

SITE DEVELOPMENT PLAN
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

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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

BY: _____
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV, LLC

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715, MODIFICATION RECORDED NOVEMBER 14, 2025 AT RECEPTION NO. 2025054860, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

BY: _____
AUTHORIZED SIGNATORY FOR FIRSTBANK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

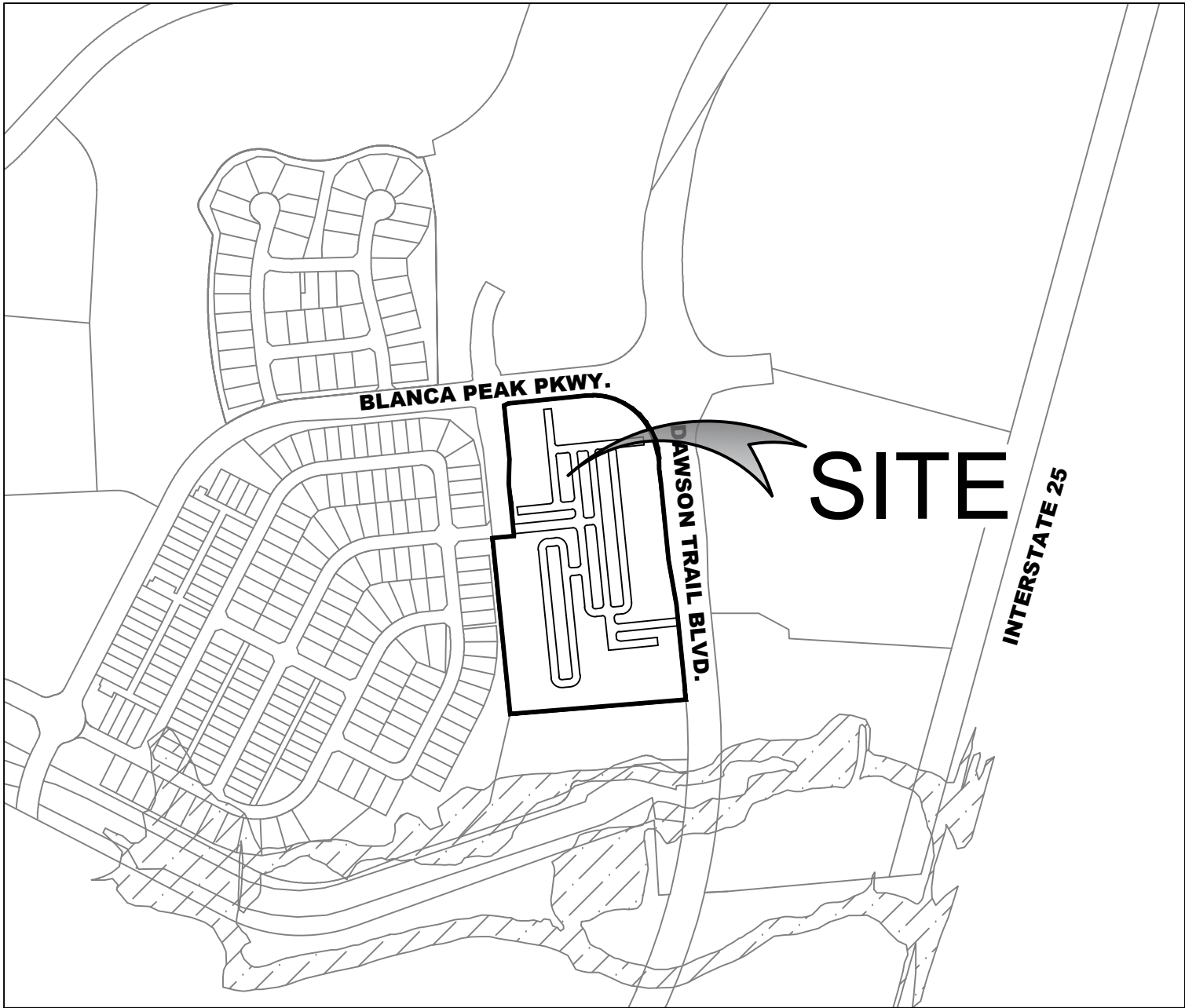
TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

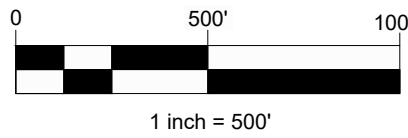
MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____



VICINITY MAP



CONTACTS

OWNER

ACM DAWSON TRAILS VII JV LLC
8350 E. CRESCENT PKWY., SUITE 200
GREENWOOD VILLAGE, CO 80111
CONTACT: LARRY JACOBSON
303.984.9800
LJACOBSON@WESTSIDEINV.COM

DEVELOPER

THE GARRETT COMPANIES, LLC
1051 GREENWOOD SPRINGS BLVD., SUITE 101
GREENWOOD, INDIANA 46143
CONTACT: SEAN REISMAN
720.434.9526
SREISMAN@THEGARRETTCO.COM

ENGINEER

TERRACINA DESIGN
10200 E. GIRARD AVE., SUITE A-314
DENVER, CO 80231
CONTACT: MARTIN METSKER
720.854.9456
MMETSKER@TERRACINADESIGN.COM

MUNICIPALITY

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
100 NORTH WILCOX STREET,
CASTLE ROCK, CO 80104
CONTACT: SANDY VOSSLER
720.896.8696
SVOSSLER@CRGOV.COM

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
JUSTIN A. CONNER
JUSTINC@ENGINEERINGSERVICECO.COM
303.337.1393

LANDSCAPE ARCHITECT

EDGE MULTIFAMILY DEISGN GROUP
CONTACT: TED BLEICHER
317.886.7923
ted@edgedesigngrp.com

ARCHITECT

EDGE MULTIFAMILY DESIGN GROUP
CONTACT: AARON POSMA
317.886.7923
AARON@EDGEDESIGNGRP.COM

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SITE DATA INFORMATION AND ZONING COMPARISON TABLE

SEE GENERAL NOTES SHEET 2 FOR SITE DATA INFORMATION AND ZONING COMPARISON TABLE.

CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER (CO PE#41743), BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

MARTIN METSKER
REGISTERED PROFESSIONAL ENGINEER PE#41743

DATE

SURVEYOR'S CERTIFICATE

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

JUSTIN A. CONNER
PROFESSIONAL L.S. NO. 38421
FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY

LEGAL DESCRIPTION

TRACT F, DAWSON TRAILS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2026, AT RECEPTION NO. 2026010148, COUNTY OF DOUGLAS, STATE OF COLORADO.

TRACT F, DAWSON TRAILS FILING NO. 2
SITE DEVELOPMENT PLAN
PROJECT # SDP26-0010

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/16/2026	MM
2	2ND SUBMITTAL	05/09/2026	MM

NOT FOR
CONSTRUCTION

TRACT F, DAWSON TRAILS FILING NO. 2

CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

COVER

SITE DEVELOPMENT PLAN
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

SITE DEVELOPMENT PLAN GENERAL NOTES

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 #2023005669.
3. 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.
4. 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.
5. 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.
6. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE & RIDGELINE PROTECTION GUIDELINES. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE
7. 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 THE RIGHTS-OF-WAY ARE 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, 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 ELECTRIC NOTES

1. 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.

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" 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.
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") 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.
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) 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.

SITE DATA & ZONING COMPARISON:

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,SFA,MF, NON-RES	MF
Minimum Lot Area	N/A	N/A
Maximum Dwelling units	1938	324
1 bedroom	N/A	134
2 bedroom	N/A	142
3 bedroom	N/A	48
Minimum front yard setback	10'	N/A
Minimum rear yard setback	10'	23.5'
Minimum side yard setback	10'	28'
Minimum side to street setback	10'	33'
Maximum building height	60'	58'5" (Top Ridge)
Minimum building separation	10'	26.1'
		Provided = 555
Minimum Parking	1 bedroom = 134	Surface Parking = 449 Attached Garage = 26 Detached Garage = 80
1 space per 1 bedroom	2 bedroom = 213	
1.5 spaces per 2 bedroom	3 bedroom = 96	
2 spaces per 3+ bedroom	Visitor = 89	
+20% of total required spaces of visitor parking	Total = 532	
Building Coverage		
	S.F.	% of Total
Building Coverage	130,969.41	23.7%
Drive Aisle	115,040.28	20.8%
Parking	85,494.40	15.5%
Misc. Hardscape & Sidewalks	34,528.91	6.3%
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	185,738.00	33.7%
Total	551,771.00	100%



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/16/2026	MM
2	2ND SUBMITTAL	05/09/2026	MM

NOT FOR CONSTRUCTION

TRACT F, DAWSON TRAILS FILING NO. 2

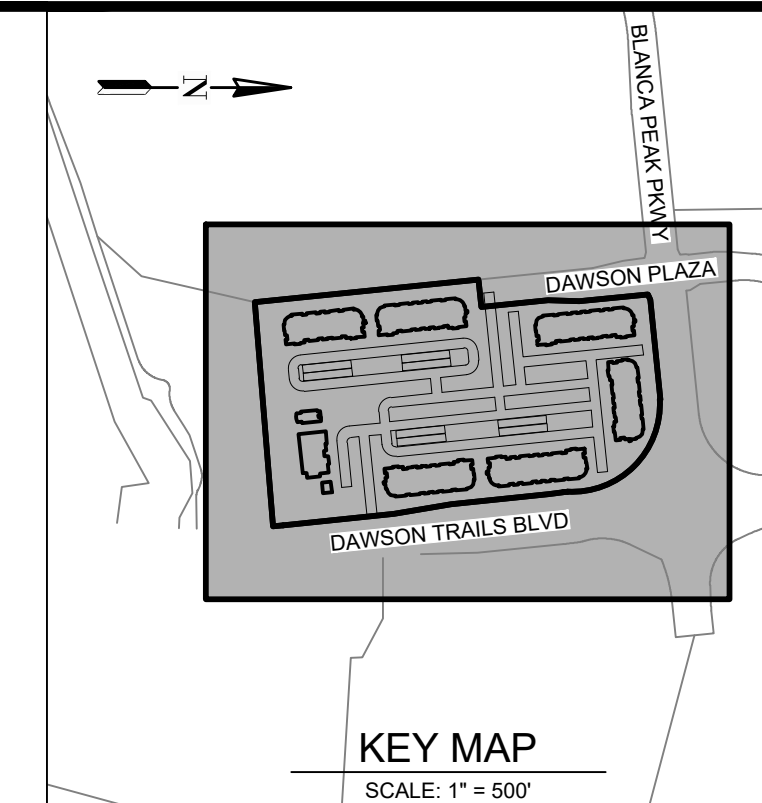
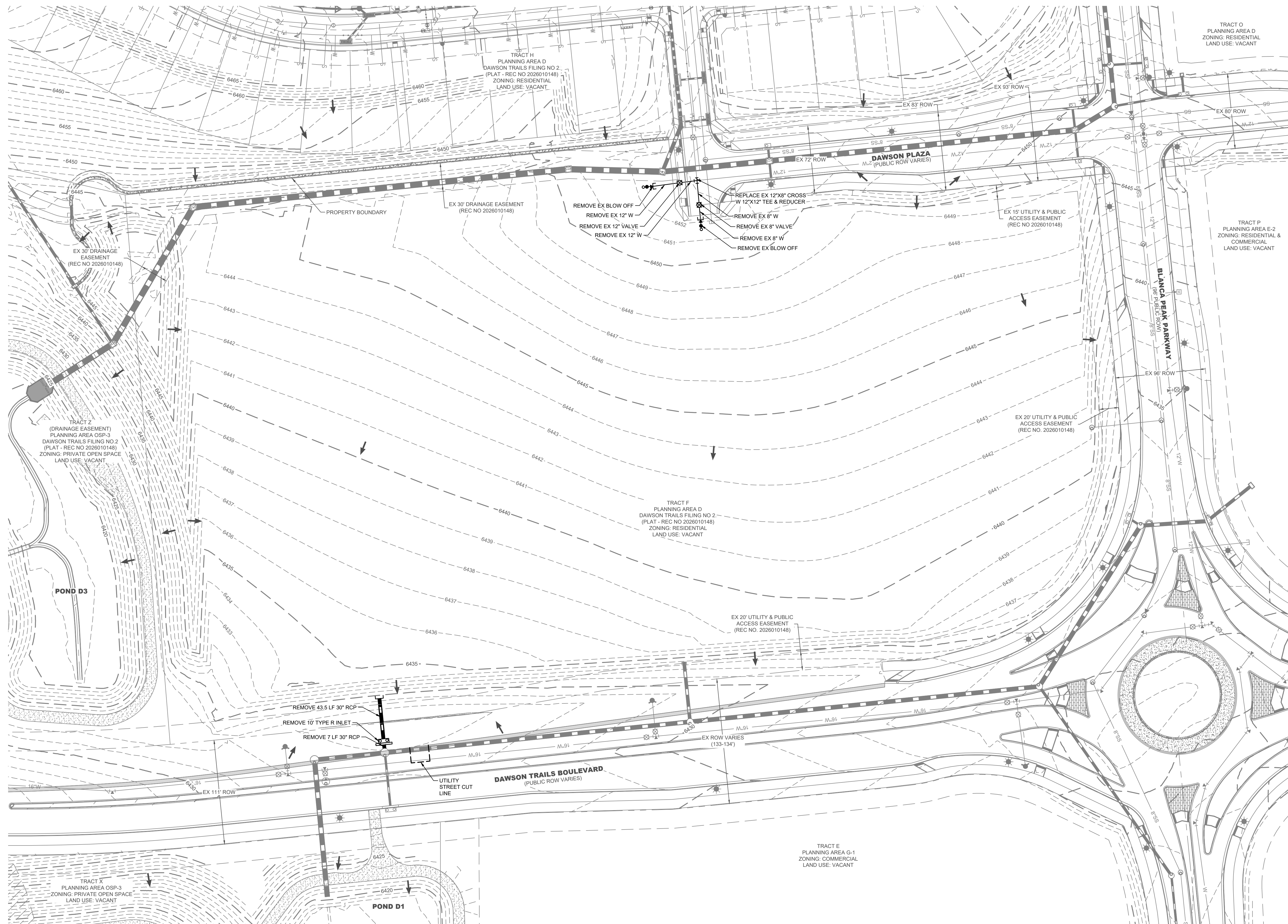
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GENERAL NOTES

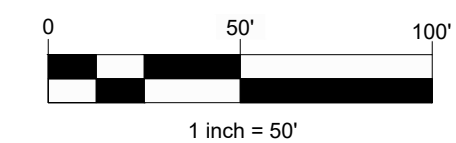
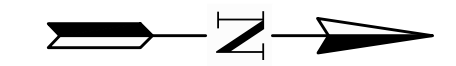


SHEET
C002

SITE DEVELOPMENT PLAN
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



KEY MAP
SCALE: 1" = 500'



LEGEND

- | | |
|--|-------------------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY (ROW) |
| | EASEMENT |
| | CENTERLINE |
| | LOT / TRACT / PARCEL BOUNDARY |
| | EX STORM (FES, MH, & INLET) |
| | EX SANITARY |
| | EX WATER (HYDRANT, VALVE, BEND, MH) |
| | EXISTING SIGN |
| | EXISTING WATER |
| | EXISTING SANITARY |
| | STREET LIGHT |
| | MAINTENANCE ACCESS |
| | CONCRETE |

NOTES:

1. ITEMS IN BLACK ARE TO BE REMOVED, REPLACED, OR RELOCATED.

td terracina
design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/15/2026	MM
2	2ND SUBMITTAL	05/09/2026	MM

**NOT FOR
CONSTRUCTION**

TRACT F, DAWSON TRAILS FILING NO. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
EXISTING SITE & DEMO PLAN

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

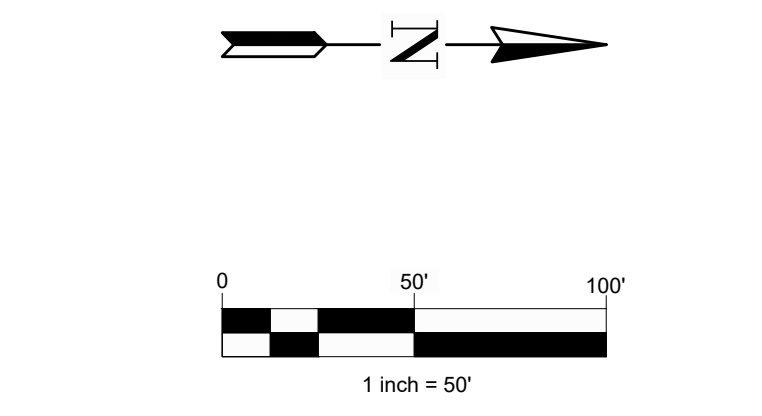
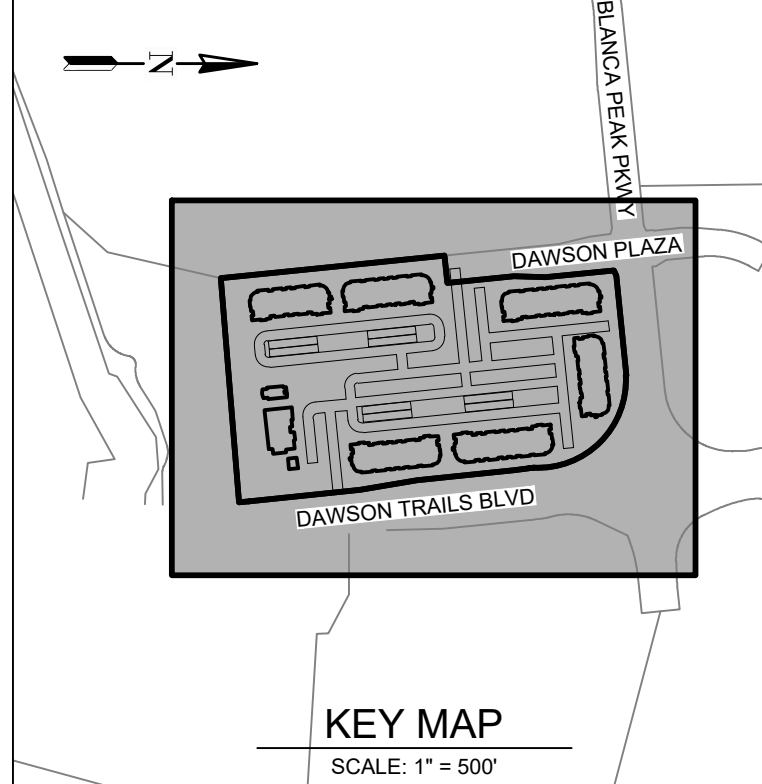
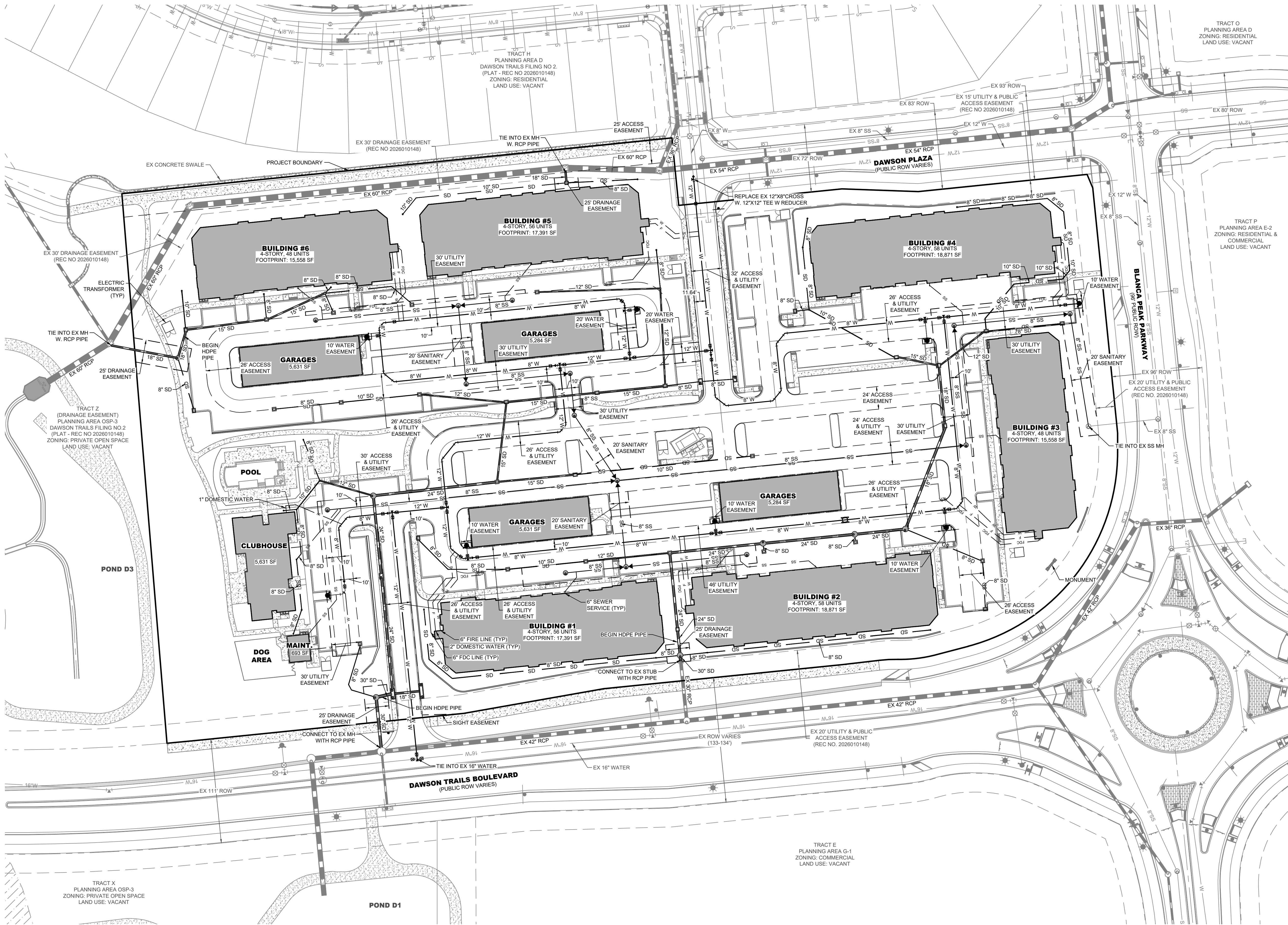
SHEET
C100

SITE DEVELOPMENT PLAN

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



LEGEND

	STORM DRAIN PRIVATE (12" MIN HDPE)
	STORM DRAIN PUBLIC (RCP)
	STORM DRAIN PRIVATE (8"-10" PVC)
	NYLOPLAST MH & NYLOPLAST INLET
	SANITARY
	8" PVC SANITARY LINE
	6" SANITARY SERVICE
	WATER (HYDRANT, VALVE, BEND, ARV)
	WATER LINE
	6" WATER SERVICE
	6" DIP FIRE LINE
	6" DIP FDC LINE
	FIRE DEPARTMENT CONNECTION (FDC)
	UNDERGROUND ELECTRIC
	EXISTING FENCE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING WATER
	EXISTING SWALE
	EXISTING SANITARY CLEAN OUT
	EX WATER VALVE & HYDRANT
	EXISTING STREET LIGHT
	EXISTING STREET SIGNS

- 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 (TMM) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

terraccina
design
td

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

DATE	BY	REVISION DESCRIPTION
04/16/2026	MM	1 1ST SUBMITTAL
05/09/2026	MM	2 2ND SUBMITTAL

NOT FOR CONSTRUCTION

TRACT F, DAWSON TRAILS FILING NO. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

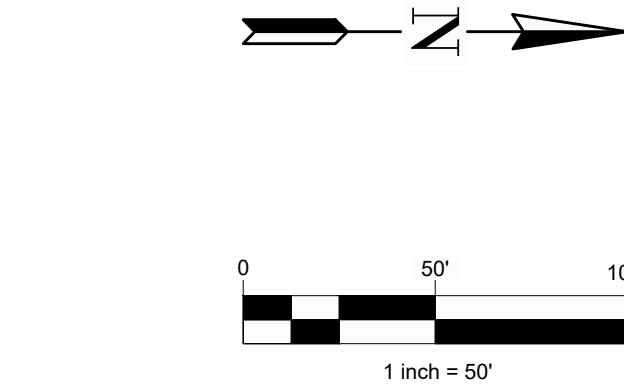
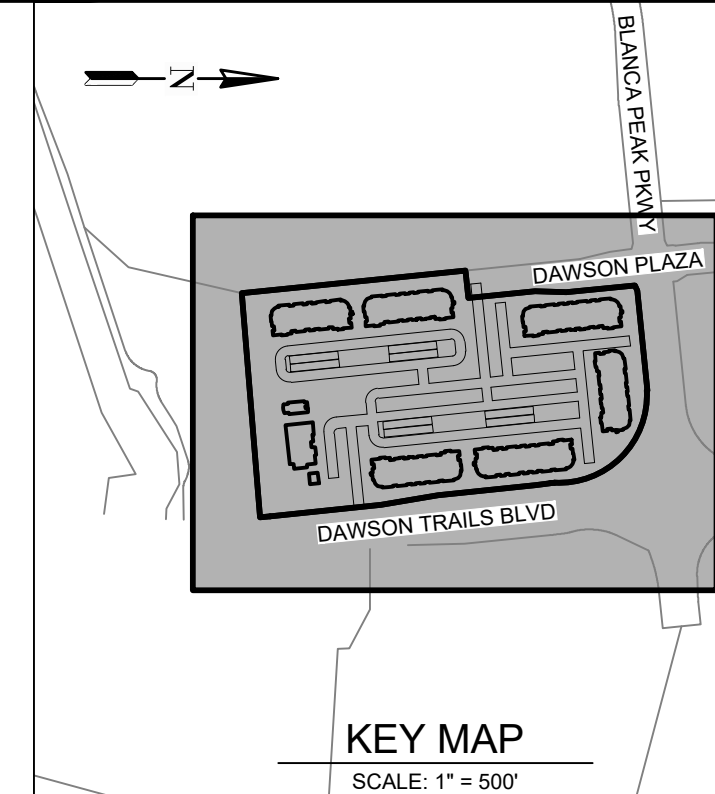
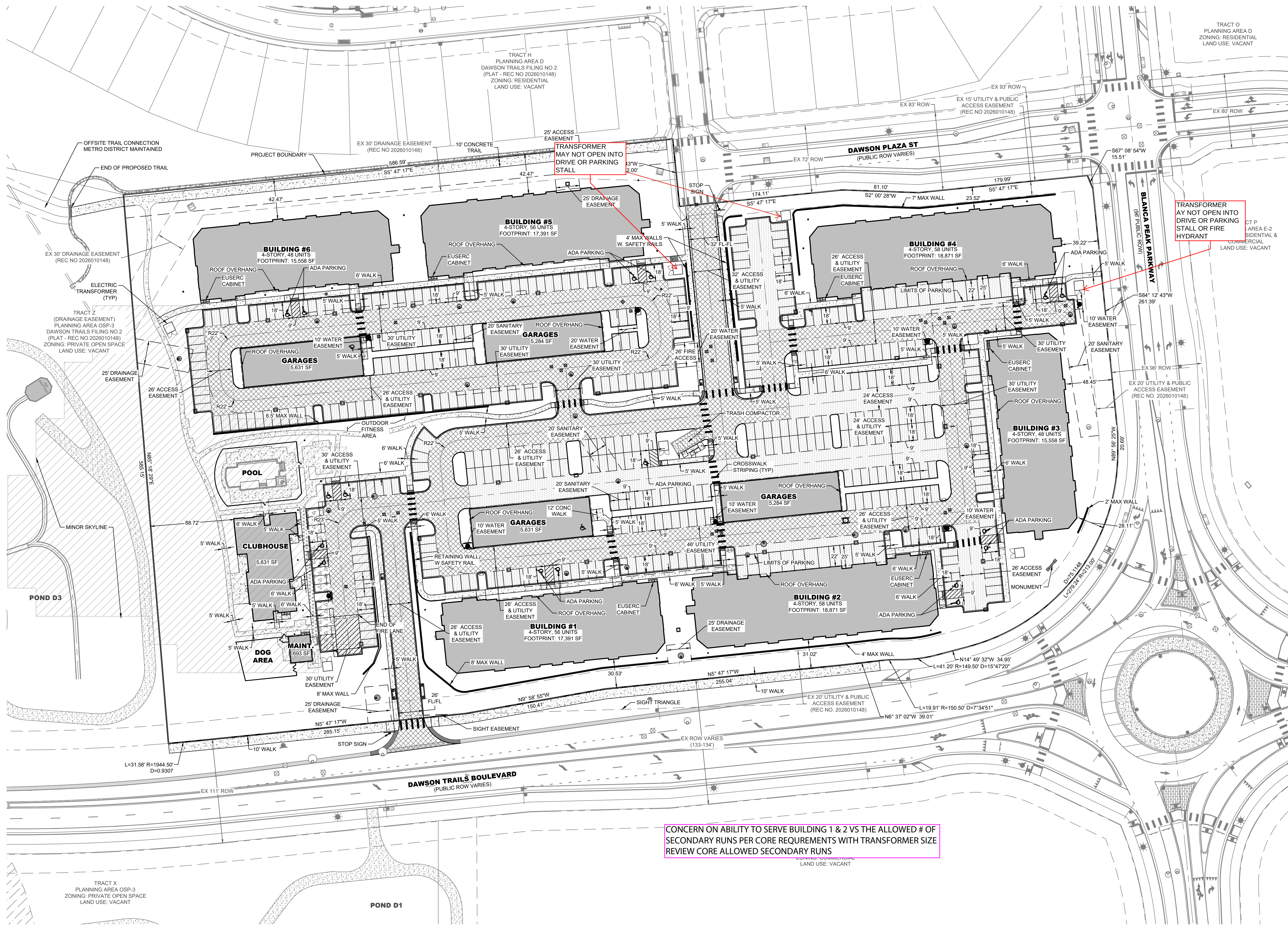
Know what's below.
Call before you dig.
811
SHEET C200

SITE DEVELOPMENT PLAN

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



- LEGEND**
- PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - SWALE
 - SAFETY RAIL
 - SIGHT / SAFETY TRIANGLE
 - ROOF EDGE
 - MINOR SKYLINE HATCH
 - HEAVY DUTY ASPHALT PAVEMENT PER GEOTECH REPORT
 - STANDARD DUTY ASPHALT PAVEMENT PER GEOTECH REPORT
 - HEAVY DUTY CONCRETE PAVEMENT PER GEOTECH REPORT
 - CONCRETE
 - PEDESTRIAN CONCRETE WITH RADIANT HEAT
 - VEHICULAR CONCRETE WITH RADIANT HEAT
 - EX MAINTENANCE ACCESS
 - STREET LIGHT
 - STREET SIGNS
 - EUSERC ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - ADA PARKING

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

DATE	BY	MM	MM
04/16/2026	MM		
05/09/2026	MM		

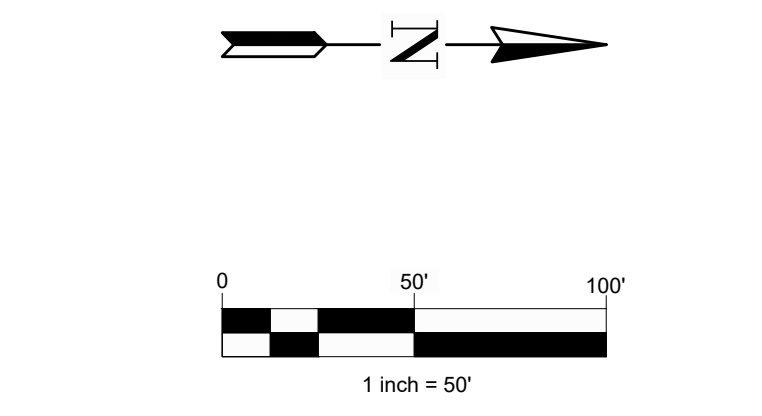
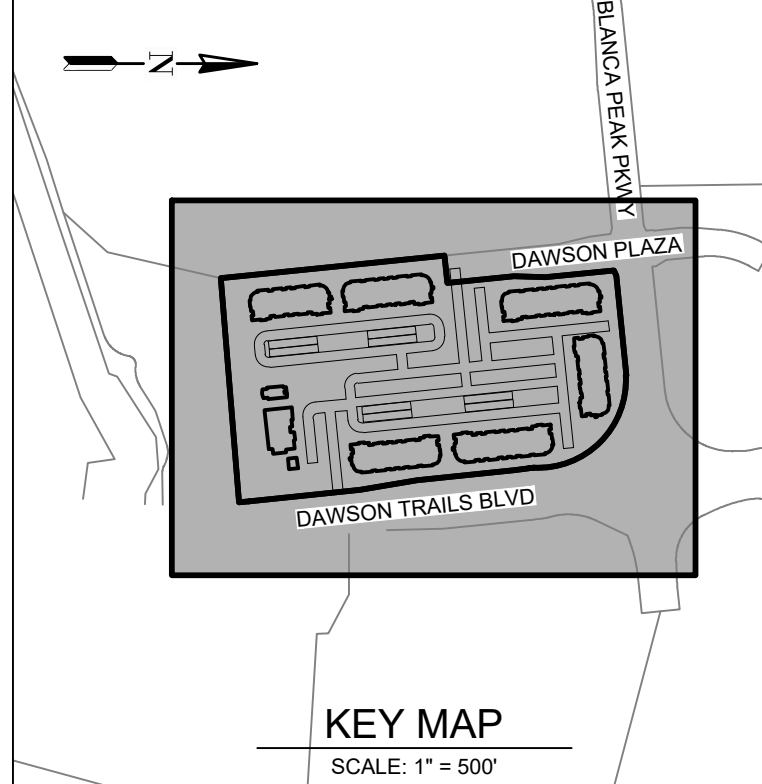
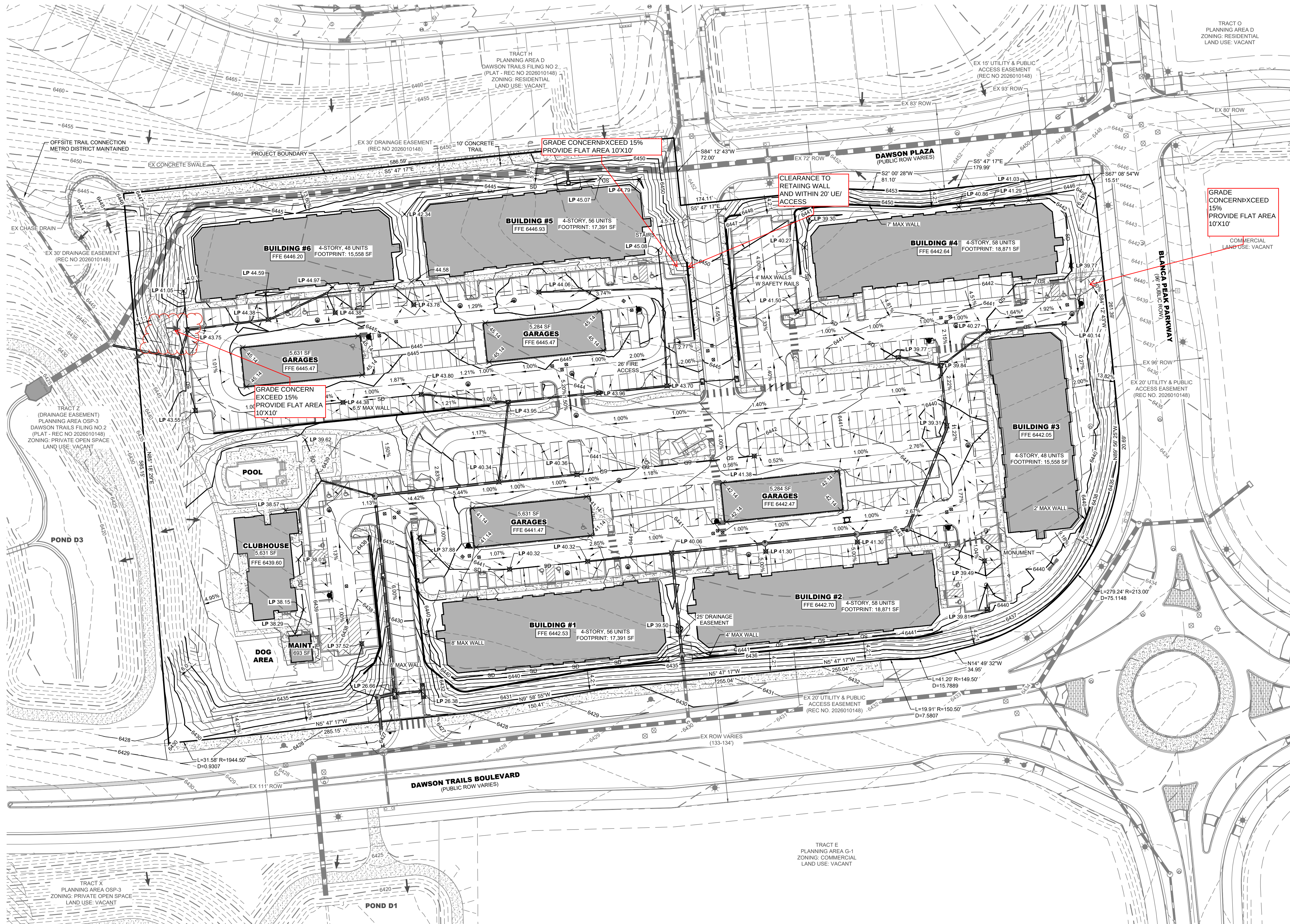
NOT FOR
 CONSTRUCTION

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

Know what's below.
 Call before you dig.
 811
 SHEET
 C300

TRACT F, DAWSON TRAILS FILING NO. 2
 SITE DEVELOPMENT PLAN
 PROJECT # SDP26-0010

SITE DEVELOPMENT PLAN
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



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 (HOPE)
---	STORM DRAIN PRIVATE (PVC)
LP	LOW POINT
HP	HIGH POINT
ADA	ADA PARKING

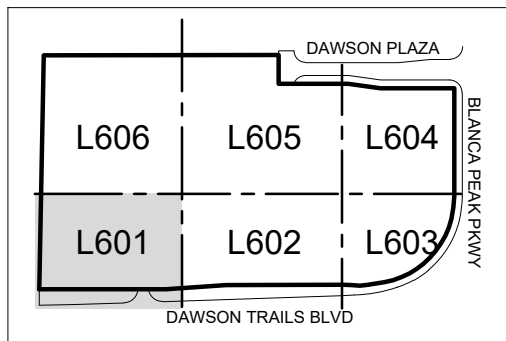
terraccina
design
td
10200 E. Grand Ave., A-314
Denver, CO 80231
PH: 303.632.8667

DATE	BY	REVISION DESCRIPTION
04/16/2026	MM	1 1ST SUBMITTAL
05/08/2026	MM	2ND SUBMITTAL

NOT FOR CONSTRUCTION

TRACT F, DAWSON TRAILS FILING NO. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL GRADING PLAN

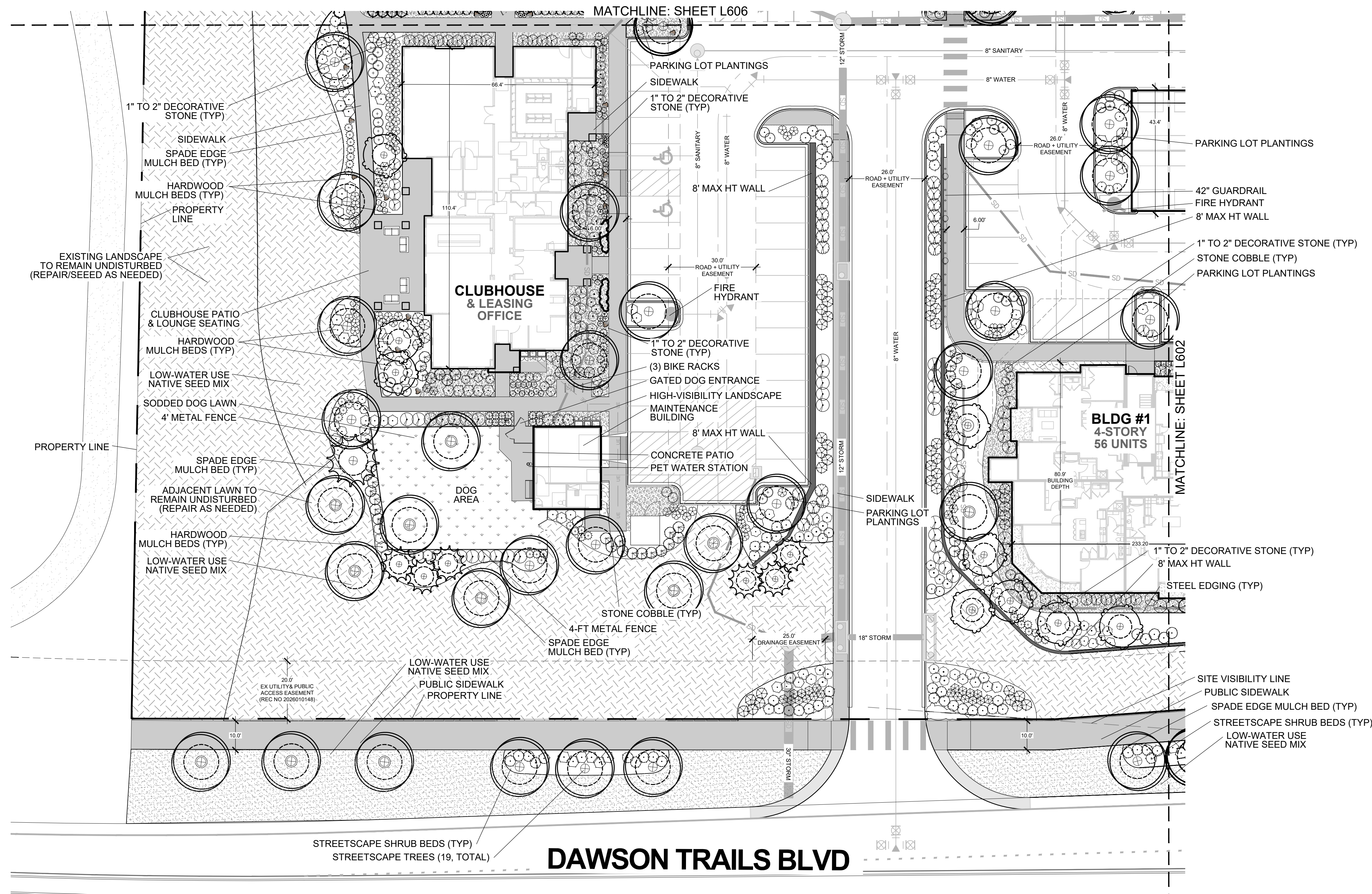
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KEY MAP

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. SDP26-0010



PLANT SCHEDULE

	DECIDUOUS SHADE TREE 138 2" Caliper, B&B
	EVERGREEN TREES 28 6-Ft Height, B&B
	ORNAMENTAL TREES 74 1.5" Caliper, B&B
TOTAL TREES: 240 221 SITE TREES + 19 STREET TREES	

GRASSES & GROUNDCOVER

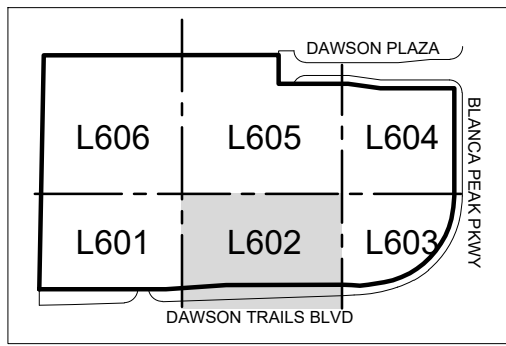
	TURF / LAWN AREAS 4,327 sf Open lawn spaces for flexible programming and community involvement. These areas to be strategically located at community entrances and high-visibility areas.
	NATIVE SEED MIX 95,367 sf Low-growing, native lawn seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.
	DECORATIVE STONE 35,636 sf 1 1/2" to 2" decorative stone shall be used as a groundcover in high-visibility areas and along building foundations, as prescribed in the WUI. Install at 3" depth.
	STONE COBBLE 3,036 sf Large-format, decorative landscape cobbles to match adjacent improvements. 2" to 4" cobble to be 'Gray Rose' or equal installed at 3" minimum depth.
	CU-STRUCTURAL SOIL 1,939 sf CU-Structural Soil® shall be installed in where trees are installed in plant beds less than 8-ft in width.
	STREETSCAPE SEED 11,842 sf Low-growing, native lawn seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.

LANDSCAPE PLANT ZONES

- FOUNDATION PLANTINGS**
Planting beds along building foundations to be planted with low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed for aesthetic appeal while minimizing overplanting. Evergreen plants not be installed within 30'-ft of buildings.
- PARKING LOT PLANTINGS**
Parking lots planted to exceed minimum town standards, where more at least (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.
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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**
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- TRAIL LANDSCAPE**
Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.

NOTE: SEE SHEET IRI01 FOR IRRIGATION NOTES

5/8/2026 3:49 PM C:\USERS\BIECHER\ONE\DRIVE - THE GARRETT COMPANIES\SKETCHTOP\PROJECTS\DAWSON TRAILS\LANDSCAPE PLAN\2026\05-08.DWG L602 LANDSCAPE PLAN 24X36-2026 L601 LANDSCAPE PLAN 2026\05-08.DWG L602 LANDSCAPE PLAN 24X36-2026

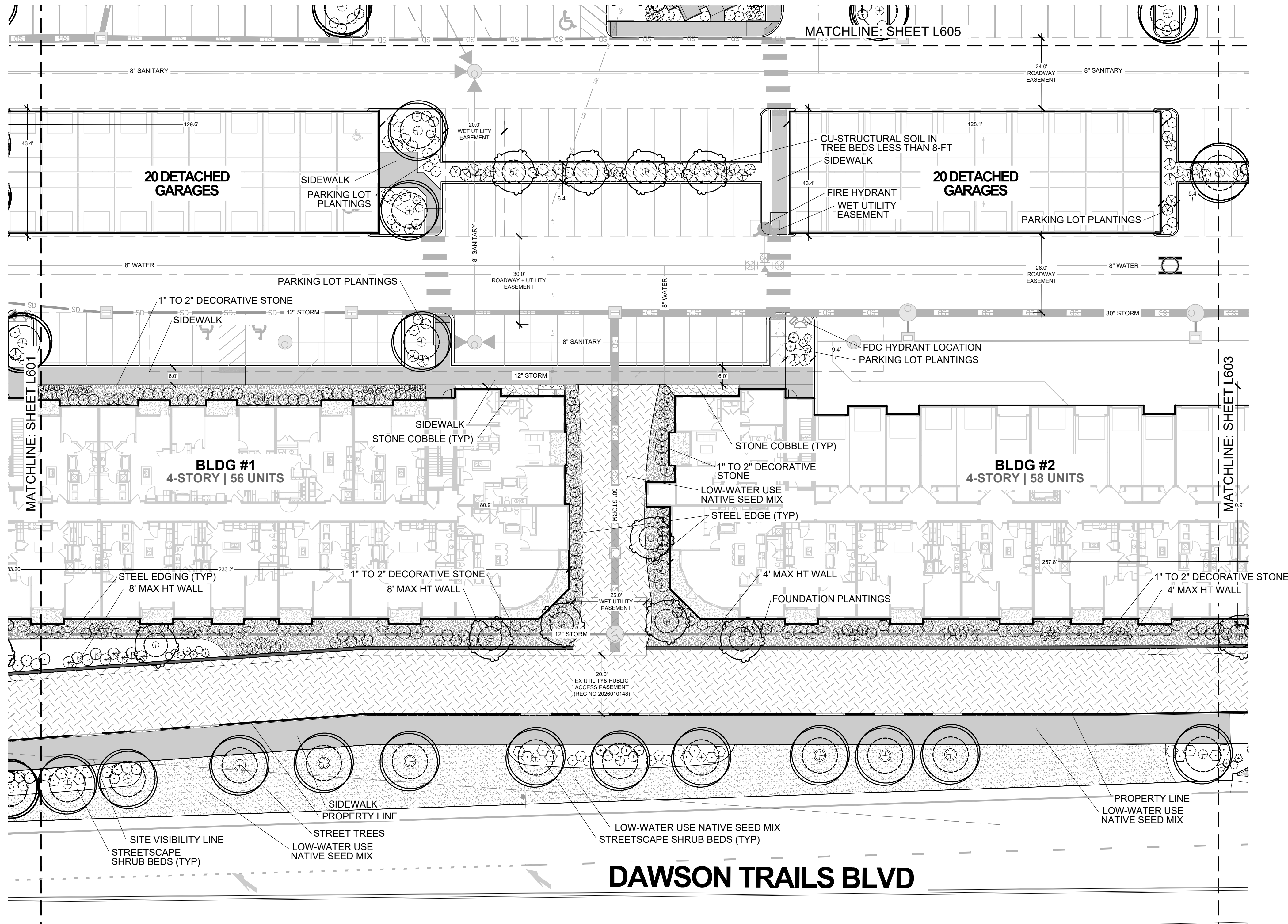


KEY MAP

SITE DEVELOPMENT PLAN

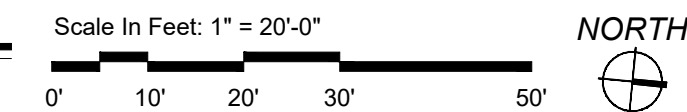
DAWSON TRAILS

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. SDP26-0010



01

SITE DEVELOPMENT LANDSCAPE PLAN



PLANT SCHEDULE

	DECIDUOUS SHADE TREE 136 2" Caliper, B&B	
	EVERGREEN TREES 28 6-Ft Height, B&B	
	ORNAMENTAL TREES 74 1.5" Caliper, B&B	
TOTAL TREES: 240 221 SITE TREES + 19 STREET TREES		

GRASSES & GROUNDCOVER

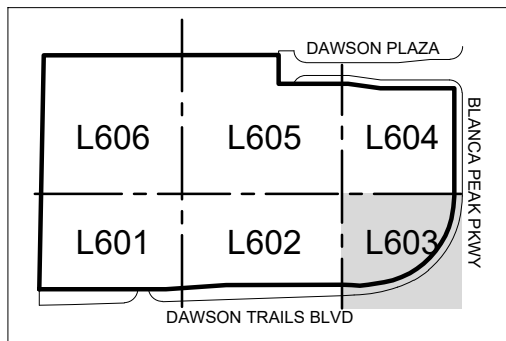
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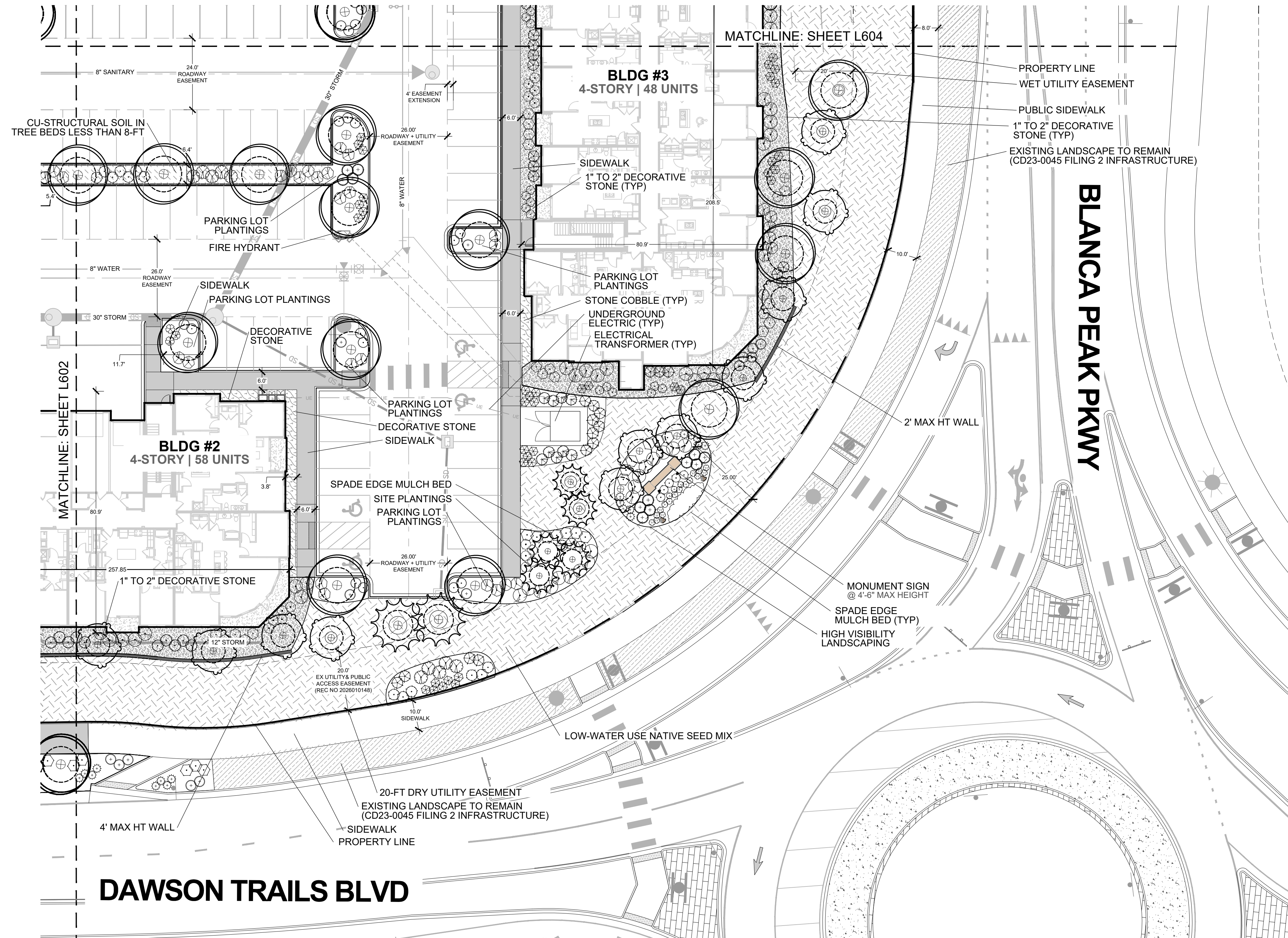
NOT FOR CONSTRUCTION



KEY MAP

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. SDP26-0010



PLANT SCHEDULE

	DECIDUOUS SHADE TREE 136 2" Caliper, B&B
	EVERGREEN TREES 28 6-Ft Height, B&B
	ORNAMENTAL TREES 74 1.5" Caliper, B&B
TOTAL TREES: 240 221 SITE TREES + 19 STREET TREES	

GRASSES & GROUNDCOVER

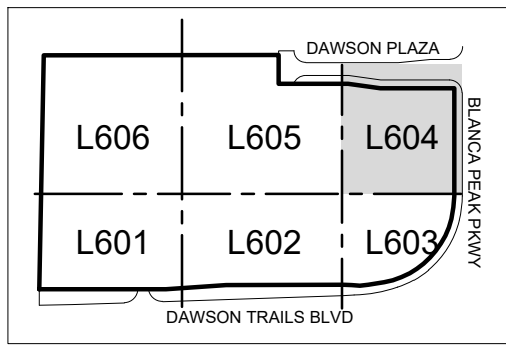
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NOTE: SEE SHEET IRI01 FOR IRRIGATION NOTES

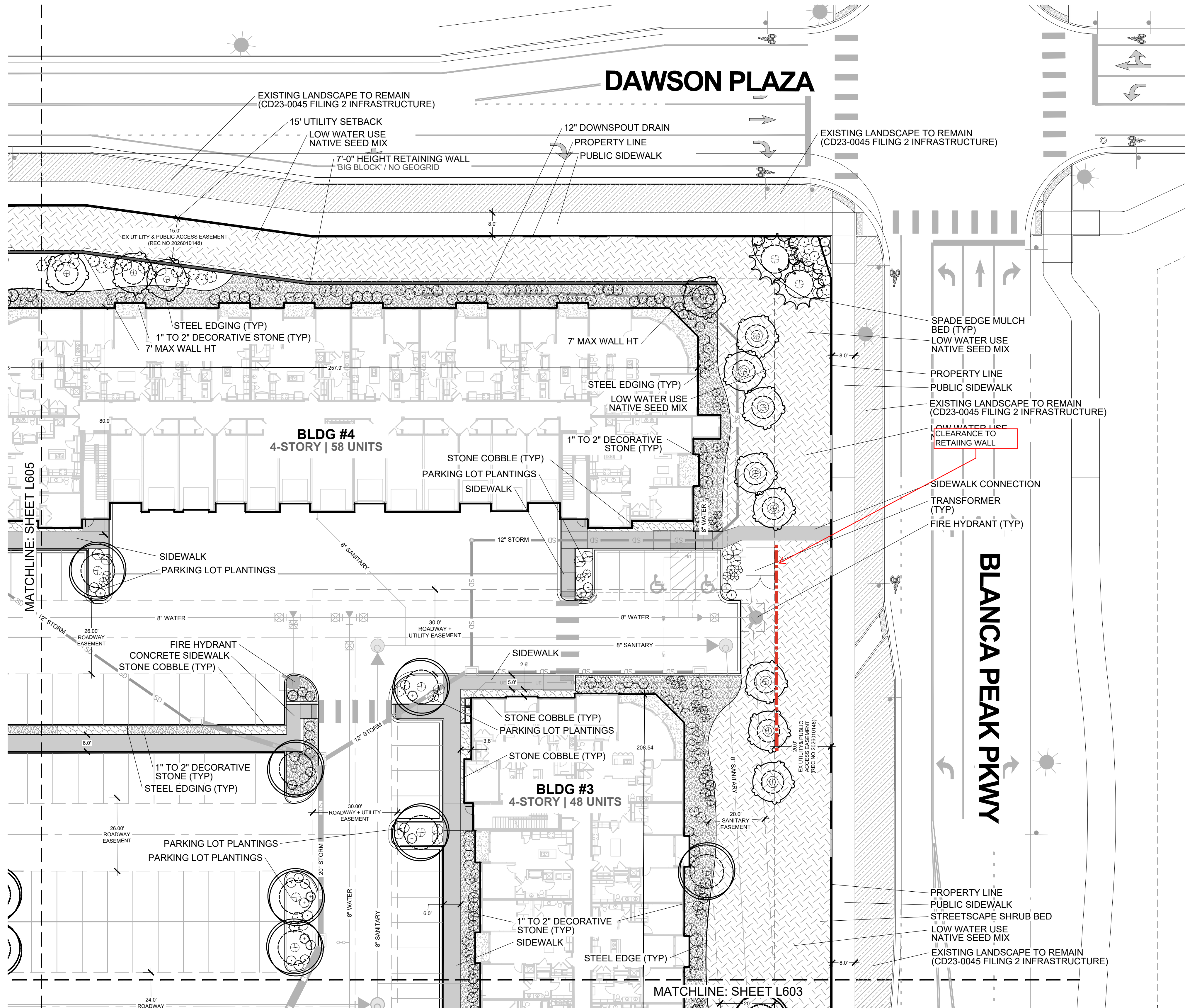
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KEY MAP

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. SDP26-0010



01

SITE DEVELOPMENT LANDSCAPE PLAN

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



PLANT SCHEDULE

	DECIDUOUS SHADE TREE 138 2" Caliper, B&B
	EVERGREEN TREES 28 6-Ft Height, B&B
	ORNAMENTAL TREES 74 1.5" Caliper, B&B
TOTAL TREES: 240 221 SITE TREES + 19 STREET TREES	

GRASSES & GROUNDCOVER

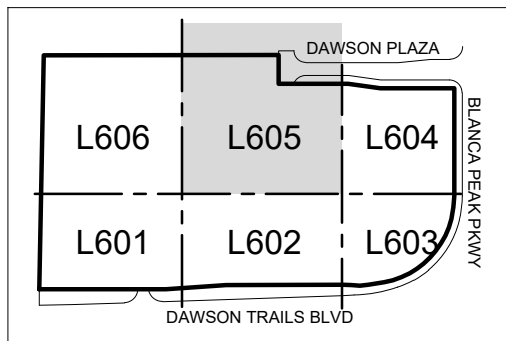
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NOTE: SEE SHEET IRI01 FOR IRRIGATION NOTES

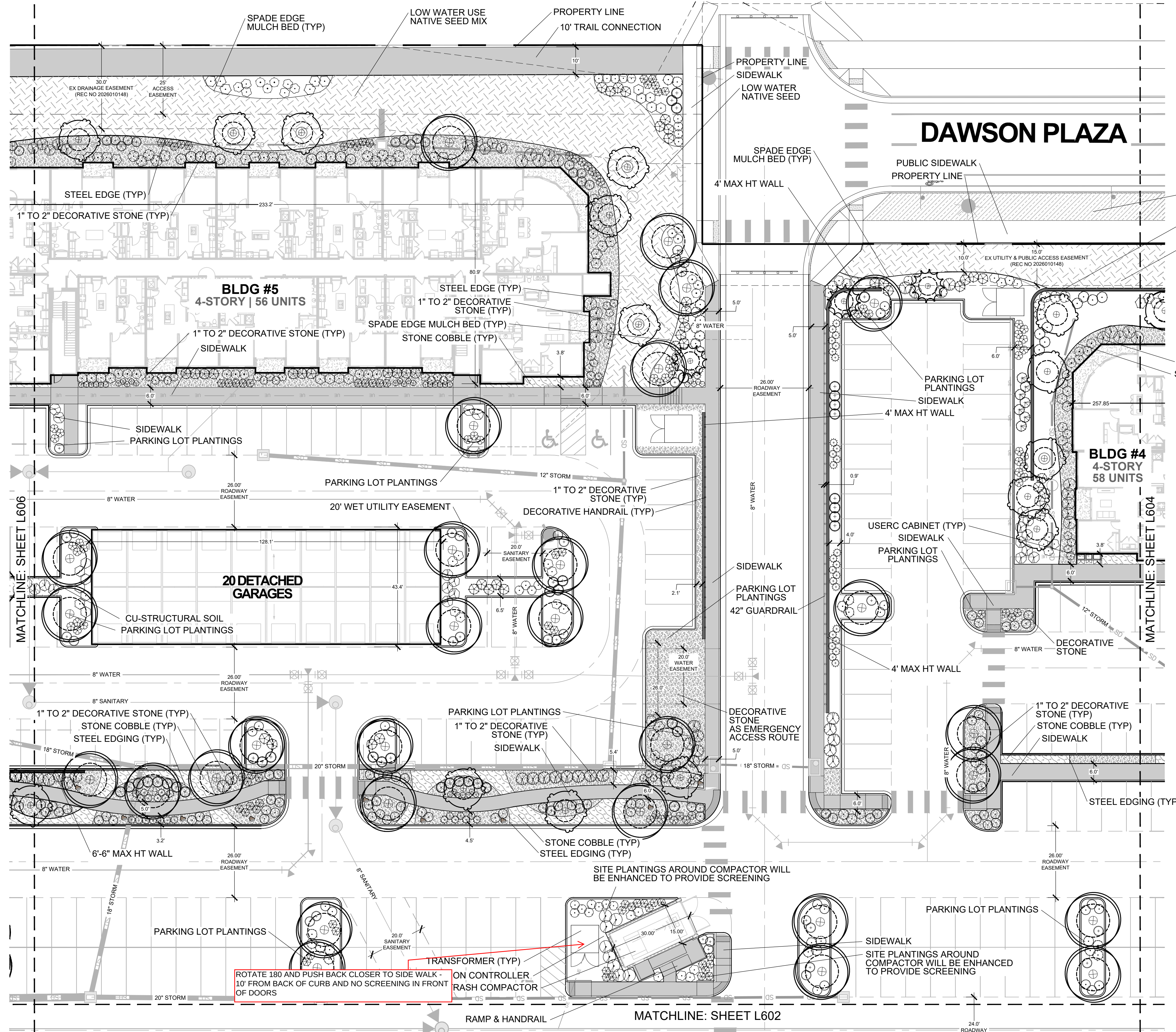
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KEY MAP

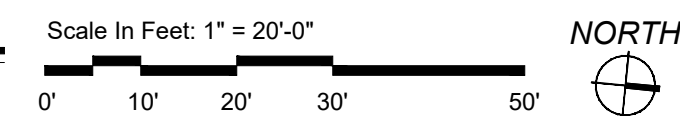
SITE DEVELOPMENT PLAN DAWSON TRAILS

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. SDP26-0010



01

SITE DEVELOPMENT LANDSCAPE PLAN



PLANT SCHEDULE

	DECIDUOUS SHADE TREE 138 2" Caliper, B&B
	EVERGREEN TREES 28 6-Ft Height, B&B
	ORNAMENTAL TREES 74 1.5" Caliper, B&B
TOTAL TREES: 240 221 SITE TREES + 19 STREET TREES	

GRASSES & GROUNDCOVER

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LANDSCAPE PLANT ZONES

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PARKING LOT PLANTINGS

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SITE PLANTINGS

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HIGH-VISIBILITY LANDSCAPE

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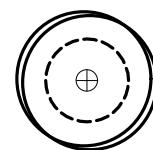
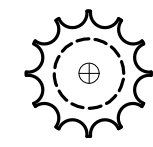
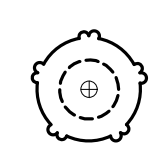
TRAIL LANDSCAPE

Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.

NOTE: SEE SHEET 101 FOR IRRIGATION NOTES

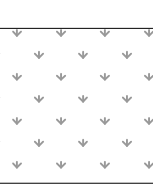
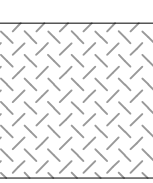
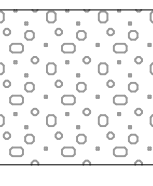
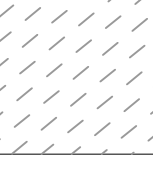
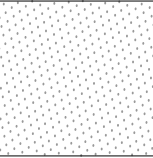
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PLANT SCHEDULE

	DECIDUOUS SHADE TREE 138 2" Caliper, B&B
	EVERGREEN TREES 28 6-Ft Height, B&B
	ORNAMENTAL TREES 74 1.5" Caliper, B&B

TOTAL TREES: 240
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GRASSES & GROUND COVER

	TURF / LAWN AREAS 4,327 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 95,367 sf Low-growing, native lawn seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.
	DECORATIVE STONE 35,666 sf 1-1/2" to 2" decorative stone shall be used as a groundcover in high-visibility areas and along building foundations, as perscribed in the WUI. Install at 3" depth.
	STONE COBBLE 3,086 sf Large-format, decorative landscape cobbles to match adjacent improvements. 2" to 4" cobble to be 'Gray Rose' or equal installed at 3" minimum depth.
	CU-STRUCTURAL SOIL 1,939 sf CU-Structural Soil [®] shall be installed in where trees are installed in plant beds less than 8-ft in width.
	STREETSCAPE SEED 11,842 sf Low-growing, native lawn seed mix for areas within the wildland urban interface. Grasses will be specified based on the CSU Firewise Plant Materials.

LANDSCAPE PLANT ZONES

FOUNDATION PLANTINGS

Planting beds along building foundations to be planted with low- to medium-height shrubs and grasses to create a defensible space per WUI requirements. Plants will be placed for aesthetic appeal while minimizing overplanting. Evergreen plants not be installed within 30-ft of buildings.

PARKING LOT PLANTINGS

Parking lots planted to exceed minimum town standards, where more at least (4) shrubs or grasses are to be provided per 1,000 sq ft of parking lot island.

SITE PLANTINGS

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

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

Areas along the central, pedestrian trail will be a combination of native grasses, small shrubs, and decorative stone, including some small boulders.

NOTE: SEE SHEET I610 FOR IRRIGATION NOTES

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. SDP26-0010

SDP STANDARD 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 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.
- 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 REPLENISHED TO MAINTAIN THE 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.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES, AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL AFTER CITY INSPECTION.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS, OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSED.
- ALL PLANTING AREAS ARE TO RECEIVE SOIL AMENDMENTS OR FERTILIZATION TABLETS AS RECOMMENDED BASED ON SOIL A SOIL ANALYSIS.
- ALL SHRUBS AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 2" DEPTH SHREDDED HARDWOOD MULCH. CONTRACTOR SHALL PROVIDE 1 GALLON BAG SAMPLE OF MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLE. ALL PERENNIAL AND ANNUAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, AND PUBLIC OR PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATION PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER TOWN STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND TOWN STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM. IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES A MINIMUM OF 10-FEET FROM WATER OR SEWER MAINS AND AT LEAST FOUR FEET FROM GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION.
- SINGLE-TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN FEET ABOVE THE LEVEL OF THE INTERSECTION.
- DUE TO THE DEVELOPMENT BEING CONSTRUCTED ONTO A PAD-READY SITE, THERE IS NO EXISTING VEGETATION TO BE REMOVED OR PRESERVED.

WILDLAND URBAN INTERFACE NOTES:

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. AT THE TIME OF SITE DEVELOPMENT PLAN, THE APPLICANT SHALL WORK WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT TO CREATE A FINAL AND IMPLEMENTABLE URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN. BELOW ARE SUGGESTED PRACTICES THAT DEVELOPERS, BUILDERS AND HOMEOWNERS CAN IMPLEMENT TO HELP MITIGATE FIRE RISK FOR RESIDENCES.

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA)

- CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
- IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 10 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES. DO NOT REMOVE MORE THAN 1/3 RD OF LIVE BRANCHES FROM CONIFERS.
- WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
- PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
- THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
- INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED OR OTHER NON-COMBUSTIBLE MATERIAL FOR A MINIMUM OF 5 FEET AROUND THE PERIMETER OF THE BUILDING.
- MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 5 FEET FROM THE FOUNDATION. EXCLUDE MORE COMBUSTIBLE SHRUB SPECIES (CONIFEROUS EVERGREENS LIKE JUNIPER, ARBORVITAE, SPRUCE, PINE AND FIR) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
- PLANT ONLY DECIDUOUS TREE AND SHRUB SPECIES WITHIN 15 FEET OF STRUCTURES. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG-TERM HEALTH OF NEW TREES.
- PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
- PLANT SOD OR SEED WITH LOW-GROWING GRASS SEED MIXES.
- PROVIDE IRRIGATION TO TURF AND NATIVE GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
- MAINTAIN NATIVE GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
- PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF GROWING SEASON (FOLLOWING SEED PRODUCTION).
- DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE).

B. BETWEEN 30 FEET AND 150 FEET FROM STRUCTURES AND ROADWAYS (TREE AND SHRUB PRESERVATION AREA) NOTE: THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE AND IS GREATER WHEN STRUCTURES OR ROADWAYS ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.

- CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
- PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 12 FEET ABOVE GROUND LEVEL.
- THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NOTE 2 ABOVE.
- REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
- SPACE NEWLY PLANTED CONIFEROUS TREES (>20' TALL AT MATURITY) AT LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF PINION PINE GROUPINGS (CLUMPS OF TWO OR MORE OF THE SAME SPECIES), AND CONIFEROUS SHRUB GROUPINGS ARE PLANTED, PROVIDE 20-30 FEET BETWEEN GROUPINGS. DECIDUOUS TREES AND SHRUBS ARE NOT SUBJECT TO THIS GUIDANCE WHEN PLANTED AS PART OF AN IRRIGATED AND MAINTAINED LANDSCAPE.
- PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
- TRIM OR MOW NATIVE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 6 INCHES.
- DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, BY CHIPPING, OR OTHER MECHANICAL TREATMENTS.

C. BEYOND 150 FEET OF THE STRUCTURE AND OPEN SPACES (PRESERVATION I ENVIRONMENTALLY SENSITIVE AREA)

- CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B, NOTE 1 ABOVE.
- UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
- REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
- PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE POTENTIAL.
- TRIM OR MOW NATIVE GRASSES ALONG TRAILS TO ALLOW POTENTIAL USE AS PRE-CONSTRUCTED FIRE LINES. THESE MOWN AREAS SHOULD BE 8 FEET WIDE ON BOTH SIDES OF TRAILS. ANY SHRUB CLUMPS RETAINED WITHIN 20 FEET OF TRAILS SHOULD PRUNED TO REDUCE LADDER FUELS AND MAINTAINED IN A MITGATED CONDITION.
- RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
- SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED, MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

D. MAINTENANCE OF FIRE MITIGATION

- FIRE MITIGATION ON PRIVATE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- FIRE MITIGATION UNDERTAKEN BY THE DEVELOPER ON OPEN SPACES OR COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ALTERNATIVELY BY A SPECIAL DISTRICT (SD), AS MAY BE DETERMINED AT THE TIME OF CONVEYANCE.
- PLANTED VEGETATION ALONG ALL THOROUGHFARES SHALL BE MAINTAINED TO MANAGE RISK OF CROWN FIRE OR FLAME INTRUSION (IMPINGEMENT) INTO THE PUBLIC RIGHT-OF-WAY.
- THE HOA OR SD (IF APPLICABLE) SHALL ESTABLISH PROCEDURES FOR RESIDENTS TO IMPLEMENT OR MAINTAIN WILDFIRE MITIGATION MEASURES PER C.R.S 38-33.3-106.5 (A.K.A. SB-100, HOMEOWNER BILL OF RIGHTS).

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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. SDP26-0010



MULTI-FAMILY SITE INVENTORY

Town of Castle Rock Registered Professional:
Town of Castle Rock Registration #
Company Name: **THE GARRETT COMPANIES**
Phone: **317.886.7923**
Project Name: **DAWSON TRAILS**

NICK SMITH
State of Colorado License Landscape Architect # **1436**
Address: **1051 GREENWOOD SPRINGS BOULEVARD, GREENWOOD, IN 46143**
Email: **NICK@EDGEDESIGNGRP.COM**
Date: **05/08/2026**

Gross Site Area	Required Landscape (20% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
551,771 SF	110,354 SF	N/A	185,738 SF	(110,354 / 1,000)x2 = 220.7	**221 TREES	(110,354 / 1,000)x4 = 441.4	2,283 SHRUBS	*180 CU YDS PER SECTION 4.3.3
Turf Grass Square Footage (SF)	Landscape Coverage at Maturity (SF)	Existing Landscape (If Applicable)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental Percentage (25% maximum)	Number of Large Canopy Deciduous Shade Tree	Percentage (50% Large Canopy Deciduous Shade Tree)	Separate Irrigation Service Connections
4,327 SF	~180,081 SF PER SECTION 4.4.8	N/A	(96.9%)	5,657 SF	3.05%	119 Large Canopy Deciduous / 221 Total*	53.8%	Yes ☒ No ☐

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
200,535 SF	20,054 SF	N/A	22,107 SF	(20,054 / 1,000)x2 = 40.1	63 TREES	(20,056 / 1,000)x4 = 80.2	546 SHRUBS
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of landscaped islands/peninsulasRequired (1 island per 15 spaces)		Number of Landscaped islands/peninsulas provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
449	449 / 15 = 29.93 30 SPACES REQ		44	30 REQUIRED TREES	63 TREES	30 x 4 = 120	546 SHRUBS

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

*SOIL PREP CALCULATIONS ARE BASED ON AREAS TO BE PLANTED; AREAS WITH DECORATIVE STONE OR NO PLANTINGS ARE EXCLUDED

** (19) STREET TREES ARE NOT COUNTED TOWARDS SITE CALCULATIONS (SEE STREETScape SPREADSHEET, 240 TOTAL TREES IN NEW DEVELOPMENT)

** (75) STREETScape SHRUBS AND GRASSES ARE NOT COUNTED TOWARDS SITE CALCULATIONS (SEE STREETScape SPREADSHEET)

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
DAWSON PLAZA	---	STREETScape ALREADY INSTALLED WITH DAWSON TRAILS - FILING 2 INFRASTRUCTURE				
BLANCA PEAK PKWY	---	STREETScape ALREADY INSTALLED WITH DAWSON TRAILS - FILING 2 INFRASTRUCTURE				
DAWSON TRAILS BLVD	740 LF	740 / 40 = 18.5	N/A	19 TREES	18.5 x 4 = 74.0	75 SHRUBS
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

PLANT SCHEDULE			
Please add values/quantities in the shaded areas			
DECIDUOUS SHADE TREES	HYDROZONE	VL to M	QUANTITY 138 TREES
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			
DECIDUOUS SHADE TREES	HYDROZONE	VL to M	QUANTITY 74 TREES
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES	HYDROZONE	VL to M	QUANTITY 28 TREES
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	VL to M	QUANTITY 1,756 SHRUBS
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	VL to L	QUANTITY 527 SHRUBS
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	VL to L	QUANTITY 916 GRASSES
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS	HYDROZONE	VL to L	AREA 3,642 SF
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS	HYDROZONE	LOW	AREA 130 SF
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER			
NATIVE SEED	HYDROZONE	VL to L	AREA 107,209 SF
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]			
*Choose one symbol for each tree category. **Choose one pattern for each category of ground cover, shrubs, and grasses.			
NOTE: 11,842 SF NATIVE SEED IS WITHIN STREETScape			



DATE BY
04/16/2026
05/08/2026

#	REVISION DESCRIPTION
1	FIRST SUBMITTAL
2	SECOND SUBMITTAL

NOT FOR CONSTRUCTION

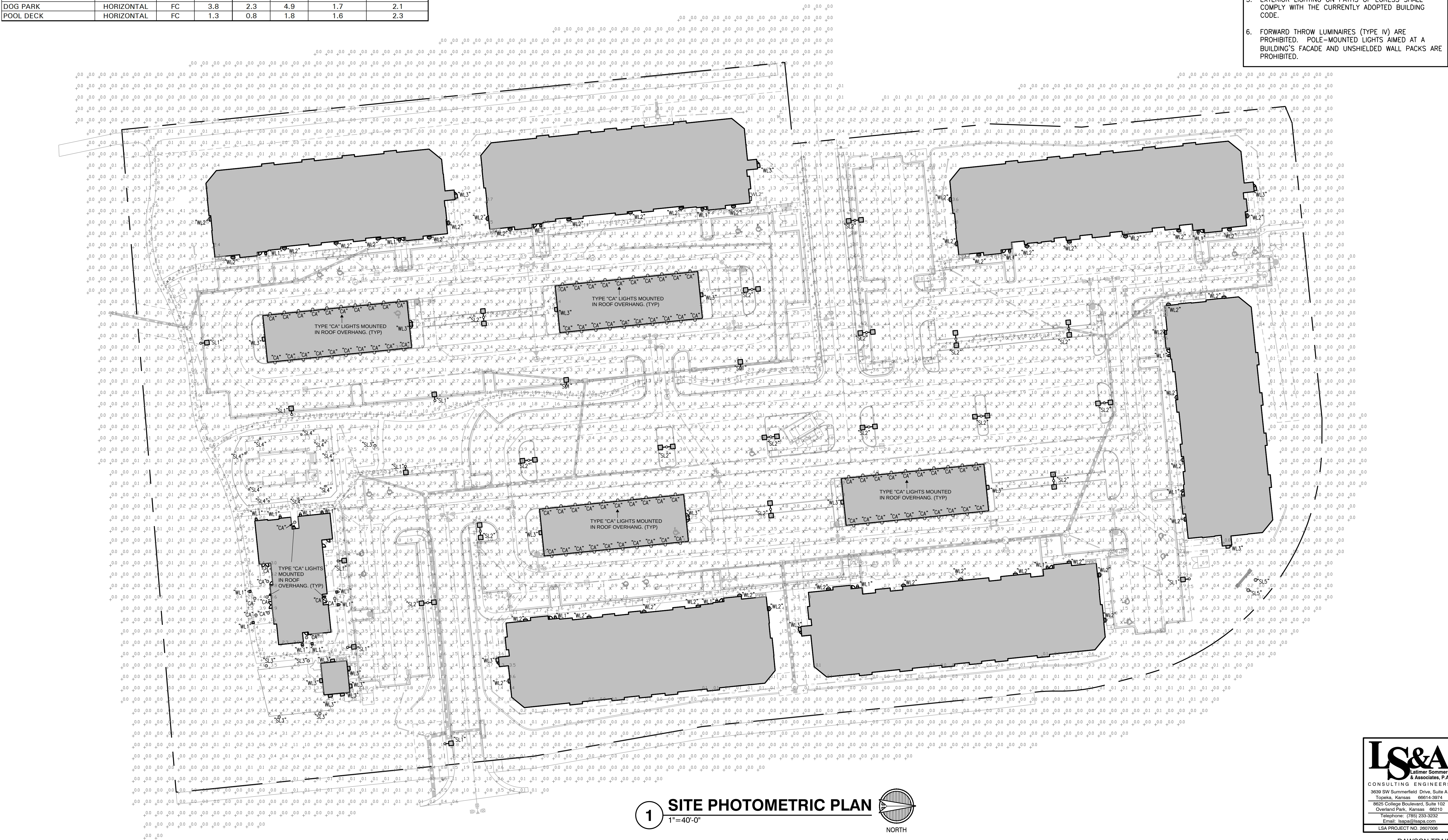
DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE TABULATIONS



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

EXTERIOR LIGHTING PHOTOMETRIC STATISTICS						
Calculation Summary		List the Use Area / Zone Type			Uniformity	
Label	Cale Type	Units	Average	Min	Max	AVG/MIN RATIO
SITE	HORIZONTAL	FC	1.2	0	5.0	NA
PARKING AND DRIVES	HORIZONTAL	FC	2.2	0.3	5.0	7.3
PEDESTRIAN WALKWAYS	HORIZONTAL	FC	2.2	0.2	5.0	10.9
DOG PARK	HORIZONTAL	FC	3.8	2.3	4.9	1.7
POOL DECK	HORIZONTAL	FC	1.3	0.8	1.8	2.3

- NOTES:
1. LIGHT LOSS FACTOR FOR ALL EXTERIOR LUMAIRES IS CALCULATED AT 1.0.
 2. EXTERIOR LIGHTING SHALL BE ILLUMINATED FROM DUSK TO DAWN ONLY AND SHALL BE CONTROLLED BY A PHOTOCELL/EXTERIOR LIGHTING TIME CLOCK.
 3. SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE A LEVEL OF SAFETY ACROSS THE SITE FOR PARKING, DRIVE AREAS AND PEDESTRIAN PATHS WITH FOCUS PUT ON NOT SPILLING LIGHT ON THE NEIGHBORING PROPERTIES.
 4. SPILL LIGHT ON NEIGHBORING PROPERTIES HAS BEEN MINIMIZED BY THE USE OF HOUSE SIDE SHIELDS, FULL CUTOFF FIXTURES AND AVOIDING LIGHTING NEAR THE PROPERTY LINES.
 5. EXTERIOR LIGHTING ON PATHS OF EGRESS SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 6. FORWARD THROW LUMAIRES (TYPE IV) ARE PROHIBITED. POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACKS ARE PROHIBITED.



1 SITE PHOTOMETRIC PLAN
1"=40'-0"
NORTH

terraccina
design
td
10200 E Grand Ave, A-314
Denver, CO 80231
PH: 303.632.8867

DATE	BY	MM		
03/03/2028				
#	REVISION DESCRIPTION			
1	DRAFT SUBMITTAL			

NOT FOR
CONSTRUCTION

DAWSON TRAILS
CASTLE ROCK, COLORADO
SITE PHOTOMETRIC PLAN

LS&A
Latimer Sommer
& Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topsie, Kansas 66614-3074
9625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2807006

asa
Know what's below.
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811

DAWSON TRAILS
SITE DEVELOPMENT PLAN
PROJECT # SDPXX-XXXX

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