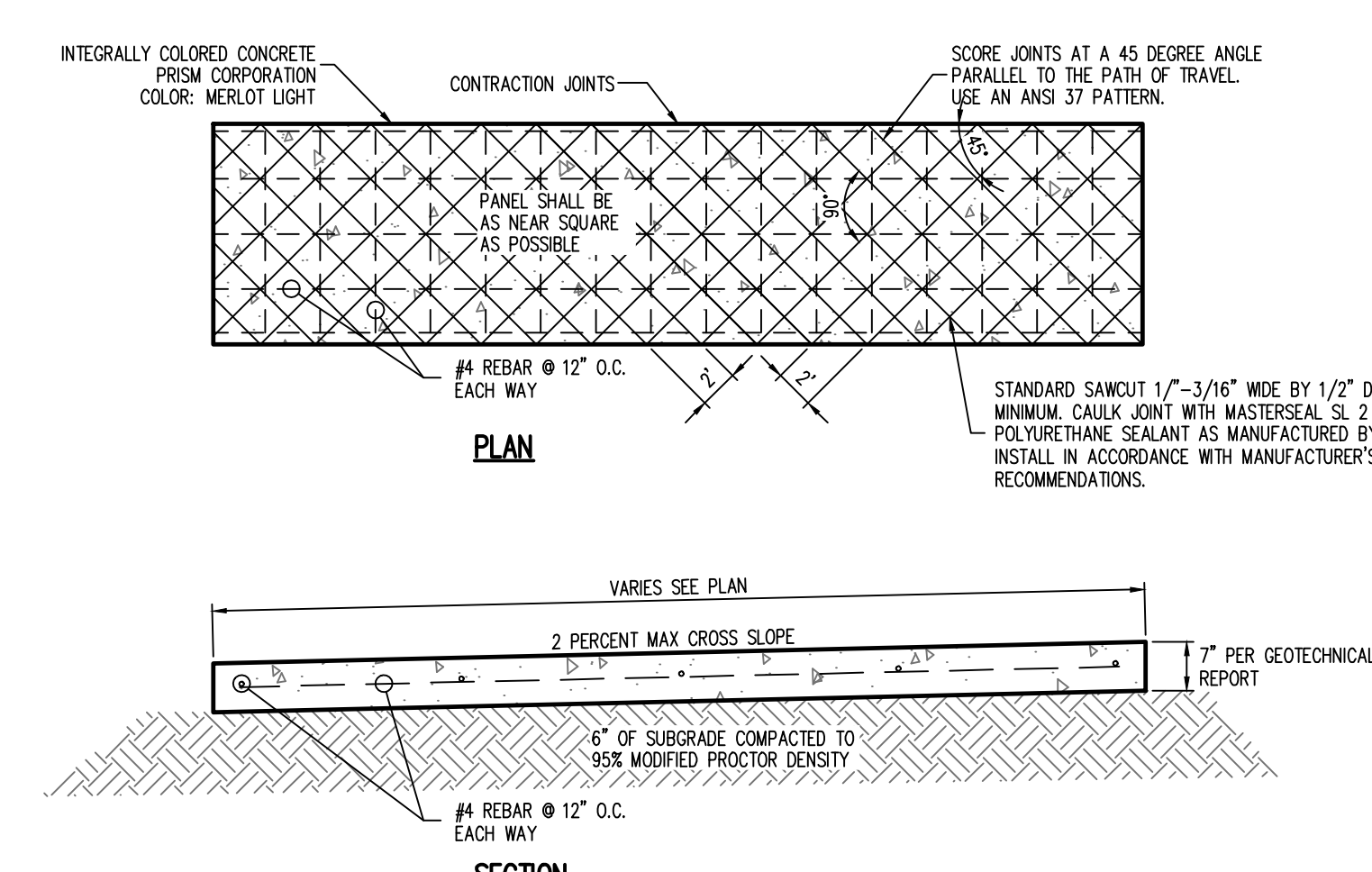
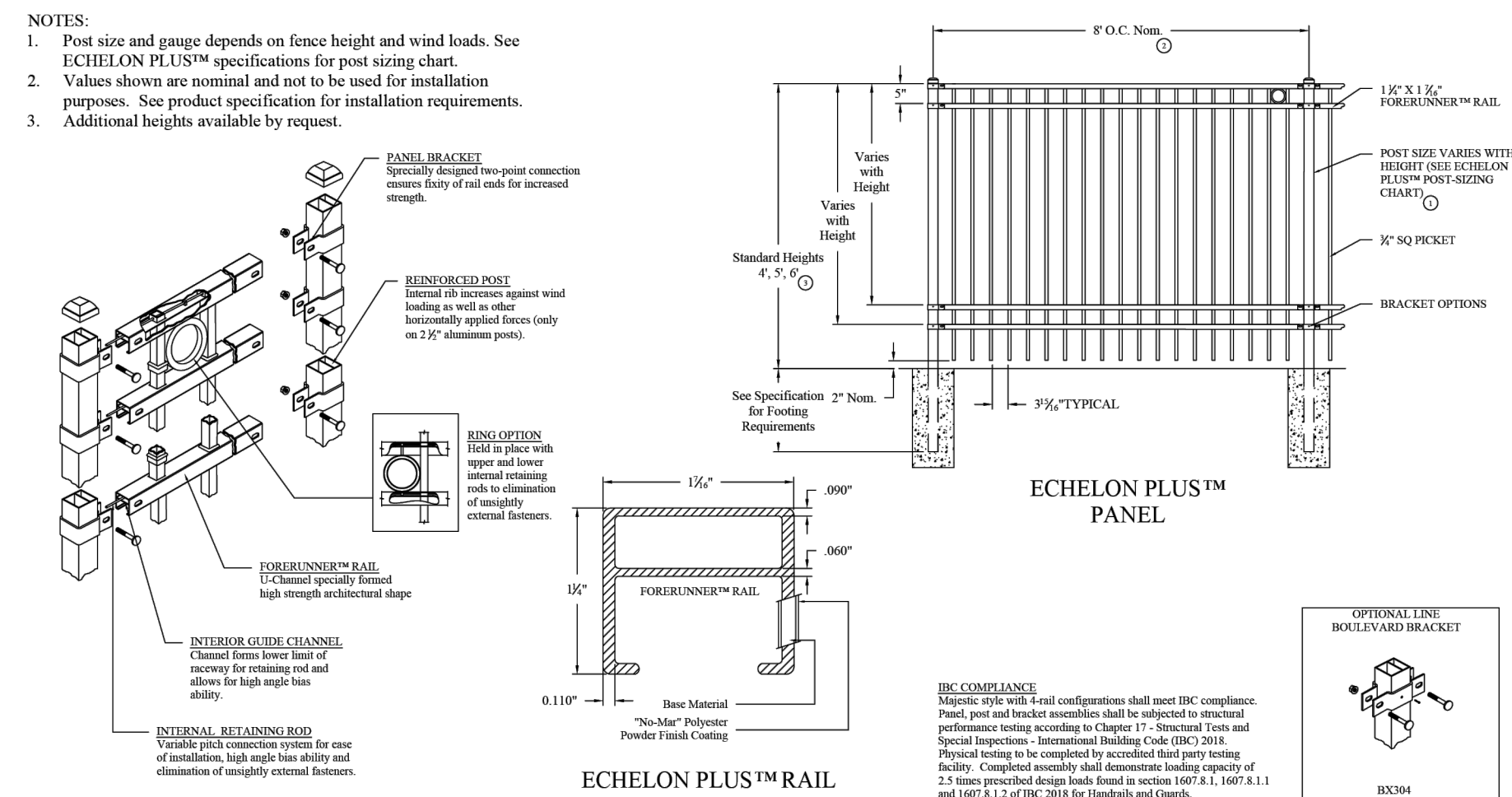
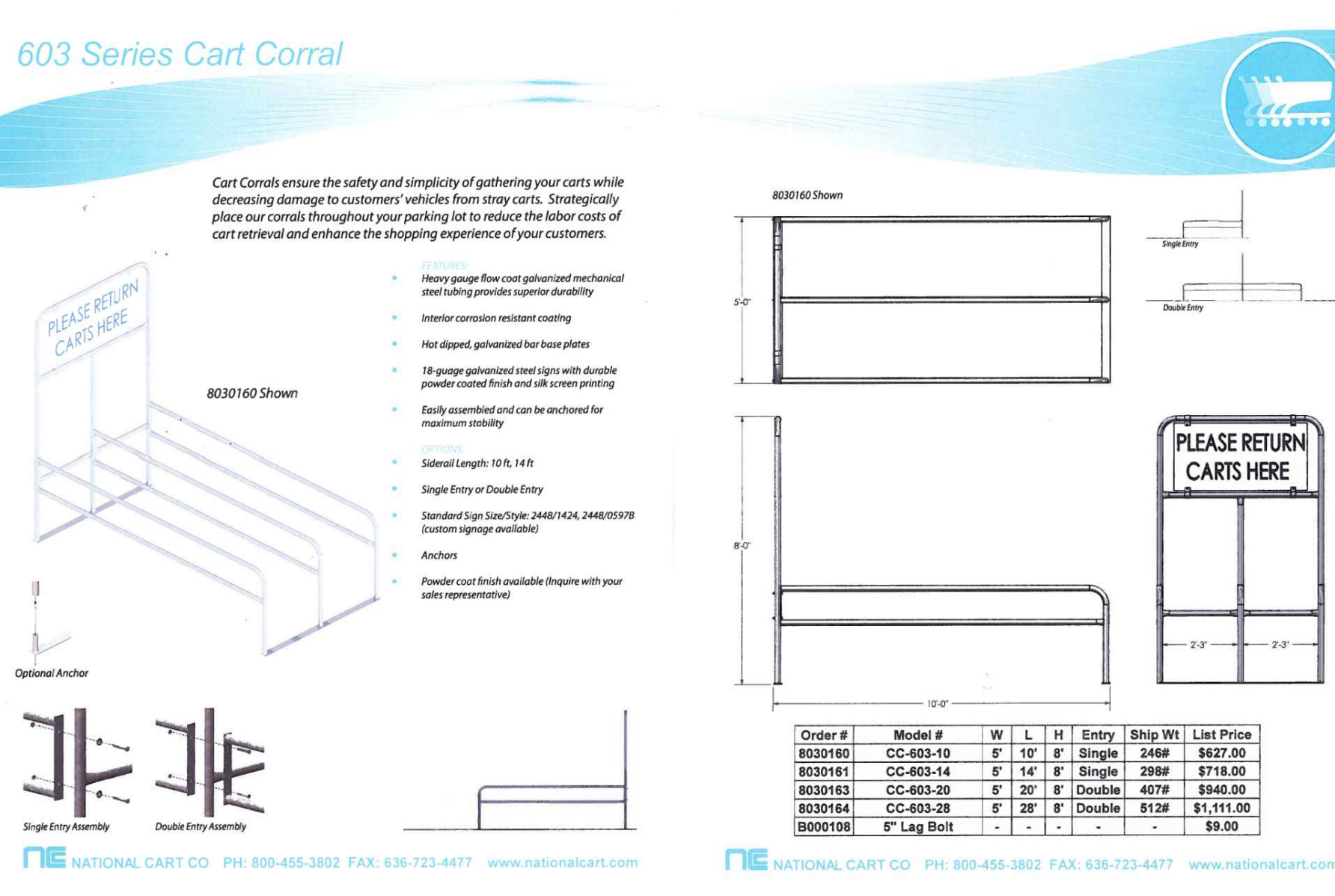
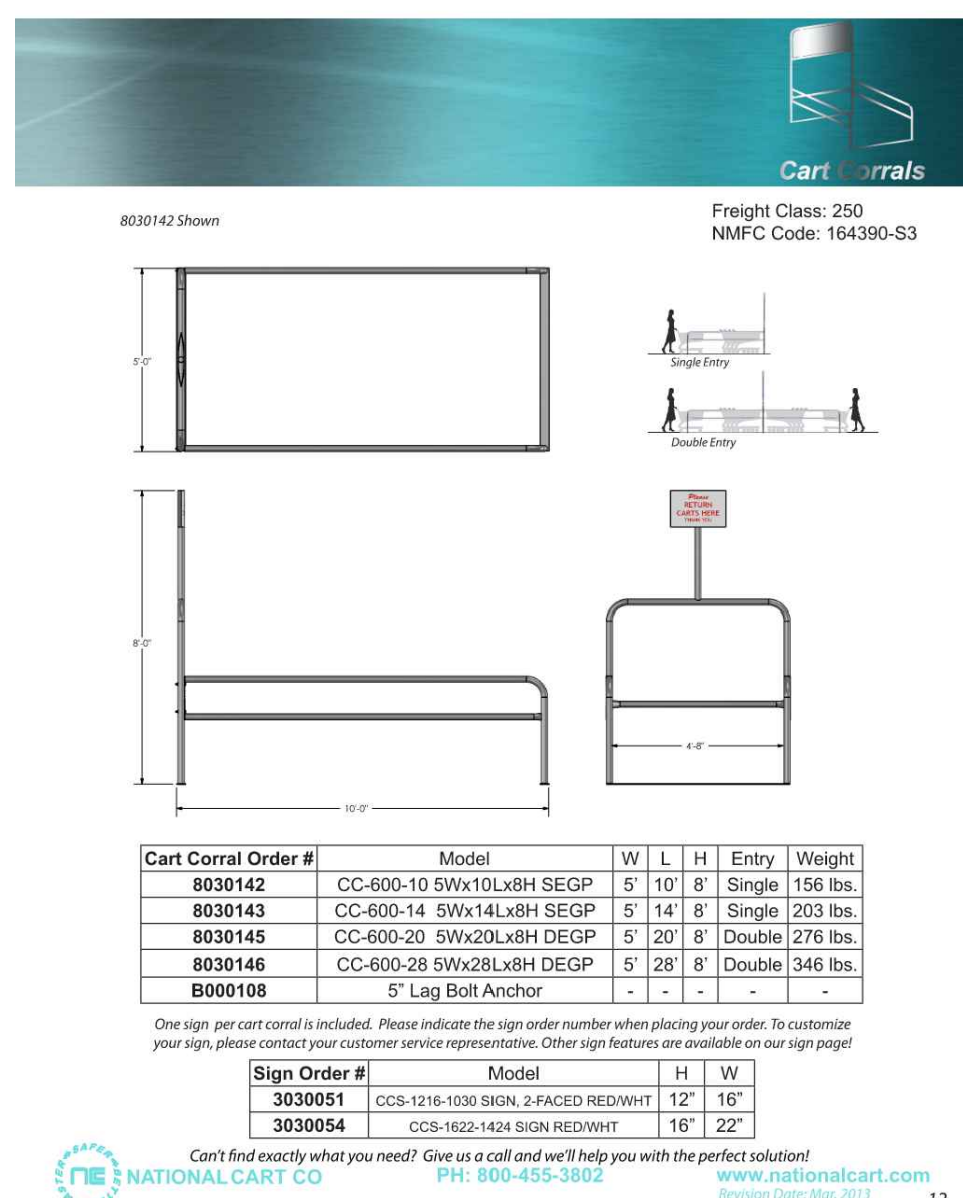
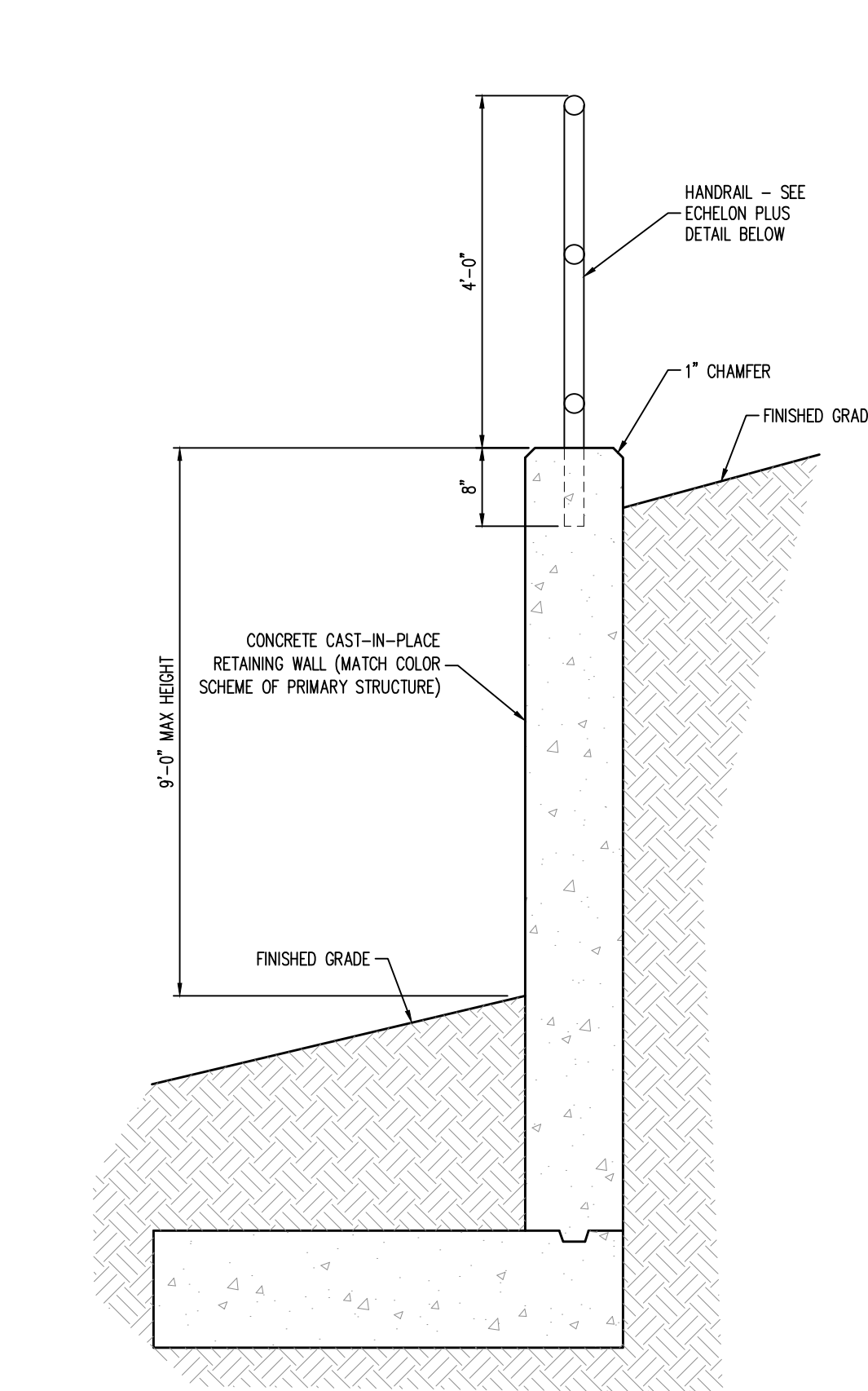
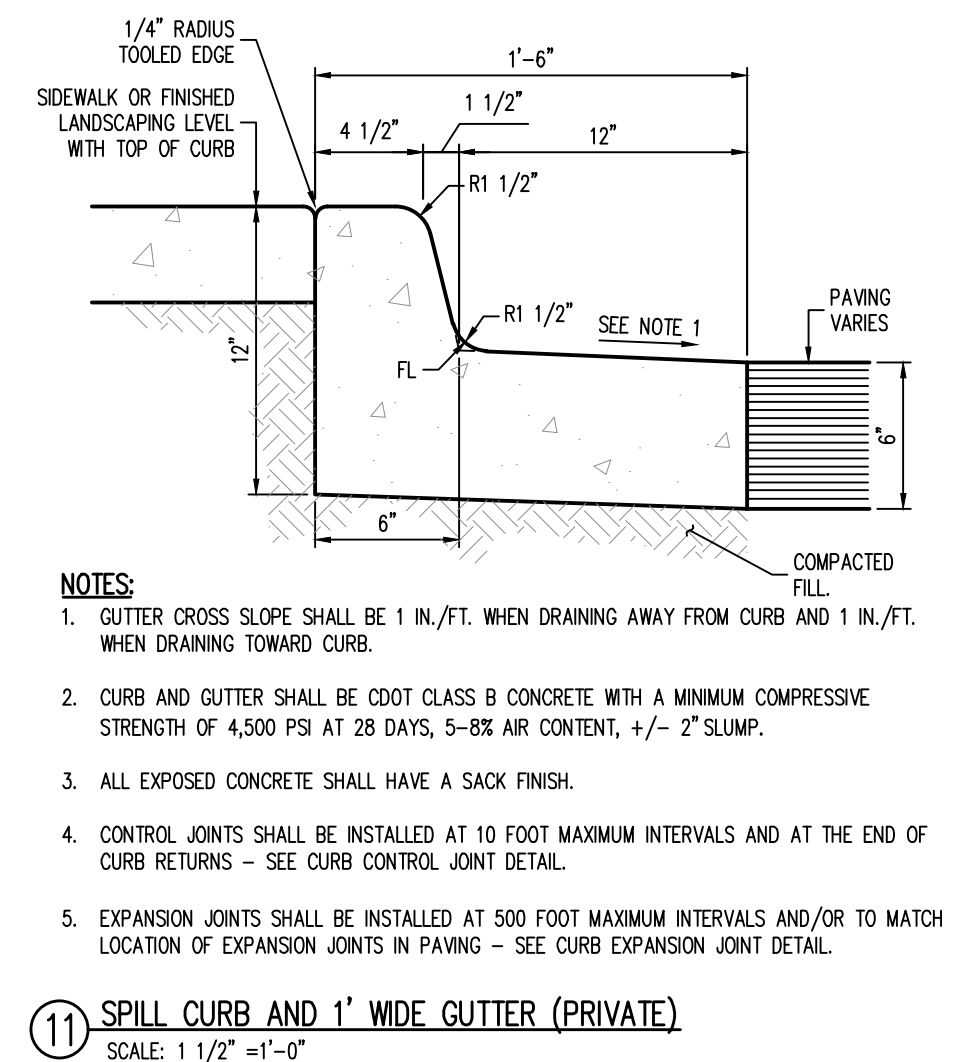
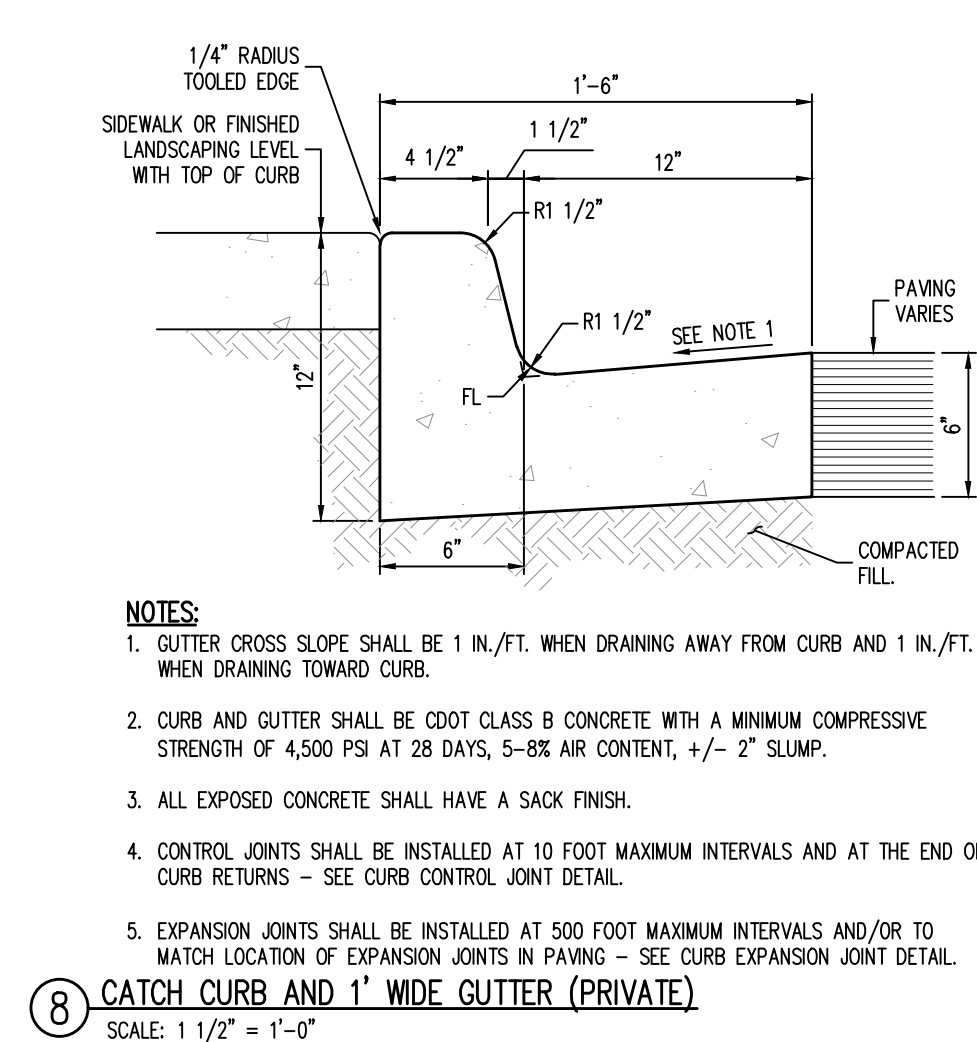
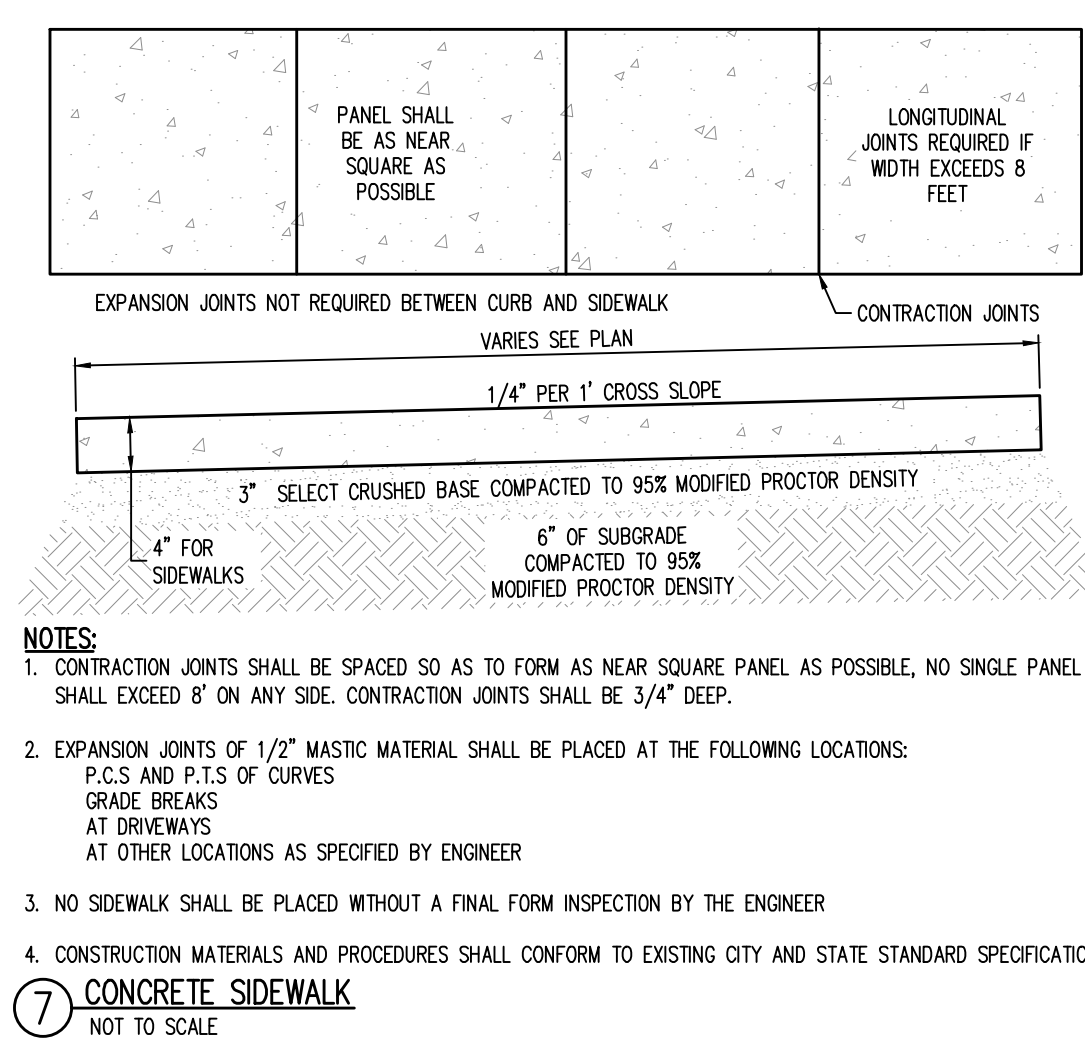
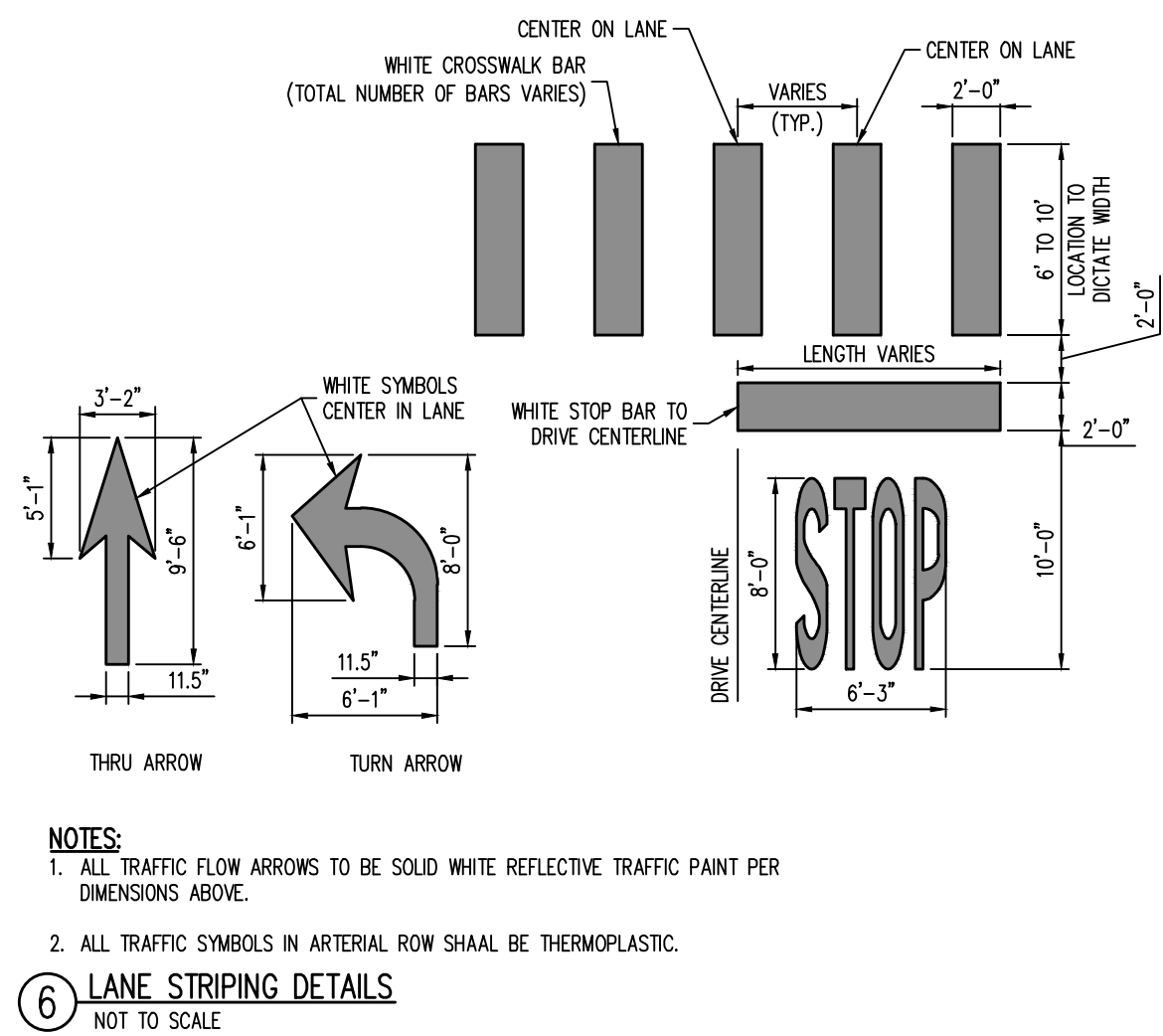
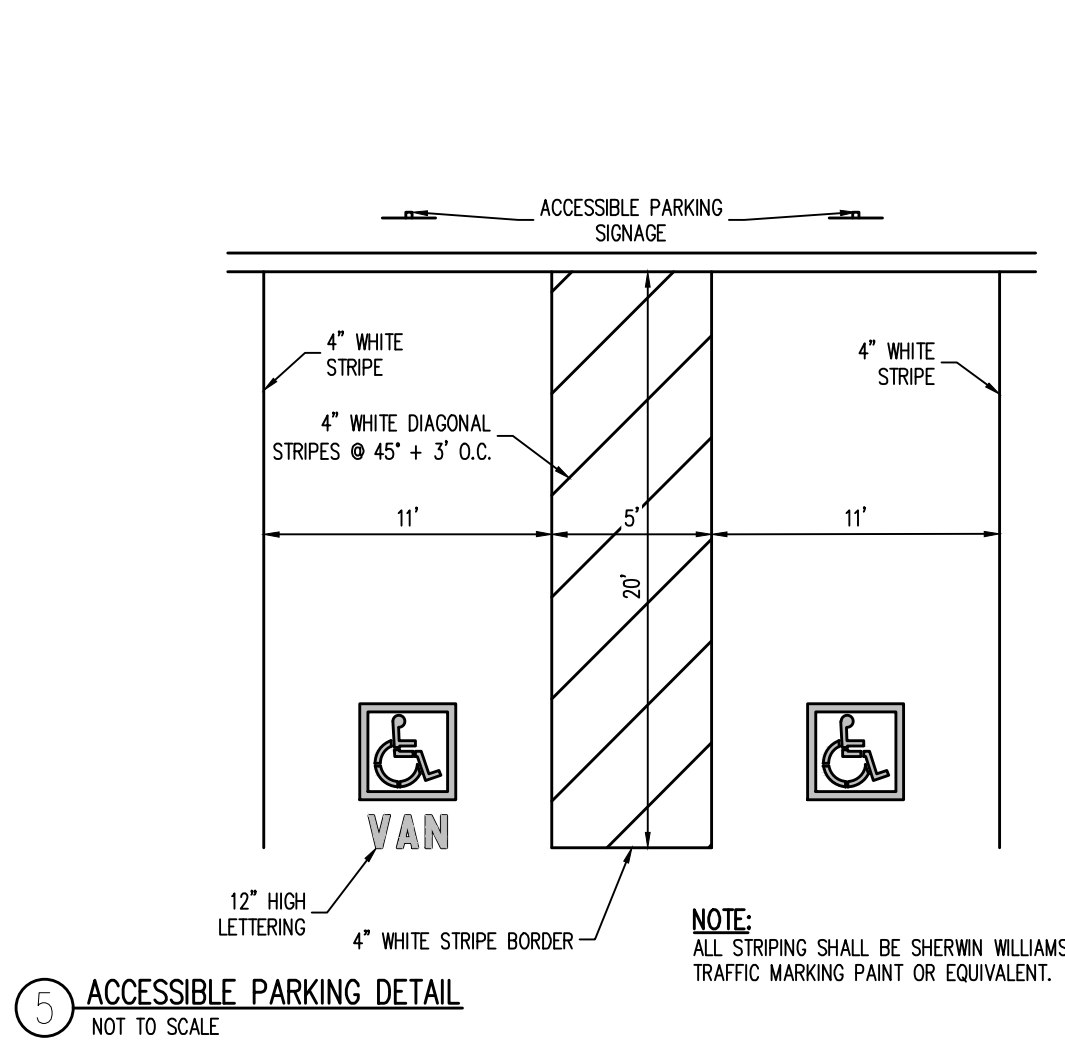
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

[illegible]

Project No:	KSS000165
Drawn By:	RDG
Checked By:	JRR
Date:	

SITE DETAILS

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ENHANCED CONCRETE CROSSWALK DETAIL

- CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL, AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
- EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
P.C.S AND P.T.S OF CURVES
GRADE BREAKS
AT DRIVEWAYS
AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
- NO CROSSWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

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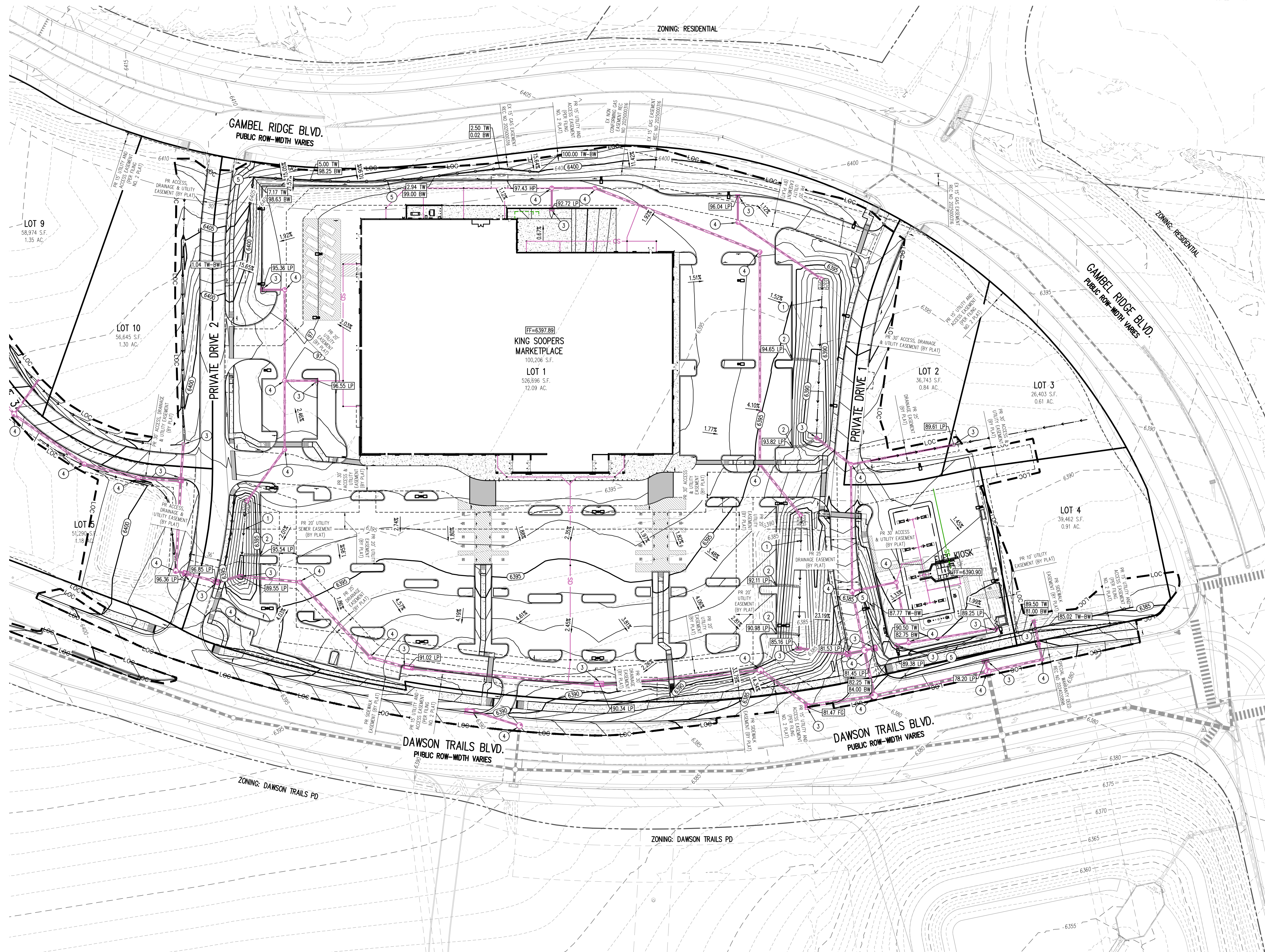
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
KING SOOPERS #165
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	11/17/25	2nd SUBMITTAL	JRR
2	02/06/26	3rd SUBMITTAL	JRR
3	05/29/26	4th SUBMITTAL	JRR
4	07/15/26	5th SUBMITTAL	JRR

Project No: KSS000165
Drawn By: RDG
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Date:

SITE DETAILS

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADING LEGEND

	5480	EXISTING MAJOR CONTOUR
	52	EXISTING MINOR CONTOUR
	5465	PROPOSED MAJOR CONTOUR
	66	PROPOSED MINOR CONTOUR
	R/A	PROPOSED RIDGE LINE
	X ⁵⁰	EXISTING STORM SEWER (LESS THAN 12")
	S	PROPOSED STORM SEWER (LESS THAN 12")
	S	EXISTING STORM SEWER (GREATER THAN 12")
	S	PROPOSED STORM SEWER (GREATER THAN 12")
		PROPOSED CATCH CURB AND GUTTER
		PROPOSED SPILL CURB AND GUTTER
	LOC	LIMITS OF CONSTRUCTION
		EXISTING MANHOLE
		EXISTING STORM SEWER INLET
		EXISTING FIRE HYDRANT
		PROPOSED STORM SEWER MANHOLE
		PROPOSED STORM INLET
		PROPOSED SPOT ELEVATION
	15.00	FINISHED FLOOR
	15.00 FT	LOW POINT
	15.00 LP	BOTTOM OF WALL
	15.00 BW	TOP OF WALL
	15.00 TW	CURB OPENING
	15.00 CO	TOP BACK OF CURB
	15.00 TC	TOP OF GRATE
	15.00 TR	TOP OF RAMP
	15.00 BR	BOTTOM OF RAMP
	15.00 FL	FLOWLINE
	15.00 FL INT	FLOWLINE INTERSECTION

GRADING SCHEDULE

- ① PROPOSED SWALE
- ② PROPOSED CURB CUT
- ③ PROPOSED STORM SEWER INLET
- ④ PROPOSED STORM MANHOLE
- ⑤ PROPOSED RETAINING WALL; DESIGNED AND PERMITTED BY OTHERS

GRADING NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
3. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
4. ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' OF DESIGN WITH APPROVED TOP SOIL TO A MINIMUM DEPTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND CITY SPECIFICATIONS.
5. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
7. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
8. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
9. THE PROPOSED STORM SYSTEM ONSITE IS PRIVATELY OWNED AND MAINTAINED.
10. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
11. GC SHALL BE RESPONSIBLE FOR DESIGN AND PERMITTING OF PROPOSED RETAINING WALL.
12. EXCAVATION AND EMBANKMENT SHALL MEET SECTION 203 OF CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SET FORTH IN THE APPROVED SOILS REPORT.
13. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOLOGICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOLOGICAL REPORT RECOMMENDATIONS.
14. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

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SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

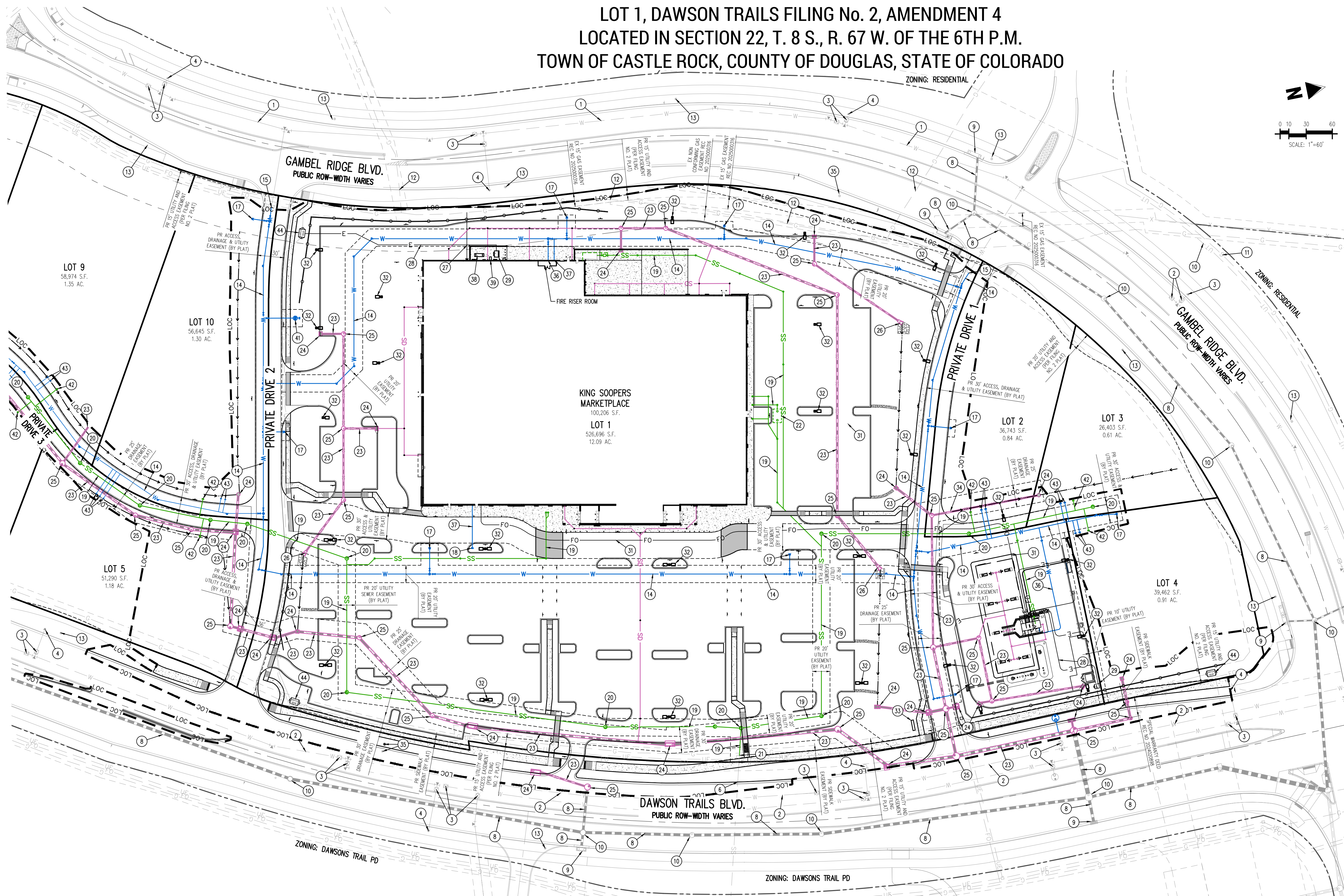
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GRADING PLAN

SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UTILITY SCHEDULE					
1	EXISTING 20" PVC WATER LINE	17	PROPOSED FIRE HYDRANT	34	PROPOSED STUB FOR FUTURE CONNECTION
2	EXISTING 16" PVC WATER LINE	18	PROPOSED FDC	35	RELOCATE SITE LIGHT (BY OTHERS)
3	EXISTING WATER VALVE	19	PROPOSED SANITARY SEWER	36	PROPOSED WATER SERVICE LINE TO WATER METER LOCATED INSIDE OF BUILDING
4	EXISTING FIRE HYDRANT	20	PROPOSED SANITARY SEWER MANHOLE	37	PROPOSED FIRE SERVICE LINE
5	EXISTING WATER METER	21	REMOVE PLUG AND CONNECT TO EXISTING 8" SANITARY SEWER	38	PROPOSED GENERATOR
6	EXISTING 8" PVC SANITARY SEWER	22	PROPOSED SANITARY SEWER GREASE INTERCEPTOR	39	PROPOSED EUSERC
7	EXISTING SANITARY SEWER MANHOLE	23	PROPOSED STORM SEWER	40	PROPOSED ELECTRICAL SWITCH GEAR VAULT
8	EXISTING STORM SEWER	24	PROPOSED STORM SEWER INLET	41	PROPOSED IRRIGATION METER
9	EXISTING STORM SEWER INLET	25	PROPOSED STORM SEWER MANHOLE	42	PROPOSED SANITARY SEWER SERVICE STUB
10	EXISTING STORM SEWER MANHOLE	26	PROPOSED CONCRETE FLARED END SECTION	43	PROPOSED WATER SEWER SERVICE STUB
11	EXISTING UNDERGROUND TELEPHONE	27	PROPOSED GAS LINE	44	PROPOSED ELECTRICAL SWITCH GEAR VAULT
12	EXISTING GAS LINE (AS-BUILT CONDITION WITHIN NON-CONFORMING EASEMENT)	28	PROPOSED UNDERGROUND ELECTRICAL		
13	EXISTING SITE LIGHT	29	PROPOSED ELECTRICAL TRANSFORMER; G.C. TO COORDINATE INSTALLATION WITH UTILITY COMPANY		
14	PROPOSED 8" PVC WATER LINE	31	PROPOSED FIBER OPTIC LINE		
15	CONNECT TO EXISTING WATER MAIN	32	PROPOSED SITE LIGHTING		
16	PROPOSED WATER METER	33	PROPOSED MONUMENT SIGN (BY OTHERS)		

- ## UTILITY NOTES
1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
 2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
 4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMP) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

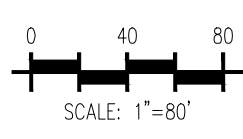
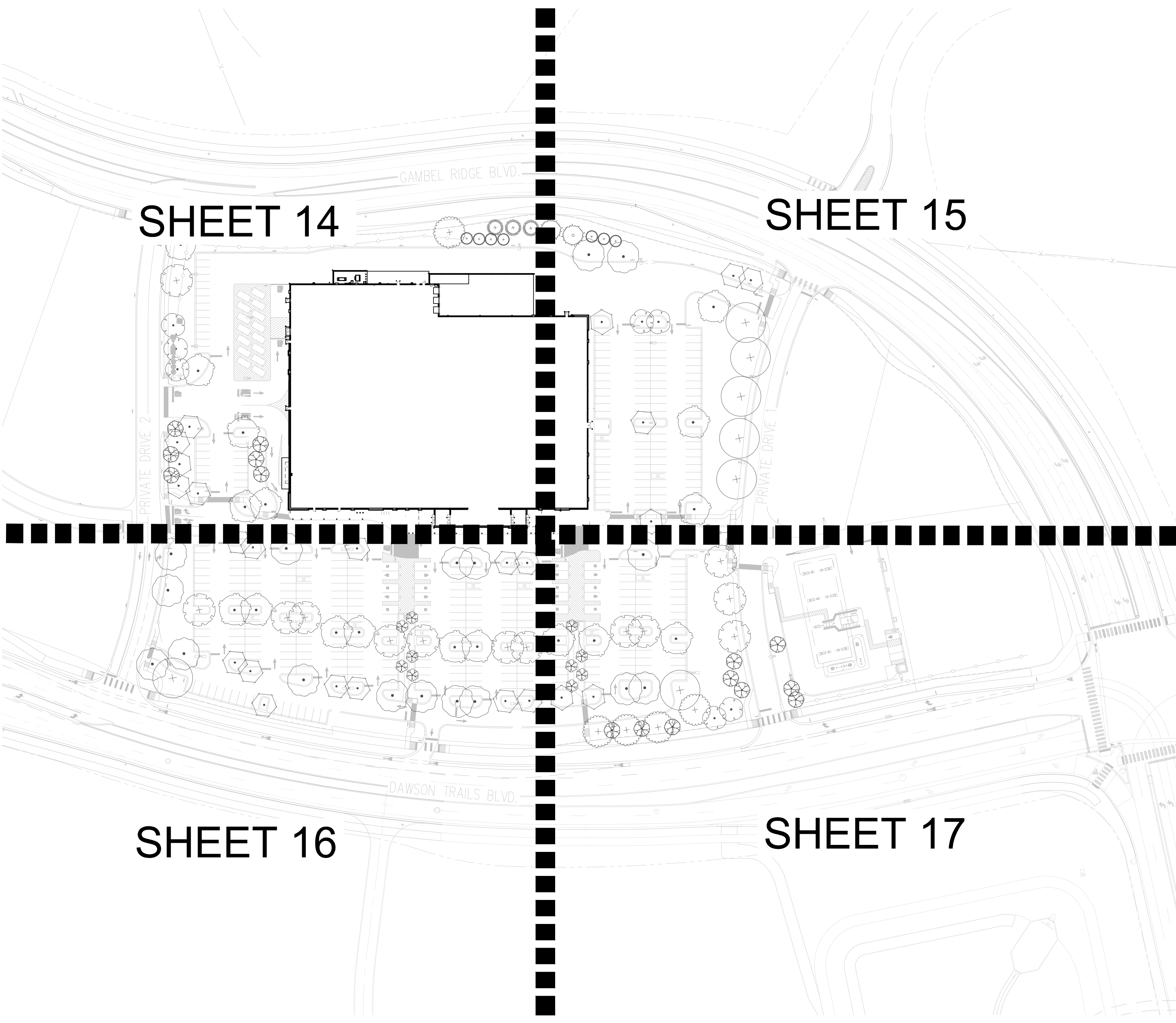
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CASTLE ROCK, COLORADO

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UTILITY PLAN

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SIGHT DISTANCE LINE CRITERIA

1. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES, STREETLIGHTS AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.

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LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
KING SOOPERS #165
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
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2	02/06/26	3rd SUBMITTAL	JRR
3	05/28/26	4th SUBMITTAL	JRR

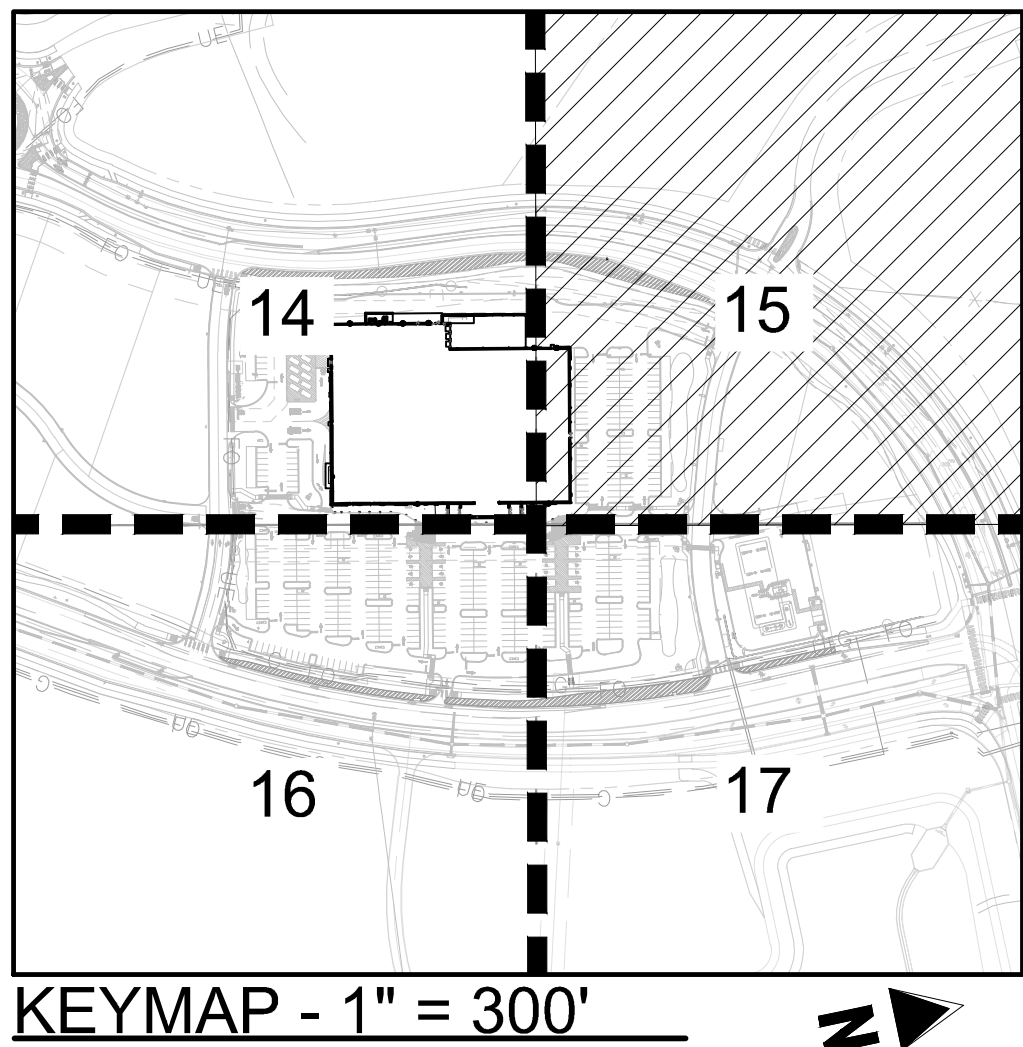
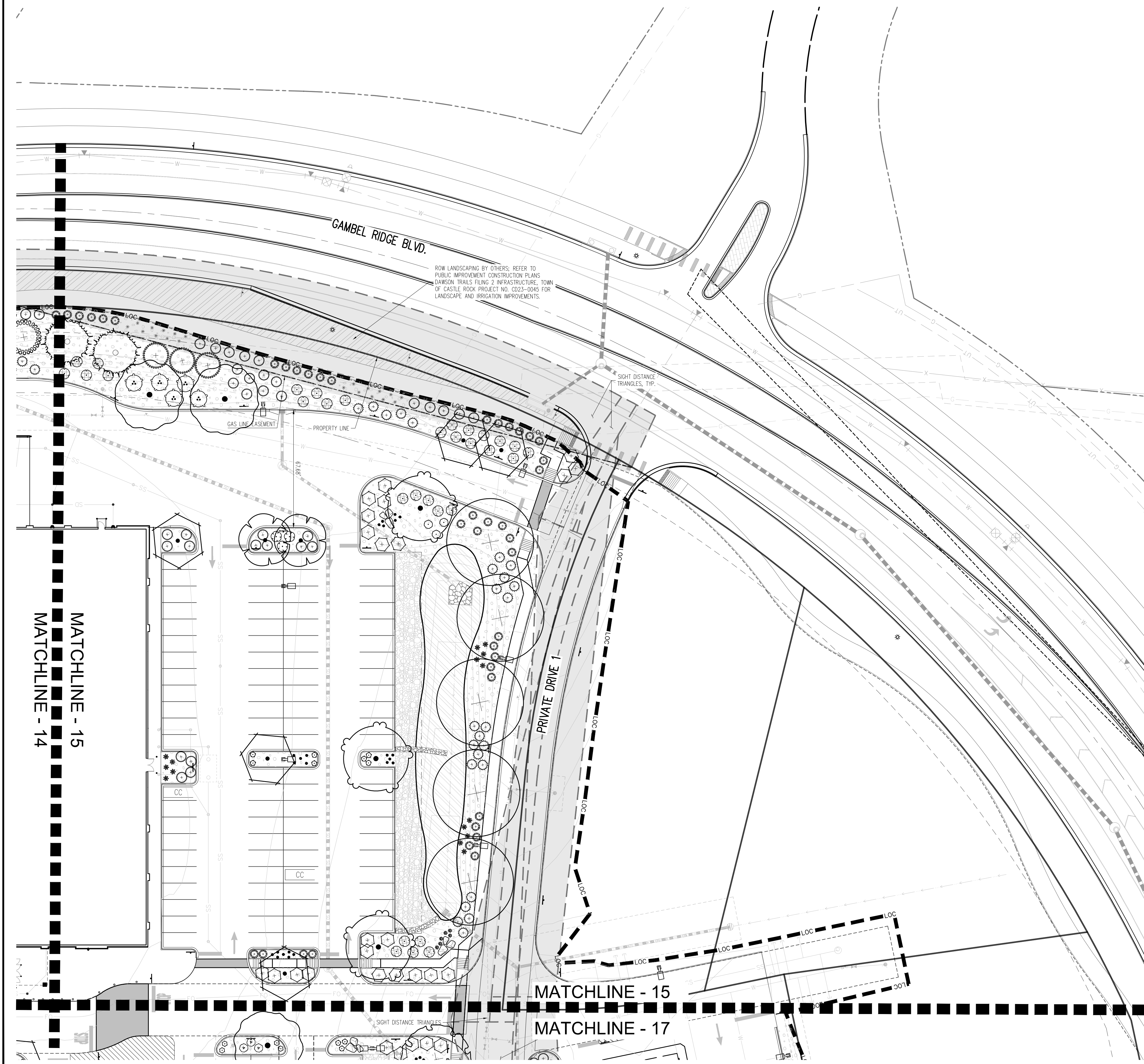
Project No:	KSS000165
Drawn By:	JC
Checked By:	KR
Date:	

OVERALL LANDSCAPE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



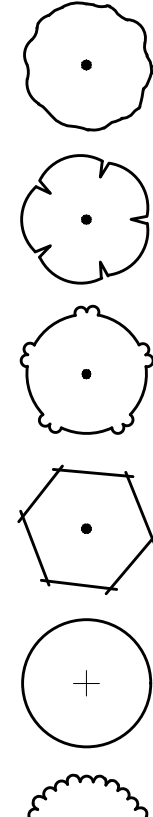
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LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
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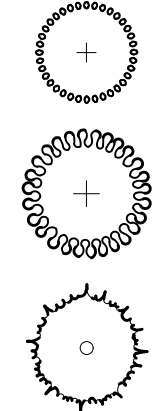
PLANT LEGEND

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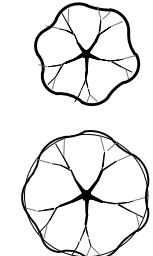
DECIDUOUS TREES



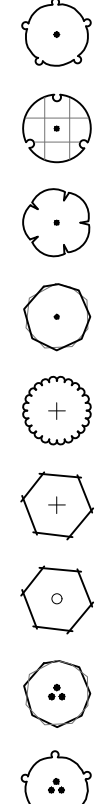
EVERGREEN TREES



ORNAMENTAL TREES



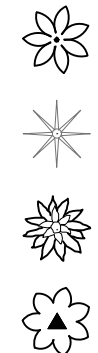
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



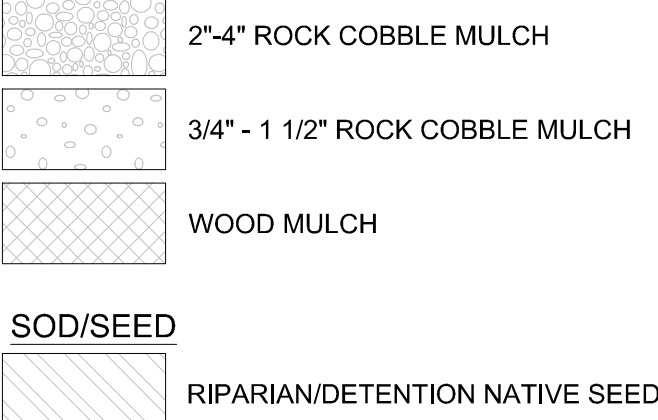
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PERENNIALS



MULCH



SIGHT DISTANCE LINE CRITERIA

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SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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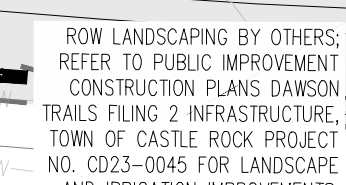
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CASTLE ROCK, COLORADO

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LANDSCAPE 2

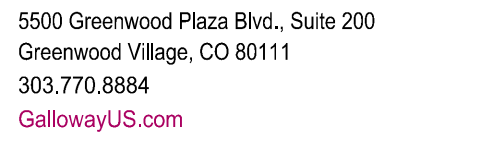
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RIPARIAN/DETENTION NATIVE SEED

SDP25-0015 - SITE DEVELOPMENT PLAN
WILSON TRAILS FILING No. 2, AMENDMENT 4

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
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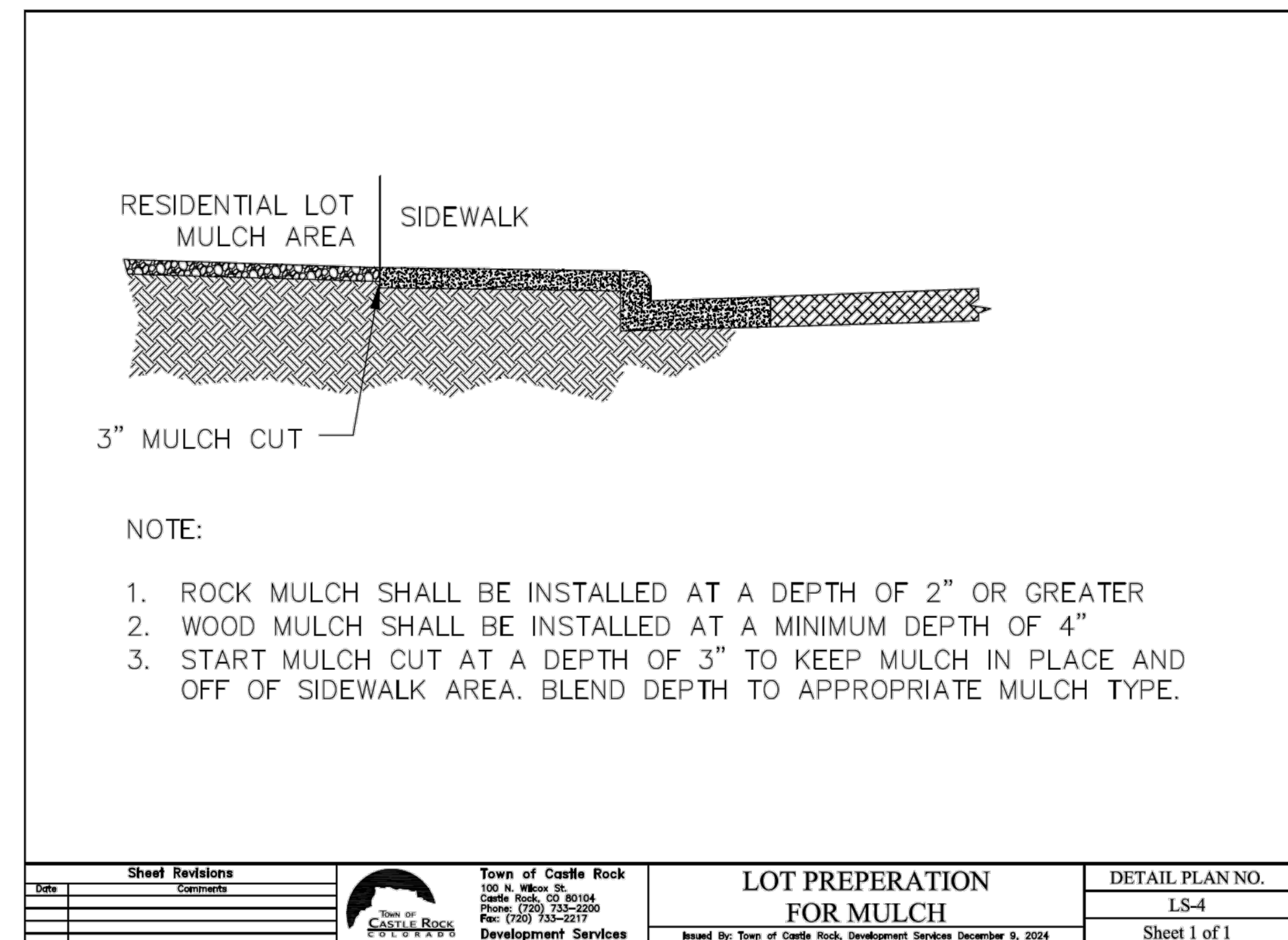
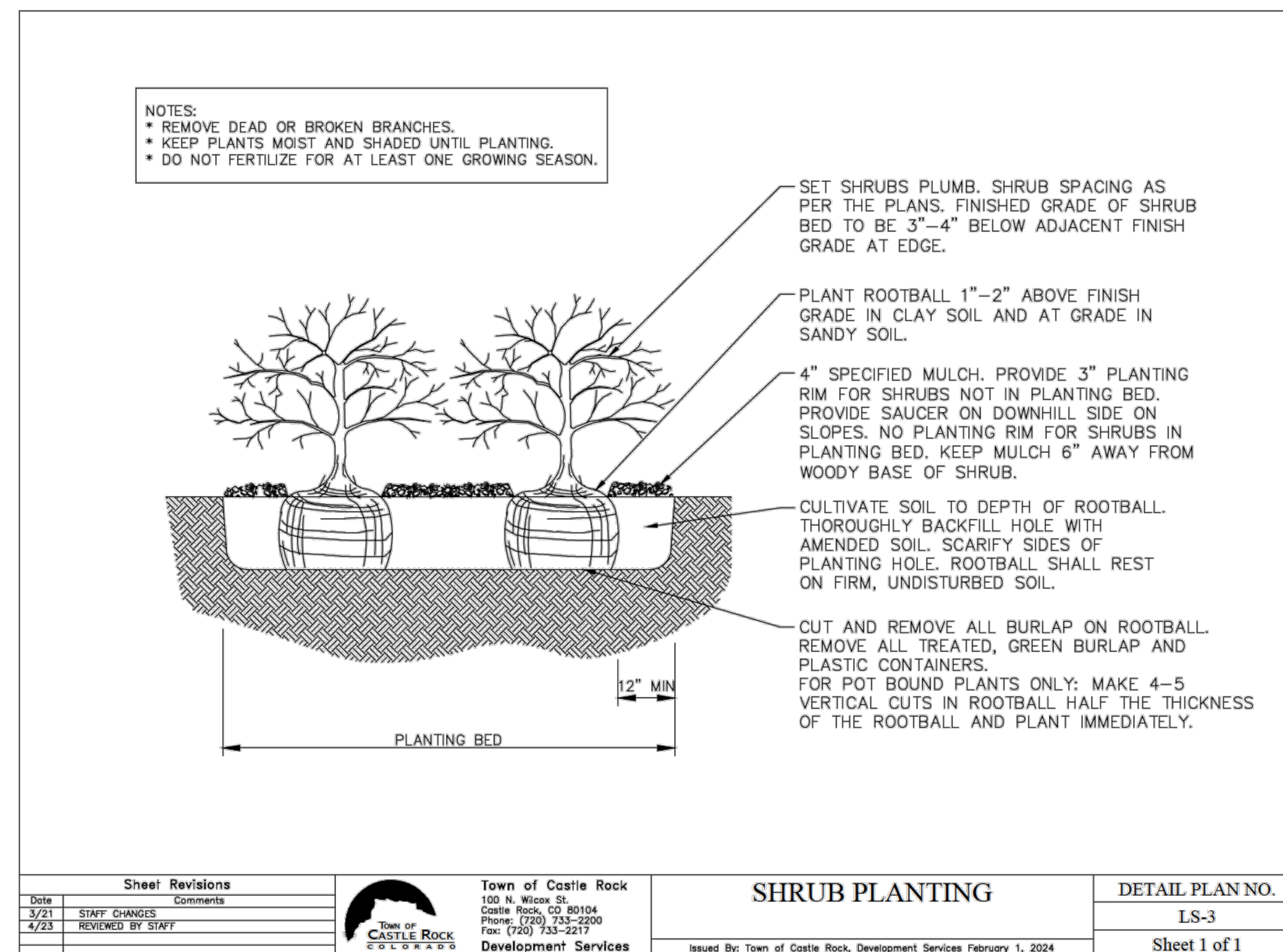
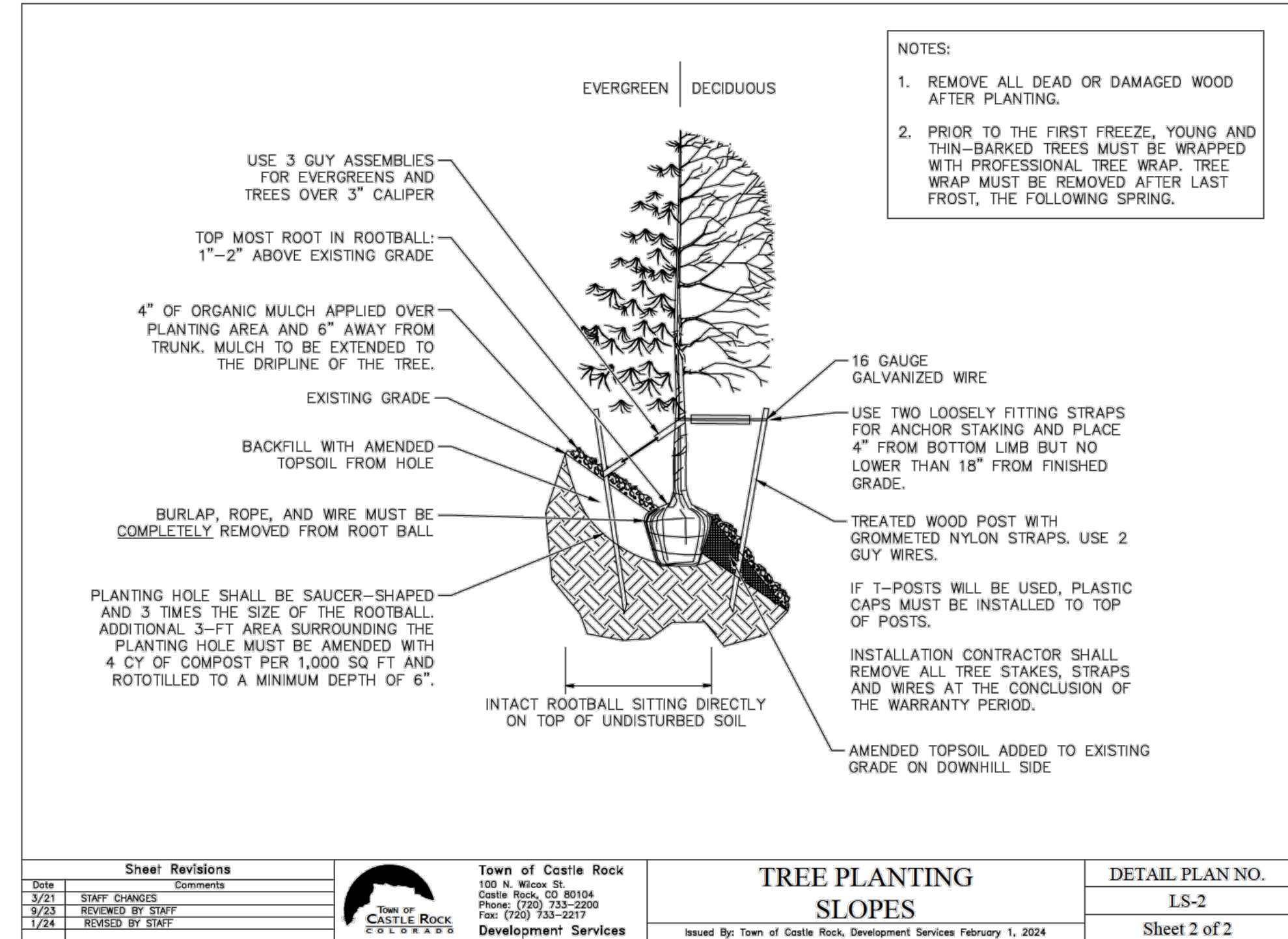
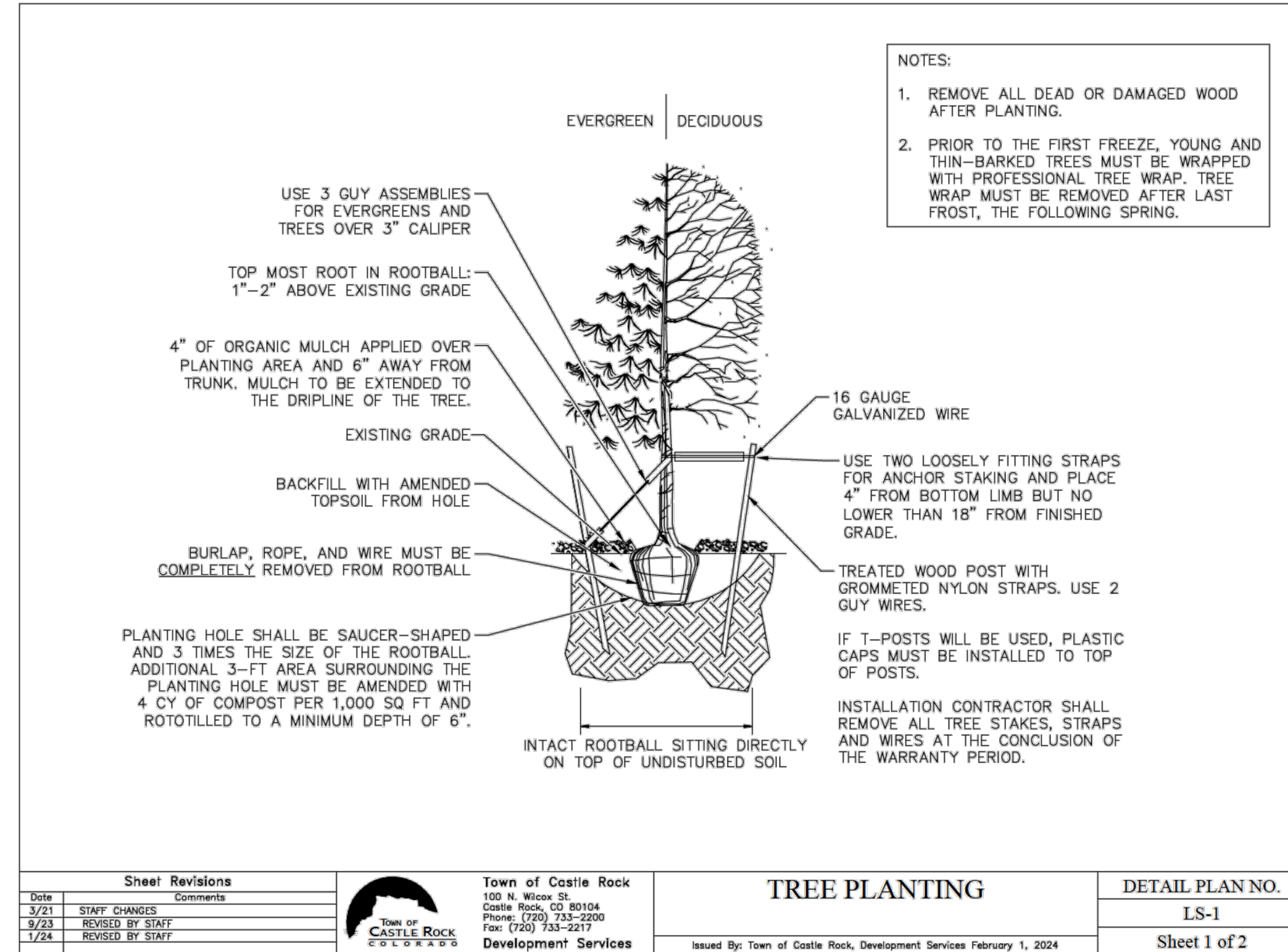
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CASTLE ROCK, COLORADO

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LANDSCAPE DETAILS

SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4



H/K/King Sospers • City Market/CO, Castle Rock • KISS00165 • Dawson Trails/PLA2 • Plant/ACSS165_SDP_LS.dwg • Jack Cropper • 7/15/2026

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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ADJUSTED AREA ANALYSIS

Landscape Rating	Gross Square Footage	Hydrozone Factor*	Adjusted Area Square Footage**
LOW	103,634	0.25	25,909
MODERATE	103,634	0.5	51,817
HIGH	103,634	1	103,634

* The hydrozone factor is determined by the water use of the plant material within the zone. A 0.00 factor is used for non-irrigated material, 0.25 for low, 0.50 for moderate, and 1.00 for high.

** Compare Adjusted Area Square Footages to Calculated Adjusted Area to determine landscape hydrozone category.

LANDSCAPE IRRIGATION WATER USE ANALYSIS

Plant Type (turf, seed, shrubs, trees only, etc.)	Irrigation Method	Hydrozone (Non-Irrigated, Low, Moderate, High)	Design Area (SF)	Hydrozone Factor*	Calculated Adjusted Area**
Shrub Bed - On-Site	Drip (Point Source)	LOW	93,739	0.25	23,435
Temporarily Irrigated Native Seed	Spray (Rotary)	LOW	9,895	0.25	2,474
		TOTALS (SF)	103,634	-	25,909

* The hydrozone factor is determined by the water use of the plant material within the zone.
A 0.00 factor is used for non-irrigated material, 0.25 for low, 0.50 for moderate, and 1.00 for high

** In no way does this number indicate an anticipated gallon, acre-foot, or any other tangible datum of water usage for the landscape, for conceptual purposes only.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL, BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR COVERAGE UNTIL ESTABLISHMENT, UPON ESTABLISHMENT, TEMPORARY IRRIGATION EQUIPMENT SHALL BE REMOVED.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTAS AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

TOWN OF CASTLE ROCK IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOIL AS A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST; IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
8. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WASTE WATER WASTE IS NOT ALLOWED
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL

NATIVE SEED IRRIGATION NOTE

NATIVE SEED ON THIS SITE IS TO BE
IRRIGATED TEMPORARILY UNTIL
ESTABLISHMENT. TEMPORARY SEED
IRRIGATION EQUIPMENT (SPRAYS) MUST BE
ABOVE GROUND AND REMOVED AT THE
END OF THE APPROVED ESTABLISHMENT
PERIOD AS PER THE TOWN OF CASTLE
ROCK LANDSCAPE AND IRRIGATION
CRITERIA MANUAL - APPENDIX A SECTION B

SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

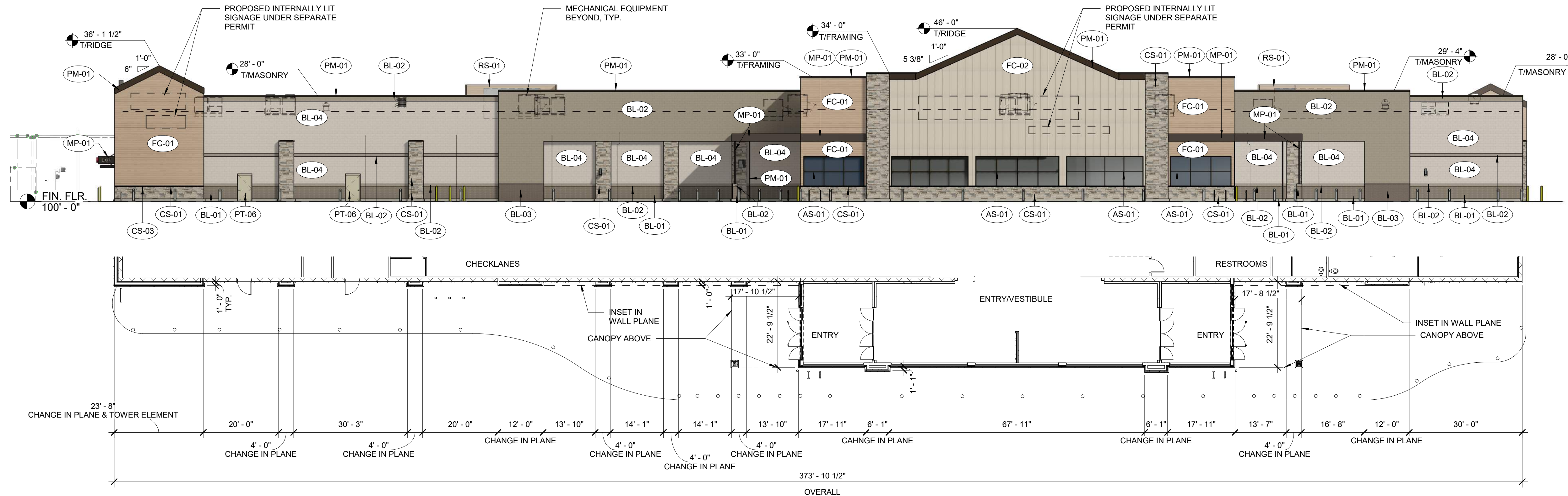
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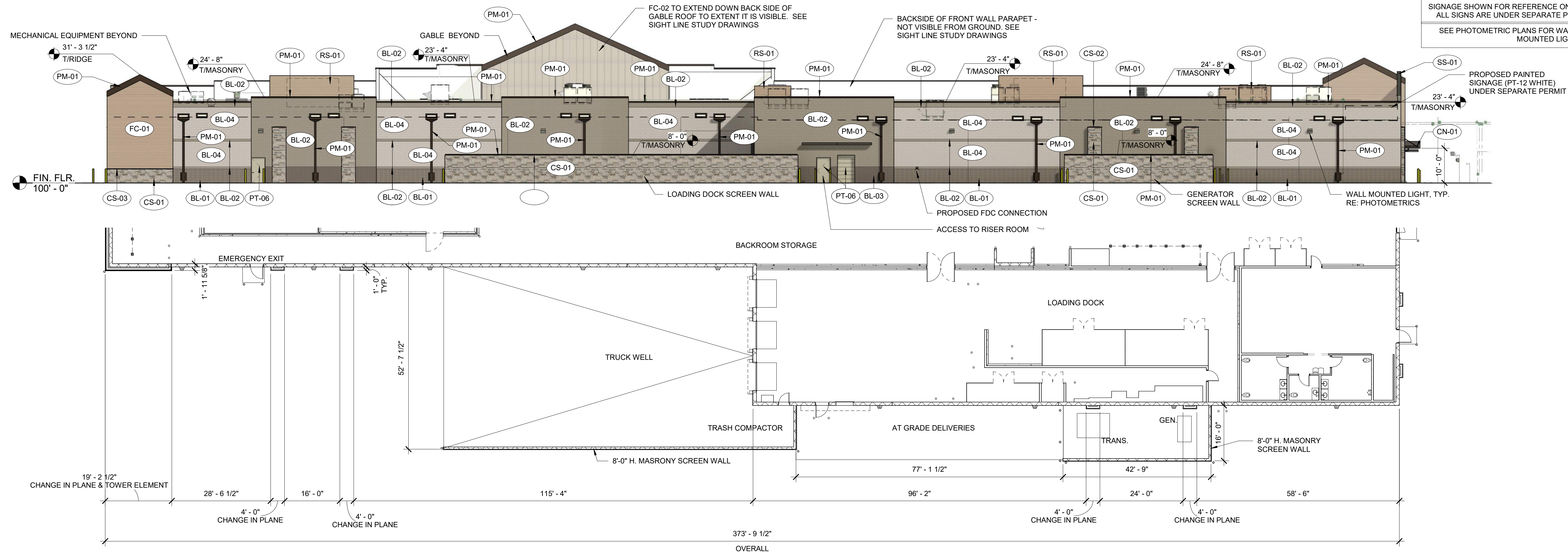
CONCEPTUAL IRRIGATION METHOD

SDP25-0015 - SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

20
of 24



1 FRONT ELEVATION AND PARTIAL FLOOR PLAN
1/16" = 1'-0"



2 REAR ELEVATION AND PARTIAL FLOOR PLAN
1/16" = 1'-0"

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		DARK BRONZE
BL-01	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR - DARK BROWN
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR - LIGHT TAN
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	807WR - DARK GRAY
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR - LIGHT TAN
CL-01	CHAIN LINK FENCE AND GATE		
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	DEEP BROWN
CS-01	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE - LIGHT GRAY/TAN MIX
CS-02	CAST STONE	FORT COLLINS PRECAST	101-02 SM - LIGHT GRAY
CS-03	CULTURED STONE SILL	COUNTRY LEDGESTONE	INTAGLIO - LIGHT GRAY
FC-01	FIBER CEMENT V-GROOVE LAP SIDING	SHERWIN WILLIAMS	PAINT SW7508 TAVERN TAUPE
FC-02	FIBER CEMENT BOARD AND BATTEN SIDING	JAMES HARDIE PANEL CEDARMILL, STATEMENT COLLECTION	COBBLESTONE - TAN/GRAY
MP-01	METAL PANEL - SMOOTH	BERRIDGE METALS	AGED BRONZE
PM-01	PREFINISHED METAL	BERRIDGE METALS	AGED BRONZE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
RS-01	VERTICAL RIB, ABS EQUIPMENT SCREEN	CITYSCAPES	LIGHT TAN COLOR
SO-01	VINYL SOFFIT PANEL	CERTAINTED	GRANITE GRAY
SS-01	STANDING SEAM / VERTICAL BATTEN METAL	BERRIDGE METALS	AGED BRONZE

SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

SEE PHOTOMETRIC PLANS FOR WALL MOUNTED AND SITE LIGHTING INFORMATION. ALL WALL MOUNTED LIGHTS TO HAVE A DARK BRONZE FINISH

PROPOSED PAINTED SIGNAGE (PT-12 WHITE) UNDER SEPARATE PERMIT



Naos Design Group, LLC
4949 S. SYRACUSE STREET
SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

KING SOOPERS #165

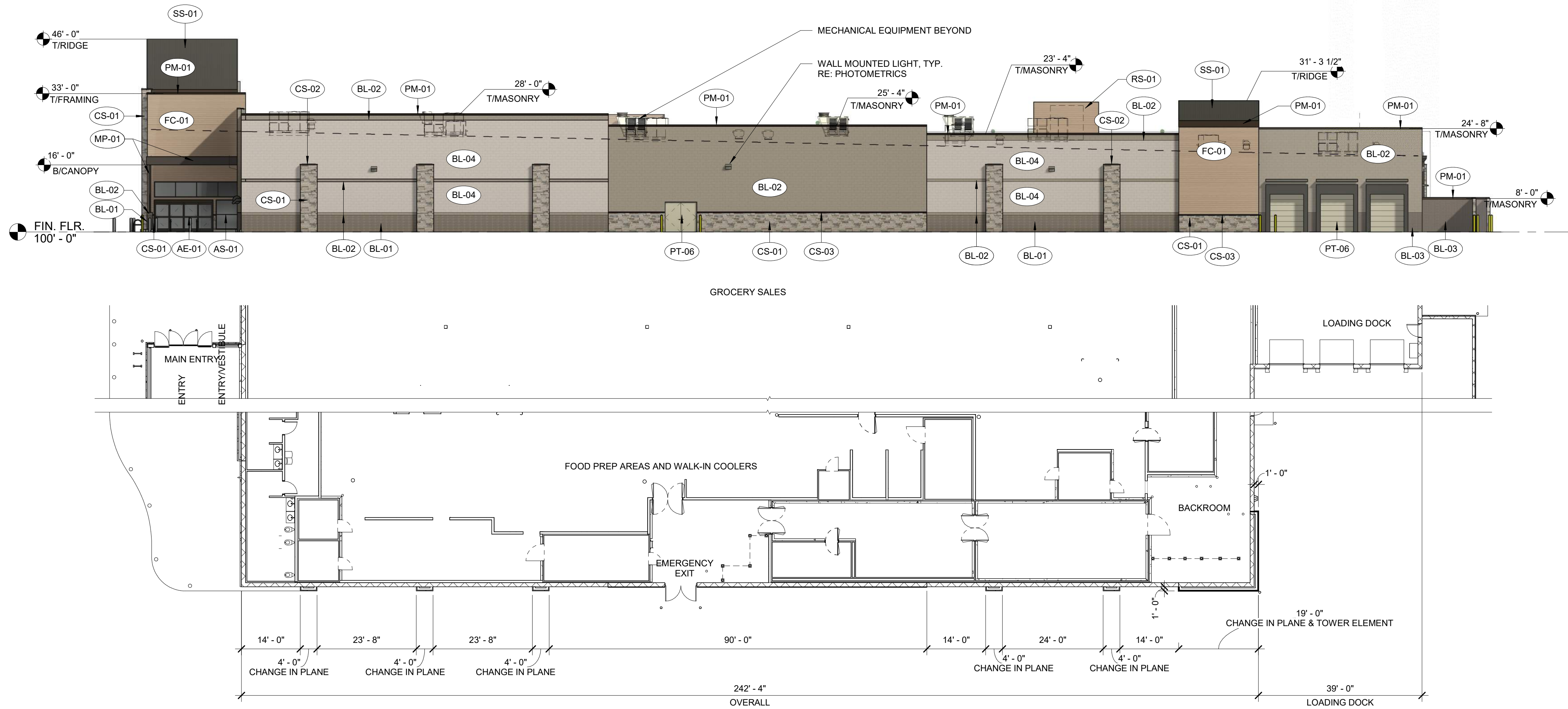
CASTLE ROCK, COLORADO

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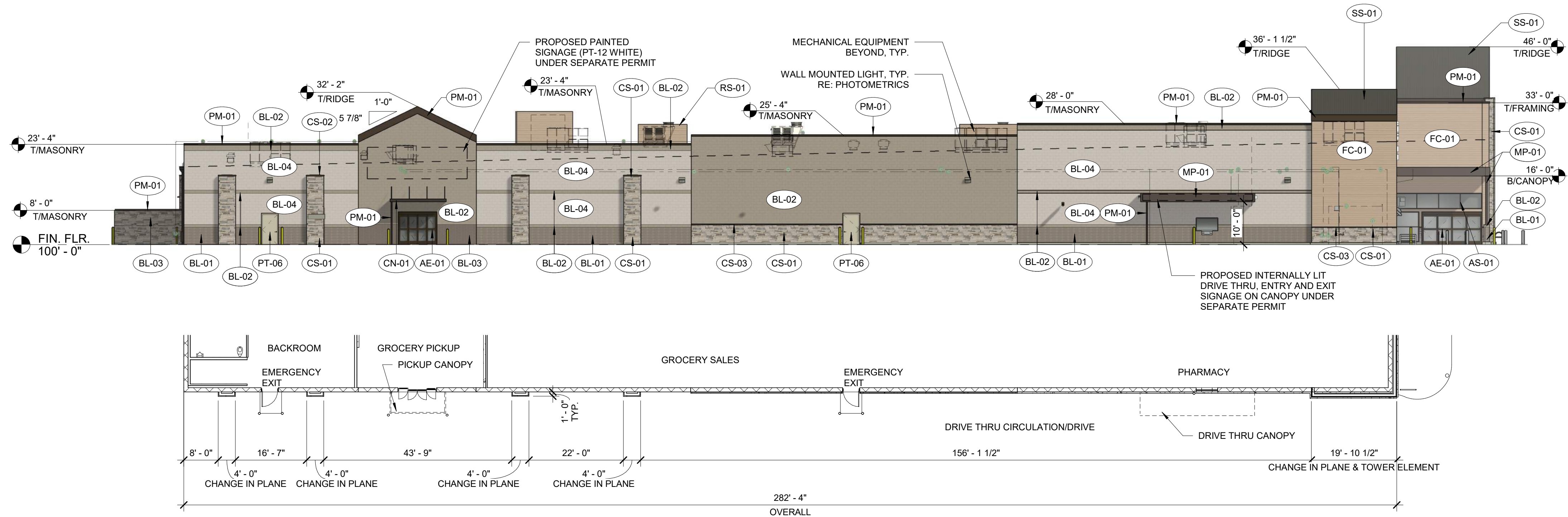
JOB #: 2024166 DATE: 04/28/26

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

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RIGHT ELEVATION AND PARTIAL FLOOR PLAN
1/16" = 1'-0"



LEFT ELEVATION AND PARTIAL FLOOR PLAN
1/16" = 1'-0"

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		DARK BRONZE
BL-01	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR - DARK BROWN
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR - LIGHT TAN
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	807WR - DARK GRAY
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR - LIGHT TAN
CL-01	CHAIN LINK FENCE AND GATE		
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	DEEP BROWN
CS-01	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE - LIGHT GRAY/TAN MIX
CS-02	CAST STONE	FORT COLLINS PRECAST	101-02 SM - LIGHT GRAY
CS-03	CULTURED STONE SILL	COUNTRY LEDGESTONE	INTAGLIO - LIGHT GRAY
FC-01	FIBER CEMENT V-GROOVE LAP SIDING	SHERWIN WILLIAMS	PAINT SW7508 TAVERN TAUPE
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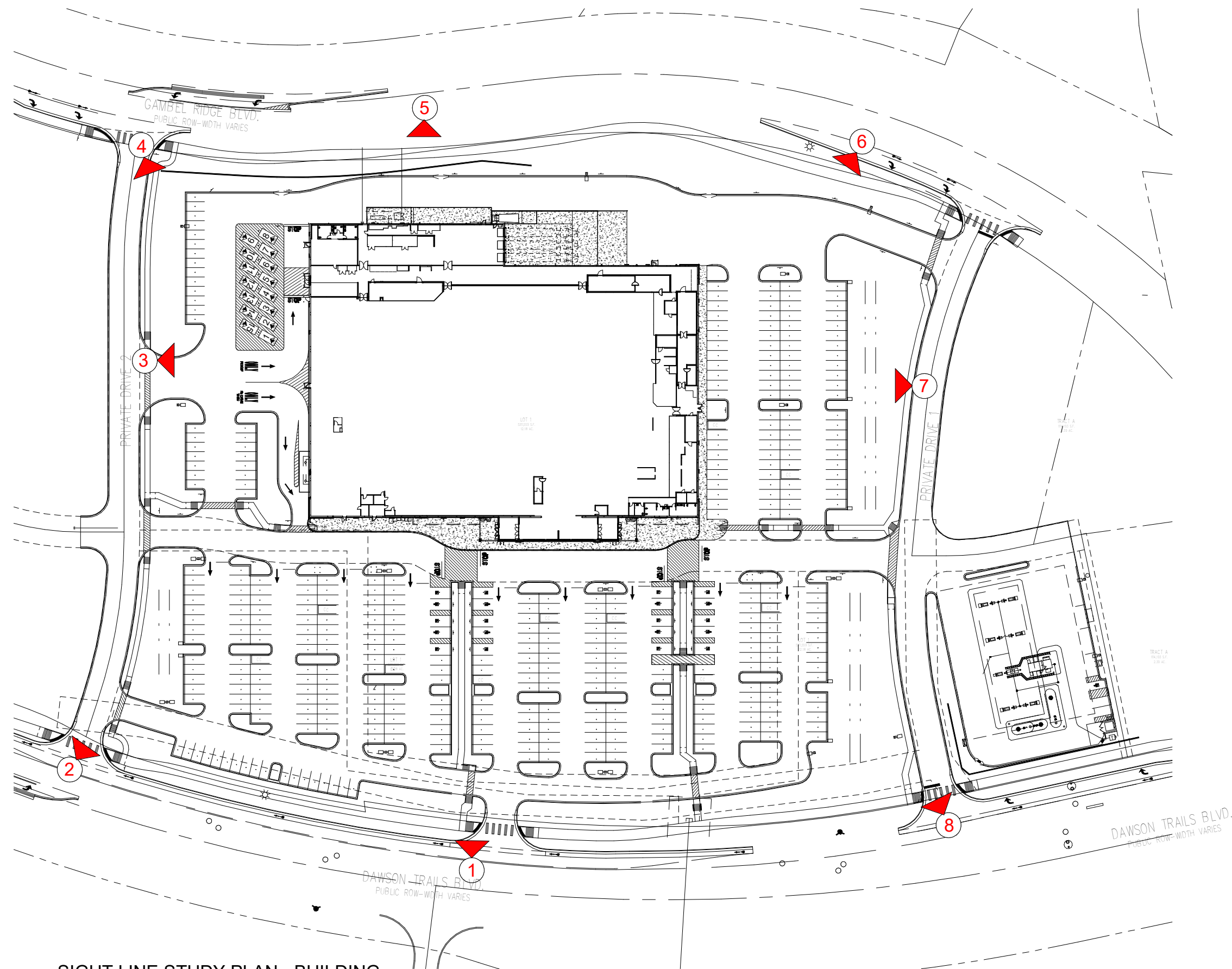
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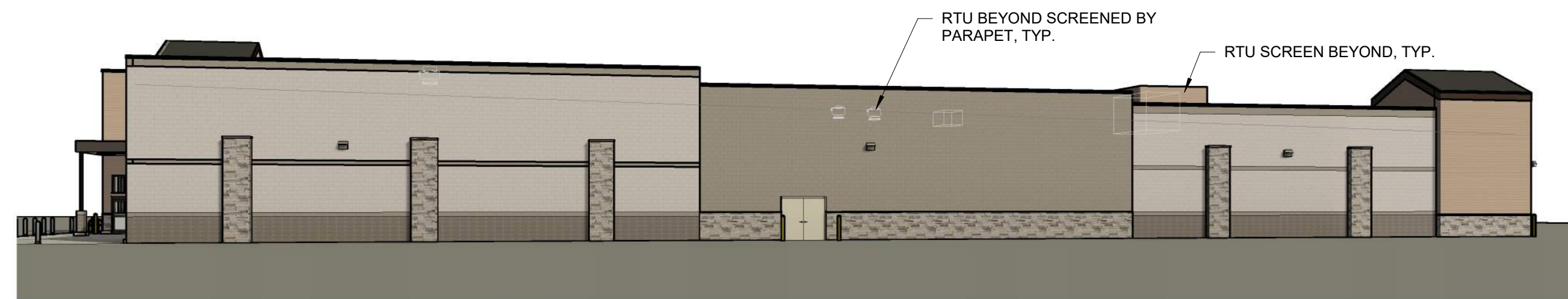
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SIGHT LINE STUDY PLAN - BUILDING
FINISH FLOOR ELEVATION (FFE) =
6,397.89'
1" = 100'-0"



7 3D View 7 - PRIVATE DRIVE 1
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6396.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6396.00' (-1.89' BELOW F.F.E.)



8 3D View 8 - INTERSECTION OF PRIVATE DRIVE 1 AND DAWSON TRAILS BLVD.
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6395.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6391.00' (-6.89' BELOW F.F.E.)



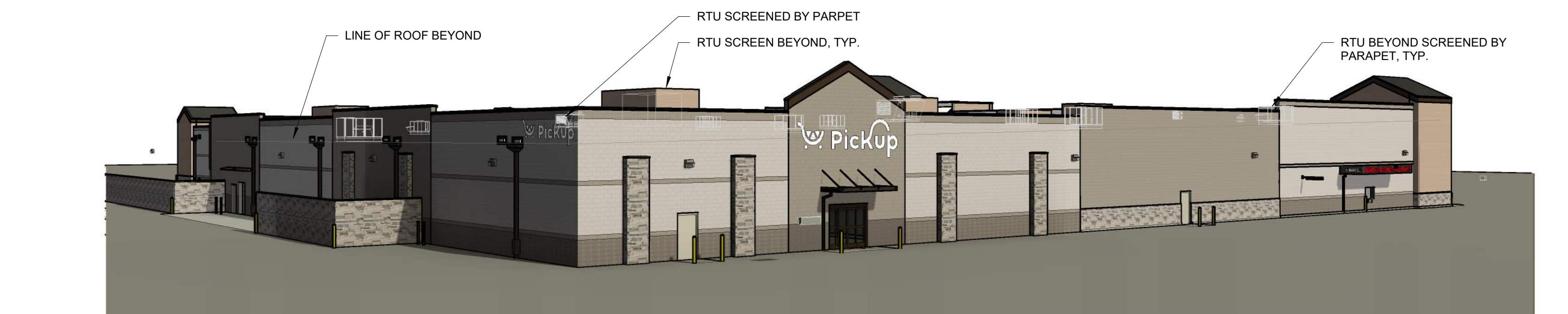
1 3D View 1 - CENTRAL ENTRY OFF OF DAWSON TRAILS BLVD
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6390.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6396.00' (-1.89' BELOW F.F.E.)



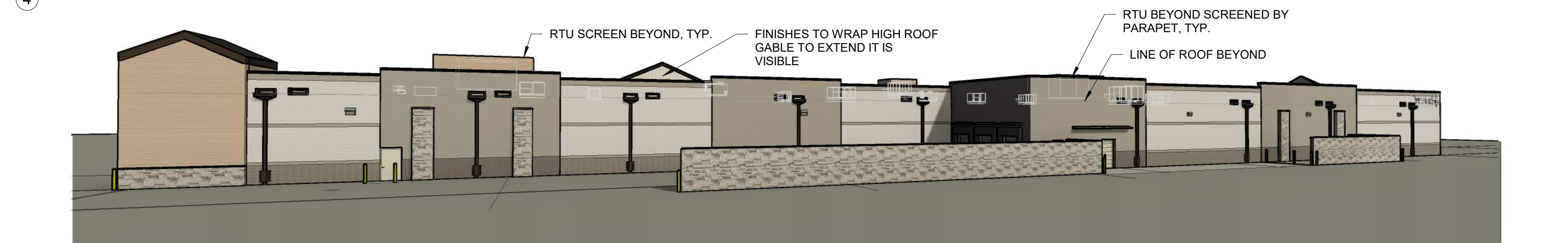
2 3D View 2 - EAST ENTRY OFF OF DAWSON TRAILS BLVD
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6398.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6404.00' (+6.11' ABOVE F.F.E.)



3 3D View 3 - ENTRY OFF OF PRIVATE DRIVE 2
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6402.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6408.00' (+10.11' ABOVE F.F.E.)



4 3D View 4 - INTERSECTION OF GAMBREL RIDGE AND PRIVATE DRIVE 2
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6410.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6416.00' (+18.11' ABOVE F.F.E.)



5 3D View 5 - GAMBREL RIDGE BLVD.
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6406.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6412.00' (+14.11' ABOVE F.F.E.)



6 3D View 6 - INTERSECTION OF GAMBREL RIDGE AND PRIVATE DRIVE 1
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6400.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6406.00' (+8.11' ABOVE F.F.E.)



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SUITE 460
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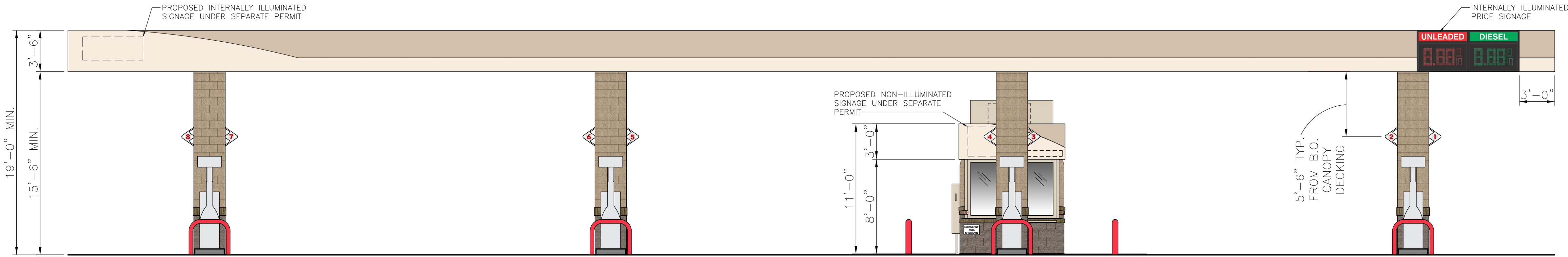
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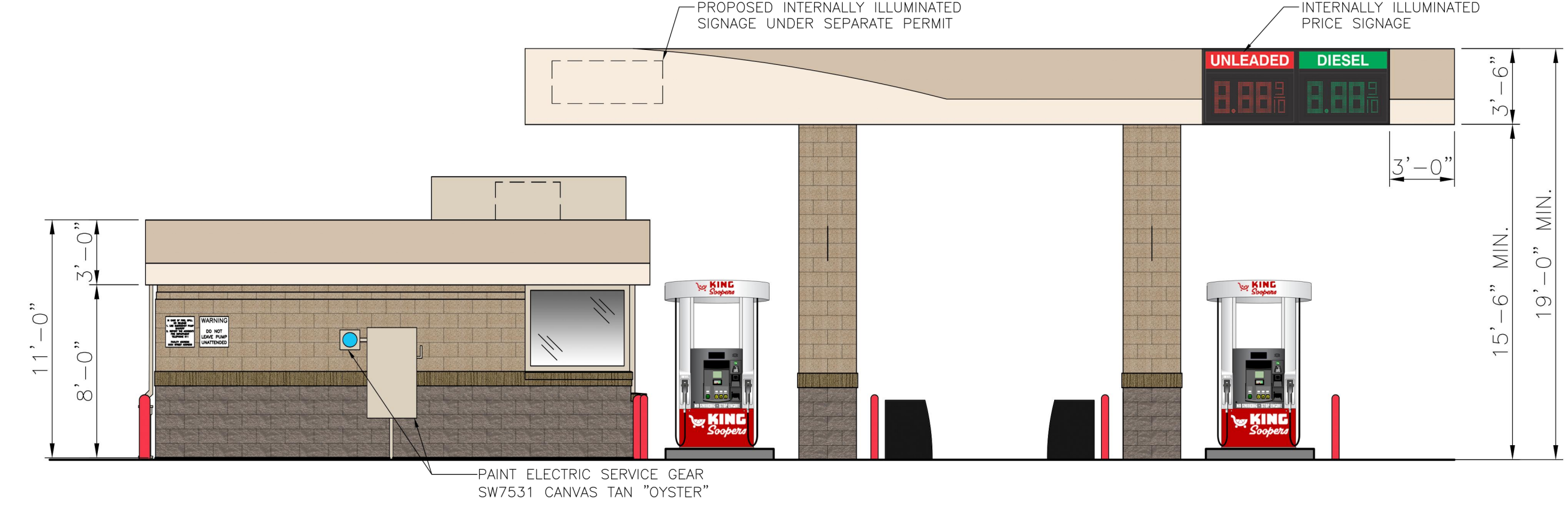
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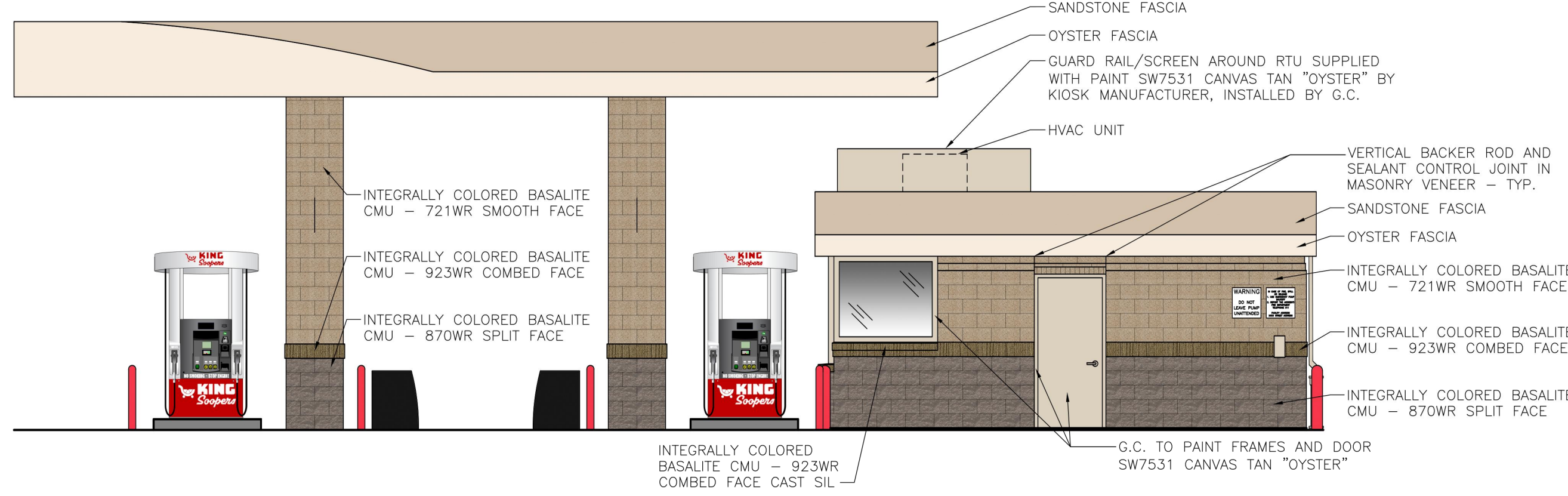
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



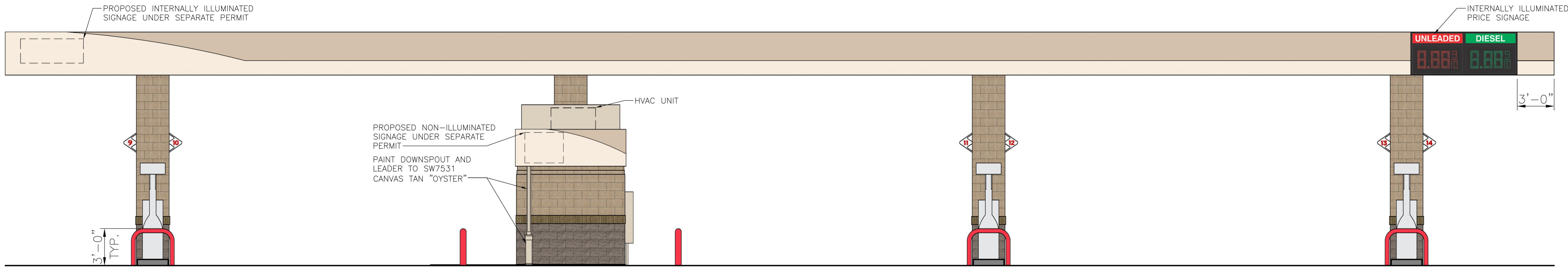
1 FRONT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



2 LEFT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



3 RIGHT (EAST) ELEVATION
SCALE: 3/16"=1'-0"



4 REAR (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

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SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
KING SOOPERS #165
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	11/05/25	2nd SUBMITTAL	RDG
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No:	KSS000165
Drawn By:	CFS
Checked By:	BSS
Date:	07/11/25

FUEL CENTER
EXTERIOR COLOR ELEVATIONS
& SIGNAGE