



Planning Commission Agenda - Final

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, February 12, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[PC 2026-001](#)

December 11, 2025 Planning Commission Meeting

Minutes

Attachments: [December 11, 2025 Planning Commission Meeting Minutes](#)

6:10 pm PUBLIC HEARING ITEMS

[PC 2026-002](#)

Rezoning - Meadows Medical Planned Development Plan

Attachments: [Staff Report](#)
[Attachment A: Vicinity Map](#)
[Attachment B: Planned Development Plan](#)
[Attachment C: Joint Parking Study](#)
[Attachment D: Public Comment](#)

[PC 2026-003](#)

Territorial Road Annexation [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]

Attachments: [Staff Memorandum](#)
[Attachment A: Vicinity Map](#)
[Attachment B: Annexation Map](#)
[Attachment C: Zoning Rendering](#)
[Attachment D: Neighborhood Meeting Summaries](#)

[PC 2026-004](#) **Dawson Trails Planned Development, Amendment No 3** [located west of Interstate 25, and north and south of Crystal Valley Interchange]

Attachments:

[Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Annexation Map](#)

[Attachment C: Dawson Trails Planned Development Plan and Zoning Regulatio](#)

[Attachment D: Neighborhood Meeting Summaries](#)

7:10 pm TOWN COUNCIL LIAISON UPDATE

7:15 PM DESIGN REVIEW BOARD UPDATE

7:20 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

February 26, 2026

March 12, 2026

7:25 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

7:30 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 2/12/2026

Item #: **File #:** PC 2026-001

To: Members of the Planning Commission

From: Planning Commission Administrator

December 11, 2025 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the December 11, 2025 Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, December 11, 2025

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 6 - Carlos Salinas, Tom Martinez arrived late, Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 1 - Jeff Samuelson

Staff in Attendance 9 - Brad Boland, BrieAnna Grandy, Sandy Vossler, Tara Vargish, Amber Melendez, John LaSala, Matt Roth, Matt Hayes, Carissa Ahlstrom

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2025-028](#)

November 13, 2025 Planning Commission Meeting Minutes

Moved by Sawin, seconded by Vice-Chair McHugh, to Approve Planning Commission Topic PC 2025-028 as presented. The motion passed by a vote of:

Yes: 5 - Salinas, Chair Warnke, McHugh, Olson Stanley, and Sawin

PUBLIC HEARING ITEMS

[PC 2025-029](#)

Canyons Far South Site Development Plan [409 Acres, located southeast of the intersection of Crowfoot Valley Road and Founders Parkway]

Staff presented the Canyons Far South Site Development Plan for a 409-acre property located southeast of Crowfoot Valley Road and Founders Parkway. The property was annexed and zoned in March 2023 as the Canyons Far South Planned Development Plan. In 2025, the applicant applied for an administrative amendment to adjust open space boundaries along the northern portion of the site to increase buffering, which increased the permitted residential units from 474 to 515 and increased open space by 6.82 acres. The proposed SDP includes 439 single-family detached units, 76 paired units, and over 238 acres of open space (approximately 58 percent of the site), including a 13.8-acre Town-owned passive park, three additional parks, and previously dedicated Town open space. The plan also includes 12.5 acres of commercial land, which will require future Site Development Plans. Staff noted four neighborhood meetings were held and estimated the project will generate approximately \$41 million in impact and system development fees. Staff found the SDP compliant with Town standards and recommended approval. The applicant's representative highlighted open space preservation, trail connectivity, and infrastructure commitments, including approximately 10 miles of trails, roadway connections to adjacent neighborhoods,

and traffic improvements along Founders Parkway. The applicant noted that drive-through uses would require separate discretionary review, that approximately 80 percent of peak-hour traffic is expected to use Founders Parkway, and that the development will meet Town water-efficiency standards and include solar-ready homes. Members of the public did not provide comment. Commissioners asked questions regarding commercial uses, traffic impacts, neighborhood connectivity, trails, open space, and sustainability. Staff and the applicant responded to questions and confirmed compliance with Town requirements.

Moved by Martinez, seconded by Salinas, to Recommend Approval for Planning Commission Topic PC 2025-029 to Town Council for Approval as presented. The motion passed by a vote of:

Yes: 6 - Martinez, Chair Warnke, McHugh, Salinas, Olson Stanley, and Sawin

[PC 2025-030](#)

Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7 (Located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road)

Staff presented Amendment No. 7 to the Crystal Valley Ranch Planned Development Plan and Zoning Regulations for property located along Crystal Valley Parkway, east of Rhyolite Park. Staff explained the site was originally designated for a school or residential use; as the school district is no longer proceeding, residential development may move forward. The amendment shifts the developable area further west to provide an increased buffer, consistent with Town Council direction through the conveyance process. Additional mitigation will be addressed during the future Site Development Plan review. Staff found the amendment meets review and approval criteria and recommended approval.

Commissioners asked about the reason for the shift, long-term community impacts, and the status of the Site Development Plan. Staff explained the adjustment addresses neighborhood concerns and Council direction, that the property reverts to the owner if not used for a school, that other potential school sites remain available, and that the Site Development Plan is in process following a neighborhood meeting. Staff also confirmed emergency vehicle access will be provided between cul-de-sacs.

Moved by Vice-Chair McHugh, seconded by Sawin, to Recommend Approval for Planning Commission Topic PC 2025-030 to Town Council for approval as presented. The motion passed by a vote of:

Yes: 6 - Martinez, Chair Warnke, McHugh, Olson Stanley, Sawin, and Salinas

TOWN COUNCIL LIAISON UPDATE

Tara Vargish updated the Commission on the most recent Town Council meeting. She reported that the Unity on Wolfensberger project was approved and is moving forward. She also noted that Mayor Gray was attending the State of the County event and was unable to attend the Planning Commission meeting. Commissioner Sawin asked about the status of the downtown parking study. Brad Boland responded that the study has been released, and public feedback will be accepted through the end of the month, with a potential presentation to the Commission anticipated early next year.

DESIGN REVIEW BOARD UPDATE

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland gave an update on a land use conference and asked for interest from the Commission.

ADJOURN

Moved by Chair Warnke, to Approve to adjourn as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin



Town of Castle Rock

Agenda Memorandum

Agenda Date: 2/12/2026

Item #: **File #:** PC 2026-002

To: Members of the Planning Commission

From: BrieAnna Simon, Senior Planner, Development Services Department

Rezoning - Meadows Medical Planned Development Plan

Executive Summary

New Hope Presbyterian Church and YOW Architects are proposing to rezone the New Hope Presbyterian Church site to a new Planned Development Plan Zoning. The applicant proposes to zone the property as a planned development (PD), and is seeking approval of the Meadows Medical Planned Development Plan and Zoning Regulations (Attachment B).

Attachments

Attachment A: Vicinity Map

Attachment B: Planned Development Plan

Attachment C: Joint Use of Parking Study

Attachment D: Public Input

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Simon, Senior Planner, Development Services Department

Title: Rezoning – Meadows Medical Planned Development Plan

Executive Summary

New Hope Presbyterian Church and YOW Architects are proposing to rezone the New Hope Presbyterian Church site to a new Planned Development Plan Zoning. The applicant proposes to zone the property as a planned development (PD) and is seeking approval of the Meadows Medical Planned Development Plan and Zoning Regulations (Attachment B).



Figure 1: Vicinity Map

Key elements of the proposed PD Plan and zoning regulations include consolidating the allowed uses on the site to primarily places of worship, office and medical offices. Additionally, the proposed regulations will reduce the allowable building height from 60 feet or 75 feet with a use by special review to 50 feet or 3 stories.

Background

Zoning Regulations

The proposed development is located in the central portion of the Town of Castle Rock. The property is located south of the intersection of Prairie Hawk Drive and Meadows Boulevard. The applicant is proposing a new Planned Development Plan to allow for a medical office building on 1.5 acres in the northwest corner of the New Hope Presbyterian Church property. The existing New Hope Presbyterian Church is currently split-zoned. The property contains

both Meadows Fourth Amendment Planned Development Plan and Meadows Third Amendment Planned Development Plan zoning on the single lot.

The Meadows Third Amendment Planned Development Plan zoning which encompasses a portion of the property allows for multi-family up to 8-12 dwelling units per acre, neighborhood, commercial, elementary school, parks and recreation. The Meadows Third Amendment Planned Development Plan also allows building heights of up to 50 feet or up to 75 feet with a use by special review. The Meadows Fourth Amendment Planned Development Plan (i.e., Town Center), which encompasses the other portion of the property, zoning allows for a wide array of uses including automobile repair, gas station, financial institutions, clinics, hospitals, hotels, offices, personal service shops, recreation, restaurants, retail, day care, churches, and universities. The Meadows Fourth Amendment Planned Development Plan also allows for building heights of 60 feet or up to 75 feet with a use by special review.

It is believed the split-zoned condition was created unintentionally over the years during the various rezoning process in this area. As part of the project, the applicant is looking to replat the northwest corner of the property. Section 16.06.010 requires the plat to comply with the applicable zone district classification and zoning regulations. Lots and tracts shall be entirely within one zone or use area. To replat this property the applicant is seeking to clean up the split-zoning on this lot in order to comply with the Town's municipal code regulations.

Surrounding Uses

The subject lots are located within an established, developed area of the Town. The property is bordered by the Meadows Fourth Amendment Planned Development Plan, which includes Sherwin-Williams Paints to the northwest, ANB Bank and Service Street Tire and Auto Repair to the northeast, and the New Haven at the Meadows neighborhood to the southwest. The property is also bordered to the southeast by the Meadows Third Amendment Planned Development Plan, which includes a Town of Castle Rock Fire Station.

Discussion

Existing Conditions

The existing New Hope Presbyterian Church 6.76-acre site is located at 2100 W Meadows Parkway. Town approved The Meadows Filing No. 21 Final PD Site Plan in April of 2007. This plan allowed for a church with 500 fixed seats and 241 parking spaces. The plan outlined the configuration generally found on the site today.

The proposed rezoning will allow for the 1.5 acres in northwest corner to be redeveloped into a future medical office building. The proposed development will utilize area that is currently undeveloped on the site and provide additional parking. The redevelopment of this area will require a future Site Development Plan.

Proposed Zoning

The applicant is proposing to amend the zoning to create a new Planned Development Plan and Zoning Regulations specific to these two properties. The proposed use for the subject parcels is for a church and a medical office facility within a newly created Planned Development Plan zone. The associated permitted uses will include:

- Daycare
- Medical Offices
- Office
- Places of worship

The proposed zoning regulations will remove a number of commercial uses by creating one new use area primarily for medical office, places of worship and supporting uses.

Development Standards

The proposed daycare, medical offices, offices and places of worship uses within the PD will be required to comply with the following development standards:

- No proposed building shall be constructed closer than 20 feet from Prairie Hawk Drive and New Hope Way; 25 feet from Meadows Blvd and 30 feet from Red Hawk Drive.
- Maximum building height: 50 feet or 3 stories
- Maximum medical office building size: 43,620 square feet

The current zoning allows for building heights of 60 feet or 75 feet with a use by special review. The proposed regulations reduce the allowable height by limiting all building heights to 50 feet or 3 stories. To further address concerns regarding building height adjacent to residential development, the proposed Planned Development Plan requires a height step-back for any building located within fifty feet of a property line abutting residential uses (excluding minor-arterial or lower-classified rights-of-way). Specifically, the first ten feet of the building must be limited to a maximum height of 20 feet to ensure an appropriate transition from the existing residential development.. Additionally, the proposed zoning is providing a greater setback from the adjacent residentially zoned areas.

Architectural design elements are compatible with the surrounding architectural standards found in the adjacent Meadows Fourth Amendment Planned Development Plan. The proposed Planned Development Plan outlines color pallet, use of stone and masonry, entry treatments and roofing elements.

Parking Regulations

The Planned Development Plan proposed to use Section 17.54.060 of the Town's Municipal Code for Joint Use of Parking. The applicant has provided a Joint Use of Parking Study to demonstrate the anticipated parking demand for the proposed uses on the site. Based on this study the existing and proposed additional parking on the site will adequately meet the parking demand. A current Joint Use of Parking Analysis must be submitted to the Town for review and approval with each Site Development Plan, Site Development Plan Amendment, building permit, and change of use or tenant finish permit.

Interface Regulations

The western and southern project boundary is subject to Residential/Non-Residential Interface Regulations as outlined in Section 17.50 of the Town's Municipal Code. Future development expansions will be subject to these regulations.

Fire

The proposed project area is located within the Town of Castle Rock Fire Protection Service Area. The project area will be served by Town of Castle Rock Fire, which has capacity to serve the proposed development.

Parks and Recreation

With this site falling within the overall Meadows Development's PD 3rd Amendment which already met and exceeded the required Public Land Dedication and Open Space requirements, Parks has determined that no additional Public Land Dedication or Open Space will be required with the proposed addition of Medical Office Uses.

Traffic Impact Analysis and Mitigation

A Transportation Impact Analysis (TIA) was prepared and reviewed for the proposed Planned Development Plan and Zoning. As the proposed PD eliminates many currently allowed uses that could potentially generate more traffic than the uses being proposed, the anticipated traffic generated by the change in zoning will remain in conformance with the overall Meadows Master Traffic Study.

The TIA specifically analyzed the scenario of a 58,600 SF medical office project on the property. The proposed project would be expected to generate 2,110 weekday trips, including 149 AM and 235 PM peak-hour trips. Site access will use two existing full-movement driveways on New Hope Way.

The analysis reviewed the following intersections:

- Prairie Hawk Dr/Meadows Pkwy (Signalized)
- Prairie Hawk Dr/New Hope Way
- Prairie Hawk Dr/Low Meadow Blvd (Future Signal)
- Red Hawk Dr/Meadows Blvd
- Red Hawk Dr/New Hope Way

The analysis projects that intersection performance will remain generally consistent with existing conditions with the proposed project and future traffic projections.

The Town's Traffic Division and Meadows Master Traffic Study have identified the Red Hawk Dr and Meadows Blvd intersection for a future signal to address future traffic needs. Although not currently warranted, the Town will monitor when installation becomes necessary.

Utilities

The Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual will apply to the Property. At time of development, the sewer network will need to be extended to this site.

Drainage

The Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual will apply to the property.

Water Conservation

The proposed zoning specifies that all associated Landscape and Irrigation within this development will comply with the Town of Castle Rock Landscape and Irrigation Criteria Manual as amended.

Water Resources

The proposed zoning meets the Town Municipal Code as it relates to water resources. This property falls within the Meadows water bank.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on January 26, 2026. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant will have held three neighborhood meetings. A neighborhood meeting was held on August 12, 2024. 34 people attended this meeting in a hybrid format with questions related to the proposed height, traffic, timing and need for the proposed use. The second neighborhood meeting was held on September 15, 2025, in a hybrid format. Six people attended this meeting in a hybrid format with questions on height, traffic, access into the site, parking, anticipated site layout and timing. The final neighborhood meeting will be held via an in person format on February 10, 2026.

External Referrals

External referrals were sent to local service providers and Douglas County agencies. There are no outstanding external referral comments.

Analysis

PD Plan Review and Approval Criteria and Analysis 17.34.030

A. Community vision/land use entitlements.

1. Conforms to the most recent versions of the Town's Vision, Comprehensive Master Plan and long range or master plans.
2. Complies with design principles found in Chapter 17.10.

Analysis: The proposed Planned Development Plan meets this criterion. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with Town's long range and master plans. It also conforms to all other relevant requirements and land development principles of the Town's Municipal Code.

B. Relationship to surrounding area

1. Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided if warranted.
2. Provides innovative and creative plan design and layout.
3. Provides a variety of housing types, densities and open space.
4. Identifies areas as mixed use and/or depicts areas that are buffer areas to comply with Chapter 17.50 (Residential/Nonresidential Interface), where a proposed PD Plan is adjacent to residential property, as that term is defined in Chapter 17.50, or, for residential developments, where the proposed PD Plan is adjacent to nonresidential property, as that term is defined in Chapter 17.50.

Analysis: The proposed Planned Development Plan meets this criterion. The proposed nonresidential development is subject to the Residential/Nonresidential regulations, and the Planned Development Plan proposes additional standards that exceeds those standards by providing a larger setback than required and a height step-back to further ensure an appropriate transition to the adjacent residential area. The proposed zoning provides a mix of integrated medical office opportunities for the Town.

C. Circulation and connectivity.

1. Provides an adequate circulation system in terms of capacity and connectivity, which is designed for the type of traffic generated, safety, and separation from living areas, convenience, accessibility, noise and exhaust control.
2. Provides for emergency vehicle access.
3. Accommodates an adequate, functional and safe street system for vehicular traffic generated by the development and passing through the development.
4. Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, and access to points of destination and recreation.

Analysis: The proposed Planned Development Plan meets this criterion. The PDP provides a vehicular entrance into the site and vehicular circulation within the site

D. Services, phasing and off-site impact.

1. Addresses fiscal impact of the project.
2. Provides an appropriate phasing plan which minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.
3. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
4. Existing or proposed stormwater systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.
5. Provides adequate consideration to the future extension of streets and utilities to adjacent properties.
6. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

Analysis: The proposed Planned Development Plan meets this criterion. The PDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.

E. Open space, public lands and recreation amenities.

1. Provides adequate trails, parks, recreation and open space.
2. Provides an adequate trail system in terms of internal circulation and appropriate external connections.

3. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges, and stormwater areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of Chapter 16.08, CRMC and this Title.

Analysis: The proposed Planned Development Plan meets this criterion. The original Planned Development Plan for this property meets the required land dedication. This plan provides pedestrian walkways which connects each lot to the public right-of-way.

F. Preservation of Natural Features.

1. Demonstrates sensitivity and limits disturbance to the site in terms of plan design and density to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation.
2. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.
3. Consideration shall be given to wildlife impacts in the layout of open space areas. Where designated threatened or endangered species are present, the development must conform to all applicable state and federal restrictions and permitting requirements.

Analysis: The proposed Planned Development Plan meets this criterion. The plan is currently part of a developed area within the Town. The proposed development provides redevelopment opportunities that meet the character of the existing area.

Budget Impact

The proposed zoning will generate review fees. In addition, there are DA obligations and impact fees required at the time of future site plans, plats and subdivision improvement obligations that will offset Town costs.

Findings

All staff review comments and external referral comments have been addressed. Staff finds the proposed Medows Medical Planned Development Plan and Zoning Regulations

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the review and approval criteria of the Municipal Code, Chapter 17.32 and Chapter 17.34 for a Planned Development Plan

Recommendation

Staff recommends that Planning Commission recommend approval of the Planned Development Plan, as proposed, to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Planned Development Plan, to Town Council."

Option 2: Approval with Conditions

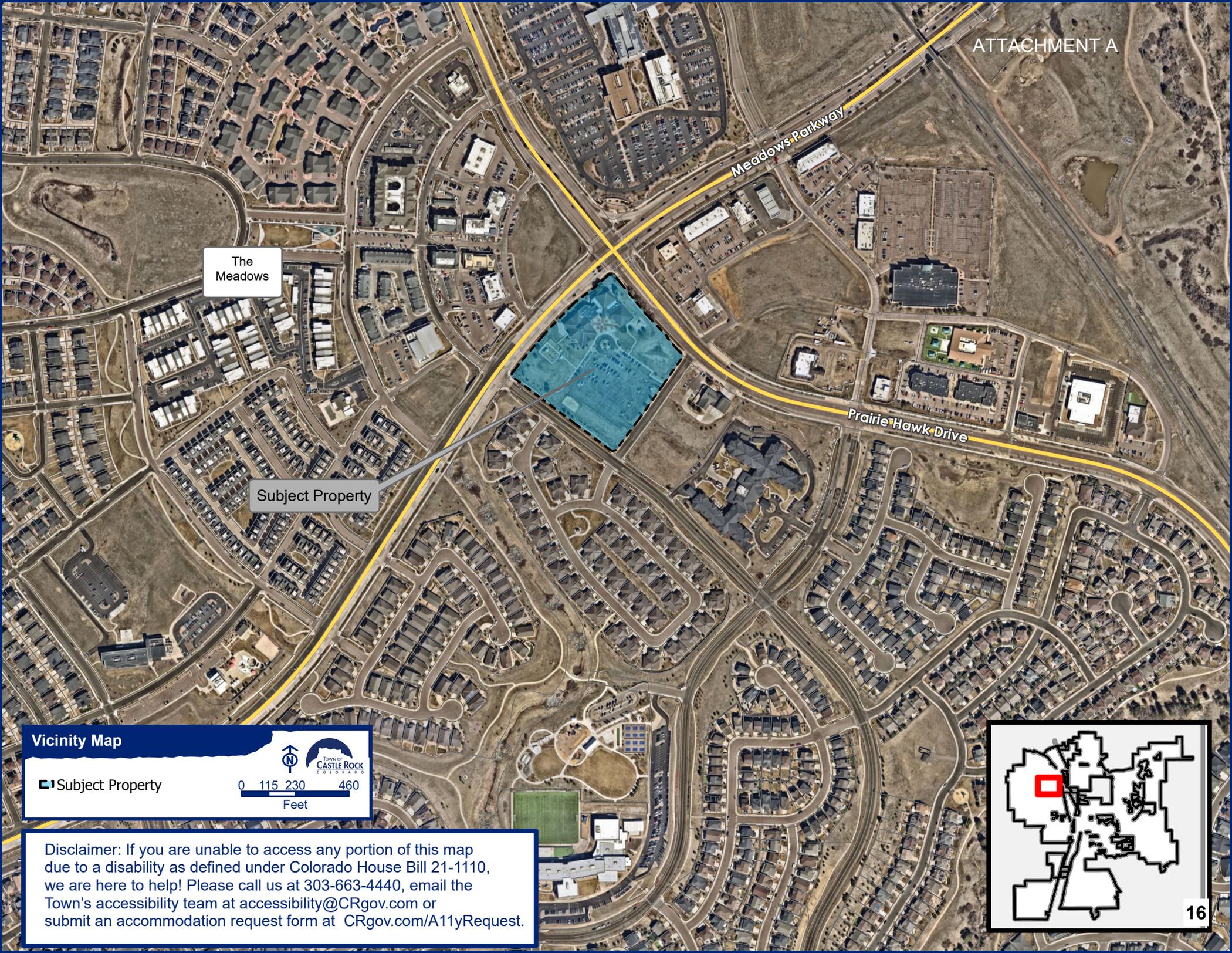
"I move to recommend approval of the Planned Development Plan, to Town Council, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

- Attachment A: Vicinity Map
- Attachment B: Planned Development Plan
- Attachment C: Joint Use of Parking Study
- Attachment D: Public Input

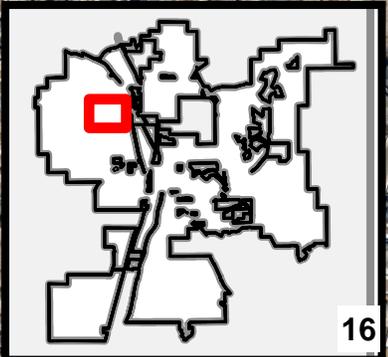
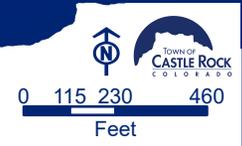


The Meadows

Subject Property

Vicinity Map

■ Subject Property



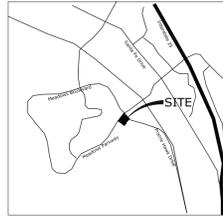
Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



MEADOWS MEDICAL

Planned Development Plan and Zoning Regulations

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SE 1/4 SECTION 29, SECTION 32,33, AND 34 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND PART OF THE SW 1/4 OF SECTION 3, SECTION 4, 5, 9, AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Vicinity Map

TITLE CERTIFICATE

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 CERTIFICATE:

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

(New Hope Presbyterian Church)
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 New Hope Presbyterian Church, U.S.A. AT RECEPTION NO. 2007098704 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

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: _____

PLANNING COMMISSION RECOMMENDATION

THIS PD SITE 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 PD SITE 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

LEGAL DESCRIPTIONS:

Lot 1 The Meadows Filing No. 21

PDP Standard Notes

- The purpose of this amendment is to create a continuous zoning designation for the entire lot, the property in question is located at 3737 New hope Way. This property currently has two different zoning designations.
- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
- This project lies within Zone X, outside of the 100-yr floodplain as shown on FEMA Firm Panel 08035C0169G, dated March 16, 2016
- This development plan is impacted by the Town of Castle Rock Residential/Non-Residential Interface Regulations. Interface areas must adhere to Chapter 17.50 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
- This site is within the Town of Castle Rock [YELLOW] water pressure zone.
- All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction.
- Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.
- Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD) . If a Management Plan has been developed for this PD the details of that Plan are to be outlined on the PDP cover sheet.

INTRODUCTION:

This piece of property was omitted from The Meadows Preliminary PD Site Plans. We propose to create a continuous zoning designation for the entire lot. Currently the lot in discussion is where the existing Hew Hope Presbyterian church is located (3737 New Hope Way). The property has two different zoning designations. The first being the northwest portion where the building sits is zoned Multi-family under The Meadows PD Site Plan filing No. 3 (reception no. 8802433). The second zoning is Town Center associated with The Meadows PD Site Plan filing No. 4 (reception no. 2005055505). With this Planned Development Plan (PDP) and Zone change regulations we propose to rezone to Meadows Medical. Below are the guidelines we propose for this requested zoning designation.

SHEET INDEX

COVER SHEET.....	1
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ZONING REGULATIONS.....	4

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

MEADOWS MEDICAL
Planned Development Plan
and Zoning Regulations
3737 New Hope Way
Castle Rock, Colorado

Job No. 2023
Directory Planning
File development plan
Drawn By DBN
Date 8.26.2024
Revised 10.23.2025

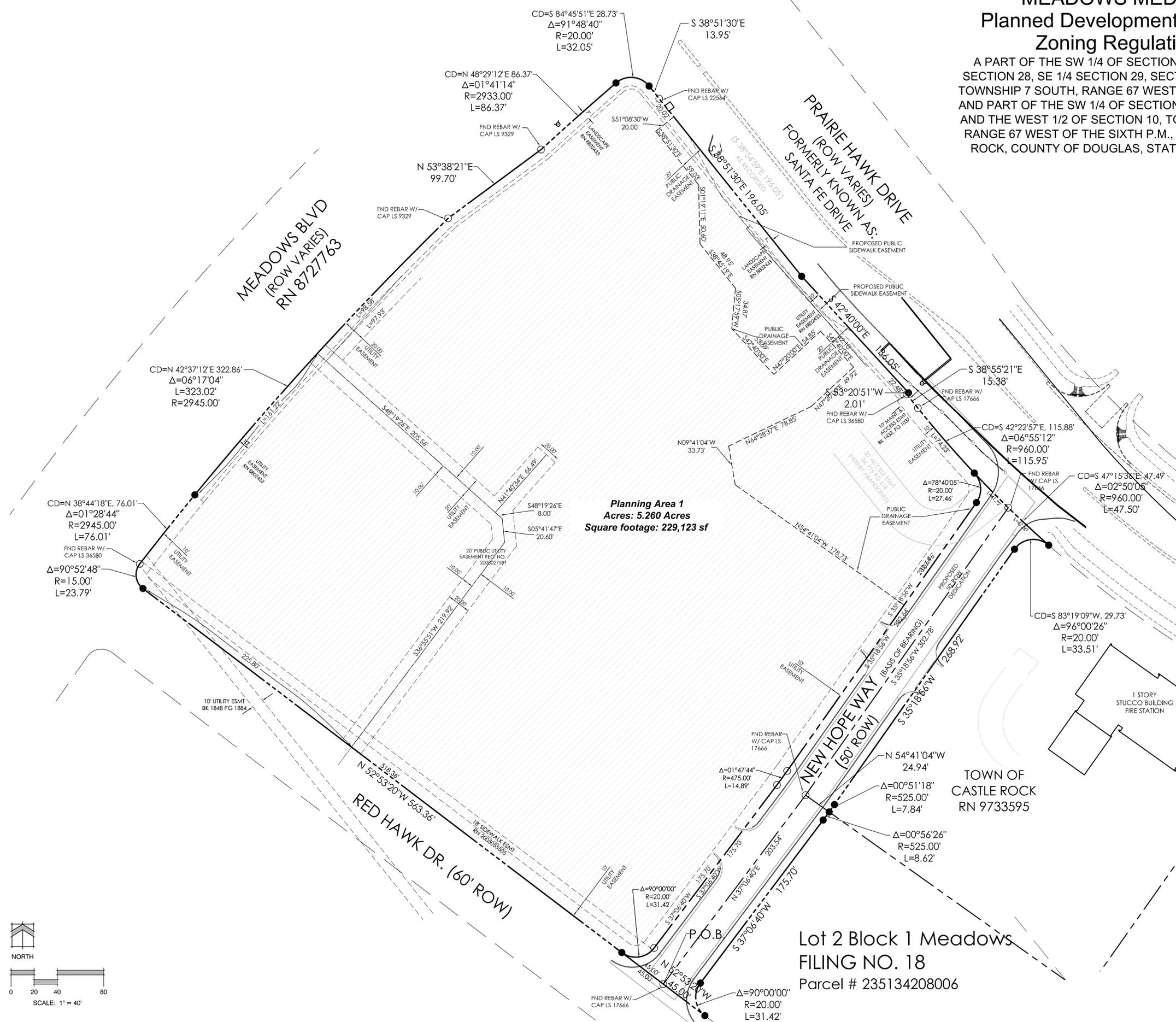
DRAWING NO.
1 of 4
ZONE CHANGE
COVER PAGE



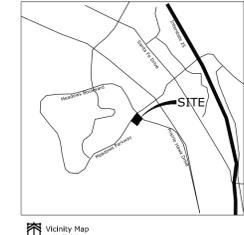
MEADOWS MEDICAL Planned Development Plan and Zoning Regulations

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27,
SECTION 28, SE 1/4 SECTION 29, SECTION 32,33, AND 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M.
AND PART OF THE SW 1/4 OF SECTION 3, SECTION 4, 5, 9,
AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

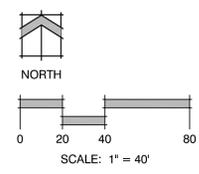
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber



Planning Area 1
Acres: 5.260 Acres
Square footage: 229,123 sf



DEVELOPMENT STANDARDS:	Planning Area
	PA-1
Use Type	Daycare Medical offices Offices Places of worship
Minimum Lot Size	1 Acre
Maximum Building Height *	50' or 3 stories
Maximum Building Size (Lot 2A)	43,620 sf
Minimum Setbacks (see below)	
Adjacent to Meadows Blvd.	25 feet
Adjacent to Prairie Hawk Drive	20 feet
Adjacent to Red Hawk Drive	30 feet
Adjacent to New Hope Way	20 feet
Minimum Internal Lot Lines	20 feet
Properties subject to the residential/non-residential interface regulations.	The first floor for all buildings located within 50 feet of the adjacent interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.
Permitted Uses:	
	1. Daycare 2. Medical offices 3. Offices 4. Places of worship



Lot 2 Block 1 Meadows
FILING NO. 18
Parcel # 235134208006

Structural:
Electrical:
Mechanical:
Plumbing:

MEADOWS MEDICAL
Planned Development Plan
and Zoning Regulations
3737 New Hope Way
Castle Rock, Colorado

Job No: 2023
Directory: Planning
File: development plan
Drawn By: DBN
Date: 8.20.2024
Revised: 10.23.2025

DRAWING NO.
2 of 4
ZONE CHANGE
EXHIBIT

SECTION 1 DEFINITIONS

Definitions not listed within the Meadow Medical Planned Development shall defer to the Town of Castle Rock Municipal Code, as amended.

- 1.1 Daycare:** Day care center facilities means facilities that are maintained for any portion of a day for the care of children and adults or are not related to the owner, operator or manager thereof, whether the facility is operated with compensation for such care and with or without stated educational purposes. This use includes, but is not limited to, school-aged day care center, nursery and pre-school, adult day care, center for developmentally disabled persons and facilities for children operated in conjunction with a kindergarten. This does not include overnight care.
- 1.2 Medical Offices:** A healthcare facility where medical professionals provide diagnosis, treatment, and consultation services to patients. It typically includes: Examination rooms, Waiting areas, Administrative offices, Medical equipment and supplies, Staff such as doctors, nurses, and medical assistants
- 1.3 Offices:** means a designated area in which commercial or professional activities take place, including but not limited to, accounting, advertising, bank, counseling services, medical and dental facilities, studios for television and radio broadcasting, and research and development that does not include manufacturing.
- 1.4 Places of worship:** includes, but is not limited to a church, synagogue, temple or mosque.

SECTION 2 GENERAL PROVISIONS

2.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the Meadows Medical Planned Development, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

2.2 AUTHORITY

A. Authority

The Town Council has adopted the Meadows Medical PD Plan and PD Zoning Regulations pursuant to the authority granted by Chapters 17.32 and 17.34 of the Castle Rock Municipal Code as amended.

B. Relationship to Town of Castle Rock Regulations

The Planned Development shall be subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

2.3 CONTROL PROVISIONS

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Planning Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

E. Severability of Provisions

In the event any provision of this PD Plan or PD Zoning Regulations shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect

F. Public Safety

Facilities for public safety, such as but not limited to Fire Station, may be located in any zone district within this PD Plan.

SECTION 3 DEVELOPMENT AGREEMENT

These regulations are subject to the terms and conditions of that certain The Meadows (Fourth Amendment) Development Agreement by and between the Town and the Owner dated April 14, 2003 and recorded in the Property Records at Reception No. 2003102970, on July 10, 2003. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

SECTION 4 DEVELOPMENT STANDARDS BY PLANNING AREA

4.1 Meadows Medical

- A. Intent - The primary intent of the meadows medical zone is to provide appropriately located office buildings, medical office, and places of worship uses serving the needs of the surrounding neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.**
- B. Primary Uses**

- 1. Daycare**
- 2. Medical offices**
- 3. Offices**
- 4. Places of worship**

SECTION 5 DEVELOPMENT STANDARDS BY PLANNING AREA

DEVELOPMENT STANDARDS:	Planning Area
	PA-1
Use Type	Daycare Medical offices Offices Places of worship
Minimum Lot Size	1 Acre
Maximum Building Height *	50' or 3 stories
Maximum Building Size (Lot 2A)	43,620 sf
Minimum Setbacks (see below)	
Adjacent to Meadows Blvd.	25 feet
Adjacent to Prairie Hawk Drive	20 feet
Adjacent to Red Hawk Drive	30 feet
Adjacent to New Hope Way	20 feet
Minimum Internal Lot Lines	20 feet
Properties subject to the residential/non-residential interface regulations.	The first floor for all buildings located within 50 feet of the adjacent interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.

*For purposes of the PD Plan and PD Zoning Regulations, the net density of any planning area shall exclude the acreage attributable to any public improvements within such area

**For purposes of the PD Plan and PD Zoning Regulations, dedicated roadways, easements, rights-of-way, and public improvements shall not be included within the acreage of any public land dedication or open space area at time of development.

SECTION 6 OVERALL PROJECT STANDARDS

These PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Municipal Code and Technical Manuals including but not limited to off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

6.1 Lighting

All lighting shall in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.58, as amended.

6.2 Fencing

- The following requirements apply to new fencing:
 - A. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
 - B. Barbed wire is not a permitted fencing type within any Planning Area.

6.3 Screen Walls

Screen walls up to 10 feet in height will be allowed to encroach into the 25' Meadows Blvd. Setback by 11 feet.

6.4 Off Street - Parking

All off-street parking shall be in conformance with the Town of Castle Rock Municipal Code, Section 17.54.060 – Joint Use of Parking Spaces.

A Joint Use of Parking Space Analysis must be submitted to the Town for approval with each Site Development Plan, Site Development Plan Amendment, building permit and change of use or tenant finish permit.

6.5 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended.

6.6 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

6.7 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on Town owned property without written approval from the Town of Castle Rock.

6.8 Compliance with Skyline/Ridgeline Protection Regulations

All areas within PD Plan identified as within the Skyline/Ridgeline protection area as shown on the Town of Castle Rock District Map shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural: Electrical: Mechanical: Plumbing:

MEADOWS MEDICAL
Planned Development Plan
and Zoning Regulations
3737 New Hope Way
Castle Rock, Colorado

Job No. 2023
Directory Planning
File development plan
Drawn By DBN
Date 8.26.2024
Revised 10.23.2025

DRAWING NO.
3 of 4
ZONING
REGULATIONS

6.9 Compliance with Residential/Nonresidential Interface Regulations

All areas within PD Plan identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.50, as amended.

6.10 Compliance with Dissimilar Residential Interface Regulations

All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

6.11 Planning and Design Around Natural Features

- A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
- B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- C. Grading shall be shaped to compliment the natural land forms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

6.12 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code; Title 19, as amended.

SECTION 7 WILDFIRE MITIGATION PLAN

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the development incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the development. Associated Site Development Plans, construction/civil documents and technical documents shall incorporate the mitigation measures as approved by the Town of Castle Rock Fire Department at that time.

SECTION 8 ARCHITECTURAL DESIGN STANDARDS

The architectural design principles of Meadows Medical evolve around several simple concepts:

Note: The existing New Hope Presbyterian Church shall have to incorporate these architectural design standards if they propose any additions to the existing building.

- A. Buildings shall use colors which are controlled by specific natural palettes such as greys, greens, and shades of brown.
- B. Buildings shall incorporate the use of stone and masonry. Accent and extended entry features are encouraged to consider expressing the structure with heavy timber or steel, particularly at entrances, to create a strong design interest and presence. Exterior wood elements are to be protected from weathering by overhangs. Four-sided design treatment is required.
- C. Architectural styles may vary, and design creativity is highly encouraged. Continuity is achieved through the use of common design elements.

8.1 COMMON DESIGN ELEMENTS

- A. ENTRY TREATMENTS
 - Each building shall have a clearly-defined, highly visible customer entrance treatment to include at least one of the following: sloped-roof canopy, arcade, integral planters, or tower element. Buildings with multiple entries shall incorporate similar entry treatments for all secondary entries.
- B. ROOFING
 - Buildings shall include at least one sloped roof element, integrated with the building design. Material shall be standing seam metal roof in color ranges of greys, dark greens, browns or pre-weathered galvalume.
- C. WALL RELIEF
 - All facade walls shall incorporate one or more offsetting features including pilasters, projecting corner towers, projecting entry elements, and recessed entries or exits.
- D. STONE MASONRY
 - Buildings shall incorporate elements of stone masonry on all sides and rear of building. Building facades having the main entry shall have not less than 20% surface area covered in stone veneer. Sides and rear shall have not less than 10% surface area covered in stone veneer.
- E. CONCRETE MASONRY
 - Concrete masonry shall be integral-color units. Facing may be split-face, ground-face, or a sandblasted and clear-sealed finish treatment. Combinations of face treatment is allowable. Painted concrete masonry is not allowed, including accent or banding elements.
- F. BRICK MASONRY
 - Brick masonry may be allowed as an accent when used in conjunction with stone and concrete masonry units. Glazed masonry may be allowed.
- G. STEP-BACK DESIGN ELEMENTS
 - The first floor for all buildings located within 50 feet of the adjacent residential/non-residential interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.

8.2 OTHER ADDITIONAL DESIGN REQUIREMENTS

- A. All building facades which are visible from adjoining public streets are to feature architectural characteristics similar to the front facade.
- B. Rooftop mechanical units shall be screened and/or concealed within the building design.
- C. Loading docks, trash collection areas, and outdoor storage areas shall be designed so that the visual impacts are screened. Screening materials to match building materials. Trash doors shall be painted ribbed steel. Wood and chain link doors are prohibited.
- D. Pedestrian walkways are to be provided between public streets and buildings and internally for access to and from parking areas and throughout the site. Site access shall conform to ADA requirements.
- E. Common landscaping materials are to be utilized throughout the Development.
- F. Service and delivery vehicle parking areas are to be screened from view.
- G. For buildings within the residential/non-residential interface property step-backs shall be incorporated as described above in section 8.1.G. Landscaping screening shall be incorporated within the required setback.



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

MEADOWS MEDICAL
 Planned Development Plan
 and Zoning Regulations
 3737 New Hope Way
 Castle Rock, Colorado

Job No. 20229
 Directory Planning
 File development plan
 Drawn By DBN
 Date 8.26.2024
 Revised 10.23.2025

DRAWING NO.
4 of 4
 ZONING
 REGULATIONS



5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
571.569.6680 • GallowayUS.com

September 23, 2025

BrieAnna Grandy
Development Services | Senior Planner
Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

SUBJECT: Meadows Medical Plaza
Joint Use of Required Parking Study / Parcel Number: 2351-342-01-004

Dear Ms. Grandy:

The purpose of this letter is to submit the enclosed “Joint Use of Required Parking Study” in support of a project that seeks to construct a new Medical Office Building on a previously platted parcel that is currently developed with the New Hope Presbyterian Church at 3737 New Hope Way. The overall project subdivides the existing lot into two (2) separate lots that would permit the joint use of parking between the following site uses:

Existing New Hope Presbyterian Church	624 main assembly seats plus 5,190 SF of assembly room space plus 2,075 SF of church office space
Existing New Hope Preschool (Day Care Center)	72 students and 28 employees
Future Medical Office Building	54,924 GSF or 43,620 GLA

As shown on Table 1 on the following page, the resulting minimum parking requirements for the site, inclusive of the future medical office building, will be 503 spaces. The proposed parking supply will provide 324 spaces. As supported by the joint use parking study, the proposed parking supply would adequately serve the future mix of uses.

The Applicant is requesting that the Town’s Director of Development Services administratively grant **the approval for the joint use of required parking spaces** in accordance with Title 17 - Chapter 17.54.060 of the Municipal Code.

In support of the request, the included “Joint Use of Required Parking Study” has been prepared to demonstrate that joint use parking justifies the proposed parking supply based on the peak parking demands of the site uses occurring at different times.

As also evaluated in the joint use of parking model, limited Special Events at the church may continue to occur during non-holiday weekdays under the following recommendations:

- 6 AM to 4 PM should be limited to ±20% of the main assembly area (or ±125 seats)
- 4 PM to 7 PM should be limited to ±50% of the main assembly area (or ±312 seats)
- 7 PM or after is permitted to use 100% of the main assembly area (or ±624 seats)

Additional flexibility to the above may occur if regularly scheduled church groups are rescheduled or postponed to best accommodate a Special Event.



Dormie Capital Partners
 Meadows Medical Plaza
 September 23, 2025

Table 1 – Municipal Code Minimum Required Parking and Proposed Parking Supply

Building	Use	Amount	Units	Applicable Parking Rate Required by Municipal Code (1) (2) (3) (4) (5)	Total Required Spaces	
Existing - New Hope Presbyterian Church	Main Assembly Other Assembly Accessory Office	624 5,190 2,075	Seats SF SF	1 space/3 seats 5 spaces/1,000 SF of assembly room space 4 spaces per 1,000 SF of GLA	208 26 9	243
Existing - New Hope Presbyterian Church	Day Care Center	72 28	Students Employees	1 space/6 children 1 space/employee 1 space/facility-owned vehicle 1 passenger loading space	12 28 0 1	41
Future - Medical Office Building	Medical Office	43,620	SF of GLA	5 spaces/1,000 SF of GLA	219	219
Total Code Required Spaces					503	
Total Provided Spaces					324	
Difference: Total Provided "minus" Total Code Required Spaces					-179	
Joint Use Weekday Peak Hour Parking Demand (6)					281	
Joint Use Weekend Peak Hour Parking Demand					243	

Note(s):

- (1) The minimum parking ratios are based on Title 17 - Zoning, Chapter 17.54 - Off Street Parking.
- (2) Church, Public Assembly: 1 space for each 3 fixed seats in the main assembly area plus 5 spaces per 1,000 sq. ft. of floor area for other rooms used for assembly plus required spaces for each additional use.
- (3) Day Care Center: 1 space per employee plus 1 space per 6 children plus 1 space per facility-owned vehicle plus a passenger loading space.
- (4) Medical Office: 5 spaces per 1,000 sq. ft. of GLA
- (5) The parking requirement for church "special events" are included in the parking requirement for the church's main assembly space.
- (6) The joint use parking requirement of 281 spaces represents a typical weekday peak condition without a "special event". The hourly difference in spaces between the joint use weekday demand and proposed parking supply (324 spaces) provides the number of excess spaces that could support a limited "special event" for the church during a non-holiday weekday.

We hope the information provided herein and the "Joint Use Parking Study" fully supports the Town's review to administratively grant the joint use of required parking spaces. Please let me know if you have any questions and/or might require any additional information.

Sincerely,
GALLOWAY & COMPANY, INC.



Kevin Fellin P.E., Sr. Transportation Engineering Project Manager
 KevinFellin@GallowayUS.com

Enclosures: a/s

Galloway

JOINT USE OF REQUIRED PARKING STUDY

MEADOWS MEDICAL PLAZA & NEW HOPE PRESBYTERIAN CHURCH

**Parcel Number: 2351-342-01-004
Town of Castle Rock, CO**

PREPARED FOR:
Dormie Capital Partners

PREPARED BY:
Kevin Fellin, PE

**Galloway & Company, Inc.
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111**

DATE:
**April 11, 2025
Revised July 22, 2025
Revised September 23, 2025**

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I. Introduction

Purpose

On behalf Dormie Capital Partners, the purpose of this report is to justify a joint use of required parking request based on the “parking needs of all the uses can be accommodated through joint use of parking with varying time periods of use” (Municipal Code 17.54.060).

The subject uses that will be evaluated under this joint use of parking study is the proposed future Medical Office Building (MOB) that will share parking with the existing New Hope Presbyterian Church that includes a child day care center use. The details for each use are summarized below:

- Existing New Hope Presbyterian Church: 624 main assembly seats
plus 5,190 SF of assembly room space
plus 2,075 SF of church office space
- Existing New Hope Preschool (Day Care Center): 72 students and 28 employees
- Future Medical Office Building: 54,924 gross square feet (GSF)
or 43,620 gross leasable area (GLA)*

**According to Chapter 17.54.040, Gross leasable area (GLA) shall be defined as that portion of the gross floor area available to leasing to a tenant, and excluding common areas, such as lobbies, stairwells and elevators, restrooms, storage, utility and equipment rooms.*

Site Location

As shown on Figure 1-1, the project is located within the Town of Castle Rock, Colorado, immediately south of the Meadows Boulevard/Prairie Hawk Drive/Meadows Parkway intersection. The diamond shaped site is bordered by Meadows Parkway on its northwest side, Prairie Hawk Drive on its northeast side, New Hope Way on its southeast side, and Red Hawk Drive on its southwest side. The street address for the existing church to remain is 3737 New Hope Way. The project site is also identified as Lot 1, The Meadows Filing No. 21. The property that comprises the overall development (future MOB and existing church) is approximately 6.7627 acres in size and is identified as Douglas County Parcel Number 2351-342-01-004.

Background

The site has been previously platted and is currently developed and contains a church building with an asphalt parking area. The site is contained in the Northwest Quarter of Section 34, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County Colorado. Specifically, that tract of land being a portion of “The Meadows – Filing No. 3” as recorded under reception No. 8802433 of the records of said Douglas County, together with all of Tract HH and a portion of Tract FF, both of “The Meadows Filing No. 18”, as recorded under reception No. 2005055505 of said records, together with a portion of that parcel of land described under reception no. 9733595.

The Applicant is processing a zoning application that seeks to subdivide the existing lot (Lot 1) into two (2) separate lots. The new lot of ±1.50 acres will support a 3-story medical office building that would be approximately 54,924 GSF (or 43,620 GLA). This proposed subdivided lot will be re-zoned to the PD Zone. The proposed improvements to the overall site include the new MOB, parking lot expansion, wet/dry utilities and landscaping in common areas. The proposed development plan is shown on Figure 1-2.

Joint Use of Parking Spaces

The analysis of the joint use of required parking is presented herein to determine the estimated cumulative joint use parking demand for the existing church, existing child day care center use, and future MOB when accounting for the different operating times and hourly demands for each use. The analysis utilizes the methodologies outlined in the Urban Land Institute (ULI) Shared Parking, 3rd Edition to identify the peak time of day factors for the MOB and Day Care Center uses with supplemental information provided by the existing church and other available information. Upon consideration of all the hourly demands for the proposed mix of uses, the excess available spaces were analyzed to determine a magnitude of church special events that would be feasible during a typical non-holiday weekday when the primary uses are in operation.

Sources of data for this analysis include, but are not limited to, the files and library of Galloway & Company, Inc., Dormie Capital Partners, New Hope Presbyterian Church, New Hope Preschool, Yow Architects PC, NavPoint Real Estate Group, Town of Castle Rock, CO, and the ULI Shared Parking, 3rd Edition methodologies.



FIGURE 1-1
SITE LOCATION

MEADOWS MEDICAL PLAZA
CASTLE ROCK, CO



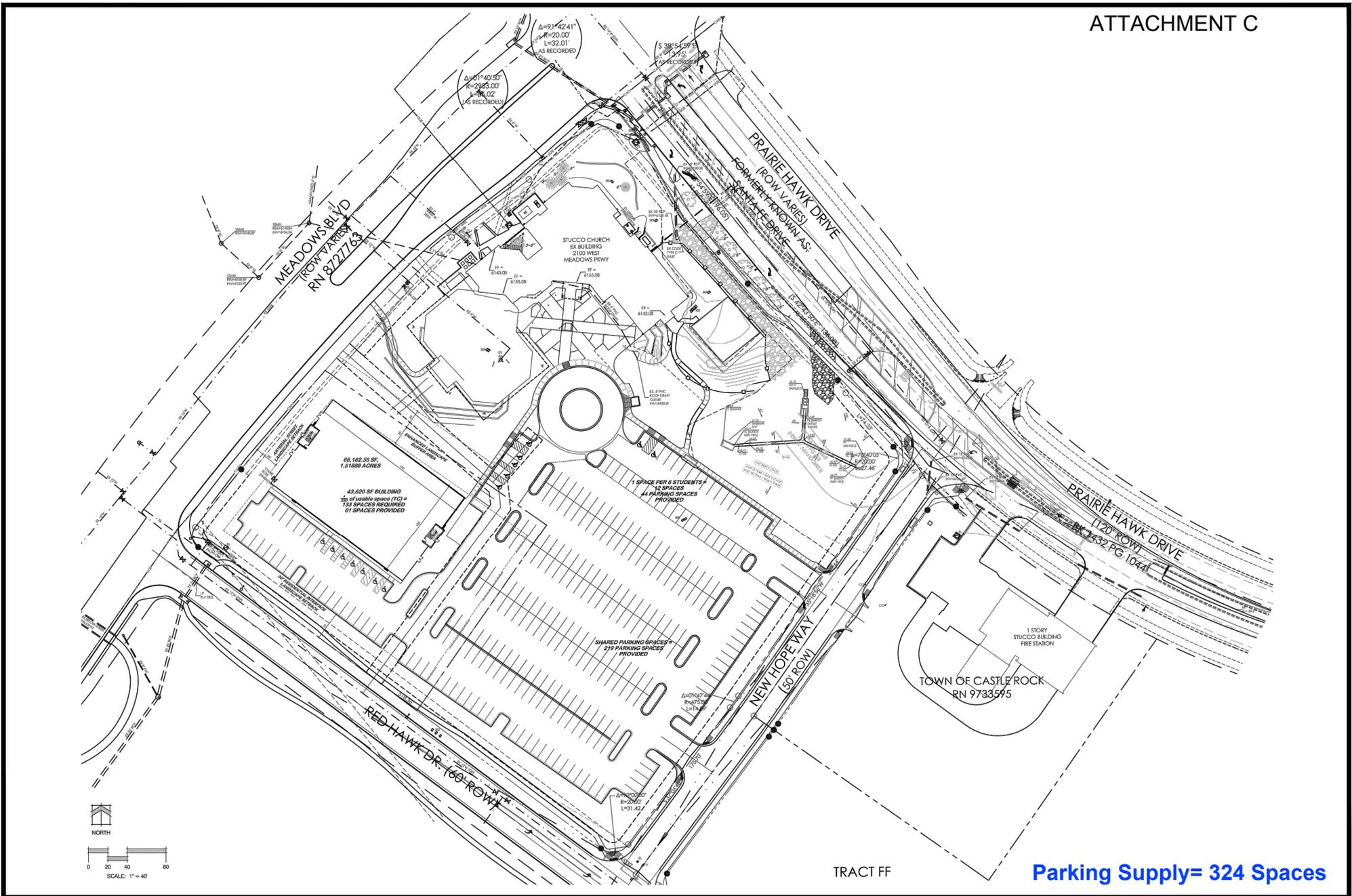


FIGURE 1-2
SITE PLAN

MEADOWS MEDICAL PLAZA
CASTLE ROCK, CO



II. Joint Use of Parking Analysis

Joint Use Parking Concept

The ULI Shared Parking, 3rd Edition publication has established a shared (aka joint use) parking model and methodology for determining parking demands for various types of development. Parking requirements are calculated through a shared use analysis that includes the following steps:

1. Determine individual weekday and weekend peak parking ratios for each land use.
2. Determine the number of reserved parking spaces for each use, if applicable.
3. Select time-of-day and monthly parking variation factors.
4. Adjust parking ratios for modal split, auto occupancy, and captive market effects.
5. Calculate the hourly parking demand for weekdays and weekends for each month.

This methodology is especially useful in cases such as the subject property where a single parking space may be used by various uses. Because each land use within a development may experience a peak parking demand at different times of day or different months of the year relative to the other land uses on-site, the actual peak parking demand of the subject development may be less than if the peak parking demand of each land use was considered separately. For example, the MOB use experiences peak parking demands during the weekday midday hours while a place of worship experiences peak demands on a Sunday morning/mid-day.

Right-sizing parking for a mix of uses mitigates over parking a site. Providing more spaces than needed creates unnecessary impervious area which exacerbates surface runoff, creates heat island effects, and results in reduced green space.

Town of Castle Rock’s Provision for the Joint Use of Required Parking Spaces

The Castle Rock Municipal Code, Title 17/Chapter 17.54 – Off-Street Parking/17.54.060 –provides an opportunity for an approval process to establish a parking supply based on the joint use of required spaces resulting from different peak hours for uses comprising a mixed-use scenario. Based on the characteristics of each use, the peak parking demands for the MOB, church uses, and child day care center are anticipated to occur at different times. Therefore, a joint use parking scenario can be applied to the proposed uses due to variations in the hours of peak parking demand.

The Castle Rock Municipal Code states the following key excerpts under “17.54.060 – Joint use of parking spaces”:

Joint use of required parking spaces may be approved by the Director of Development Services where an owner or developer can document that two (2) or more separate uses are able to share parking spaces because their respective hours of peak operation do not overlap. Only when it can be clearly shown that the uses have substantially different operating hours shall the joint use parking arrangement be approved. The following criteria shall be used to evaluate whether such joint use of parking spaces may be granted:

- A. *Analysis showing that the peak parking times of the uses occur at different times, the size of each use and the twelve- to twenty-four-hour parking demand characteristics of each use. Daily, weekly and monthly variations in parking demand must also be presented for consideration.*
- B. *Provision that the location and number of parking spaces being shared is large enough for the total peak demands of all uses and that the spaces are conveniently located for all uses.*
- C. *Occupancy factors for the uses in order to determine the rates and times of utilization of the parking spaces should be considered in the analysis.*

Proposed Joint Use of Parking Uses

In order to facilitate the uses at the subject property, the Applicant is seeking the approval for the joint use of require spaces when considering the following mix of uses:

- Existing Use: 624 seats, 5,190 SF of assembly room space of Church use, plus 2,075 SF of church office space
- Existing Use: 72 students and 28 employees for a Day Care Center within a Church use
- Future Use: 54,924 GSF or 43,620 GLA of MOB

In addition, to the extent the joint use parking analysis provides excess spaces during a typical non-holiday weekday, the parking assessment provides recommendations for limited sized Special Events that could be adequately accommodated.

Minimum Parking Requirements for Joint Use of Parking Study

As shown on Table 2-1, based on the strict application of the minimum parking requirements as set forth by the Castle Rock Municipal Code (Title 17/Chapter 17.54 – Off-Street Parking), the subject site that includes the future MOB use would require a minimum of 503 spaces.

Table 2-1: Municipal Code Minimum Parking Requirements for Joint Use Study

Building	Use	Amount	Units	Applicable Parking Rate Required by Municipal Code (1) (2) (3) (4) (5)	Total Required Spaces	
Existing - New Hope Presbyterian Church	Main Assembly	624	Seats	1 space/3 seats	208	243
	Other Assembly	5,190	SF	5 spaces/1,000 SF of assembly room space	26	
	Accessory Office	2,075	SF	4 spaces per 1,000 SF of GLA	9	
Existing - New Hope Presbyterian Church	Day Care Center	72	Students	1 space/6 children	12	41
		28	Employees	1 space/employee	28	
				1 space/facility-owned vehicle	0	
				1 passenger loading space	1	
Future - Medical Office Building	Medical Office	43,620	SF of GLA	5 spaces/1,000 SF of GLA	219	219
Total Code Required Spaces					503	
Total Provided Spaces					324	
Difference: Total Provided "minus" Total Code Required Spaces					-179	
Joint Use Weekday Peak Hour Parking Demand (6)					281	
Joint Use Weekend Peak Hour Parking Demand					243	

Note(s):

- (1) The minimum parking ratios are based on Title 17 - Zoning, Chapter 17.54 - Off Street Parking.
- (2) Church, Public Assembly: 1 space for each 3 fixed seats in the main assembly area plus 5 spaces per 1,000 sq. ft. of floor area for other rooms used for assembly plus required spaces for each additional use.
- (3) Day Care Center: 1 space per employee plus 1 space per 6 children plus 1 space per facility-owned vehicle plus a passenger loading space.
- (4) Medical Office: 5 spaces per 1,000 sq. ft. of GLA
- (5) The parking requirement for church "special events" are included in the parking requirement for the church's main assembly space.
- (6) The joint use parking requirement of 281 spaces represents a typical weekday peak condition without a "special event". The hourly difference in spaces between the joint use weekday demand and proposed parking supply (324 spaces) provides the number of excess spaces that could support a limited "special event" for the church during a non-holiday weekday.

Joint Use of Parking Methodology

The Town of Castle Rock’s minimum parking requirements established the baseline parking requirement for each use and the hourly distributions for each use based on ULI (and applicable assumptions), historical data, and unique hours of operations were considered as inputs into the joint use parking model as described below:

Church/Existing New Hope Presbyterian Church. The New Hope Presbyterian Church delivers a single Sunday service that begins at 9:30 AM. ULI does not provide hourly parking demands for a Sunday worship, so the Sunday hourly parking demands were derived from historic Sunday parking occupancy counts available in our library of data that were collected at another church site with a single Sunday service. ULI provides typical weekday parking rates for a church office which are assumed to operate similar to a typical office use. The weekday hourly accumulation for the church assembly room space generally based of office visitor hourly demand

with adjustments to best capture actual weekday church operations/group activities as reported by the New Hope Presbyterian Church.

The visiting groups and activities that occur at the New Hope Presbyterian Church vary by the day of the week and week of the year. A vast majority of the groups, including its largest group (choir rehearsal), utilize the church during the off-peak weekday evening hours. A detailed breakdown of each visiting group and/or activity that utilizes the New Hope Presbyterian Church is summarized in Table 2-2 which are broken down by hour of the day and number of attendees. The daily totals for each day of the week is also provided in Table 2-2 to capture the varying daily totals. In the interest of conservatism, it was assumed each attendee drives alone. In other words, there was no assumption for carpooling or circumstance where spouses and/or friends and family may drive together.

Child Day Care Center/Existing New Hope Preschool. The ULI “Shared Parking”, 3rd Edition provides weekday hourly parking demands for a typical child day care center that begins receiving children as early as 7 AM with final child pick-ups occurring as late as 7 PM. The hourly parking demand for a day care center employees and visitors is based on the ULI “Shared Parking”, 3rd Edition. According to ULI, the typical hourly day care center demand on a Sunday is zero (0) percent of the weekday demand.

The New Hope Presbyterian Church operates the “New Hope Preschool” (ages 2.5 to 5 years old) which operates similar to a day care center except its hours of operation occur from 9 AM to 1 PM during Monday through Thursday with staggered arrivals based on the age group. As a result, the ULI hourly distributions were adjusted to best match actual operations. It should be noted that not all children attend all four (4) available weekday sessions and parents have the choice of choosing a 2-day, 3-day, or 4-day weekly preschool session. In the interest of conservatism, it was assumed all children attend each school day (Monday through Thursday). It should be noted that the preschool drop-off/pick-ups predominantly occur within the church’s ceremonial drop-off circle and do not occupy the site’s parking spaces.

Medical Office Use (MOB)/Future Use. The hourly parking demand for MOB employees and visitors is based on the ULI “Shared Parking”, 3rd Edition. ULI parking rates provide the basis to breakdown the Town’s minimum medical office parking requirement into "Employees" and "Visitors". According to ULI, the typical hourly medical office demand on a Sunday is zero (0) percent of the weekday demand.

Transit Mode Split/Internal Capture

No adjustments to the joint parking analysis were made to account for site employees and/or visitors that may arrive by transit or other modes of transportation (e.g. drop-off/pick-up, carshare, walk, bike, etc.). No adjustments to the joint parking analysis were made to account for future employees of the MOB that may utilize the on-site day care use for their child care needs (internal capture) further reducing parking demands. As a result, this parking study should be considered conservative.

Joint Use of Parking Monthly Factors

According to the ULI’s “Shared Parking”, 3rd Edition, the monthly seasonal (employee/visitor) factors for the MOB, church office use, and child day care center would share the same common peak months. As a result, no individual use was adjusted for a seasonal monthly factor that would peak at a different month as the other uses.

Use/Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Day Care Center	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office (Church)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Medical/Dental	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

Source: Obtained from ULI “Shared Parking” 3rd Edition.

Joint Use of Parking Analysis Results

The joint use parking model for each weekday and Saturday/Sunday period in consideration of the methodology described above is presented on Table 2-3 (Monday through Friday) and Table 2-4 (Saturday & Sunday), respectively. Corresponding hourly line graphs are presented on Chart 2-1 (weekday) and Chart 2-2 (Saturday & Sunday). Even though church services typically occur on Sunday, the Saturday assessment was assumed to operate equivalent to a Sunday when considering potential weddings or funerals that may occur on Saturday.

The same peak parking demand scenario was assumed for each weekday (Monday through Friday) that would account for all current church events summarized on Table 2-2 and the typical MOB and day care use operations.

Weekday Monday through Friday Results (Table 2-3 and Chart 2-1): The peak parking demand on a typical weekday (without Special Events) occurs at approximately 10 AM when 281 parking spaces would be required to meet the site's peak hourly parking demand.

Saturday & Sunday Results (Table 2-4 and Chart 2-2): The peak parking demand on a typical Saturday & Sunday occurs at approximately 10 AM when 243 parking spaces would be required to meet the site's peak hourly parking demand. It should be noted that the MOB and day care center uses are closed on Saturday and Sunday.

An overall summary of the peak parking demand results for each day evaluated is shown on Chart 2-7.

Weekday Special Events and Joint Use of Parking

Special church events that may occur during non-holiday weekdays (Monday through Friday) when the MOB and day care center is operating were considered in the joint use parking model to recommend and provide guidance on the appropriate size of special event during the site's peak demand periods. These special events may include funerals, other religious ceremonies, and/or larger church related events. These events should be coordinated with the MOB use which may provide excess parking if not fully leased. In addition, weekly church activities may need to be rescheduled or postponed. Under extraordinary circumstances, church events may either need to be scheduled on a Saturday and/or seek parking attendants to maximize the site's parking supply and/or utilize off-site parking with a shuttle service.

Special Events were evaluated in the joint use parking model and assumed to occur in the main assembly space of the church. To determine the appropriate size for Special Events during non-holiday weekdays, the excess spaces during each hour was determined. This was accomplished by considering the proposed parking supply (324 spaces) and the available excess spaces that would be available after determining the hourly parking demands for the Medical Office Building, New Hope Preschool, church activities associated with the other rooms for assembly, and the accessory church office space. The excess spaces were then assumed available for Special Events and were then converted to a number and percent of seats in the main assembly area.

Based on a review of the results on Table 2-3, while there are variations of excess spaces, a conservative approach was to take the most restrictive time period to establish a recommendation of what percent of the main assembly area could be used for a special event on a typical weekday. The size recommendations for Special Events at the church on a weekday are as follows:

- 6 AM to 4 PM should be limited to $\pm 20\%$ of the main assembly area (or ± 125 seats)
- 4 PM to 7 PM should be limited to $\pm 50\%$ of the main assembly area (or ± 312 seats)
- 7 PM or after is permitted to use 100% of the main assembly area (or ± 624 seats)

Table 2-2: Weekday Church Groups and Activities by Hour and Day of the Week

Church Group/Activity See Note 1	CR Community Ringers	LV Piano Duo	DC Pride Parent Group	Al-Anon	Al-Anon	Civil Air Patrol	Girl Scouts 3325/2507	Cub Scouts 781	Boy Scouts 260	Boy Scouts 780	CR Quilt Club	Cloverleaf	Retired Guys Drinking Coffee	Choir Rehearsal	UTH Group	Women's Bible Study Morning	Women's Bible Study Evening	NHP Women's Book Club	Board of Stewarts	Woman's Bunco	Totals By Day of the Week: Church Weekday Visitor Parking Demands for Hosted Activities/Groups					Day Hours Attendees	
	Weekly	Weekly	Monthly, 2nd Thursday	Weekly	Weekly	Weekly	Monthly, 1st/3rd Thursday	Weekly	Weekly	Monthly, Not 1st Thursday	Monthly, 1st Tuesday	Weekly	Weekly	Weekly	Weekly	Monthly, 2nd/4th Fridays	Weekly	Monthly, 2nd Thursday	Weekly	Monthly, 1st Monday	Monday	Tuesday	Wednesday	2nd Thursday	Friday		
	Day	Tuesday	Random Weekday	Thursday	Monday	Tuesday	Monday	Thursday	Tuesday	Tuesday	Thursday	Tuesday	Mon/Tue/Wed/Thurs	Wednesday	Wednesday	Wednesday	Friday	Monday	Thursday	Tuesday	Monday	Monday	Monday	Tuesday	Wednesday		2nd Thursday
Hours	4-6 PM	9-11 AM	6-7:30 PM	7-8 PM	11-12:30 PM	7-9 PM	5:30-7 PM	6-7 PM	7-9 PM	7-9 PM	6-9 PM	9-3 PM	8:30-9:30 AM	7-9 PM	6:30-8:45 PM	10-12 PM	6-8 PM	7-8 PM	4:30-6 PM	1-3 PM	Monday	Tuesday	Wednesday	2nd Thursday	Friday	Day	
Attendees	15	2	20	15	15	15	10	10	10	10	10	15	15	40	10	15	10	10	8	8	Monday	Tuesday	Wednesday	2nd Thursday	Friday	Hours	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6:00 AM
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7:00 AM
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8:00 AM
9:00 AM	0	2	0	0	0	0	0	0	0	0	0	2	15	0	0	0	0	0	0	0	4	4	19	4	4	2	9:00 AM
10:00 AM	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	15	0	0	0	0	4	4	4	4	4	17	10:00 AM
11:00 AM	0	2	0	0	15	0	0	0	0	0	0	2	0	0	0	15	0	0	0	0	4	19	4	4	4	17	11:00 AM
12:00 PM	0	0	0	0	15	0	0	0	0	0	0	2	0	0	0	15	0	0	0	0	2	17	2	2	2	15	12:00 PM
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	10	2	2	2	2	0	1:00 PM
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	10	2	2	2	2	0	2:00 PM
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	10	2	2	2	2	0	3:00 PM
4:00 PM	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	4:00 PM
5:00 PM	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	5:00 PM
6:00 PM	15	0	20	0	0	0	10	10	0	0	10	0	0	0	0	0	10	0	8	0	10	43	0	20	0	0	6:00 PM
7:00 PM	0	0	20	15	0	15	10	10	10	10	10	0	0	40	10	0	10	10	0	0	40	30	50	40	0	0	7:00 PM
8:00 PM	0	0	0	15	0	15	0	0	10	10	10	0	0	40	10	0	10	10	0	0	40	20	50	20	0	0	8:00 PM
9:00 PM	0	0	0	0	0	15	0	0	10	10	10	0	0	40	0	0	0	0	0	0	15	20	40	10	0	0	9:00 PM
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10:00 PM
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11:00 PM
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12:00 AM

Note(s):
 (1) Information provided by the New Hope Presbyterian Church.
 (2) The Cloverleaf group is made up predominately of home schooled children who are dropped off and do not drive. Two spaces were estimated to account for adult group leaders.

Meadows Medical Plaza & New Hope Presbyterian Church – Joint Use of Required Parking Study
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Table 2-3: Typical Monday through Friday – Joint Use Parking Analysis

WEEKDAY	New Hope Presbyterian Church				New Hope Preschool				Medical Office Building										
Notes	-Special Events were evaluated in the joint use parking model and assumed to occur in the main assembly space of the church. To determine the appropriate size for Special Events during non-holiday weekdays, the excess spaces during each hour was determined. This was accomplished by considering the proposed parking supply (324 spaces) and the available excess spaces that would be available after determining the hourly parking demands for the Medical Office Building, New Hope Preschool, church activities associated with the other rooms for assembly, and the accessory church office space. The excess spaces were then assumed available for Special Events and then converted to seats and % seats of the main assembly area. - Other rooms for assembly: Weekday hourly accumulations based on a modified version of the "ULI Shared Parking Model" accumulation's for office visitors to account for the maximum daily events as currently reported by the church. (See Table 2-2) - Weekday church office parking demands are based on the "ULI Shared Parking Model" accumulations for office employees and visitors.				Weekday analysis is based on the weekday parking requirement. Weekday employee and visitor hourly accumulations are based on a modified version of the "ULI Shared Parking Model" accumulations for a day care center as a result of shorter day for the preschool.				Weekday analysis is based on weekday parking requirement. Weekday employee and visitor hourly accumulations are based on a modified version of the "ULI Shared Parking Model" accumulations for a Medical/Dental Office.										
Program	624 seats	5,190 SF	2,075 SF		72 Students	28 Employees			43,620 GLA										
Municipal Code Parking Rate (1) (2)	1 space/3 seats of main assembly space	5 spaces/1,000 SF for assembly room space	4 spaces per 1,000 SF of GLA for accessory church office space		1 space/6 children + 1 space/employee + 1 passenger loading space				5 spaces/1,000 SF of GLA				Total (Joint Parking Results without Special Event)	Total (Joint Parking Results with a Max Special Event by Hour)					
Municipal Code Minimum Req. Parking Spaces	208	26	9		41				219				503						
Required Spaces by User Type	Special Event/Main Assembly (3) 208		Other Assembly 26		Employees 8		Visitors 1		Employee 28		Visitors 12		Employee 76		Visitors 143		--		
Beginning Hour	% of Use	Max. Permitted Seats for Event	Excess Spaces for Event	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces		
6:00 AM	100%	624	208	0%	0	3%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	208
7:00 AM	100%	624	208	1%	0	15%	1	1%	0	50%	14	2%	0	20%	15	0%	0	30	238
8:00 AM	41%	255	85	20%	5	50%	4	20%	0	75%	21	25%	3	100%	76	90%	129	238	323
9:00 AM	29%	180	60	60%	16	90%	7	60%	1	90%	25	75%	9	100%	76	90%	129	263	323
10:00 AM	20%	126	42	100%	26	100%	8	100%	1	90%	25	20%	2	100%	76	100%	143	281	323
11:00 AM	22%	138	46	75%	20	100%	8	45%	0	100%	28	20%	2	100%	76	100%	143	277	323
12:00 PM	70%	438	146	75%	20	85%	7	15%	0	100%	28	20%	2	100%	76	30%	43	176	322
1:00 PM	28%	174	58	45%	12	85%	7	45%	0	100%	28	100%	12	100%	76	90%	129	264	322
2:00 PM	22%	138	46	95%	25	95%	8	95%	1	60%	17	50%	6	100%	76	100%	143	276	322
3:00 PM	33%	207	69	45%	12	95%	8	45%	0	40%	11	20%	2	100%	76	100%	143	252	321
4:00 PM	45%	282	94	60%	16	85%	7	15%	0	0%	0	0%	0	100%	76	90%	129	228	322
5:00 PM	49%	306	102	100%	26	60%	5	0%	0	0%	0	0%	0	100%	76	80%	114	221	323
6:00 PM	71%	444	148	100%	26	25%	2	5%	0	0%	0	0%	0	67%	51	67%	96	175	323
7:00 PM	100%	624	208	100%	26	100%	8	2%	0	0%	0	0%	0	30%	23	30%	43	100	308
8:00 PM	100%	624	208	100%	26	100%	8	1%	0	0%	0	0%	0	15%	11	15%	21	66	274
9:00 PM	100%	624	208	100%	26	100%	8	0%	0	0%	0	0%	0	0%	0	0%	0	34	242
10:00 PM	100%	624	208	25%	7	25%	2	0%	0	0%	0	0%	0	0%	0	0%	0	9	217
11:00 PM	100%	624	208	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	208
12:00 AM	100%	624	208	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	208

PARKING SUMMARY

REQUIRED PARKING SPACES PER THE MUNICIPAL CODE FOR JOINT USE PARKING USES:
"WEEKDAY" JOINT USE PARKING PEAK HOUR RESULT
PARKING PROVIDED

503 SPACES
281 SPACES WEEKDAY @ 10 AM
324 SPACES > Joint Use Peak Hour Result ✓

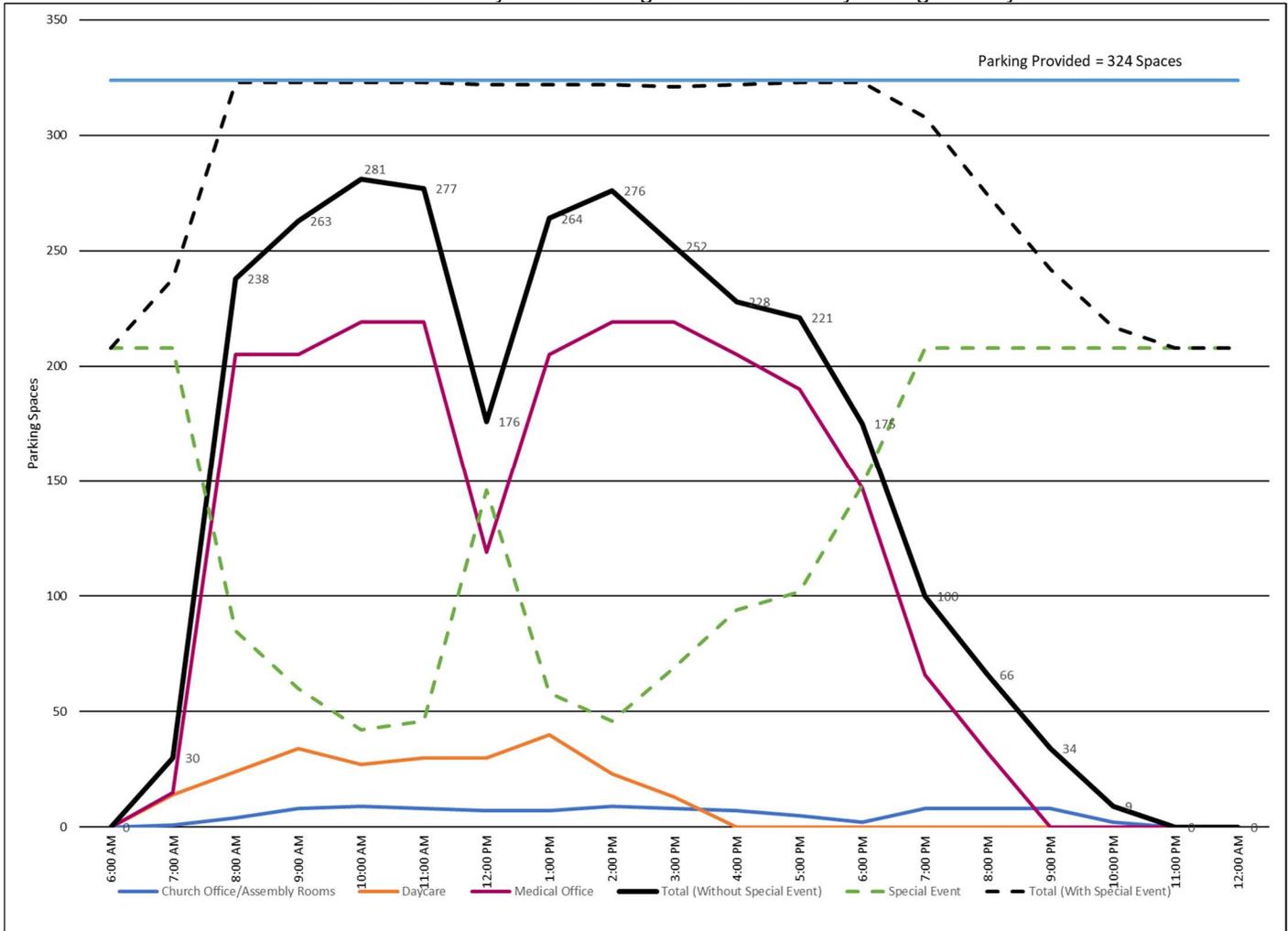
Special Events: Based on the main assembly area's total seats, the allowable special event parking spaces represents the hourly spaces that would be available for a Special Event to occur on a non-holiday weekday when considering the parking demands associated with the MOB, Day Care Center, and other church operations.

- Note(s):
 (1) The minimum parking ratios are based on Title 17 - Zoning, Chapter 17.54 - Off Street Parking.
 (2) In the interest of a conservative analysis, no consideration was taken for the use of transit or other multimodal forms of transportation (e.g. ride share, pedestrian, bicycle trips, etc.) that would further reduce parking demands.

(3) Based on the Joint Parking model results and taking a conservative approach, Special Event in the main assembly area should be generally limited as follows:
 - Events occurring between 6 AM to 4 PM limited to *20% of the main assembly seats or *125 seats.
 - Events occurring between 4 PM to 7 PM limited to *50% of the main assembly seats or *312 seats.
 - Events starting at 7 PM may use 100% of the main assembly seats or *624 seats.

Meadows Medical Plaza & New Hope Presbyterian Church – Joint Use of Required Parking Study
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Chart 2-1: Hourly Joint Parking Results – Monday through Friday



Meadows Medical Plaza & New Hope Presbyterian Church – Joint Use of Required Parking Study
Town of Castle Rock, Colorado

Table 2-4: Typical Saturday & Sunday – Joint Use Parking Analysis

WEEKEND	New Hope Presbyterian Church		New Hope Preschool		Medical Office Building				
Notes	Saturday & Sunday analysis is based on the Sunday Code parking requirement. Hourly accumulations is based on a historic data collected for another church site with a single morning Sunday Service.		Weekend analysis is based on the preschool being closed. ***PRESCHOOL IS CLOSED ON SATURDAY AND SUNDAY***		Weekend analysis is based on the Medical Office building being closed as typical with this type of use. ***MOB IS CLOSED ON SATURDAY AND SUNDAY***				
Program	624 seats (main assembly) 5,190 SF (assembly rooms) 2,075 SF (church office)		72 Students 28 Employees		43,620 GLA				
Municipal Code Parking Rate (1)	1 spaces/3 seats + 5 spaces/1,000 SF of assembly room space + 4 spaces per 1,000 SF of GLA		1 space/6 children + 1 space/employee + 1 passenger loading space		5 spaces/1,000 SF of GLA		Total (Joint Parking Results)	Number of Spaces Less than Code	Percent Reduction
Municipal Code Minimum Req. Parking Spaces	243		41		219		503	---	---
Required Spaces by User Type	Service 243		Employee 28	Visitors 12	Employee 76	Visitors 143	---	---	---
Beginning Hour	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	
			CLOSED ON SATURDAY & SUNDAY		CLOSED ON SATURDAY & SUNDAY				
6:00 AM	6%	15	0%	0	0%	0	0%	0	15 -488 -97%
7:00 AM	11%	27	0%	0	0%	0	0%	0	27 -476 -95%
8:00 AM	34%	83	0%	0	0%	0	0%	0	83 -420 -83%
9:00 AM	96%	233	0%	0	0%	0	0%	0	233 -270 -54%
10:00 AM	100%	243	0%	0	0%	0	0%	0	243 -260 -52%
11:00 AM	95%	231	0%	0	0%	0	0%	0	231 -272 -54%
12:00 PM	80%	194	0%	0	0%	0	0%	0	194 -309 -61%
1:00 PM	37%	90	0%	0	0%	0	0%	0	90 -413 -82%
2:00 PM	17%	41	0%	0	0%	0	0%	0	41 -462 -92%
3:00 PM	11%	27	0%	0	0%	0	0%	0	27 -476 -95%
4:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
5:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
6:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
7:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
8:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
9:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
10:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
11:00 PM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
12:00 AM	0%	0	0%	0	0%	0	0%	0	0 -503 -100%
PARKING SUMMARY									
REQUIRED PARKING SPACES PER THE MUNICIPAL CODE FOR JOINT USE PARKING USES:					503 SPACES				
"SATURDAY & SUNDAY" JOINT USE PARKING PEAK HOUR RESULT					243 SPACES SUNDAY @ 10 AM				
PARKING PROVIDED					324 SPACES > Joint Use Peak Hour Result ✓				

Note(s):

(1) The minimum parking ratios are based on Title 17 - Zoning, Chapter 17.54 - Off Street Parking.

(2) The hourly distributions for a church service on Sunday were obtained from a separate data collection effort that did not include the subject site.

Meadows Medical Plaza & New Hope Presbyterian Church – Joint Use of Required Parking Study
 Town of Castle Rock, Colorado

Chart 2-2: Hourly Joint Use Hourly Parking Results – Saturday & Sunday

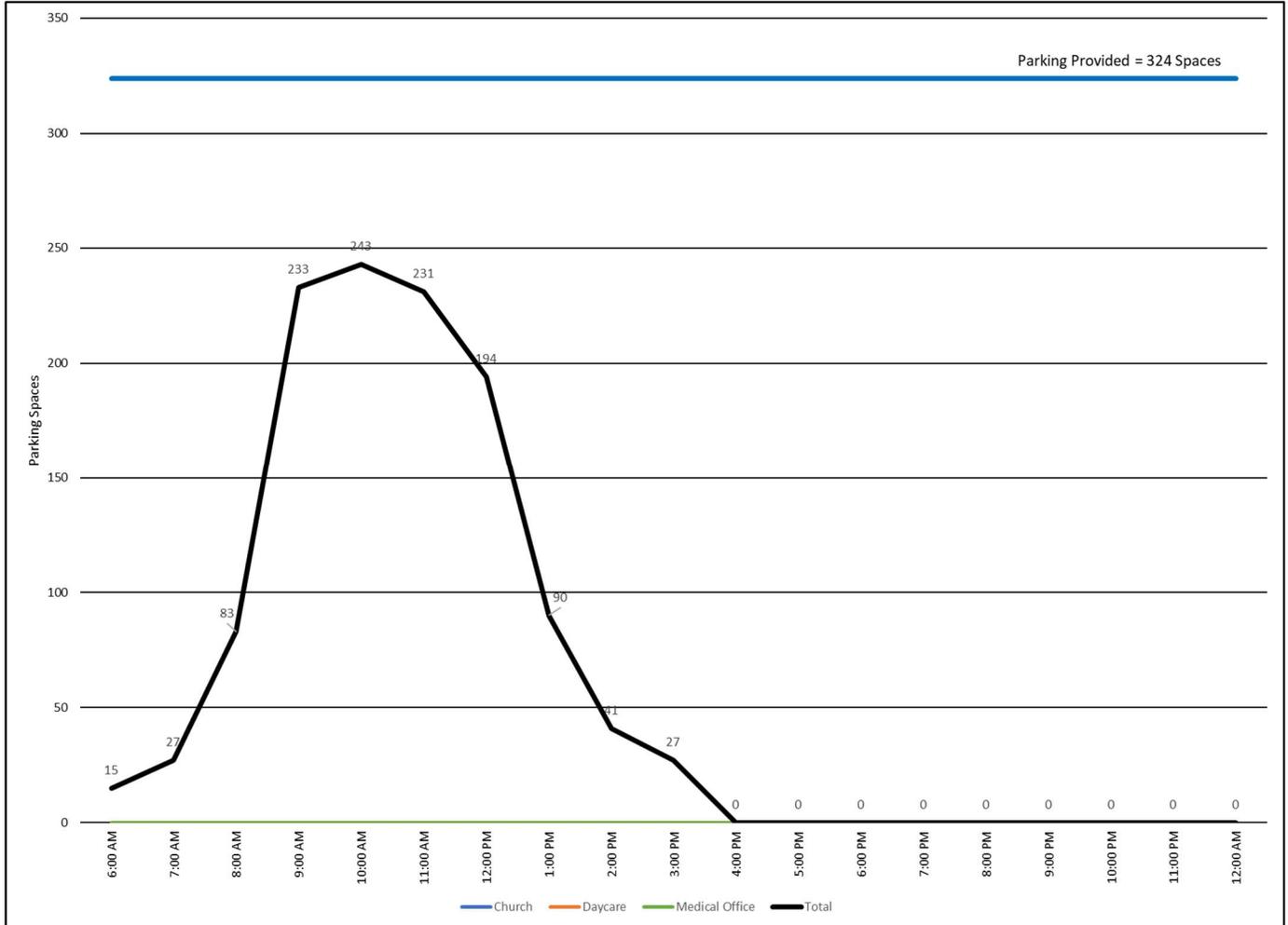
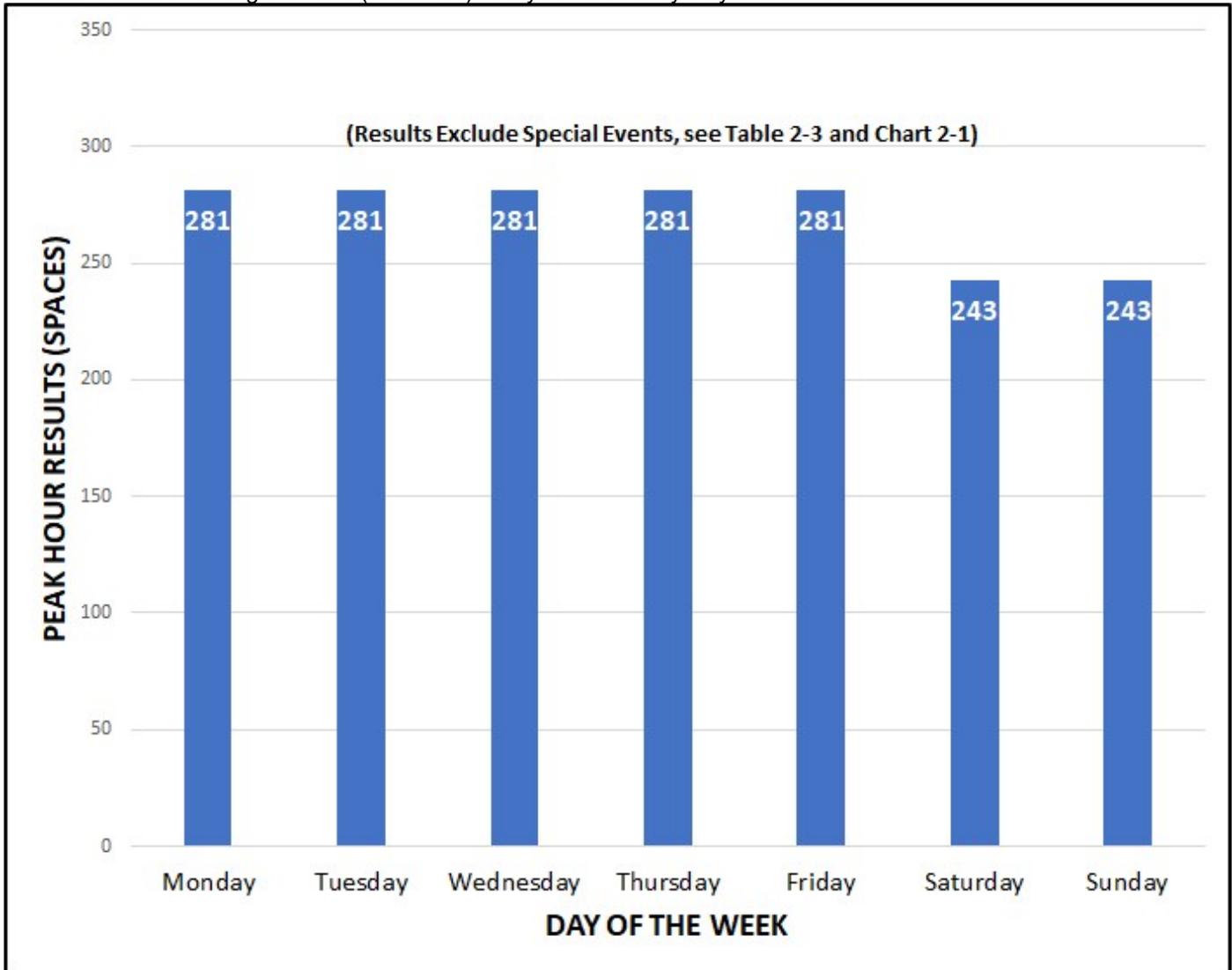


Chart 2-3: Peak Parking Demand (Joint Use) Analysis Results by Day of the Week



III. Request for the Joint Use of Required Parking Spaces

When accounting for a joint use parking model that was undertaken under an overly conservative approach that evaluated each weekday, a typical Saturday & Sunday, and consideration of monthly seasonal factors; a total parking supply of 324 parking spaces would adequately serve the required minimum parking requirements for the following uses:

- New Hope Presbyterian Church: 624 main assembly seats
plus 5,190 SF of assembly room space
plus 2,075 SF of church office space
- New Hope Preschool (Day Care Center): 72 students and 28 employees
- Future Medical Office Building: 54,924 GSF or 43,620 GLA

It is anticipated that Special Events may continue to occur at the church in a limited manner. The nature of the events as being “special” is that they are not regularly scheduled, rarely occur, and not necessarily predicted (e.g. funerals). To the extent a “special event” occurs, as it may occur today in a myriad of different forms, the church through its long-standing history of hosting special events will need to consider the day, time, size, and duration of the event with respect to regularly scheduled groups and in coordination with the future MOB.

Special Events. To account for Special Events at the church, events were evaluated as part of the joint use of parking study. Based on variations of excess spaces, a conservative approach took the most restrictive time period to establish a recommendation of what percent of the main assembly area could be used for a special event on a non-holiday, typical weekday. The size recommendations for Special Events at the church on a non-holiday weekday are as follows:

- 6 AM to 4 PM should be limited to $\pm 20\%$ of the main assembly area (or ± 125 seats)
- 4 PM to 6 PM should be limited to $\pm 50\%$ of the main assembly area (or ± 312 seats)
- 7 PM or after is permitted to use 100% of the main assembly area (or ± 624 seats)

V. Conclusions

1. The following uses were evaluated under this Joint Use of Parking Study:
 - Existing - New Hope Presbyterian Church: 624 main assembly seats
plus 5,190 SF of assembly room space
plus 2,075 SF of church office space
 - Existing - New Hope Preschool (Day Care Center): 72 students and 28 employees
 - Future - Medical Office Building: 54,924 GSF or 43,620 GLA
2. Right-sizing parking through joint use parking not only assures a site will provide adequate parking but also supports environmental site benefits. Providing more spaces than necessary creates unnecessary impervious area which exacerbates surface runoff, creates heat island effects, and results in reduced green space.
3. To justify the requested joint use of required parking spaces, this parking study was undertaken which also consider the potential for limited church related Special Events during non-holiday weekdays. Special events would rarely occur.
4. The joint use parking analysis evaluated the hourly parking demand characteristics of the future MOB building, day care center (New Hope Preschool) as well as the unique weekday groups and visitors that currently utilize the New Hope Presbyterian Church. In the interest of conservatism, no consideration for transit/other multimodal trips or internal capture was evaluated in the joint use parking study.
5. Weekday Monday through Friday Results: The peak parking demand on a typical weekday (without Special Events) occurs at approximately 10 AM when 281 parking spaces would be required to meet the site's peak hourly parking demand.

Saturday & Sunday Results: The peak parking demand on a typical Saturday & Sunday occurs at approximately 10 AM when 243 parking spaces would be required to meet the site's peak hourly parking demand. The MOB and day care center uses are closed on Saturday and Sunday.
6. The joint use of parking analysis confirmed the mix of uses described above would be adequately served by the proposed parking supply of 324 spaces. This results in approximately 43 and 81 excess spaces during the weekday and weekend peak demand hours, respectively)
7. As evaluated in the joint use of parking model, limited Special Events at the church may continue to occur during non-holiday weekdays under the following recommendations:
 - 6 AM to 4 PM should be limited to $\pm 20\%$ of the main assembly area (or ± 125 seats)
 - 4 PM to 7 PM should be limited to $\pm 50\%$ of the main assembly area (or ± 312 seats)
 - 7 PM or after is permitted to use 100% of the main assembly area (or ± 624 seats)

Additional flexibility to the above may occur if regularly scheduled church groups are rescheduled or postponed to best accommodate a Special Event.
8. A Saturday or Sunday church service would be abundantly served by parking given the MOB and day care center are not in operation.
9. The requested joint use of required parking spaces would not impact the adjacent properties.

Public Comment

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Building and proposed rezoning New Hope Church
Date: Thursday, September 5, 2024 11:35:26 AM

Christine Fisher

As to my previous conversation with you, BriAnna, I was instructed to put my concerns into an email. They are as follows:

1. This is a residential area. The proposed four story building will be an eyesore, and another major view blocker for the area. Example-those ugly City Scape condos built by Richmond America that look like the ghetto. What was Castle Rock thinking when they allowed those to be built?
2. As the traffic patterns are currently, it will make so much congestion. Traffic from parking lot onto to Red Hawk will then turn right or left. Traffic going right to Meadows will be congested, as there is no traffic light at Meadows.
3. Traffic can only turn right from parking lot onto Prairie Hawk.
4. Fire Station on Prairie Hawk will have more traffic congestion to deal with.
5. Aspen Academy charter School uses Red Hawk to line up for before and after school pickups daily.
6. As population grows, Castle Rock infrastructure was not planned to handle as much traffic as there will be in the future. Please do not make things worse. Think ahead to plan for the growth.

Thank you for your consideration of the problems that will be created by this plan.

From: [REDACTED]
To: [BrieAnna Simon](#)
Cc: [REDACTED]
Subject: New Hope Church and Medical Office Building
Date: Tuesday, August 13, 2024 5:40:26 AM

Hi BrieAnna,

I'm writing to you to express my concerns about the medical office building that is being planned for the corner of Meadows and Red Hawk. I live at [REDACTED] which is directly across Red Hawk from this development. I have 3 concerns:

1. Traffic - the New Haven neighborhood already has significant traffic issues on weekday mornings and afternoons due to the large school on Low Meadow. The drop offs and pick ups cause back ups that prevent me from being able to exit my street during that time. There is no light at Red Hawk, and I understand there won't be due to its proximity to the light at Prairie Hawk. How can you improve this vs add to it?
2. Height - this building is going to be 4 stories. Even the buildings around the hospital are only 3, and they are huge. This building right next to my house will prevent me from seeing out of the few windows I have in the main part of my house. Additionally this building will require red lights on top of it and evening/parking lights that will impact the light pollution that is already compromised here. Is there any room to reduce the height of this building to something that blends a bit more with the residential neighborhood it borders?
3. Property value - buildings of this size and nature will reduce my property value and the values of those around it. We've all worked so hard to be able to live in such an expensive place, and that investment is threatened.

Thank you,

[REDACTED]

BrieAnna Grandy

From: [REDACTED]
Sent: Monday, February 2, 2026 7:36 AM
To: BrieAnna Grandy
Subject: Meadows Medical LPDP

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Grandy: I wish to go on record as OPPOSED to the proposed rezoning of the New Hope Presbyterian Church property. I live in the New Haven development west across the street from this redevelopment and believe it would significantly disrupt our neighborhood. The additional vehicle traffic would vastly change the quality of our residential neighborhood with increased noise levels and busy traffic patterns. Not only for New Haven but also for the retirement community also across the street to the south. Walking & crossing the street would be more difficult and would probably lead to another damn roundabout or traffic light.

In addition, do we really need more medical/professional office buildings?! This town is very heavy on medical/dental professionals, fast food, and nail salons; I would argue that we don't need another!

The cut-off for buildings such as this should be on the east side of Prairie Hawk and Meadows not this side. Thank you for including these comments in the feedback loop.

Susan DeBelle
[REDACTED]
[REDACTED]



Town of Castle Rock

Agenda Memorandum

Agenda Date: 2/12/2026

Item #: File #: PC 2026-003

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Territorial Road Annexation [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]

Executive Summary

Town of Castle Rock (Town) and ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) propose to annex 4.7 acres consisting of parcels that comprise the Territorial Road right-of-way and other parcels acquired by the Town for future right-of-way (Attachment A and Figure 1).

With the alignment and construction of the Crystal Valley Interchange (CVI) and removal of the west frontage road, most of the Territorial Road right-of-way is no longer needed. In November 2023, the Town exchanged certain Territorial Road parcels with ACM Dawson Trails, for property necessary for the CVI alignment. All the parcels in the annexation area will be zoned Planned Development (PD) within Dawson Trails. The parcels owned by the Town will be designated as public land that allows for public right-of-way (ROW). The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning areas as established in the Dawson Trails PD.

Key Benefits of Proposed Annexation

- Incorporate Town-owned right-of-way providing for consistent application of the Municipal Code, law enforcement and emergency services.
- Incorporate developer-owned parcels into the Town to allow development compliant with Town standards and criteria, capture sales tax generation, and to allow uniform enforcement of the Municipal Code, law enforcement and emergency services.

Attachments

Attachment A: Vicinity Map
Attachment B: Annexation Map
Attachment C: Parcel Exhibit
Attachment D: Proposed Zoning
Attachment E: Neighborhood Meeting Summaries

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Territorial Road Annexation** [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]

Executive Summary

The Town of Castle Rock (Town) and ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) propose to annex 4.7 acres consisting of parcels that comprise the Territorial Road right-of-way and other parcels acquired by the Town for future right-of-way (Attachment A and Figure 1).

With the alignment and construction of the Crystal Valley Interchange (CVI) and removal of the west frontage road, most of the Territorial Road right-of-way is no longer needed. In November 2023, the Town exchanged certain Territorial Road parcels with ACM Dawson Trails, for property necessary for the CVI alignment. All the parcels in the annexation area will be zoned Planned Development (PD) within Dawson Trails. The parcels owned by the Town will be designated as public land that allows for public right-of-way (ROW) and public facilities. The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning area as established in the Dawson Trails PD.

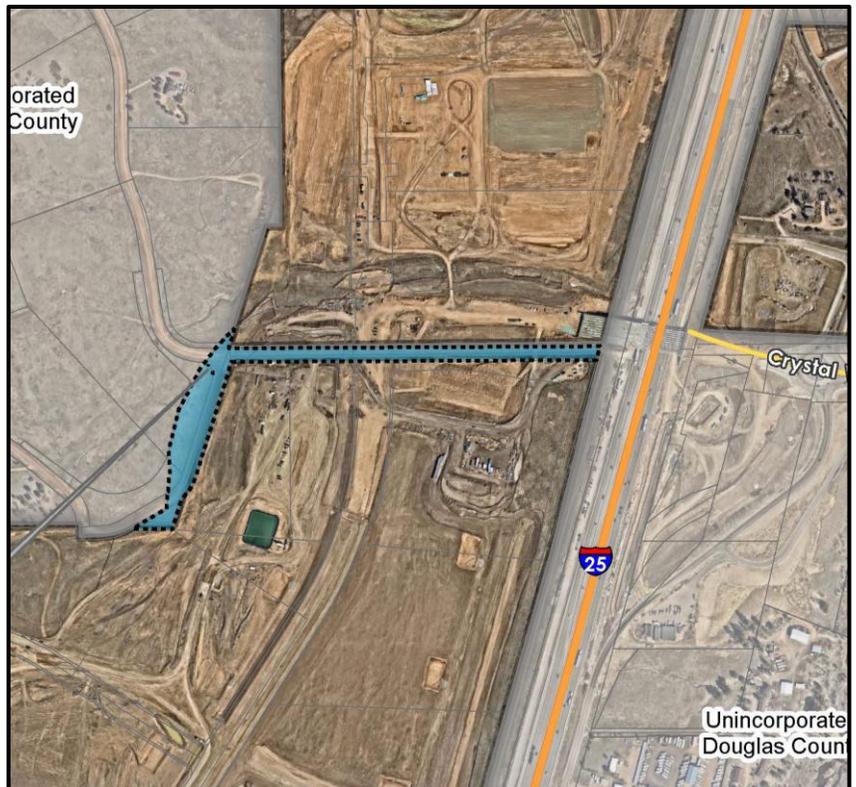


Figure 1 Vicinity Map

Staff recommends that Planning Commission recommend to Town Council approval of the Territorial Road Annexation. The associated zoning of the annexed parcels is addressed in a separate staff report, with a recommended action.

Key Benefits of Proposed Annexation

- Incorporate Town-owned property providing for consistent application of the Municipal Code, law enforcement and emergency services.
- Incorporate developer-owned parcels giving the Town jurisdiction over zoning and development, as well as allowing uniform enforcement of the Municipal Code, law enforcement and emergency services, and to capture sales tax revenue.

Background

The property included in this annexation includes Territorial Road and other properties acquired by the Town needed for the alignment and construction of the new Crystal Valley Interchange. All parcels are located west of Interstate 25 and south of the new Crystal Valley interchange.

Territorial Road was an unimproved roadway located west of Interstate 25, extending west from the Burlington Northern/Santa Fe Railroad (BNSF RR) right-of-way, approximately a third of mile, where it then turned south and west transitioning into Twin Oaks Road. Territorial Road Annexation consists of 8 parcels, totaling 4.7 acres. The parcels include ROW (shaded green in Figure 2 and Attachment B), land purchased by the Town (shaded red) and two parcels acquired from Douglas County (shaded blue). The parcels proposed for annexation are currently under the jurisdiction of Douglas County and are zoned Large Rural Residential.

Town Council held a public hearing on June 3, 2025 and found the annexation petition to be in substantial compliance with the provisions of Article II, Section 30(1)(B) of the Colorado Constitution and Section 31-12-107(1), C.R.S. Further, Town Council held a public hearing on July 15, 2025 and found the property proposed for annexation was eligible to be annexed in accordance with the Colorado Revised Statutes. The Town will now consider whether the property should be annexed to the Town, and whether the proposed Planned Development zoning is appropriate and should be approved.

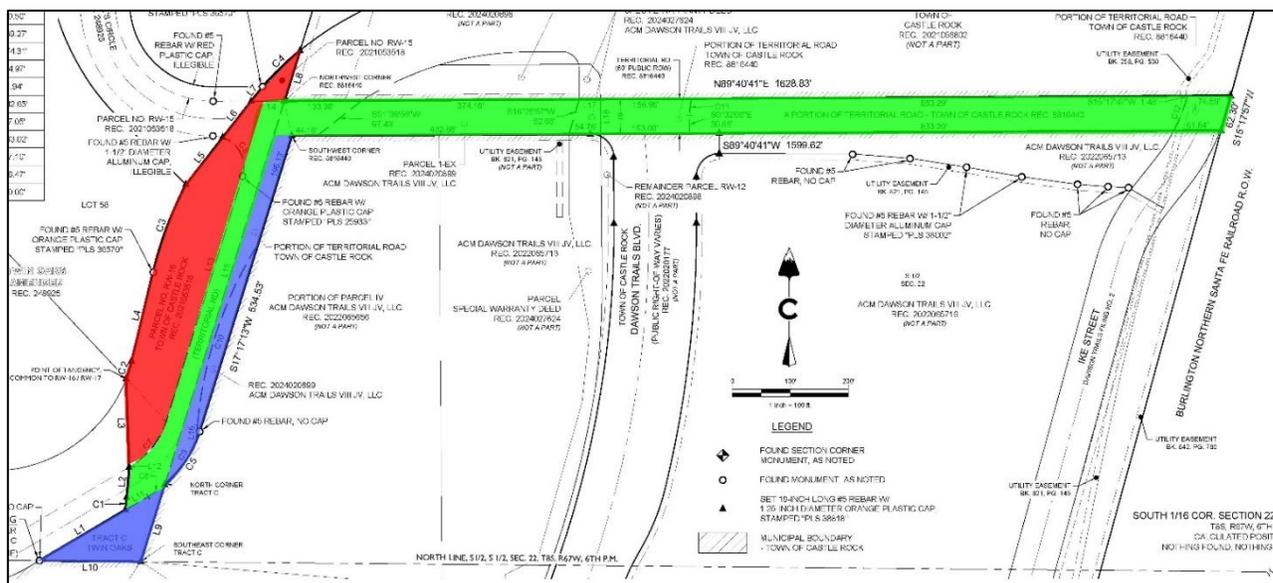


Figure 2 Annexation Map

Existing Conditions and Surrounding Uses

The subject parcels are currently zoned Large Rural Residential (LRR), as is the Twin Oaks Subdivision located to the west. The property north and south of Territorial Road are zoned Planned Development within Dawson Trails. Territorial Road and Twin Oaks Road are unpaved. The non-ROW parcels included in this annexation are undeveloped.

Discussion of Proposal

Territorial Road Annexation

The Territorial Road Annexation petition and map were accepted and filed with the Town Clerk on May 9, 2025. As required by the Colorado Revised Statutes (C.R.S.), the petition was reviewed by Town Council in two separate hearings. The Substantial Compliance hearing was held on June 3, 2025 and the Council found that the petition substantially complied with the requirements of the Colorado Constitution and the C.R.S for annexation. The Eligibility hearing was held on July 15, 2025 and Town Council found the property to be eligible to be considered for annexation into the Town.

The area proposed for annexation is 4.7 acres, is under the jurisdiction of Douglas County and is zoned Large Rural Residential. The annexation area is adjacent to the Town of Castle Rock boundaries on 80 percent of the area's boundaries.

During the design of the Crystal Valley Interchange, it was determined that the alignment would be generally outside of the boundaries of the Territorial Road ROW. Further, the alignment required the Town to acquire additional property north of Territorial Road owned by ACM Dawson Trails and zoned for development. In November 2023, Town Council approved an agreement swapping certain Town-owned property for property owned by ACM Dawson Trails, therefore the Town and ACM Dawson Trails are co-petitioners for this annexation.

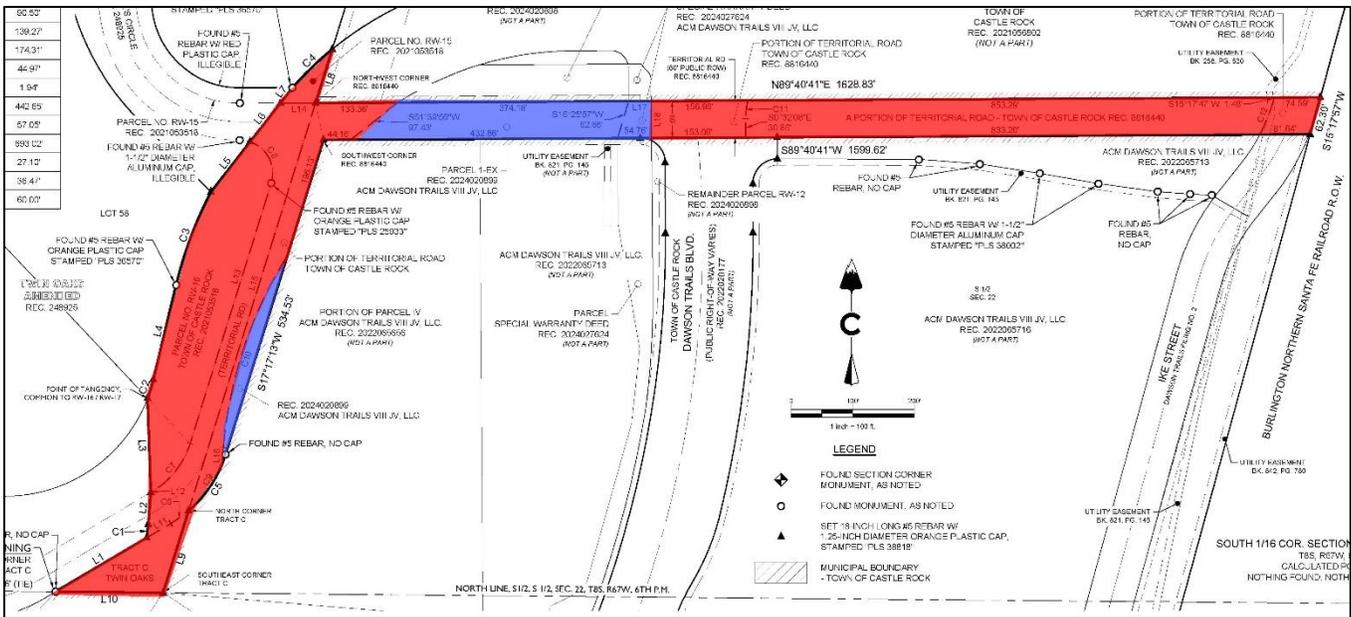


Figure 3 Parcel Ownership Map

Dawson Trails Planned Development, Amendment No. 3

The parcels included in the Territorial Road Annexation will be zoned as Planned Development, within Dawson Trails. The parcels owned by the Town will be designated Public Land – 1 (PL-1) and Public Land -2 (PL-2) to be used as future right-of-way and utility facilities (Attachment C and Figure 3 shaded red). The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning area, E2, and developed according to the permitted uses of that planning area (shaded blue).

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on January 28, 2025. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

Two neighborhood meetings were held, hosted by the Town and ACM Dawson Trails. The first neighborhood meeting was held August 21, 2024 and was attended by eighteen residents mostly from the County subdivisions of Twin Oaks and Keene Ranch. One couple in attendance were from Red Hawk. The second meeting was held on April 14, 2025, attended by five people, all residents from Twin Oaks. The third neighborhood meeting was waived by the Town Manager.

There were general questions raised at both meeting about timing of the annexation and how the properties would be zoned (Attachment D).

External Referrals

External referrals were sent to local service providers, Douglas County agencies and the Colorado Department of Transportation. There are no outstanding external referral comments.

Technical Reports and Analyses

Fire - The proposed annexation area is currently located with the Town of Castle Rock Fire Protection Service Area. Once annexed the area will be served by Town of Castle Rock Fire, which serves the Dawson Trails PD area and has the capacity to serve the incorporated area.

Parks, Recreation and Open Space - Parks and open space dedications have been made with the original approval of the Dawson Trails PD. Additional dedications are not required with this annexation and zoning. It should be noted, however, that the proposed zoning amendment designates the parcels remaining in the Town's ownership as public land.

Traffic Impact Analysis and Mitigation - A Traffic Impact Analysis (TIA) was not required to be submitted for the proposed annexation and zoning amendment.

Utilities and Drainage - Any utility and drainage facilities necessary to serve property within this annexation area will tie into Castle Rock water, wastewater and storm sewer treatment and distribution systems currently under construction in Dawson Trails.

Water Conservation - Future development within the annexation and zoning amendment areas will be required to meet the Dawson Trails PD and Town water conservation standards and landscaping and irrigation criteria, including the ColoradoScape requirements.

Water Resources - All groundwater rights associated with the annexation parcels have been retained by the Town.

Annexation Analysis

This staff analysis takes into consideration the Territorial Road annexation map and petition which were processed and reviewed in accordance with the requirements of the Colorado Constitution, and Colorado Revised Statutes Title 31, Title 20 of the Town of Castle Rock Municipal Code and the 2030 Comprehensive Master Plan (Master Plan), Responsible Growth Principles for annexation.

Town of Castle Rock Municipal Code, Title 20

Annexation is a 3-step process. Substantial Compliance and Eligibility public hearings, steps 1 and 2, were held and Town Council made findings that the annexation application was substantially compliant with State Statutes, and was eligible for annexation to the Town. The third step in the process is the Annexation and Zoning public hearings. Section 20.02.040 of the Municipal Code sets forth the review and determination criteria for annexations. Town Council shall

- Consider the policies, guidelines and criteria in the Town's Comprehensive Master Plan, as amended, along with other relevant information in determining whether it is in the best interests of the Town to grant or deny the petition for annexation.

The principles and criteria for annexation outlined in the 2030 Comprehensive Master Plan are outlined and addressed in the following section.

- Consider whether the annexation complies with the Douglas County/Town of Castle Rock Intergovernmental Development Plan (IGA).

The Intergovernmental Development Plan between the Town of Castle Rock and Douglas County expired several years ago and has never been renewed, therefore the IGA is not applicable to this proposed annexation.

2030 Comprehensive Master Plan

RG 2.1 Castle Rock Annexation Areas: Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner. Annexation request must take into consideration the following items:

- A. Is a logical extension or infill of Town boundaries.

The proposed annexation is a logical extension of the Town boundaries and meets the adjacency requirements for annexation. The annexation area is located well within the Town's 3-mile boundary and is partially surrounded by the Town boundaries.

- B. Has demonstrated a significant benefit to the Town.

Annexation of the parcels brings the property under Town jurisdiction for law and code enforcement, as well as control over the zoning.

- C. Will be provided with adequate urban services.

If necessary, water, wastewater and storm sewer facilities are available on or within proximity of the property.

- D. Is fiscally responsible.

The properties remaining in Town ownership will continue to be maintained by the Town. The properties owned by ACM Dawson Trails will be maintained by ACM Dawson Trails, future owners or metropolitan districts.

- E. Conveys to the Town all water rights appurtenant to the ground at the time of annexation.

The Town retains ownership of groundwater rights.

- F. Secures renewable water to 100 percent of the expected development on the annexed area.

Water rights were conveyed to the Town when the parcels were acquired.

RG 2.2 Annexation of Infill Areas: Consider annexations and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town, with the goal of encouraging development that creates a contiguous municipal boundary.

As noted earlier in this report the annexation area is 80% contiguous with the Town's boundary and zoning. The benefit to annexing this parcel is to bring it under Town jurisdiction for zoning, code enforcement, law enforcement and life/safety.

RG 2.3 Annexation for Non-Urban Purposes: Annexations may be pursued by the Town for purposes other than urban development, such as securing land use control over the open

space areas. Annexations for open space shall include legal instruments prohibiting future urban development.

By annexing the property, the Town will bring the property fully under the jurisdiction of the Town's Municipal Code, law enforcement, code enforcement and life/safety response.

Budget Impact

The annexation of the property will not negatively impact the Town's budget.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed annexation:

- Meets the requirements for annexation prescribed in the Colorado Constitution and Title 31 of the Colorado Revised Statutes,
- Meets the requirements found in Title 20 of the Town of Castle Rock Municipal Code, and
- Meets the objectives and criteria for responsible growth and annexation established in the Town's 2030 Comprehensive Master Plan.

Recommendation

Staff recommends that Planning Commission recommend approval of the Annexation, as proposed, to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Annexation, to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Annexation, to Town Council, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

- Attachment A: Vicinity Map
- Attachment B: Annexation Map
- Attachment C: Zoning Rendering
- Attachment D: Neighborhood Meeting Summaries

Unincorporated
Douglas County

Subject Property

Crystal Valley Parkway

25

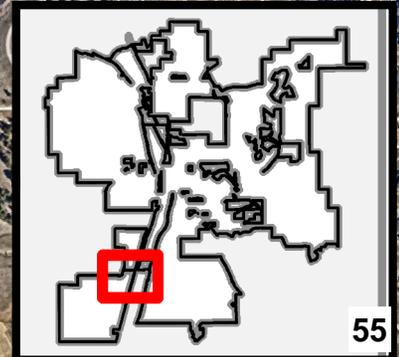
Unincorporated
Douglas County

Vicinity Map

■ Subject Property



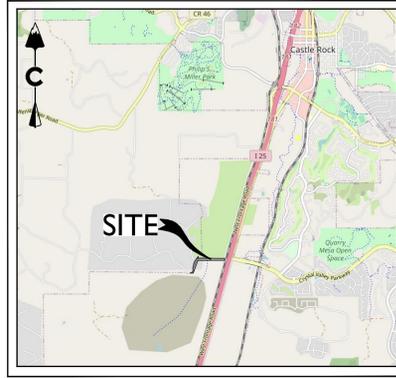
Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=5000'



LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31'
L2	N4°45'10"E	52.15'
L3	N2°03'11"W	152.77'
L4	N13°31'59"E	157.59'
L5	N37°58'39"E	102.94'
L6	N37°58'39"E	79.79'
L7	N38°21'43"E	31.65'
L8	S17°17'13"W	90.50'
L9	S17°17'13"W	139.27'
L10	N89°28'35"W	174.31'
L11	S59°21'57"W	44.97'
L12	N59°21'57"E	1.94'
L13	N17°17'13"E	442.65'
L14	N89°50'13"E	57.05'
L15	N17°17'13"E	693.02'
L16	S4°45'10"W	27.10'
L17	N89°40'41"E	36.47'
L18	S0°32'08"E	60.00'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	247.00'	7°21'55"	31.75'	N17°12'56"E	31.73'
C3	665.00'	13°57'26"	161.99'	N20°30'42"E	161.59'
C4	560.00'	9°07'54"	89.25'	N46°09'19"E	89.16'
C5	198.98'	31°52'19"	110.69'	S33°13'23"W	109.26'
C6	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'
C7	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C8	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C9	198.98'	27°01'57"	93.88'	N35°38'34"E	93.01'
C10	695.00'	27°21'55"	331.94'	S18°26'08"W	328.80'
C11	109.00'	15°29'44"	29.48'	N7°12'44"E	29.39'
C12	293.00'	12°21'41"	63.21'	S21°28'38"W	63.09'

POINT OF COMMENCEMENT
S 1/16 COR. SECTION 21/22,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 07/27/2018

SE 1/16 COR. SECTION 21,
T8S, R67W, 6TH P.M.
FOUND BENT #6 REBAR,
W/ 2-1/2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935"

BASIS OF BEARINGS
N89°55'37"W
NORTH LINE, SE1/4, SE1/4,
SEC. 21, T8S, R67W, 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTH-WESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

LEGAL DESCRIPTION (CONTINUED)

THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARKE'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;
- THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
- THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY= 4.700 ACRES

PERIMETER OF BOUNDARY = 5,393.93 FEET
1/6 OF PERIMETER BOUNDARY = 898.99 FEET
CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____, M., ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
COUNTY OF DOUGLAS, COLORADO

DATE: 03/07/25
CAD: K.B.
QA/QC: JCA

JOB NO. 20-224

SHEET 1 OF 1

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
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CORE

CONSULTANTS, INC.

TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
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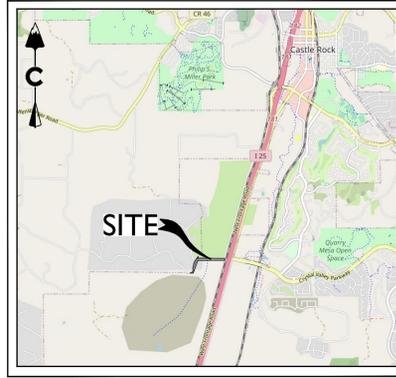
JOB NO. 20-224

SHEET 1 OF 1

TERRITORIAL ROAD ANNEXATION MAP

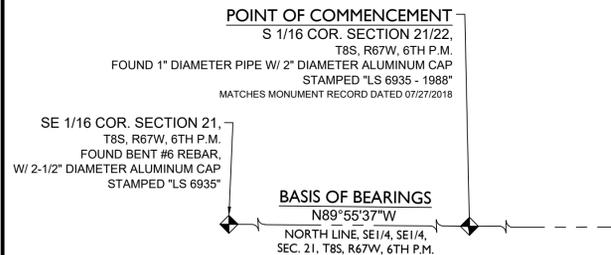
SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=5000'



LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31'
L2	N4°45'10"E	52.15'
L3	N2°03'11"W	152.77'
L4	N13°31'59"E	157.59'
L5	N37°58'39"E	102.94'
L6	N37°58'39"E	79.79'
L7	N38°21'43"E	31.65'
L8	S17°17'13"W	90.50'
L9	S17°17'13"W	139.27'
L10	N89°28'35"W	174.31'
L11	S59°21'57"W	44.97'
L12	N59°21'57"E	1.94'
L13	N17°17'13"E	442.65'
L14	N89°50'13"E	57.05'
L15	N17°17'13"E	693.02'
L16	S4°45'10"W	27.10'
L17	N89°40'41"E	36.47'
L18	S0°32'08"E	60.00'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	247.00'	7°21'55"	31.75'	N17°12'56"E	31.73'
C3	665.00'	13°57'26"	161.99'	N20°30'42"E	161.59'
C4	560.00'	9°07'54"	89.25'	N46°09'19"E	89.16'
C5	198.98'	31°52'19"	110.69'	S33°13'23"W	109.26'
C6	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'
C7	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C8	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C9	198.98'	27°01'57"	93.88'	N35°38'34"E	93.01'
C10	695.00'	27°21'55"	331.94'	S18°26'08"W	328.80'
C11	109.00'	15°29'44"	29.48'	N7°12'44"E	29.39'
C12	293.00'	12°21'41"	63.21'	S21°28'38"W	63.09'



LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO. 'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING:

- THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;
- THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;
- THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;
- THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
- N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

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LEGAL DESCRIPTION (CONTINUED)

THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

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THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARKE'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

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 - ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;
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CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY= 4.700 ACRES
 PERIMETER OF BOUNDARY = 5,393.93 FEET
 1/6 OF PERIMETER BOUNDARY = 898.99 FEET
 CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO

JEFFREY C. ANTON
 PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____, M., ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY _____

ENGINEER AND SURVEYOR
 CORE CONSULTANTS, INC.
 3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 (303) 703-4444

TERRITORIAL ROAD ANNEXATION MAP
 SEC. 22, T8S, R67W, 6TH P.M.
 COUNTY OF DOUGLAS, COLORADO

DATE: 03/07/25
 CAD: K.B.
 QA/QC: JCA

JOB NO. 20-224

SHEET 1 OF 1

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
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LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE

TERRITORIAL ROAD ANNEXATION MAP
 SEC. 22, T8S, R67W, 6TH P.M.
 COUNTY OF DOUGLAS, COLORADO

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Wednesday, August 21, 2024 @ 6 pm (Adjourned at 7:30 pm)

Meeting Location: Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Application: Costco Site Development Plan - **Meeting #3**

Application: Residential Neighborhood D Site Development Plan - **Meeting #2**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #1**

Applicant's Proposal:

The applicant's presentation included information and discussion on three applications. Questions and comments were taken at the conclusion of each project presentation.

Costco Site Development Plan (SDP) – 3rd and Final Neighborhood Meeting

The Costco site is approximately 19.7 acres and the SDP proposes a retail warehouse of approximately 160,981 s.f., a fueling station for 32 vehicles, and a total of 886 parking spaces. All proposed uses are allowed under the Dawson Trails PD zoning. There are four points of access to this site; one from the west via Dawson Trails Blvd, two from the north via Costco Way, and one from the east via Ike Drive. Given that the property is larger than 10 acres and the commercial square footage exceeds 100,000 s.f., this commercial SDP requires public hearings before the Planning Commission and Town Council. The tentative public hearing dates are: Planning Commission on 9-26-24, and Town Council on 10-15-24.

Residential Neighborhood D Site Development Plan (SDP) – 2nd Neighborhood Meeting

Planning Area D, 53.7-acres, will be located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 268 single-family detached units, a pocket park, and open space areas. Three Public Land (PLD) areas, which total an area of approximately 56 acres and will be dedicated to the Town of Castle Rock with the Plat for this subdivision.

Territorial Road Annexation and Major PD Amendment – 1st Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle will be co-petitioners on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment. The Town-owned parcels will be zoned PL-1. The ACM Dawson Trails parcels will be zoned consistent with the Planning Area to which they are adjacent. These zoning designations will be accomplished via an amendment to the Dawson Trails PD Plan.

Additionally, ACM Dawson Trails is proposing a sign plan for the commercial and residential areas of Dawson Trails. The addition of the sign plan requires an amendment to the PD Zoning Regulations. The Town is not an applicant in the amendment to the zoning regulations.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Investments

Harrison Cohen, Westside Investments

Terry Odle, MG2
 Pari Holliday, Costco
 Blake Calvert, CORE Consultants
 Eric McDaniel, EMK Engineers
 Gary Walter, EMK Engineers
 Jeremy Lott, Norris Design Group
 Stacey Weaks, Norris Design Group
 Cassie Slade, Fox Tuttle Transportation Group

Public Attendees:

In-person Attendees: 13 people attended in person. The majority of people were from unincorporated Douglas County; Twin Oaks and Keene Ranch Subdivisions. One couple were from Red Hawk Subdivision.

Online/Phone Attendees: There were 5 online attendees.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock
 Aaron Monks, Engineering Manager, Public Works, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented a PowerPoint that included detail on the projects discussed at this combined neighborhood meeting. The Dawson Trails PD Plan was displayed with the location of each project highlighted. A brief summary of the history of the PD was presented, along with a project schedule citing submittal of applications and Town processing in 2023, with infrastructure construction beginning in early 2024, and home construction in 2023. An update on the Crystal Valley Interchange (CVI) noted that design is complete, construction is underway, and it is scheduled to open Spring, 2027. Aaron Monks was present to answer any questions about the realignment of the east and west Frontage Roads and the CVI schedule.

Costco

The location and Planning Area (F-2) were pointed out. The site is approximately 19.7 acres. The site plan proposes the retail warehouse, and fueling station. Main access will be from Dawson Trails Boulevard, and drives connecting to Costco Lane to the north and Ike Drive to the east. Renderings of the site and elevations were shown. Employee benefits were summarized, and community involvement includes a commitment of 1% pretax profit contribution annually toward charitable organizations. Changes since the last neighborhood meeting include minor plan refinements such as the configuration of the onsite detention area, and the parking in the southeast corner of the site.

Questions Presented to Applicant:

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Is the watering done to reduce dust during construction use water from the wells on the site?

A: Yes, the dust mitigation water is coming from the wells, however when the wells are abandoned, the water trucks will fill up elsewhere and will continue to water down dust on the site.

Q: What's timing for opening?

A: Costco will open shortly after CVI is opened for full use in the Spring of 2027. Prior to that site construction will take place, and interior finishes and stocking will occur 6 months prior to opening.

Q: Is there a car wash proposed on the site? Will the gas tanks be underground?

A: No, there is no car wash included in the SDP. Yes, the tanks will be underground.

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Will the Town regulate the hours of operation? When will deliveries occur?

A: No, the Town does not regulate the hours of operation. The retail warehouse will be open from 10 am through 8 pm. The fueling station will operate from 6 am through 10 pm. Fuel deliveries will occur 4 to 5 times a day. Deliveries to the retail warehouse will occur generally from 1 am through 10 am, however, delivery of perishable items such as bread, will occur throughout the day. The loading docks on the east side of the building were pointed out.

Q: Will the site lights be turned off at night?

A: All lighting, except security lighting, will be turned off one hour after the close of business, and turned on one hour before opening.

Q: Will there be sales tax charged? What did the Town give Costco to get them here?

A: Yes, standard sales tax will be charged, plus a .25% PIF. The financial incentive was \$10 million dollars.

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and Blanca Peak Parkway. The site is approximately 54-acres, and is the northern half of Planning Area D. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded. The SDP also includes a neighborhood park and approximately 56-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area. Changes since the last neighborhood meeting include lot adjustments based on grading refinements, addition of an emergency vehicle access to the lots located north of Blanca Peak Parkway, and addition of the PL areas to the SDP boundary. A rendering of the site plan was presented and discussed.

Questions Presented to Applicant:

Q: Where is multi-family development planned in relation to this neighborhood?

A: Multi-family units are planned to the east of this neighborhood, adjacent to Dawson Trails Boulevard.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, and explained that the ridgeline was purposely preserved for passive uses, such as trails, in PL-2.05 and PL-1.05, totaling 43.2 acres.

Q: When will this neighborhood, and the neighborhood adjacent to the Twin Oaks Subdivision be developed?

A: The neighborhood adjacent to Twin Oaks is in the B-1 planning area. The eastern portion of B1 and this northern portion of planning area D will develop concurrently.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3. In addition, the Dawson Trails zoning regulations will be amended to incorporate a sign plan for interior commercial and residential freestanding signs.

Questions Presented to Applicant:

Q: What's the difference between this sign plan and the highway-oriented sign plan?

A: The standards for the highway-oriented signs are already included in the PD Zoning Regulations. What's being proposed is a sign plan for signage interior to the site. Standards for both neighborhood identification signs and commercial signs are included in the proposed sign plan.

Q: Are the highway-oriented signs subject to the Dark Skies lighting restrictions?

A: The highway-oriented signs will not be up lit or downlit. They may have internal lighting.

Frontage Road and Crystal Valley Interchange

After the presentation and the Q and A for the projects summarized above, the Town took questions on the recent closing of the West Frontage Road from Tomah Road to Territorial Road, and on the status of the CVI project. Aaron Monks, Public Works Engineering Manager, presented slides of the interchange configuration, and walked through the phases and anticipated dates of construction. An email addressed was provided for future questions. The following information was provided.

East Frontage Road Realignment: Under construction, new lanes and new roundabout anticipated completion end of 2024. Aaron detailed the following information:

- East Frontage Road Realignment: The East Frontage Road will be realigned in phase one to allow work on the embankments, bridge and ramps to begin. Realignment is expected to be complete by the end of 2024.
- Bridge and Ramps: Work on embankment begins after East Frontage Road shift is completed.
- West Frontage Road Realignment: The West Frontage Road was closed Monday, 8-19-24, from Territorial Road south to Tomah Road. Traffic from west of I-25 (Keene Ranch) will be detoured on the West Frontage Road south to Bear Dance Drive, to Sky View Lane, at which point I-25 or East Frontage Road can be accessed. This detour condition is expected to last approximately 18 months.
- West Frontage Road: The frontage road from Territorial Road north to Plum Creek Parkway will remain open until approximately summer 2026, at which time it will be closed from Territorial Road to Yucca Road to allow for construction of the I-25 southbound off and on ramps.

- Dawson Trails Boulevard (realigned West Frontage Road): Dawson Trails Boulevard will be constructed from CVI to Tomah Road and completed Summer 2025. Douglas County will construct the connection from the southern boundary of Dawson Trails PD to Tomah Road.
- CVI Bridge: The bridge over I-25 connecting Dawson Trails Boulevard to the East Frontage Road is anticipated to be finished summer 2026
- CVI Fully Operational: The CVI project is anticipated to be completed and open to the public for full use spring 2027

Q: General questions were asked about the West Frontage Road closure, realignment and necessary detour to northbound I-25 or East Frontage Road?

A: Staff pointed out the detour route on the CVI configuration map and rendering. The bullet pointed information above was explained.

Q: Some Keene Ranch residents stated that Dawson Trails Boulevard connection north to Plum Creek Parkway should be Phase 1 and completed before the interchange.

A: Staff and the applicant referenced the approved phasing plan and Development Agreement obligations.

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Monday, April 14, 2025 @ 6 pm (Adjourned at 6:40 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Dietz

Application: Residential Neighborhood D Site Development Plan - **Meeting #3**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #2**

Applicant's Proposal

The applicant's presentation included information the two applications. Questions and comments were taken at the conclusion of each project presentation.

Residential Neighborhood D Site Development Plan (SDP) – 3rd Neighborhood Meeting

Planning Area D, approximately 53-acres, is located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 256 single-family detached units, a neighborhood park, and 11-acres of private open space. Two parcels of public land, PL-1.04 and PL-2.02, totally 43.5-acres will be dedicated to the Town of Castle Rock with the Plat for this subdivision, per the Dawson Trails PD.

Territorial Road Annexation and Major PD Amendment – 2nd Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle are co-competitors on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels owned by ACM Dawson Trails will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment, and zoned consistent with the Planning Area to which they are adjacent. The Town-owned parcels will be zoned PL-1.

Attendees

Applicant Representatives:

Larry Jacobson, ACM Dawson Trails VIII JV LLC
 Jake Schroeder, ACM Dawson Trails VIII JV LLC
 Harrison Cohen, ACM Dawson Trails VIII JV LLC
 Gary Walter, EMK Engineers
 Stacey Weeks, Norris Design Group
 Laura Vallo, Norris Design Group
 Matthew Valente, Taylor/Morrison Homes

Public Attendees:

In-person Attendees: 5 people attended in person who are residents of unincorporated Douglas County; Twin Oaks Subdivision.

Online/Phone Attendees: No residents attended online.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant's presentation included detail on both projects. The Dawson Trails PD Plan was displayed with the location of each project highlighted. .

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and the new collector class Blanca Peak Parkway. The site is approximately 53-acres, and is the northern half of the larger Planning Area D identified in the Dawson Trails PD Plan. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded and a neighborhood park. Approximately 43.5-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area to the east, and the Greenway with an east/west hard surface trail. Color renderings of the site plan and the neighborhood park were presented.

Questions Presented to Applicant:

Q: Will the trail system connect to the Front Range Trail?

A: The Front Range Trail as it passes through Castle Rock is on the east side of Interstate 25. Hard surface trails are planned throughout Dawson Trails and bike lanes are planned on the major roadways. The Crystal Valley Interchange will provide a connect over Interstate 25 and to the Front Range Trail.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, which is located within PL-2.02. At the time of zoning the ridgeline was purposely preserved for passive uses, such as trails that will be constructed by the developer.

Q: What is the timeline for development?

A: Construction of infrastructure to support the development is planned for 2025 through 2026. New home construction is planned for 2026. Surrounding residents can expect to see paving occurring Spring 2026.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3.

Questions Presented to Applicant:

Q: What is the timeline for annexation and zoning?

A: The statutory hearings for Substantial Compliance and Eligibility will held in late spring and early summer.

The meeting adjourned at 6:40 pm.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 2/12/2026

Item #: **File #:** PC 2026-004

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Dawson Trails Planned Development, Amendment No 3 [located west of Interstate 25, and north and south of Crystal Valley Interchange]

Executive Summary

ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) has proposed a major amendment to the Dawson Trail Planned Development (PD) Plan and Zoning Regulations. The purpose of the amendment is to zone the parcels included in the Territorial Road Annexation, to reconfigure an open space property and to add a requirement for four, 1-acre private parks within specific planning areas. The location of the Territorial Road annexation parcels is shown in Figure 1 and Attachment A.

ACM Dawson Trails and the Town of Castle Rock own separate parcels included in the Territorial Road Annexation (Attachment B). All the parcels will be zoned Planned Development (PD) within Dawson Trails. The parcels owned by the Town will be designated as public land. The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning areas as established in the Dawson Trails PD.

Staff recommends that Planning Commission recommend to Town Council approval of the Dawson Trails PD Plan and Zoning Regulations.

Attachments

Attachment A: Vicinity Map

Attachment B: Annexation Map

Attachment C: Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3

Attachment D: Neighborhood Meeting Summaries

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Dawson Trails Planned Development, Amendment No 3** [located west of Interstate 25, and north and south of Crystal Valley Interchange]

Executive Summary

ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) has proposed a major amendment to the Dawson Trail Planned Development (PD) Plan and Zoning Regulations. The purpose of the amendment is to zone the parcels included in the Territorial Road Annexation, to reconfigure an open space property and to add a requirement for four, 1-acre private parks within specific planning areas. The location of the Territorial Road annexation parcels is shown in Figure 1 and Attachment A.

ACM Dawson Trails and the Town of Castle Rock own separate parcels included in the Territorial Road Annexation (Attachment B). All the parcels will be zoned Planned Development (PD) within Dawson Trails. The parcels owned by the Town will be designated as public land. The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning areas as established in the Dawson Trails PD.

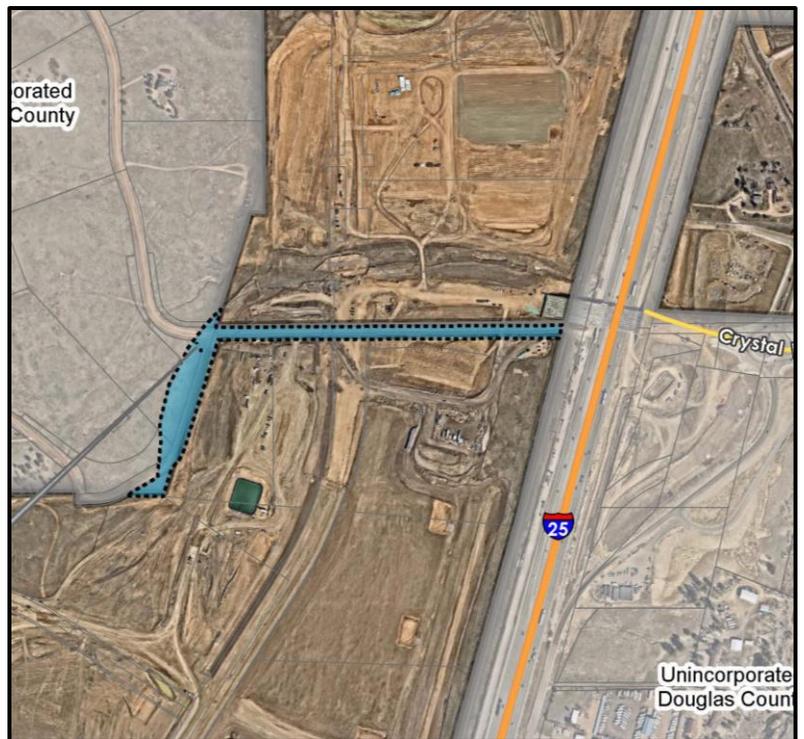


Figure 1 Vicinity Map

Staff recommends that Planning Commission recommend to Town Council approval of the Dawson Trails PD Plan and Zoning Regulations.

Key Benefits of Proposed Annexation

- Incorporate Town-owned property providing for consistent application of the Municipal Code, law enforcement and emergency services.

Discussion of Proposal

Territorial Road Annexation

The Territorial Road Annexation petition and map were accepted and filed with the Town Clerk on May 9, 2025. As required by the Colorado Revised Statutes (C.R.S.), the petition was reviewed by Town Council in two separate hearings. The Substantial Compliance hearing was held on June 3, 2025 and the Council found that the petition substantially complied with the requirements of the Colorado Constitution and the C.R.S for annexation. The Eligibility hearing was held on July 15, 2025 and Town Council found the property to be eligible to be considered for annexation into the Town.

The area proposed for annexation and zoning is 4.7 acres, is under the jurisdiction of Douglas County and is zoned Large Rural Residential. The annexation area is adjacent to the Town of Castle Rock boundaries on 80 percent of the area's boundaries.

During the design of the Crystal Valley Interchange, it was determined that the alignment would be generally outside of the boundaries of the Territorial Road ROW. Further, the alignment required the Town to acquire additional property north of Territorial Road owned by ACM Dawson Trails and zoned for development. In November 2023, Town Council approved an agreement swapping certain Town-owned property for property owned by ACM Dawson Trails, therefore the Town and ACM Dawson Trails are co-petitioners for this annexation and parties to the zoning request.

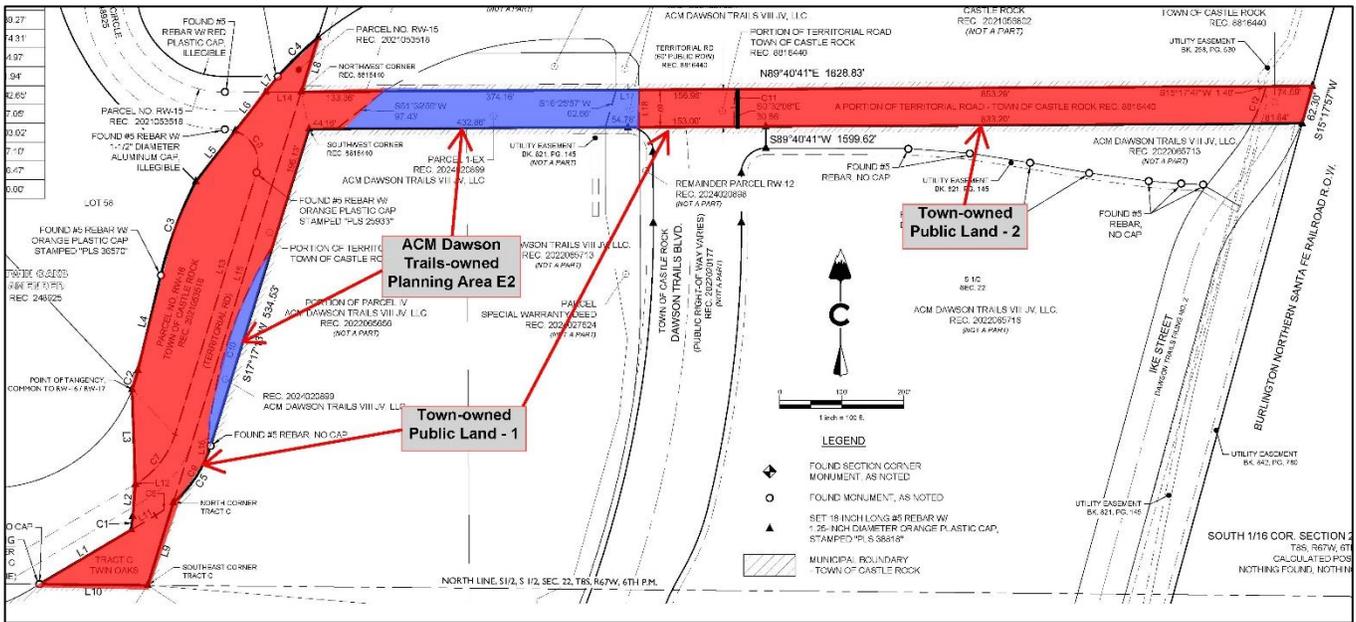


Figure 3 Zoning and Ownership Map

Dawson Trails Planned Development, Amendment No. 3

The parcels included in the Territorial Road Annexation will be zoned as Planned Development, within Dawson Trails (Attachment C). The parcels owned by the Town will be

designated Public Land – 1 (PL-1) and Public Land – 2 (PL-2), see Figure 3, shaded red. The parcels owned by ACM Dawson Trails will be incorporated into the adjacent planning area, E2, and developed according the permitted uses of that planning area (shaded blue).

In addition to incorporating the annexation parcels, the third amendment of the Dawson Trails PD reconfigures a 4 acre private open space (OSP-8) and adds a requirement for 4, 1-acre active private parks to be developed in the south central area of the Planned Development. The amendment also includes a clarification to explicitly allow Town-owned right-of-way in the Planning Areas PL-1 and PL-2 (Attachment C)

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on January 28, 2025. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

Two neighborhood meetings were held, hosted by the Town and ACM Dawson Trails. The first neighborhood meeting was held August 21, 2024 and was attended by eighteen residents mostly from the County subdivisions of Twin Oaks and Keene Ranch. One couple in attendance were from Red Hawk. The second meeting was held on April 14, 2025, attended by five people, all residents from Twin Oaks. The third neighborhood meeting was waived by the Town Manager.

There were general questions raised at both meetings about timing of the annexation and how the properties would be zoned (Attachment D).

External Referrals

External referrals were sent to local service providers, Douglas County agencies and the Colorado Department of Transportation. There are no outstanding external referral comments.

Technical Reports and Analyses

Fire - The proposed annexation area is currently located with the Town of Castle Rock Fire Protection Service Area. Once annexed the area will be served by Town of Castle Rock Fire, which serves the Dawson Trails PD area and has the capacity to serve the incorporated area.

Parks, Recreation and Open Space - Parks and open space dedications have been made with the original approval of the Dawson Trails PD. Additional dedications are not required with this proposed annexation and zoning. It should be noted, however, that the proposed zoning

amendment designates the parcels remaining in the Town's ownership as public land, and that 4, 1-acre active private parks are being required.

Traffic Impact Analysis and Mitigation - A Traffic Impact Analysis (TIA) was not required to be submitted for the proposed annexation and zoning amendment.

Utilities and Drainage - Any utility and drainage facilities necessary to serve property within this annexation area and PD planning areas will tie into Castle Rock water, wastewater and storm sewer treatment and distribution systems currently under construction in Dawson Trails.

Water Conservation - Future development within the annexation and zoning amendment areas will be required to meet the Dawson Trails PD and Town water conservation standards and landscaping and irrigation criteria, including the ColoradoScape requirements.

Water Resources - All groundwater rights associated with the annexation parcels have been retained by the Town.

Annexation Analysis

This staff analysis takes into consideration the Territorial Road Annexation map and petition which were processed and reviewed in accordance with the requirements of the Colorado Constitution, and Colorado Revised Statutes Title 31, Title 20 of the Town of Castle Rock Municipal Code and the 2030 Comprehensive Master Plan (Master Plan), Responsible Growth Principles for annexation.

Town of Castle Rock Municipal Code, Title 20

Annexation is a 3-step process. Substantial Compliance and Eligibility public hearings, steps 1 and 2, were held and Town Council made findings that the annexation application was substantially compliant with State Statutes, and was eligible for annexation to the Town. The third step in the process is the Annexation and Zoning public hearings.

Section 20.02.040 of the Municipal Code sets forth the review and determination criteria for annexations. Town Council shall

- Consider the policies, guidelines and criteria in the Town's Comprehensive Master Plan, as amended, along with other relevant information in determining whether it is in the best interests of the Town to grant or deny the petition for annexation.

The principles and criteria for annexation outlined in the 2030 Comprehensive Master Plan are outlined and addressed in the following section.

- Consider whether the annexation complies with the Douglas County/Town of Castle Rock Intergovernmental Development Plan (IGA).

The Intergovernmental Development Plan between the Town of Castle Rock and Douglas County expired several years ago and has not been renewed, therefore the IGA is not applicable to this proposed annexation.

2030 Comprehensive Master Plan

RG 2.1 Castle Rock Annexation Areas: Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner. Annexation request must take into consideration the following items:

- A. Is a logical extension or infill of Town boundaries.

The proposed annexation is a logical extension of the Town boundaries and meets the adjacency requirements for annexation. The annexation area is located well within the Town's 3-mile boundary and is partially surrounded by the Town boundaries.

- B. Has demonstrated a significant benefit to the Town.

Annexation of the parcels brings the property under Town jurisdiction for law and code enforcement, zoning control and sales tax capture.

- C. Will be provided with adequate urban services.

Water, wastewater and storm sewer facilities are currently being constructed in Dawson Trails. Connections and capacity are available to service the property where necessary.

- D. Is fiscally responsible.

The properties remaining in Town ownership will continue to be maintained by the Town. The properties owned by ACM Dawson Trails will be maintained by ACM Dawson Trails, future owners or metropolitan districts.

- E. Conveys to the Town all water rights appurtenant to the ground at the time of annexation.

The Town retains ownership of groundwater rights associated with the annexation parcels.

- F. Secures renewable water to 100 percent of the expected development on the annexed area.

Water rights were conveyed to the Town when the parcels were acquired.

RG 2.2 Annexation of Infill Areas: Consider annexations and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town, with the goal of encouraging development that creates a contiguous municipal boundary.

As noted earlier in this report the annexation area is 80% contiguous with the Town's boundary and zoning. The benefit to annexing this parcel is to bring it under Town jurisdiction for zoning, code enforcement, law enforcement and life/safety.

RG 2.3 Annexation for Non-Urban Purposes: Annexations may be pursued by the Town for purposes other than urban development, such as securing land use control over the open space areas. Annexations for open space shall include legal instruments prohibiting future urban development.

By annexing the property, the Town will bring the property fully under the jurisdiction of the Town's Municipal Code, law enforcement, zoning control and life/safety emergency response.

Planned Development, Amendment No. 3 Analysis

This staff analysis is based on the representations made in the proposed PD amendment application and attachments submitted to date.

PDP Review and Approval Criteria and Analysis 17.34.030

A. Community Vision/Land Use Entitlements.

1. Conforms to the most recent versions of the Town's Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitled use(s) and density.
2. Complies with design principles found in Chapter 17.10 and Dawson Trails Planned Development Plan and Zoning Regulations.
3. Complies with any applicable Zoning Overlay regulations, such as the Skyline/Ridgeline Regulations.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. The proposed zoning conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Dawson Trails PD. It also conforms to all other relevant requirements and development standards of the Town's Municipal Code.

B. Relationship to Surrounding Area

1. Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided, if warranted.
2. Provides innovative and creative plan design and layout.
3. Provides a variety of housing types, densities and open space.
4. Identifies areas as mixed use and/or depicts areas that are buffer areas to comply with the Residential/Nonresidential Interface, where a proposed PD Plan is adjacent to residential property or where the proposed PD Plan is adjacent to nonresidential property.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. The Town-owned property is to be zoned as public land and no residential or commercial development is proposed. The property owned by ACM Dawson Trails is being absorbed in the adjacent planning area and will subject to the allowed mix of uses and development standards established for that planning area, and where applicable the Residential/Non-Residential Interface will be included in future Site Development Plan. The 4-acre open space OSP-8 is being reconfigured to provide a substantial buffer between a residential neighborhood and the adjacent street, in return four 1-acre private active parks are required to be integrated into future neighborhoods.

C. Circulation and Connectivity.

1. Provides an adequate circulation system in terms of capacity and connectivity, which is designed for the type of traffic generated, safety, and separation from living areas, convenience, accessibility, noise and exhaust control.
2. Provides for emergency vehicle access.
3. Accommodates an adequate, functional and safe street system for vehicular traffic generated by the development and passing through the development.
4. Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, and access to points of destination and recreation.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. Most of the parcels within the Territorial Road Annexation will remain in the Town's ownership and will be public land for future Town ROW or Town facilities. The ACM Dawson Trails parcels will be incorporated into Planning Area E2 and at the time of site planning will be integrated in the circulation and connectivity of the planning area.

D. Services, Phasing and Off-site Impact.

1. Addresses fiscal impact of the project.
2. Provides an appropriate phasing plan which minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.
3. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
4. Existing or proposed stormwater systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.
5. Provides adequate consideration to the future extension of streets and utilities to adjacent properties.
6. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. Services are present or under construction to serve the parcels as they are developed. The Town-owned properties will be used for future streets extensions and provision of necessary utility facilities, mitigating off-site impacts..

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trails, parks, recreation and open space.
2. Provides an adequate trail system in terms of internal circulation and appropriate external connections.
3. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges, and stormwater areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of Chapter 16.08, CRMC and this Title.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. Reconfiguration of the open space area, OSP-8, will provide a buffer between a residential

neighborhood and adjacent public right-of-way. The four, 1-acre active private parks being required will provide space for recreation, density relief and will be conveniently located to the surrounding residential neighborhoods.

F. Preservation of Natural Features

1. Demonstrates sensitivity and limits disturbance to the site in terms of plan design and density to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation.
2. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations and reasonably mitigates visual impacts upon off-site areas.
3. Consideration shall be given to wildlife impacts in the layout of open space areas. Where designated threatened or endangered species are present, the development must conform to all applicable state and federal restrictions and permitting requirements.

Analysis: The proposed PD Plan and Zoning Regulations amendment meets this criterion. The Town-owned property, primarily used as public right-of-way, will remain and Public ROW. Development in the Dawson Trail PD, and the parcels proposed to be zoned within the Dawson Trails PD, are subject to the Skyline/Ridgeline Protection Regulations. The ACM Dawson Trails parcels being absorbed into Planning Area E2 were former ROW, and will not have a substantive impact on topography, view sheds, vegetation or wildlife present.

Budget Impact

The annexation of the property will not negatively impact the Town’s budget. The portions to be zoned for future mixed use development have sales tax generation potential.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Planned Development Plan and Zoning Regulations amendment

- Meets the objectives and criteria of the Town’s Vision, 2030 Comprehensive Master Plan, and other long-range and master plans,
- Meets the Planned Development approval criteria of the Municipal Code Section 17.34.030, and
- Meets the Planned Development amendment regulations of the Municipal Code Chapter 17.36.

Recommendation

Staff recommends that Planning Commission recommend approval to Town Council of the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3, as proposed.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Planned Development amendment, to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Planned Development amendment, to Town Council, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

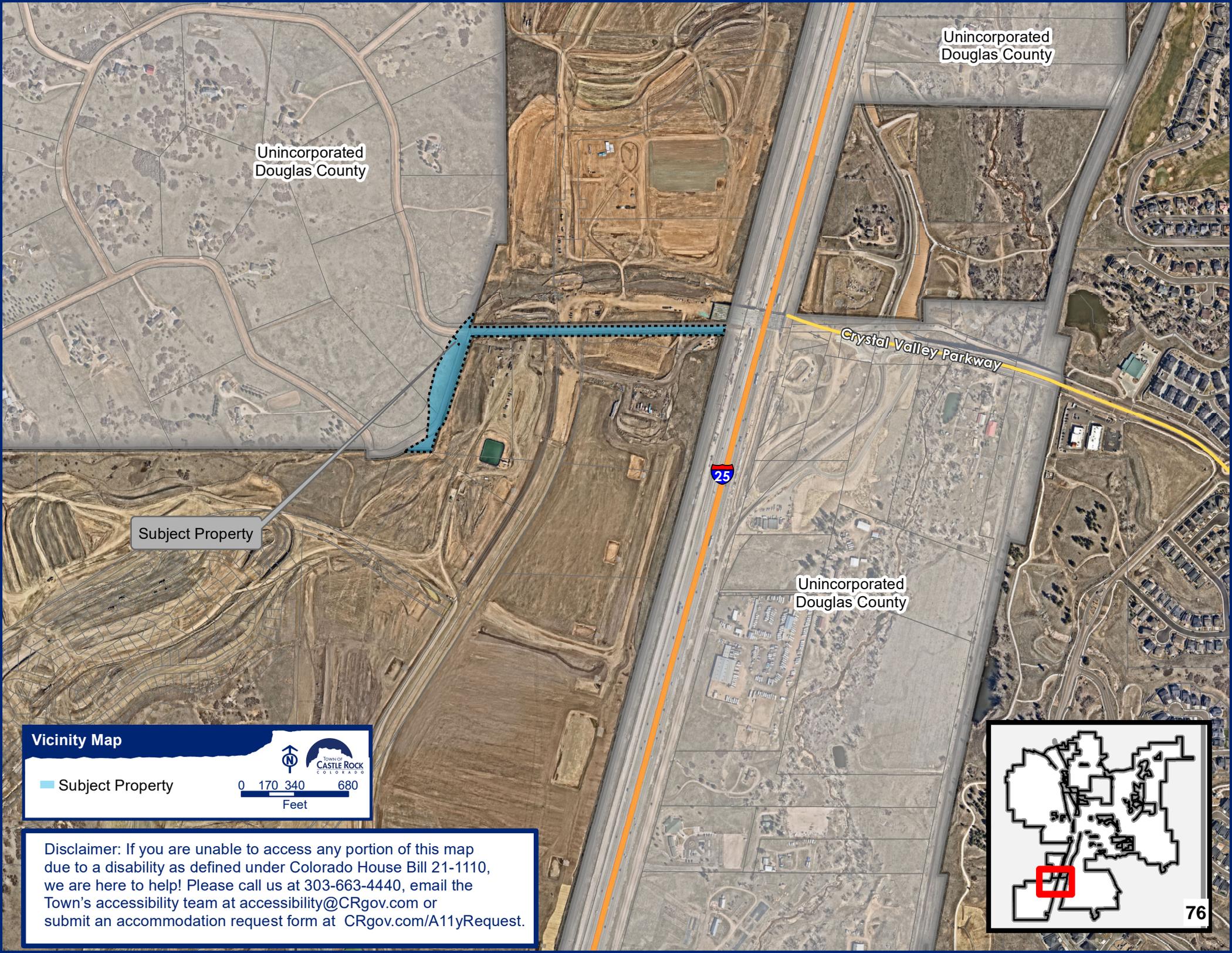
Attachments

Attachment A: Vicinity Map

Attachment B: Annexation Map

Attachment C: Dawson Trails Planned Development Plan and Zoning Regulations,
Amendment No. 3

Attachment D: Neighborhood Meeting Summaries



Unincorporated Douglas County

Unincorporated Douglas County

Crystal Valley Parkway

25

Unincorporated Douglas County

Subject Property

Vicinity Map

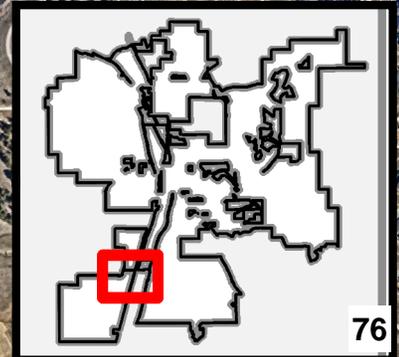
Subject Property

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Feet



TOWN OF CASTLE ROCK
COLORADO

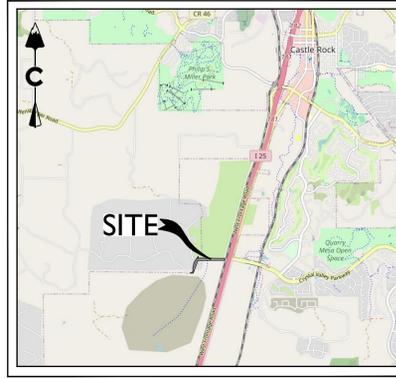
Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
1"=5000'



LINE #	BEARING	DISTANCE
L1	N59°21'57"E	172.31'
L2	N4°45'10"E	52.15'
L3	N2°03'11"W	152.77'
L4	N13°31'59"E	157.59'
L5	N37°58'39"E	102.94'
L6	N37°58'39"E	79.79'
L7	N38°21'43"E	31.65'
L8	S17°17'13"W	90.50'
L9	S17°17'13"W	139.27'
L10	N89°28'35"W	174.31'
L11	S59°21'57"W	44.97'
L12	N59°21'57"E	1.94'
L13	N17°17'13"W	442.65'
L14	N89°50'13"E	57.05'
L15	N17°17'13"E	693.02'
L16	S4°45'10"W	27.10'
L17	N89°40'41"E	36.47'
L18	S0°32'08"E	60.00'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50'	1°45'31"	21.68'	N5°37'59"E	21.68'
C2	247.00'	7°21'55"	31.75'	N17°12'56"E	31.73'
C3	665.00'	13°57'26"	161.99'	N20°30'42"E	161.59'
C4	560.00'	9°07'54"	89.25'	N46°09'19"E	89.16'
C5	198.98'	31°52'19"	110.69'	S33°13'23"W	109.26'
C6	198.98'	10°12'25"	35.45'	S54°15'45"W	35.40'
C7	138.98'	42°04'44"	102.07'	N38°19'35"E	99.79'
C8	53.56'	88°59'25"	83.19'	N27°12'29"W	75.07'
C9	198.98'	27°01'57"	93.88'	N35°38'34"E	93.01'
C10	695.00'	27°21'55"	331.94'	S18°26'08"W	328.80'
C11	109.00'	15°29'44"	29.48'	N7°12'44"E	29.39'
C12	293.00'	12°21'41"	63.21'	S21°28'38"W	63.09'

POINT OF COMMENCEMENT
S 1/16 COR. SECTION 21/22,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 07/27/2018

SE 1/16 COR. SECTION 21,
T8S, R67W, 6TH P.M.
FOUND BENT #6 REBAR,
W/ 2-1/2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935"

BASIS OF BEARINGS
N89°55'37"W
NORTH LINE, SE1/4, SE1/4,
SEC. 21, T8S, R67W, 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO. S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

LEGAL DESCRIPTION (CONTINUED)

THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARKE'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;
- THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
- THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY = 4.700 ACRES

PERIMETER OF BOUNDARY = 5,393.93 FEET
1/6 OF PERIMETER BOUNDARY = 898.99 FEET
CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____, M., ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY _____

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

TERRITORIAL ROAD ANNEXATION MAP
SEC. 22, T8S, R67W, 6TH P.M.
COUNTY OF DOUGLAS, COLORADO

DATE: 03/07/25
CAD: K.B.
QA/QC: JCA.

JOB NO. 20-224

SHEET 1 OF 1

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE.FOURCORE.COM

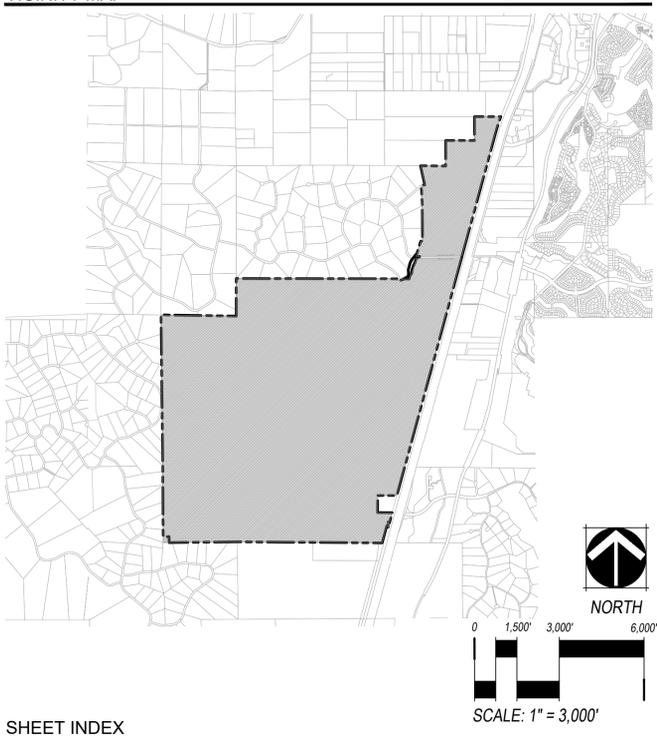
CORE

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

- SHEET 1.....COVER
- SHEET 2-4.....LEGAL DESCRIPTION
- SHEET 5.....OWNERSHIP CERTIFICATION
- SHEET 7-11.....PLANNED DEVELOPMENT PLAN
- SHEET 12.....OPEN SPACE, PUBLIC LAND DEDICATION, AND TRAILS PLAN
- SHEET 13.....NATURAL FEATURES MAP
- SHEET 14.....PHASING PLAN
- SHEET 15.....GRADING & DRAINAGE PLAN
- SHEET 16.....WILDLAND MANAGEMENT PLAN
- SHEET 17-21.....PD ZONING REGULATIONS
- SHEET 22.....ARCHITECTURAL DESIGN STANDARDS
- SHEET 23.....SIGN DESIGN STANDARDS

PURPOSE STATEMENT

Amendment #1- The purpose of this amendment is to modify the Dawson Trails Planned Development Plan (reception no. 2023005659) to incorporate detailed engineering information that was not known during the Dawson Trails PDP (reception no. 2023005659) process. Modifications include:

- Modified drainage corridors
 - Regional detention pond adjustments
 - Reconfigured PLD and Open Space and revised acreages
 - Updated Planning Area boundaries and revised acreages
- Amendment #2- The purpose of this second amendment is to modify the Dawson Trails PD Plan and Zoning Regulations, Amendment #1 (reception no. 2024056183) to slightly modify planning area boundaries and update land uses.
- Reconfigured PLD and Open Space and revised acreages
 - Updated Planning Area boundaries and revised acreages
 - Updated permitted land uses

Amendment #3- The purpose of this third amendment is to incorporate the PDP tracts absorbed by the annexation of Territorial Road (ANX24-0010) and the reconfiguration of OSP-8.

VESTING

THIS DAWSON TRAILS PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2052, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN. TOWN COUNCIL MAY APPROVE A ONE TIME TEN-YEAR EXTENSION OF THE VESTING PERIOD, NOT TO EXCEED DECEMBER 31, 2062.

TECHNICAL CRITERIA VARIANCE APPROVAL

TCV22-0031
 APPROVED 5/11/2022
 APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAIL BLVD/PRAIRIE HAWK DR.

TCV24-0042
 APPROVED 9/3/2024 [TCV24-0042 IS A MODIFICATION TO THE INTERSECTION SPACING APPROVED WITH TCV22-0031, AND REPLACES IN ITS ENTIRETY TCV22-0031.] APPROVAL ALLOWS FOR REDUCED INTERSECTION SPACING BETWEEN FULL MOVEMENT INTERSECTIONS ALONG DAWSON TRAILS BLVD.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28, TO BEAR N89°25'27" W, WITH AL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 3,679.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,622.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°01'14" E, 1,329.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°33'12" W, 3,964.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE S00°20'09" W 1,322.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N88°45'07" W ALONG THE NORTH LINE OF SAID SECTION 29, 1,235.23 FEET; THENCE S00°26'48" W, 1,646.43 FEET; THENCE S89°33'12" E, 5,230.49 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OF LAND SITUATED IN SECTIONS 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,790.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,888.70 FEET; THENCE N89°33'12" W, 5,230.49 FEET; THENCE N00°26'48" E, 1,646.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE N88°45'07" W ALONG SAID NORTH LINE, 1,425.80 FEET TO THE NORTHWESTCORNER OF THE EAST HALF OF SAID SECTION 29; THENCE S00°17'04" E ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3,540.21 FEET; FEET; THENCE S89°25'27" E, 6,638.28 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A TRACT OF LAND SITUATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°01'14" E ALONG THE SAID WEST LINE, 694.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°33'12 E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, 1,321.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°05'55" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 404.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF TWIN OAKS ROAD; THENCE S08°39'20" E ALONG SAID WEST RIGHT-OF-WAYLINE, 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88°20'40 E ALONG SAID SOUTH LINE, 109.25 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44", 122.69 FEET TO A POINT OF TANGENT; THENCE N59°43'56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT, 23.27 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89°05'55" E ALONG SAID NORTH LINE, 174.23 FEET; THENCE S84°52'53" E, 454.17 FEET;

THENCE S00°00'00" E, 732.15 FEET; THENCE N87°46'08" W, 2,602.15 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 OF SAID TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET; THENCE S87°46'08" E, 2602.15 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00" E, 732.15 FEET; THENCE S84°52'53" E, 1,170.39 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 691.58 FEET; THENCE N87°46'08" W, 979.68 FEET TO THE POINT OF BEGINNING.

PARCEL V:

A TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO;

THENCE N00°01'14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 634.75 FEET; THENCE S87°46'08" E, 661.89 FEET; THENCE S00°01'53" E, 615.23 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE N 89°27'33" W ALONG SAID SOUTH LINE, 661.99 FEET TO THE POINT OF BEGINNING.

PARCEL VI:

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID SECTION 28 TO BEAR S89°27'33" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N00°01'53" W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 21; 615.23 FEET; THENCE S87°46'08" E, 822.12 FEET; THENCE S00°00'00" W, 615.21 FEET; THENCE N 87°46'08" W, 821.79 FEET TO THE POINT OF BEGINNING.

PARCEL VII:

A TRACT OF LAND SITUATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,346.16 FEET; THENCE S89°25'37" E, 2,298.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT-OF-WAY, 1,396.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89°09'28" W ALONG SAID SOUTH LINE, 583.39 FEET TO THE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89°25'27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°25'27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SECTION 28; THENCE N00°22'51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 527.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°22'51" W ALONG SAID WEST LINE, 1,262.69 FEET; THENCE N89°25'27" W, 2,621.17 FEET; THENCE S00°22'51" E, 1,262.69 FEET; THENCE S89°25'27" E, 2,621.17 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 92-168;

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89°27'33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE N0°01'53" W, A DISTANCE OF 1,330.51 FEET TO THE NORTHWEST CORNER OF THE E ½ OF THE SE ¼ OF THE SE 1/4 OF SAID SECTION 21; THENCE S89°33'12" E, A DISTANCE OF 660.77 FEET TO THE NORTHEAST CORNER OF SAID E ½ OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 21; THENCE S89°05'55" E ALONG THE NORTH LINE OF THE SW ¼ OF THE SW 1/4 OF SECTION 22, A DISTANCE OF 404.36 FEET TO THE WEST RIGHT OF WAY LINE OF TWIN OAKS ROAD; THENCE S01°39'20" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88°20'40" E ALONG SAID SOUTH LINE A DISTANCE OF 109.25 FEET TO A POINT OF CURVE ; THENCE NORTHEASTERLY ALONG

THE ARC OF A CURVE TO THE LEFT AND ALONG SAID SOUTH LINE A DISTANCE OF 122.69 FEET, SAID CURVE HAS A RADIUS OF 245.68 FEET AND A CENTRAL ANGLE OF 28°36'44" TO A POINT OF TANGENT; THENCE N59°43'56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT A DISTANCE OF 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 22; THENCE S89°05'55" E ALONG SAID NORTH LINE A DISTANCE OF 174.23 FEET; THENCE N17°39'12" E A DISTANCE OF 139.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID TERRITORIAL ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 110.68 FEET, SAID CURVE HAS A RADIUS OF 198.98 FEET AND A CENTRAL ANGLE OF 31°52'17" TO A POINT OF TANGENT; THENCE N17°39'12" E ALONG SAID EASTERLY LINE AND ALONG SAID TANGENT A DISTANCE OF 534.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S89°56'39" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,599.18 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15°40'13" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5,928.97 FEET; THENCE N89°25'27" W A DISTANCE OF 2,386.46 FEET TO A POINT ON THE WEST LINE OF THE E ½ OF THE E ½ OF AFORESAID SECTION 28;

(CONTINUED ON SHEET 2)

SUMMARY TABLE

CHARACTER AREA	PLANNING AREA	LAND USE TYPE	PDP ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	MAX. DWELLING UNITS	MIN TRANSITION LOT SIZE	MIN. NON-RES AREA (AC)	% OF PROPERTY	MAX BUILDING HEIGHT (1)
WEST	A	SFD	236.5	236.5	236.5	236.5	471	7,700 sf	N/A	11.4%	35'
	B-1	SFD	124.4	124.4	124.4	124.4	484	6,600 sf	N/A	6.0%	35'
	B-2	SFD	58.9	58.9	58.9	58.9	228	6,600 sf	N/A	2.8%	35'
Totals			N/A	419.8	419.8	419.8	1,183	N/A	N/A	20.3%	
CENTRAL	C-1	SFD, SFA, MF	151.9	151.7	151.7	151.7	481	N/A	N/A	7.3%	45'
	C-2	SFD, SFA, MF	187.4	183.1	183.1	183.1	908	N/A	N/A	8.9%	50'
	D	SFD, SFA, MF, Non-Res	206.2	207.8	207.8	207.8	1,938	N/A	N/A	10.0%	60'
	Totals			N/A	545.5	542.6	542.6	3,327	N/A	N/A	26.2%
EAST	E-1	Non-Res	6.5	6.5	6.5	6.5	N/A	N/A	6.5	0.3%	50'
	E-2	SFD, SFA, MF, Non-Res	62.4	62.0	61.8	62.4	400	N/A	N/A	3.0%	60'
	F-1	SFA, MF, Non-Res	41.0	39.7	39.4	39.4		N/A		1.9%	75/90' (1)
	F-2	SFA, MF, Non-Res	33.4	34.7	34.9	34.9	940		67.6	1.7%	75/90' (1)
	F-3	SFA, MF, Non-Res	81.9	81.9	103.1	103.1		N/A		5.0%	75/90' (1)
	G-1	Non-Res	62.6	62.6	40.0	40.0	0	N/A	44.3	1.9%	75/90' (1)
	G-2	Non-Res	4.3	4.3	4.3	4.3	0	N/A		0.2%	75/90' (1)
	Totals			N/A	292.1	291.7	290.6	1,340	N/A	118.4	14.1%
MAX. DWELLING UNITS - ALL 3 CHARACTER AREAS COMBINED (NOT TO EXCEED)											5,850
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3)											2,400
MAX. COMM./NON-RES. SQ. FT. - EAST & CENTRAL CHARACTER AREAS											3,200,000
PLANNING AREAS											60.6%
OPEN SPACE (PL-2 & OS)											25.9%
PUBLIC LAND DEDICATION (PL-1)											11.0%
ROW & PL-1.11											2.5%
TOTAL PROPERTY (APPROXIMATELY)											100.0%

LAND USE SUMMARY NOTE:
 1.) FOR PLANNING AREAS F AND G, VERTICAL MIXED-USE, HOSPITALITY, MEDICAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES ARE ALLOWED TO HAVE A MAXIMUM HEIGHT OF 90 FEET PER SECTION 6.11 ON SHEET 20.

PDP STANDARD NOTES

- A SMALL PORTION OF THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY HAVE BEEN SEVERED. FOR THE SMALL PORTION OF SEVERED MINERAL RIGHTS, A WAIVER OF NOTICE BY SUCH HOLDER HAS BEEN RECEIVED AS A PART OF THE AMENDMENT.
- THIS PROPERTY LIES WITHIN FEMA ZONE X, THE UNSHADED AREA OF FIRM MAPS NO. 08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F, REVISED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. THE SITE ALSO HAS MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ONSITE.
- THIS PROPERTY IS WITHIN THE TOWN OF CASTLE ROCK BLUE, RED AND GREEN WATER PRESSURE ZONES.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL VERTICAL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, SLOPE EASEMENT WILL BE REQUIRED BY SEPARATE EASEMENT.

GENERAL NOTES

- ALL DEVELOPMENT ASSOCIATED WITH THE DAWSON TRAILS PDP SHALL COMPLY WITH ALL FEDERAL, STATE AND TOWN REGULATIONS REGARDING WILDLIFE INCLUDING THE MIGRATORY BIRD ACT AND BURROWING OWL SURVEY IF REQUIRED.
- UPDATED SOILS REPORTS SHALL BE SUBMITTED WITH EACH SITE DEVELOPMENT PLAN AND/OR PLAT.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTICOM SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT WITH THE FIRST SDP OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO SHEET 16 AND THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

THENCE N00°22'51" W ALONG SAID WEST LINE A DISTANCE OF 3,647.06 FEET TO THE NORTHWEST CORNER OF SAID E1/2 OF THE E 1/4 OF SECTION 28; THENCE S89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 661.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED IN PARTIAL RELEASES RECORDED APRIL 2, 1987 IN BOOK 710 AT PAGE 990; JANUARY 11, 1989 IN BOOK 836 AT PAGE 256; FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 868; APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND APRIL 19, 1989 IN BOOK 850 AT PAGE 310;

AND FURTHER EXCEPTING THE FOLLOWING:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 89°27'33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING

TWO (2) COURSES;

1. THENCE S87°46'08" E, 821.79 FEET;
2. THENCE N00°00'00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS; THENCE S87°46'08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S32°50'19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00'00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53°49'56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 06°40'18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00°22'51" W ALONG A LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL 92-165:

A TRACT OF LAND SITUATED IN SECTIONS 27, 28, 29, 32, 33 AND 34, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST 1/4 TO BEAR SOUTH 89°43'58" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°43'58" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,333.83 FEET; THENCE NORTH 00°16'02" WEST A DISTANCE OF 3,197.58 FEET; THENCE SOUTH 89°25'27" EAST A DISTANCE OF 7,428.30 FEET TO THE WEST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15°40'13" WEST ALONG SAID WEST LINE A DISTANCE OF 1,576.96 FEET; THENCE NORTH 89°59'02" WEST A DISTANCE OF 678.73 FEET; THENCE SOUTH 0°41'47" WEST A DISTANCE OF 600.54 FEET; THENCE SOUTH 89°16'50" EAST A DISTANCE OF 515.85 FEET TO THE WEST LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15°40'13" WEST ALONG SAID WEST LINE A DISTANCE OF 548.06 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 33; THENCE NORTH 0°20'06" EAST ALONG SAID EAST LINE A DISTANCE OF 453.74 FEET; THENCE SOUTH 15°40'13" WEST A DISTANCE OF 1024.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33; THENCE NORTH 89°13'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 5,061.35 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE RECORDED NOVEMBER 2, 1988 IN BOOK 823 AT PAGE 735;

AND EXCEPT FOR THE PARTIAL RELEASES RECORDED JULY 13, 1992 IN BOOK 1070 AT PAGE 1 AND DESCRIBED AS:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, 32, 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR S89°43'58" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°43'58" W ALONG SAID SOUTH LINE, 1,333.83 FEET; THENCE N00°16'02" W, 1,834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°16'02" W, 1,362.76 FEET; THENCE S89°25'27" E, 1,362.80 FEET; THENCE S00°16'02" E, 1,362.76 FEET; THENCE N89°25'27" W, 1,362.80 FEET TO THE POINT OF BEGINNING.

PARCEL 75A:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE

NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'35" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING (2) COURSES:

1. THENCE S87°46'06" E, 821.79 FEET;
2. THENCE N00°00'00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87°46'08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S32°50'19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00'00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53°49'56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, & CENTRAL ANGLE OF 06°40'18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00°23'51" W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL IX:

LOT 4, TWIN OAKS SUBDIVISION,

AND A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 22 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22 TO BEAR S 00°03'00" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE ALONG THE BOUNDARY OF "TWIN OAKS" FOR THE FOLLOWING FIVE COURSES

1. THENCE S 00°03'00" W A DISTANCE OF 1330.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
2. THENCE IN 89°07'05" W A DISTANCE OF 1316.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
3. THENCE S 00°10'41" E A DISTANCE OF 1329.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
4. THENCE N 89°04'58" W ALONG THE EAST WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 65.07 FEET;
5. THENCE S 17°39'12" W A DISTANCE OF 557.81 FEET TO THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD;

THENCE S 89°56'39" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1628.60 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE N 15°41'15" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 3278.09 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N 89°05'32" W ALONG SAID NORTH LINE A DISTANCE OF 963.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PARTIALLY RELEASED BY INSTRUMENT RECORDED JULY 26, 1988 IN BOOK 805 AT PAGE 225 AND BY INSTRUMENT RECORDED MARCH 9, 1989 IN BOOK 844 AT PAGE 402 AND EXCEPT THAT PART CONVEYED IN DEED RECORDED MARCH 30, 1995 IN BOOK 1254 AT PAGE 1513.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS THE FOLLOWING PARCELS OF LAND:

EXCEPT THAT PARCEL OF LAND DESCRIBED AS RE-18 IN THAT DEED RECORDED AT RECEPTION NO. 2021056802;

AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS PARCELS B, C & D IN THAT DEED RECORDED AT RECEPTION NO. 2021069921, SAID DOUGLAS COUNTY RECORDS;

AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OF PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SW. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAD POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);
2. THENCE, CONTINUING ALONG SAID WEST LING, N. 00°17'07" W., A DISTANCE OF 114.23 FEET
3. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);

4. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;

5. THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);

6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;

7. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);

8. THENCE N. 85°14'11" W, A DISTANCE OF 10.44 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988) AND THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT T8S-R67W" 1/2 S21 PLS 384862018") AS BEING N. 02°26'33".

AND LESS AND EXCEPT THAT RETAINED RIGHT-OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404.

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS;

THE FOLLOWING LEGAL DESCRIPTION IS FOR COLLATERAL PURPOSES ONLY

PARCEL 1:

A PARCEL OF LAND DESCRIBED AS PARCEL V IN QUIT CLAIM DEED RECORDED IN BOOK 1095 AT PAGE 627, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22; THENCE 61°27'28" E, A DISTANCE OF 1524.97 FEET TO A POINT ON THE SOUTH LINE OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE N 89°40'41" E, A LONG THE SOUTH LINE OF SAID TERRITORIAL ROAD, A DISTANCE OF 260.23 FEET TO THE NORTH CORNER OF TRACT A, DAWSON RIDGE - FILING A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT A THE FOLLOWING FOUR (4) COURSES:

1. THENCE S 00°19'19" E, DISTANCE OF 10.00;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 47.12 FEET, THE CHORD OF WHICH BEARS S 45°19'19" E, A DISTANCE OF 42.43 FEET TO A POINT OF TANGENT;
3. THENCE S 00°19'19" E ALONG SAID TANGENT, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 21°41'49" AND AN ARC LENGTH OF 655.13 FEET, THE CHORD OF WHICH BEARS S 10°31'36" W, A DISTANCE OF 651.22 FEET;

THENCE N 85°15'33" W, A DISTANCE OF 167.55 FEET; THENCE N 00°22'40" W, A DISTANCE OF 779.22 FEET TO THE POINT OF BEGINNING;

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°26'45" E, FROM THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 695-1988" TO THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935-1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 2:

A PARCEL OF LAND KNOWN AS PARCEL VI AND VII DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 1095, PAGE 627, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22; THENCE N 61°27'28" E, A DISTANCE OF 1524.97 FEET TO THE NORTHWEST CORNER OF PARCEL V DESCRIBED IN BOOK 1095, PAGE 627, SAID DOUGLAS COUNTY RECORDS, ALSO A POINT ON THE SOUTH LINE OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS; THENCE N 89°40'41", ALONG THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 482.23", TO THE NORTHWEST CORNER OF SAID PARCEL VI, ALSO THE NORTHEAST CORNER OF DAWSON RIDGE BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN THE PLAT OF DAWSON RIDGE - FILING A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610,

SAID DOUGLAS COUNTY RECORDS, AND THE POINT OF BEGINNING:

THENCE N 89°40'41" E, ALONG THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 863.98 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL VII, ALSO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE S 15°17'57" W, ALONG THE EAST LINE OF SAID PARCEL VII, ALSO ALONG THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 911.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL VII; THENCE N 85°12'16" W, ALONG THE SOUTH LINE OF SAID PARCEL VII, A DISTANCE OF 25.93 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL VII; THENCE ALONG THE WEST LINE OF SAID PARCEL VII THE FOLLOWING THREE (3) COURSES:

1. N 11°20'50" E, A DISTANCE OF 310.64 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04°00'00", AND AN ARC LENGTH OF 400.00 FEET, THE CHORD OF WHICH BEARS N 13°20'50" E, A DISTANCE OF 399.92 FEET;
3. N 15°20'50" E, A DISTANCE OF 50.75 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL VI;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL VI THE FOLLOWING (8) COURSES:

1. N 59°49'58" W, A DISTANCE OF 70.19 FEET;
2. N 87°18'34" W, A DISTANCE OF 35.25 FEET;
3. N 58°29'10" W, A DISTANCE OF 52.80 FEET;
4. N 82°09'40" W, A DISTANCE OF 97.20 FEET;
5. N 80°11'00" W, A DISTANCE OF 96.50 FEET;
6. N 81°03'47" W, A DISTANCE OF 97.98 FEET;
7. N 85°42'00" W, A DISTANCE OF 99.20 FEET;
8. N 89°50'30" W, A DISTANCE OF 228.80 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL VI, ALSO A POINT ON THE EAST LINE OF SAID DAWSON RIDGE BOULEVARD RIGHT-OF-WAY;

THENCE N 00°19'19" W, ALONG THE WEST LINE OF SAID PARCEL VI, ALSO THE EAST LINE OF SAID DAWSON RIDGE BOULEVARD RIGHT-OF-WAY A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°26'45" W, FROM THE SOUTH SIXTEENTH CORNER OF SECTION 21 AND SAID SECTION 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935-1988" TO THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935-1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

TOGETHER WITH THE FOLLOWING:

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET; THENCE NORTH 00DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362.76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097.

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL

BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208. 73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL A:

LOT 3, TWIN OAKS, TOGETHER WITH THAT PORTION OF THE SOUTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT, VACATED BY ORDINANCE NO. #86-24 RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

A PART OF LOT 4, TWIN OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 592.20 FEET TO A POINT ON A CURVE ON BRISCOE LANE AS PLATTED IN SAID TWIN OAKS; THENCE ALONG THE NORTHERLY LINE OF BRISCOE LANE THE FOLLOWING THREE COURSES; 1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 148 DEGREES 18 MINUTES 56 SECONDS (A CHORD WHICH BEARS NORTH 74 DEGREES 49 MINUTES 14 SECONDS WEST 125.06 FEET), 168.26 FEET; 2. THENCE NORTH 86 DEGREES 27 MINUTES 53 SECONDS WEST 414.81 FEET TO A POINT OF CURVE; 3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 359.30 FEET, A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 52 SECONDS 99.17 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 12 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE 332.95 FEET; THENCE SOUTH 89 DEGREES 9 MINUTES 11 SECONDS EAST 1299.70 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 350.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE NORTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT AS VACATED BY ORDINANCE NO. #86-24, RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 85 DEGREES 44 MINUTES 22 SECONDS EAST 1779.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 236.21 FEET; THENCE SOUTH 06 DEGREES 35 MINUTES 33 SECONDS EAST 136.54 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 30 SECONDS WEST 46.51 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS EAST 104.99 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 21 SECONDS WEST 89.02 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 33 SECONDS (A CHORD WHICH BEARS SOUTH 27 DEGREES 29 MINUTES 00 SECONDS EAST 28.94 FEET), 30.20 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 374.09 FEET; THENCE NORTH 74 DEGREES 09 MINUTES 48 SECONDS EAST 194.71 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 58 SECONDS EAST 201.37 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST, 126.44 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST, 65.34 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE NORTH 19 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 134.26 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 1088.93 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 70 DEGREES 58 MINUTES 36 SECONDS EAST, 1699.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DOUGLAS LANE; THENCE SOUTH 89 DEGREES 53MINUTES 22 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 1102.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1426.96 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 74 DEGREES 16 MINUTES 30 SECONDS WEST; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 19 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 459.84 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS , 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 65.34 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, 126.44 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 58 SECONDS WEST, 201.37 FEET; THENCE SOUTH 74 DEGREES 09 MINUTES 43 SECONDS WEST, 194.71 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 374.09 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 53 SECONDS (THE

CHORD OF WHICH BEARS NORTH 27 DEGREES 29 MINUTES 00 SECONDS WEST, 28.94 FEET), 30.20 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 21 SECONDS EAST, 89.02 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 22 SECONDS WEST, 104.99 FEET; THENCE NORTH 14 DEGREES 34 MINUTES 30 SECONDS EAST, 46.51 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 33 SECONDS WEST, 136.54 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 299.40 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 53.67 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, 56.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 53.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 180.95 FEET; THENCE NORTH 20 DEGREES 49 MINUTES 42 SECONDS EAST, 32.50 FEET; THENCE NORTH 05 DEGREES 02 MINUTES 08 SECONDS WEST, 149.53 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 02 MINUTES 19 SECONDS (THE CHORD OF WHICH BEARS NORTH 45 DEGREES 35 MINUTES 29 SECONDS EAST, 34.36 FEET), 38.07 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID TANGENT, 136.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS, 599.24 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS EAST, 94.62 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS (THE CHORD OF WHICH BEARS NORTH 74 DEGREES 43 MINUTES 09 SECONDS EAST, 571.79 FEET), 600.68 FEET TO A POINT OF TANGENT; THENCE SOUTH 74 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 75.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 90.02 FEET; THENCE NORTH 70 DEGREES 28 MINUTES 00 SECONDS WEST, 74.61 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 30 SECONDS, 0.66 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS 703.50 FEET; THENCE SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, 94.62 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS (THECHORD OF WHICH BEARS SOUTH 66 DEGREES 54 MINUTES 43 SECONDS WEST 516.03 FEET), 530.41 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 07 SECONDS WEST, 10.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 236.06 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 109.65 FEET; THENCE SOUTH 06 DEGREES 48 MINUTES 20 SECONDS WEST, 93.71 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS WEST 55.61 FEET; THENCE SOUTH 28 DEGREES 20 MINUTES 47 SECONDS EAST, 37.23 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 52 SECONDS WEST, 179.15 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 90.02 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 56.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 92.05 FEET; THENCE SOUTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, 21.80 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 339.85 FEET; THENCE SOUTH 24 DEGREES 19 MINUTES 47 SECONDS WEST, 138.40 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST 222.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 47.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:

A TRACT OF LAND LOCATED IN THE SOUTH ONE HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2162.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 684.04 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 903.74 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 205.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 478.69 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 900.25 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL F:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2846.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 1003.49 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 15 DEGREES 41 MINUTES 08 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 940.27 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION

15; THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 758.61 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 903.74 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL G:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15,889.55 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 3177.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 672.76 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 41 MINUTES 08 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 317.82 FEET TO A POINT OF CURVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05 DEGREES 35 MINUTES 04 SECONDS, 563.32 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 928.50 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 842.72 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL I:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32,1290.04; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO, AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL J:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 (CONTINUED ON SHEET 4)

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362. 76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097.

PARCEL K:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 22 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAIDPOINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL L-1:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 826.17 FEET TO THE SOUTHEAST CORNER OF TRACT C AS PLATTED IN TWIN OAKS; THENCE SOUTH 84 DEGREES 49 MINUTES 36 SECONDS EAST, 823.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DAWSON RIDGE BOULEVARD AS PLATTED IN DAWSON RIDGE FILING A, A SUBDIVISION RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707610 OF THE DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING ON A CURVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 30 SECONDS (A CHORD WHICH BEARS NORTH 20 DEGREES 24 MINUTES 48 SECONDS EAST, 19.02 FEET), 19.02 FEET TO A POINT OF REVERSE CURVE; 2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 25 SECONDS, 75.80 FEET TO THE POINT OF REVERSE CURVE; 3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 41 MINUTES 34 SECONDS, 116.54 FEET TO A POINT OF COMPOUND CURVE; 4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1862.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 37 SECONDS, 462.39 FEET TO A POINT OF TANGENT; 5. THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID TANGENT, 79.43 FEET TO A POINT OF CURVE; 6. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 62.83 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 228.80 FEET; THENCE SOUTH 85 DEGREES 19 MINUTES 20 SECONDS EAST, 99.20 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 07 SECONDS EAST, 97.98 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 20 SECONDS EAST, 96.50; THENCE SOUTH 81 DEGREES 47 MINUTES 00 SECONDS EAST, 97.20 FEET; THENCE SOUTH 85 DEGREES 06 MINUTES 30 SECONDS EAST, 52.80 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 54 SECONDS EAST, 35.25 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 18 SECONDS EAST, 70.19 FEET; THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST, 50.75 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF

04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 11 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT 310.64 FEET; THENCE NORTH 84 DEGREES 49 MINUTES 36 SECONDS WEST, 776.49 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THOSE PARCELS DESCRIBED IN INSTRUMENTS RECORDED APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND 310, AND EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THAT PARCEL DESCRIBED AS BEING EAST OF DAWSON RIDGE BOULEVARD IN THE INSTRUMENT RECORDED FEBRUARY, 27, 1989 IN BOOK 842 AT PAGE 868.

PARCEL 4:

DAWSON TRAILS FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2025 AT RECEPTION NO. 2025035148, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 5:

LOT 1, DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2025 AT RECEPTION NO. 2025037581, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL 6:

THOSE PORTIONS CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 24, 2024 AT RECEPTION NO. 2024020899 AND WARRANTY DEED RECORDED JULY 3, 2024 AT RECEPTION NO. 2024027624, COUNTY OF DOUGLAS, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS:

1. TRACTS A, B, C, E, F, H, HH, K, M, N, P, Q, R, S AND U, DAWSON TRAILS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2025 AT RECEPTION NO. 2025035148, COUNTY OF DOUGLAS, STATE OF COLORADO.
2. THAT PART OF THE PROPERTY CONVEYED TO THE TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION, BY SPECIAL WARRANTY DEEDS RECORDED FEBRUARY 8, 2023 AT RECEPTION NOS. 2023005662 AND 2023005663.
3. THAT PART OF THE PROPERTY RELEASED UNDER THAT CERTAIN PARTIAL RELEASE OF DEED OF TRUST RECORDED _____, 2025 AT RECEPTION NO. _____ DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OR PARCEL OF LAND NO. RW-12 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF THE SOUTHWEST ¼ IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 49°50'55" EAST, A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF TRACT A IN DAWSON RIDGE FILING A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE NORTH 85°14'11" WEST, A DISTANCE OF 61.00 FEET;
2. THENCE NORTH 04°45'49 EAST, A DISTANCE OF 30.00 FEET;
3. THENCE NORTH 63°51'35" EAST, A DISTANCE OF 62.64 FEET;
4. THENCE NORTH 15°44'20 EAST, A DISTANCE OF 280.00 FEET;
5. THENCE NORTH 06°01'51 EAST, A DISTANCE OF 122.00 FEET;
6. THENCE NORTH 09°42'52" WEST, A DISTANCE OF 205.00 FEET;
7. THENCE NORTH 00°19'39" WEST, A DISTANCE OF 139.16 FEET TO THE SOUTH RIGHT-OF-WAY OF TERRITORIAL ROAD;
8. THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°40'21" EAST, A DISTANCE OF 36.62 FEET TO THE WEST LINE OF SAID TRACT A;
9. THENCE, ALONG SAID WEST LINE, SOUTH 00°17'07" EAST, A DISTANCE OF 10.00 FEET;
10. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF SOUTH 47°10'54" EAST, A DISTANCE OF 42.41 FEET);
11. THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°17'07" EAST, A DISTANCE OF 114.23 FEET;
12. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF SOUTH 10°33'25" WEST, A DISTANCE OF 652.76 FEET), MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST ¼ CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH -RANGE 67 WEST ¼ S21 S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST.

PARCEL II:

A TRACT OF PARCEL OF LAND NO. RW-14 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAD TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 26°18'27 EAST,

A DISTANCE OF 2,460.93 FEET TO THE EAST LINE OF LOT 60 OF TWIN OAKS AMENDED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 25°43'25", A DISTANCE OF 251.42 FEET, (A CHORD BEARING OF NORTH 63°42'03" EAST, A DISTANCE OF 249.31 FEET);
2. THENCE NORTH 76°33'46" EAST, A DISTANCE OF 290.00 FEET;
3. THENCE NORTH 00°30'08" WEST, A DISTANCE OF 291.36 FEET;
4. THENCE NORTH 89°29'52" EAST, A DISTANCE OF 79.62 FEET;
5. THENCE SOUTH 00°30'08" EAST, A DISTANCE OF 165.40 FEET;
6. THENCE SOUTH 23°56'08" WEST, A DISTANCE OF 138.42 FEET;
7. THENCE SOUTH 00°19'49" EAST, A DISTANCE OF 222.07 FEET;
8. THENCE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°45'11", A DISTANCE OF 46.99 FEET, (A CHORD BEARING OF SOUTH 44°44'30" WEST, A DISTANCE OF 42.33 FEET);
9. THENCE SOUTH 00°34'29" EAST, A DISTANCE OF 10.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD;
10. THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°40'21" WEST, A DISTANCE OF 19.16 FEET;
11. THENCE NORTH 00°19'39" WEST, A DISTANCE OF 51.89 FEET;
12. THENCE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°12'29", A DISTANCE OF 47.23 FEET, (A CHORD BEARING OF NORTH 45°25'53" WEST, A DISTANCE OF 42.50 FEET);
13. THENCE SOUTH 89°27'52" WEST, A DISTANCE OF 61.89 FEET;
14. THENCE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°52'01", A DISTANCE OF 297.56 FEET, (A CHORD BEARING OF SOUTH 73°31'52" WEST, A DISTANCE OF 293.74 FEET) TO SAID NORTH RIGHT-OF-WAY LINE;
15. THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°40'21" WEST, A DISTANCE OF 133.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60;
16. THENCE NORTH 17°13'41" EAST, A DISTANCE OF 91.46 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") AND THE WEST ¼ CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH-RANGE 67 WEST ¼ S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST.

A TRACT OR PARCEL OF LAND NO. RW-14A REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 35°43'59" EAST, A DISTANCE OF 2,687.52 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE SOUTH 89°40'21" WEST, A DISTANCE OF 239.65 FEET;
2. THENCE, ON AN ARC OF A CURVE TO THE RIGHT, A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 16°09'13", A DISTANCE OF 150.83 FEET, (A CHORD BEARING OF NORTH 81°23'16" EAST, A DISTANCE OF 150.34 FEET).
3. THENCE NORTH 89°27'52" EAST, A DISTANCE OF 61.89 FEET;
4. THENCE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 74°31'09", A DISTANCE OF 39.02 FEET, (A CHORD BEARING OF SOUTH 53°16'33" WEST, A DISTANCE OF 36.33 FEET), MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5" ALUMINUM CAP STAMPED "LS 6935 1988") ADN THE WEST 1/4 CORNER OF SECTION 22 (BEING A SET 2.5" ALUMINUM CAP STAMPED "WOOLPERT TOWNSHIP 8 SOUTH-RANGE 67 WEST 1/4 S21 S22 PLS 38486 2018") AS BEING NORTH 02°26'33" WEST. PORTION OF ANNEXATION BOUNDARY FOR PDP AMENDMENT.

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; AND PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518. ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID

TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;
 THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;
 THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;
 THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;
2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKE'S CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;
 THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKE'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

THENCE N 38° 21' 43" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 46° 09' 19" E, A DISTANCE OF 89.16 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;
 THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 133.36 FEET TO THE NORTHWEST CORNER OF PARCEL 1-EX, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899;

THENCE S 51° 39' 56" W, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 97.43 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;
 THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 44.16 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;
 THENCE S 17° 17' 13" W, ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 196.13 FEET TO THE NORTH CORNER OF THAT PARCEL AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

1. ALONG ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 27°21'55" AND AN ARC LENGTH OF 331.94 FEET, THE CHORD OF WHICH BEARS S 18°26'08" W, A DISTANCE OF 328.80 FEET;
2. S 04°45'10" W, A DISTANCE OF 27.10 FEET TO A POINT ON THE COMMON LINE BETWEEN THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT AND THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 27° 01' 57" AND AN ARC LENGTH OF 93.88 FEET, THE CHORD OF WHICH BEARS S35°38'34"W, A DISTANCE OF 93.01 FEET TO THE NORTH CORNER OF SAID TRACT C;
 THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;
 THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 107,705 SQUARE FEET OR 2.472 ACRES, MORE OR LESS.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NORRIS-DESIGN.COM
APPLICANT:
ACM DAWSON TRAILS VIII JV
LLC
8350 EAST CRESCENT
PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO
303-984-9800

ENGINEER & SURVEYOR:
CORE
CORE CONSULTANTS, INC.
LIFE@CORE.COM
CORE CONSULTANTS
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-730-5960



DAWSON TRAILS
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
AMENDMENT NO. 3

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

SIGNED THIS _____ DAY OF _____, 20____

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

BY ANDREW R. KLEIN AS AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

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.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____ MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____

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

BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES 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 _____ AS AUTHORIZED REPRESENTATIVE

OF _____

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.

DAWSON RIDGE DEVELOPMENT, LLC

SIGNED THIS _____ DAY OF _____, 20____

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

BY _____ AUTHORIZED SIGNATORY OF DAWSON RIDGE DEVELOPEMENT, LLC

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 DATED _____

BY _____ AUTHORIZED SIGNATORY

SIGNED THIS _____ DAY OF _____, 20____
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF FIRST BANK

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 DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENT AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 202265721. DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST BANK,

BY: _____ AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS _____ DAY OF _____, 20____
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF FIRST BANK

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 MAY 16, 2024 AND RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005.

BOKF, N.A. AS TRUSTEE UNDER THAT CERTAIN INDENTURE OF TRUST DATED AS OF MAY 16, 2024, BETWEEN DAWSON TRAILS METROPOLITAN DISTRICT NO. 1 AND BOKF, N.A., AS TRUSTEE

BY: _____ AUTHORIZED SIGNATORY OF BOKF, N.A.

SIGNED THIS _____ DAY OF _____, 20____
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

BY _____ AS AUTHORIZED SIGNATORY OF BOKF, N.A.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE:

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

LICENSED LAND SURVEYOR _____ DATE _____

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT 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 PLANNED 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 _____

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 01/27/2026
PDP-AMEND-03 02/03/2026

SHEET TITLE:
OWNERSHIP
CERTIFICATION

SHEET
5 OF 23

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

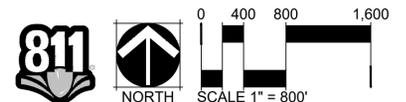
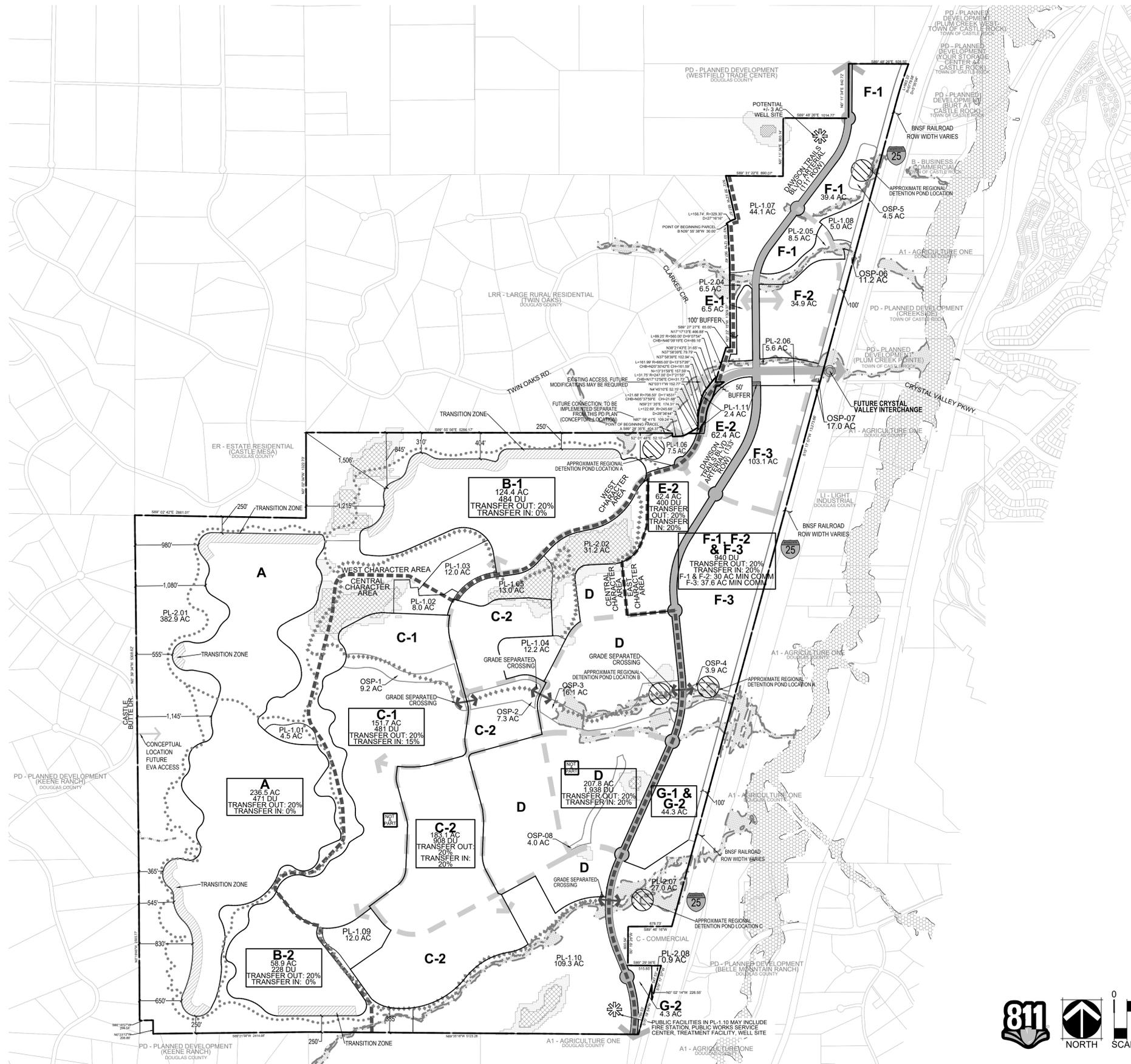
OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	% OF TOTAL
PUBLIC LAND					
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	227.6	11.0%
OPEN SPACE					
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	462.6	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	73.2	3.5%
SUBTOTAL	533.0	534.8	534.5	535.8	25.9%
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	10.4%
OPEN SPACE TOTAL	748.0	749.8	749.5	750.8	36.3%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	977.4	977.1	978.4	47.4%

NOTE:
 (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.
 (2) FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).
 (3) PL-1.11 ACREAGE IS ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.

LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- TOWN OF CASTLE ROCK BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- 100 YEAR FLOODPLAIN (FEMA)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL

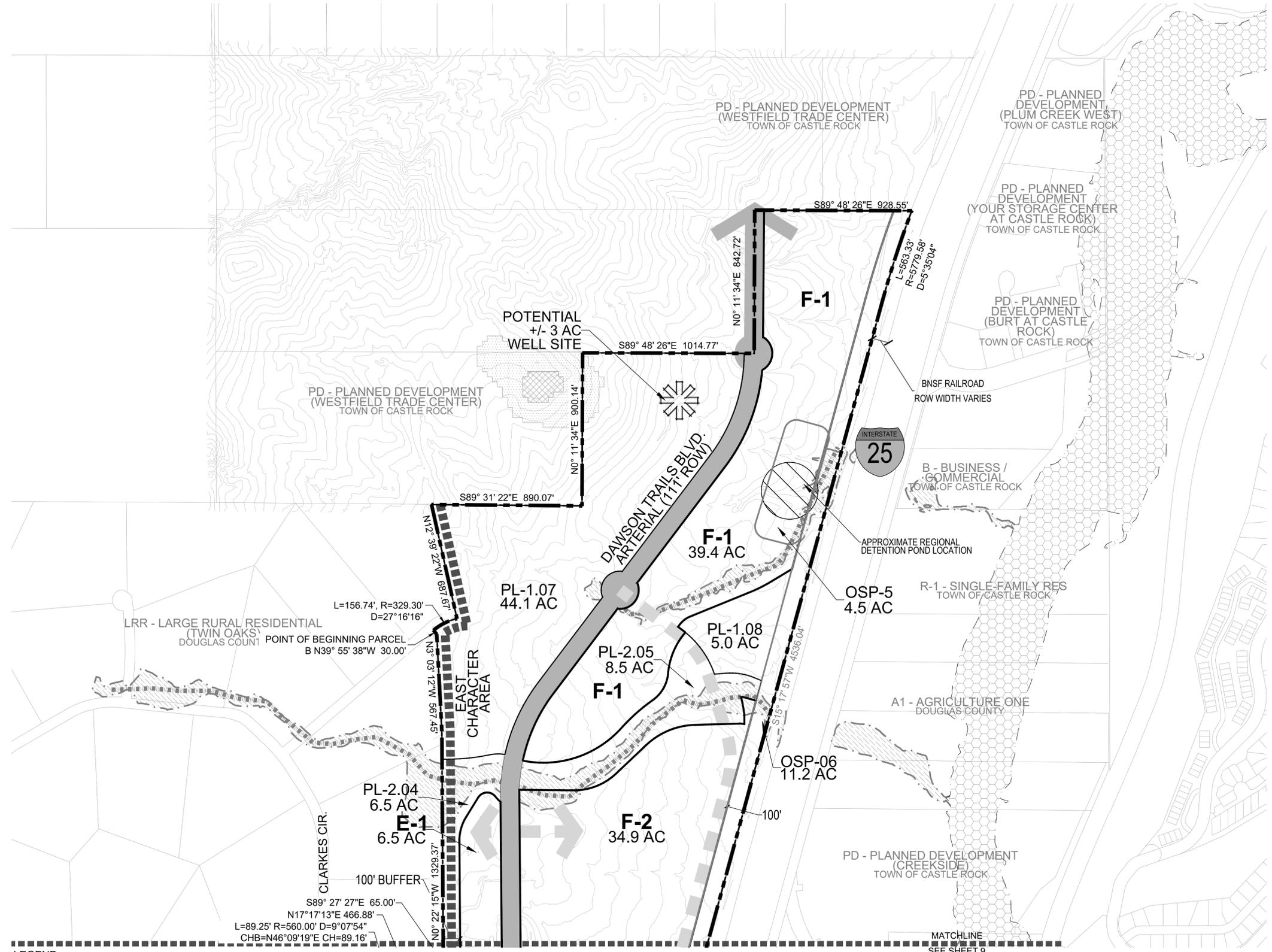
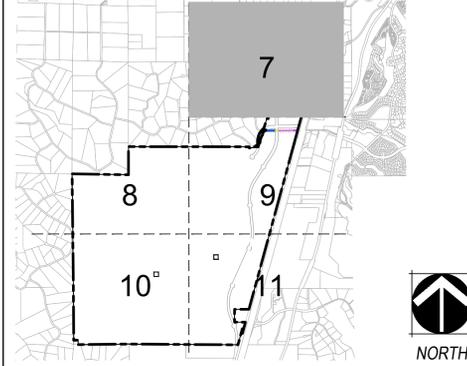


DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

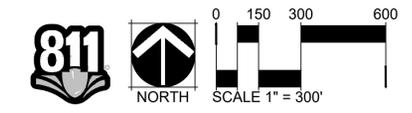
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

PROPERTY BOUNDARY	TRANSITION ZONE	PROPOSED ARTERIAL RIGHT OF WAY
PLANNING AREA BOUNDARY	MODERATE SKYLINE	FUTURE COLLECTOR RIGHT OF WAY
CHARACTER AREA BOUNDARY	MINOR SKYLINE	5' NATURAL SURFACE TRAIL
MAJOR DRAINAGEWAY	100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)	10' HARD SURFACE TRAIL
	100 YEAR FLOODPLAIN (FEMA)	



PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
 PEOPLE + PLACEMAKING
 1101 BANNOCK STREET
 DENVER, CO 80204
 P 303.892.1166

NORRIS-DESIGN.COM

APPLICANT:
 ACM DAWSON TRAILS VIII JV
 LLC
 8350 EAST CRESCENT
 PARKWAY, SUITE 200
 GREENWOOD VILLAGE, CO
 303-984-9800

ENGINEER & SURVEYOR:
CORE
 CORE CONSULTANTS, INC.
 LIVESOURCE.COM
 CORE CONSULTANTS
 3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 303-730-5960



DAWSON TRAILS
 PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
 AMENDMENT NO. 3

DATE:
 PDP-AMEND-01 12/27/2024
 PDP-AMEND-02 12/16/2025
 PDP-AMEND-03 01/27/2026
 PDP-AMEND-03 02/03/2026

SHEET TITLE:
 PD PLAN

SHEET
 7 OF 23

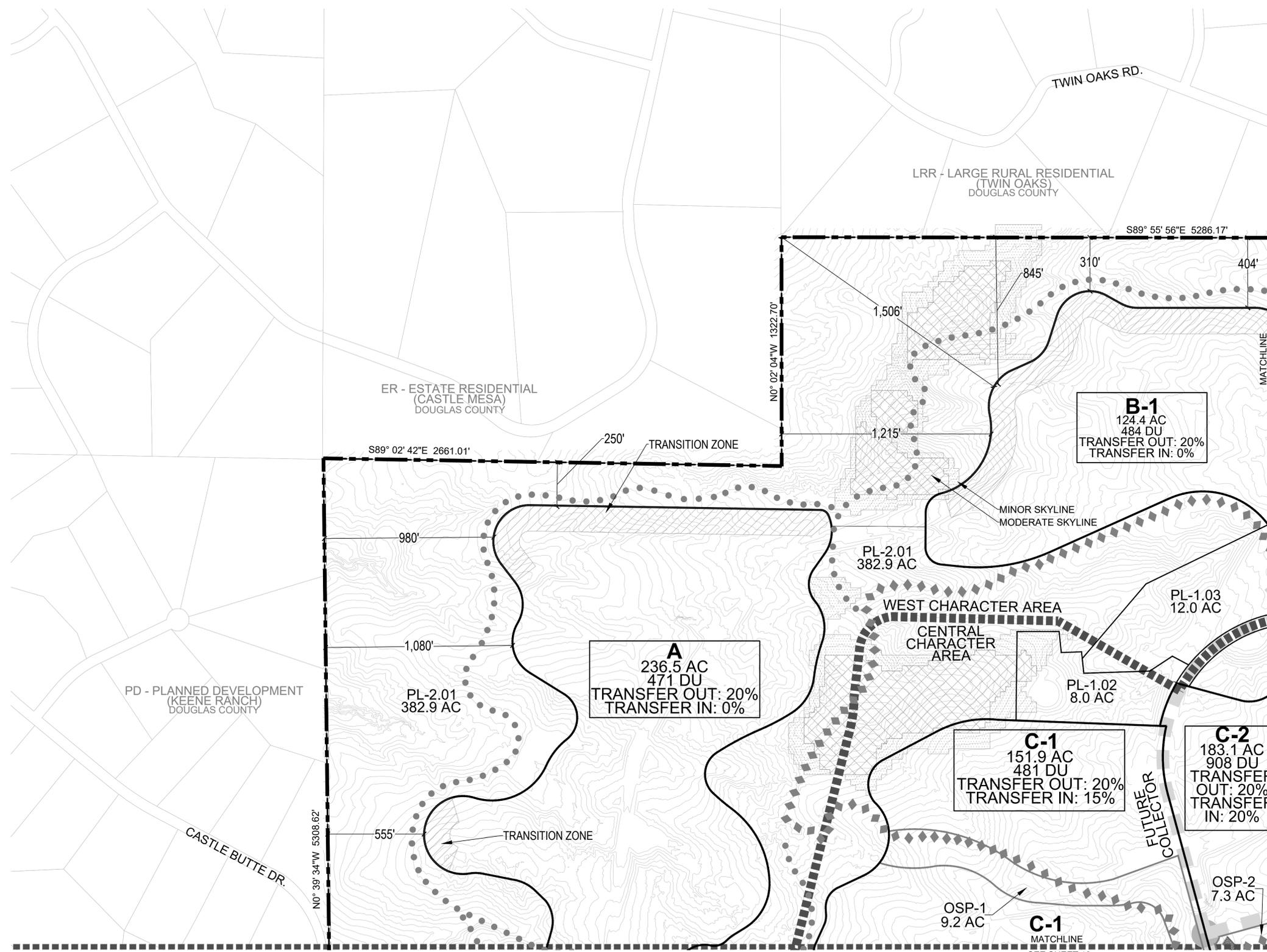
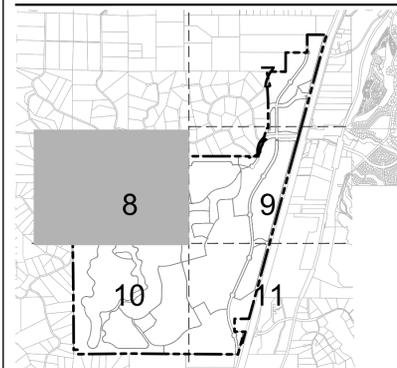
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DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

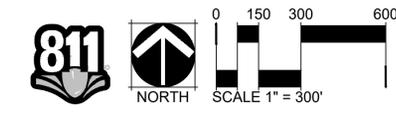
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE		PROPOSED ARTERIAL RIGHT OF WAY
	PLANNING AREA BOUNDARY		MODERATE SKYLINE		FUTURE COLLECTOR RIGHT OF WAY
	CHARACTER AREA BOUNDARY		MINOR SKYLINE		5' NATURAL SURFACE TRAIL
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		10' HARD SURFACE TRAIL
			100 YEAR FLOODPLAIN (FEMA)		

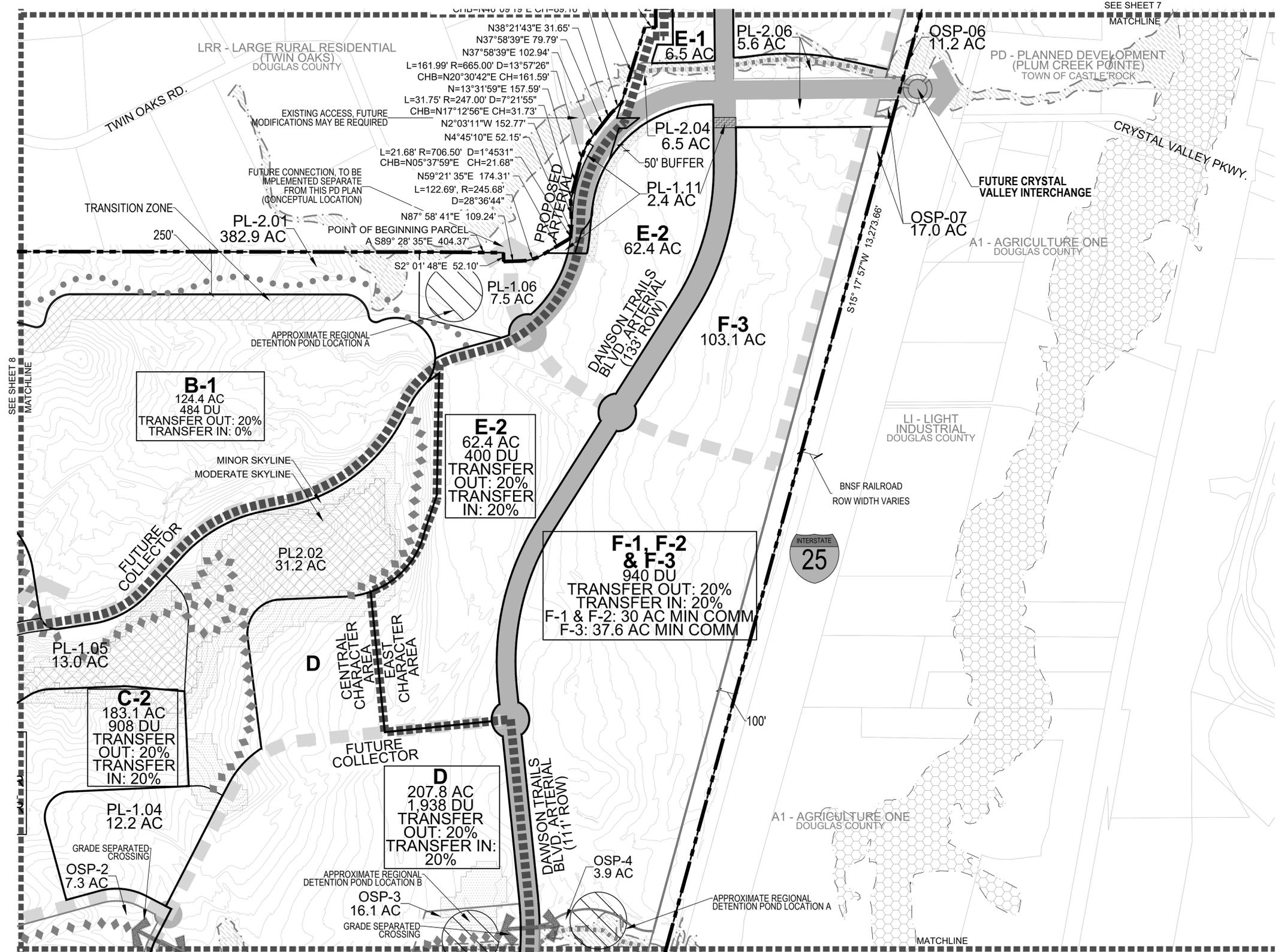
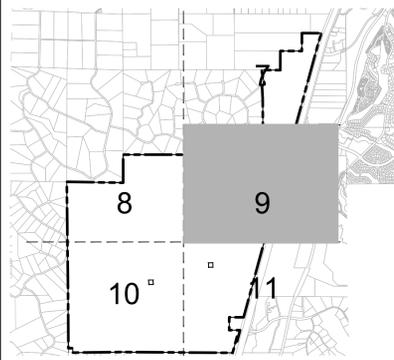


DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

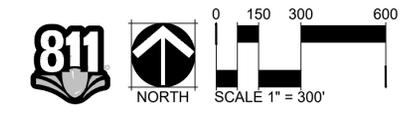
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

	PROPERTY BOUNDARY		TRANSITION ZONE		PROPOSED ARTERIAL RIGHT OF WAY
	PLANNING AREA BOUNDARY		MODERATE SKYLINE		FUTURE COLLECTOR RIGHT OF WAY
	CHARACTER AREA BOUNDARY		MINOR SKYLINE		5' NATURAL SURFACE TRAIL
	MAJOR DRAINAGEWAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		10' HARD SURFACE TRAIL
	TOWN OF CASTLE ROCK BOUNDARY				100 YEAR FLOODPLAIN (FEMA)

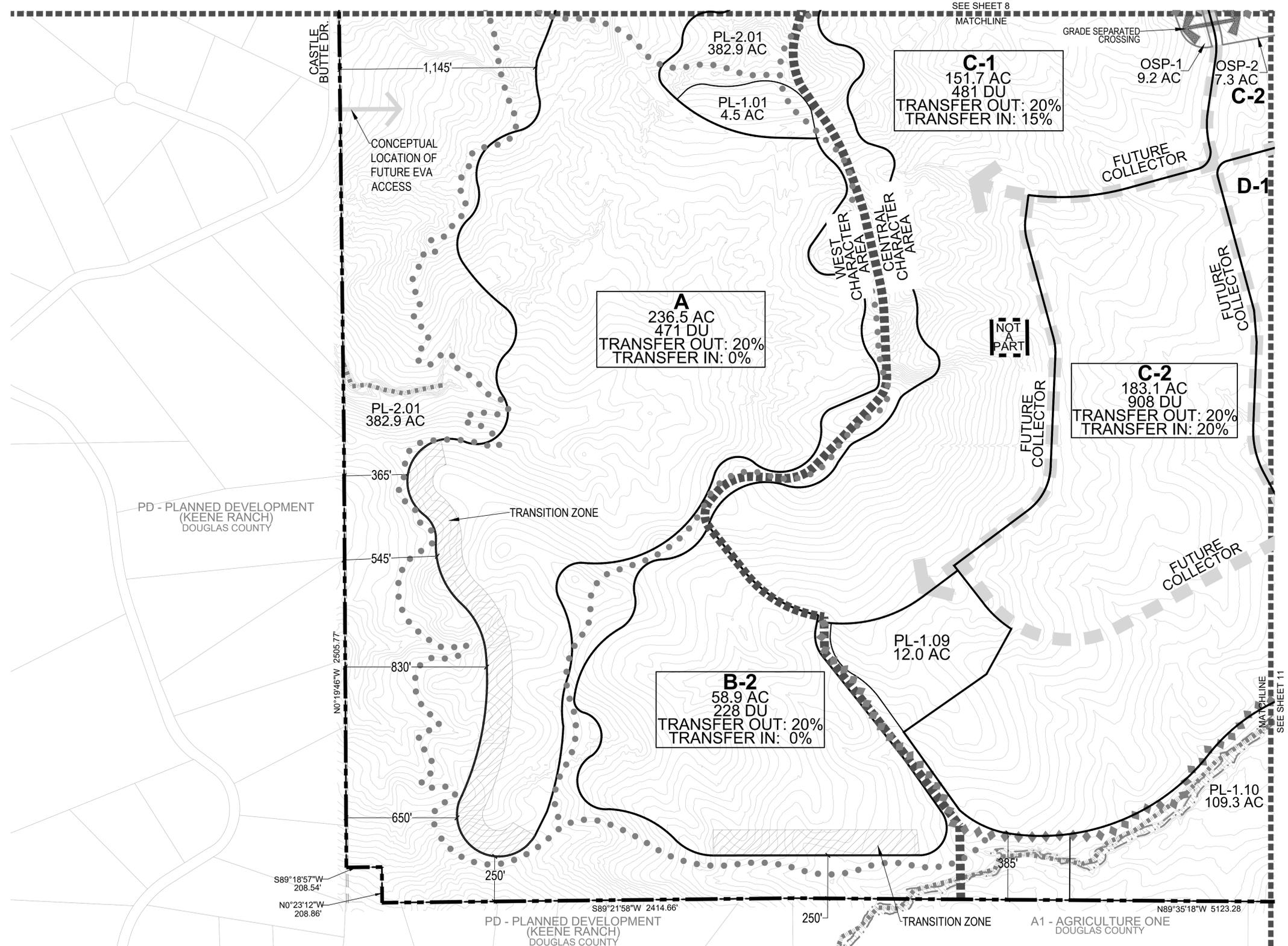
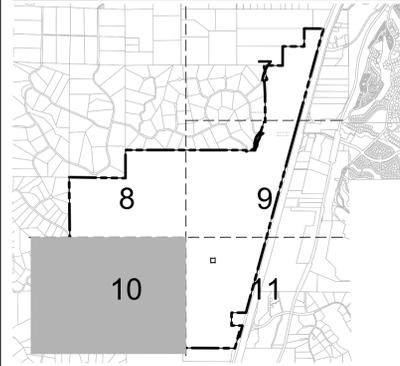


DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

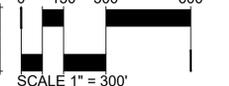
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KEY MAP



LEGEND

- | | | |
|-------------------------|-------------------------------------------|--------------------------------|
| PROPERTY BOUNDARY | TRANSITION ZONE | PROPOSED ARTERIAL RIGHT OF WAY |
| PLANNING AREA BOUNDARY | MODERATE SKYLINE | FUTURE COLLECTOR RIGHT OF WAY |
| CHARACTER AREA BOUNDARY | MINOR SKYLINE | 5' NATURAL SURFACE TRAIL |
| MAJOR DRAINAGEWAY | 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK) | 10' HARD SURFACE TRAIL |
| | 100 YEAR FLOODPLAIN (FEMA) | |

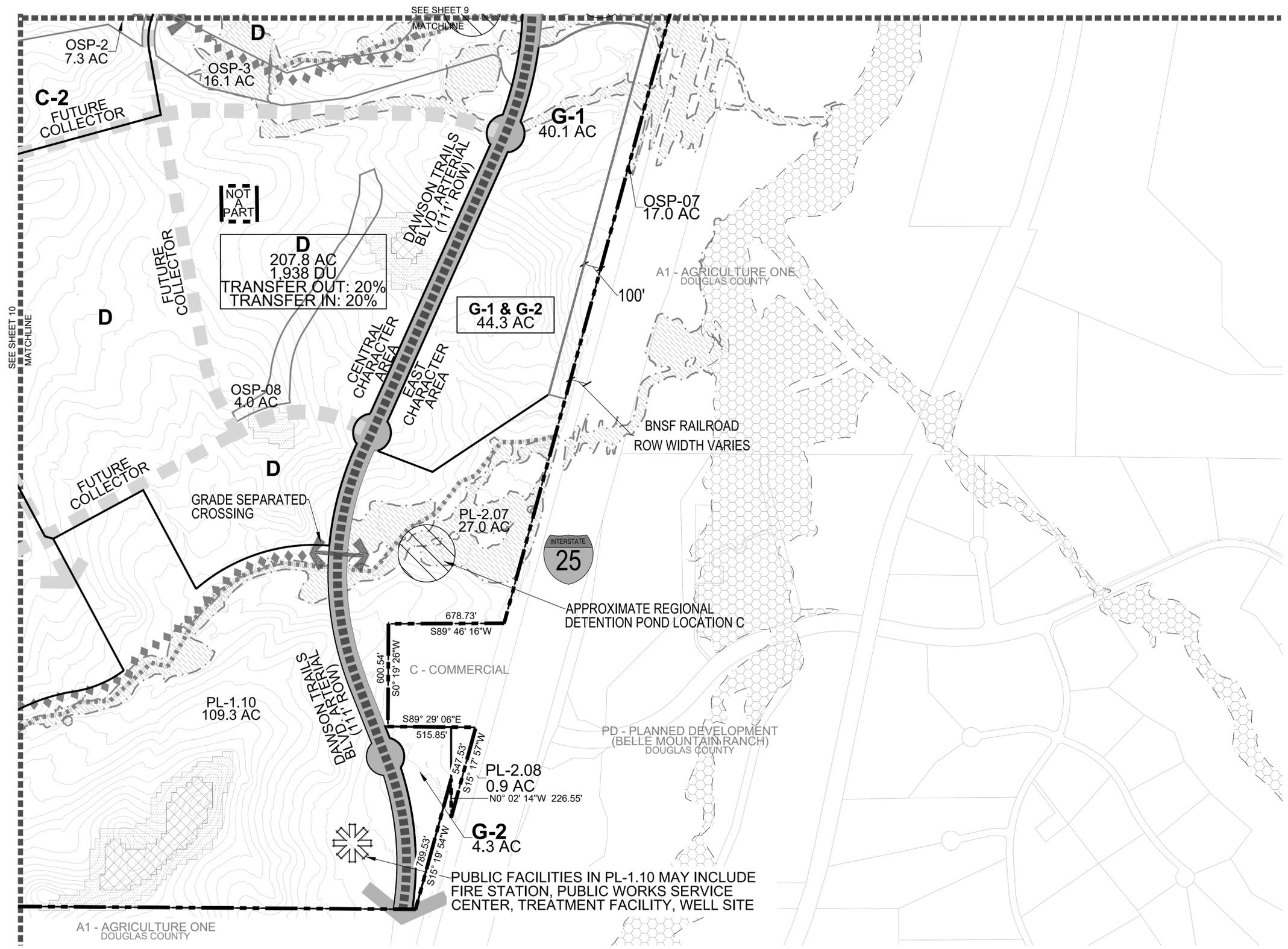
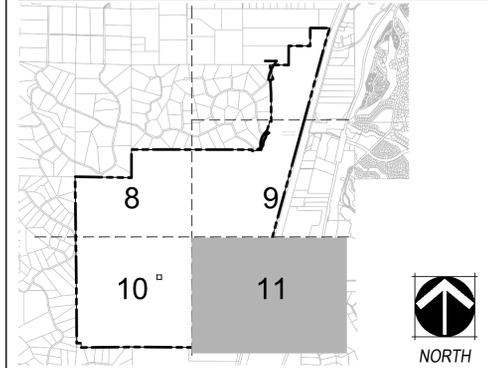


DAWSON TRAILS

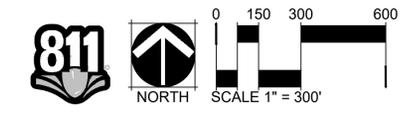
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND	
	PROPERTY BOUNDARY
	PLANNING AREA BOUNDARY
	CHARACTER AREA BOUNDARY
	MAJOR DRAINAGEWAY
	TRANSITION ZONE
	MODERATE SKYLINE
	MINOR SKYLINE
	100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
	PROPOSED ARTERIAL RIGHT OF WAY
	FUTURE COLLECTOR RIGHT OF WAY
	5' NATURAL SURFACE TRAIL
	10' HARD SURFACE TRAIL
	100 YEAR FLOODPLAIN (FEMA)



DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OPEN SPACE AND PUBLIC LAND SUMMARY

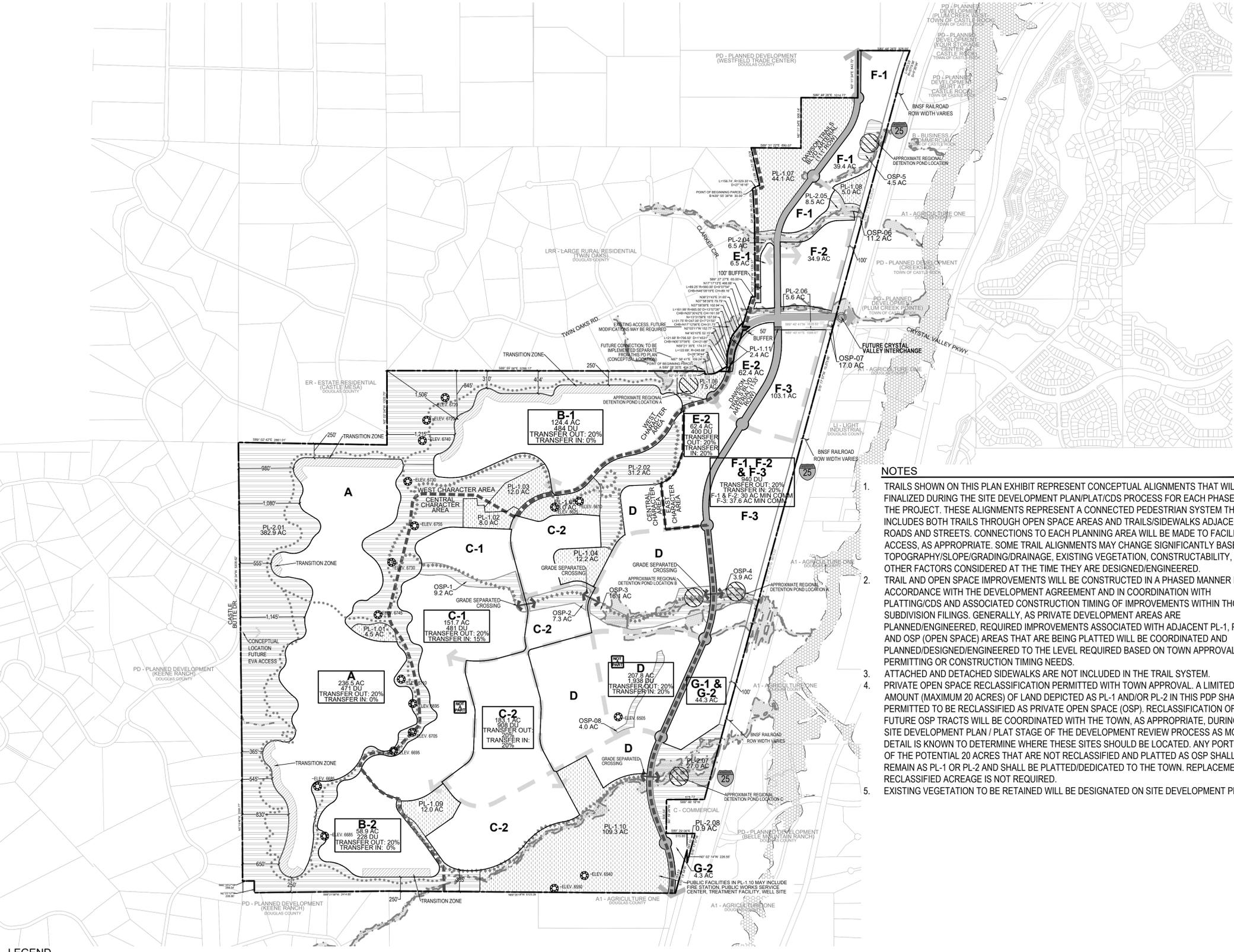
	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	% OF TOTAL ACREAGE
PUBLIC LAND					
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	227.6	11.0%
OPEN SPACE					
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	462.6	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	73.2	3.5%
SUBTOTAL	533.0	534.8	534.5	535.8	25.9%
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	10.4%
OPEN SPACE TOTAL	748.0	749.8	749.5	750.8	36.3%
OPEN SPACE AND PUBLIC LAND TOTAL	975.6	977.4	977.1	978.4	47.4%

NOTE:
(1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.
(2) FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).
(3) PL-1.11 ACREAGE IS ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.

PARCEL SUMMARY

PUBLIC LAND	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	% OF PROPERTY
PL-1 (DEDICATED TO TOWN)	PL-1.01	4.5	4.5	4.5	0.2%
	PL-1.02	8.0	8.0	8.0	0.4%
	PL-1.03	12.0	12.0	12.0	0.6%
	PL-1.04	12.2	12.2	12.2	0.6%
	PL-1.05	13.0	13.0	13.0	0.6%
	PL-1.06	7.5	7.5	7.5	0.4%
	PL-1.07	44.1	44.1	44.1	2.1%
	PL-1.08	5.0	5.0	5.0	0.2%
	PL-1.09	12.0	12.0	12.0	0.6%
	PL-1.10	109.3	109.3	109.3	5.3%
PL-1 TOTAL	227.6	227.6	227.6	11.0%	
OPEN SPACE	PL-2.01	382.9	382.9	382.9	18.5%
	PL-2.02	31.2	31.2	31.2	1.5%
	PL-2.03 (2)	0.9	0.0	0.0	0.0%
	PL-2.04	6.5	6.5	6.5	0.3%
	PL-2.05	8.4	8.4	8.5	0.4%
	PL-2.06	4.4	4.4	4.3	0.3%
	PL-2.07	27.0	27.0	27.0	1.3%
	PL-2.08	0.9	0.9	0.9	0.0%
PL-2 TOTAL	462.2	461.3	461.3	22.4%	
OSP (PRIVATE)	OSP-1	8.5	9.2	9.2	0.4%
	OSP-2	4.1	7.3	7.3	0.4%
	OSP-3	17.3	16.1	16.1	0.8%
	OSP-4	3.9	3.9	3.9	0.2%
	OSP-5	4.5	4.5	4.5	0.2%
	OSP-6	11.7	11.7	11.2	0.5%
	OSP-7	16.8	16.8	17.0	0.8%
	OSP-8	4.0	4.0	4.0	0.2%
OSP TOTAL	70.8	73.5	73.2	3.5%	
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	10.4%	
OPEN SPACE TOTAL	748.0	749.8	749.5	36.3%	
OPEN SPACE & PUBLIC LAND TOTAL	975.6	977.4	977.1	47.4%	

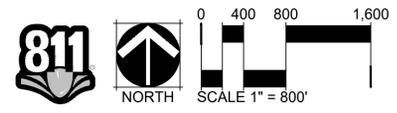
NOTE:
(1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.
(2) PL-2.03 WAS IMPACTED BY THE FINAL ALIGNMENT OF GAMBEL RIDGE BLVD AND WAS REMOVED WITH MINOR AMENDMENT #1. A FUTURE 0.9 ACRES OF PL-2 WILL BE IDENTIFIED AND DEDICATED WITH A FUTURE PLAT TO OFFSET THE DIFFERENCE.
(3) PRIVATE ACTIVE PARK SPACE (OSP) LOCATIONS AND CONFIGURATIONS FOR BOTH PLANNING AREAS D AND C-2 SHALL BE DETERMINED AT THE TIME OF SDP.
(4) PL-1.11 ACREAGE IS ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.



- ### NOTES
- TRAILS SHOWN ON THIS PLAN EXHIBIT REPRESENT CONCEPTUAL ALIGNMENTS THAT WILL BE FINALIZED DURING THE SITE DEVELOPMENT PLAN/PLAT/CDS PROCESS FOR EACH PHASE OF THE PROJECT. THESE ALIGNMENTS REPRESENT A CONNECTED PEDESTRIAN SYSTEM THAT INCLUDES BOTH TRAILS THROUGH OPEN SPACE AREAS AND TRAILS/SIDEWALKS ADJACENT TO ROADS AND STREETS. CONNECTIONS TO EACH PLANNING AREA WILL BE MADE TO FACILITATE ACCESS, AS APPROPRIATE. SOME TRAIL ALIGNMENTS MAY CHANGE SIGNIFICANTLY BASED ON TOPOGRAPHY/SLOPE/GRADING/DRAINAGE, EXISTING VEGETATION, CONSTRUCTABILITY, AND OTHER FACTORS CONSIDERED AT THE TIME THEY ARE DESIGNED/ENGINEERED.
 - TRAIL AND OPEN SPACE IMPROVEMENTS WILL BE CONSTRUCTED IN A PHASED MANNER IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND IN COORDINATION WITH PLATTING/CDS AND ASSOCIATED CONSTRUCTION TIMING OF IMPROVEMENTS WITHIN THOSE SUBDIVISION FILINGS. GENERALLY, AS PRIVATE DEVELOPMENT AREAS ARE PLANNED/ENGINEERED, REQUIRED IMPROVEMENTS ASSOCIATED WITH ADJACENT PL-1, PL-2 AND OSP (OPEN SPACE) AREAS THAT ARE BEING PLATTED WILL BE COORDINATED AND PLANNED/DESIGNED/ENGINEERED TO THE LEVEL REQUIRED BASED ON TOWN APPROVAL, PERMITTING OR CONSTRUCTION TIMING NEEDS.
 - ATTACHED AND DETACHED SIDEWALKS ARE NOT INCLUDED IN THE TRAIL SYSTEM. PRIVATE OPEN SPACE RECLASSIFICATION PERMITTED WITH TOWN APPROVAL. A LIMITED AMOUNT (MAXIMUM 20 ACRES) OF LAND DEPICTED AS PL-1 AND/OR PL-2 IN THIS PDP SHALL BE PERMITTED TO BE RECLASSIFIED AS PRIVATE OPEN SPACE (OSP). RECLASSIFICATION OF ANY FUTURE OSP TRACTS WILL BE COORDINATED WITH THE TOWN, AS APPROPRIATE, DURING THE SITE DEVELOPMENT PLAN / PLAT STAGE OF THE DEVELOPMENT REVIEW PROCESS AS MORE DETAIL IS KNOWN TO DETERMINE WHERE THESE SITES SHOULD BE LOCATED. ANY PORTION OF THE POTENTIAL 20 ACRES THAT ARE NOT RECLASSIFIED AND PLATTED AS OSP SHALL REMAIN AS PL-1 OR PL-2 AND SHALL BE PLATTED/DEDICATED TO THE TOWN. REPLACEMENT OF RECLASSIFIED ACREAGE IS NOT REQUIRED.
 - EXISTING VEGETATION TO BE RETAINED WILL BE DESIGNATED ON SITE DEVELOPMENT PLANS.

LEGEND

	PROPERTY BOUNDARY		PROPOSED PLD		5' NATURAL SURFACE TRAIL
	PLANNING AREA BOUNDARY		PROPOSED OPEN SPACE (PL-2 AND OSP)		10' HARD SURFACE TRAIL
	CHARACTER AREA BOUNDARY		HIGHPOINTS		TOWN OF CASTLE ROCK BOUNDARY
	PROPOSED ARTERIAL RIGHT OF WAY		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)		MAJOR DRAINAGEWAY
	FUTURE COLLECTOR RIGHT OF WAY		100 YEAR FLOODPLAIN (FEMA)		REGIONAL DETENTION POND (APPROXIMATE LOCATION)



DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 01/27/2026
PDP-AMEND-03 02/03/2026

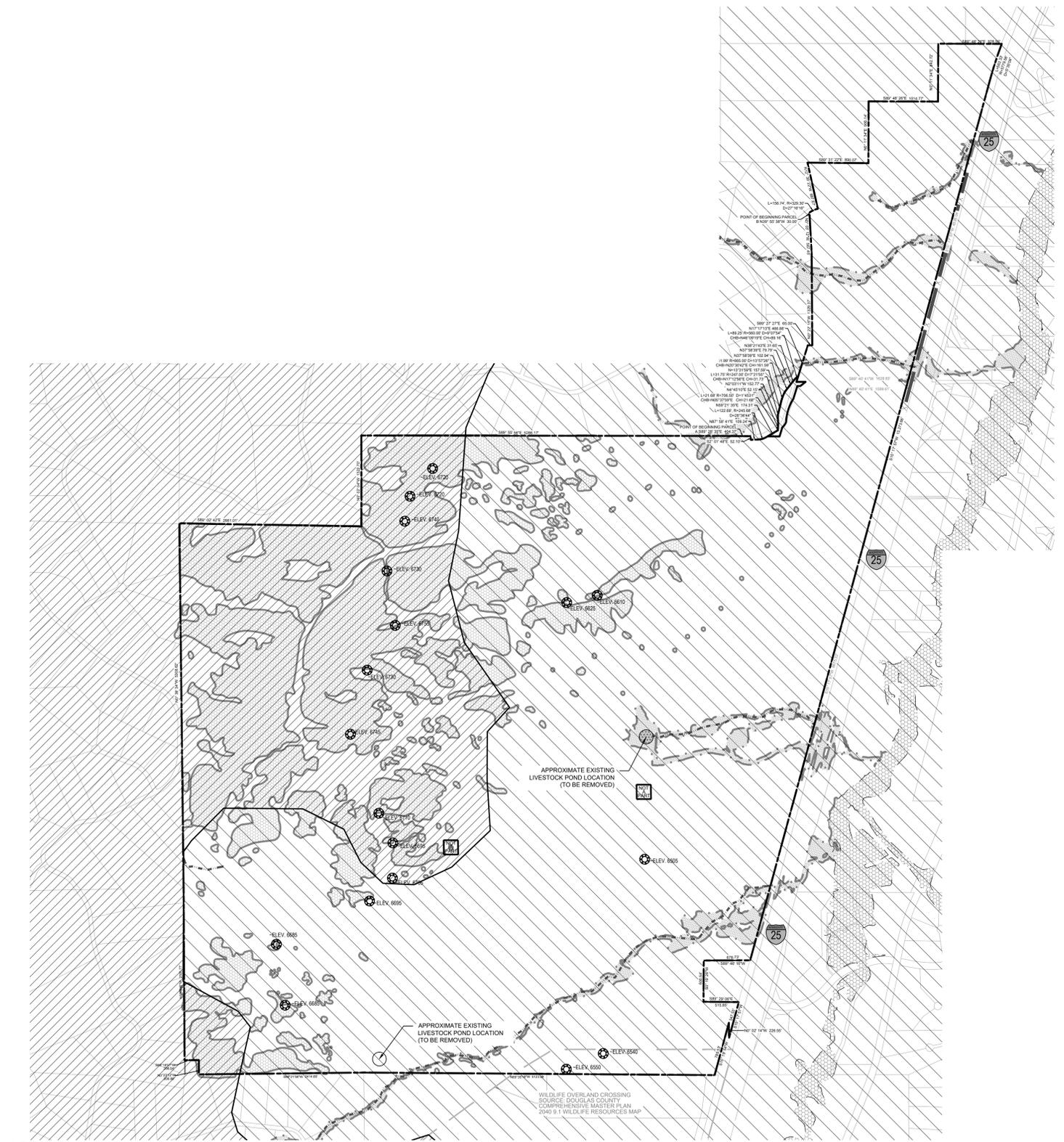
SHEET TITLE:
OPEN SPACE, PLD, & TRAILS PLAN

SHEET
12 OF 23

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY BOUNDARY		HIGH HABITAT *		MAJOR DRAINAGEWAY
	HISTORIC RAILROAD		LOW HABITAT *		100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
	EXISTING VEGETATION		ELEV. 6755 HIGHPOINTS		100 YEAR FLOODPLAIN (FEMA)

* NOTE: SOURCE DOCUMENT IS DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER WILDLIFE RESOURCES MAP PLAN

811 NORTH SCALE 1" = 800'

DATE:
 PDP-AMEND-01 12/27/2024
 PDP-AMEND-02 12/16/2025
 PDP-AMEND-03 01/27/2026
 PDP-AMEND-03 02/03/2026

SHEET TITLE:
 NATURAL FEATURES MAP

SHEET
 13 OF 23

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED AS PART OF THE PHASE(S) UNDERGOING DEVELOPMENT. IN ACCORDANCE WITH THE FOREGOING, ALL SUCH IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES MUST BE BUILT.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A SEPARATE TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE CHANGE OF MAJOR DRAINAGE ADJACENT TO THE INTERCHANGE WILL BE PART OF THE CVI PROJECT. PHASES BEING DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY MAY REQUIRE ADJACENT OR UPSTREAM DRAINAGE CHANNEL IMPROVEMENTS. THIS IS TO BE DETERMINED BY PHASE AND PER THE TOWN'S CRITERIA.
- EASTERN 1/2 OF DAWSON TRAILS BLVD SOUTH OF THE CVI INTERCHANGE TO BE CONSTRUCTED BY THE TOWN OF CASTLE ROCK TO THE SOUTHERN LIMIT OF THE PROJECT TOWN AS PART OF CVI INTERCHANGE PROJECT.
- DEVELOPER TO CONSTRUCT EASTERN 1/2 OF DAWSON TRAILS BLVD, AND GRADE THE FULL SECTION, FROM CVI INTERCHANGE TO PLUM CREEK PKWY WHEN TRAFFIC VOLUMES ON CRYSTAL VALLEY PARKWAY, WEST OF THE CVI INTERCHANGE REACH 25,000 VPD, PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- DEVELOPER TO CONSTRUCT WESTERN 1/2 OF DAWSON TRAILS BLVD NORTH OF CVI INTERCHANGE TO PLUM CREEK PARKWAY, WHEN TRAFFIC VOLUMES ON DAWSON TRAILS BLVD NORTH OF THE PROJECT BOUNDARY REACH 12,000 VEHICLES PER DAY PURSUANT AND SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
- THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGES.
- DEVELOPER SHALL CONSTRUCT THE WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD PER THE PHASING PLAN. IF PHASE(S) ARE NOT BUILT SEQUENTIALLY, THE FULL SECTION OF DAWSON TRAILS BLVD SHALL BE CONSTRUCTED TO THE LIMITS OF THE PHASE OR SUB-PHASE LEAVING NO PARTIAL ROADWAY SECTIONS BETWEEN THE DEVELOPED AREAS.
- THE FULL ROADWAY SECTION FOR DAWSON TRAILS BLVD, INCLUDING NUMBER OF LANES, TURN LANES, AND LENGTHS SHALL BE DETERMINED BY THE DETAILED TRAFFIC STUDIES FOR THE PROJECT.
- BASED ON INDIVIDUAL SITE CONFIGURATION OF THE PLANNING AREAS, A PORTION OF A PHASE, OR SUB-PHASE, MAY BE CONSTRUCTED AND DEVELOPED INDEPENDENT OF ALL THE PHASE REQUIREMENTS IF ADEQUATE ROADWAY, DOMESTIC WATER, AND SANITARY SEWER INFRASTRUCTURE ARE PROVIDED. REGIONAL PONDS WILL BE CONSTRUCTED PRIOR TO ANY UPSTREAM DEVELOPMENT THAT UTILIZES THE REGIONAL POND FOR WATER QUALITY AND/OR FULL SPECTRUM DETENTION.
- GRADE SEPARATED CROSSING SHALL BE PROVIDED AS SHOWN ON THE PHASING PLAN FOR REGIONAL SIGNIFICANT TRAIL CROSSINGS OF ARTERIAL AND MAJOR-COLLECTOR CLASS STREETS.
- ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED TO THE TOWN STANDARDS.
- THE GREEN/RED WATER ZONE BOUNDARY SHOWN IS APPROXIMATE AND SUBJECT TO ADJUSTMENTS DETERMINED BY FINAL ENGINEERING AND GRADING OF THE VARIOUS PLANNING AREAS.
- PL-1 & PL-2 AREAS DESIGNATED ON THE PD PLAN SHALL BE DEDICATED WITH EACH SITE DEVELOPMENT PLAN PLAT AS PHASED DEVELOPMENT OCCURS WITH THE EXCEPTION OF PL-1.07 AND A PORTION OF PL-1.10. AT THE TIME OF RECORDING OF THE DEVELOPMENT AGREEMENT, APPROXIMATELY 42.169 ACRES OF PL-1.07 AND APPROXIMATELY 74.5 ACRES OF PL-1.10 WILL BE DEDICATED. THE REMAINING APPROXIMATELY 1,535 ACRES OF PL-1.07 AND 34.8 ACRES OF PL-1.10 (ALONG THE NORTHERN BOUNDARY) WILL BE DEDICATED WITH FUTURE PHASES AS FINAL PLATTING, ENGINEERING AND GRADING DETAILS OF THE SOUTH DAWSON TRIBUTARY AND BOUNDARIES OF ADJACENT PLANNING AREAS ARE FINALIZED.
- TRAILS DEPICTED ON THE PD PLAN THAT ARE DESIGNATED FOR CONSTRUCTION BY THE DEVELOPER SHALL BE DESIGNED, ENGINEERED AND CONSTRUCTED WHEN INCLUDED WITHIN EACH SITE DEVELOPMENT PLAN PLAT AREA.

PHASE 1A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD SOUTH OF CVI TO THE END OF PHASE OR SUBPHASE
- SANITARY SEWER CONNECTION TO PLUM CREEK PKWY NORTH OF CVI WITH PROPOSED NEW SANITARY INTERCEPTOR
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- STORM WITHIN DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- WATER MAIN (BLUE ZONE) MINIMUM 2 POINTS OF CONNECTION TO TOWNS EXISTING SYSTEM
- WATER BOOSTER PUMP (TO RED ZONE)
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) TO ONSITE RED ZONE WATER TANK 19
- RED ZONE WATER TANK 19
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE INCLUDING REGIONAL POND A AND B
- A PORTION OF GAMBEL RIDGE TRIBUTARY CHANNEL WEST OF DAWSON TRAILS BLVD & NORTH OF CRYSTAL VALLEY PKWY.
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- CRYSTAL VALLEY PARKWAY/TERRITORIAL ROADWAY AND INTERCHANGE, INCLUDING A PORTION OF GAMBEL RIDGE TRIBUTARY, SHALL BE CONSTRUCTED BY OTHERS
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 1B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 1B IF NOT PREVIOUSLY IMPROVED
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SANITARY & STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE

PHASE 2B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2B IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 2C:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- NORTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 2C IF NOT PREVIOUSLY IMPROVED
- CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 3A:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD NORTH OF CVI WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBEL RIDGE TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3A IF NOT PREVIOUSLY IMPROVED

PHASE 3B:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 3B IF NOT PREVIOUSLY IMPROVED

PHASE 3C:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY CONSTRUCTED IN PHASE 3B
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- PUBLIC LAND IMPROVEMENTS IN PL-1.07 BY THE TOWN OF CASTLE ROCK
- GAMBEL RIDGE NORTH TRIBUTARY CHANNEL IMPROVEMENTS EAST OF DAWSON TRAILS BLVD

PHASE 4A:

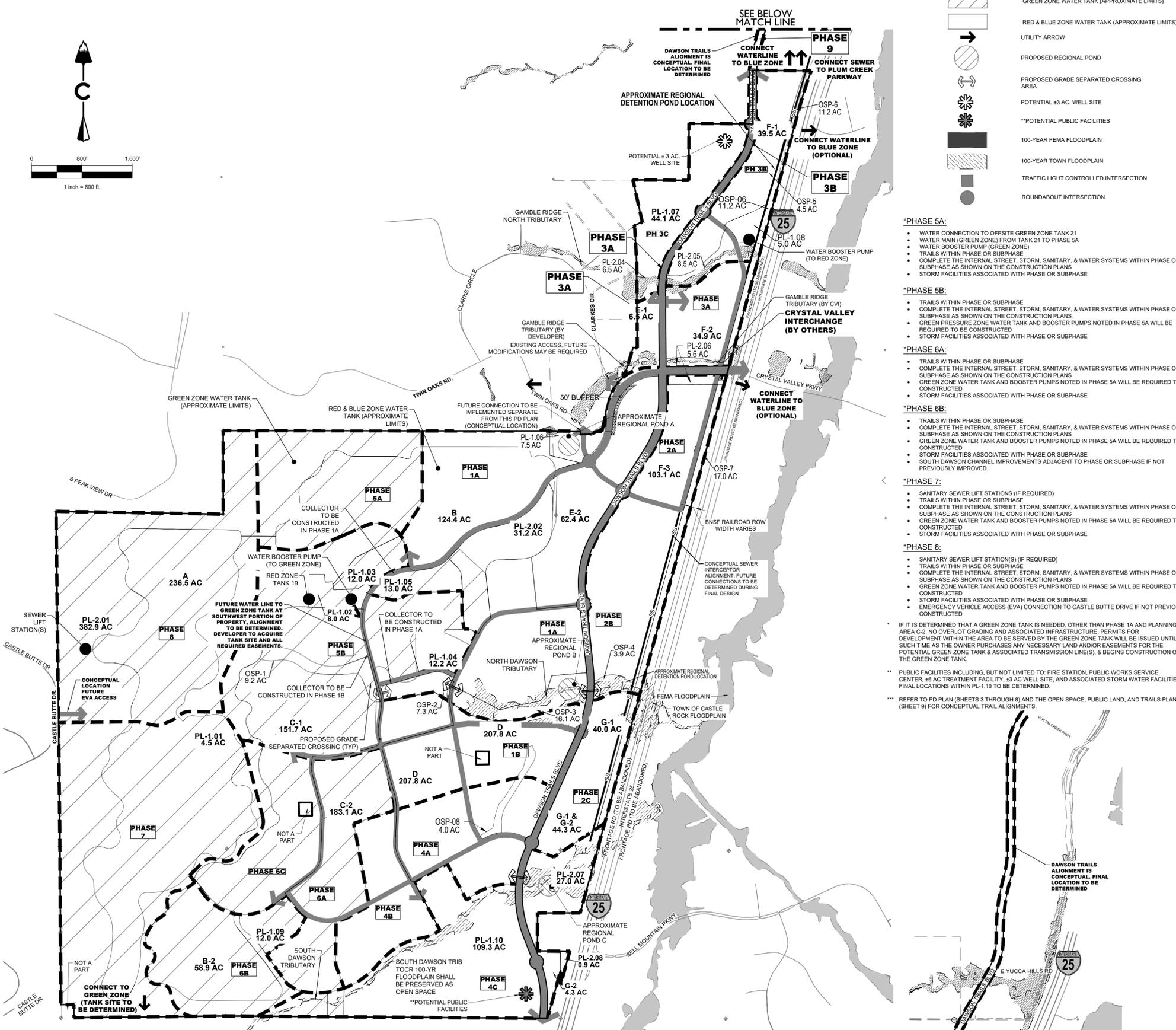
- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- SANITARY & STORM WITHIN DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- SANITARY SEWER INTERCEPTOR ALONG EASTERN PROPERTY LINE TO THE LIMITS REQUIRED TO SERVE PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) ALONG DAWSON TRAILS BLVD WITHIN PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4A IF NOT PREVIOUSLY IMPROVED

PHASE 4B:

- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS ADJACENT TO PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN LIMITS OF PHASE 4B & ASSOCIATED TRIBUTARIES IF NOT PREVIOUSLY IMPROVED

PHASE 4C:

- DEVELOPER TO CONSTRUCT WESTERN 1/2 (AND ANY OTHER NECESSARY ROADWAY IMPROVEMENTS) OF DAWSON TRAILS BLVD WITHIN THE PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED SUBJECT TO THE GENERAL NOTES
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- SOUTH DAWSON TRIBUTARY CHANNEL IMPROVEMENTS WITHIN PHASE OR SUBPHASE IF NOT PREVIOUSLY IMPROVED
- SOUTH DAWSON TRIBUTARY TOCR 100-YEAR FLOODPLAIN SHALL BE PRESERVED AS OPEN SPACE



LEGEND

- PLANNING AREA BOUNDARY
- PHASE BOUNDARY
- MAJOR DRAINAGEWAY
- SEWER INTERCEPTOR
- GREEN ZONE WATER TANK (APPROXIMATE LIMITS)
- RED & BLUE ZONE WATER TANK (APPROXIMATE LIMITS)
- UTILITY ARROW
- PROPOSED REGIONAL POND
- PROPOSED GRADE SEPARATED CROSSING AREA
- POTENTIAL 43 AC. WELL SITE
- **POTENTIAL PUBLIC FACILITIES
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR TOWN FLOODPLAIN
- TRAFFIC LIGHT CONTROLLED INTERSECTION
- ROUNDABOUT INTERSECTION

- *PHASE 5A:**
 - WATER CONNECTION TO OFFSITE GREEN ZONE TANK 21
 - WATER MAIN (GREEN ZONE) FROM TANK 21 TO PHASE 5A
 - WATER BOOSTER PUMP (GREEN ZONE)
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - *PHASE 5B:**
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - *PHASE 6A:**
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - *PHASE 6B:**
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - *PHASE 7:**
 - SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED
 - *PHASE 8:**
 - SANITARY SEWER LIFT STATION(S) (IF REQUIRED)
 - TRAILS WITHIN PHASE OR SUBPHASE
 - COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - GREEN ZONE WATER TANK AND BOOSTER PUMPS NOTED IN PHASE 5A WILL BE REQUIRED TO BE CONSTRUCTED
 - STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
 - EMERGENCY VEHICLE ACCESS (EVA) CONNECTION TO CASTLE BUTTE DRIVE IF NOT PREVIOUSLY CONSTRUCTED
- ** IF IT IS DETERMINED THAT A GREEN ZONE TANK IS NEEDED, OTHER THAN PHASE 1A AND PLANNING AREA C-2, NO OVERLOT GRADING AND ASSOCIATED INFRASTRUCTURE, PERMITS FOR DEVELOPMENT WITHIN THE AREA TO BE SERVED BY THE GREEN ZONE TANK WILL BE ISSUED UNTIL SUCH TIME AS THE OWNER PURCHASES ANY NECESSARY LAND AND/OR EASEMENTS FOR THE POTENTIAL GREEN ZONE TANK & ASSOCIATED TRANSMISSION LINE(S), & BEGINS CONSTRUCTION OF THE GREEN ZONE TANK.**
- ** PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO: FIRE STATION, PUBLIC WORKS SERVICE CENTER, 46 AC TREATMENT FACILITY, 43 AC WELL SITE, AND ASSOCIATED STORM WATER FACILITIES. FINAL LOCATIONS WITHIN PL-1.10 TO BE DETERMINED.**
- ** REFER TO PD PLAN (SHEETS 3 THROUGH 8) AND THE OPEN SPACE, PUBLIC LAND, AND TRAILS PLAN (SHEET 9) FOR CONCEPTUAL TRAIL ALIGNMENTS.**

CHECKED BY: MB, SW
DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

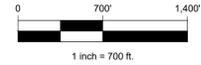
TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOT FOR CONSTRUCTION

DATE:
 PDP-AMEND-01 8/9/2024
 PDP-AMEND-02 7/11/2025
 PDP-AMEND-03 11/7/2025
 PDP-AMEND-03 2/3/2026

SHEET TITLE:
 GRADING &
 DRAINAGE PLAN

SHEET
 15 OF 23

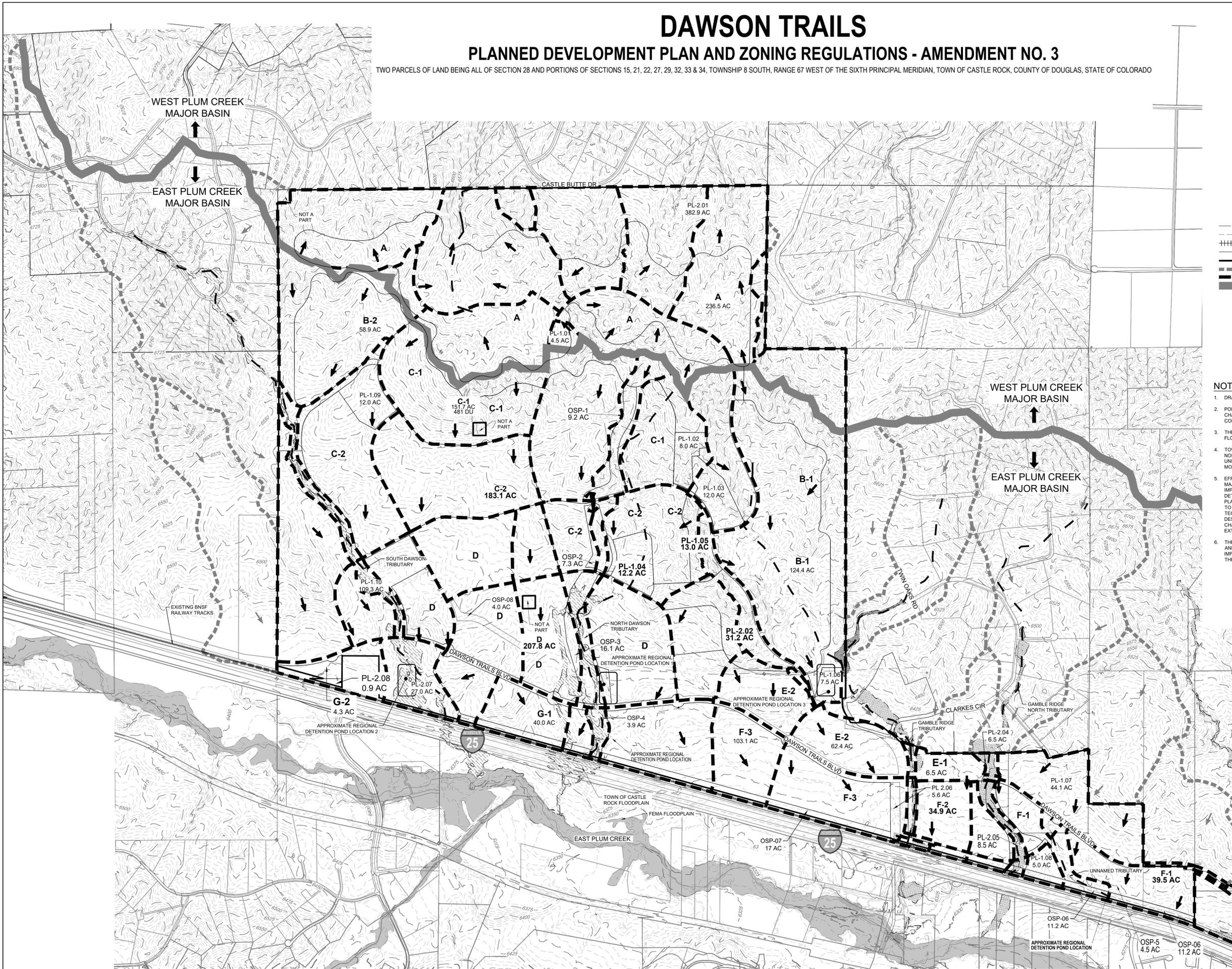


LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	BNSF RAILWAY TRACKS
	PLANNING AREA BOUNDARY
	MAJOR DRAINAGEWAY
	OFF-SITE DRAINAGE BASIN
	ON-SITE DRAINAGE BASIN
	MAJOR DRAINAGE BASIN DIVIDE
	OFF-SITE FLOW ARROW
	ON-SITE FLOW ARROW
	PROPOSED REGIONAL POND
	100-YEAR FEMA FLOODPLAIN
	100-YEAR TOWN FLOODPLAIN

NOTES:

- DRAINAGE BASINS AND POND LOCATIONS ARE APPROXIMATE.
- POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR FINAL SITE CONFIGURATIONS.
- THE SITE LIES WITH THE UNSHADED X PORTION OF THE FEMA 100-YEAR FLOODPLAIN.
- TOWN 100-YEAR FLOODPLAINS ASSOCIATED WITH THE SOUTH DAWSON, NORTH DAWSON, GAMBLE RIDGE, GAMBLE RIDGE NORTH, AND UNNAMED TRIBUTARIES WILL BE RE-EVALUATED BY A FLOODPLAIN MODIFICATION STUDY.
- EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON-SITE. IMPACTS WILL BE LIMITED TO IMPROVEMENTS IN THE AREAS OF DISCHARGES FROM THE PROPOSED DETENTION FACILITIES AND AS IDENTIFIED IN THE MASTER DRAINAGE PLANS FOR THE DRAINAGEWAYS. THE IMPROVEMENTS WILL CONFORM TO THE TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THESE IMPROVEMENTS WILL BE DESIGNED TO MITIGATE EROSION AND PRESERVE THE NATURAL CHARACTER AND HISTORICAL DRAINAGE PATTERNS TO THE GREATEST EXTENT FEASIBLE.
- THE INTERCHANGE AT TERRITORIAL ROAD, CRYSTAL VALLEY PARKWAY, AND I-25 (CVI) IS A TOWN, COUNTY AND STATE PROJECT. CHANNEL IMPROVEMENTS FOR THE GAMBLE RIDGE MAJOR DRAINAGEWAY THROUGH THE SITE WILL BE PART OF THE CVI PROJECT.



CHECKED BY: MB, SW
 DRAWN BY: DJ

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

THIS PROPERTY HAS VARYING DEGREES OF COVERAGE BY MULTIPLE VEGETATIVE TYPES, THUSLY FIRE MITIGATION SHALL BE APPROPRIATELY CONSIDERED AS DEVELOPMENT MOVES FORWARD. WILDFIRE MITIGATION IS THE IMPLEMENTATION OF VARIOUS MEASURES DESIGNED TO MINIMIZE THE DESTRUCTIVE EFFECTS FROM A WILDFIRE. 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)

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

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

1. CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED, OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 12 FEET ABOVE GROUND LEVEL.

3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NOTE 2 ABOVE.
4. REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. SPACE NEWLY PLANTED CONIFEROUS TREES (>20' TALL AT MATURITY) AT LEAST 20-30 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY. IF 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.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-12 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
7. TRIM OR MOW NATIVE GRASSES AND WILDFLOWERS MID-SUMMER AND IN THE FALL OR SPRING TO MAXIMUM HEIGHT OF 6 INCHES.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, BY CHIPPING, OR OTHER MECHANICAL TREATMENTS.

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

1. CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER SECTION B, NOTE 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. PROVIDE SEPARATION BETWEEN GAMBEL OAK CLUMPS TO BREAK UP HORIZONTAL CONTINUITY OF FUELS AND REDUCE CROWN FIRE POTENTIAL.
5. 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 MITIGATED CONDITION.
6. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
7. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA IF TREATED AND REDUCED TO A MAXIMUM DEPTH OF 6 INCHES. IF CHIPPED, MULCH DEPTH SHOULD NOT EXCEED 4 INCHES IN DEPTH.

D. STRUCTURAL WILDFIRE GUIDELINES

1. ALL ROOFS SHALL HAVE CLASS A FIRE RATING.
2. DECKING MATERIAL SHALL HAVE A CLASS B OR HIGHER FIRE RATING.
3. ANY FENCING CONNECTED TO STRUCTURES SHALL USE NON-COMBUSTIBLE MATERIALS WITHIN 5 FEET OF STRUCTURES OR DECKS.
4. ALL VENTS (FOUNDATION, SOFFIT, EAVE, ETC.) SHALL HAVE 1/8TH INCH OR SMALLER OPENING SIZES.
5. GUTTERS SHALL BE NON-COMBUSTIBLE OR HAVE CLASS A FIRE RATING.

E. MAINTENANCE OF FIRE MITIGATION

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

GENERAL NOTES:

1. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN SHALL BE COMPLETED AND SUBMITTED TO THE TOWN OF CASTLE ROCK WITH EACH SITE DEVELOPMENT PLAN, OR SITE DEVELOPMENT PLAN AMENDMENT.
2. MITIGATION REQUIREMENTS SHALL BE COMPLETED AS ESTABLISHED IN THE DEVELOPMENT AGREEMENT.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 1 | PURPOSE

The purpose of the Dawson Trails Planned Development Plan (PDP) and Zoning Regulations contained herein is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

SECTION 2 | GENERAL PROVISIONS

1. Adoption

The Zoning Regulation and the Dawson Trails Planned Development Plan have been adopted by the Town Council by Ordinance No. 2022-017, on the 6th day of September 2022 and have been incorporated therein; pursuant to Section 17.32 of Title 17 Zoning of the Town of Castle Rock Municipal Code, after appropriate public notice and hearings.

2. Applicability

The Dawson Trails Planned Development Plan and Zoning Regulations shall run with the land and bind owners of record and successors in interest to the property.

3. Maximum Level of Development

The total number of dwelling units or total commercial, industrial, or other non-residential square footage within the established planning areas are the maximum allowed for platting and development. The maximum number of dwelling units approved for development within the Dawson Trails Planned Development (PD) is 5,850. The maximum non-residential square footage approved for development in the Dawson Trails PD is 3,200,000.

4. Relationship to Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to, and be enforceable in this Dawson Trails PD. All references herein to the Town of Castle Rock Municipal Code (Code), specifically cited Code Chapters and Sections, and Town technical criteria (Criteria) shall mean in effect at the time of the approval of the Dawson Trails Planned Development Plan and Zoning Regulations, and as the Code and Criteria are amended. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Zoning Regulations, unless such conflicting provision is vested as an express development right under the applicable Development Agreement.

The standard zoning requirements of the Town zoning ordinance, including off-street parking, landscaping, site development, accessory, and temporary uses, use by special review and variance processes, unless expressly varied in these zoning regulations, shall apply to the Dawson Trails PD. The PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions thereto, which are of general application throughout the Town, unless such application would conflict with an express vested property right (see Chapter 17.08, CRMC).

5. Development Agreement

In addition to these regulations, certain provisions of the development of the Dawson Trails PD are controlled by an agreement between the Town of Castle Rock and the Property Owners. This agreement provides for the vesting of the property rights set forth in the Dawson Trails Planned Development Plan and establishes a Water Bank for Dawson Trails. This agreement, titled the Dawson Trails Development Agreement, between Dawson Trails I LLC and Dawson Trails II LLC, and the Town of Castle Rock (the "Development Agreement"), was adopted by the Town of Castle Rock on the 6th day of September 2022, by Resolution No. 2022-018. In the event of a conflict between the terms of these PD Zoning Regulations and the Development Agreement, the Development Agreement shall control.

SECTION 3 | GENERAL PROJECT DESCRIPTION

3.1 Overall Development Plan

The Dawson Trails PD consists of approximately 2,063.7 acres with zoning that allows a maximum of 5,850 residential dwelling units as well as provisions for a wide range of commercial, office, industrial uses. A maximum of 3.2 million square feet of non-residential uses are permitted in Dawson Trails PD. This development plan transitions from lower density residential planning areas located in the western portions of the PD to higher density mixed-use areas located in the eastern portions of the PD.

The location of the PD property is within a designated "gateway" to Castle Rock, being situated at the southern-most boundary of the Town, west of Interstate 25 (I-25). The general character of the Dawson Trails neighborhood is shaped by an interconnected network of open space, trails, and parks. Public land dedication will be used for local and regional public facilities which may include neighborhood and regional parks, schools, and other public facilities. Roads and planning areas are planned and located to minimize impacts to existing topography and mature vegetation with preservation of many topographic high points and other natural features being incorporated into the overall design.

This development plan provides approximately 534.5 acres of interconnected open space which accommodates wildlife movement and habitat and includes a diversity of topography and existing foliage. All development within Dawson Trails PD is subject to and must comply with the Migratory Bird Treaty Act. No federal or state protected species were found inhabiting the property.

3.2 Character Areas and Planning Areas

1. Intent

The Dawson Trails PDP is organized into three (3) Character Areas, according to similarities in land use and development characteristics of the Planning Areas. The West Character Area generally consists of low density single-family detached residential uses on the west and north sides of the 'ridge', as well as significant interconnected open space corridors and areas. The Central Character Area contains a wide range of residential housing types and includes opportunities for supporting neighborhood commercial uses, and key open space corridors and parks on the east side of the ridge while transitioning to the flatter terrain. The East Character Area has a general character of being a commerce, employment, and mixed-use areas with a broad range of land uses, including higher density residential uses.

2. West Character Area

The West Character Area (West) is comprised of single-family detached residences and neighborhood support amenities such as a clubhouse, community center, or other similar uses. This Character Area generally serves as the transition from the Central Character Area to the existing single-family detached residential lots located in Douglas County. The West consists of the lowest residential densities in Dawson Trails. This area also preserves large areas of key open space and natural corridors with mature vegetation, and establishes a significant natural transition buffer where adjacent County residential properties. Only single-family detached residential homes are permitted in the West. Commercial land uses are not permitted. The West Character Area is comprised of three (3) Planning Areas totaling a maximum of 1,183 dwelling units.

A. Planning Area A is the westernmost development area in the Dawson Trails PD, separated from the adjacent County residential properties by a large open space buffer area. The western edges of this Planning Area conform to the existing topography and preserve much of the physical characteristics and mature vegetation. Development in this Planning Area will consist of lower density single-family detached residential uses. A Transition Zone, with additional requisite development standards, exists where Planning Area boundaries are adjacent to existing Douglas County residential development, See Section 6.10).

B. Planning Areas B-1 and B-2 establish the northernmost and southeastern portions of the West Character Area. These Planning Areas are closest to the existing Twin Oaks single-family detached residential subdivision (north) and the existing Keene Ranch single-family detached residential subdivision (south). As with Planning Area A, development will be characterized by single-family detached residential. The edges of these Planning Areas are established in this PD Plan to be sensitive to existing topography and other physical characteristics of the property. Transition Zone development standards, as defined within the PD, apply to some edges of these Planning Areas (See Section 6.10).

3. Central Character Area

The Central Character Area (Central) acts as a transition area between the lower density West Character Area and the higher density/intensity East Character Area. This Character Area allows higher density residential uses, as well as non-residential uses, primarily in the eastern portion and away from the West Character Area and closer to the East Character Area and Dawson Trails Boulevard. Residential development in the Central Area includes a wide range of housing types such as single-family attached and detached as well as multi-family. This Character Area will include a well-connected series of neighborhood pods, potential neighborhood commercial, and both locally and regionally oriented land uses, parks, and other open space and amenities. The Central Character Area is comprised of three (3) Planning Areas totaling a maximum of 3,327 dwelling units and limited density transfers allowed.

A. Planning Area C-1 is primarily a residential land use area with some supporting neighborhood commercial and other low intensity non-residential uses permitted as a use by special review, anticipated to occur along collector roads and around intersections. Based on land use types permitted and associated development standards, the intensity of uses and density of residential development will generally decrease from east to west within the Planning Area.

B. Planning Area C-2 is similar to Planning Area C-1 but permits slightly higher residential densities. The southern portion of this Planning Area generally permits lower levels of density, due to the proximity of the Town/County boundary.

C. Planning Area D is an area that permits a wide range of residential uses, commercial and other non-residential uses. Both horizontal and vertically mixed land uses are appropriate and permitted. The most intense land uses and residential densities will likely occur along the major north-south arterial (Dawson Trails Boulevard) located along the eastern boundary of the Planning Area.

4. East Character Area

The East Character Area (East) is influenced by its proximity to and visibility from Interstate 25, the Crystal Valley Interchange, and Dawson Trails Boulevard. Accordingly, the type of development occurring here will tend to be higher density, mixed-use (both vertical and horizontal mixed-use) as well as a wide range of non-residential uses. Residential neighborhood and commercial site design in the East will strive to create pedestrian friendly connections and provide access via a variety of modes of transportation.

Residential development in the East is anticipated to include denser and more compact housing types such as condominiums, townhouses, apartments, and high density clustered single-family detached and attached units. A maximum of 1,340 dwelling units and limited transfer of units between planning areas is allowed.

Office buildings, retail stores, restaurants, service commercial, light industrial and other similar uses will provide employment, shopping, and local and regional destinations in this Character Area. Large format retailers, also known as "big-box" stores are appropriate in Planning Areas E-2, F-1, F-2, and F-3, along with other uses.

The East Character Area is comprised of seven (7) Planning Areas, and development standards included in this PD create a logical transition to the adjacent Central Character Area. Land uses allowed among the Planning Areas are similar, with the exception of Planning Areas G-1 and G-2, which both allow light and flex industrial uses and prohibits residential uses.

A. Planning Area E-1 is a mixed-use parcel, located north of the I-25/Crystal Valley Interchange and is adjacent to the Twin Oaks single-family detached residential subdivision located in Douglas County, to the west. The proximity to adjacent commercial or mixed-use Planning Areas allows for similar development opportunities, but at a lower intensity. Development standards, which establish appropriate buffer areas and lower profile buildings, serve to guide development and site planning of this Planning Area. The western boundary of his Planning Area is subject to an existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692 and labeled on the PDP. This agreement requires a 100-foot-wide buffer in this area.

B. Planning Area E-2 in the PDP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a Pedestrian Oriented Area and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented Areas beyond the one described in Planning Area E-2 may also be developed in other areas of Dawson Trails. The Pedestrian Oriented Area will include the following:

1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.

2. Uses include all non-residential and residential uses permitted in Planning Area E-2.

3. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.

4. Development patterns in a Pedestrian Oriented Area in this portion of Planning Area E-2 should prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular speeds. As a primary design principal for this gathering place/main street is to be pedestrian-oriented, the transportation network in these areas should also provide safe crossings for pedestrians and cyclists and may include mid-block crossings where necessary. Additional guidelines and standards can be found in the Dawson Trails Architectural Guidelines.

C. Planning Areas F-1, F-2 and F-3 are proximate to the Crystal Valley/I-25 interchange and provide the widest range of land uses within Dawson Trails. These Planning Areas are likely to contain more auto-oriented and destination type land uses while providing safe connections for cyclists and pedestrians.

D. Planning Areas G-1 and G-2 provide for a similar range of land uses as in the other portions of the East Character Area but do not permit residential land uses.

SECTION 4 | DEFINITIONS

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), as amended, the following definitions of terms shall apply to this PD.

Accessory Structure means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

Adult Day Care Facility means a facility that provides services under an adult day-care program on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

Attached or Detached Private Garages means an accessory building or portion of a dwelling which is fully enclosed and used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy. This definition shall not include a carport or other open shelter.

Driveway Easements means an easement placed upon a common or shared driveway, benefiting the two or more property owners which utilize such drive for access.

Funeral Home means (a) an establishment that holds, cares for, or prepares human remains prior to final disposition, including a crematory or embalming room; (b) an establishment that holds itself out to the general public as providing funeral goods and services; (c) an establishment that provides funeral or memorial services to the public for compensation.

Industrial, Flex means industrial buildings which allow for a wide range of office and warehouse uses. Flex buildings usually contain a larger percentage of office space than a typical distribution warehouse building and can be easily adapted to fit the spatial needs of the tenant.

Large Animal Clinic and Hospital means a clinic and/or hospital that provides medical care for large animals, including but not limited to equine, ruminant, and other livestock. This may include services such as herd checks, administering medicines, checkups, and surgeries.

Master Developer means the Master Developer for Dawson Trails PDP and/or its assigns of all or certain phases of the project that will be the entity responsible for providing the spine infrastructure, including roads, sewer, and water for the project. The Master Developer shall form or amend the Service Plan for any required quasi-governmental metropolitan district, the property owner's association, and design review committees.

Non-Residential means development containing commercial, retail, industrial, and institutional uses. Residential and residential amenities such as pools, clubhouses, public schools (K-12) and public facilities are not considered to be non-residential uses.

Office, Flex means buildings that are designed and marketed as suitable for offices but with space available that is able to accommodate bulk storage, showroom, manufacturing, assembly, retail or similar operations. Generally, flex space has storefront type windows in the office area of the space.

Residential Uses and Product Types:

Clustered Dwelling means single family, attached or detached, or multi-family dwelling units which are grouped tightly together on one lot as a means to preserve nearby open space that would otherwise be distributed amongst privately owned lots.

Condominium means a type of multi-family Dwelling. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.

Dwelling or Dwelling Unit means any building or portion thereof which is used as the private residence or sleeping place of one of more human beings, but not including hotels, motels, tourist courts, clubs, hospitals, or similar uses.

Green Court means a group of single family, attached or detached, dwelling units which are accessed on the rear by either a private drive or an alley. Green Court dwellings may either be on individual lots or a commonly owned lot. Typically included is a common, shared, open space area which dwellings front upon, and which is maintained by either a private homeowner's association or other similar entity.

Motor Court means a group of single family, attached or detached, dwelling units which are accessed by a common, shared driveway.

Multifamily means buildings which contain apartments or condominiums, which contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances, and are separated by interior walls and/or floors. Multifamily does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached or detached dwellings, or hotels and motels, adult day care, memory care, or other similar institutional uses which provide support staff.

Patio Dwelling Unit means a dwelling that shares at least one wall with another home. Frequently built on small lots with patios in place of a traditional back yard.

Single Family, Attached or Detached means a building designed exclusively for occupancy by one family and includes (but is not limited to) townhomes, green courts, motor courts and other similar residential configurations. Apartments and condominiums are considered Multifamily.

Townhome means a type of Single Family Attached dwelling in which each single dwelling goes from ground to roof and is separated from other Townhome dwelling units by a common wall while having individual outside access. Townhome dwelling units may have no side, front or rear yards and buildings may include two, three, four, or more dwellings.

Zero Lot Line means an alternative type of Single Family Detached dwelling unit which is situated on a lot so that one or more sides rest directly on the boundary line of the lot.

Short Term Rentals means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or compensation for a period of less than thirty (30) consecutive days.

Storage, Indoor (Allowed in Planning Areas F-1, F-2, F-3, G-1, G-2 only) means the keeping in an enclosed area of any components, products, material, merchandise, equipment, vehicles, RVs, boats, and trailers.

Storage, Outdoor (Allowed in Planning Areas F-1, F-2, F-3, G-1, G-2 only) means the keeping in an unenclosed area of any components, products, material, merchandise, equipment, vehicles, RVs, boats, and trailers. Fleet/company vehicles, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage.

Transition Zone is the 150' wide area identified on the PD Plan in Planning Areas A, B-1, and B-2 that is generally located towards the PDP property boundary and indicated with the cross-hatched pattern in those Planning Areas. The Transition Zone is established with this PDP to provide standards to control a range of land use development standards within this specific portion of the Planning Area, including minimum lot size, lighting, building colors, landscaping improvements, and fencing.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 5 | OVERALL PROJECT STANDARDS

5.1 Planning Area Boundaries

The conceptual boundaries of all Planning Areas are shown on the Dawson Trails PD Plan. Where a Planning Area abuts a public street or drive, the Planning Area boundary shall be to the public right-of-way. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the Site Development Plan / Plat stage of the development review process.

5.2 Amendments to the PD Plan and PD Zoning Regulations

- The maximum number of dwelling units approved for development in Dawson Trails is 5,850, including a maximum number of 2,400 Multifamily dwelling units. The maximum amount of non-residential use square footage is 3,200,000 square feet, subject to subsection 3 below.
- Residential
 - Dwelling units are subject to maximum transfers in each Planning Area as noted below in Table 5.2.1. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.

Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In	
West	A	20%	0	
	B-1	20%	0	
	B-2	20%	0	
Central	C-1	20%	15%	
	C-2	20%	20%	
	D	20%	20%	
	E-1	No Residential Allowed	No Residential Allowed	
East	E-2	20%	20%	
	F-1	20%	20%	
	F-2	20%	20%	
	F-3	20%	20%	
	G-1	No Residential Allowed	No Residential Allowed	
	G-2	No Residential Allowed	No Residential Allowed	

- The actual number of dwelling units approved will be determined and calculated at the Site Development Plan / Plat stage of the development review process. A Project Tracking Sheet will be used to document the series of plats at Dawson Trails over the life cycle of the project.
 - The maximum number of allowed multifamily dwelling units is capped at 2,400, however, this may be increased by up to 15% as an Administrative Amendment to this PD. In any case, the maximum number of dwelling units approved in this PD shall not exceed 5,850.
- Non-residential
 - The maximum 3,200,000 square feet of non-residential use may be increased by up to 15% as an Administrative Amendment to this PD.
 - All non-residential uses in the West, Central, and East Character Areas that are residential use-supporting in nature, including but not limited to various types of amenities, clubhouses, and similar uses, shall not be counted towards the maximum allocation of non-residential use 3,200,000 square feet.
 - Assisted living facilities, adult day care, memory care, nursing homes, and continuum of care uses and other institutional use types that provide staffed support services do not count towards the 5,850 maximum allowed dwelling units in this PD.

5.3 Non-Residential Use Acreage Minimums

- Minimum acreages of non-residential uses are required and shall be located in F-1, F-2, F-3, G-1, and G-2 as follows:
 - Planning Areas F-1 and F-2: 20-acres
 - Planning Area F-3: 47.6 acres
 - Planning Area G-1: 40 acres
 - Planning Area G-2: 4.3 acres

5.4 Storage Use Acreage Maximums

- A total cumulative maximum of 30 acres of storage uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.
 - Outdoor storage shall not exceed 15 acres.
 - Indoor and outdoor storage may both be included on the same site.

5.5 Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing Use Acreage Maximums

- A total cumulative maximum of 20 acres of Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing uses are permitted within Planning Areas F-1, F-2, F-3, G-1, and G-2.

5.6 Road Alignments

The PDP depicts conceptual locations of roadways. Recognizing that the final road alignments are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the PDP itself. More significant road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PDP Amendment procedure as provided in the Town of Castle Rock Municipal Code.

5.7 Trails and Trail Alignments

The PDP depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected, and can be accomplished by the applicant/developer through Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Plan itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks. Refer to the Dawson Trails PD Plan.

5.8 Open Space

Open space may be public or private. Public open space, PL-1, or PL-2 will be dedicated to the Town. Private open space, OSP, will be owned by a private entity, a metropolitan district or homeowners' association. An additional approximate 215 acres to be designated as either public or private open space will be determined at time of SPD / Plat.

5.9 Residential Parking

- Shared parking is allowed per Chapter 17.54 of the Municipal Code.
- Reduced parking standards may be requested per Chapter 17.54 of the Municipal Code.
- Table 5.8.1, below, identifies parking standards within the Dawson Trails PD. Parking shall follow the table below unless the applicant designates that the Town Code requirements are to be used in lieu thereof at the time of SDP.

Character Area	Planning Area	Percentage Transfer Out	Percentage Transfer In
Single-Family Detached Dwelling		2 Spaces per Dwelling Unit	
		1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking	
Single-Family Attached Dwelling		2 Spaces per Dwelling Unit	
		1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking	
Multiple SFA & SFD on One Lot		2 Spaces per Dwelling Unit	
		1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +15% of total required spaces for visitor parking	
Clustered Single-Family Residential Dwelling		2 Spaces per Unit	
		1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking	
Multi-Family Residential Dwelling (Multifamily and dwellings in multiple buildings on a single lot)		2 Spaces per Dwelling Unit	
		1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +20% of total required spaces for visitor parking	

Notes:
 1. Off-street parking includes garage spaces (including tandem configurations), surface parking, other covered spaces, uncovered spaces, spaces accessed from private drives, and driveways.
 2. On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E-2, in conjunction with review of a SDP in Section 3.4.B. of this PD.

5.10 Residential / Non-Residential Use Adjacency Standards

- Planning Area E-1 shall have a minimum 100-foot open space buffer, measured from the western Dawson Trails property boundary. No structures which require a building permit are permitted within this open space buffer, except for the improvements listed below, as long as effective screening is not compromised.
 - Utility easements and related facilities therein
 - Drainage facilities
 - Retaining walls that are not visible from the adjacent Douglas County residential properties
 - Required setbacks
- The northern portion of Planning Area E-2, adjacent to the proposed Major Collector, shall have a minimum 50-foot open space buffer, measured from the east boundary of the Right-of-Way for the Major Collector. No structures which require a building permit are permitted within this open space buffer, except for the improvements listed below, as long as effective screening is not compromised.
 - Utility easements and related facilities therein
 - Drainage facilities
 - Retaining walls that are not visible from the adjacent Douglas County residential properties
 - Required setbacks
- The buffers noted 1. and 2. above are inclusive of the buffer described in the existing buffer agreement, which is filed with the Douglas County Clerk and Recorder, Reception Number 8625692.
- The Interface requirements of Chapters 17.50 and 17.51 of the Town of Castle Rock Municipal Code shall apply in the Dawson Trails PD only to development adjacent to the buffers described in 1 and 2 above, except that no additional prescriptive buffer is required.

5.11 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual and the Dawson Trails Water Efficiency Plan, as amended.

5.12 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat

and Construction Documents - Grading Plan, as applicable, without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

5.13 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on PL-1, PL-2, or other Town owned property without written approval from the Town of Castle Rock.

5.14 Compliance with Skyline/Ridgeline Protection District

All areas within the Skyline/Ridgeline protection area as shown on the Dawson Trails PD Plan shall be subject to Chapter 17.48 of the Castle Rock Municipal Code, as amended.

5.15 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into each Site Development Plan. An overall Wildfire Vegetation Mitigation Plan is included in the PDP and will be further defined at each stage of development as associated with future Site Development Plans when the appropriate amount of planning and engineering information and detail are known.

5.16 Planning and Design

- Design and construction of lots, structures, roadways, and other improvements shall be sensitive to the existing topography and mature vegetation. The proposed improvements shall achieve a blended landscape (existing conditions combined with engineered conditions) that is congruent with the intended character of the Character Area and/or Planning Area improvements being implemented, as determined feasible.
- Structures in sloping areas shall be designed to generally conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation, as determined feasible.
- Grading shall be shaped to complement the natural landforms, as determined feasible.
- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance, while recognizing grading impacts will require changes to existing slopes and removal of existing vegetation in many areas where development improvements are to be located. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 6 | PERMITTED USES AND DEVELOPMENT STANDARDS

As outlined above in the Character Area descriptions, each Character Area is further organized by Planning Areas. While the Character Areas provide a general guide for similar types of development, each Planning Area provides allowed land uses and dimensional standards.

Refer to Section 6.11 Supplemental Development Standards. Supplemental Development Standard #16 (A through E) includes standards applicable in all Planning Areas. Sections 6.1 through 6.10 establish permitted uses and development standards unique to specific Planning Areas.

6.1 Planning Area A

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached Private Garage
 - Non-Residential
 - Home Occupations
 - Open Space, Public or Private
 - Private recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to: swimming pools, sport courts, and jogging, equestrian riding, hiking and biking trails
 - Public Parks, playgrounds, and other recreational areas
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities
 - Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be a minimum 7,700 square feet. (See Section 6.10 for additional standards).
 - Minimum Lot Size: None

C. Primary Structure

*Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.

- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback, Interior Lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

D. Accessory Structure

*Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.

- Setbacks (3, 4, 9, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Setback, Alley (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

6.2 Planning Areas B-1 and B-2

- Permitted Uses
 - Residential
 - Single Family Detached
 - Detached private garages
 - Non-Residential
 - Open space, public or private
 - Private Recreational and Park uses, clubhouse, country clubs, recreational facilities, including but not limited to: Swimming Pools, Sport Courts, and jogging, equestrian riding, hiking and biking trails.
 - Public Parks, playgrounds, and other recreational areas.
 - Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 - Water infrastructure including but not limited to: detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
- Uses By Special Review
 - Solar collectors which are not part of the primary structure
 - Public Facilities
- Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - Transition Zone Minimum Lot Size: Residential lots located within the designated Transition Zone, as identified on the PD Plan, shall be 6,600 square feet. (See Section 6.10 for additional standards).

B. Primary Structure

*Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.

- Minimum Lot Size: None
- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 15'
 - Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - Minimum Rear Setback (6): 20'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback, interior lot (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

C. Accessory Structure

*Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.

- Setbacks (3, 4, 13, 14)
 - Minimum Front Setback (1, 5, 8): 20'
 - Minimum Rear Setback (6): 5'
 - Minimum Rear Alley Setback (6, 7): 2'
 - Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
- Minimum Building Separation (3): 10'
- Maximum Building Height (2): 35'

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.3 Planning Areas C-1 and C-2

1. Permitted Uses
 - A. Residential
 1. Single Family Attached or Detached
 2. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling units
 3. Detached private garages
 - B. Non-Residential
 1. Assisted Living, Memory Care, or other similar institutional uses
 2. Nursing Home
 3. Adult Day Care
 4. Day Care Center Facility
 5. Day Care, In Home
 6. Open Space, Public or Private
 7. Public Parks, Playgrounds, and other non-commercial recreational areas
 8. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking trails
 9. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 10. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.
2. Uses By Special Review
 - A. Non-Residential
 1. Offices
 2. Gyms / Health Clubs
 3. Clinics
 4. Restaurants, without Drive-Through
 5. Private Clubs
 6. Retail
 7. Personal Services
 8. Commercial Services
 9. Public Facilities
 10. Studio Classes
 11. Places of Worship
 12. Recreation, Outdoor
 13. Solar Collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (2):
 - A. Planning Area C-1: 45'
 - B. Planning Area C-2: 50'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

- A. Primary Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

 1. Minimum Lot Size: None
 2. Setbacks (3, 4, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 15'
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - c. Minimum Rear Setback (6): 10'
 - d. Minimum Rear Alley Setback (6, 7): 2'
 - e. Minimum Side Setback, interior lot (6, 7, 12): 5'
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8): 10'
 3. Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

1. Setbacks (3, 4, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 20'
 - b. Minimum Rear Setback (6): 5'
 - c. Minimum Rear Alley Setback (6, 7): 2'
 - d. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
2. Minimum Building Separation (3): 10'

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.4 Planning Area D

1. Permitted Uses
 - A. Residential
 1. Single Family Detached
 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
 3. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)

4. Multifamily
5. Clustered Single Family Dwelling Units
6. Condominium
7. Green Court
8. Motor Court
9. Patio Dwelling
10. Townhome
11. Zero Lot Line Dwelling
12. Clustered Single Family Dwelling Units on a single lot as a product for lease
13. Detached private garages

B. Non-Residential

1. Alcoholic Beverage Sales
2. Adult Day Care Facility
3. Assisted Living / Memory Care
4. ATM / Kiosk / Financial Institution
5. Automobile Service / Fuel Station / Wash / Rental
6. Bed and Breakfast
7. Clinic
8. College / University / Vo-tech
9. Day Care Center Facility
10. Drive-Through Facility
11. Educational Facility
12. Funeral Home
13. Gym / Health Club
14. Hospital / Urgent Care
15. Hotel / Motel
16. Nursing Home
17. Office (including Flex Office)
18. Parking Facility (stand-alone lot / structure)
19. Place of Worship
20. Private Club
21. Public Facilities
22. Recreation, Indoor or Outdoor
23. Retail
24. Restaurant
25. Studio Classes
26. Utilities, Public
27. Veterinary Clinic
28. Open Space, Public or Private
29. Public Parks, Playgrounds, and other non-commercial recreational areas
30. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails.
31. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
32. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
- B. Kennel / Doggy Daycare

3. Maximum Building Height for All Uses (2): 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- A. Primary Structure
 1. Minimum Lot Size: None
 2. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 15'
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - c. Minimum Rear Setback (6): 20'
 - d. Minimum Rear Alley Setback (6, 7): 2'
 - e. Minimum Side Setback, interior lot (6, 7, 12): 5'
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 3. Minimum Building Separation (3): 10'

B. Accessory Structure

1. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 20'
 - b. Minimum Rear Setback (6): 5'
 - c. Minimum Rear Alley Setback (6, 7): 2'
 - d. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
2. Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.5 Planning Areas E-1 and E-2

1. Permitted Uses
 - A. Residential
 1. Single Family Detached (E-2 only)
 2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
 3. Mixed-Use (horizontal or vertical) (E-2 only)
 4. Multifamily (E-2 only)
 5. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
 6. Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
 7. Detached private garages (E-2 only)

B. Non-Residential

1. Alcoholic Beverage Sales
2. Assisted Living, Memory Care, or other similar institutional uses
3. ATM / Kiosk / Financial Institution
4. Automobile Service / Fuel Station / Wash / Rental
5. Bed and Breakfast
6. Clinic
7. Day Care Center Facility
8. Drive Through Facility
9. Gym / Health Club
10. Hospital / Urgent Care
11. Nursing Home
12. Office (including Flex Office)
13. Place of Worship
14. Private Club
15. Public Facilities
16. Retail
17. Restaurant
18. Services, Commercial
19. Services, Personal
20. Services, Repair
21. Veterinary Clinic (to include 24/7 emergency care)
22. Open Space, Public or Private
23. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails.
24. Public Parks, Playgrounds, and other non-commercial recreational areas
25. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
26. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
- B. Public Facilities

3. Maximum Building Height for all uses (2):

- A. Planning Area E-1: 50'
- B. Planning Area E-2: 60'

4. Residential Setbacks (unless otherwise approved by the Town at the time of SDP or Plat)

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

- A. Primary Structure
 1. Minimum Lot Size: None
 2. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 15'
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8): 20'
 - c. Minimum Rear Setback (6): 10'
 - d. Minimum Rear Alley Setback (6, 7): 2'
 - e. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 3. Minimum Building Separation (3): 10'

B. Accessory Structure

**Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11.*

1. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (6): 20'
 - b. Minimum Rear Setback (6, 7): 5'
 - c. Minimum Rear Alley Setback (6, 7, 8): 2'
 - d. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
2. Minimum Building Separation (3): 10'

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

6.6 Planning Areas F-1, F-2 and F-3

1. Permitted Uses
 - A. Residential
 1. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, or other similar Multi-Unit Configurations)
 2. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)
 3. Mixed-Use (horizontal or vertical)
 4. Detached Private Garages
 - B. Non-Residential
 1. Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
 2. Alcoholic Beverage Sales
 3. ATM / Kiosk / Financial Institution
 4. Auto Body and Vehicle / RV / Boat Equipment and Repair
 5. Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 6. Automobile Service / Fuel Station / Wash / Rental
 7. Bed and Breakfast
 8. Clinic
 9. College / University / Vo-Tech
 10. Commercial Amusement, Indoor and Outdoor
 11. Data Center (F-1 and F-3 Only)
 12. Day Care Center Facility
 13. Drive-Through Facility
 14. Educational Facility
 15. Funeral Home
 16. Gym / Health Club
 17. Hospital / Urgent Care
 18. Hotel / Motel
 19. Industrial, Flex
 20. Kennel / Doggy Daycare
 21. Large Animal Clinic and Hospital
 22. Medical Lab
 23. Multi-Modal Transit Facility
 24. Nursery / Greenhouse (Wholesale or Retail)
 25. Nursing Home
 26. Office (including Flex Office)
 27. Parking Facility (stand-alone lot / structure)
 28. Place of Worship
 29. Private Club
 30. Public Facilities
 31. Recreation, Indoor or Outdoor
 32. Retail
 33. Restaurant
 34. Services, Commercial
 35. Services, Personal
 36. Services, Repair
 37. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 38. Studio Classes
 39. Utilities, Public
 40. Veterinary Clinic
 41. Open Space, Public or Private
 42. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 43. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review
 - A. Solar collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (2, 11): 75'

4. Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'

5. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

- A. Primary Structure
 1. Minimum Lot Size: None
 2. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 0"
 - b. Minimum Front Setback to Garage Door Face (1, 5, 8): 20"
 - c. Minimum Rear Setback (6): 0"
 - d. Minimum Rear Alley Setback (6, 7): 2'
 - e. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - f. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 3. Minimum Building Separation (3): 10'

**Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*

B. Accessory Structure

1. Setbacks (3, 4, 10, 13, 14)
 - a. Minimum Front Setback (1, 5, 8): 20"
 - b. Minimum Rear Setback (6): 5'
 - c. Minimum Rear Alley Setback (6, 7): 2'
 - d. Minimum Side Setback (interior lot) (6, 7, 12): 5'
 - e. Minimum Side Street Setback (1, 5, 6, 7, 8): 15'
 2. Minimum Building Separation (3): 10'
- *Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 6.11.*
6. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.7 Planning Areas G-1 and G-2

1. Permitted Uses
 - A. Residential: No residential uses allowed.
 - B. Non-Residential
 1. Adult Day Care Assisted Living, Memory Care, or other similar institutional uses
 2. Alcoholic Beverage Sales
 3. Auto Body and Vehicle / RV / Boat Equipment and Repair
 4. Automobile / Vehicle / RV / Boat / Motorcycle / All-Terrain Vehicle / Equipment Sales and Leasing (Subject to Section 5.5 of this PD)
 5. Automobile Service / Fuel Station / Wash / Rental
 6. Bed and Breakfast
 7. Clinic
 8. College / University / Vo-Tech
 9. Commercial Amusement, Indoor and Outdoor
 10. Data Center
 11. Day Care Center Facility
 12. Drive-Through Facility
 13. Educational Facility
 14. Funeral Home
 15. Gym / Health Club
 16. Hospital / Urgent Care
 17. Hotel / Motel
 18. Industrial, Flex / Light Industrial
 19. Kennel / Doggy Daycare
 20. Large Animal Clinic and Hospital
 21. Multi-Modal Transit Facility
 22. Nursery / Greenhouse (Wholesale or Retail)
 23. Nursing Home
 24. Office (including Flex Office)
 25. Parking Facility (stand-alone or structure)
 26. Place of Worship
 27. Private Club
 28. Public Facilities
 29. Recreation, Indoor and Outdoor
 30. Retail
 31. Restaurant
 32. Services, Commercial
 33. Services, Personal
 34. Services, Repair
 35. Shooting Range, Indoor
 36. Storage, Indoor or Outdoor (Subject to Section 5.4 of this PD)
 37. Studio Classes
 38. Utilities, Public
 39. Veterinary Clinic
 40. Warehousing and Distribution
 41. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
 42. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
3. Maximum Building Height for All Uses (2, 11): 75'
4. Maximum Building Height for hospitality, medical, office, multi-family residential, and vertical mixed-use buildings Uses (2, 11): 90'
5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6.8 Accessory Uses

1. In all Planning Areas:
 - A. Permitted Uses
 1. Commonly associated Accessory Uses, incidental to the Primary Use or Building, includes but not limited to decks, patios, porches, storage sheds, private greenhouses, radio or TV antenna, TV satellite dishes, solar panels mounted on a primary structure, sport courts, private swimming pools and associated structures and private non-commercial facilities or structures for the keeping of household pets.

- B. Accessory Uses are subject to Chapter 17.52.210 of the Castle Rock Municipal Code.

6.9 Temporary Uses

1. In all Planning Areas:
 - A. Permitted Uses
 1. A temporary sales and marketing center including but not limited to trailers, temporary buildings, model homes, or other similar structures which may typically be used as a sales and marketing center.
 2. A temporary construction office including but not limited to trailers, temporary buildings, or other similar structures which may typically be used as an office.
 - B. Temporary uses are subject to Chapter 17.16.020 of the Castle Rock Municipal Code.

6.10 Transition Zone Development Standards

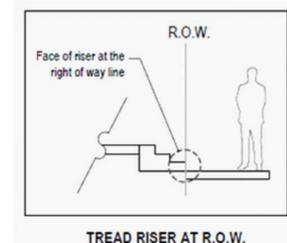
1. Transition Zone Development Standards apply to areas within Planning Areas A, B-1, and B-2, as indicated on the PD Plan.
2. Minimum Residential Lot Sizes Apply within Transition Zones as follows:
 - A. Planning Area A: 7,700 square feet
 - B. Planning Area B-1: 6,600 square feet
 - C. Planning Area B-2: 6,600 square feet
3. Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) generally repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
4. Floodlighting: Floodlights shall not be used to light all or any portion of any primary or accessory structure facade. All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this standard, a full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that no part of the light bulb or light source is visible beyond the Dawson Trails property boundaries, to the greatest extent feasible.
5. Exterior Lighting: No exterior lights of any sort may be erected, placed, installed, or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Dawson Trails property boundaries. This applies to all direct lighting including, but not limited to entry lights, garage lights, and driveway illumination. Low profile landscape lighting should, to the greatest extent feasible, be installed to minimize visibility from off the Dawson Trails property.
6. Vegetation: Each property shall include at least one (1) tree of a species with a height, when mature, of at least thirty-five feet (35') for each two thousand five hundred (2,500) square feet of lot or parcel area; provided, however, that this requirement shall not require any single-family residential lot to contain more than four (4) trees. Trees required under this section shall be located in the portion of the lot which will provide enhanced screening from the open space areas or properties adjacent to the Dawson Trails PDP property boundary. However, these plantings are not intended to completely screen all portions of all structures. All trees installed to meet the requirements of this subsection shall be of coniferous species and included in the Town of Castle Rock Plant List, shall be a minimum of eight (8) feet tall when planted, and shall be planted before a Certificate of Occupancy is issued for the primary structure, or if that is not possible due to planting season or weather conditions, then within three (3) months of the beginning of the next planting season for the species. In addition, significant trees which are located on a property and not within a location of a proposed structure shall be preserved, when possible, as indicated during the Site Development Plan Process as "Existing Vegetation to Remain." Such trees are eligible to count toward the above planting requirement regardless of whether they are coniferous or deciduous, even if not located in an optimal location for screening as noted above. Concurrently with the Site Development Plan / Plat stage of the development process, the property owner submitting such plan may request approval of a vegetation plan in which the vegetation requirements for certain lots or tracts may be increased, decreased, or deleted, to reflect the degree of visibility of structures located in various portions of the subdivision. Landscaping required by this standard shall be credited against the landscaping requirement imposed by any other section of Town Code, or this specific PDP.
7. Fencing: Fences located on private lots abutting PL-1 and PL-2 in Planning Areas A, B-1, and B-2 shall be constructed as a split rail, post and rail, or other similar design because such designs have a natural appearance, blend well into the natural terrain, have an open character, and are generally more suitable for wildlife. Open style fencing shall not exceed 42" in height. Wire mesh may be incorporated into the fencing design to keep pets in. Fences of other materials or designs are prohibited, including solid privacy fences. Short lengths of privacy fencing, up to 40 feet in total length and up to 6 feet in height, may be used to screen portions of lots containing hot tubs or other similar private on-site amenities, or to contain pets. Privacy fencing shall be on the interior of the lot, meet setbacks, and not conflict with easements. Privacy fencing shall not be used in place of open rail fencing.

6.11 Supplemental Development Standards

Below are Supplemental Development Standards that may apply within each Planning Area. Supplemental Development Standard #14 (A through E) includes standards applicable in all Planning Areas.

1. The garage door face for the lot shall be at least 20' from the back of public sidewalk. Non-garage door building face may have a minimum 10' setback.
2. Building height measurements for both residential and non-residential excludes chimneys, parapets, architectural designs that screen rooftop mechanical equipment from view, and other similar architectural elements. Stairwells may also encroach maximum building height, if required by building design or code.

3. Encroachments may include bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels mounted on primary structure, mechanical equipment, light fixtures, roof overhangs and other architectural features and are allowed to extend outward from the primary structure in front, side, and rear yards. In no instance may an encroachment cross the property line, be located less than six feet (6') from the finished material of the encroachment to the adjacent property or extend into a wet or dry utility easement. Non-habitable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the setback is a minimum of 10' and the encroachment is not within the public right-of-way, sight triangles, or transportation and utility easements. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. Window wells are permitted to encroach into setbacks up to, except as limited by wet and dry utilities 3'.
4. Setbacks shall be measured from public right-of-way/property line to the building foundation of habitable space or garage. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way, sight triangles, or transportation and utility easements.
5. The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
6. Zero Lot Line Setbacks:
 - A. Private drive loaded home side or rear setbacks and associated utility easements shall be determined at the Site Development Plan / Plat stage of the development review process. Zero-foot setbacks are permitted.
 - B. If a lot is located in a row, cluster or arrangement of same/similar sized lots but would otherwise be subject to a different range of setback standards, side or rear setbacks shall be consistent with the building separation as required, including potential reduced side setbacks per Note #9 herein.
 - C. 0' lot line configurations are allowed. When 0' lot line configurations are permitted, detached garages may also utilize a 0' setback. All structures must meet building separation and code requirements as well as minimum standards for architecture. Setbacks shall not be less than required utility easements.
 - D. Rear setbacks to alleys or private streets may be reduced to zero when the minimum width of the right-of-way or easement exceeds the minimum standard as identified in the street sections.
 - E. Setbacks from public right-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
7. Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line as long as minimum code requirements are met (unless using a 0' lot line configuration, See Note 6 above).
8. Side yard setback for corner lots shall be determined at the time of Site Development Plan / Plat and shall only apply to lots abutting a public right of way. Lots siding onto private streets, private drives, open space areas, or other similar uses shall use the minimum 5' side yard setback standards.
9. For residential lots with multiple street frontages, all sides of the primary structure facing a public street must follow the Primary Structure Setbacks for "Min. Front Setback" and "Min. Front Yard Setback to Garage Door Face" as applicable.
10. In Planning Areas D, E-2, F-1, and F-3, Multifamily, Commercial, and/or Mixed-use buildings may utilize a 0' setback to private rights-of-ways or easements. Setback from the public rights-of-ways shall be 10' unless otherwise determined and approved at the time of Site Development Plan.
11. Hospitality, medical, office, multi-family residential, and vertical mixed-use buildings are allowed to have a maximum height of 90 feet.
12. Residential layouts with Side Yard Use Easements are permitted and shall be determined at the Site Development Plan / Plat stage of the development review process.
13. Setbacks for clustered single-family developments will be administered as minimum building separation using minimum front, side, and rear yard dimensions.
14. General Notes (apply to all Planning Areas and Development Standards, as necessary).
 - A. Any dwelling or home type within this PDP may be for-sale, for-rent, or age-restricted housing product.
 - B. A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
 - C. Shared driveways / driveway easements / private driveways are permitted for all uses.
 - D. Maximum building coverage in Character Areas East and Central shall be 75% for all uses, except that attached homes and commercial/non-residential uses have a maximum building coverage of 85%. All site requirements such as landscaping, parking, water quality, detention, and all other applicable development standards shall also be met.
 - E. When necessary, tread of first entry step on a sidewalk entering a lot may be located immediately adjacent to the public sidewalk, if the step is not within the right-of-way (refer to exhibit below).



DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

SECTION 7 | PUBLIC LAND AND OPEN SPACE

7.1 PL-1 District

1. Permitted Uses. Uses permitted by right in the PL-1 District are:
 - A. Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
 - B. Facilities for cultural/art uses, community events and other civic uses;
 - C. All municipal and/or quasi-municipal facilities or utilities; and
 - D. Educational Facilities
 - E. Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
 - F. Facilities for distribution or storage of electricity (above or below ground as needed)
 - G. Town owned right-of-way.

2. Development Standards. Development standards for the PL-1 District are as follows:

- A. Maximum Height: Fifty (50) feet;
- B. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.

3. Use by Special Review. Uses permitted by special review in the PL-1 District are as follows:

- A. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
- B. Special district buildings and structures (C.R.S. Title 32); and
- C. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

7.2 PL-2 District

1. Permitted Uses
 - A. Open space, wildlife sanctuary, trails, and associated service facilities.
 - B. Off-street parking and drives.
 - C. Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water.
 - D. Utility and communication distribution lines (under or above ground as needed)
 - E. Facilities for distribution or storage of electricity (above or below ground as needed)
 - F. Irrigation facilities
 - G. Town owned right-of-way.

2. Development Standards.

1. Maximum Height: Twenty-five (25) feet;
2. Minimum Front Yard Setback: Twenty-five (25) feet.

3. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:

1. Any use allowed in the PL-1 District or otherwise determined by the Director which could be appropriate with additional review.

7.3 Private Open Space (OSP)

- A. Permitted Uses
 1. Active and developed parks, community/recreation centers and related uses, including but not limited to, buildings/structures, restrooms, parking and drives, information kiosks, picnic structures, gazebos and similar amenity structures, and maintenance and storage buildings.
 2. Facilities for cultural/art uses, community events and other similar uses.
 3. Public or Private Open space, wildlife sanctuary, trails, and associated service facilities.
 4. Off-street parking and drives.
 5. Facilities for acquisition, collection, disposal, drainage storage of water, sewage, or reused water.
 6. Utility and communication distribution lines (under or above ground as needed) Irrigation facilities.
 7. Additions/extensions of open space or PL-1 and PL-2 areas on the PD Plan,
 8. Open space corridors along edges and/or internal to the Planning Area
 9. Parks, pocket parks and/or other similar amenity areas
 10. Enhanced portions of street corridors
 11. Greenways
 12. Gathering places
 13. Detention/retention areas/pond areas
 14. Facilities for distribution or storage of electricity (above or below ground as needed)

B. Development Standards. Development standards for the OSP District are as follows:

1. Maximum Height: Fifty (50) feet.

C. Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat

1. Minimum Front Setback: 15'
2. Minimum Front Yard Setback to Arterial: 25' or setback of the adjacent Planning Area, whichever is greater.
3. Other Setbacks are to be established at the time of Site Development Plan/ Plat application, review, and approval.

D. Four 1-acre private active parks (OSP) will be provided south of the North Dawson Tributary in Planning Areas D or C-2. Final locations shall be determined at time of Site Development Plan.

7.4 Reclassified Open Space

Private Open Space Reclassification Permitted. A limited amount (maximum 20 acres) of land depicted as PL-1 and / or PL-2 in this PDP shall be permitted to be reclassified as Private Open Space (OSP). Reclassification of any future OSP tracts will be coordinated with the Town, as appropriate, during the Site Development Plan / Plat stage of the development review process as more detail is known to determine where these sites should be located. Any portion of the potential 20 acres that are not reclassified and platted as OSP shall remain as PL-1 or PL-2 and shall be platted/dedicated to the Town. Replacement of reclassified acreage is not required.

SECTION 8 | ARCHITECTURE

Prescriptive architectural standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 1.

SECTION 9 | SIGNAGE

Prescriptive signage standards have been approved and adopted with this Dawson Trails Planned Development Plan and Planned Development Zoning Regulations and are incorporated herein as Appendix 2.

SECTION 10 | SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

1. Following approval of the Dawson Trails PDP Amendment, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the PDP, as are then ready for development.
2. No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 11 | TRANSITIONAL LAND USE

1. After approval of the Dawson Trails PDP incorporated herein by reference, any portion or portions of the property described as the Dawson Trails PDP, which has not been subjected to a Site Development Plan and development has not commenced, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural land uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, and existing building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
2. Any activity permitted by this Section shall be considered a valid pre-existing non-conforming use within the area described in 11.1 above, until a Site Development Plan for such area or areas has/have been approved and development has commenced.
3. Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Master Developer, or the Town.

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

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ARCHITECTURAL DESIGN STANDARDS

General Information

The architectural design standards guide the composition of the architectural styles for the Dawson Trails PD embracing the regional architecture of the Front Range. The property presents a unique opportunity to assimilate the Dawson Trails neighborhood elements in a scenic Front Range setting. The vernacular "Colorado architecture" envisioned for Dawson Trails is indicative of modern interpretations of rustic, ranch, mountain, prairie agrarian and western influenced styles and regional materials. These standards allow for architectural variety, including franchise architecture, complete with neighborhood elements to establish a cohesive neighborhood. The Character Areas in the PD establish a planning framework aligned with the architectural texture of Dawson Trails.

A wide range of land uses are permitted in the Dawson Trails development plan. Refer to the Dawson Ridge PD for descriptions of the West, Central and East Character Areas.

Development types categorized in these standards provide the overall standards and specific criteria for various types of users that will be incorporated into the PD Planning Areas, while maintaining the overall intent of the Character Areas.

The architectural design standards highlight the following development types:

- Pedestrian Oriented
- Commercial / Retail / Office
- Industrial
- Multifamily Residential
- Single Family Residential (*supplemental to existing Town standards*)

Design Standards (Overall)

The following design standards aim to create visual interest and consistency by addressing a variety of building types and complimentary styles. These standards also address specific design elements including massing, proportions, detailing elements, materials, and site design.

Buildings across all development types listed above should consider the following:

- All sides of a building open to public view shall display a similar level of quality and architectural interest.
- Variation in the building facade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas are encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- Large volumes or planes of buildings should be broken up into smaller ones to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing and provide visual interest.
- Shade shall be integrated throughout Dawson Trails via the use of overhangs and architectural shading elements.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height, and other treatments to avoid monolithic shapes and surfaces.
- The primary entrance of a building or store shall have a clearly defined, visible entrance with distinguishing features such as:
 - Arcades
 - Architectural details integrated into the building structure to frame the entryway
 - Canopies or porticos
 - Enhanced pedestrian surfaces
 - Framing by outdoor pedestrian features or enhanced landscaping
 - Overhangs
 - Peaked roof forms or arches
 - Raised corniced parapets over the door
 - Recesses/projections
- For most buildings, at least two (2) of the elements listed below should repeat horizontally. Buildings with facades greater than 100 feet in length shall employ techniques to provide additional interest and to subdivide the wall plane including three of the elements listed below, repeated at appropriate intervals horizontally and/or vertically:
 - Color change
 - Texture change
 - Material change
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs
 - Wall plane projections or recesses
 - A variety of roof lines and parapet heights incorporating changes or elements
- Horizontal alignment of architectural elements such as windows, sills, cornices, banding, and other provisions is encouraged.
- Storefronts are to be complementary to the building materials. Storefronts may consist of an architectural treatment required by a national brand as appropriate.
- Exterior building materials shall use high quality, durable materials including tenant selected materials provided that they maintain the overall quality and style of the project. Predominant exterior building materials may include, but are not limited to:
 - Architectural metal
 - Brick
 - Clear and tinted glass
 - Concrete roof
 - Masonry: integral color, sand or water blasted, or stained textured
 - Metal roofs
 - Split-face, scored and/or architectural concrete masonry units (CMU)
 - Stone, natural or faux
 - Stucco/EFIS
 - Tilt-up concrete panels, where determined appropriate by the DTACC
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.

- Buildings that utilize tilt wall concrete wall panels shall require incorporation of sufficient articulation and color patterning to add a variety of texture and visual interest.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
- Screening of all roof top or pad mounted mechanical units is required.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
- Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, trellises, and other similar provisions is encouraged.
- Buildings shall be situated to provide a visual and physical connection to the public roads/streets.
- A sense of entry shall be created into the development site by using building placement, landscaping treatments, signage, and other appropriate elements.
- Commercial developments within the PD are encouraged to provide vehicular access to adjoining properties or development sites in order to provide connectivity between development sites.
- A commercial development site shall provide pedestrian access throughout the site by linking to adjacent sidewalks, pathways, and/or transit stops, when appropriate, unless grade changes or other site constraints are prohibitive.
- Buildings, which are placed immediately adjacent to the sidewalk, shall promote visibility and pedestrian orientation potentially with plazas, outside dining, or other pedestrian areas.
- Integration of raised planters or potted plants is encouraged to define outdoor spaces.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.
- For mixed use and non-residential single lot, multi-building development, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- A variety of wall-mounted light fixtures, which fit the period or architectural style proposed, are encouraged. Unshielded lighting fixtures, wall packs and floodlights are prohibited.
- Delivery, loading, trash, and other service areas must be screened or integrated into the building.
- Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, brick, or similar materials that are compatible, to match the primary structure.

Pedestrian Oriented Area Standards

Intent: Planning Area E-2 in the PDP is a mixed-use parcel that is more centrally positioned in the Dawson Trails neighborhood. This Planning Area is categorized as a **Pedestrian Oriented Area** and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and recreate. Pedestrian Oriented areas beyond the one described in Planning Area E-2 may also be developed in other areas of at Dawson Trails.

The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a **Pedestrian Oriented Area**, which includes a centrally located gathering place and/or "main street" and will include the following:

- Either a publicly accessible and activated square/green/plaza **OR** a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
- Enhanced elements to support pedestrian connectivity may include crosswalks and mid-block crosswalks, defined by change of material, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.
- Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
- Convenient pedestrian and bicycle access to all adjacent streets.
- Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
- Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
- For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
- Convenient pedestrian access to transit stops and outlying parking areas, if any.
- Where feasible, design sites to accommodate bus stops.
- Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
- Interconnection of pedestrian areas with adjacent existing or planned open space.
- The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.

Commercial / Retail / Office / Vertically Mixed Use Standards

Intent: The overall goal for this development type categorized as **Commercial / Retail / Office / Vertically Mixed Use** is to create an organized campus (if multiple buildings are contemplated) that incorporates a variety of retail, office, restaurant, hospitality, and other similar types of users. This development type may incorporate a horizontal and/or vertical mix of uses. These areas tend to be vehicular-centric commerce areas that include pedestrian accommodations serving core areas of the PDP. Combining a complementary mix of uses that are organized to establish a cohesive environment meant to enhance both daytime and nighttime activities is desired. Including elements such as community gathering spaces, covered patios, generous walking areas, and germane architecture that creates a front door presence within the overall neighborhood context further strengthens this type of use area.

Neighborhood retail and services areas and buildings can vary in size (sometimes significantly) and the surrounding context should be evaluated to ensure that each building fits into the specific area. Pad site and inline retail use areas and buildings should utilize similar design elements as the other areas of the specific area of context. These locations shall incorporate a similar level of site-specific building and pedestrian elements that contribute to the overall character of the Dawson Trails neighborhood.

Large format/destination retail uses shall provide a place(s) that is/are the "heart" of the specific shopping area. Large-scale tenants bring a national presence to the various use areas in the PD and provide unique synergies amongst themselves. These areas within the Dawson Trails PD should be designed to provide similar design features that are intended to enhance the overall experience.

Buildings that are associated with national franchise companies shall be allowed to retain the elements required to convey their national identity and brand. These buildings are encouraged to integrate the materials and design standards to complement the overall architectural character, when possible.

Flex Space and Industrial Standards

Intent: Dawson Trails Architectural Standards guide the organization of these commerce areas and manage the functionality of the Flex Space and Industrial buildings while integrating the overall character of the neighborhoods. The following is a summary of the supplemental design standards for the development within the **PD Flex Space and Industrial** planning areas.

- Focus architectural treatments to public street and highway exposures. Shield loading and back-of-house functions from public streets. Focus shall be placed on creating feature elements on facades, transitions in wall texture, color, height, plane, and overall expressions of mass and void. Designs shall avoid unbroken, flat walls of 100 feet or greater.
- Surfaces shall be predominantly concrete or masonry materials including tilt-up concrete and other large format masonry materials, painted or integral colored CMU, stone, and trims of complimentary materials. Metal panels, fabrications, and trims may be a component of the dominant materials when combined with concrete or masonry materials. Cement fiber board, phenolic wood, stucco, EIFS and other troweled or painted products may be used as accents.
- Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for entry and feature components.
- Service and loading operations shall be conducted within an enclosed structure or screened area.
- Outdoor storage, terminals, motor vehicle storage, contractors' yards, and transfer stations shall be screened or located in the back of house location.
- Major exterior trash and recycling receptacles shall remain within service and storage areas and be painted to match the primary or secondary color used on the main building.
- Cross dock facilities shall be allowed for truck loading and storage areas. Truck loading and storage within cross dock areas may be oriented both internal to the parcel areas and to the public right of ways. These areas shall be screened from public streets and open space networks through landscape design and screening wall techniques determined at time of SDP.
- Outdoor storage:
 - Outdoor service and storage areas shall be screened with solid masonry walls or opaque decorative fencing that complement the architectural character of the building from public streets, public spaces and I-25 corridor.
 - Where applicable, green screens with evergreen vines are encouraged to screen utility and service areas. Their shape can be integrated into the architectural character of the building. Green screens are to be used in addition to the required screen wall (they are not a replacement for the required wall).

Multifamily Residential Standards

Intent: The planning and design approach for **Multifamily Residential** development types is to ensure a general level of consistency and quality of a single multi-story building or a collection of multiple buildings. The overall site design should prioritize the public realm and pedestrian connectivity through the site. Multifamily uses may be horizontally and/or vertically integrated into a

mixed-use building or district where it is encouraged to activate the first floor of the building(s) with commercial or other appropriate uses. The following architecture features shall enhance the design character of multifamily buildings and to complement the overall character of Dawson Trails.

Building Design: The following is a summary of supplemental Design Standards for a multifamily residential building.

- Four-sided architecture shall be integral to the design of all sides of a building and display a similar level of quality and architectural interest.
- Entries shall be emphasized with additional detailing.
- Buildings should be designed with a variety of surfaces, textures, shapes, multi-planed roofs, materials, and wall articulation.
- The scale, details, and materials shall be compatible with surrounding residential neighborhoods.
- A variety of heights, colors, setbacks, and step-backs are encouraged to avoid long, unarticulated building facades.
- Variations in exterior walls in depth and direction are encouraged. Use pop-outs, arches, and balconies to break up massing.
- Massive straight rooflines with flat appearances shall be avoided.
- Minimize the bulk and appearance of structures through the use of rooflines consisting of varying roof heights, directions, and shapes.
- Material will include architectural stone, cementation siding, architectural plaster, high performance windows and glass, and other similar elements.
- Murals and graphics applied to exterior walls are permitted, subject to the Town of Castle Rock Sign Code.
- Garages shall be architecturally integrated into the established design character.
- Building placement and orientation shall vary for design interest and visual relief.
- Screening of mechanical units is required, to the extent possible.
- Integration of landscape and hardscape design elements and materials is to be provided in order to create public space and key arrival areas.
- Pedestrian access shall be provided throughout the site by linking buildings to adjacent sidewalks and pathways, when appropriate, unless grade changes or other site restrictions are prohibitive.
- Use of site furnishings such as benches, tables, chairs, and fabric umbrellas are encouraged.

Single-family Residential Standards (supplemental to Town standards)

Intent: These supplemental standards are to be used in addition to the Castle Rock Design Guidelines for Design and Development in the Town of Castle Rock, specifically for corner lot and lots adjacent to open space. The **Single-family Residential** development type can be comprised of detached or attached housing types.

- Architectural features for corner lots or lots adjacent to open space shall address the architectural treatment of residential elevations as listed below:
 - Side elevations on the street side of corner lots, or adjacent to open space or trailheads shall receive full architectural treatment, which includes substantially matching the character of the front of the house, using similar materials, window sizes and architectural details.
 - Townhomes, duplexes, single family for rent homes and single-family attached shall require four-side architectural treatment.

Landscape and Irrigation Design Standards

Intent: Landscape areas will be designed in conformance with the TOCR Landscape and Irrigation Criteria Manual, as amended, and the Dawson Trails Water Efficiency Plan. Landscape design shall consider the consistency of plant selection, design intent, its compatibility with the overall established landscape theme, and other site specific characteristics, as appropriate. Designs should utilize indigenous, historically adaptable, low maintenance, and hardy, turf, plants, and trees per the TOCR Landscape and Irrigation Criteria Manual.

Submittal Requirements (Dawson Trails Architectural Control Committee)

Dawson Trails Architectural Control Committee (DTACC) Review and Approval: All designs for proposed buildings, site improvements, and signage improvements must be reviewed and approved by the DTACC as a condition of acceptance of the Site Development Plan (SDP) by the Town of Castle Rock.

DATE:
PDP-AMEND-01 12/27/2024
PDP-AMEND-02 12/16/2025
PDP-AMEND-03 01/27/2026
PDP-AMEND-03 02/03/2026

SHEET TITLE:
ARCH DESIGN STANDARDS

SHEET
22 OF 23

DAWSON TRAILS

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SIGN DESIGN STANDARDS

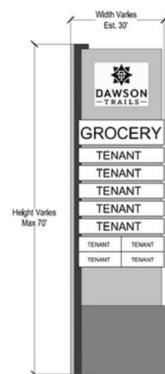
SECTION 9 | SIGNAGE

This section addresses signage for the Dawson Trails PDP to guide the overall integration of a signage master plan for the neighborhood.

Landmark signage and temporary signage will be guided by the Dawson Trails PDP (PDP21-0001), as amended. These signage locations will be shown at time of Site Development Plan (SDP) and / or with the sign permit application. Landmark signage along the I-25 corridor is permitted in Planning Areas F-1, F-2, F-3, G-1 and G-2 as defined on the PD Plan. Temporary signage in the Dawson Trails PDP as defined by the PD Plan and along the Interstate 25 corridor is permitted, subject to the provisions of the Municipal Code. The following summarizes the criteria for signage.

9.1 Landmark Signage

- A. A **Landmark Sign** is a non-electronic sign to be located within the F and G Planning Areas along the I-25 corridor directing attention to businesses, commodities, services, products, or properties within Dawson Trails.
- B. Landmark Signs are allowed in Planning Areas F-1, F-2, F-3, G-1 and G-2 and must be located within 300 feet of the Dawson Trails PD Plan property line along the Interstate 25 corridor and meet the spacing requirements noted below.
- C. Landmark Signs shall be located a minimum of 1,500 feet from other Landmark Signs and there may be a maximum of eight (8) Landmark Signs. Other on-site signage per the Dawson Trails Master Sign Plan (as defined by the Town of Castle Rock Municipal Code, Title 19 at the date of this application) shall not be included in this separation requirement. The distance shall be measured in a straight line from the closest points on each sign.
- D. Landmark Signs are permitted to be up 700 sq. ft. per sign face with a maximum of two (2) sign faces. Only one (1) sign face shall be visible from any one direction of travel on Interstate 25 for a total of two (2) sign faces.
- E. The Landmark Sign prototype exhibit represents a potential configuration for this sign type. The final design for the Landmark Sign will be determined at time of sign permit.



- F. Maximum sign height allowed for Landmark Signs is 70 feet from finished grade.
- G. Landmark Signs shall be set back a minimum of 25 feet from the nearest street or interstate right-of-way to the closest point of the sign. The Landmark Signs shall be placed within landscape areas.
- H. Pole signs and attached highway electronic signs are prohibited.
- I. Landmark Signs material finishes include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels and illuminated sign panels or other similar materials. Architectural lighting of the sign faces is allowed. This may include internal illumination such as translucent panels, backlighted features or similar techniques for tenant names and logos in the sign face areas. All light sources, either internal or external, provided to illuminate signs shall be placed or directed away from public streets, highways, sidewalks or adjacent premises. The final design for the Landmark Sign shall be approved by the Dawson Trails Architectural Control Committee, refer to the Architectural Standards.
- J. A sign permit is required for Landmark Signs.

9.2 Temporary Signage and Banners

- A. Temporary Signage and Banners directing attention to businesses, commodities, services, products, real estate or properties within Dawson Trails are allowed in Planning Areas A, B, C, D, E, F and G.

CHECKED BY: MB, SW
 DRAWN BY: DJ

DATE:
 PDP-AMEND-01 12/27/2024
 PDP-AMEND-02 12/16/2025
 PDP-AMEND-03 01/27/2026
 PDP-AMEND-03 02/03/2026

SHEET TITLE:
 SIGN DESIGN STANDARDS

SHEET
 23 OF 23

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Wednesday, August 21, 2024 @ 6 pm (Adjourned at 7:30 pm)

Meeting Location: Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Application: Costco Site Development Plan - **Meeting #3**

Application: Residential Neighborhood D Site Development Plan - **Meeting #2**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #1**

Applicant's Proposal:

The applicant's presentation included information and discussion on three applications. Questions and comments were taken at the conclusion of each project presentation.

Costco Site Development Plan (SDP) – 3rd and Final Neighborhood Meeting

The Costco site is approximately 19.7 acres and the SDP proposes a retail warehouse of approximately 160,981 s.f., a fueling station for 32 vehicles, and a total of 886 parking spaces. All proposed uses are allowed under the Dawson Trails PD zoning. There are four points of access to this site; one from the west via Dawson Trails Blvd, two from the north via Costco Way, and one from the east via Ike Drive. Given that the property is larger than 10 acres and the commercial square footage exceeds 100,000 s.f., this commercial SDP requires public hearings before the Planning Commission and Town Council. The tentative public hearing dates are: Planning Commission on 9-26-24, and Town Council on 10-15-24.

Residential Neighborhood D Site Development Plan (SDP) – 2nd Neighborhood Meeting

Planning Area D, 53.7-acres, will be located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 268 single-family detached units, a pocket park, and open space areas. Three Public Land (PLD) areas, which total an area of approximately 56 acres and will be dedicated to the Town of Castle Rock with the Plat for this subdivision.

Territorial Road Annexation and Major PD Amendment – 1st Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle will be co-petitioners on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment. The Town-owned parcels will be zoned PL-1. The ACM Dawson Trails parcels will be zoned consistent with the Planning Area to which they are adjacent. These zoning designations will be accomplished via an amendment to the Dawson Trails PD Plan.

Additionally, ACM Dawson Trails is proposing a sign plan for the commercial and residential areas of Dawson Trails. The addition of the sign plan requires an amendment to the PD Zoning Regulations. The Town is not an applicant in the amendment to the zoning regulations.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Investments

Harrison Cohen, Westside Investments

Terry Odle, MG2
Pari Holliday, Costco
Blake Calvert, CORE Consultants
Eric McDaniel, EMK Engineers
Gary Walter, EMK Engineers
Jeremy Lott, Norris Design Group
Stacey Weaks, Norris Design Group
Cassie Slade, Fox Tuttle Transportation Group

Public Attendees:

In-person Attendees: 13 people attended in person. The majority of people were from unincorporated Douglas County; Twin Oaks and Keene Ranch Subdivisions. One couple were from Red Hawk Subdivision.

Online/Phone Attendees: There were 5 online attendees.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock
Aaron Monks, Engineering Manager, Public Works, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented a PowerPoint that included detail on the projects discussed at this combined neighborhood meeting. The Dawson Trails PD Plan was displayed with the location of each project highlighted. A brief summary of the history of the PD was presented, along with a project schedule citing submittal of applications and Town processing in 2023, with infrastructure construction beginning in early 2024, and home construction in 2023. An update on the Crystal Valley Interchange (CVI) noted that design is complete, construction is underway, and it is scheduled to open Spring, 2027. Aaron Monks was present to answer any questions about the realignment of the east and west Frontage Roads and the CVI schedule.

Costco

The location and Planning Area (F-2) were pointed out. The site is approximately 19.7 acres. The site plan proposes the retail warehouse, and fueling station. Main access will be from Dawson Trails Boulevard, and drives connecting to Costco Lane to the north and Ike Drive to the east. Renderings of the site and elevations were shown. Employee benefits were summarized, and community involvement includes a commitment of 1% pretax profit contribution annually toward charitable organizations. Changes since the last neighborhood meeting include minor plan refinements such as the configuration of the onsite detention area, and the parking in the southeast corner of the site.

Questions Presented to Applicant:

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Is the watering done to reduce dust during construction use water from the wells on the site?

A: Yes, the dust mitigation water is coming from the wells, however when the wells are abandoned, the water trucks will fill up elsewhere and will continue to water down dust on the site.

Q: What's timing for opening?

A: Costco will open shortly after CVI is opened for full use in the Spring of 2027. Prior to that site construction will take place, and interior finishes and stocking will occur 6 months prior to opening.

Q: Is there a car wash proposed on the site? Will the gas tanks be underground?

A: No, there is no car wash included in the SDP. Yes, the tanks will be underground.

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Will the Town regulate the hours of operation? When will deliveries occur?

A: No, the Town does not regulate the hours of operation. The retail warehouse will be open from 10 am through 8 pm. The fueling station will operate from 6 am through 10 pm. Fuel deliveries will occur 4 to 5 times a day. Deliveries to the retail warehouse will occur generally from 1 am through 10 am, however, delivery of perishable items such as bread, will occur throughout the day. The loading docks on the east side of the building were pointed out.

Q: Will the site lights be turned off at night?

A: All lighting, except security lighting, will be turned off one hour after the close of business, and turned on one hour before opening.

Q: Will there be sales tax charged? What did the Town give Costco to get them here?

A: Yes, standard sales tax will be charged, plus a .25% PIF. The financial incentive was \$10 million dollars.

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and Blanca Peak Parkway. The site is approximately 54-acres, and is the northern half of Planning Area D. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded. The SDP also includes a neighborhood park and approximately 56-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area. Changes since the last neighborhood meeting include lot adjustments based on grading refinements, addition of an emergency vehicle access to the lots located north of Blanca Peak Parkway, and addition of the PL areas to the SDP boundary. A rendering of the site plan was presented and discussed.

Questions Presented to Applicant:

Q: Where is multi-family development planned in relation to this neighborhood?

A: Multi-family units are planned to the east of this neighborhood, adjacent to Dawson Trails Boulevard.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, and explained that the ridgeline was purposely preserved for passive uses, such as trails, in PL-2.05 and PL-1.05, totaling 43.2 acres.

Q: When will this neighborhood, and the neighborhood adjacent to the Twin Oaks Subdivision be developed?

A: The neighborhood adjacent to Twin Oaks is in the B-1 planning area. The eastern portion of B1 and this northern portion of planning area D will develop concurrently.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3. In addition, the Dawson Trails zoning regulations will be amended to incorporate a sign plan for interior commercial and residential freestanding signs.

Questions Presented to Applicant:

Q: What's the difference between this sign plan and the highway-oriented sign plan?

A: The standards for the highway-oriented signs are already included in the PD Zoning Regulations. What's being proposed is a sign plan for signage interior to the site. Standards for both neighborhood identification signs and commercial signs are included in the proposed sign plan.

Q: Are the highway-oriented signs subject to the Dark Skies lighting restrictions?

A: The highway-oriented signs will not be up lit or downlit. They may have internal lighting.

Frontage Road and Crystal Valley Interchange

After the presentation and the Q and A for the projects summarized above, the Town took questions on the recent closing of the West Frontage Road from Tomah Road to Territorial Road, and on the status of the CVI project. Aaron Monks, Public Works Engineering Manager, presented slides of the interchange configuration, and walked through the phases and anticipated dates of construction. An email addressed was provided for future questions. The following information was provided.

East Frontage Road Realignment: Under construction, new lanes and new roundabout anticipated completion end of 2024. Aaron detailed the following information:

- East Frontage Road Realignment: The East Frontage Road will be realigned in phase one to allow work on the embankments, bridge and ramps to begin. Realignment is expected to be complete by the end of 2024.
- Bridge and Ramps: Work on embankment begins after East Frontage Road shift is completed.
- West Frontage Road Realignment: The West Frontage Road was closed Monday, 8-19-24, from Territorial Road south to Tomah Road. Traffic from west of I-25 (Keene Ranch) will be detoured on the West Frontage Road south to Bear Dance Drive, to Sky View Lane, at which point I-25 or East Frontage Road can be accessed. This detour condition is expected to last approximately 18 months.
- West Frontage Road: The frontage road from Territorial Road north to Plum Creek Parkway will remain open until approximately summer 2026, at which time it will be closed from Territorial Road to Yucca Road to allow for construction of the I-25 southbound off and on ramps.

- Dawson Trails Boulevard (realigned West Frontage Road): Dawson Trails Boulevard will be constructed from CVI to Tomah Road and completed Summer 2025. Douglas County will construct the connection from the southern boundary of Dawson Trails PD to Tomah Road.
- CVI Bridge: The bridge over I-25 connecting Dawson Trails Boulevard to the East Frontage Road is anticipated to be finished summer 2026
- CVI Fully Operational: The CVI project is anticipated to be completed and open to the public for full use spring 2027

Q: General questions were asked about the West Frontage Road closure, realignment and necessary detour to northbound I-25 or East Frontage Road?

A: Staff pointed out the detour route on the CVI configuration map and rendering. The bullet pointed information above was explained.

Q: Some Keene Ranch residents stated that Dawson Trails Boulevard connection north to Plum Creek Parkway should be Phase 1 and completed before the interchange.

A: Staff and the applicant referenced the approved phasing plan and Development Agreement obligations.

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Monday, April 14, 2025 @ 6 pm (Adjourned at 6:40 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Dietz

Application: Residential Neighborhood D Site Development Plan - **Meeting #3**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #2**

Applicant's Proposal

The applicant's presentation included information the two applications. Questions and comments were taken at the conclusion of each project presentation.

Residential Neighborhood D Site Development Plan (SDP) – 3rd Neighborhood Meeting

Planning Area D, approximately 53-acres, is located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 256 single-family detached units, a neighborhood park, and 11-acres of private open space. Two parcels of public land, PL-1.04 and PL-2.02, totally 43.5-acres will be dedicated to the Town of Castle Rock with the Plat for this subdivision, per the Dawson Trails PD.

Territorial Road Annexation and Major PD Amendment – 2nd Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle are co-competitors on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels owned by ACM Dawson Trails will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment, and zoned consistent with the Planning Area to which they are adjacent. The Town-owned parcels will be zoned PL-1.

Attendees

Applicant Representatives:

Larry Jacobson, ACM Dawson Trails VIII JV LLC
Jake Schroeder, ACM Dawson Trails VIII JV LLC
Harrison Cohen, ACM Dawson Trails VIII JV LLC
Gary Walter, EMK Engineers
Stacey Weeks, Norris Design Group
Laura Vallo, Norris Design Group
Matthew Valente, Taylor/Morrison Homes

Public Attendees:

In-person Attendees: 5 people attended in person who are residents of unincorporated Douglas County; Twin Oaks Subdivision.

Online/Phone Attendees: No residents attended online.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant's presentation included detail on both projects. The Dawson Trails PD Plan was displayed with the location of each project highlighted. .

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and the new collector class Blanca Peak Parkway. The site is approximately 53-acres, and is the northern half of the larger Planning Area D identified in the Dawson Trails PD Plan. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded and a neighborhood park. Approximately 43.5-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area to the east, and the Greenway with an east/west hard surface trail. Color renderings of the site plan and the neighborhood park were presented.

Questions Presented to Applicant:

Q: Will the trail system connect to the Front Range Trail?

A: The Front Range Trail as it passes through Castle Rock is on the east side of Interstate 25. Hard surface trails are planned throughout Dawson Trails and bike lanes are planned on the major roadways. The Crystal Valley Interchange will provide a connect over Interstate 25 and to the Front Range Trail.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, which is located within PL-2.02. At the time of zoning the ridgeline was purposely preserved for passive uses, such as trails that will be constructed by the developer.

Q: What is the timeline for development?

A: Construction of infrastructure to support the development is planned for 2025 through 2026. New home construction is planned for 2026. Surrounding residents can expect to see paving occurring Spring 2026.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3.

Questions Presented to Applicant:

Q: What is the timeline for annexation and zoning?

A: The statutory hearings for Substantial Compliance and Eligibility will held in late spring and early summer.

The meeting adjourned at 6:40 pm.