

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

1
of 24

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

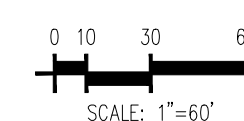
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Project No:	KSS000165
Drawn By:	RDG
Checked By:	JRR
Date:	

OVERALL SITE PLAN



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

ZONING: RESIDENTIAL

REFER TO PUBLIC IMPROVEMENT
CONSTRUCTION PLANS
DAWSON TRAILS FILING 2 INFRASTRUCTURE
TOWN OF CASTLE ROCK PROJECT NO.
CD23-0045 FOR ROADWAY IMPROVEMENT

GAMBEL RIDGE BLV
PUBLIC ROW-WIDTH VARIE

FIRE RISER ROOM

15
BIG SOOPER
MARKETPLAC
100,206 S.F.

LOT 1
526,696 S.F.
12.09 AC.

SITE LEGEND

SITE LEGEND

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

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

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

SITE SCHEDU

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

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

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

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

ENLARGED SITE PLAN (SW)

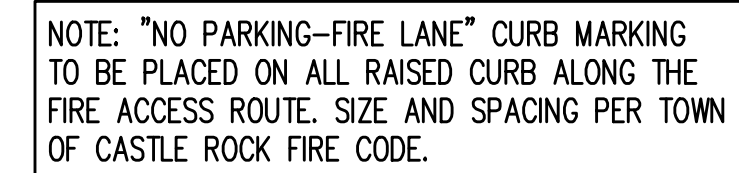
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LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

3

of 24

4-KING Scoopers - City Market CO, Castle Rock - K5500165 - Dawson Trails 0CIV-2-5Mar/K55165_SDP_3-6_SITE ENLG AWG - Rob Gordon - 7/15/2006

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



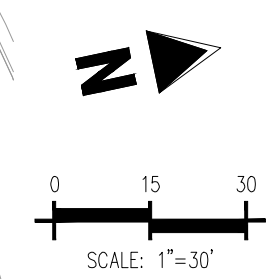
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4-KING Scoopers - City Market CO, Castle Rock - K5500165 - Dawson Trails 0CIV-2-Farm/K55165_SDP_3-6_SITE ENLG.dwg - Rob Gordon - 7/15/2006

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

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



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

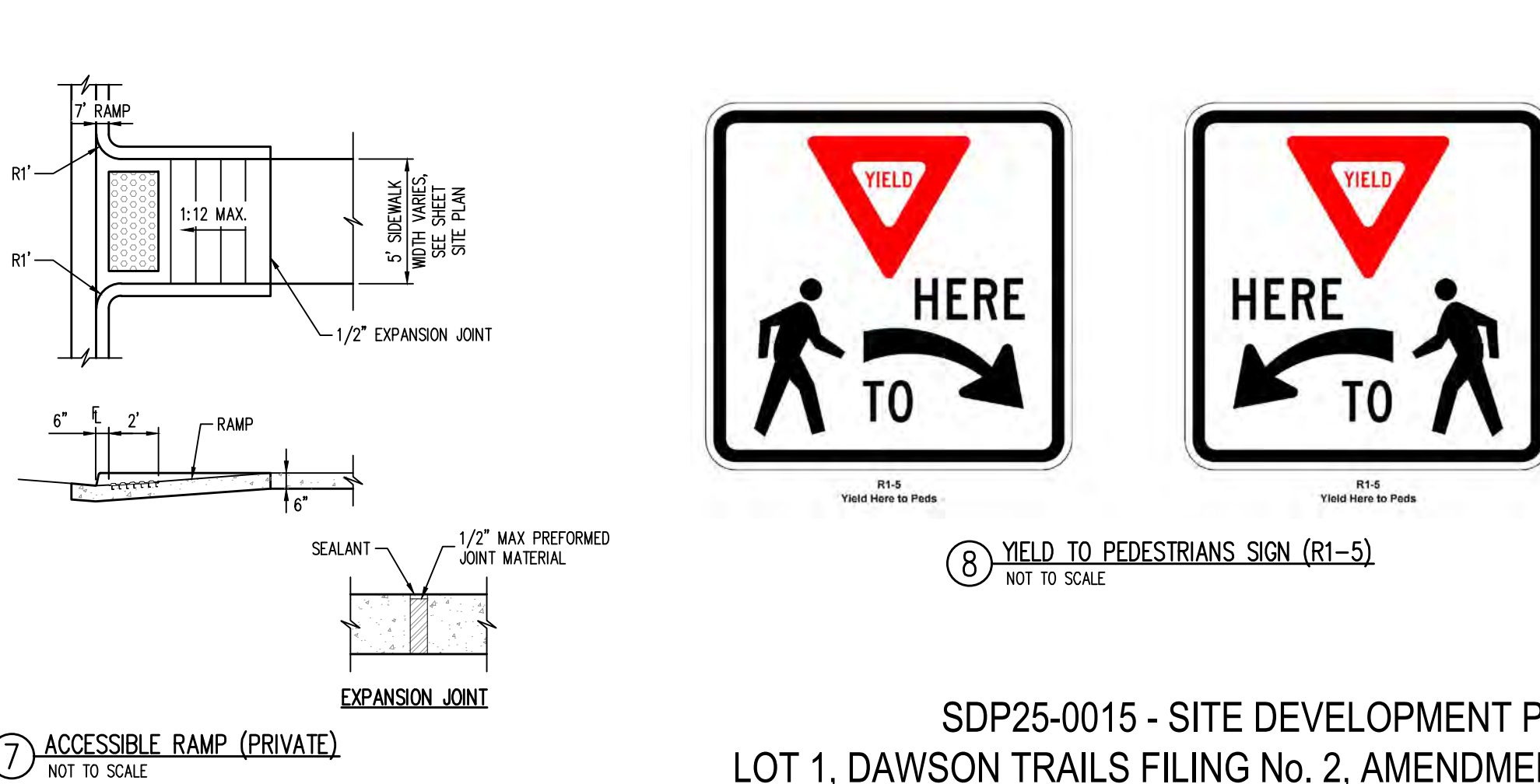
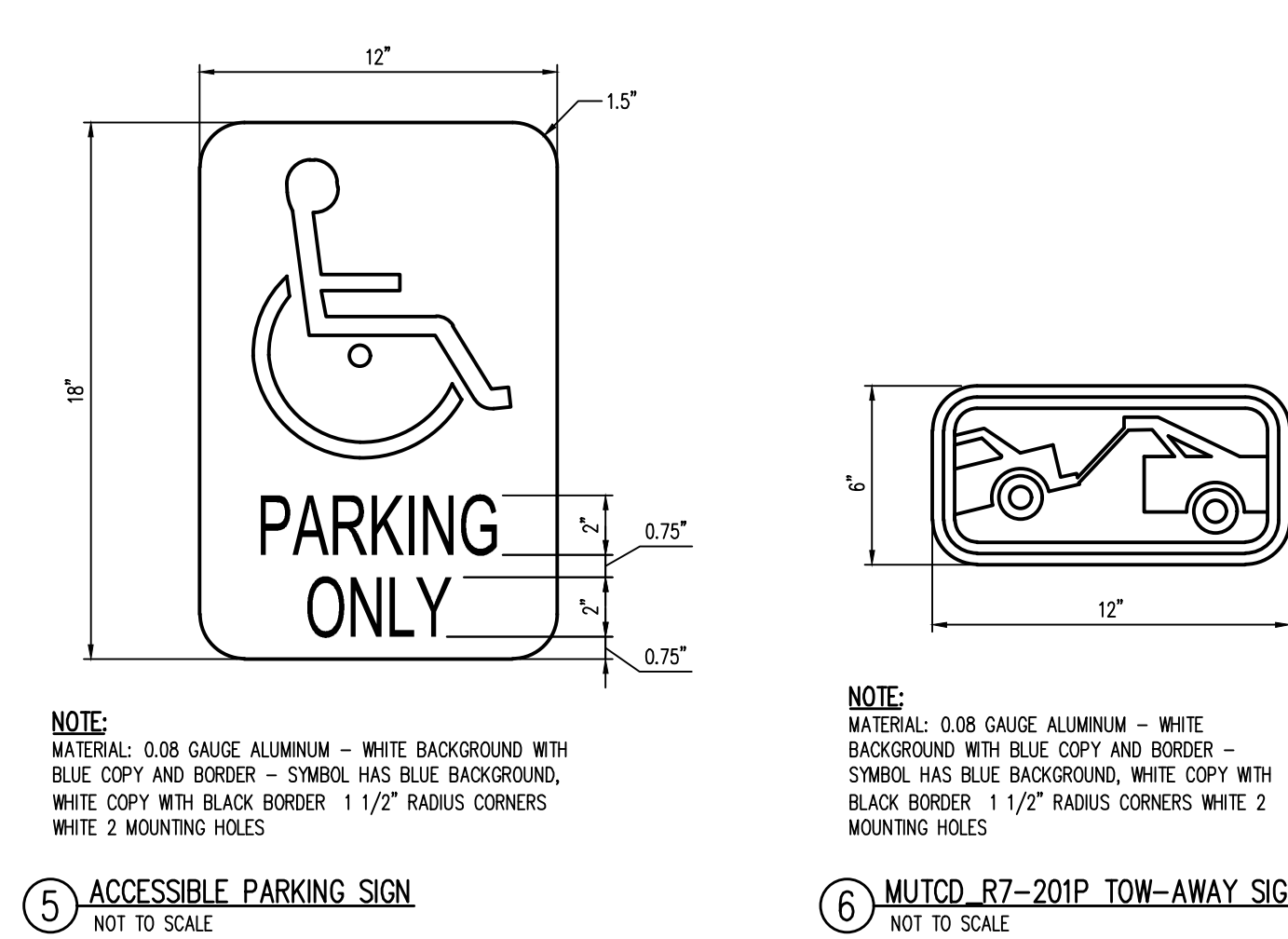
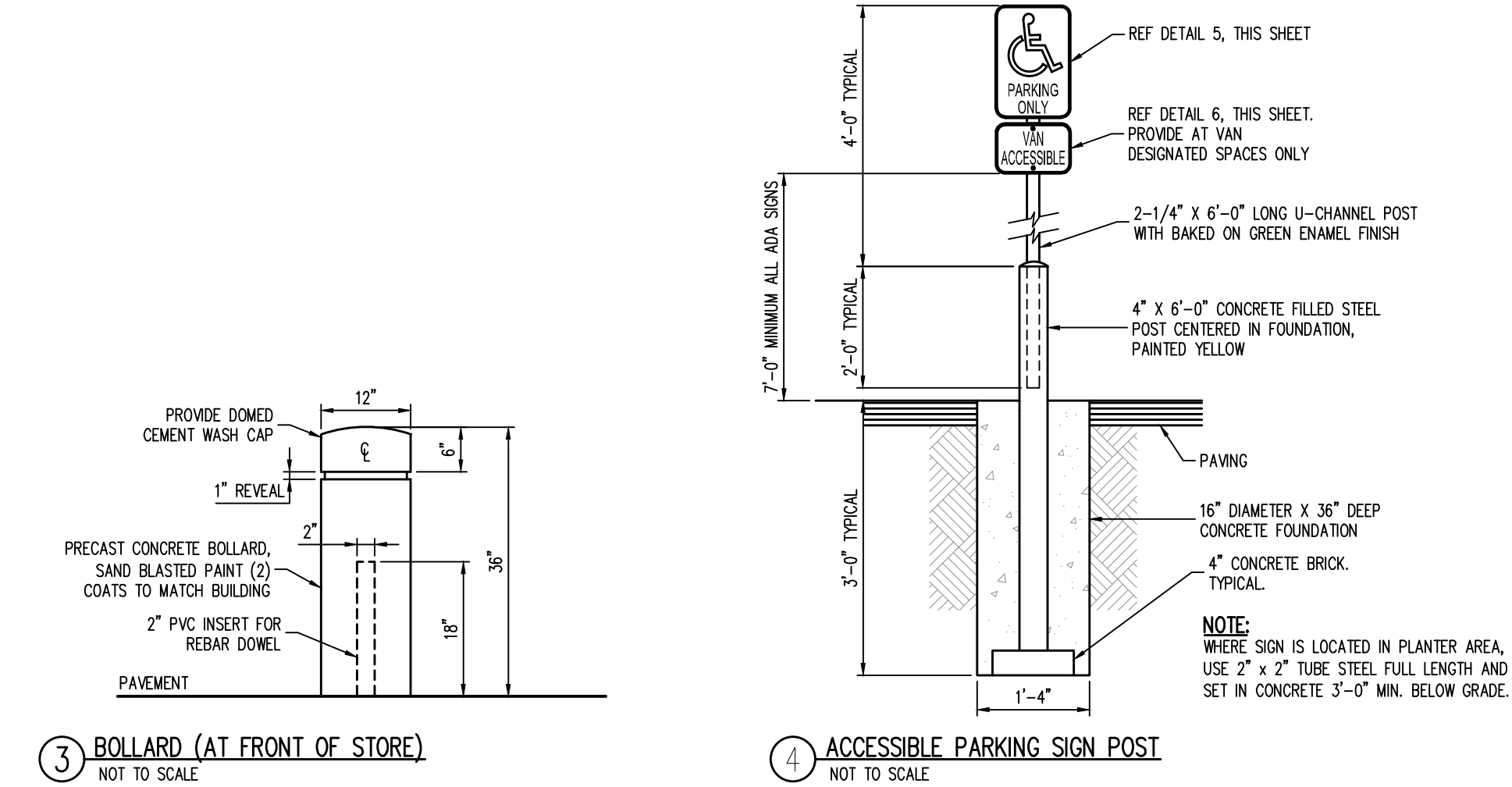
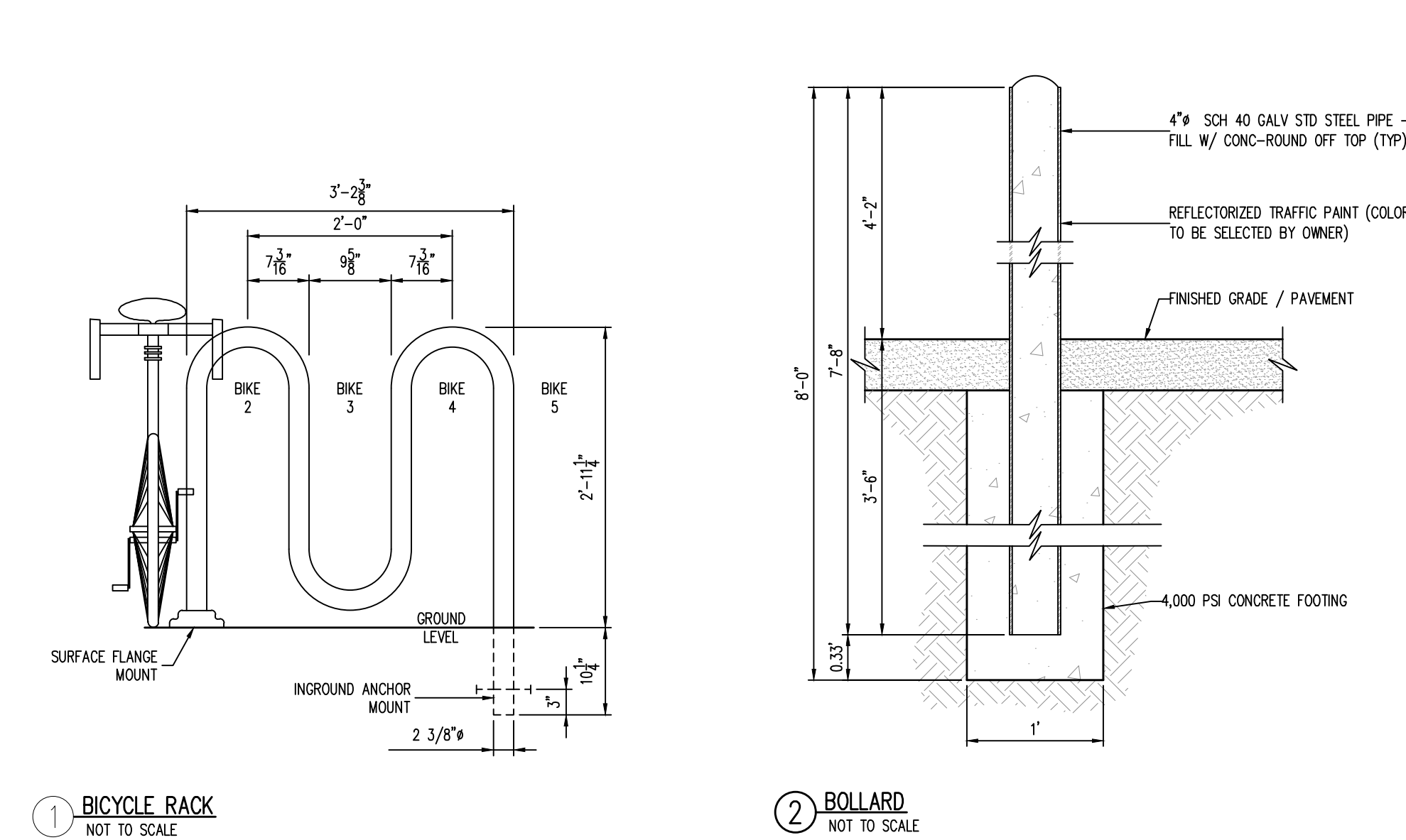
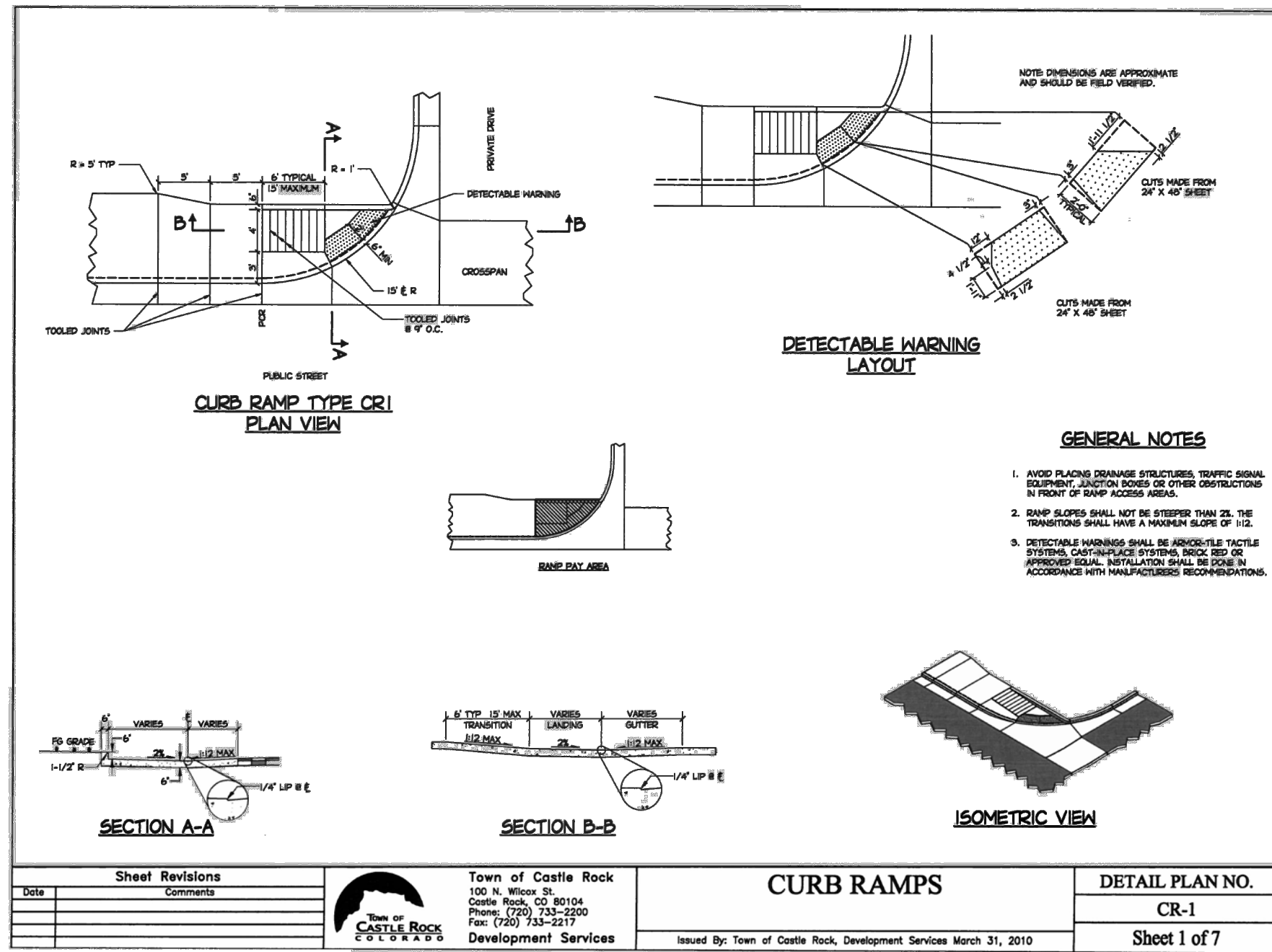
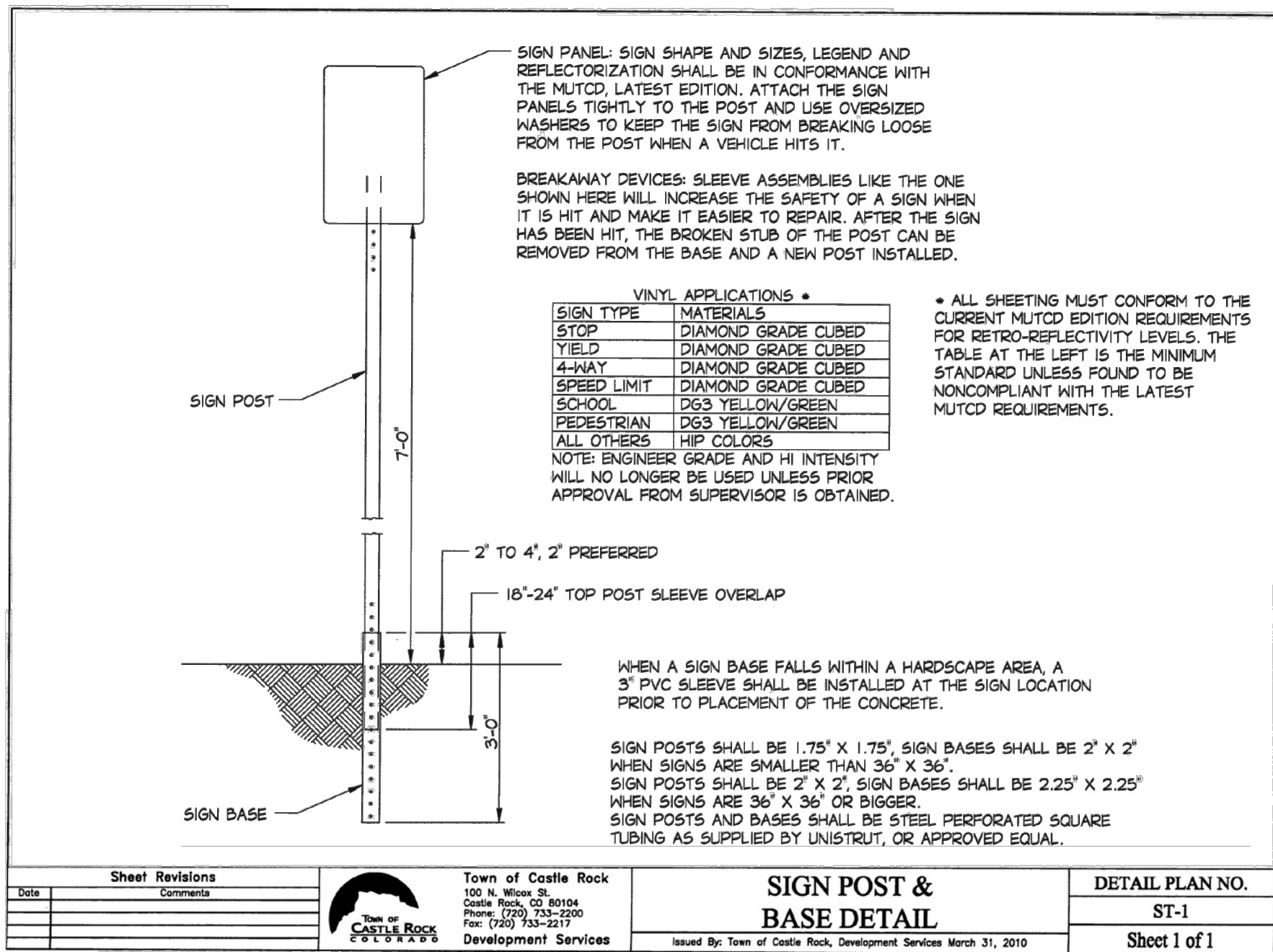
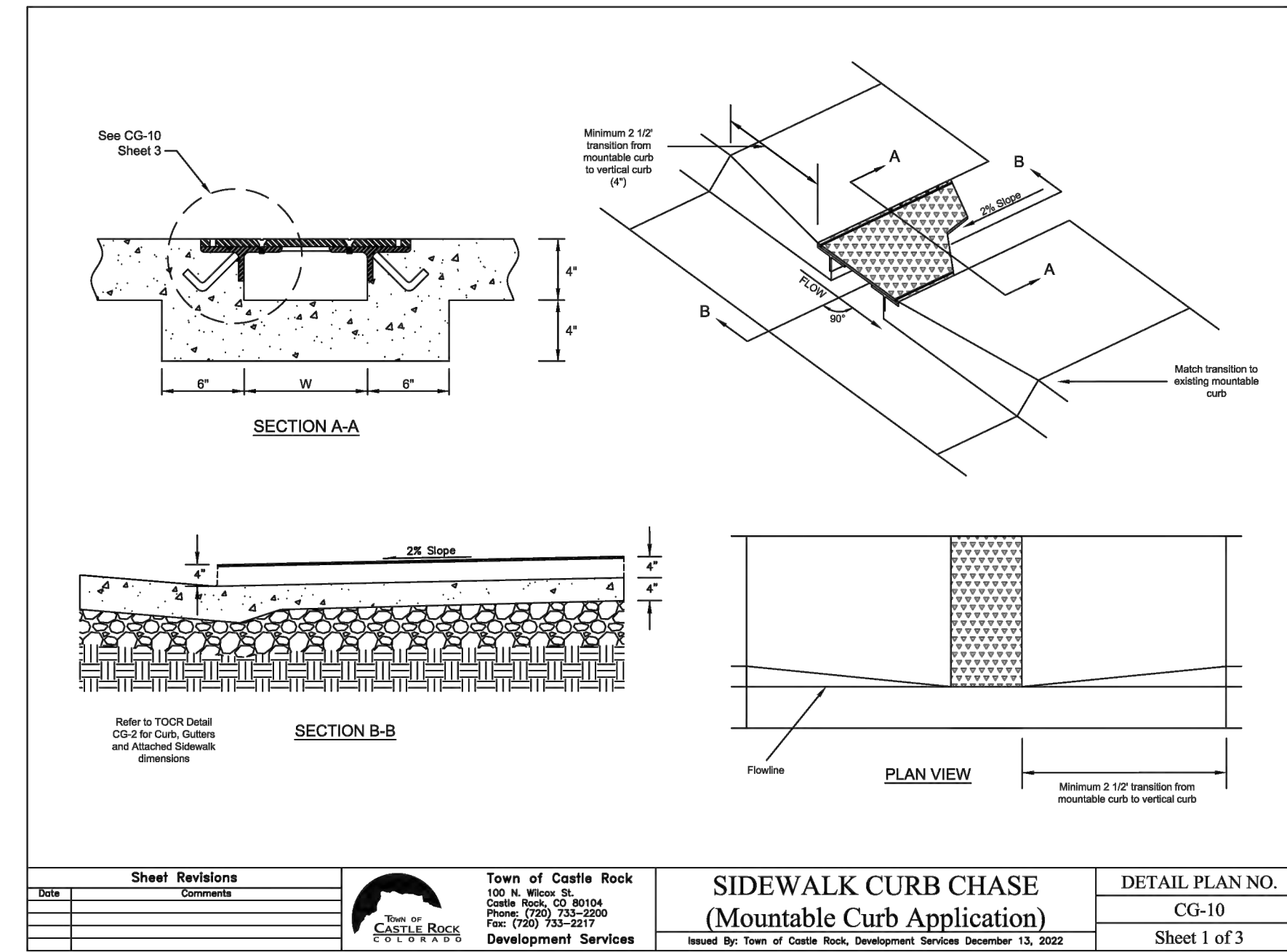
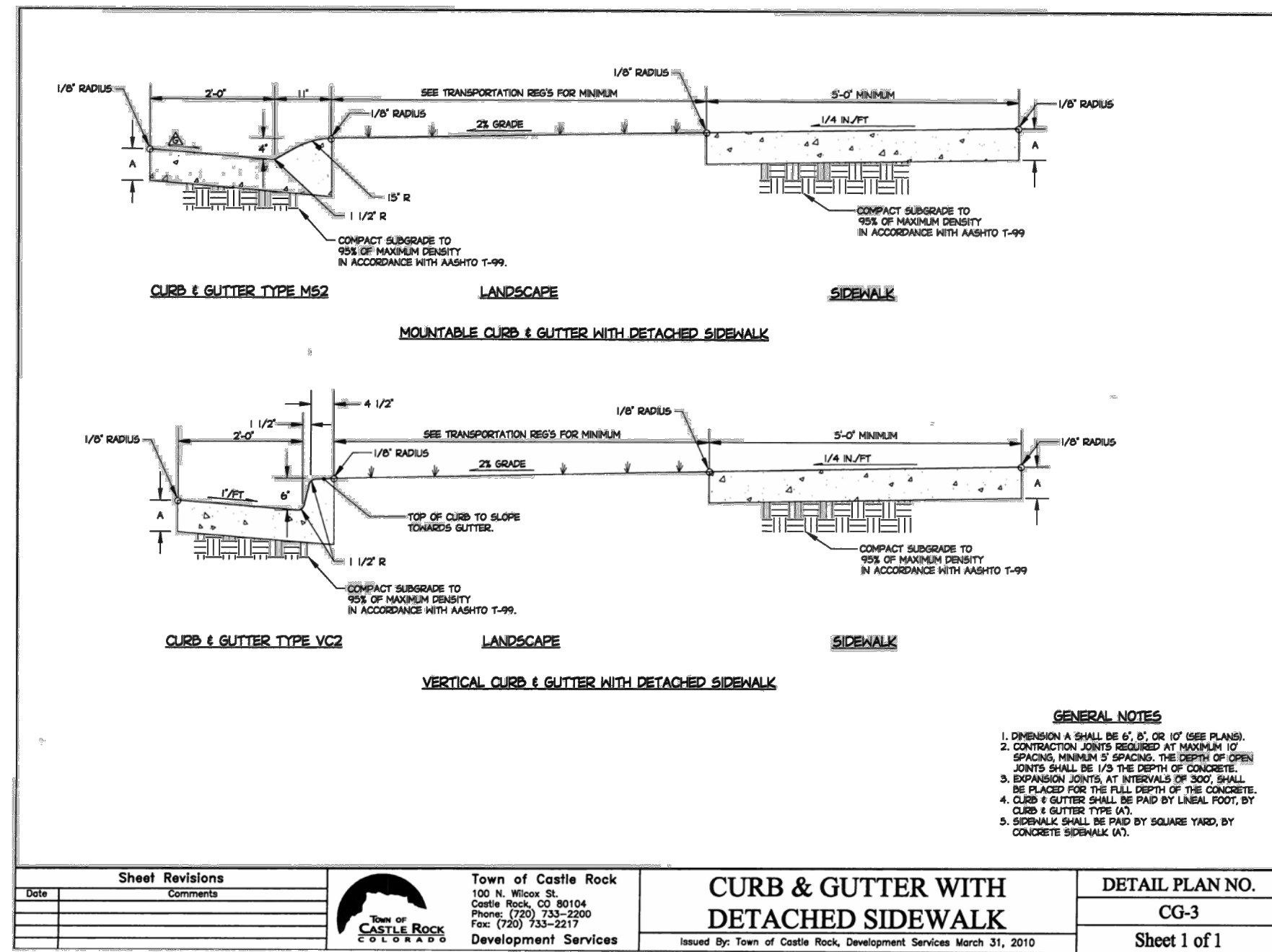
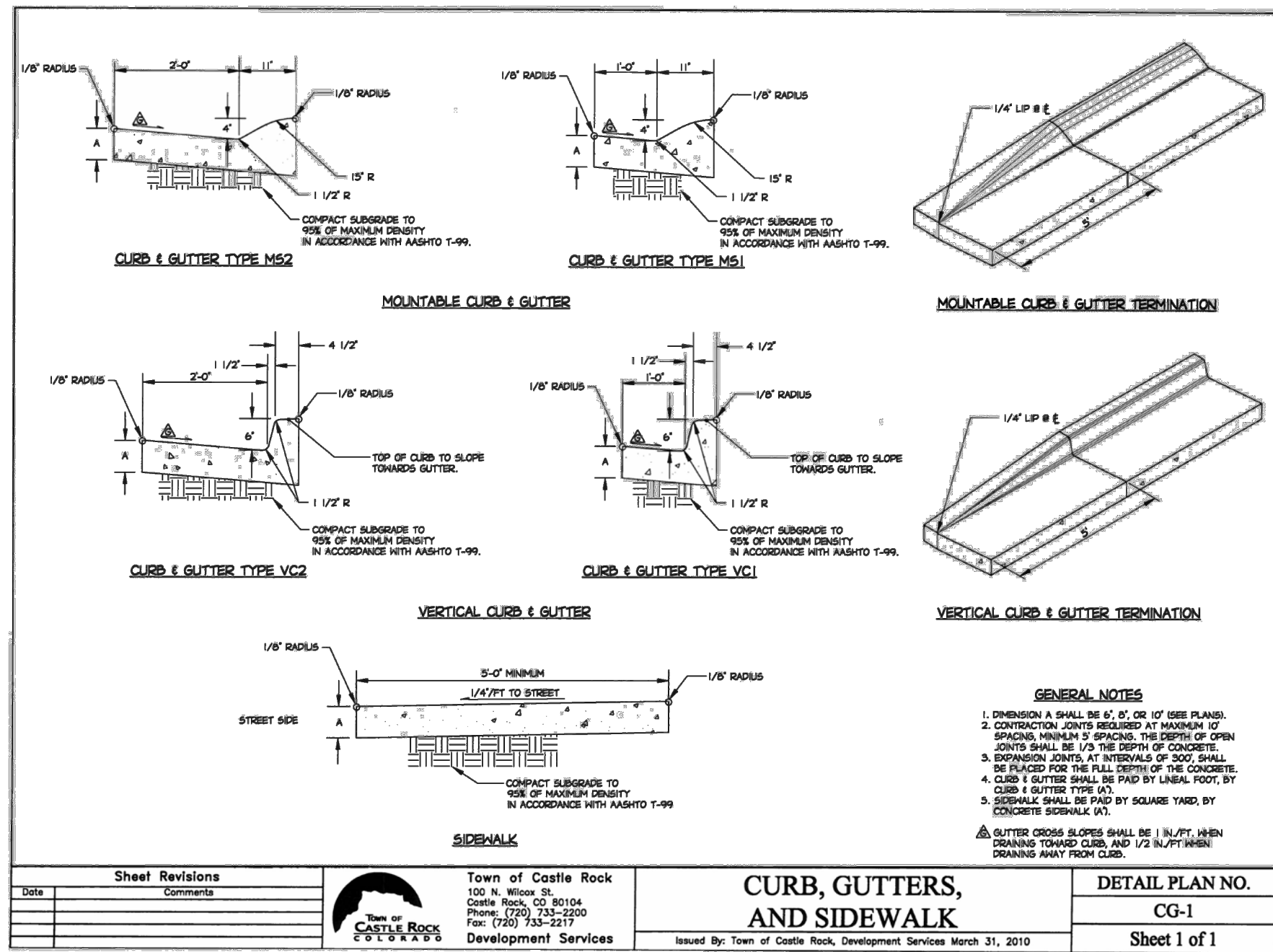
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SITE DEVELOPMENT PLAN

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

LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.

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



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

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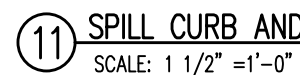
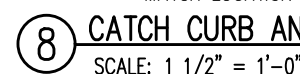
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
KING SOOPERS #165
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	11/17/25	2nd SUBMITTAL	JRR
2	02/06/26	3rd SUBMITTAL	JRR
3	05/29/26	4th SUBMITTAL	JRR
4	07/15/26	5th SUBMITTAL	JRR
5			
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8			
9			
10			

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

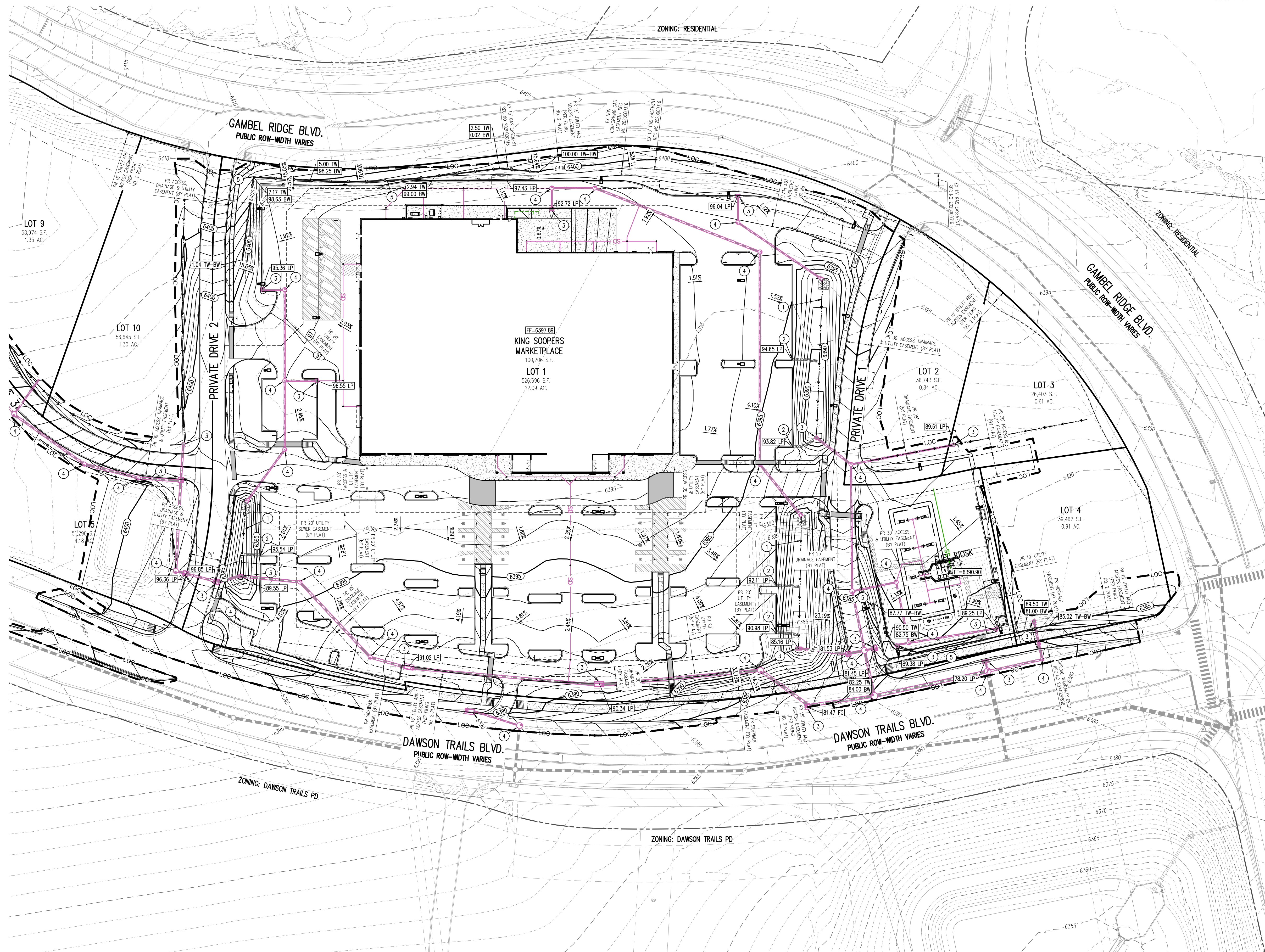
SITE DETAILS

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



8
of 24

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



GRADING LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED RIDGE LINE
	EXISTING STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (GREATER THAN 12")
	PROPOSED STORM SEWER (GREATER THAN 12")
	PROPOSED CATCH CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	LIMITS OF CONSTRUCTION
	EXISTING MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR
	LOW POINT
	BOTTOM OF WALL
	TOP OF WALL
	CURB OPENING
	TOP BACK OF CURB
	TOP OF GRATE
	TOP OF RAMP
	BOTTOM OF RAMP
	FLOWLINE
	FLOWLINE INTERSECTION

GRADING SCHEDULE

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

GRADING NOTES

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

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

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

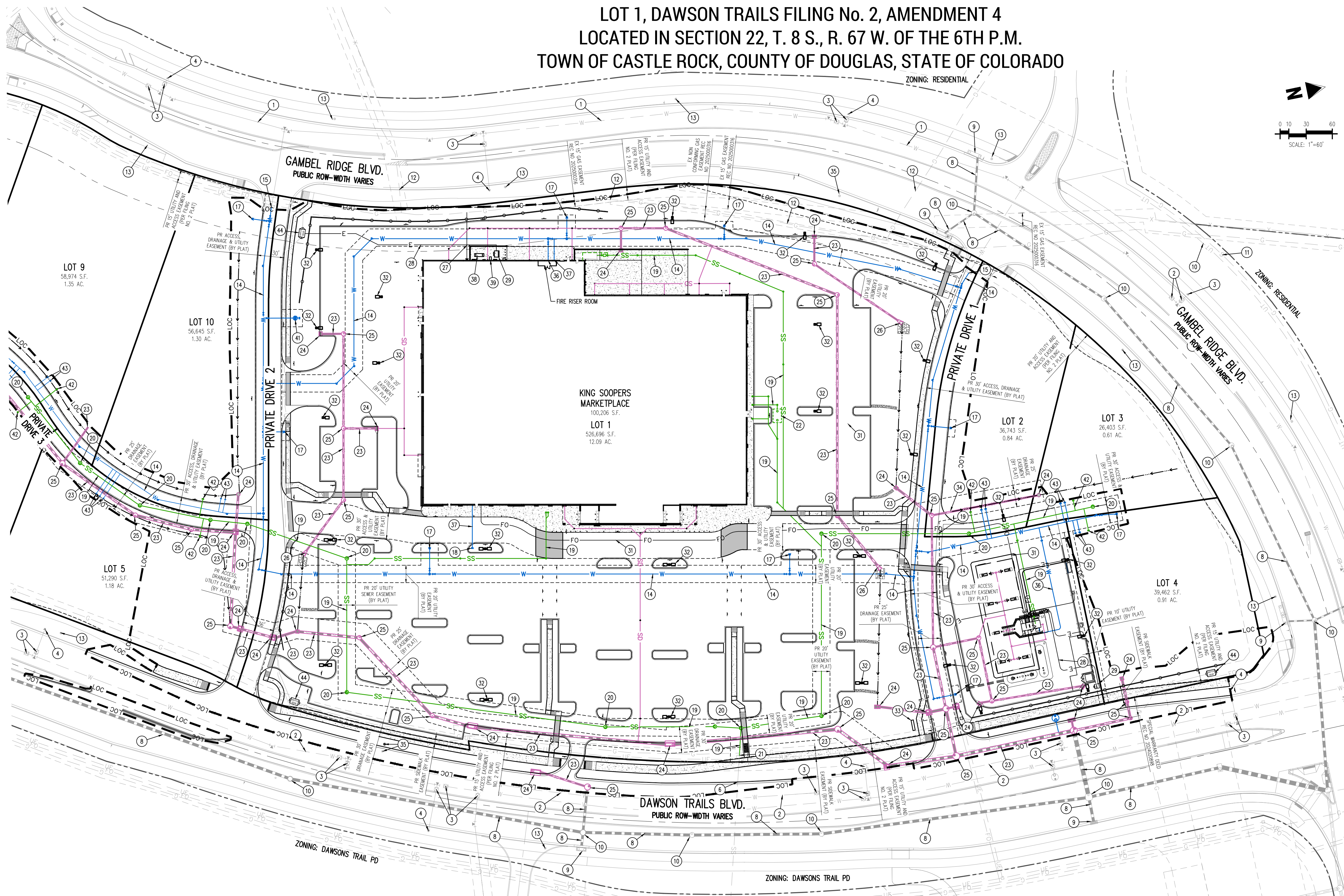
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GRADING PLAN

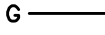
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LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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



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

UTILITY LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" AND LARGER)
	PROPOSED UNDERGROUND ELECTRICAL
	PROPOSED FIBER OPTIC LINE
	EXISTING UNDERGROUND TELEPHONE
	PROPOSED UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	LIMITS OF CONSTRUCTION
	EXISTING ELECTRIC LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT

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

UTILITY NOTES

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

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

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

KING SOOPERS #165

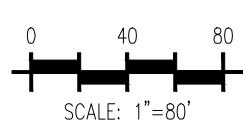
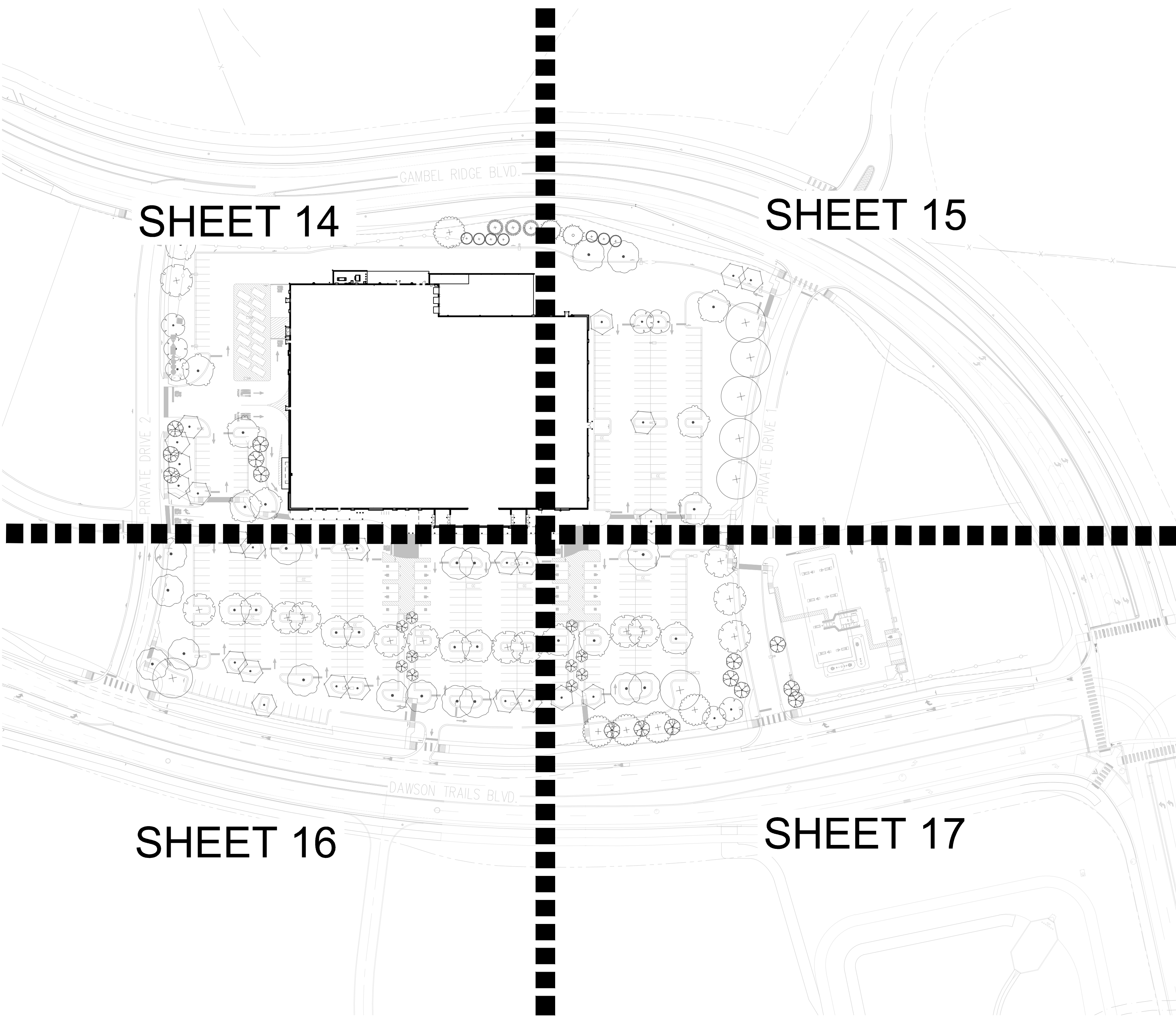
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

[illegible]

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

UTILITY PLAN

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



SIGHT DISTANCE LINE CRITERIA

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

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

#	Date	Issue / Description	Init.
1	11/17/25	2nd SUBMITTAL	JRR
2	02/06/26	3rd SUBMITTAL	JRR
3	05/28/26	4th SUBMITTAL	JRR

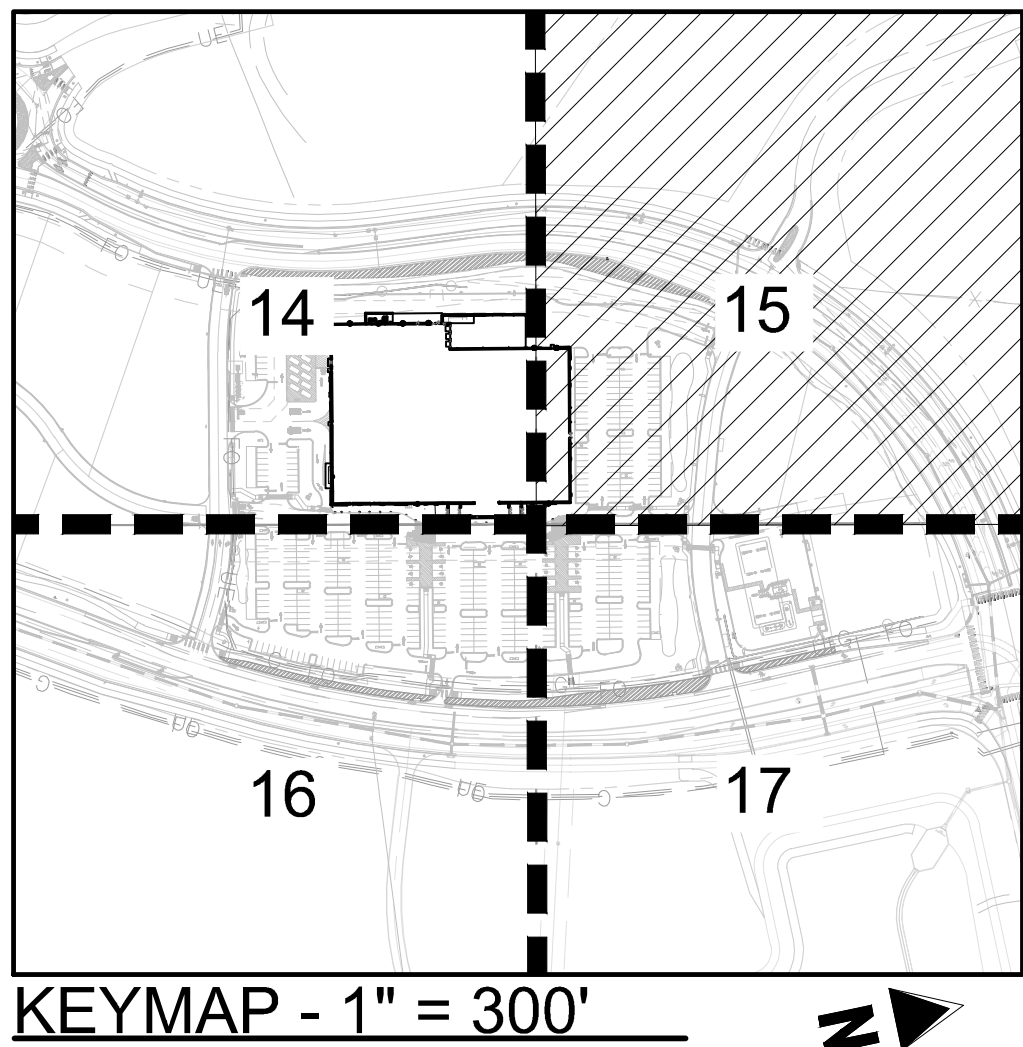
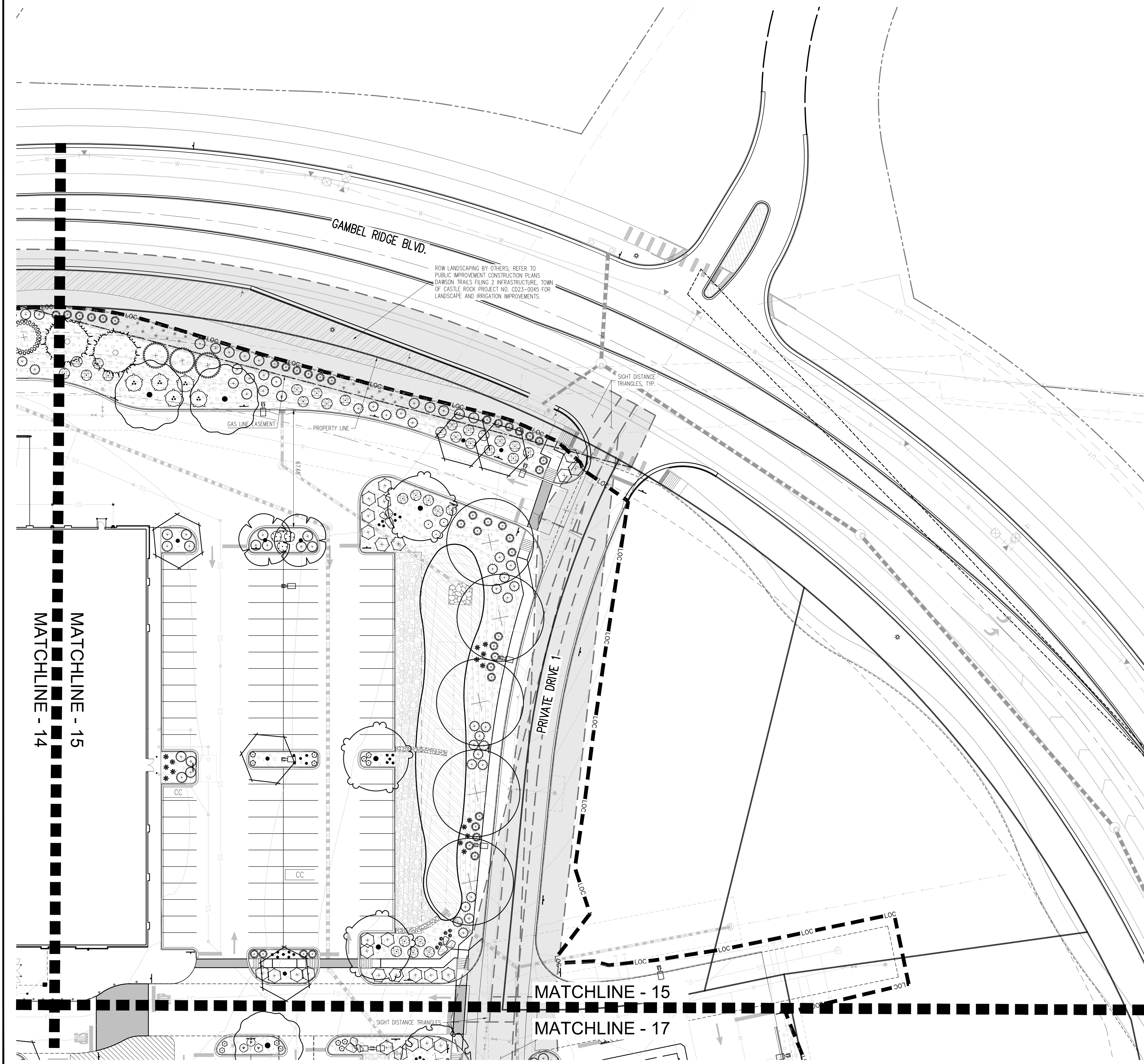
Project No:	KSS000165
Drawn By:	JC
Checked By:	KR
Date:	

OVERALL LANDSCAPE PLAN

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



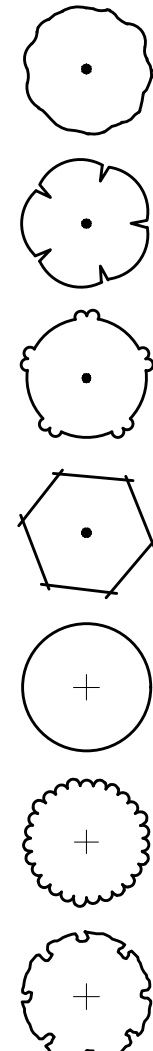
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



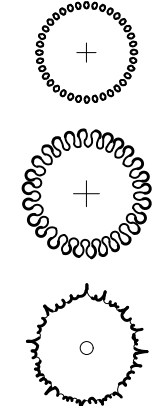
PLANT LEGEND

SYMBOL

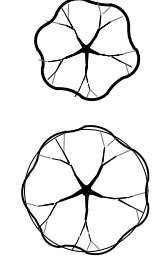
DECIDUOUS TREES



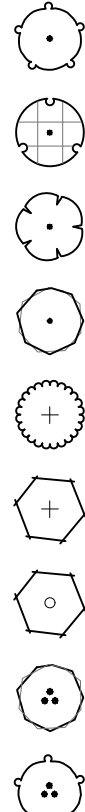
EVERGREEN TREES



ORNAMENTAL TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



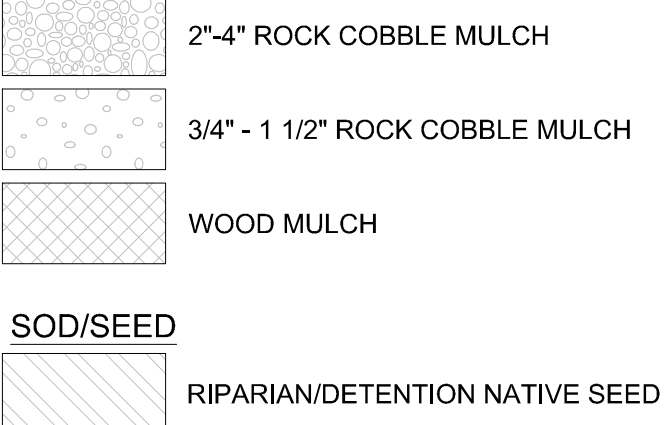
ORNAMENTAL GRASSES



PERENNIALS



MULCH



SIGHT DISTANCE LINE CRITERIA

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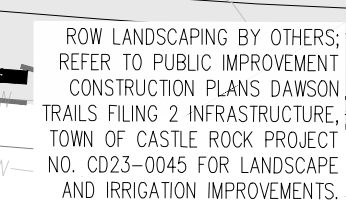
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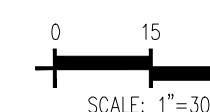
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Checked By:	KR
Date:	

LANDSCAPE 2

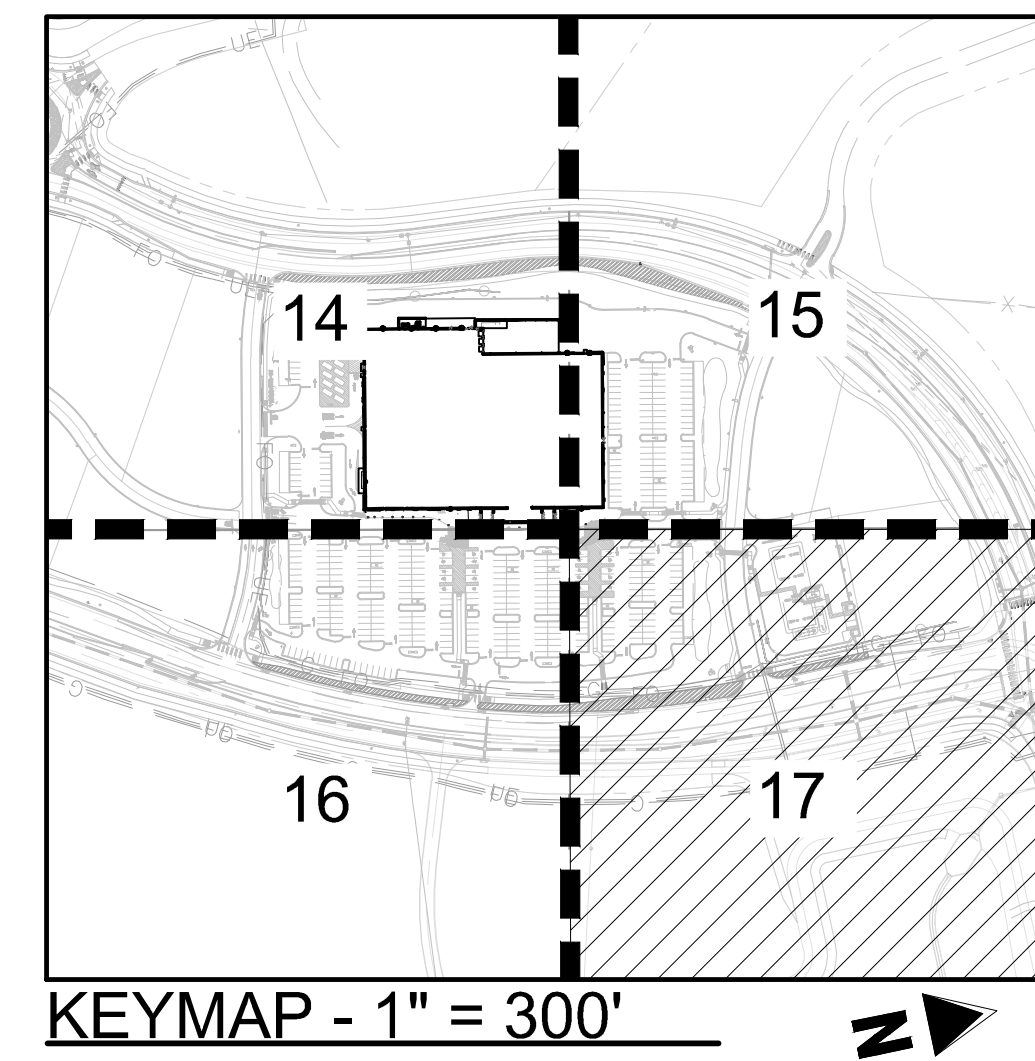
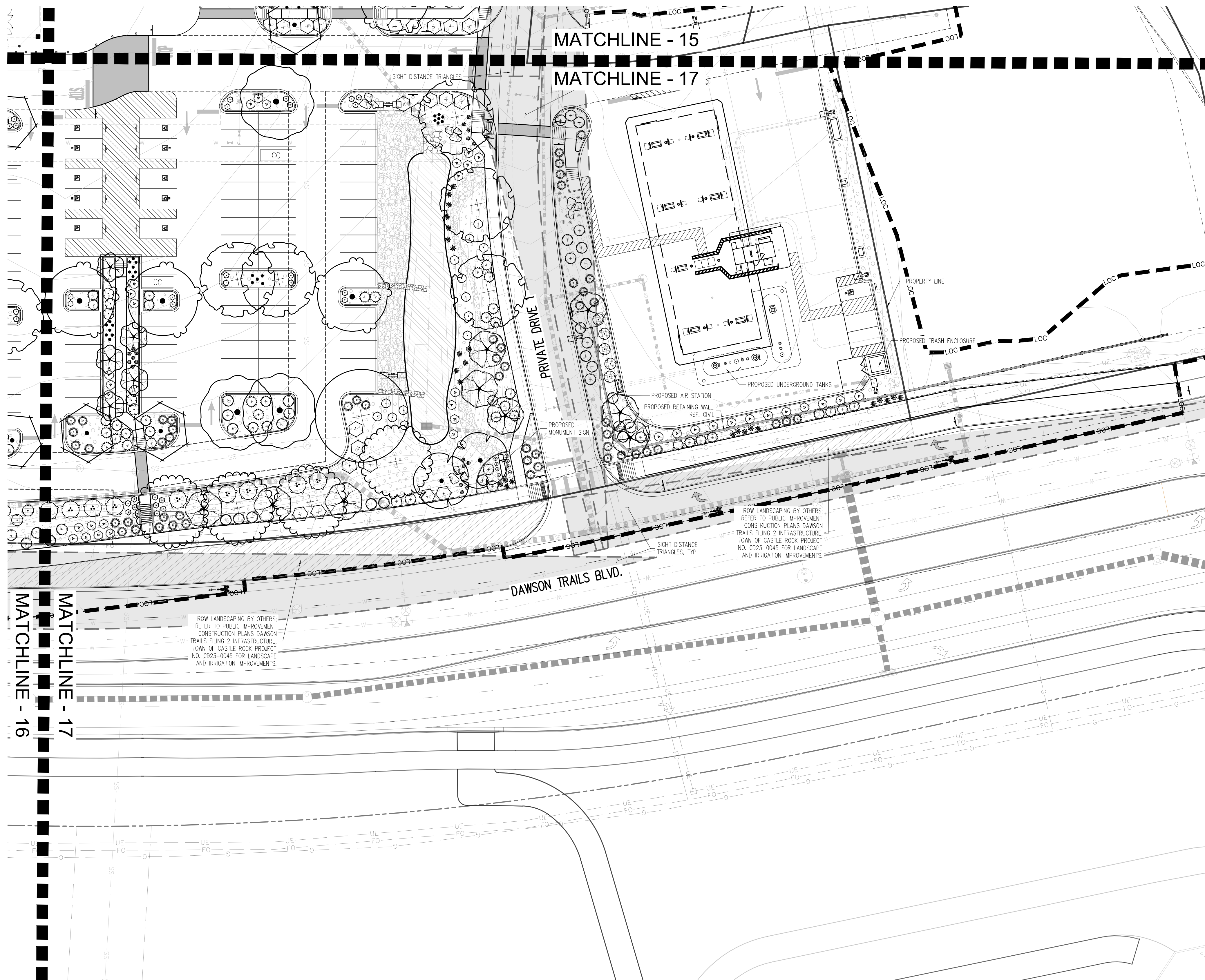
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RIPARIAN/DETENTION NATIVE SEED

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WILSON TRAILS FILING No. 2, AMENDMENT 4

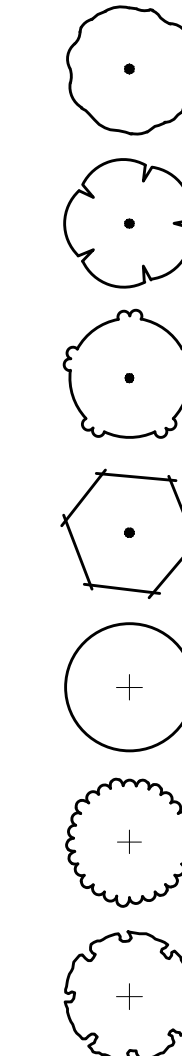
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



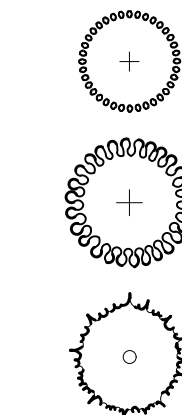
PLANT LEGEND

SYMBOL

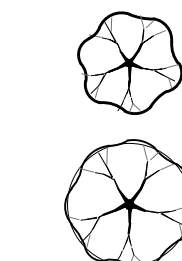
DECIDUOUS TREES



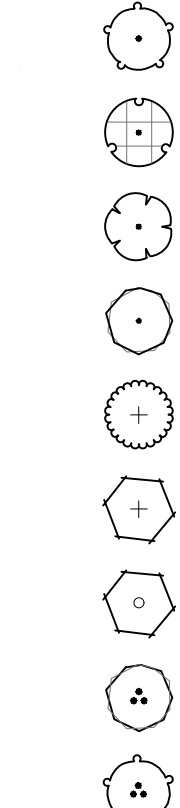
EVERGREEN TREES



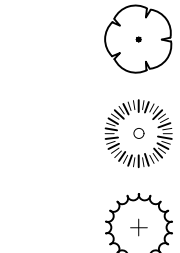
ORNAMENTAL TREES



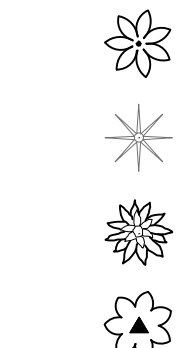
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



ORNAMENTAL GRASSES



PERENNIALS



MULCH



2"-4" ROCK COBBLE MULCH



3/4" - 1 1/2" ROCK COBBLE MULCH

 WOOD MULCHSOD/SEED

RIPARIAN/DETENTION NATIVE SEED

SIGHT DISTANCE LINE CRITERIA

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

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

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

[illegible]

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

LANDSCAPE 4

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



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:

N/A with a Landscape Architecture license

Town of Castle Rock Registration #		State of Colorado License Landscape Architect #	
N/A with a Landscape Architecture license		LA.0000888	
Company Name:	Galloway & Company, LLC	Address:	5500 Greenwood Plaza Blvd, Greenwood Village, CO 80111
Phone:	(303) 770-8884	Email:	kartikarachmawati@gallowayus.com
Project Name:	King Soopers #165		

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1,000 SF)
526,696	52,670	0	103,634	105	128	211	869	4 cu.yds.per 1,000 SF
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	39,502	0	96,675	13,167	3,361	53	91	Yes_X*_ No ____

*Irrigation meter is separate from building meter.

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
171,751	17,175	0	19,832	34	68	69	266
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
425	28		48	48	50	113	223

*Parking Lot landscaping can count towards overall site landscape requirements.

**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.

***Evergreens are not permitted in landscaped islands/peninsulas.

****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

STREETSCAPE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Dawson Trails Blvd.	861	N/A	0	PLAN BY OTHERS***	N/A	PLAN BY OTHERS***
Gambel Ridge Blvd.	643	N/A	0	PLAN BY OTHERS***	N/A	PLAN BY OTHERS***
Private Drive 1	448.49	11	0	11	44	44
Private Drive 2	402.31	10	0	10	40	40
		0			0	
		0			0	
		0			0	
		0			0	

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual

**Streetscape does not count towards overall site landscape requirements

*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

*** REFER TO PUBLIC IMPROVEMENT CONSTRUCTION PLANS DAWSON TRAILS FILING 2 INFRASTRUCTURE, TOWN OF CASTLE ROCK PROJECT NO. CD23-0045 FOR LANDSCAPE AND IRRIGATION IMPROVEMENTS

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	2 QUANTITY	91
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LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

ORNAMENTAL SHADE TREES	HYDROZONE	2 QUANTITY	25
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ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES	HYDROZONE	2 QUANTITY	12
-----------------	-----------	------------	----

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS	HYDROZONE	2 QUANTITY	533
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SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS	HYDROZONE	2 QUANTITY	336
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SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES	HYDROZONE	2 QUANTITY	277
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ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS	HYDROZONE	2 QUANTITY	22
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PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS	HYDROZONE	AREA	
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ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER

NATIVE SEED	HYDROZONE	2 AREA	9,895
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GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON

APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

PLANT SCHEDULE

SYMBOL	QTY	SYMBOL	QTY	SYMBOL	QTY
DECIDUOUS TREES					
	17		10		67
	7		15		48
	17	SUBTOTAL:	25		93
	25	DECIDUOUS SHRUBS			69
	7		43	SUBTOTAL:	277
	5		66	PERENNIALS	
	13		37		22
SUBTOTAL:	91		31	SUBTOTAL:	22
EVERGREEN TREES					
	7		125	MULCH	
	3		74		12,561 SF
	2		56		80,859 SF
SUBTOTAL:	12		72		319 SF
EVERGREEN SHRUBS					
	36		29	SOD/SEED	
	178	SUBTOTAL:	533		9,895 SF
	122	EVERGREEN TREES			9,895 SF
SUBTOTAL:	336		36	SUBTOTAL:	

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

- INSTALLING LANDSCAPE CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-8017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF ANY LANDSCAPING.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL, SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

SIGHT DISTANCE LINE CRITERIA

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

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF ONE YEAR. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE ONE YEAR SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN AND/OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE APPROVED PLANS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS A LANDSCAPE DEPOSIT HAS BEEN ACCEPTED BY THE TOWN DUE TO PLANTING SEASON LIMITATIONS.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED TO PRESERVE SIGHT DISTANCE TRIANGLES AND TO PREVENT OVERGROWTH INTO THE PUBLIC RIGHT-OF-WAY, DRIVE AISLES, SIDEWALKS, OR PARKING AREAS.

Galloway

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

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

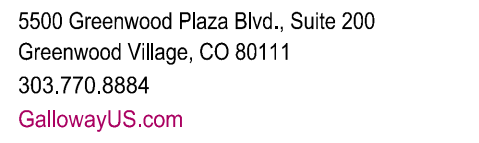
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Project No:	KSS000165
Drawn By:	JC
Checked By:	KR
Date:	

LANDSCAPE SCHEDULE &
CHARTS

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

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



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

KING SOOPERS #165

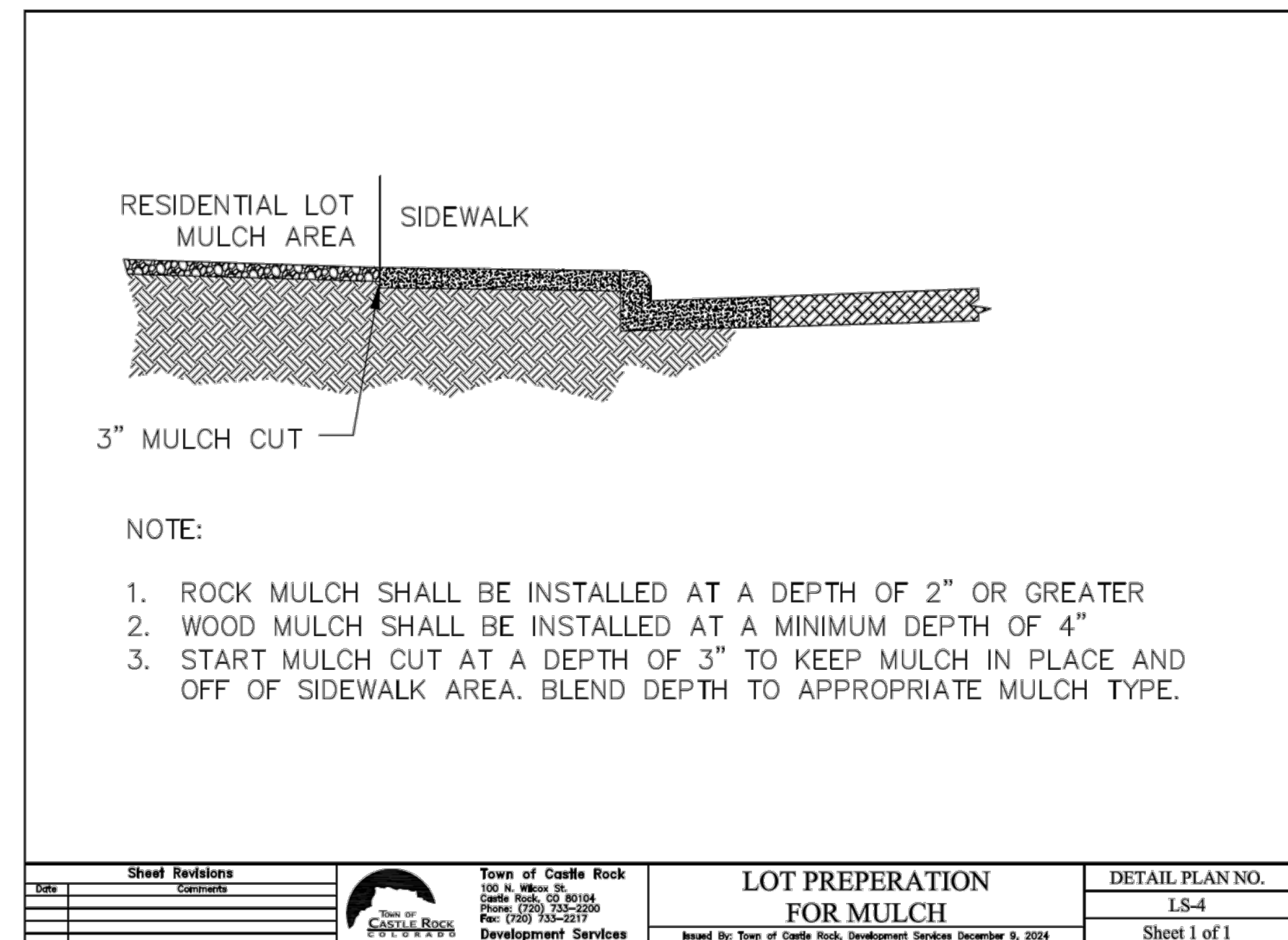
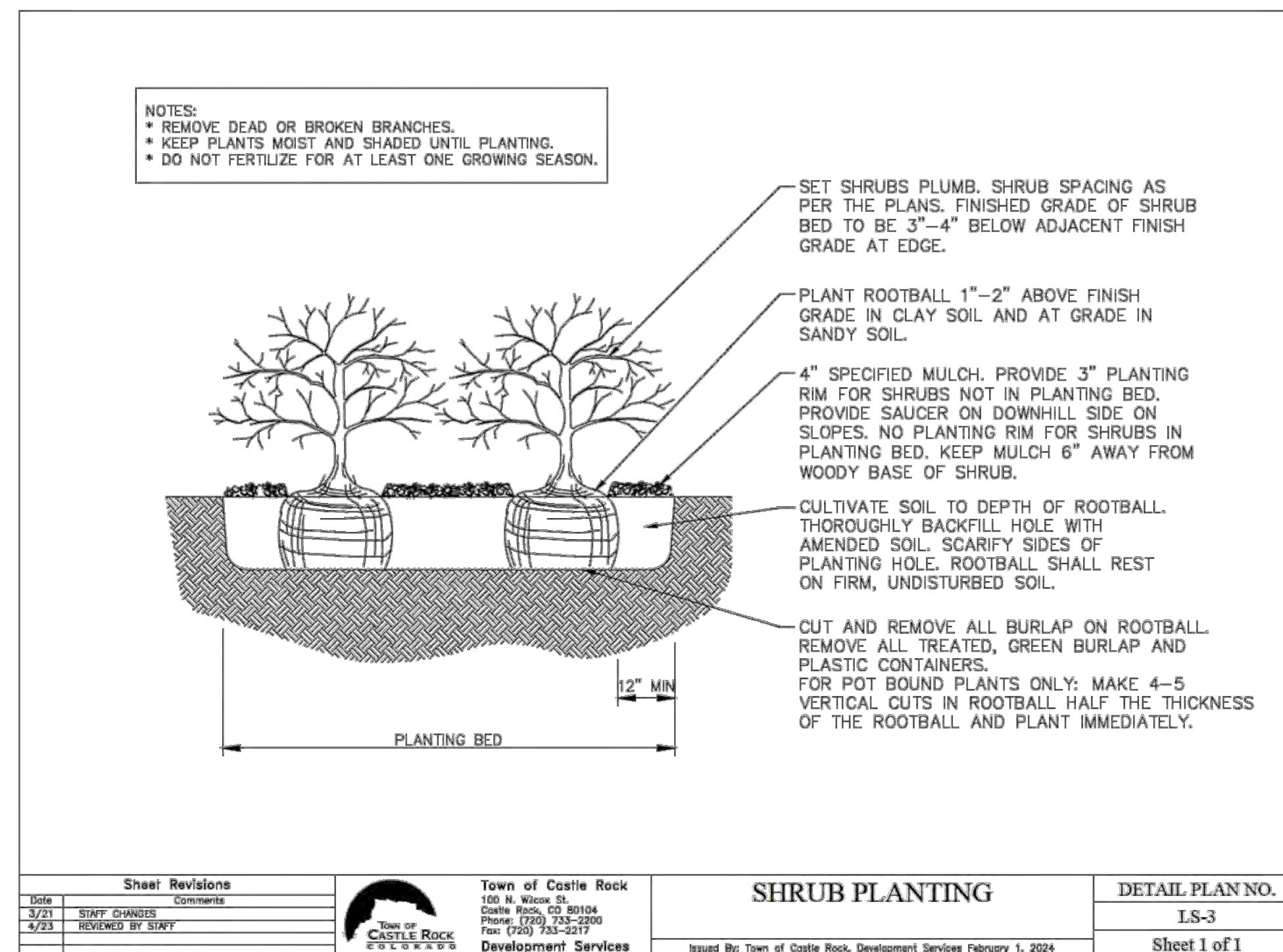
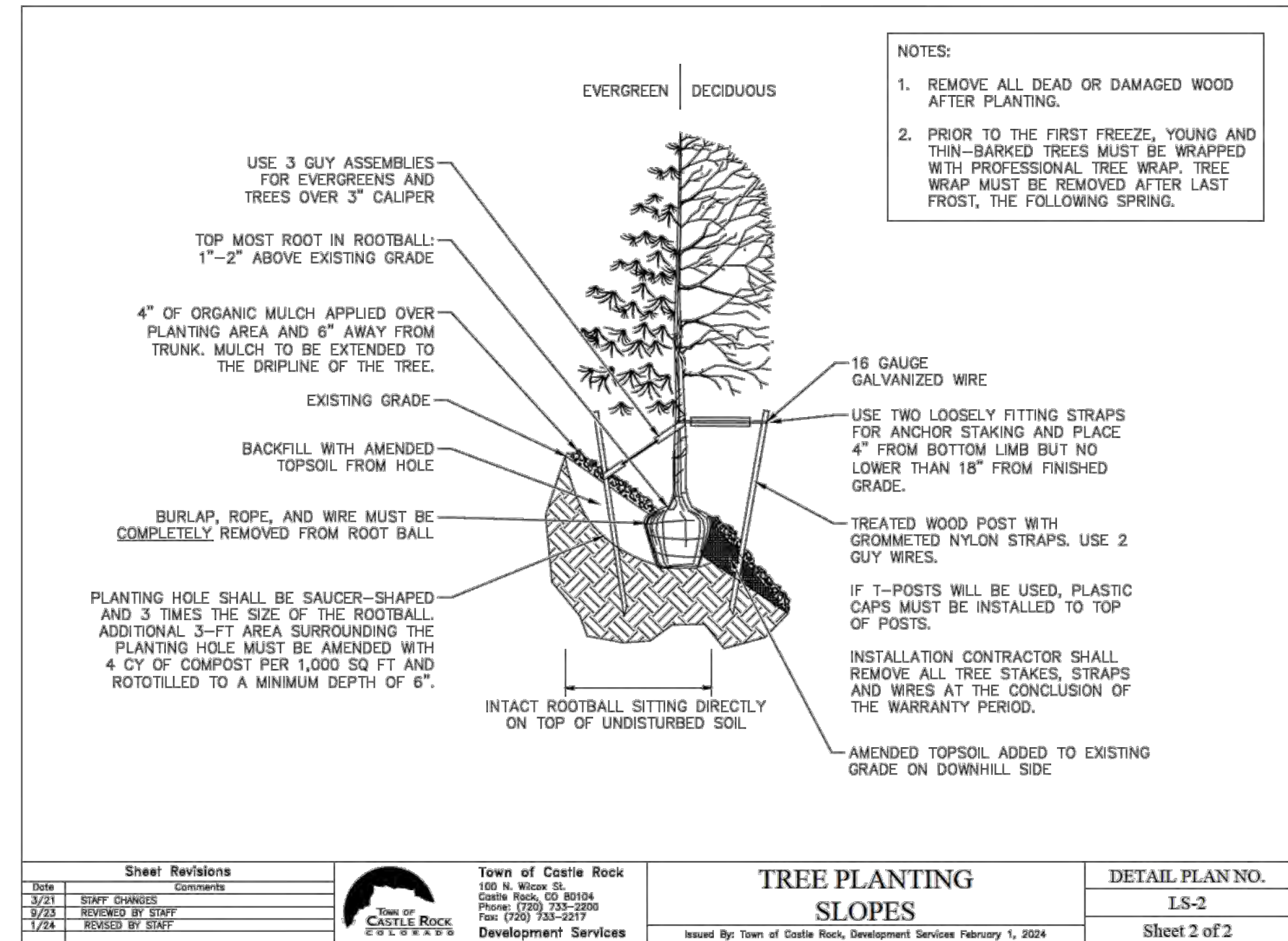
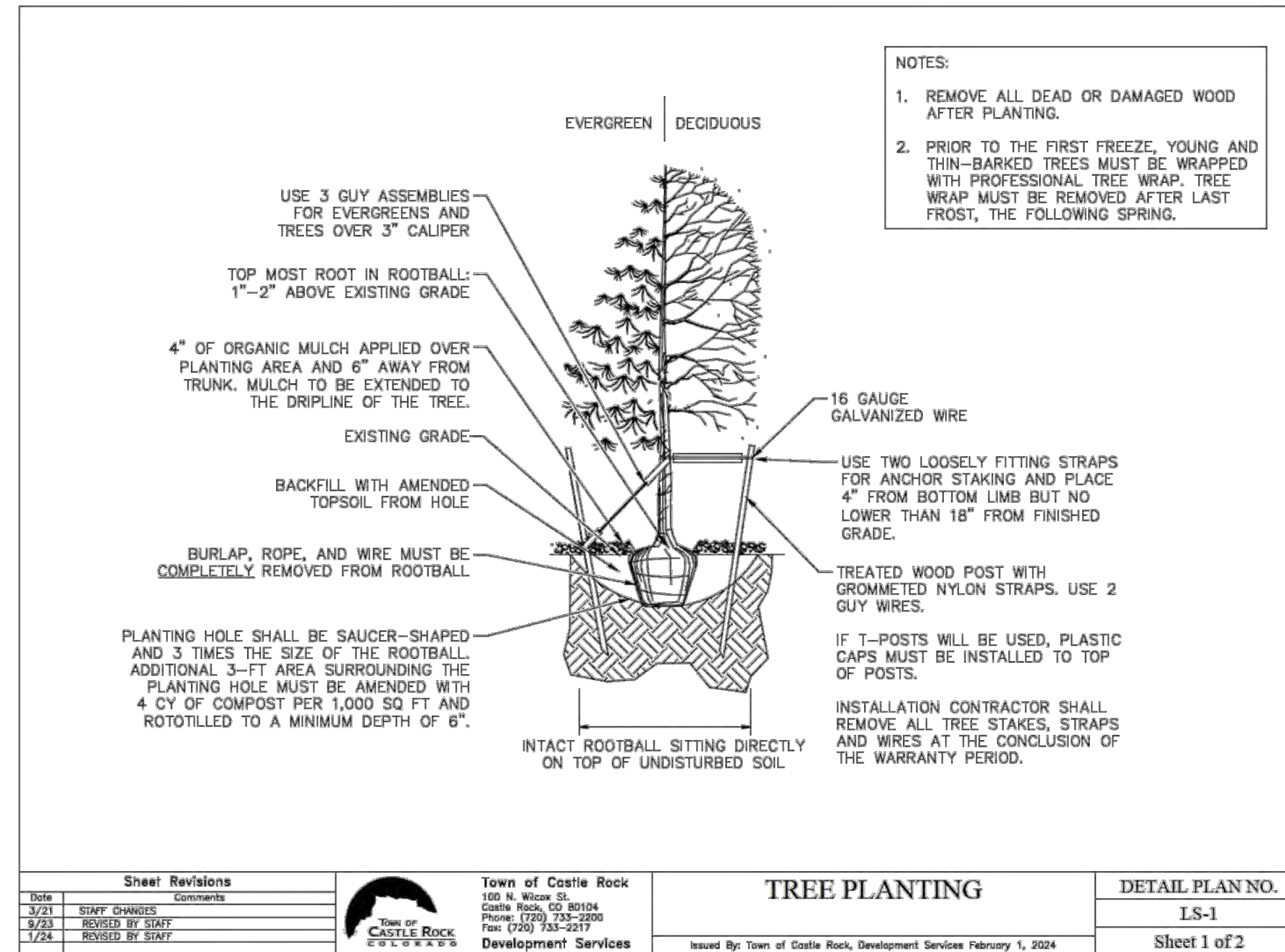
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO

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

LANDSCAPE DETAILS

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



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

\\P00002\Bplans\129\AMEND02\Castle Rock\4 - 03252016\12 - Dawson Trails\SDP25-0015\SDP25-0015.dwg - Jack O'Shea - 7/15/2016

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

ADJUSTED AREA ANALYSIS

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

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

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

LANDSCAPE IRRIGATION WATER USE ANALYSIS

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

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

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

NOTE:

1. LANDSCAPE WITHIN STREETSCAPES IS ONLY ALLOWED TO BE VERY-LOW OR LOW WATER USE.

IRRIGATION CONCEPT

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

TOWN OF CASTLE ROCK IRRIGATION NOTES

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

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

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

CONCEPTUAL IRRIGATION
METHOD

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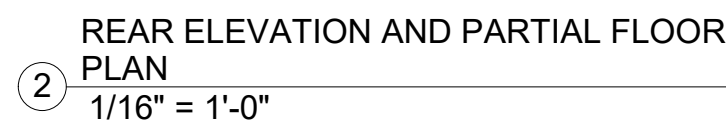


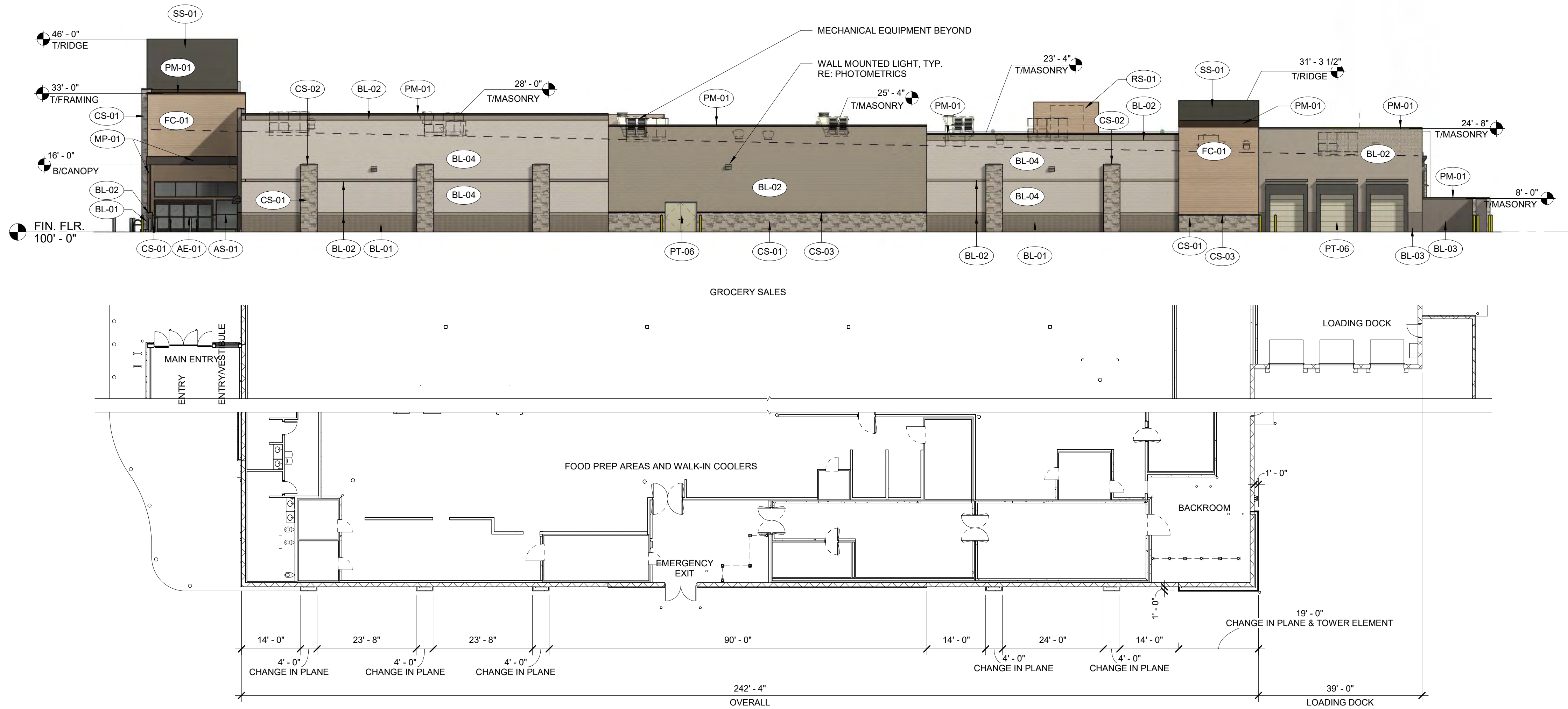
SITE DEVELOPMENT PLAN
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4
KING SOOPERS #165
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD
CASTLE ROCK, COLORADO



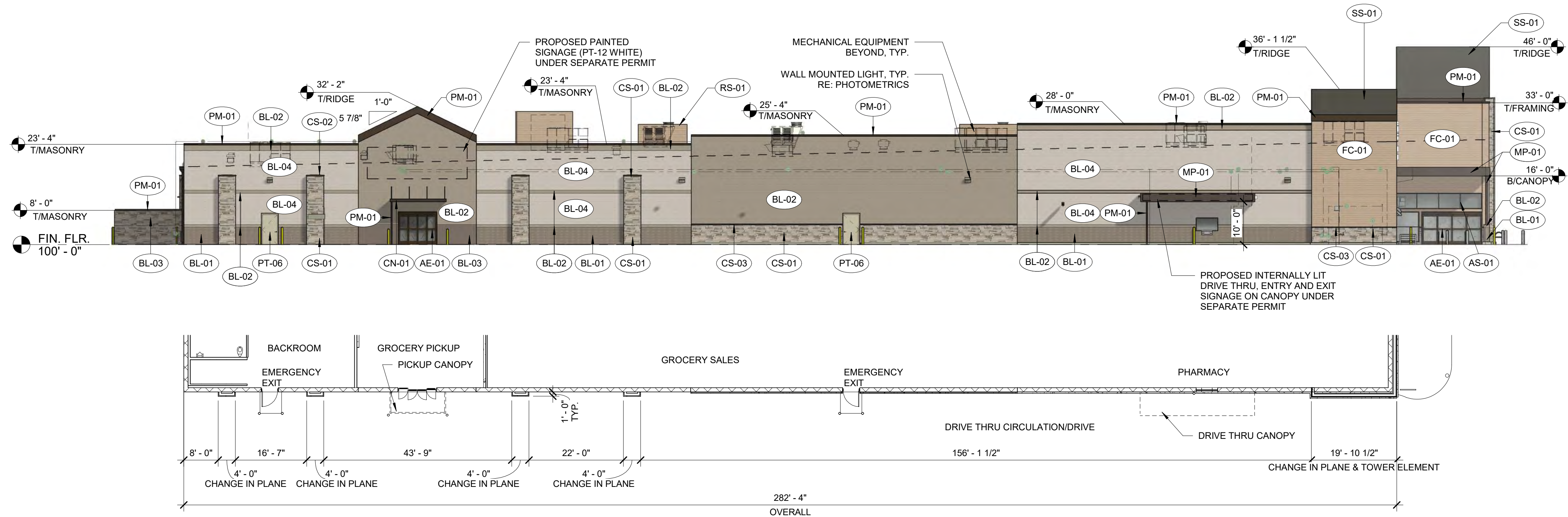
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ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

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





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



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

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

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



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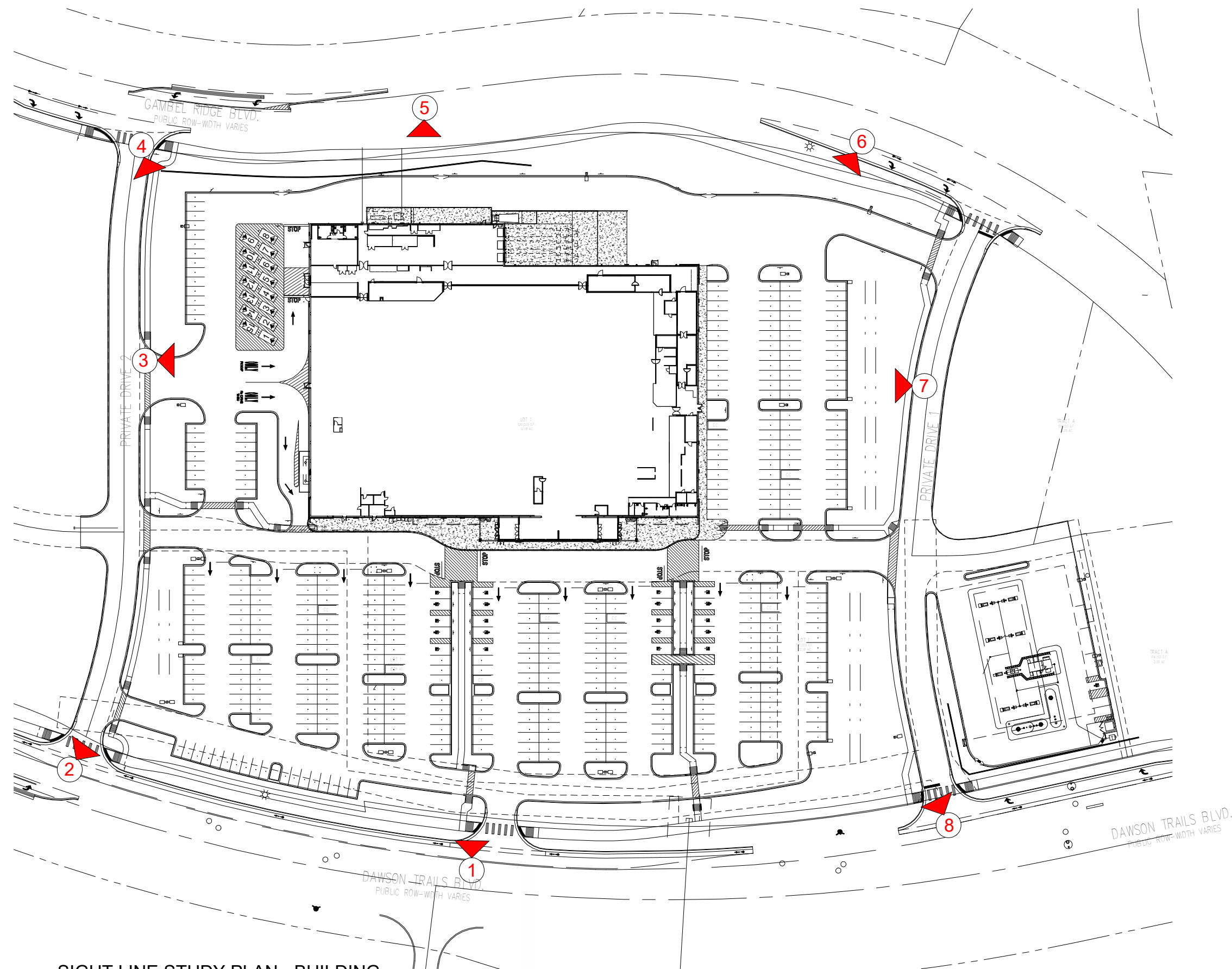
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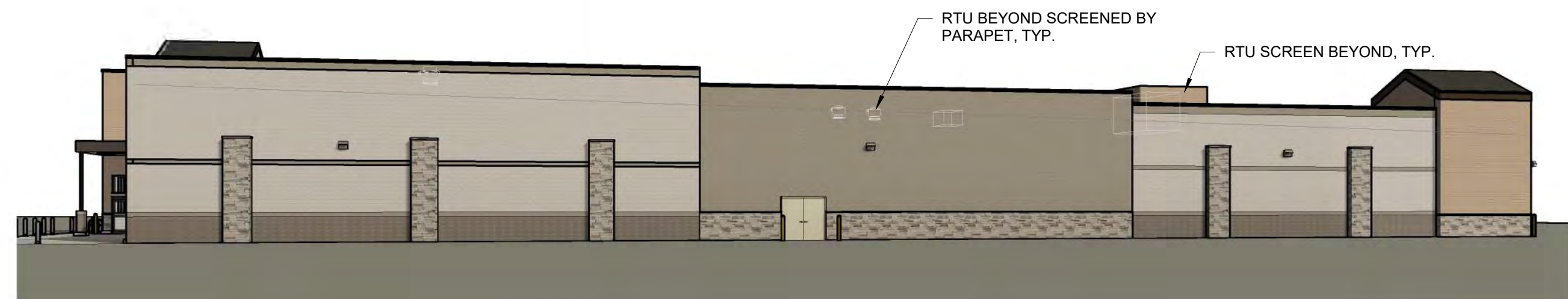
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SCALE: 1/16" = 1'-0"

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SIGHT LINE STUDY PLAN - BUILDING
FINISH FLOOR ELEVATION (FFE) =
6,397.89'
1" = 100'-0"



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



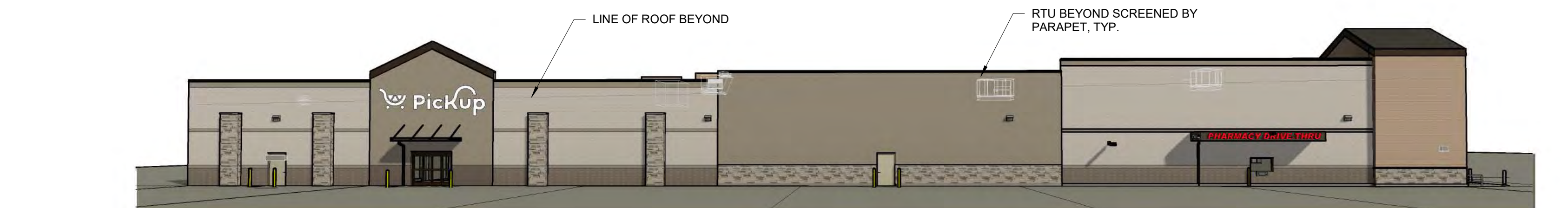
8 3D View 8 - INTERSECTION OF PRIVATE DRIVE 1 AND DAWSON TRAILS BLVD.
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6395.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6391.00' (-6.89' BELOW F.F.E.)



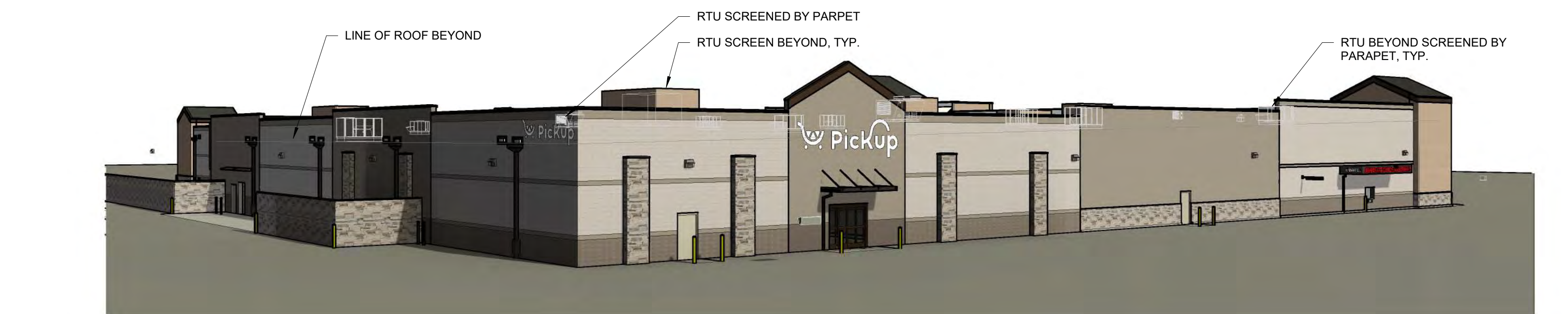
1 3D View 1 - CENTRAL ENTRY OFF OF DAWSON TRAILS BLVD
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6390.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6396.00' (-1.89' BELOW F.F.E.)



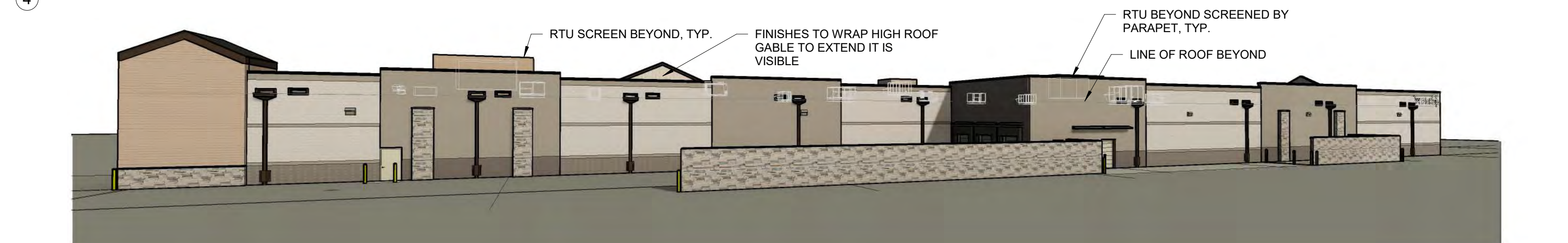
2 3D View 2 - EAST ENTRY OFF OF DAWSON TRAILS BLVD
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6398.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6404.00' (+6.11' ABOVE F.F.E.)



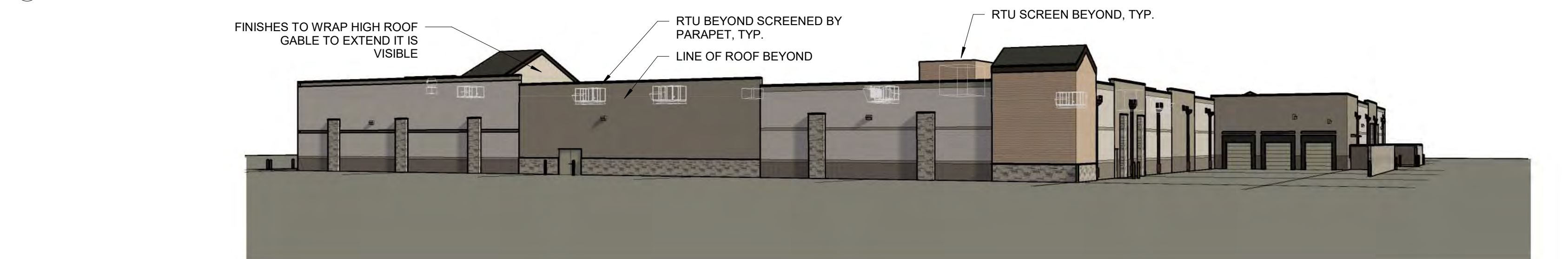
3 3D View 3 - ENTRY OFF OF PRIVATE DRIVE 2
FINISH FLOOR ELEVATION = 6397.89'
SPOT GRADE 6402.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6408.00' (+10.11' ABOVE F.F.E.)



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



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



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



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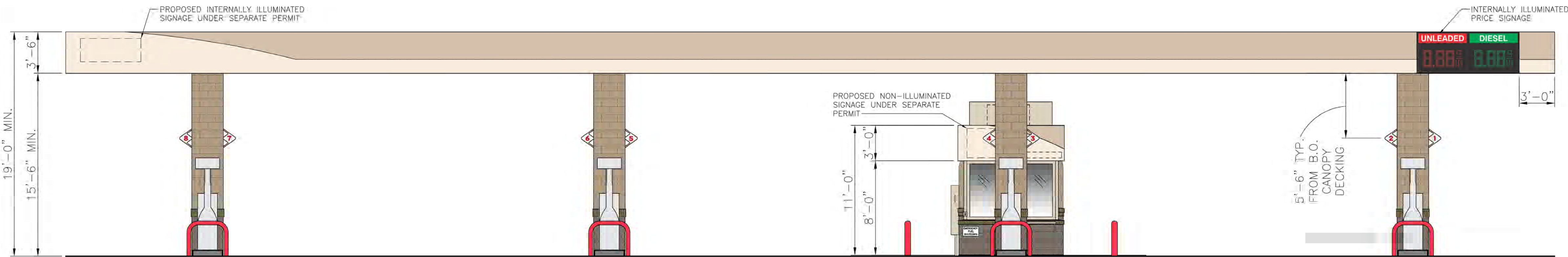
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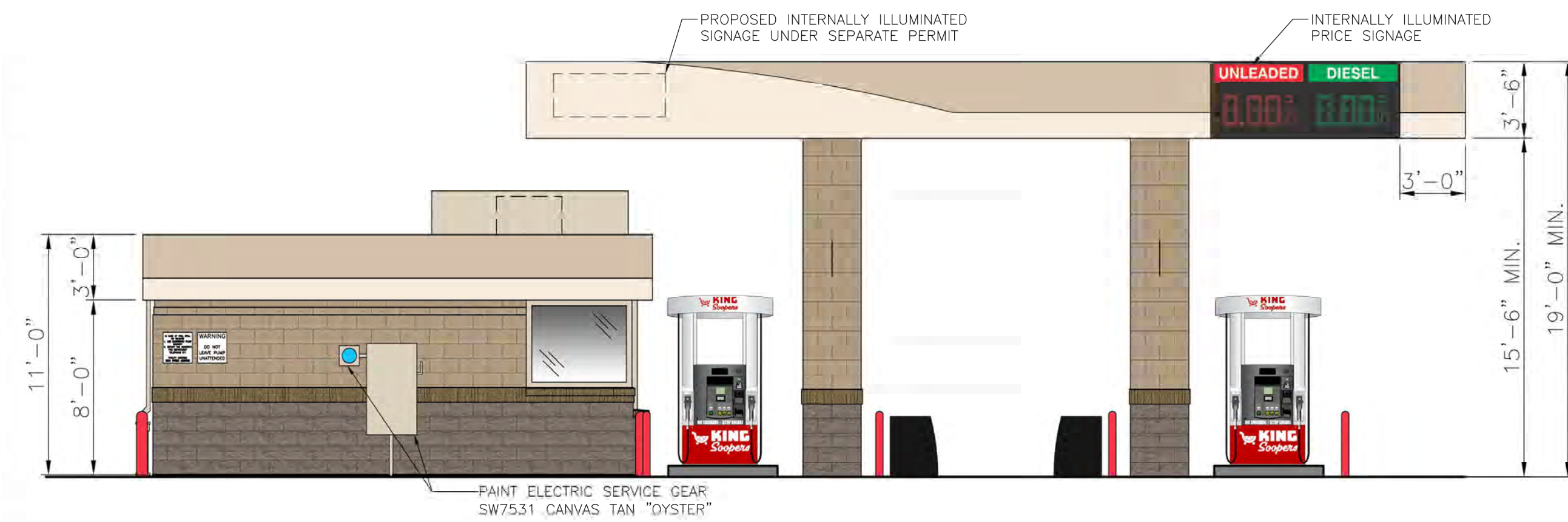
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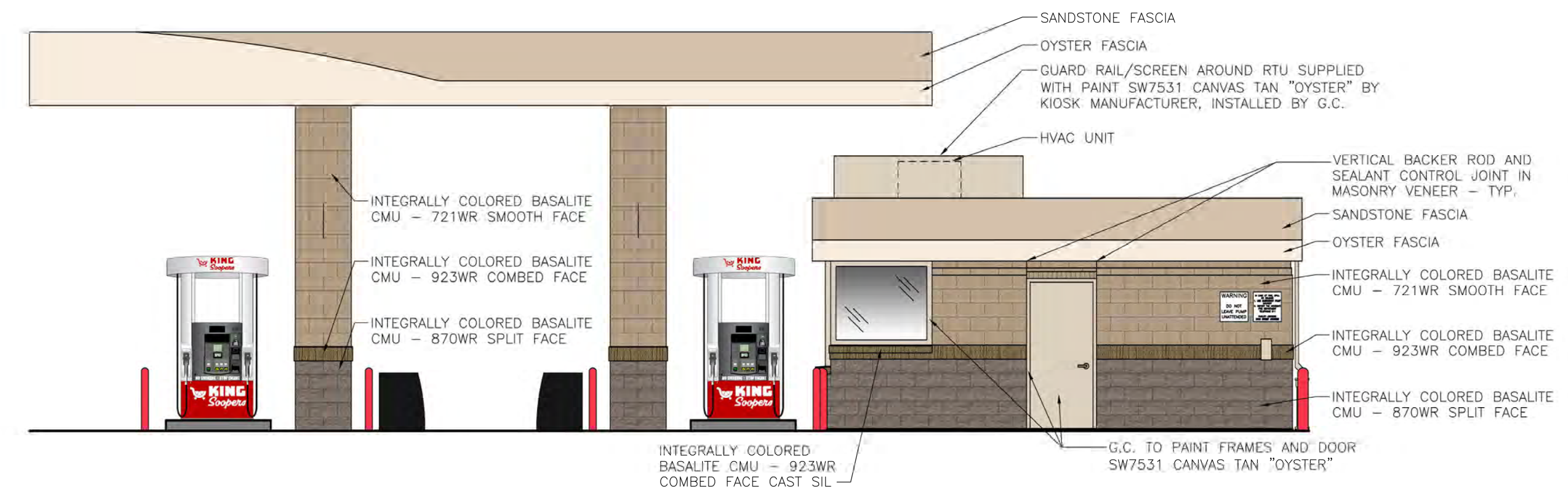
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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



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



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

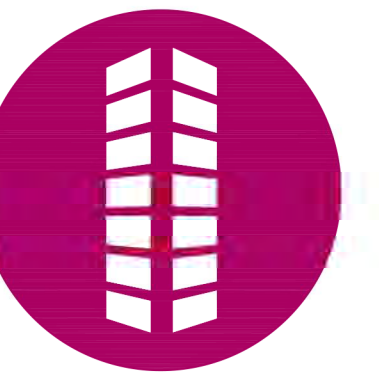


4 REAR (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



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

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON | RAILS BLVD
CASTLE ROCK, COLORADO[illegible]

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

FUEL CENTER
EXTERIOR COLOR ELEVATIONS
& SIGNAGE