

3/10/2026 9:15 AM, X:\GARRETT - DAWSON TRAILS\CAD\PLANS\01 - SDP COVER SHEET - DAWSON TRAILS.DWG, 2

SITE DEVELOPMENT PLAN

DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2

A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST

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

TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- THIS SITE IS ZONED DAWSON TRAILS PLANNED DEVELOPMENT PLAN APPROVED SEPTEMBER 6, 2022, RECORDED FEBRUARY 8, 2023. RECEPTION #2023005669.
- 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.
- 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.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE & RIDGELINE PROTECTION GUIDELINES. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.46 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE
- 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 IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOVING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- 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.
- 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.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, 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.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTEWATER 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.
- 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.
- 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.

CORE will require the following language be added to the notes.
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, attached porches, attached 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.

Note
added

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
- "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") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND 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.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 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.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

ZONING COMPARISON:

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXIST ON SITE, BUT ARE 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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 REPLISHED TO MAINTAIN FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
- 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.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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.

LIGHTING STANDARD NOTES

- LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE).
- LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
- DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED).
- DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED).
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS.

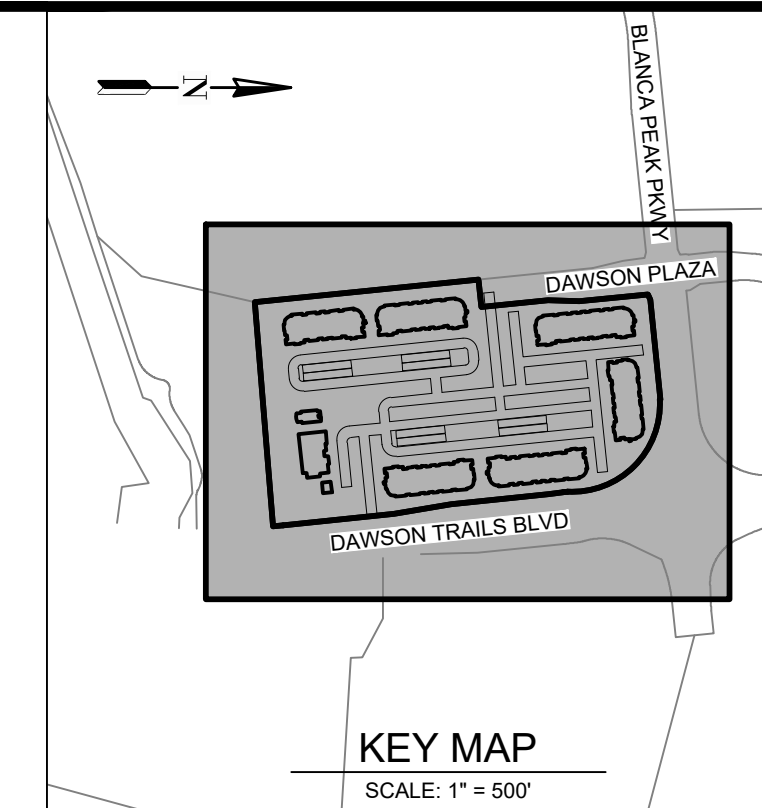
SITE DATA:

Zoning Comparison		
Zoning	Dawson Trails PDP - Planning Area D	
Acreage	12.66	
Use Area	Planning Area D - Tract F	
	PD Requirement	Provided
Permitted Uses	SFD,SFAMF, NON-RES	MF
Minimum Lot Area	N/A	N/A
Maximum Dwelling units per acre	N/A	25.59
Minimum front yard setback	10'	N/A
Minimum rear yard setback	10'	23.5'
Minimum side yard setback	10'	28'
Minimum side yard setback, where attached	10'	26'
Minimum side to street setback	10'	33'
Maximum building height	60'	58'5" (Top Ridge)
Other requirement as needed here		
Minimum Parking 1 space per 1 bedroom 1.5 spaces per 2 bedroom 2 spaces per 3+ bedroom ~20% of total required spaces of visitor parking	Provided = 555	
	Surface Parking = 449	
	Attached Garage = 26	
	Detached Garage = 80	
Site Utilization		
	S.F.	% of Total
Lot Coverage	421,738.70	76.4
Open Space Private (OSP)	0	0
Open Space Dedication (OSD)	0	0
Public Land Dedication (PLD)	0	0
Open Space Total	0	0
ROW Dedication	0	0
Other Coverage: Landscaping	130,032.30	23.6
Total	551,771.00	100%

SITE DEVELOPMENT PLAN
DAWSON TRAILS
TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS
ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND
LANDSCAPING PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS OR
CORE EASEMENTS BY SEPARATE DOCUMENT
CORE FACILITIES WILL REQUIRE A MIN 10-FOOT HORIZONTAL DISTANCE FROM WATER, SEWER AND
STORM
CORE FACILITIES WILL REQUIRE A MIN 3-FOOT HORIZONTAL DISTANCE FROM GAS



terraccina
design
td
10200 E. Grand Ave., A-314
Denver, CO 80231
PH: 303.632.8667

DATE	BY	MM
03/10/2026		
#	REVISION DESCRIPTION	
1	1ST SUBMITTAL	

NOT FOR
CONSTRUCTION

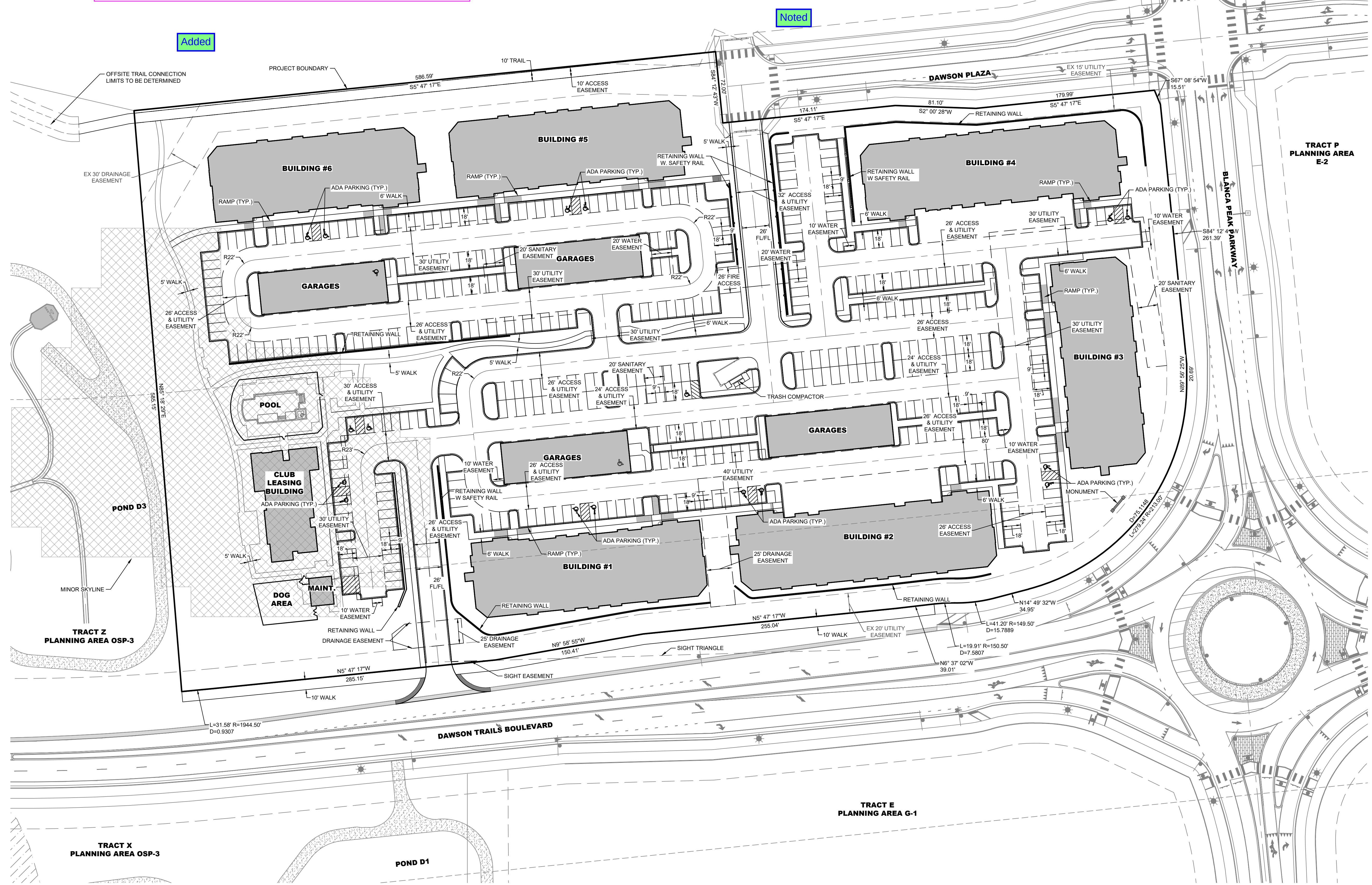
DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

Know what's below.
Call before you dig.
811
SHEET
3 OF 27

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- EX LOT / TRACT / PARCEL BOUNDARY
- EXISTING FENCE
- SWALE
- SAFETY RAIL
- ASPHALT
- MINOR SKYLINE HATCH
- CONCRETE
- STREET LIGHT
- STREET SIGNS
- EXISTING STREET LIGHT
- EXISTING STREET SIGNS
- BOLLARD
- ADA PARKING

1 inch = 50'



3/10/2026 9:13 AM, X:GARETT, DAWSON TRAILS CAD PLANS 01 - SDP, SITE PLAN, DAWSON DWG, 1

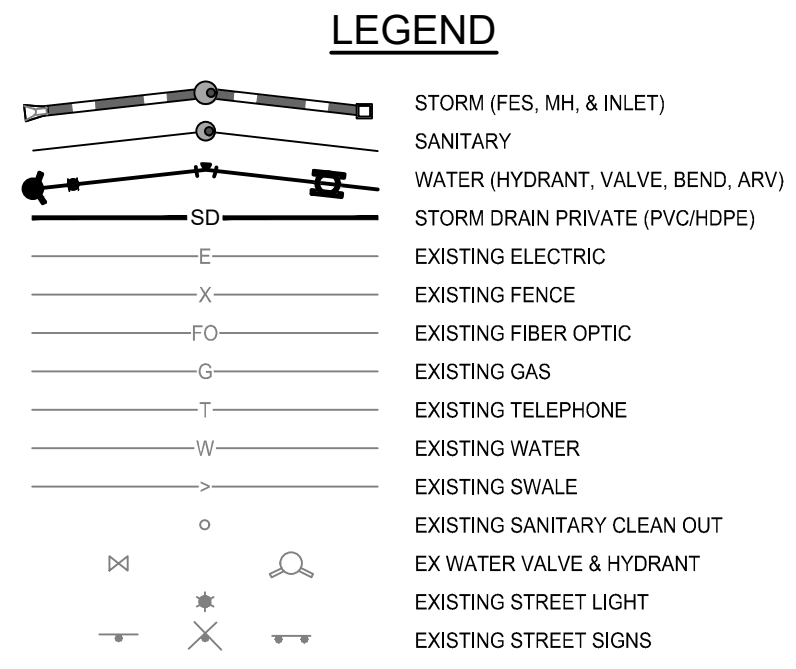
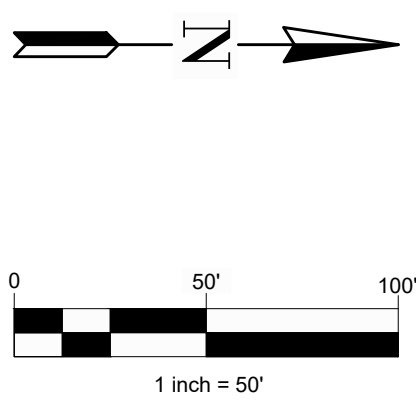
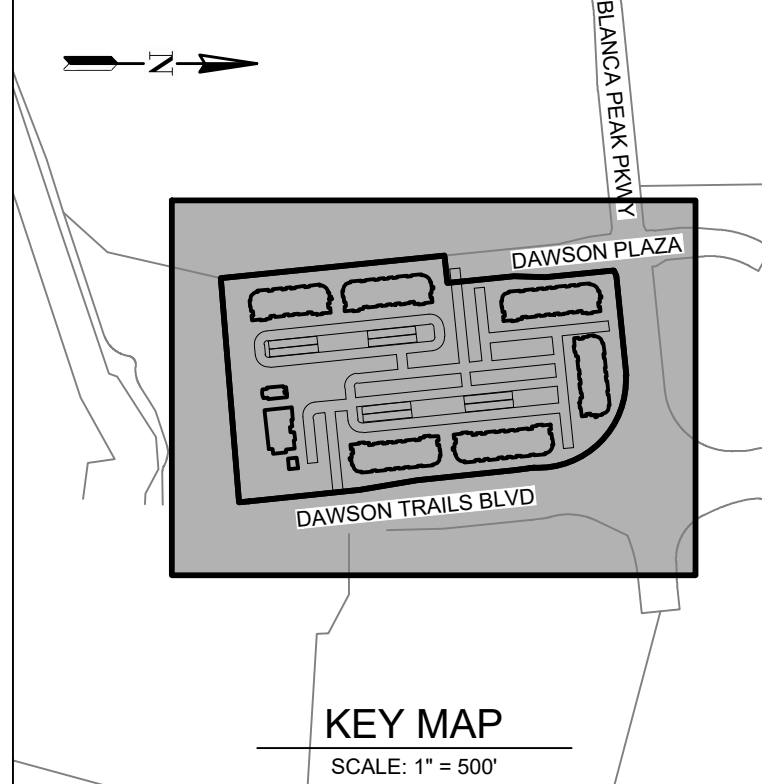
DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX

SITE DEVELOPMENT PLAN
DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

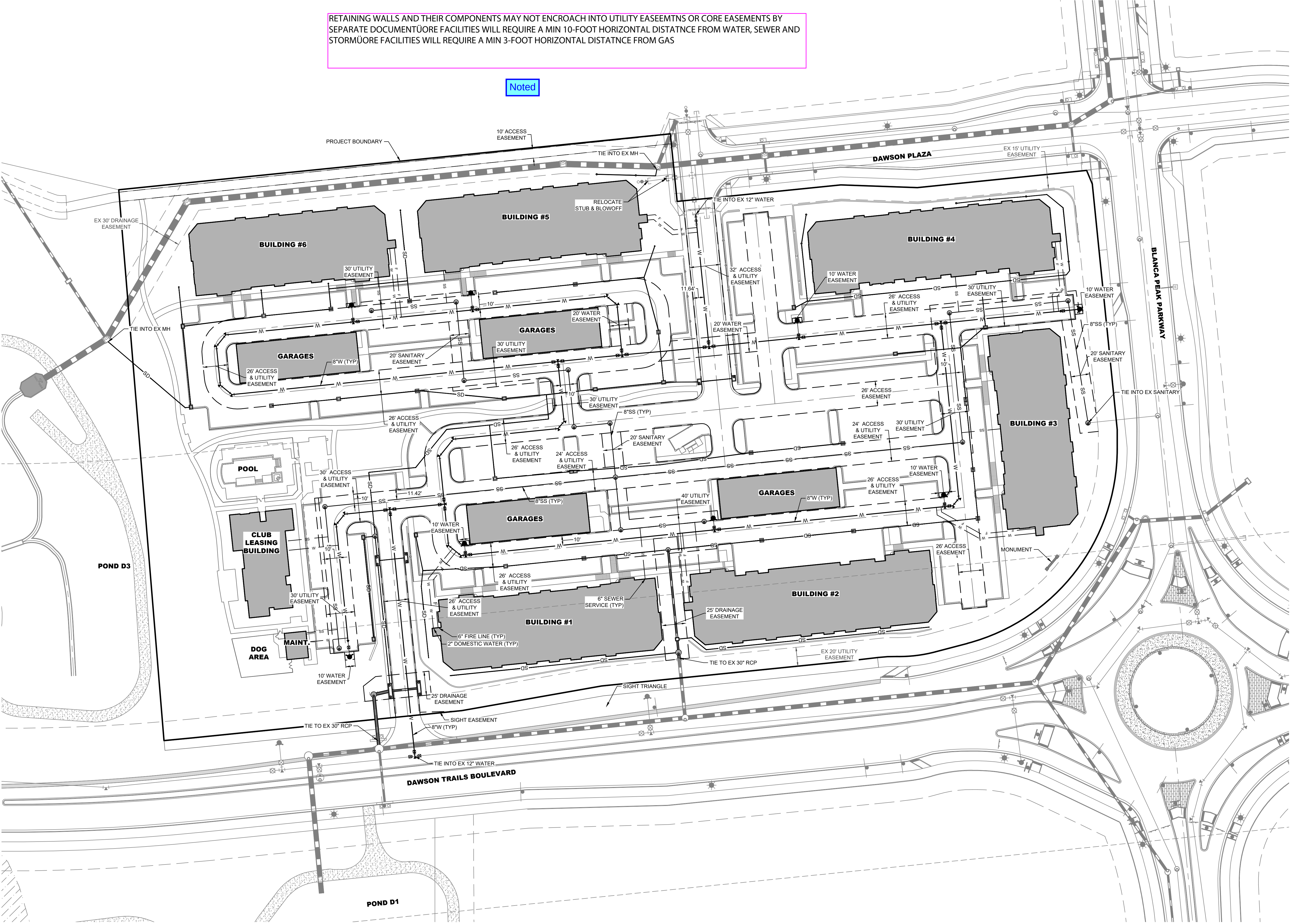
RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCR OACH INTO UTILITY EASEMENTS OR CORE EASEMENTS BY
SEPARATE DOCUMENTORE FACILITIES WILL REQUIRE A MIN 10-FOOT HORIZONTAL DISTATNCE FROM WATER, SEWER AND
STORMORE FACILITIES WILL REQUIRE A MIN 3-FOOT HORIZONTAL DISTATNCE FROM GAS

Noted



UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 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.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



terraccina
design
td
10200 E. Grand Ave., A-314
Denver, CO 80231
PH: 303.652.8667

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/2026	MM

NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

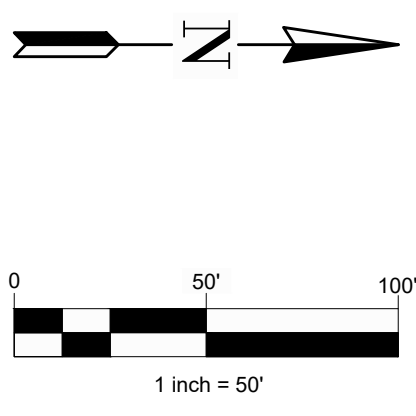
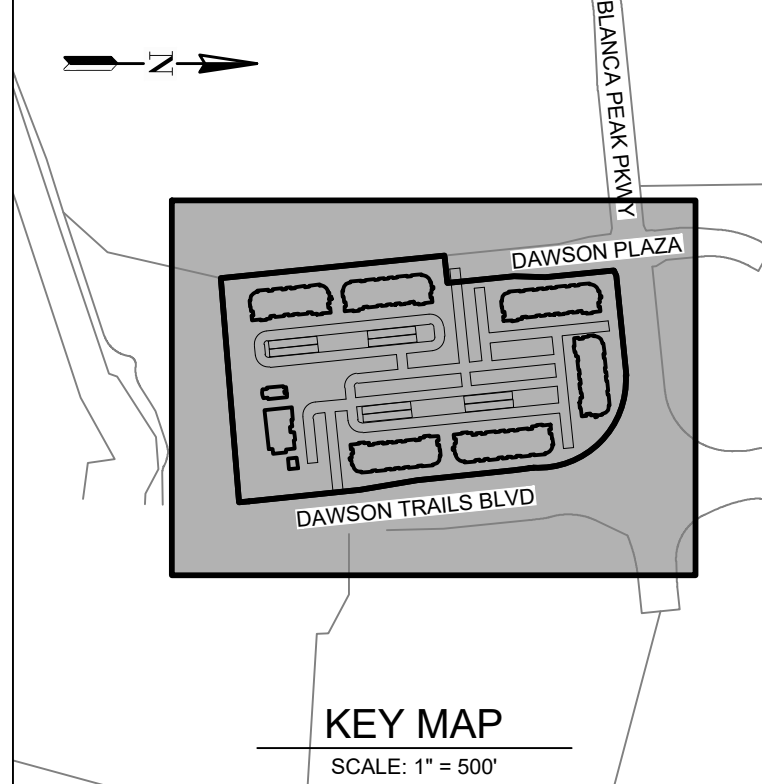
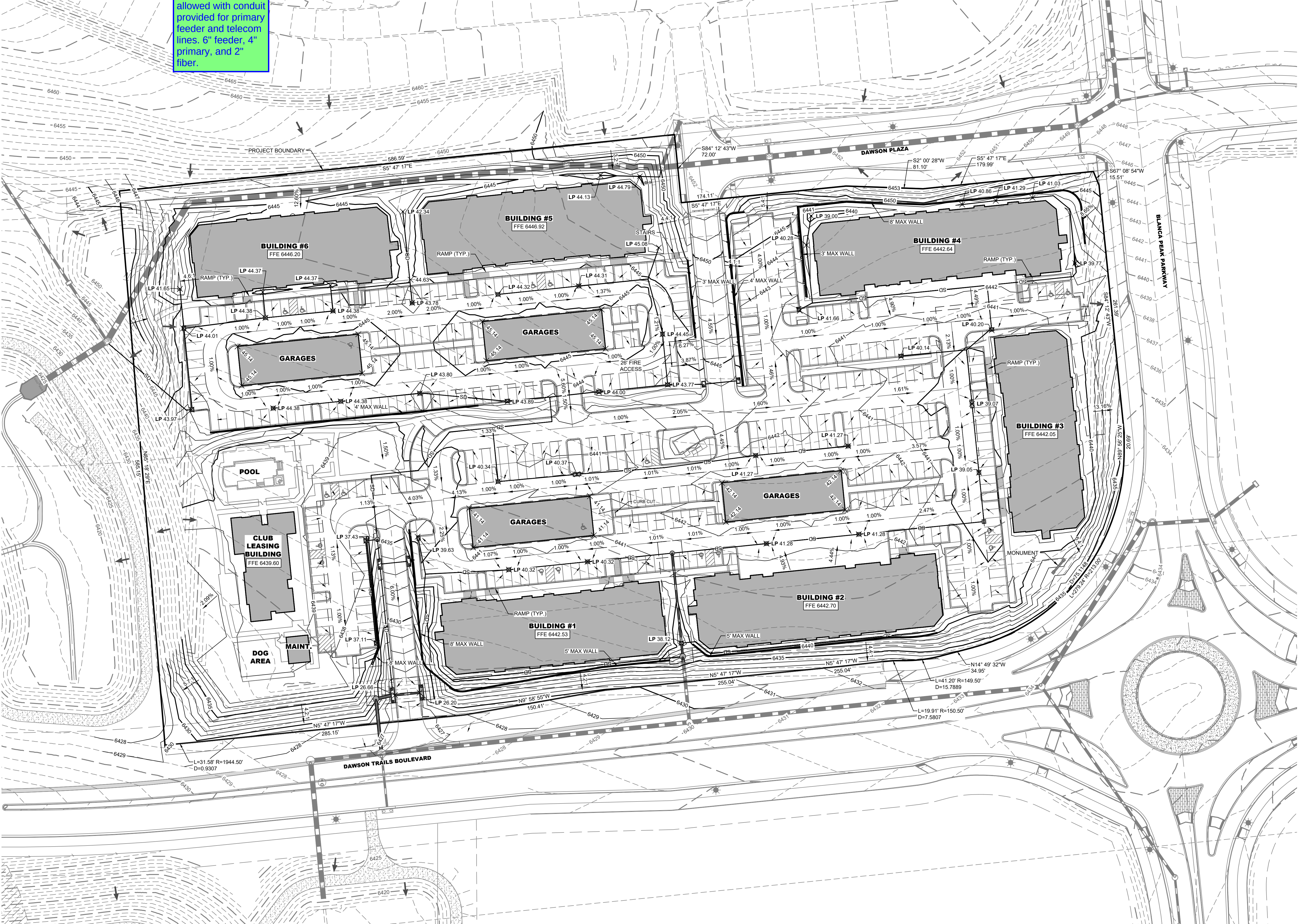
3/10/2026 9:13 AM, X:\GARRETT - DAWSON TRAILS\CD\PLANS\01 - SDP UTILITY PLAN - DAWSON.DWG 1

SITE DEVELOPMENT PLAN
DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

GRADE WITHIN UTILITY OR CORE EASEMENTS MAY NOT EXCEED 15% SIDE SLOPE

Per our meeting on 4/15, 4:1 will be allowed with conduit provided for primary feeder and telecom lines. 6" feeder, 4" primary, and 2" fiber.



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- EX LOT / TRACT / PARCEL BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EX STORM (FES, MH, & INLET)
- SAFETY RAIL
- STORM DRAIN PRIVATE (PVC/HDE)
- STORM (FES, MH, & INLET)
- LP
- HP
- ADA PARKING

terraccina
design
td
10200 E. Grand Ave., A-314
Denver, CO 80231
PH: 303.632.8667

DATE	BY	MM
03/10/2026		
#	REVISION DESCRIPTION	
1	1ST SUBMITTAL	

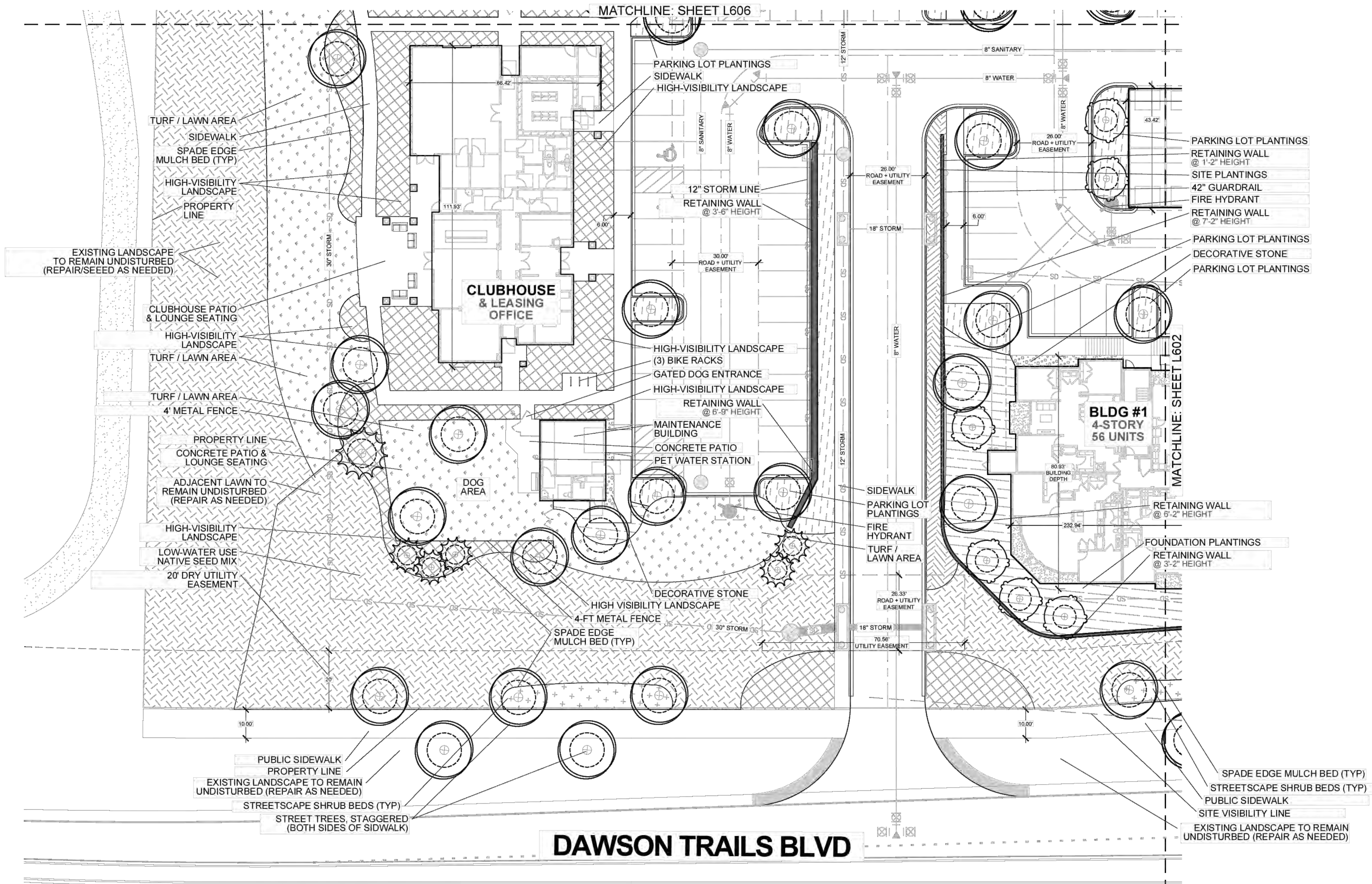
NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL GRADING PLAN

SITE DEVELOPMENT PLAN
DAWSON TRAILS
TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING PER CORE
REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

Noted



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE	136
	2' Caliper, B&B	
	EVERGREEN TREES	25
	6'-Ft Height, B&B	
	ORNAMENTAL TREES	80
	1.5' Caliper, B&B	

GRASSES & GROUND COVER

	TURF / LAWN AREAS	13,551 sf
	Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.	
	NATIVE SEED MIX	55,849 sf
	Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.	
	DECORATIVE STONE	2,993 sf
	In areas less than 4'-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.	

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS	26,552 sf
	Planting beds are to contain low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30'-ft of buildings.	
	PARKING LOT PLANTINGS	19,082 sf
	Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.	
	SITE PLANTINGS	4,903 sf
	Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.	
	HIGH-VISIBILITY LANDSCAPE	11,649 sf
	In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.	
	TRAIL LANDSCAPE	3,795 sf
	Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.	
	STREETSCAPE SHRUBS	5,539 sf
	Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.	

01

CONCEPTUAL LANDSCAPE PLAN

Scale In Feet: 1" = 20'-0"



L601

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX



SHEET
6 OF 27

NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN

REVISION DESCRIPTION

DATE BY

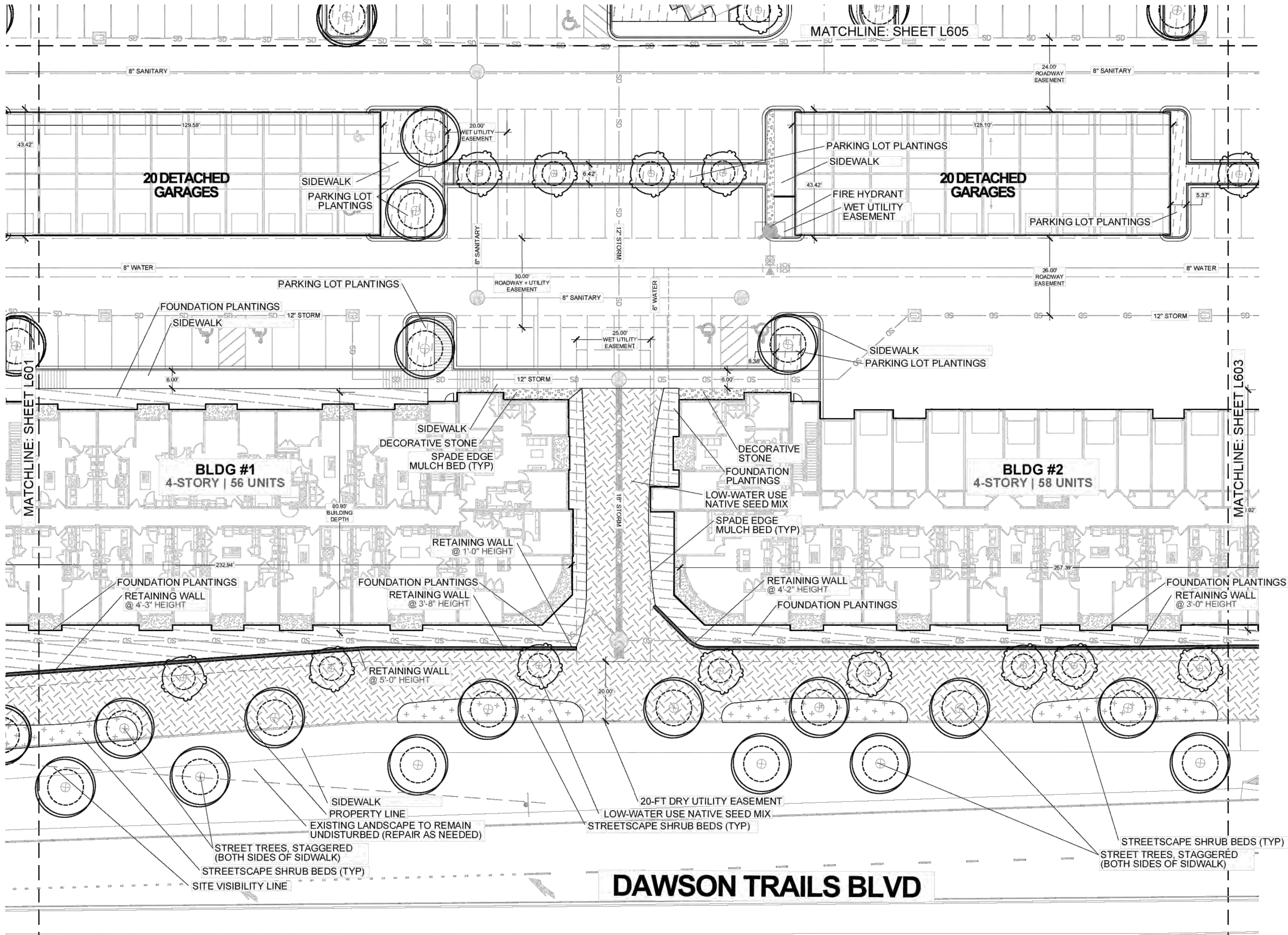


3/10/2026 12:29 AM, C:\USER\STRECHER\WORK\DAWSON TRAILS\SDPXX-XXXX\01 L601 LANDSCAPE PLAN.DWG, L601 LANDSCAPE PLAN, 24/06/2026

SITE DEVELOPMENT PLAN
DAWSON TRAILS
TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

Noted



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE	136
	2" Caliper, B&B	
	EVERGREEN TREES	25
	6-Ft Height, B&B	
	ORNAMENTAL TREES	80
	1.5" Caliper, B&B	

GRASSES & GROUNDCOVER

	TURF / LAWN AREAS	13,551 sf
	Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.	
	NATIVE SEED MIX	85,849 sf
	Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.	
	DECORATIVE STONE	2,993 sf
	In areas less than 4-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.	

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS	26,552 sf
	Planting beds are to contain low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30-ft of buildings.	
	PARKING LOT PLANTINGS	19,082 sf
	Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.	
	SITE PLANTINGS	4,903 sf
	Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.	
	HIGH-VISIBILITY LANDSCAPE	11,649 sf
	In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.	
	TRAIL LANDSCAPE	3,795 sf
	Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.	
	STREETSCAPE SHRUBS	5,539 sf
	Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.	

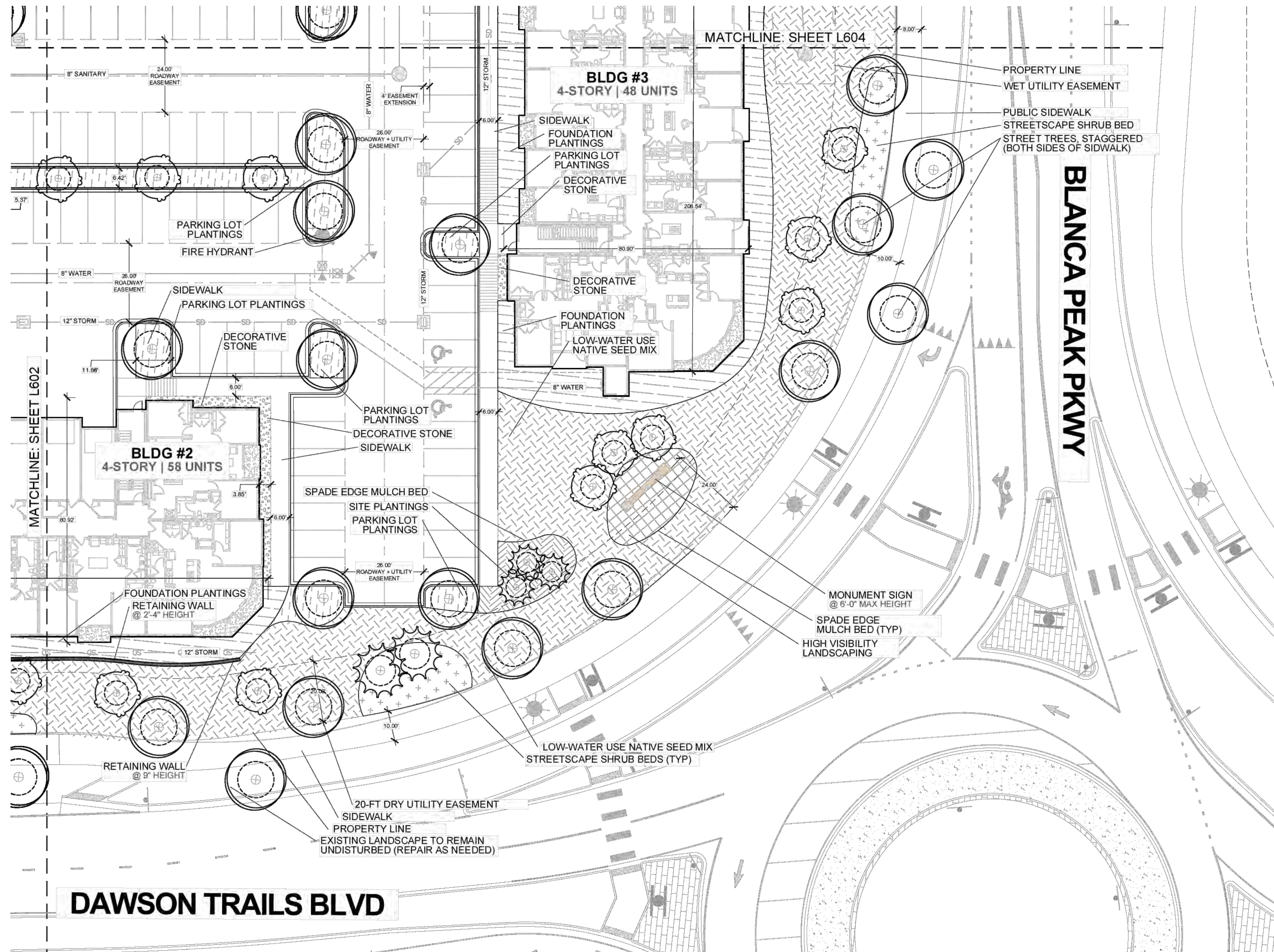
3/10/2026 2:30 AM, C:\USERS\TJEDERSON\DRIVE - THE GARRETT COMPANY\DESIGN\PROJECTS\DAWSON TRAILS\SHEETS\2026.02.02 LANDSCAPE PLAN.DWG, L603 LANDSCAPE PLAN.DWG, L603 LANDSCAPE PLAN, 24/06/2026

SITE DEVELOPMENT PLAN DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

Noted



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE	136
	2" Caliper, B&B	
	EVERGREEN TREES	25
	6'-Ft Height, B&B	
	ORNAMENTAL TREES	80
	1.5" Caliper, B&B	

GRASSES & GROUNDCOVER

	TURF / LAWN AREAS	13,551 sf
	Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.	
	NATIVE SEED MIX	55,849 sf
	Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.	
	DECORATIVE STONE	2,993 sf
	In areas less than 4'-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.	

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS	26,552 sf
	Planting beds are to contain low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30'-ft of buildings.	
	PARKING LOT PLANTINGS	19,082 sf
	Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.	
	SITE PLANTINGS	4,903 sf
	Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.	
	HIGH-VISIBILITY LANDSCAPE	11,649 sf
	In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.	
	TRAIL LANDSCAPE	3,795 sf
	Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.	
	STREETSCAPE SHRUBS	5,539 sf
	Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.	

DAWSON TRAILS BLVD

BLANCA PEAK PKWY

01

CONCEPTUAL LANDSCAPE PLAN

Scale In Feet: 1" = 20'-0"

NORTH

L603

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX

811

SHEET
8 OF 27

NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN

REVISION DESCRIPTION

DATE BY

EDGE
MULTIFAMILY DESIGN GROUP

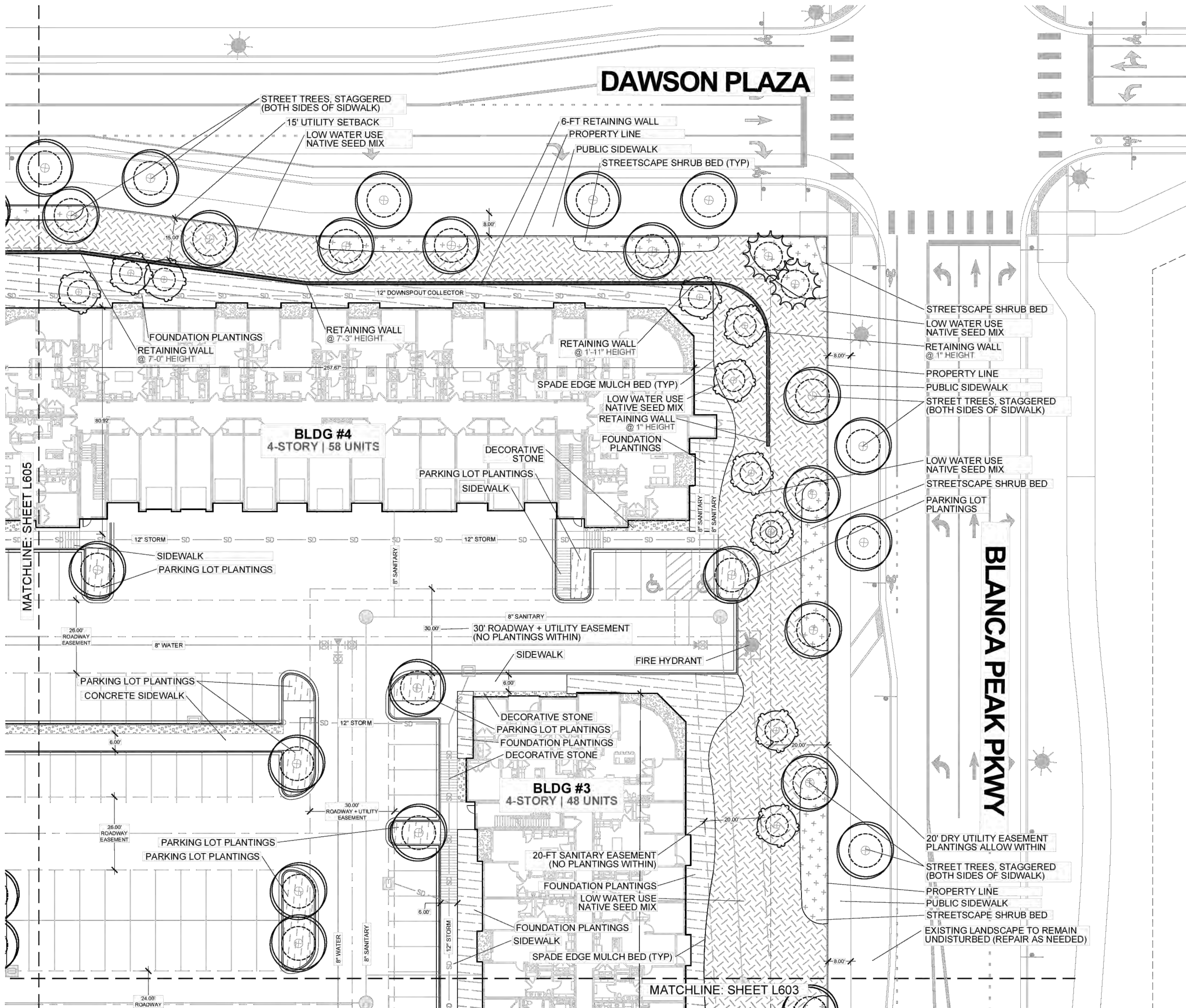
SITE DEVELOPMENT PLAN DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2

A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
F CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX

Noted

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE	136
	2" Caliper, B&B	
	EVERGREEN TREES	25
	6-Ft Height, B&B	
	ORNAMENTAL TREES	80
	1.5" Caliper, B&B	

GRASSES & GROUNDCOVER

	TURF / LAWN AREAS	13,531 sf
	Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.	
	NATIVE SEED MIX	85,848 sf
	Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.	
	DECORATIVE STONE	2,993 sf
	In areas less than 4-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.	

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS	26,552 sf
	Planting beds are to contain low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30-ft of buildings.	
	PARKING LOT PLANTINGS	19,082 sf
	Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.	
	SITE PLANTINGS	4,903 sf
	Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.	
	HIGH-VISIBILITY LANDSCAPE	11,649 sf
	In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.	
	TRAIL LANDSCAPE	3,795 sf
	Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.	
	STREETSCAPE SHRUBS	5,539 sf
	Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.	

3/10/2026 9:30 AM, C:\USERS\TREVOR\ONE\DRIVE - THE GARRETT COMPANIES\DESIGN\PROJECTS\DAWSON TRAILS\1601 LANDSCAPE PLAN.DWG, L601 LANDSCAPE PLAN.DWG, L604 LANDSCAPE PLAN, 24/06/2026

01

CONCEPTUAL LANDSCAPE PLAN

Scale In Feet: 1" = 20'-0"

NORTH

L604

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX

3/10/2026 2:30 AM, C:\USERS\TJCHERONE\DRIVE - THE GARRETT COMPANIES\DESIGN\PROJECTS\DAWSON TRAILS\SHEETS\2026.02.02 LANDSCAPE PLAN\L605 LANDSCAPE PLAN.DWG, L605 LANDSCAPE PLAN.DWG, L605 LANDSCAPE PLAN, 2/4/2026, 2026.

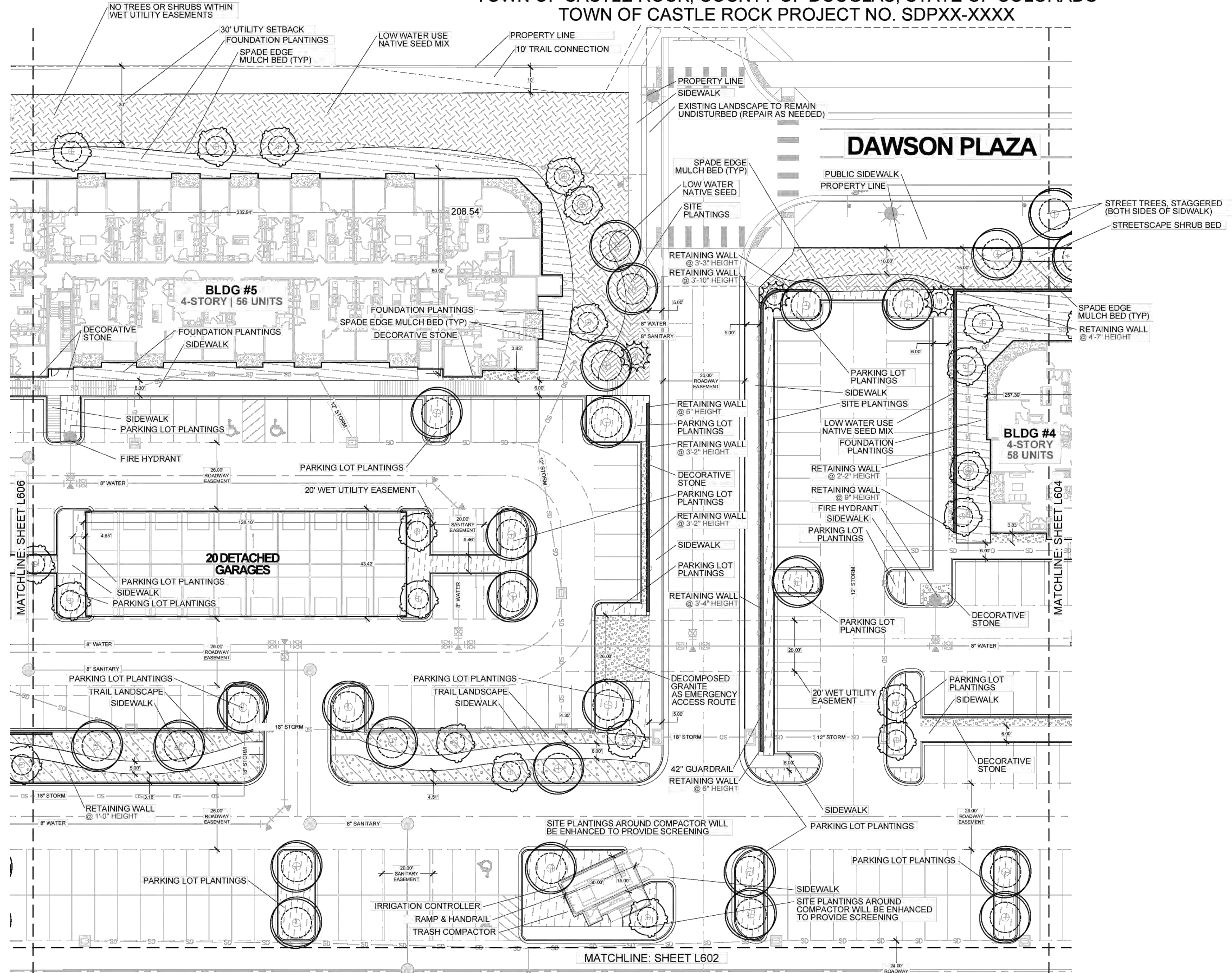
Noted

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

SITE DEVELOPMENT PLAN DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2

A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE	136
	2" Caliper, B&B	
	EVERGREEN TREES	25
	6'-Ft Height, B&B	
	ORNAMENTAL TREES	80
	1.5" Caliper, B&B	

GRASSES & GROUNDCOVER

	TURF / LAWN AREAS	13,531 sf
	Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.	
	NATIVE SEED MIX	85,849 sf
	Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.	
	DECORATIVE STONE	2,993 sf
	In areas less than 4'-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.	

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS	26,552 sf
	Planting beds are to contain low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30'-ft of buildings.	
	PARKING LOT PLANTINGS	19,082 sf
	Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.	
	SITE PLANTINGS	4,903 sf
	Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.	
	HIGH-VISIBILITY LANDSCAPE	11,649 sf
	In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.	
	TRAIL LANDSCAPE	3,795 sf
	Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.	
	STREETSCAPE SHRUBS	5,539 sf
	Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.	

01

CONCEPTUAL LANDSCAPE PLAN

Scale In Feet: 1" = 20'-0"
0' 10' 20' 30' 50' NORTH

L605

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX



DATE BY

REVISION DESCRIPTION

NOT FOR CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN

811

SHEET
10 OF 27

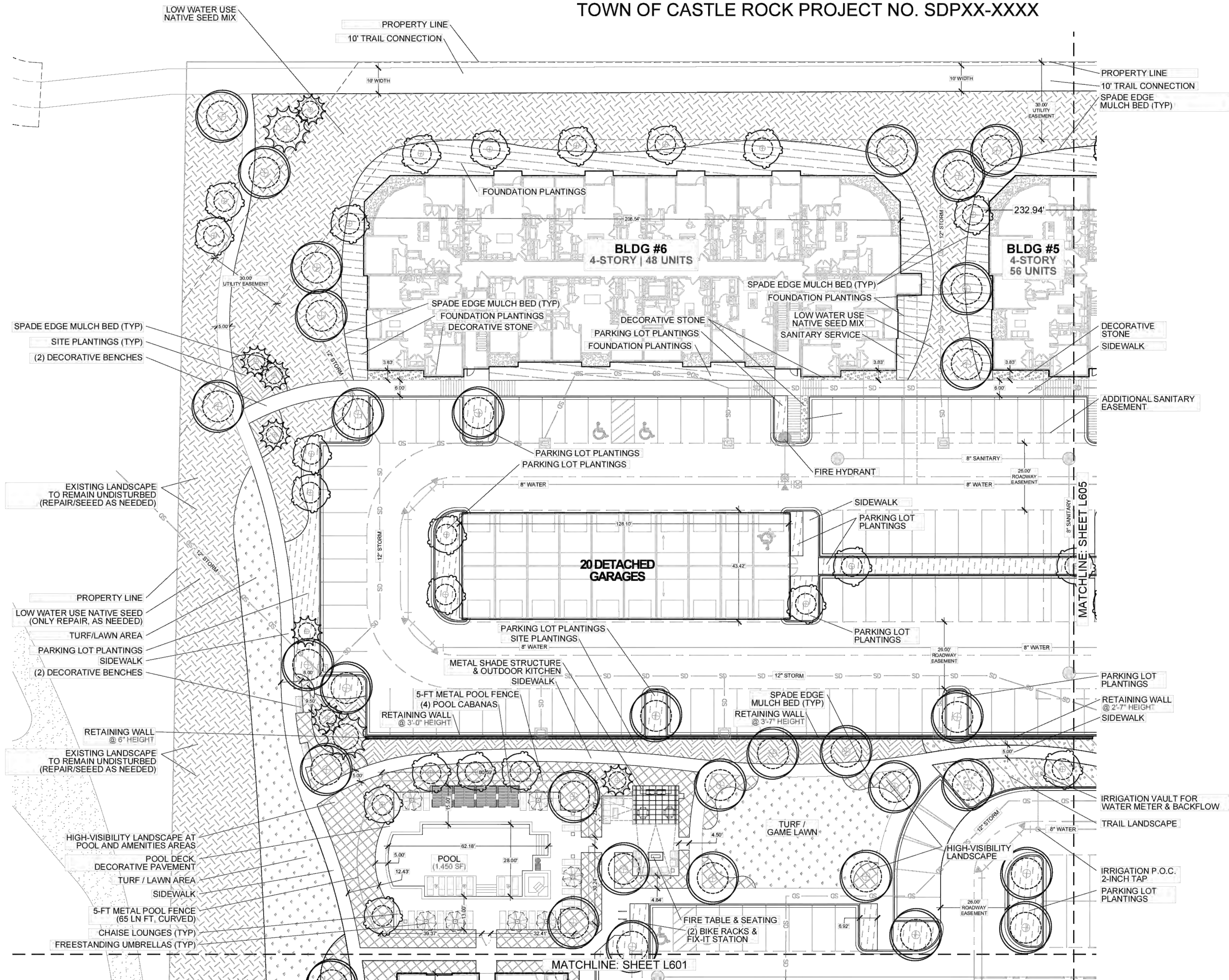
3/10/2026 9:31 AM, C:\USERS\TJ\DEVELOPMENT\DAWSON TRAILS\PROJECTS\DAWSON TRAILS\LANDSCAPE PLAN\DWG L606 LANDSCAPE PLAN.DWG L606 LANDSCAPE PLAN, 24/06/2026

Noted

APPLICANT WILL BE REQUIRED TO PROVIDE TRANSFORMER LOCATIONS ASSUME 10'X10' PAD
TRANSFORMER MAY NOT OPEN INTO PARKING OR DRIVES
TRANSFORMER WILL BE REQUIRED TO MEET CLEARANCES TO BUILDINGS, FIXTURES AND LANDSCAPING
PER CORE REQUIREMENTS
IN ADDITION PROVIDE EUSERC CABINETS LOCATIONS AND MEET CORE REQUIREMENTS.

SITE DEVELOPMENT PLAN DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX



CONCEPT PLANT SCHEDULE

	DECIDUOUS SHADE TREE 136 2' Caliper, B&B
	EVERGREEN TREES 25 6-Ft Height, B&B
	ORNAMENTAL TREES 80 1.5' Caliper, B&B

GRASSES & GROUNDCOVER

	TURF / LAWN AREAS 13,531 sf Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.
	NATIVE SEED MIX 85,849 sf Low-growing, native seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.
	DECORATIVE STONE 2,993 sf In areas less than 4-ft in width, no plantings or irrigation are allowed. Beds will be limited to decorative stone, cobbles, or small boulders.

LANDSCAPE PLANT ZONES

	FOUNDATION PLANTINGS 26,552 sf Planting beds are to contain low-to-medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed to provide aesthetic appeal while minimizing overplanting. Evergreen plantings will not be provided within 30-ft of buildings.
	PARKING LOT PLANTINGS 19,082 sf Parking lots shall be planted per town standards, where (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.
	SITE PLANTINGS 4,903 sf Additional plantings to be provided along sidewalks and open spaces to meet site requirements and provide aesthetic enhancements. Plantings to be grouped and spaced to minimize fuel zones as directed in Firewise Landscaping.
	HIGH-VISIBILITY LANDSCAPE 11,649 sf In limited, key locations, a higher level of plantings will be provided. Plants will be selected per firewise requirements to create enhanced amenities around site entrances, monument sign, and around amenities.
	TRAIL LANDSCAPE 3,795 sf Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.
	STREETSCAPE SHRUBS 5,539 sf Shrubs and grasses to be provided per local requirements along street frontages. No plantings taller than 18-inches shall block site visibility lines.

01

CONCEPTUAL LANDSCAPE PLAN

Scale In Feet: 1" = 20'-0"
0' 10' 20' 30' 50' NORTH

L606

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX



DATE BY

REVISION DESCRIPTION

NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN



SHEET
11 OF 27

3/2/2025 5:10 PM, C:\USER\BIECHER\ONE\DRIVE, THE GARRETT COMPANY\SUBS\KTOP\PROJECT\SDAWSON TRAIL, SHEETS\2025\02_02_LANDSCAPE PLAN, L020_LANDSCAPE DETAILS.DWG, L022_LANDSCAPE DETAILS_2X02B

SITE DEVELOPMENT PLAN

DAWSON TRAILS

TRACT F, DAWSON TRAILS FILING NO. 2
A PORTION OF SECTION 27 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDPXX-XXXX



#	REVISION DESCRIPTION	DATE	BY

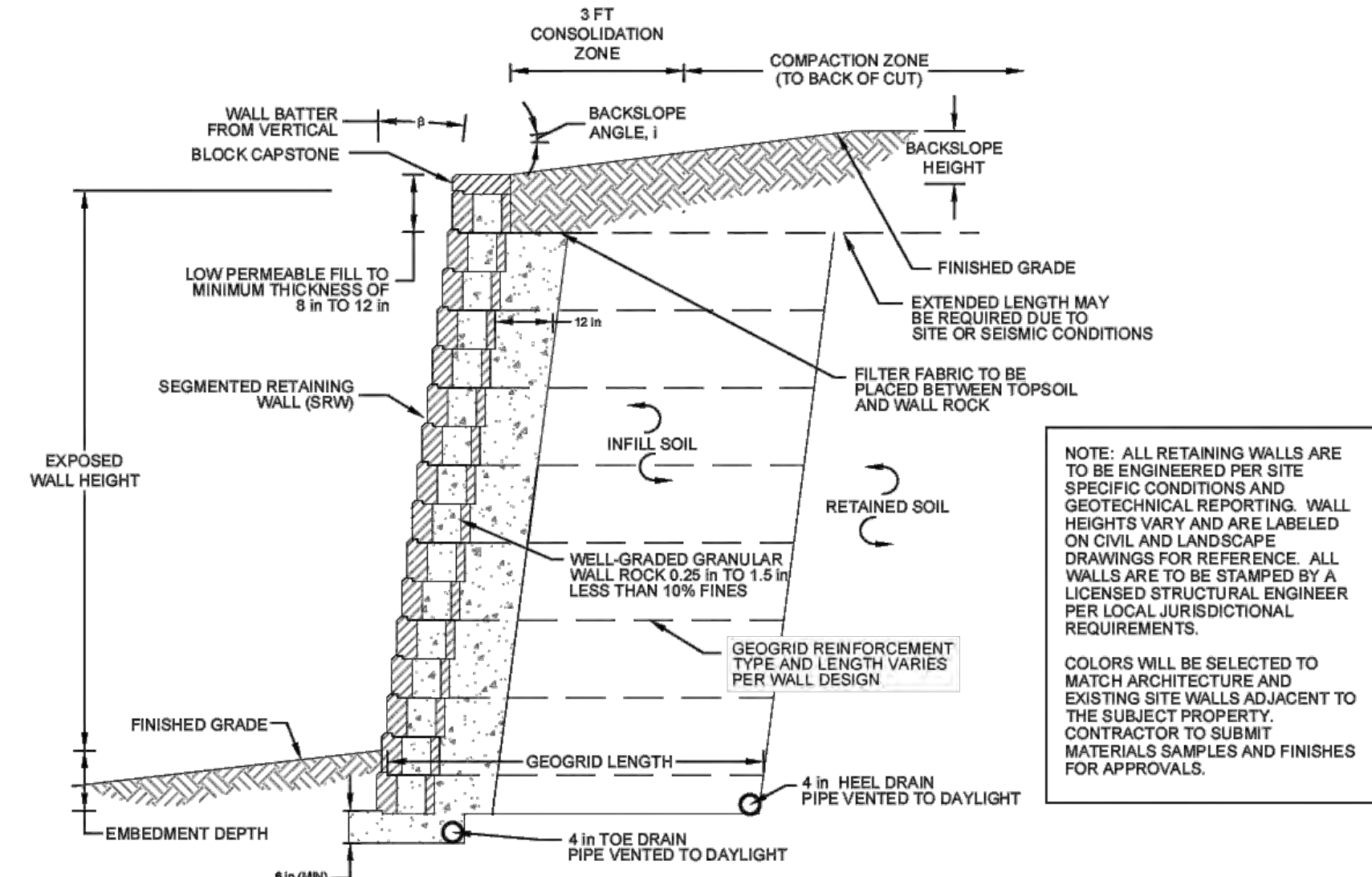
NOT FOR CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS



RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS OR CORE EASEMENTS BY SEPARATE DOCUMENT

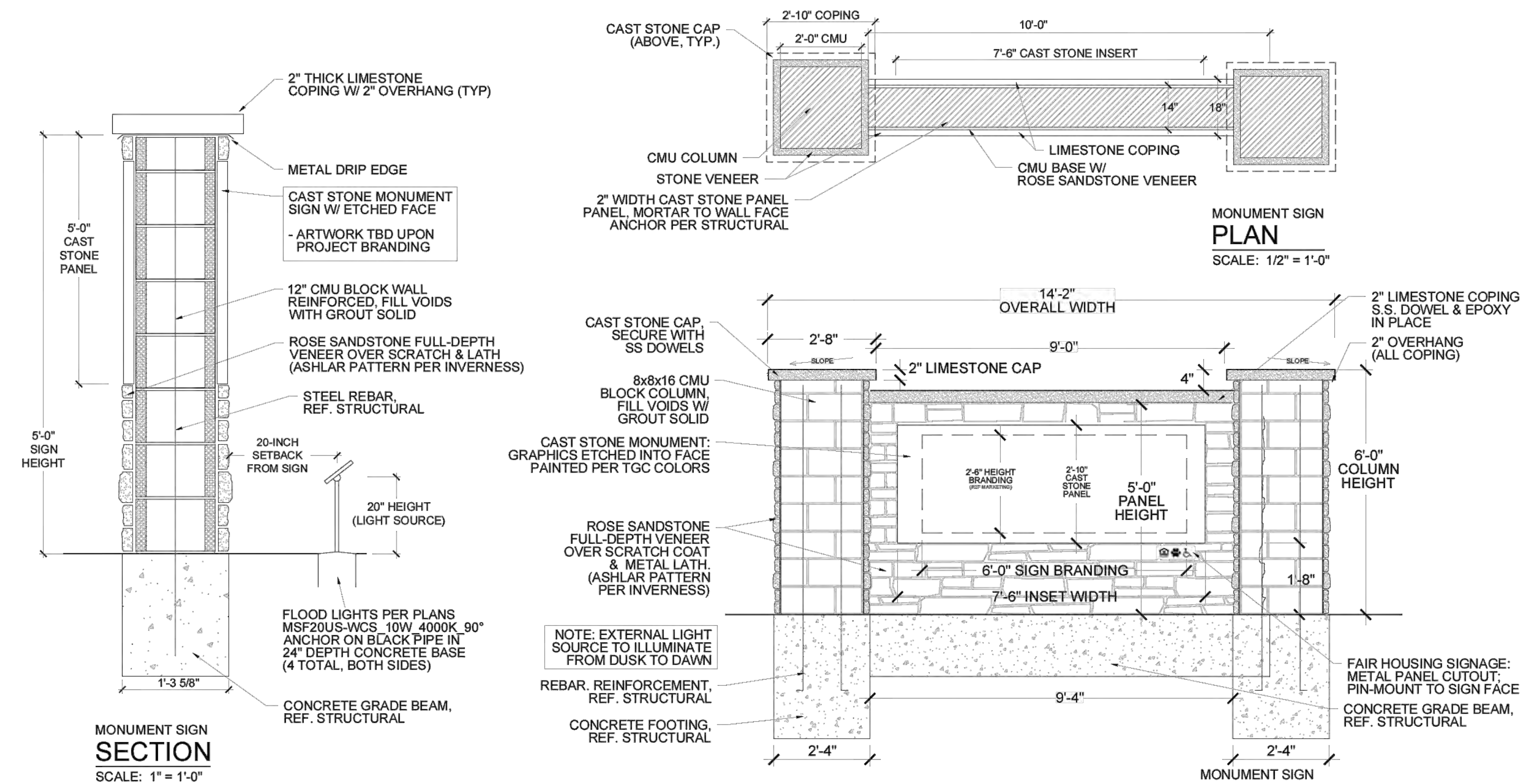
Noted: retaining walls (including grid reinforcement) will be located outside of easements



NOTE: ALL RETAINING WALLS ARE TO BE ENGINEERED PER SITE SPECIFIC CONDITIONS AND GEOTECHNICAL REPORTING. WALL HEIGHTS VARY AND ARE LABELED ON CIVIL AND LANDSCAPE DRAWINGS FOR REFERENCE. ALL WALLS ARE TO BE STAMPED BY A LICENSED STRUCTURAL ENGINEER PER LOCAL JURISDICTIONAL REQUIREMENTS.
COLORS WILL BE SELECTED TO MATCH ARCHITECTURE AND EXISTING SITE WALLS ADJACENT TO THE SUBJECT PROPERTY. CONTRACTOR TO SUBMIT MATERIALS SAMPLES AND FINISHES FOR APPROVALS.

01 RETAINING WALL (TYP)
SECTION

NOT TO SCALE



MONUMENT SIGN
PLAN
SCALE: 1/2" = 1'-0"

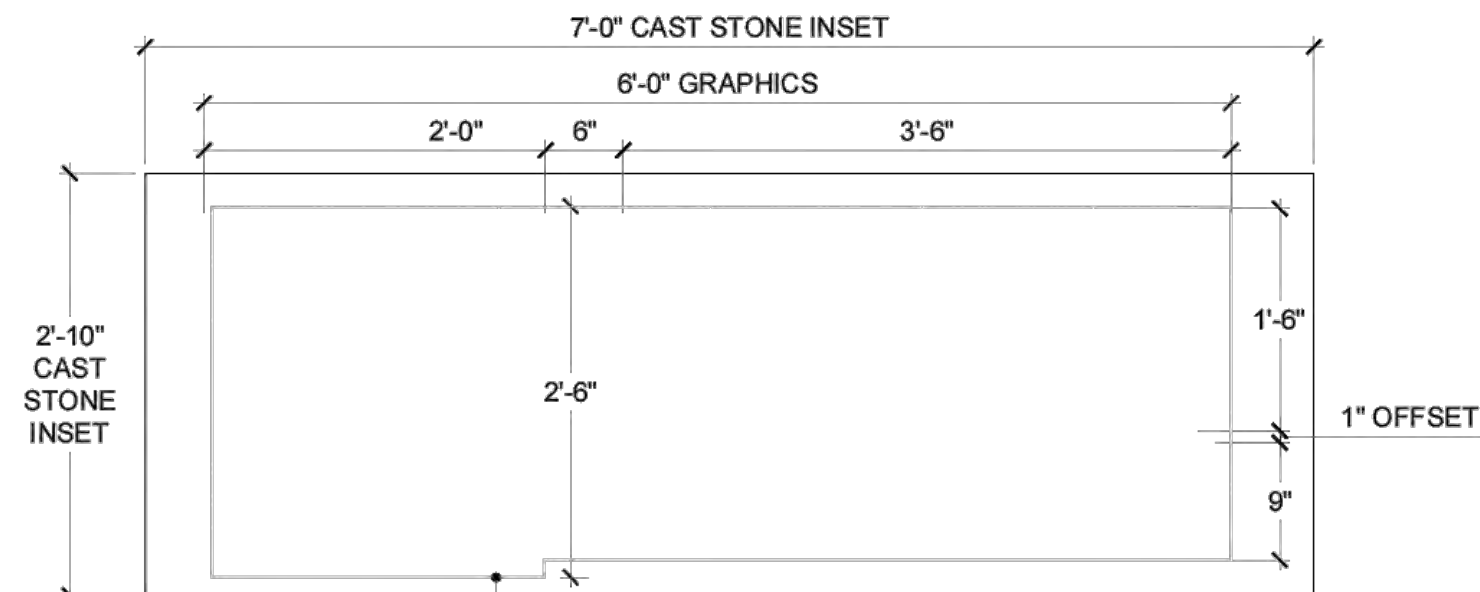
MONUMENT SIGN
SECTION/ELEVATION
SCALE: 1/2" = 1'-0"

ALL ARTWORK TO BE REFERENCE OFFICIAL PROJECT BRANDING
SEE MARKETING DRAWINGS FOR FINAL NAME AND GRAPHICS.

- SIGN IS TO BE A MONOLITHIC, STONE-VENEER STRUCTURE WITH LETTERS, LOGO, AND GRAPHICS TO BE ETCHED AND PAINTED INTO A CAST-STONE MONUMENT.

- SIGN LIGHTING IS TO BE VIA AN EXTERNAL LIGHT SOURCE WITH DIRECTIONAL LIGHTS TO ILLUMINATE SIGN FACE; FIXTURES TO BE ELEVATED 20" ABOVE GRADE TO MINIMIZE LANDSCAPE CONFLICT.

- STRUCTURAL ENGINEER IS TO SPECIFY DIMENSIONS AND REQUIRED REINFORCEMENT OF ALL FOOTINGS AND REINFORCEMENT FOR CMU STRUCTURES.



APPROX. 15.0 SQ FT
SIGN AREA
(SEE BRANDING)

POTENTIAL FABRICATORS:

FRONT RANGE ENGRAVING
5612 S NEVADA ST
LITTLETON, CO 80120
PH: 720.361.8918

ERIKSON MONUMENTS
1245 QUIVAS STREET
DENVER, CO
PH: 303.571.5151
WWW.ERIKSONMONUMENTS.COM

02 MONUMENT SIGN - DOUBLE SIDED (H-20)
PLAN, SECTION & ELEVATION

SCALE VARIES