SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SUB-DIVIDE TRACT V OF DAWSON TRAILS FILING NO. 2 TO DEVELOP SINGLE FAMILY ATTACHED DWELLINGS WITH ASSOCIATED RIGHT-OF-WAYS.

LEGAL DESCRIPTION:

TRACT V, DAWSON TRAILS FILING NO. 2 PER PLAT RECORDED AT THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 24, 2025, AT RECEPTION NO. 2025061713, AND RE-RECORDED ON MARCH 4, 2026 AT RECEPTION NO. 2026010148 TO REFLECT THE ANNEXATION OF CERTAIN PROPERTY.

SAID PARCEL CONTAINS 365,715 SQUARE FEET (8.396 ACRES), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS AS DESCRIBED AND SHOWN HEREON. ALL TRACTS WILL BE DEDICATED TO METRO DISTRICT BY SEPARATE INSTRUMENT FOR THE PURPOSE OF OPEN SPACE, PARK, DRAINAGE AND PRIVATE ACCESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

THE UNDERSIGNED HEREBY DEDICATE A BLANKET DRAINAGE EASEMENT TO THE TOWN OF CASTLE ROCK ON TRACTS [A5, B5, G5, AND H5] IN ACCORDANCE WITH GENERAL NOTE 7 (AND 22).

TRACT A5 IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE, PARK, AND DRAINAGE.

TRACT B5 AND H5 ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE AND DRAINAGE.

TRACT C5, D5, E5, AND F5 ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE.

TRACT G5 IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE ACCESS, UTILITIES, AND DRAINAGE.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON OCTOBER 6, 2022 UNDER RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

BOKF, N.A.

BY: _____

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

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

ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____ , 20____

NOTARY BLOCK

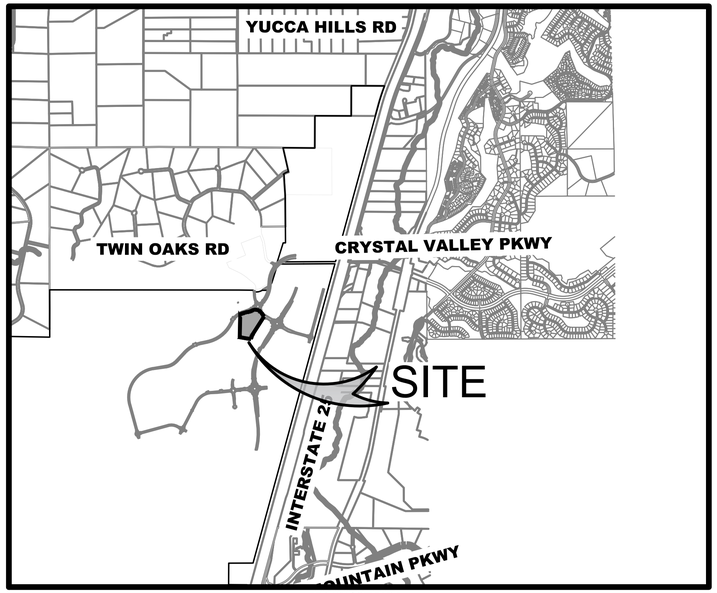
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ ,

20____ BY _____,

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____,



VICINITY MAP
SCALE: 1"=2000'

TITLE CERTIFICATION

I, _____ , AN AUTHORIZED REPRESENTATIVE OF

_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____ , 20____

NOTARY BLOCK

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

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF_____,

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____,

BENCHMARK:

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331). BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

BASIS OF BEARING:

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°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BASIS OF COORDINATES:

BASIS OF COORDINATES: PROJECT COORDINATES (GROUND) ARE DERIVED FROM A MODIFIED NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE COORDINATES (0502) IN U.S. SURVEY FEET. COMBINED SCALE FACTOR = 1.0003644180 AND IS SCALED FROM THE MAPPING ZONE ORIGIN (N: 0FT, E: 0FT)

VARIANCE REQUESTS

VARIANCE NO.	DESCRIPTION	APPROVAL DATE
TCV26-0013	REDUCTION IN HORIZONTAL SPACING BETWEEN SERVICES AND LOT LINES.	

SHEET INDEX

1	COVER SHEET
2	SITE DEVELOPMENT PLAN NOTES AND TABLES
3	OVERALL SITE PLAN
4–5	SITE PLAN
6–7	GRADING PLAN
8	GENERAL UTILITY PLAN
9	LANDSCAPE NOTES
10	HYDROZONE PLAN
11–13	LANDSCAPE PLAN
14	LANDSCAPE ENLARGEMENT
15–18	LANDSCAPE DETAILS
19–26	ARCHITECTURAL ELEVATIONS
27–28	PHOTOMETRICS
29	WILDLAND URBAN INTERFACE

PLANNING COMMISSION RECOMMENDATION

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

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

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

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

SURVEYOR'S STATEMENT

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

_____ _____
SAMUEL L. GALLUCCI III, PLS #38584 DATE
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT

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

_____ _____
GARY A. WALTER, P.E. #42246, DATE
PROJECT ENGINEER

PUBLIC UTILITIES

WATER AND SANITARY SEWER: TOWN OF CASTLE ROCK
175 KELLOGG COURT
CASTLE ROCK, COLORADO 80109
CONTACT: 720-733-6000

ELECTRICITY: CORE
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
CONTACT: 303-688-3100

GAS: BLACK HILLS ENERGY
105 S. VICTORIA AVENUE
PUEBLO, COLORADO 81003
CONTACT: 866-243-9002

CONTACT INFORMATION

OWNER/DEVELOPER: WESTSIDE INVESTMENT PARTNERS, INC.
8350 EAST CRESCENT PARKWAY SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
ATTN. LAWRENCE P. JACOBSON
303-984-9800

PREPARED BY: EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112
(303) 694-1520

LANDSCAPE: NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN. STACEY WEAKS
SWEAKS@NORRIS-DESIGN.COM

LIENHOLDER: BOKF, N.A. AS INDENTURE TRUSTEE
1600 BROADWAY, 26TH FLOOR
DENVER, COLORADO 80202

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

COVER SHEET

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL N/A VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES FOR SITE DEVELOPMENT PLAN

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.

2. This site is zoned Dawson Trails Planned Development Plan approved September 6, 2022, Recorded February 8, 2023, Reception #2023005659

3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0284G Dated March 16, 2016. No portions of this property fall in a FEMA 100-year floodplain.

4. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.

5. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and require a building permit.

6. Retaining walls in common areas, on Town lands, or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.

7. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.

8. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, Metro-District, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Streetscape Landscaping within public rights-of-way and that which is installed outside of the right-of-way, are to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Should streetscape or other SDP approved landscaping be installed on town owned lands, the Metro-District, HOA, or private property owner shall be responsible for the maintenance of the landscaping. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

9. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.

10. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

11. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.

12. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

13. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.

14. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.

15. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.

16. Unless otherwise noted, all lots shall have 10' Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have no Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants, sub-surface collection systems, and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.

17. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.

18. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.

19. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

20. 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 may be by separate agreement.

21. Any Fill on OSD/PLD will need to be compacted in max 8" lifts, a minimum of 95%+ density and inspected. Compaction test results will need to be supplied to the Town. Following grading, as-built surveys for OSD and PLD will need to be provided to the Town.

22. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their property unless modified by the subdivision improvement agreement. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said property for the purposes of operations and maintenance. All such maintenance costs shall be assessed to the property owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials, and shall be charged at 1.25 times the actual cost.

FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.

2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

4. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.

5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.

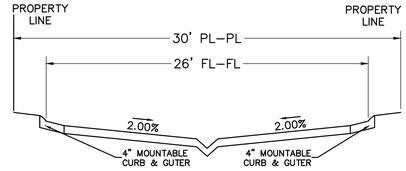
9. "No Parking Fire Lane" shall be painted red and signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.

10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inces high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.

11. The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 68.33 SFE'S ARE DEBITED FROM THE WATER BANK. 3.33 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 65 SFE'S BEING DEDICATED FOR DOMESTIC USE.



LOOPTY LOOP
ROADWAY SECTION
(NTS)

Tract Summary Table

	Use	Square Feet	Acre	%	Ownership/Maintenance
Tract V (to be subdivided)					
Residential Lots (100 total)	Residential	160421	3.68	43.86%	PRIVATE OWNERSHIP
Tract A 5	OSP/Drainage	50784	1.17	13.89%	HOA / HOA
Tract B 5	OSP/Drainage	49481	1.14	13.53%	HOA / HOA
Tract C 5	OSP	1250	0.03	0.34%	HOA / HOA
Tract D 5	OSP	1274	0.03	0.35%	HOA / HOA
Tract E 5	OSP	2000	0.05	0.55%	HOA / HOA
Tract F 5	OSP	637	0.01	0.17%	HOA / HOA
Tract G 5	Private Access/Parking	65547	1.50	17.92%	HOA / HOA
Tract H 5	OSP	34321	0.79	9.38%	HOA/HOA
Tract V (to be subdivided)		**365726**	**8.40**	**100.00%**	

Site Utilization

	Square Feet	Acre	%
Lot Coverage	160421	3.68	**43.86%**
ROW Coverage	0	0.00	**0.00%**
Landscape/ Open Space Coverage	139747	3.21	**38.21%**
Total Lot Area	365726	8.40	**100.00%**

Zoning Comparison and Development Standards

	Current Zoning	Proposed
Character Area	Dawson Trails PDP – Planning Area E-2	Dawson Trails PD, Amd. 1 Zoning
Use	SFD, SFA, MF, Non-Res	SFA
Number of Residential Lots	400 Lots	100 Lots
Number of Dwelling Units	400 Units	100 Units
Maximum Density	N/A	12 du/ac
Minimum Lot Size	None	None
Front Yard	15'	15'
Front to Garage	20'	N/A – alley-loaded
Rear Yard	10'	10'
Rear Alley	2'	2'
Side Yard	5'	5'
Side to Street	15'	15'
Min. Building Separation	10'	10'
Maximum Building Height	60'	40'
Parking Requirement 1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom;	2 spaces per 3-bedroom unit (100 units x 2 spaces = 200 spaces total)	200 spaces. All parking provided within garages.
Visitor Parking +15% of total required spaces for guest parking	15% of 200 spaces: 30	27 guest spaces on site** 25 spaces on Pat Haven Street.

** Per Dawson Trails PD, Amd 3, Section 5.9, Table 5.8.1 - 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 E2, in conjunction with review of a SDP in Section 3.4B of this PD.

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO

UNIT TRACKING

PLANNING AREA	APPROVED UNITS PER PDP AMENDMENT-01	MAX TRANSFER OUT		TRANSFERRED OUT	MAX TRANSFER IN		TRANSFERRED IN	UNITS REMAINING AFTER TRANSFER	SDP23-0023 & PL24-0009 (B-1 EAST)		SDP23-0040 & PL25-0004 (D NORTH)		SDP25-0004 & PL26-0003 (E-2 TOWNHOME)	
									TOTAL PLATTED	TRANSFERRED	PLATTED	TRANSFERRED	PLATTED	TRANSFERRED
A	471	20%	94	0	0%	0	0	471	N/A	N/A	N/A	N/A	N/A	N/A
B-1	484	20%	97	0	0%	0	0	484	229	0	N/A	N/A	N/A	N/A
B-2	228	20%	46	0	0%	0	0	228	N/A	N/A	N/A	N/A	N/A	N/A
C-1	481	20%	96	0	15%	72	0	481	N/A	N/A	N/A	N/A	N/A	N/A
C-2	908	20%	182	0	20%	182	0	908	N/A	N/A	N/A	N/A	N/A	N/A
D	1938	20%	388	0	20%	388	0	1938	N/A	N/A	256	0	N/A	0
E-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E-2	400	20%	80	0	20%	80	0	400	N/A	N/A	N/A	N/A	100	N/A
F-1	940 (TOTAL ALLOWED IN ALL OF PA-F)	20%	188	0	20%	188	0	940	N/A	N/A	N/A	N/A	N/A	N/A
F-2									N/A	N/A	N/A	N/A	N/A	N/A
F-3									N/A	N/A	N/A	N/A	N/A	N/A
G-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
G-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL RESIDENTIAL UNITS	5,850								229		256		100	
TOTAL MULTI-FAMILY****	2,400								0		0		100	
TOTAL COMMERCIAL/NON RES SF	3,200,000								0		0		0	

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25–0004

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO	DESCRIPTION	DATE	BY
1	SUBMITTAL–01 2025–03–07		
2	SUBMITTAL–02 2025–10–10		
3	SUBMITTAL–03 2026–02–06		
4	SUBMITTAL–04 2026–04–14		
5	SUBMITTAL–05 2026–05–15		
6	SUBMITTAL–06 2026–06–17		

DESIGNED BY: OD
DRAWN BY: DZS
CHECKED BY: GAW
APPROVED BY: ERM

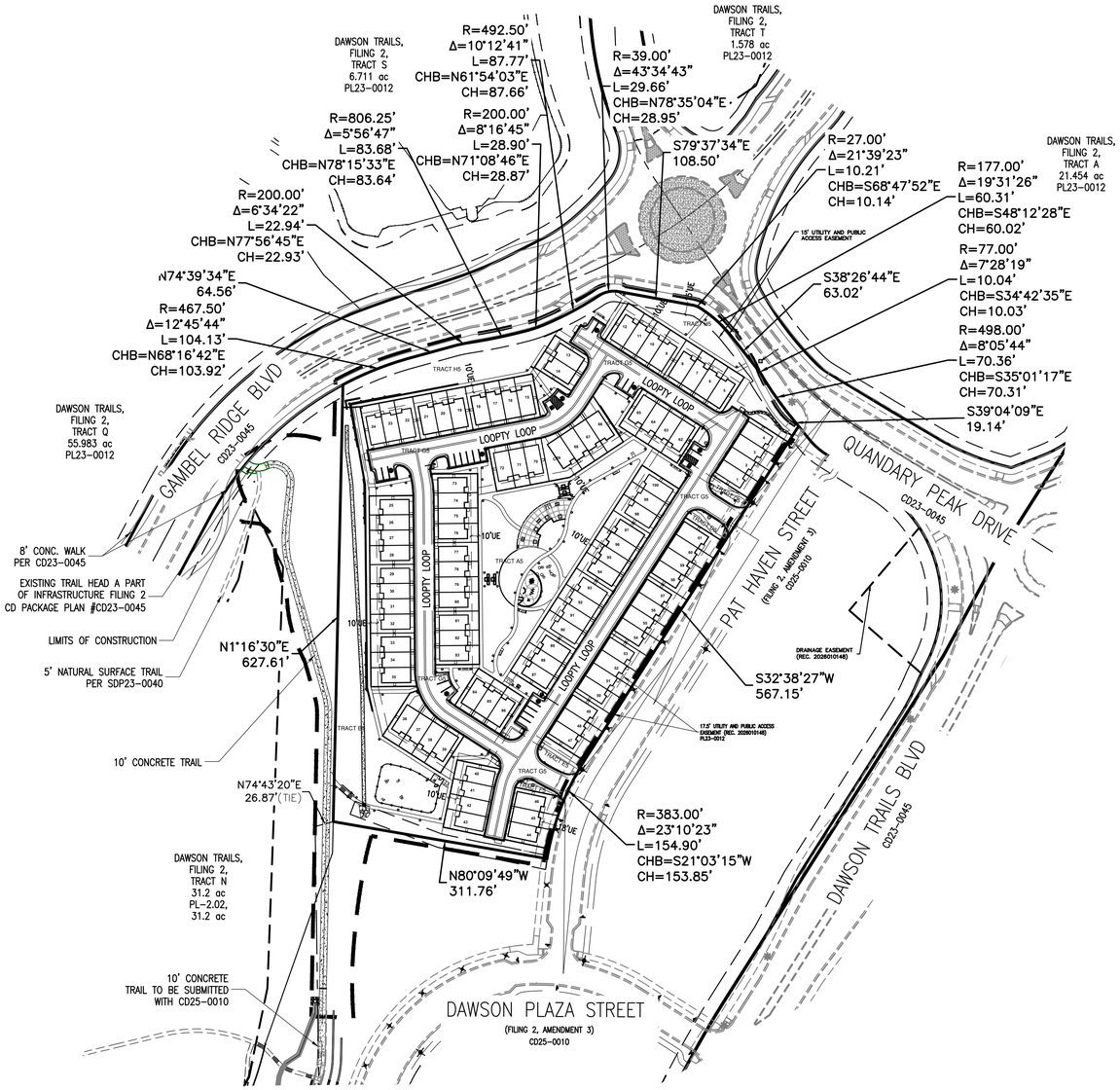
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

SITE DEVELOPMENT PLAN
NOTES AND TABLES

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL N/A VERTICAL N/A

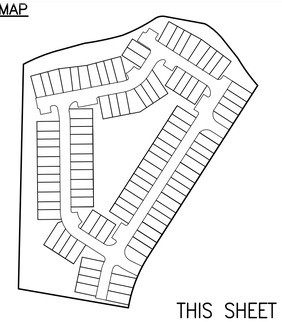
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 50 100 200 300
1 INCH = 100 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- STOP SIGN
- RAMP

NOTES

1. IMPROVEMENTS SHOWN TO BE COMPLETED IN ONE PHASE

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004 **SDP25-0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

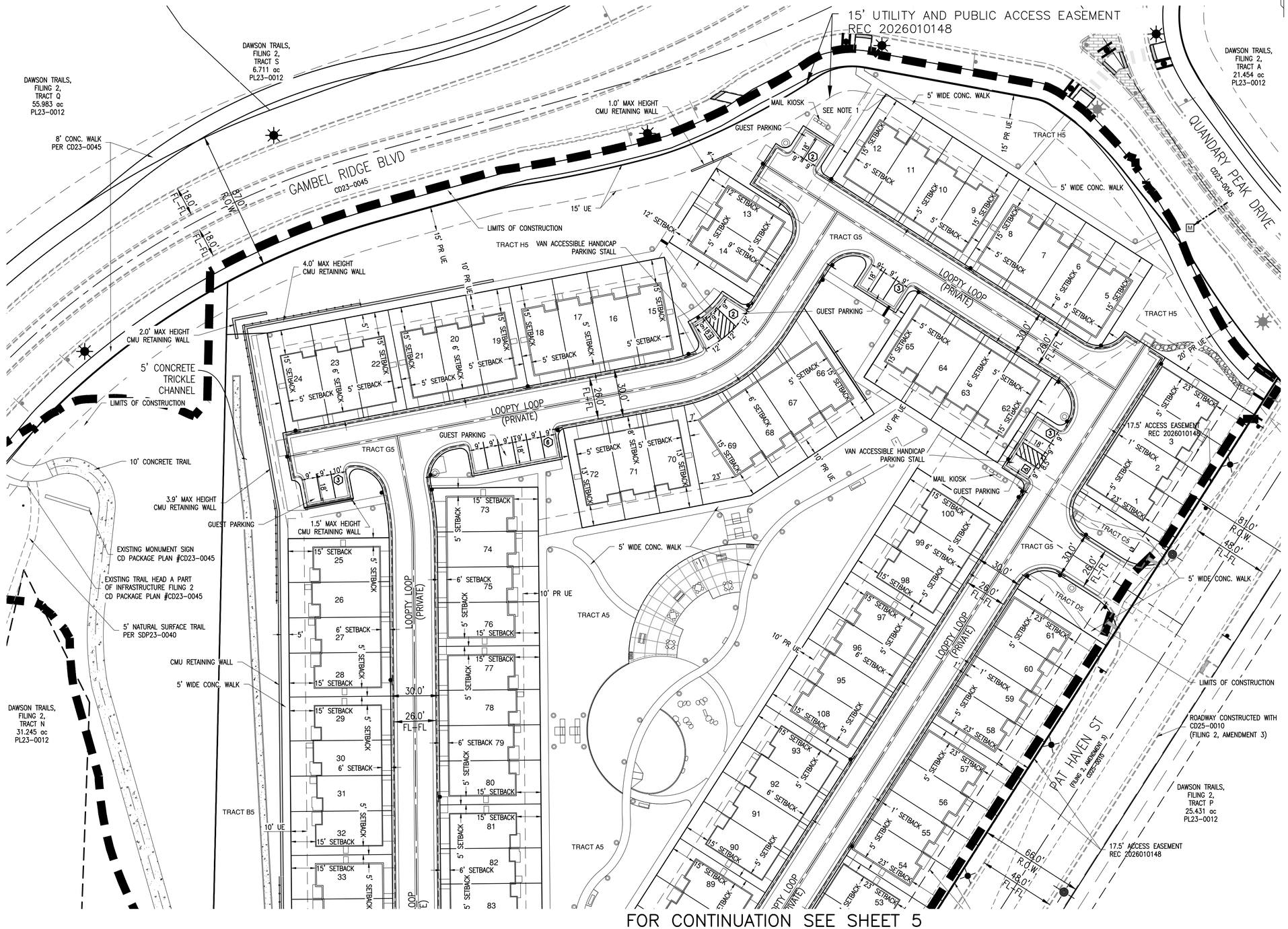
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

OVERALL SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=100' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

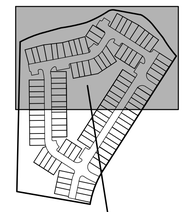
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOR CONTINUATION SEE SHEET 5

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- NUMBER OF PARKING STALLS
- CMU RETAINING WALL
- TABLES AND BENCHES

NOTE:
1. EASEMENT RECORDED UNDER (REC. 2026010148). FENCES ALLOWED WITHIN CORE EASEMENTS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

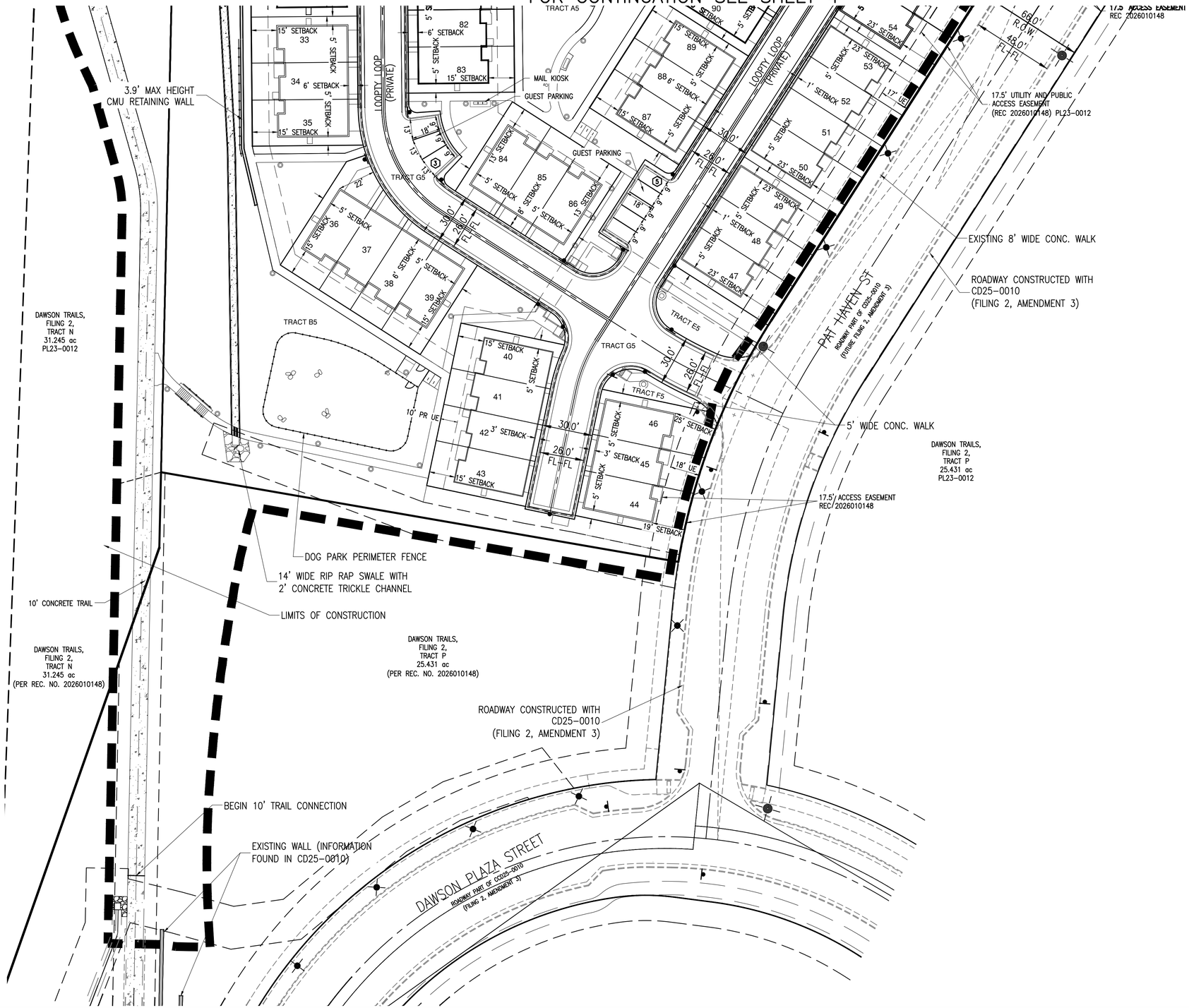
SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

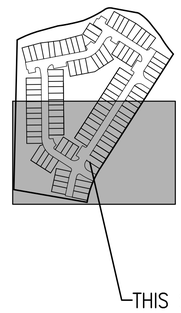
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 4



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- NUMBER OF PARKING STALLS
- CMU RETAINING WALL
- TABLES AND BENCHES

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

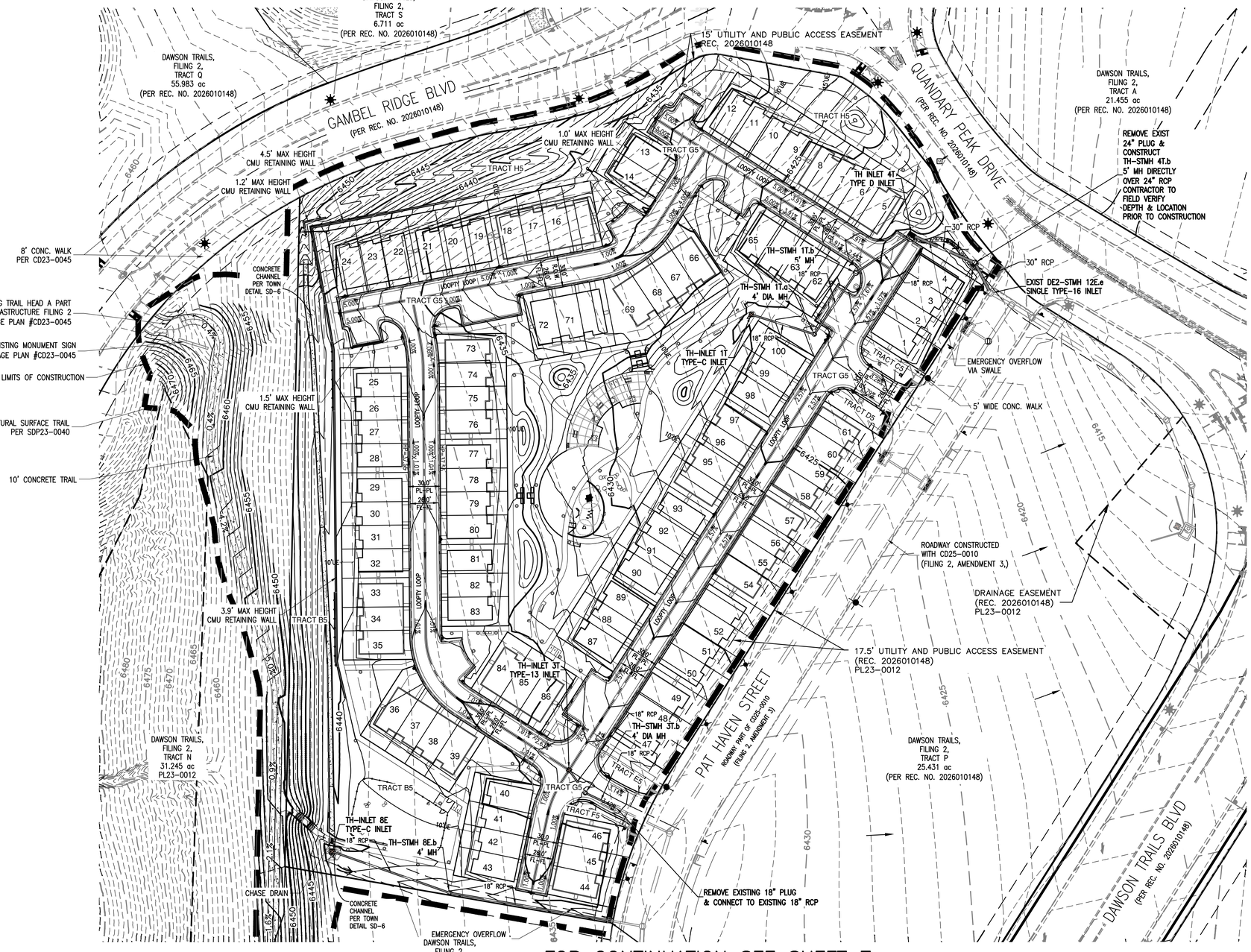
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

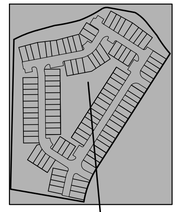
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOR CONTINUATION SEE SHEET 7

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



LEGEND

- FLOW ARROW
- 58.5 — LOT CORNER ELEVATION
- 4845 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- CMU RETAINING WALL
- T/W XX.X — TOP OF CMU RETAINING WALL ELEVATION
- B/W XX.X — BOTTOM OF CMU RETAINING WALL ELEVATION
- 100-YR EMERGENCY OVERFLOW PATH

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004 SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01 2025-03-07		
2	SUBMITTAL-02 2025-10-10		
3	SUBMITTAL-03 2026-02-06		
4	SUBMITTAL-04 2026-04-14		
5	SUBMITTAL-05 2026-05-15		
6	SUBMITTAL-06 2026-06-17		

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

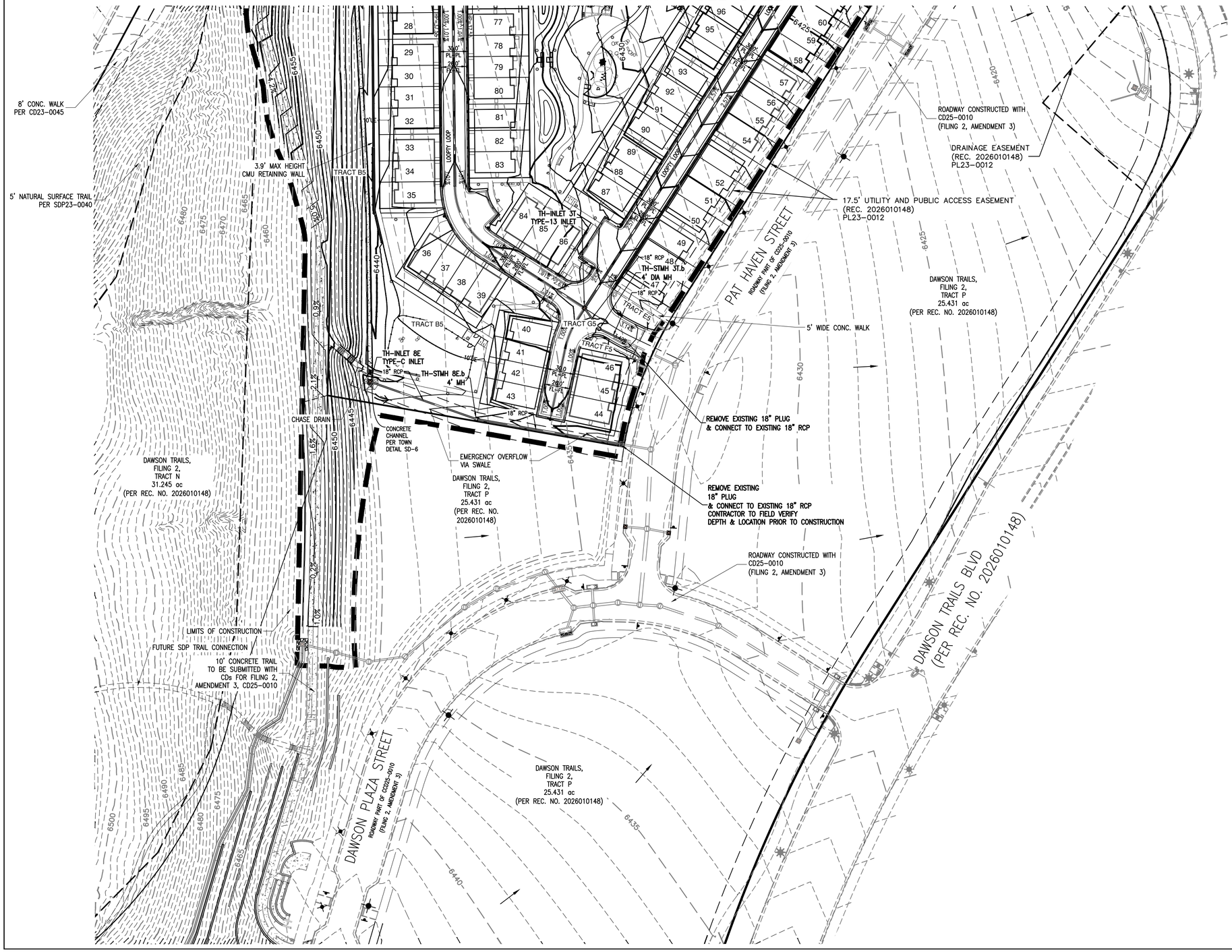
GRADING PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

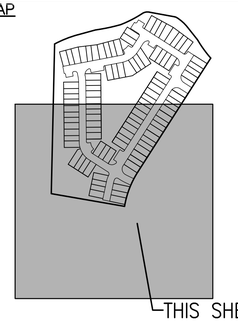
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 6



GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



LEGEND

- FLOW ARROW
- 58.5 — LOT CORNER ELEVATION
- 4845 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- CMU RETAINING WALL
- T/W XX.X — TOP OF CMU RETAINING WALL ELEVATION
- B/W XX.X — BOTTOM OF CMU RETAINING WALL ELEVATION
- 100-YR EMERGENCY OVERFLOW PATH

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004 **SDP25-0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

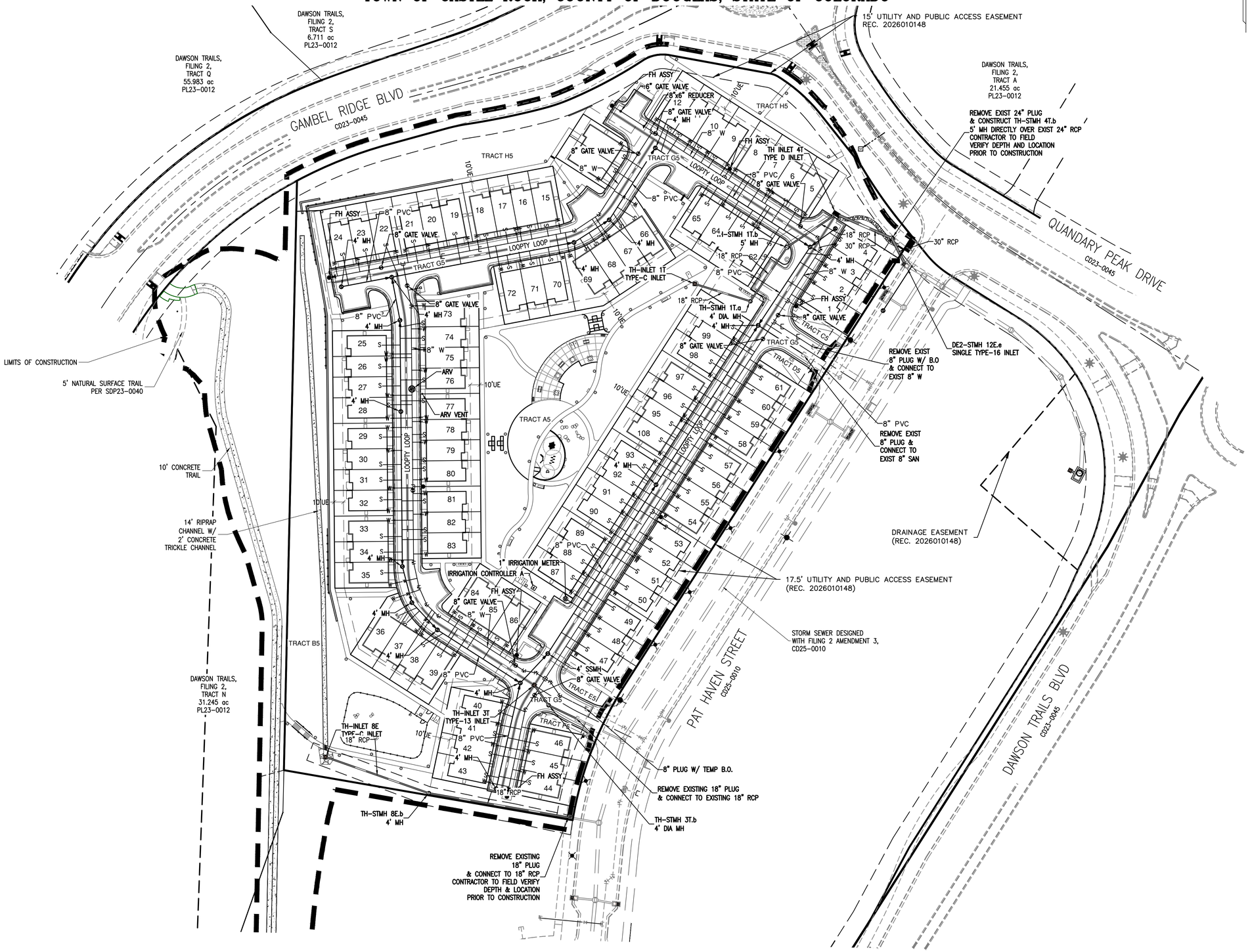
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

GRADING PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

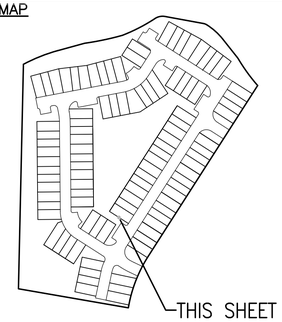
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACT V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



UTILITY LEGEND

PROPOSED	MAIN LINE UNDERGROUND	EXISTING
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	SANITARY SEWER & MANHOLE	
	PRESSURE REDUCING VALVE, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	BENDS W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF	
	SANITARY SEWER SERVICE	
	WATER SERVICE, METER	
	FIRE SERVICE	
	LIMITS OF CONSTRUCTION	

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 (TMU) with fees required prior to construction.

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25–0004 **SDP25–0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKCo.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL–01	2025–03–07	
2	SUBMITTAL–02	2025–10–10	
3	SUBMITTAL–03	2026–02–06	
4	SUBMITTAL–04	2026–04–14	
5	SUBMITTAL–05	2026–05–15	
6	SUBMITTAL–06	2026–06–17	

DESIGNED BY: OD
DRAWN BY: ØJL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

GENERAL UTILITY PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE DEVELOPMENT PLAN INFORMATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM

DATE: 05/14/2026

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP) AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
9. 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.
10. 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.
11. 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.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
14. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
15. 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.
16. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
17. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

CONCEPTUAL IRRIGATION STANDARD NOTES:

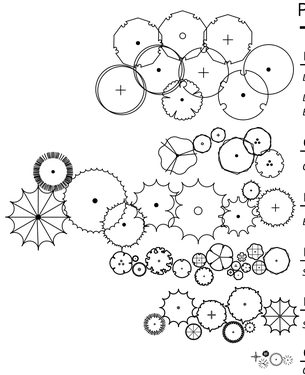
1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
5. SHRUB AND PERENNIAL BEDS WATERED WITH DRIPLINE OR POINT SOURCE DRIP EMITTERS.

PLANT SCHEDULE NOTES

1. ALL GRASSES WITHIN RIGHT OF WAY MUST BE PLANTED IN 5 GALLON CONTAINERS (AFFECTED SPECIES DENOTED WITH ASTERISK IN PLANT SCHEDULE). SEE PLAN FOR LOCATIONS. *
2. ALL PLANTING MUST MAINTAIN 36 INCHES FROM CORE INSTALLED UG FACILITIES - IN ADDITION MAINTAIN MIN CLEARANCE REQUIREMENTS TO ELECTRIC COOPERATIVE ABOVE GROUND FACILITIES PER CORE'S BUILDER HANDBOOK.
3. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
TEMP-IRRIGATED NATIVE SEED	58,223	44%
IRRIGATED TURF	2,522	2%
NON-IRRIGATED NATIVE SEED	26,962	21%
IRRIGATED SHRUB BED	43,585	33%
TOTAL AREA LANDSCAPE	**131,292**	**100%**
TOTAL PROJECT SITE	**365,715**	



PLANT SCHEDULE

DECIDUOUS SHADE TREES — HYDROZONE 2-4 — QUANTITY **79**

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 TREES — HYDROZONE 2-3 — QUANTITY **40**

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5'' INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE 1-4 — QUANTITY **38**

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 1-3 — QUANTITY **361**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE 2-3 — QUANTITY **56**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE 2-3 — QUANTITY **114**

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIALS — HYDROZONE 1-4 — QUANTITY **61**

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

NATIVE SEED — HYDROZONE 1-2 — AREA (SF) **85,275**

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]

LANDSCAPE REQUIREMENT TABLE

Gross Site Area	Required Landscape *(20% of the gross site area)*	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
365,715	73,143	0	131,292	147	158	293	417	4 cu.yds. / 1000 SF

Turf Grass Square Footage (SF)	Landscape Coverage at Maturity (SF)	Existing Landscape (If Applicable)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental Percentage *(25% maximum)*	Number of Large Canopy Deciduous Shade Tree	Percentage *(50% Large Canopy Deciduous Shade Tree)*	Separate Irrigation Service Connections
2,522	99,818	0	54,858	4,378	6%	79	50%	Yes __x__ No _____

SEEDING NOTES

1. OVERSEEDING AND RESEEDING SHALL ONLY BE NECESSARY DURING THE ESTABLISHMENT PERIOD. AREAS SHALL BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN THE PERFORMANCE STANDARDS.
2. THE PERFORMANCE OF AN AREA SHOULD BE EVALUATED BETWEEN 6-8 WEEKS AFTER SEEDING TO DETERMINE IF OVERSEEDING IS JUSTIFIED. IF ENVIRONMENTAL CONDITIONS ARE FAVORABLE THIS MONITORING CAN BE DONE SOONER.
3. OVERSEEDING SHALL OCCUR USING A DRILL SEEDER OR BROADCAST SEEDER BASED ON THE AMOUNT OF VEGETATIVE COVERAGE, AMOUNT OF THATCH, WHETHER AREAS ARE IRRIGATED OR NON-IRRIGATED.
4. IF BROADCAST SEEDING, IT IS IMPORTANT TO ACHIEVE PROPER SEED-SOIL CONTACT. SEED MAY NEED TO BE WEIGHTED USING AN INERT INGREDIENT (SUCH AS SAND) TO ALLOW SEED TO GET TO THE GROUND LEVEL. IN SOME CASES THE IRRIGATION SYSTEM CAN BE USED TO "WASH" SEED DOWN TO THE SOIL. BROADCAST SEED RATES SHALL BE DOUBLE THE SPECIFIED DRILL SEED RATE. BROADCAST SEEDING SHALL ONLY BE USED IF THERE IS EXISTING VEGETATION AND A SUFFICIENT THATCH LAYER TO MULCH THE NEWLY APPLIED SEED. IF THE MULCH LAYER IS EXCESSIVE, DO NOT BROADCAST SEED. DO NOT BROADCAST SEED ON BARE AREAS. NO ADDITIONAL MULCH SHOULD BE REQUIRED WITH BROADCAST SEEDING.
5. DRILL SEED WHERE AREAS ARE BARE OR HAVE INSUFFICIENT THATCH TO MULCH IN NEW SEED. DRILL SEED USING A SLIT OR DRILL SEEDER AT THE SPECIFIED RATES. NO MORE THAN 24 HOURS AFTER OVERSEEDING WITH A DRILL SEEDER THE AREA SHOULD BE TERRASEEDED AT A RATE OF 2,000 POUNDS PER ACRE WITH TERRASEED AND TACKIFIER.

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE NOTES

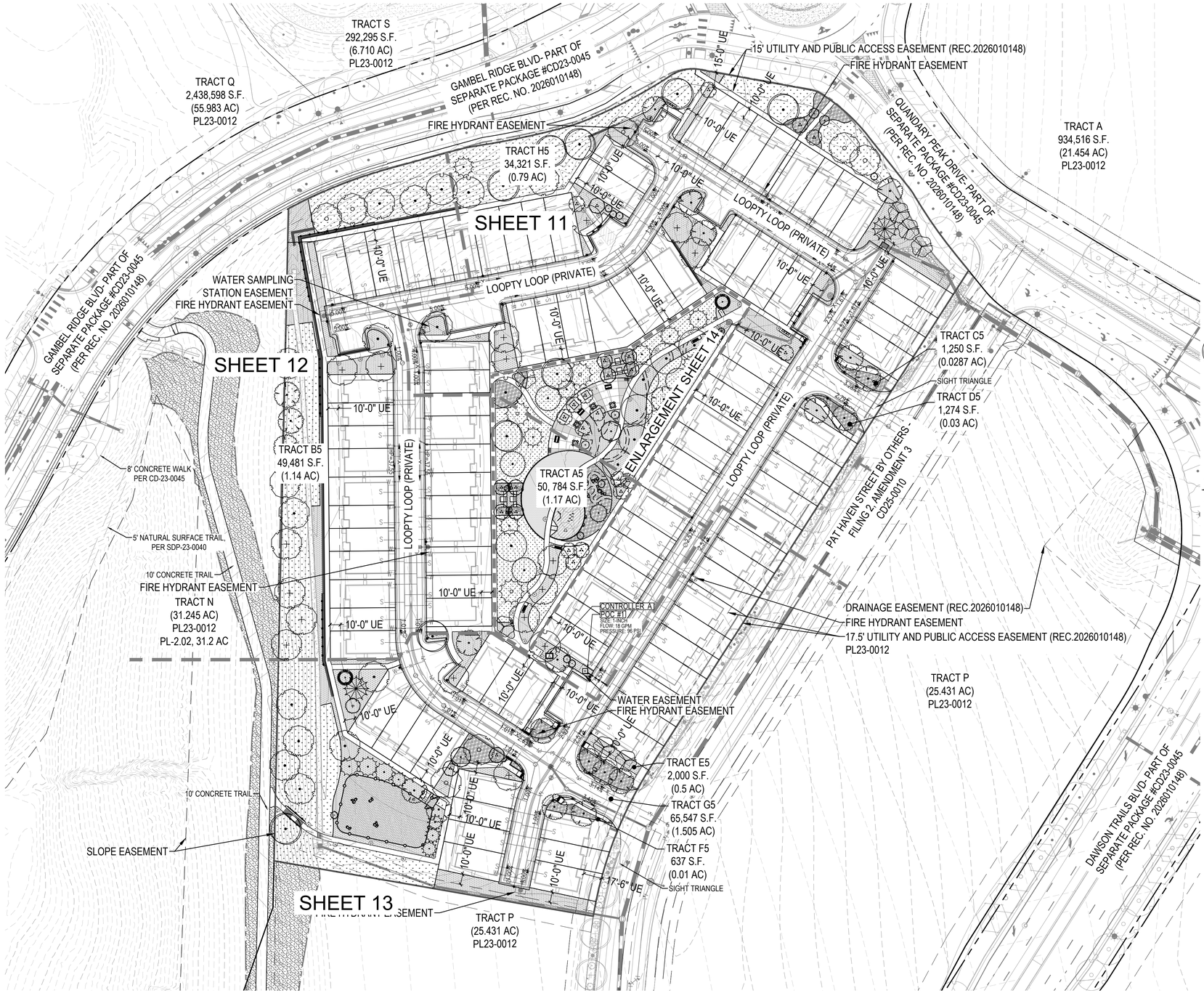
SHEET 9 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



HYDROZONE LEGEND

- TEMP. IRRIGATED NATIVE SEED (HYDROZONE: 1-2)
- IRRIGATED TURF (HYDROZONE: 4)
- NON-IRRIGATED NATIVE SEED
- SHRUB AREA (HYDROZONE: 1-3)
- SHEET MATCHLINE
- ENLARGEMENT MATCHLINE

- DECIDUOUS SHADE TREE (HYDROZONE: 2-4)
- ORNAMENTAL TREE (HYDROZONE: 2-3)
- EVERGREEN TREE (HYDROZONE: 1-4)

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

HYDROZONE PLAN

SHEET 10 OF 29

811 NORTH 0 25 50 100 SCALE 1" = 50'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

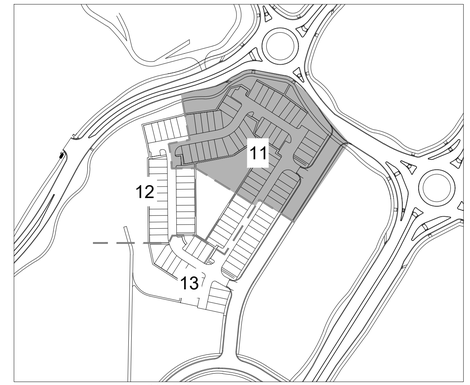
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

SHEET MATCHLINE
ENLARGEMENT MATCHLINE

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

NORTH

0 15 30 60
SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1.	1ST SUBMITTAL	03/07/25	ND
2.	2ND SUBMITTAL	10/10/25	ND
3.	3RD SUBMITTAL	02/06/26	ND
4.	4TH SUBMITTAL	04/14/26	ND
5.	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE PLAN

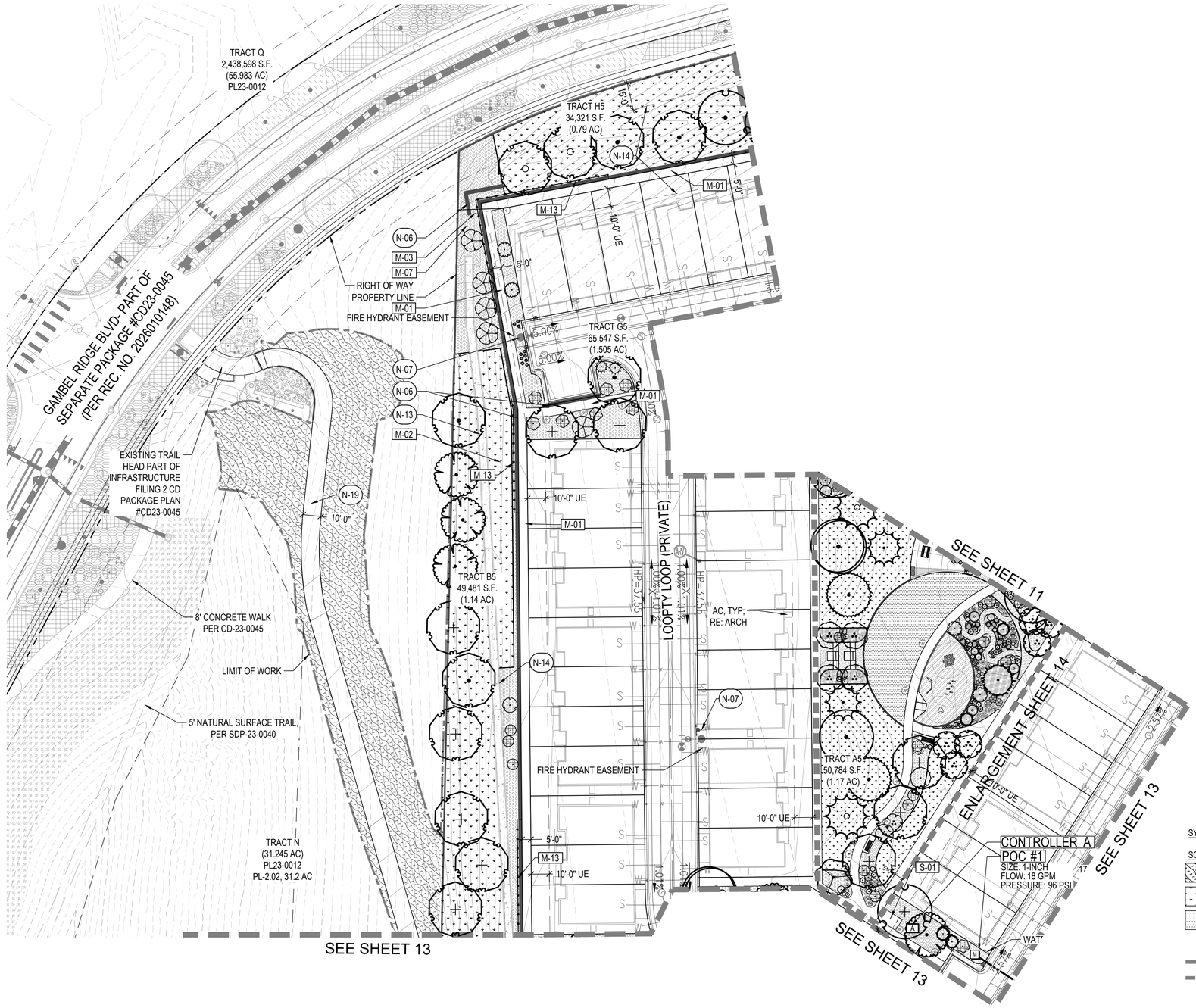
SHEET 11 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

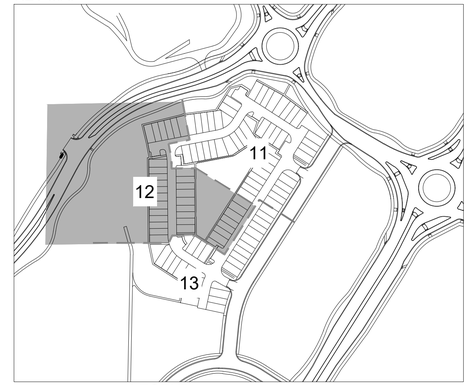
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

SHEET MATCHLINE
ENLARGEMENT MATCHLINE

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

NORTH

0 15 30 60
SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/16/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE PLAN

SHEET 12 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	TU SO	IRRIGATED TURF
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED

SHEET MATCHLINE
ENLARGEMENT MATCHLINE

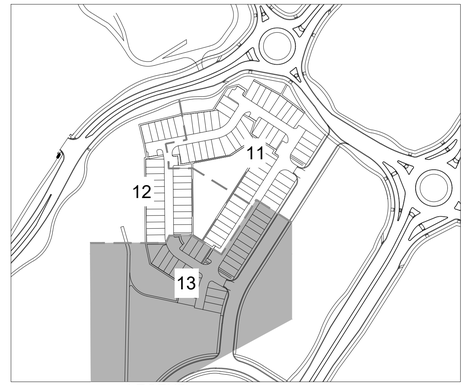
SEE SHEET 12

10' CONCRETE TRAIL
LIMIT OF WORK
PROPERTY LINE
TRACT N
(32.037 AC)
PL23-0012
PL-2.02, 31.2 AC
10'-0" CONCRETE TRAIL
SLOPE EASEMENT
TRACT B5
49,481 S.F.
(1.14 AC)
TRACT G5
65,547 S.F.
(1.505 AC)
LOOPTY LOOP (PRIVATE)
FIRE HYDRANT EASEMENT
TRACT F5,
637 S.F.
(0.01 AC)
AC, TYP.
RE: ARCH
FIRE HYDRANT EASEMENT
TRACT P
(25.431 AC)
PL23-0012
RIGHT OF WAY
DAWSON PLAZA STREET BY OTHERS - FUTURE FILING 2, AMENDMENT 3 CD25-0010
MATCHLINE THIS SHEET

SEE SHEET 11
SEE SHEET 12
FIRE HYDRANT EASEMENT
17.5' UTILITY AND PUBLIC ACCESS EASEMENT (REC.2026010148) PL23-0012
PAT HAVEN STREET BY OTHERS - FILING 2, AMENDMENT 3 CD25-0010
TER EASEMENT CONC WALK, RE: CIVIL PART OF FILING 2, AMENDMENT 3 CD25-0010
BUILDER TO INSTALL LEAD WALKS WHEN SHOWN IN ADJACENT LANDSCAPE TRACT. LEAD WALKS TO ALIGN WITH FRONT DOOR. LANDSCAPE INSTALLATION TO BE COMPLETED AFTER LEAD WALK CONNECTIONS ARE COMPLETED BY BUILDERS (TYP.)
TRACT P
(25.431 AC)
PL23-0012
TRACT E5
2,000 S.F.
(0.5 AC)

MATCHLINE THIS SHEET
E2 TOWNHOMES 10' CONCRETE TRAIL TO START HERE
RETAINING WALLS CONSTRUCTED WITH INFRASTRUCTURE 2, AMENDMENT 3 CD25-0010
NATURAL SURFACE TRAIL AS PART OF A FUTURE SDP
EXISTING 10' CONCRETE TRAIL AS PART OF FILING 2, AMENDMENT 3 CD25-0010
DAWSON PLAZA STREET BY OTHERS - FUTURE FILING 2, AMENDMENT 3 CD25-0010

KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

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

NORTH
0 15 30 60
SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1.	1ST SUBMITTAL	03/07/25	ND
2.	2ND SUBMITTAL	10/10/25	ND
3.	3RD SUBMITTAL	02/06/26	ND
4.	4TH SUBMITTAL	04/14/26	ND
5.	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE PLAN

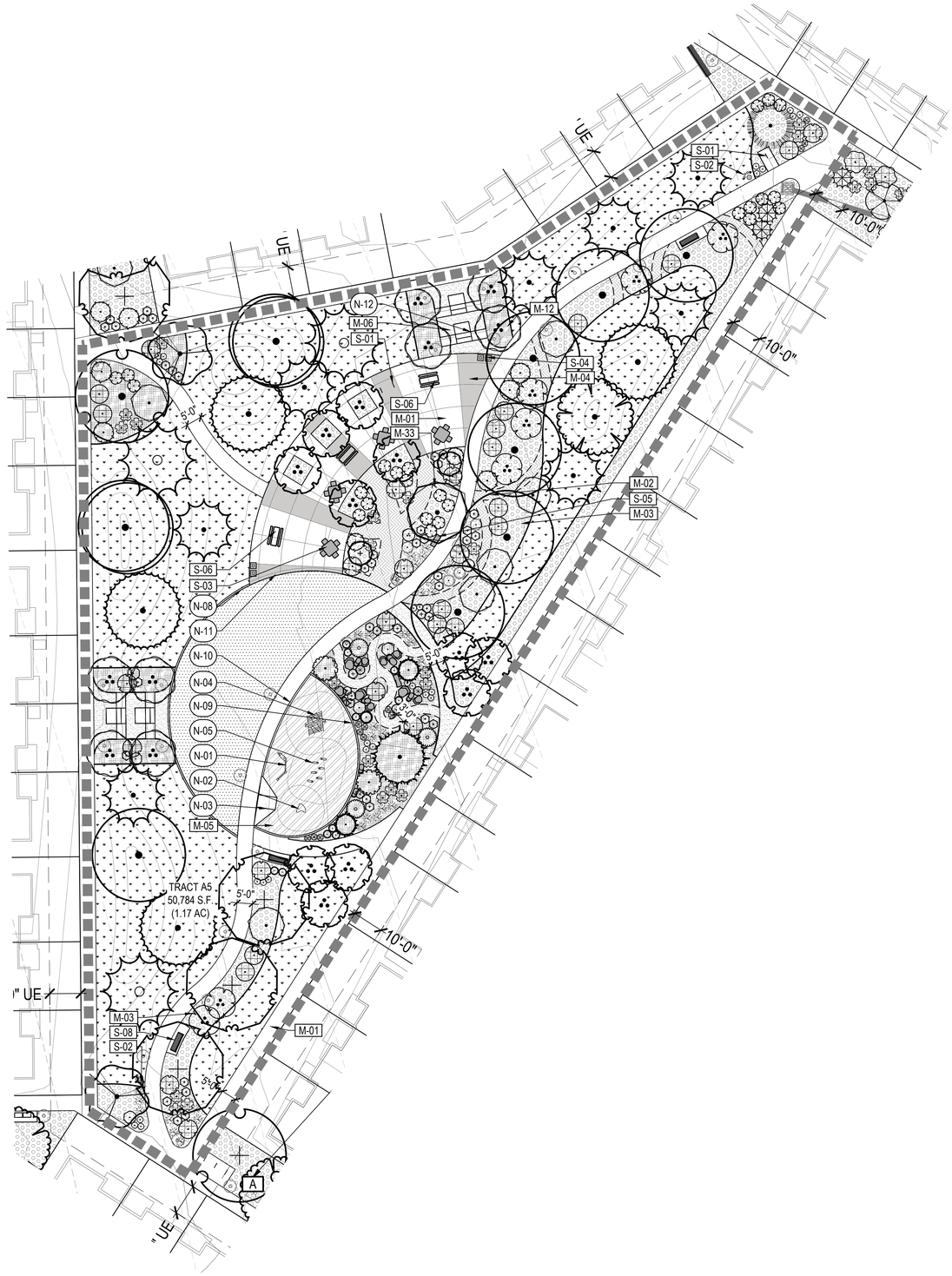
SHEET 13 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-375\1\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

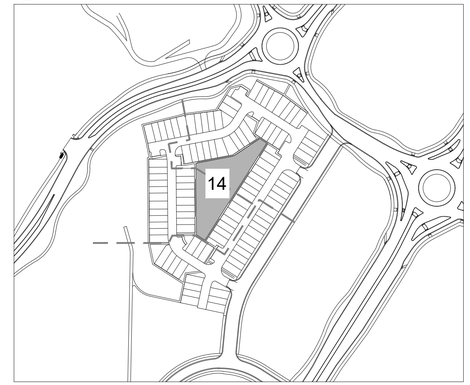
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING	RE: 3/ SHEET 17
	N-10	PLAYGROUND CURB MONOLITHIC	RE: 4/ SHEET 17
	N-11	PLAYGROUND CURB THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

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

NORTH

0 10 20 40
SCALE 1" = 20'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK,
CHECKED BY: SW, AKL, CB

LANDSCAPE ENLARGEMENT

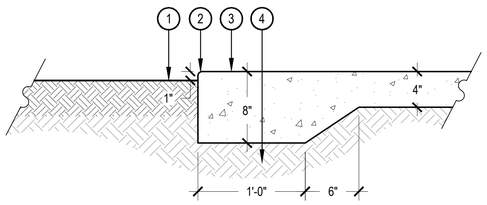
SHEET 14 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

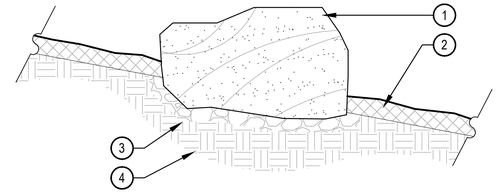


1. ADJACENT LANDSCAPE, REFER TO PLANS
2. 1" RADIUS ON ALL EDGES OF CONCRETE SLAB
3. CAST IN PLACE CONCRETE SLAB, REFER TO MATERIAL SCHEDULE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. CONTROL JOINTS AS SHOWN ON PLANS.
2. EXPANSION JOINTS AT 200' O.C. MAXIMUM OR WHERE NOTED.
3. EXPANSION JOINTS AT ALL CONSTRUCTION JOINTS, SLAB EDGES OF ALL STRUCTURES.
4. PROVIDE A 1" REVEAL FOR ALL ADJACENT GROUND PLANE TREATMENTS UNLESS OTHERWISE NOTED.
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI. AT 28 DAYS, UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.

1 THICKENED EDGE CONCRETE SLAB

SCALE: 1 1/2" = 1'-0"



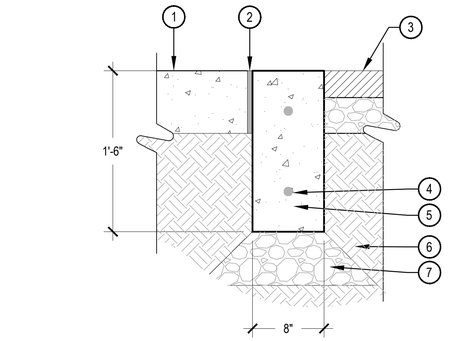
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE. REFER TO MATERIAL SCHEDULE
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
21	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
5	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

2 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

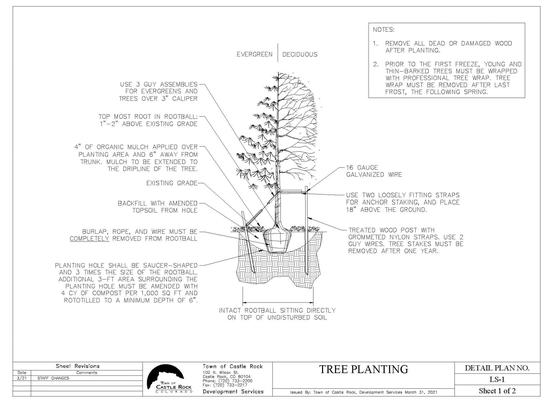


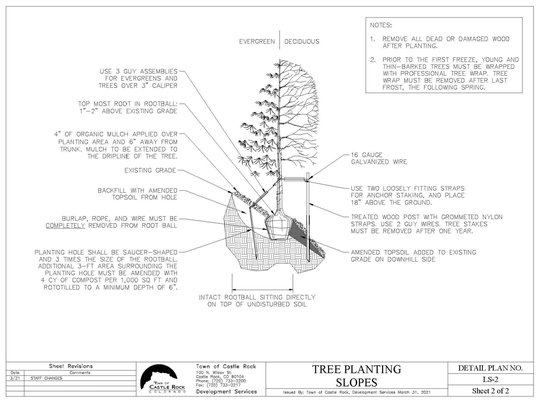
1. ADJACENT PAVING
2. EXPANSION JOINT W/ SEALANT WHEN ADJACENT TO CONCRETE
3. ADJACENT SURFACING RE: LANDSCAPE PLANS
4. #4 REBAR CONT. 3" CLR
5. CAST-IN-PLACE CONCRETE, MED BROOM FINISH. SCORE TOP AND ALL EXPOSED FACES @ 8' OC.
6. COMP SUBGRADE
7. GRAVEL SUBBASE

NOTES:
1. INCLUDE VERTICAL EXPANSION JOINT @ 50' O.C.

3 CONCRETE CURB

SCALE: 1 1/2" = 1'-0"





4 TREE PLANTING DETAIL

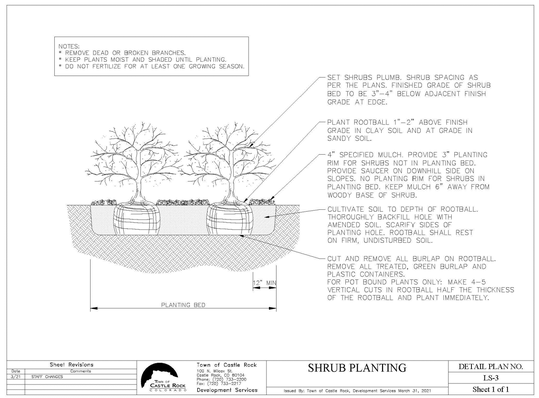
SCALE: NTS

1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

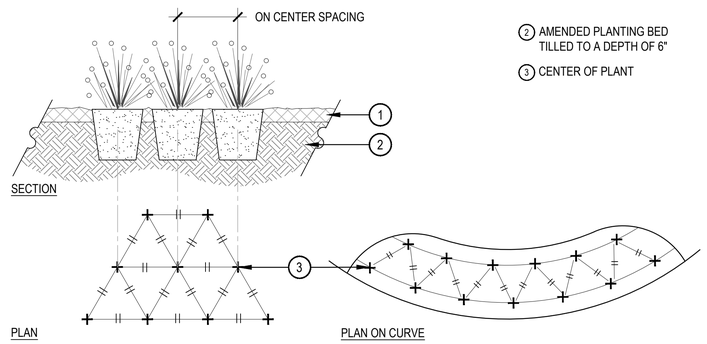
5 STEEL EDGER

SCALE: 1" = 1'-0"



6 SHRUB PLANTING

SCALE: NTS

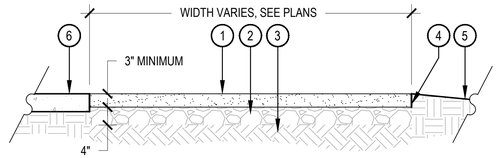


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

7 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. COMPACTED, STABILIZED CRUSHER FINES
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. 4" ROLL TOP STEEL EDGER, FLUSH WITH SURROUNDING GRADE
5. SLOPE ADJACENT GRADE AWAY FROM TRAIL
6. ADJACENT GRADE REFER TO PLANS

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

8 CRUSHER FINES WITH EDGER, TYP

SCALE: 3/4" = 1'-0"

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

SHEET 15 OF 29

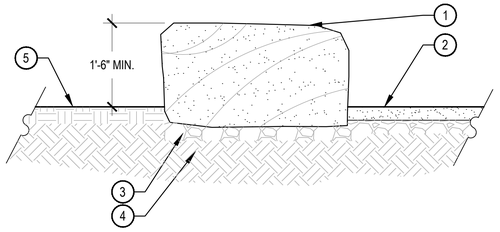
PROJECT NO. SDP25-0004

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

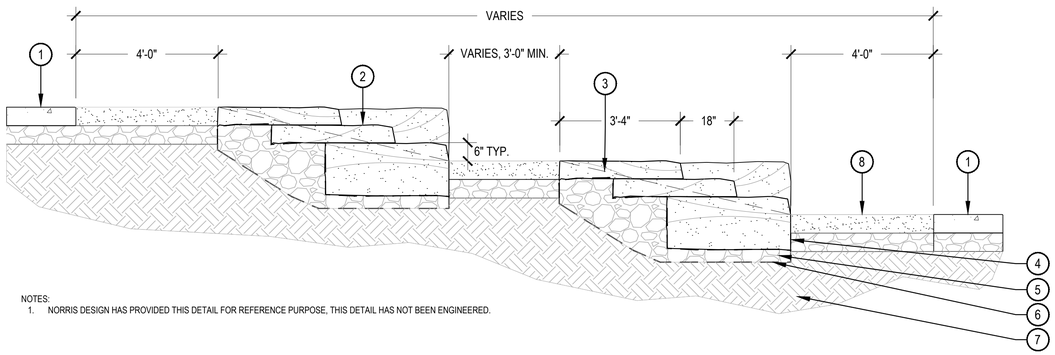
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1. BOULDER SEAT, ENSURE BOULDER HAS A FLAT TOP FOR SEATING. NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE.
2. ADJACENT SURFACING REFER TO LANDSCAPE PLANS
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE
5. ADJACENT PLANTING BED MATERIAL RE: LANDSCAPE PLANS

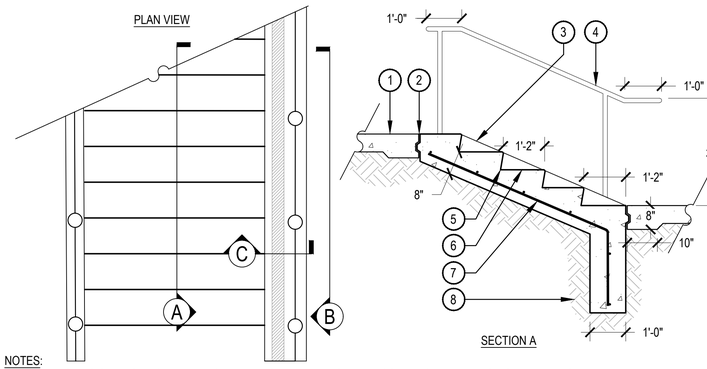


NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.

1. ADJACENT SIDEWALK
2. LIMESTONE STEPS WITH FLATTEST SURFACE UP FOR STEPPING SURFACE. CROSS-SLOP NOT TO EXCEED 2 PERCENT. FRONT AND EDGES TO BE SNAP CUT. REMOVE SHARP IRREGULARITIES.
3. ADJACENT GRADE
4. BOTTOM STONE COURSE BURY MIN 6" BELOW ADJACENT CONCRETE PAVING
5. WASHED, COMPACTED AGGREGATE SUB BASE/LEVELING COURSE, 6" MIN
6. GEOTEXTILE FABRIC. WRAP MIN 12" UNDER STONE @ EACH END.
7. COMPACTED SUBGRADE. RE GEOTECH FOR MATERIAL AND DEPTH REQUIREMENTS
8. CRUSHER FINES

1 BOULDER SEATING

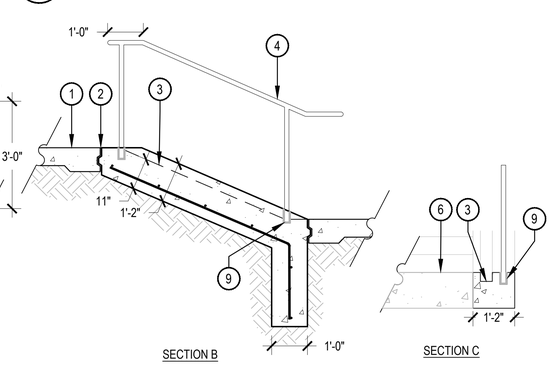
SCALE: 3/4" = 1'-0"



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
5. CONCRETE ON STAIRS SHALL BE STANDARD GREY, MEDIUM BROOM FINISH.

2 LIMESTONE STEPS

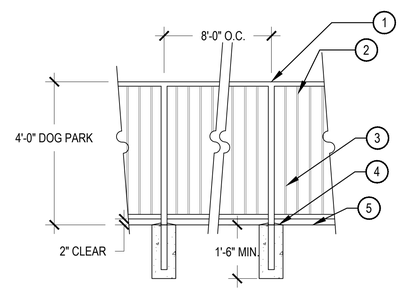
SCALE: 1/2" = 1'-0"



1. CONCRETE FLATWORK WITH THICKENED EDGE TO RECEIVE KEY
2. CONTINUOUS KEY 1/2" CAULKED AND SEAL EXPANSION JOINT
3. BIKE CHANNEL
4. PRE-FABRICATED 1.5" TUBE RAILING
5. 1" BATTER ON ALL STEPS
6. STEPS, SLOPE TREADS 1/4" PER FOOT, 1" RADIUS ON NOSE
7. REINFORCING: RE STRUCTURAL
8. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
9. EMBED MOUNT RAILING, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT

3 CONCRETE STEPS WITH BIKE CHANNEL

SCALE: 1/2" = 1'-0"

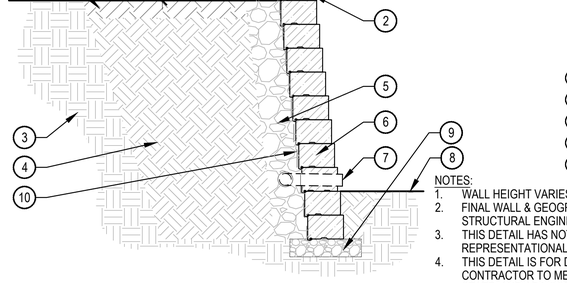


1. 2" SQ. TUB. POST, TYP.
2. 1 ½" SQ. TUB. RAIL, TOP & BOTTOM
3. ¾" SQ. TUBULAR METAL PICKETS (SPACING NOT TO EXCEED 4" O.C.)
4. 10" DIA. POST IN CONCRETE FOOTING SHAPE TOP OF CONCRETE TO DRAIN AWAY FROM POST
5. FINISH GRADE

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL).
4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING OR FOOTING DEPTHS ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS. REFER TO MANUFACTURER SPECIFICATIONS FOR FOOTING DEPTHS.

4 STRUCTURAL BLOCK WALL

SCALE: 1/2" = 1'-0"

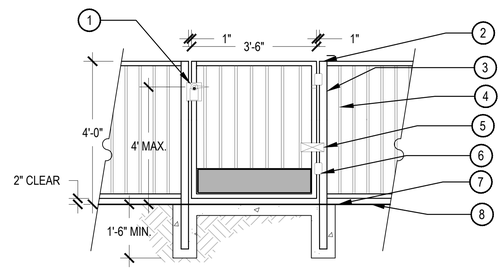


1. TOPSOIL
2. WALL CAP, LIGHT GREY
3. UNDISTURBED SOIL
4. WALL BACKFILL
5. DRAINAGE ROCK
6. REGAL STONE PRO SERIES STRUCTURAL BLOCK WALL, STRAIGHT FACE (PRODUCT NUMBER #827) OR APPROVED EQUAL, LIGHT GREY. SEE MATERIAL SCHEDULE M-14.
7. DRAINAGE, AS REQUIRED
8. FINISHED GRADE
9. BASE, AS REQUIRED
10. GEOTEXTILE FILTER FABRIC
11. OPEN RAIL FENCE / RAILING PER LOCATION ON CIVIL PLANS

NOTES:
1. WALL HEIGHT VARIES, REFER TO CIVIL GRADING PLAN.
2. FINAL WALL & GEOGRID DESIGN TO BE BY STRUCTURAL ENGINEER AND REVIEWED.
3. THIS DETAIL HAS NOT BEEN ENGINEERED AND IS FOR REPRESENTATIONAL PURPOSES ONLY.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR TO MEET ALL APPLICABLE IBC, CITY, STATE, AND ADA CODES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
5. RAILS MAY BE REQUIRED AS SHOWN IN PLANS

5 DOG PARK FENCE

SCALE: 1/2" = 1'-0"



1. GATE LEVER WITH SIMPLEX MANUAL LOCK
2. TOP OF GATE TO BE LEVEL WITH FENCE
3. 2" SQ. TUB. POST AT GATES, TYP.
4. ¾" SQ. TUB. METAL PICKETS (SPACING NOT TO EXCEED 4" O.C.)
5. KANT-SLAM SELF CLOSING GATE MECHANISM BY: KANT-SLAM DOOR CHECK CO. 1 (800) 233-2051
6. (2) SELF-CLOSING HINGES (TYP.)
7. SET POST IN 8" DIA. CONC FOOTING, SHAPE TOP TO SHED WATER AWAY FROM POST
8. FINISH GRADE

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS ¼" WELD GROUND SMOOTH AND PRIMED/PAINTED TO MATCH THE FENCE.
4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
6. GATE TO BE INSTALLED WITH 18" CLEAR SPACE OF CONCRETE PAVEMENT FROM LATCH ON THE PULL SIDE.
7. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING OR FOOTING DEPTHS ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS. REFER TO MANUFACTURER SPECIFICATIONS FOR FOOTING DEPTHS.

6 GATE - DOG PARK

SCALE: 1/2" = 1'-0"

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

SHEET 16 OF 29

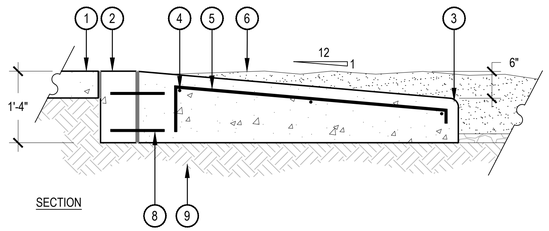
PROJECT NO. SDP25-0004

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

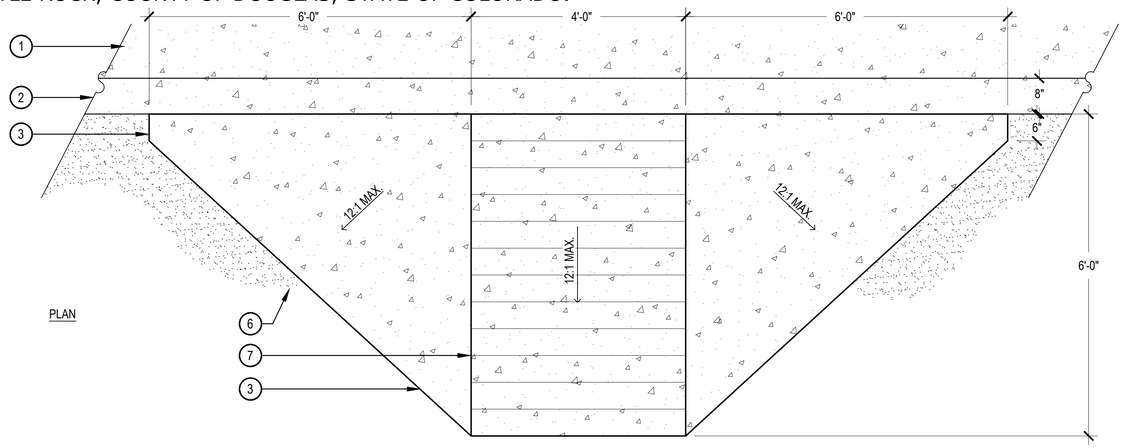
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SECTION



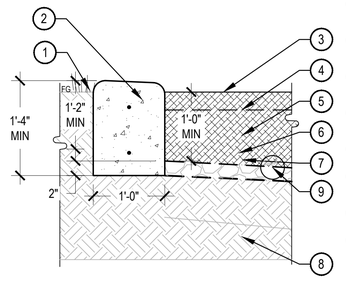
PLAN

1. CONCRETE WALK
2. CONCRETE CURB, REFER TO DETAIL 3, SHEET 15
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO DETAIL 2, SHEET 17
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

1 PLAYGROUND RAMP

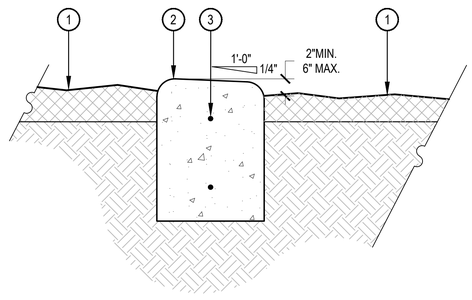
SCALE: 3/4" = 1'-0"



1. ADJ LANDSCAPE OR CONC PAVING
2. PLAYGROUND CURB RE: DETAIL 3 SHEET 19
3. TOP OF SURFACING AT INSTALLATION
4. MIN DEPTH, TOP OF SURFACING AT END OF WARRANTY PERIOD
5. ENGINEERED WOOD FIBAR SURFACING
6. GEOTEXTILE FABRIC
7. GRAVEL SUBBASE, SLOPE BOTTOM PER CIVIL
8. COMP SUBGRADE
9. 4" PERFORATED PVC PIPE, 1% MINIMUM SLOPE, REFER TO PLANS FOR LOCATIONS, RE: CIVIL

2 ENGINEERED WOOD FIBAR SURFACING

SCALE: 1" = 1'-0"

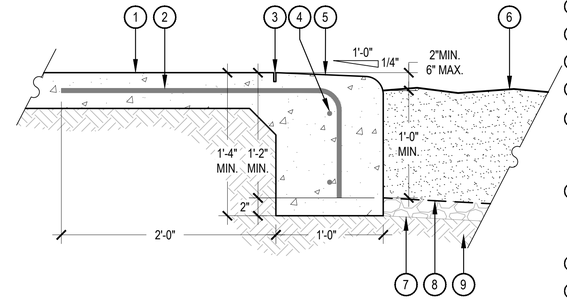


1. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
2. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
3. (2) #4 REBAR 24" ON CENTER

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

3 FREE STANDING CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

4 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



SALSBURY C.B. 16 DOOR 2 PARCEL

Includes Pedestal

All Aluminum Construction



SALSBURY C.B. 8 DOOR 2 PARCEL

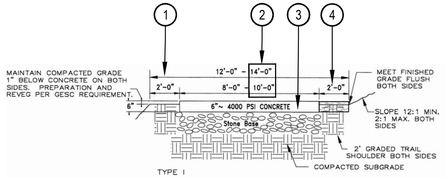
Includes Pedestal

All Aluminum Construction

NOTES:
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

5 MAIL KIOSKS

SCALE: NTS



TYPE I

Suitable for bicycle and general pedestrian use. Eight feet is the required minimum width for trails. 10' widths are required on heavily traveled trails. All joints shall be saw cut.

Stone base may be required in some section which do not meet compaction requirement or conditions are consistently wet. Stone type and depth shall be determined by geotechnical engineer. Where soils are compactable and will drained, stone base may be eliminated. Subgrades shall be compacted to a minimum 95% density at optimum moisture to full width of right of way or easement in accordance with AASHTO T99.

1. 2' WIDE SHOULDER ON DOWNHILL SIDE
2. 10' WIDE CONCRETE TRAIL WITH 2' WIDE SHOULDERS
3. 6" THICK CONCRETE
4. 2' WIDE CLASS 6 ROADBASE ON UPHILL SIDE OF PATH FOR SHOULDER

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. REFER TO LAYOUT PLAN FOR CONTROL JOINT LOCATIONS.
3. SHOULDERS ARE TO REMAIN CLEAR OF ALL OBSTRUCTIONS.

6 CONCRETE TRAIL

SCALE: 1/2" = 1'-0"

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

SHEET 17 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brighland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

AMENITY SCHEDULE



S-01
DESCRIPTION: BIKE RACK
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #RLA30
COLOR/FINISH: TEXTURED BRONZE
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-02
DESCRIPTION: PET STATION
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #D022
COLOR/FINISH: GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-03
DESCRIPTION: TABLE
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1840R
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-04
DESCRIPTION: TRASH & RECYCLING
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1870RBT
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-05
DESCRIPTION: BOULDER SEATING
MANUFACTURER: SITE ONE OR APPROVED EQUAL
MODEL: #GARD-0447
COLOR/FINISH: ARIZONA BUFF/ NATURAL
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-06
DESCRIPTION: PICNIC TABLE
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #T2010R
COLOR/FINISH: BRAZILIAN WALNUT AND TEXTURED RUST/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-07
DESCRIPTION: DOG WASH STATION
MANUFACTURER: DOG ON IT OR APPROVED EQUAL
MODEL: #PW7220
COLOR/FINISH: TEXTURED FAIRWAY GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



S-08
DESCRIPTION: BENCH
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1880R
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



N-01
DESCRIPTION: TRIPLE WONDER PLAY PANEL
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRC60201
COLOR/FINISH: ROBINIA GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



N-02
DESCRIPTION: SPRING BOARD
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO104
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

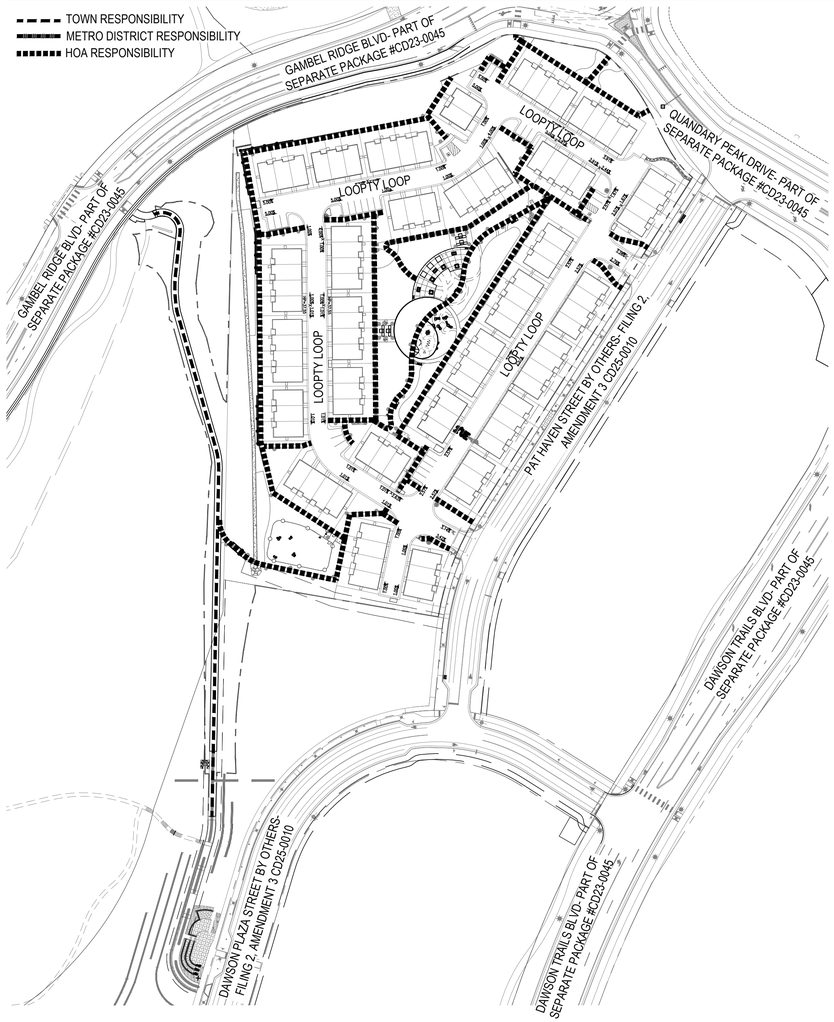


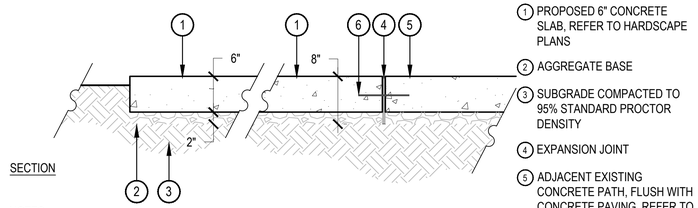
N-04
DESCRIPTION: DOUBLE WEB CLIMBER
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO833-1001
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



N-05
DESCRIPTION: STILTS
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO806-0601
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

MAINTENANCE RESPONSIBILITY DIAGRAM



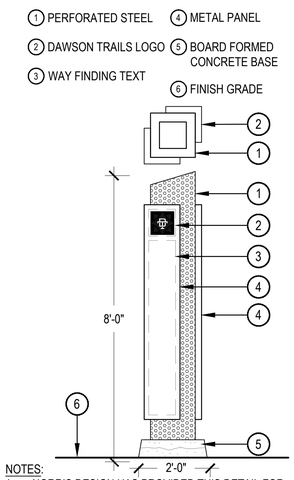


SECTION

NOTES:
1. PROVIDE A 25 SF MOCK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
3. EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.
4. CONTROL JOINTS AS SHOWN ON PLANS.

1. PROPOSED 6" CONCRETE SLAB, REFER TO HARDSCAPE PLANS
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. EXPANSION JOINT
5. ADJACENT EXISTING CONCRETE PATH, FLUSH WITH CONCRETE PAVING, REFER TO HARDSCAPE PLANS
6. METAL DOWEL BETWEEN EXISTING AND PROPOSED TRAIL CONNECTIONS

1 EXISTING CONCRETE CONNECTION
SCALE: 1" = 1'-0"



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THE STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
2. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

2 PRIMARY MARKER SIGN
SCALE: 1/2" = 1'-0"

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

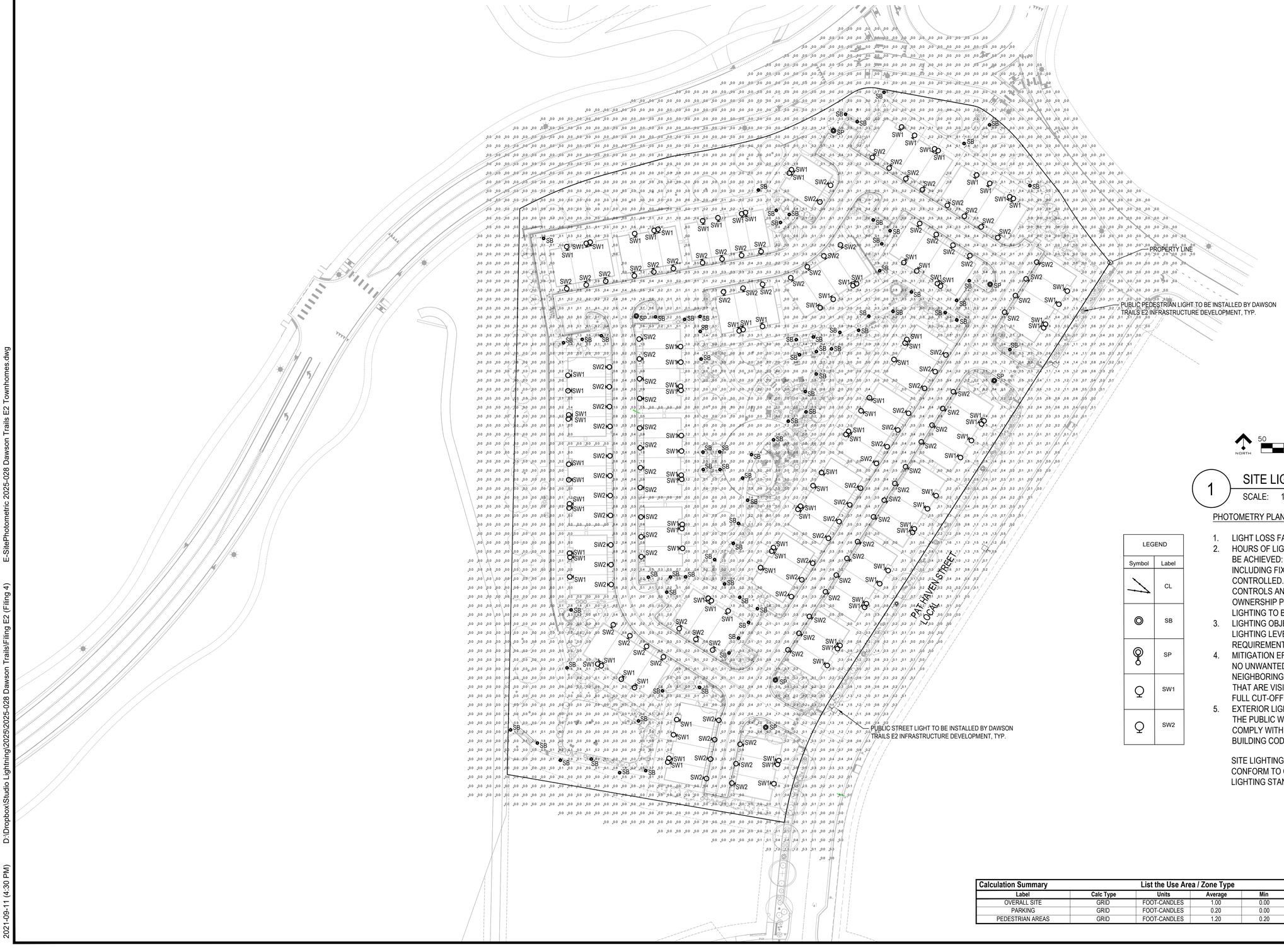
SHEET 18 OF 29

PLAN-E2 TOWNHOMES.dwg
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND	
Symbol	Label
	CL
	SB
	SP
	SW1
	SW2

NORTH 50 0 50 100

SCALE IN FEET

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. LIGHT LOSS FACTOR IS 1
2. HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED: ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL. LIGHTING TO BE ON FROM DUSK TO DAWN.
3. LIGHTING OBJECTIVES: TO PROVIDE EVEN LIGHTING LEVELS AND COMPLY WITH LOCAL REQUIREMENTS.
4. MITIGATION EFFORTS: LIGHTING WILL PRODUCE NO UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM OFF PROPERTY ARE FULL CUT-OFF.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS

Calculation Summary — **List the Use Area / Zone Type**

Label	Calc Type	Units	Average	Min	Max	Avg:Min	Max:Min
OVERALL SITE	GRID	FOOT-CANDLES	1.00	0.00	4.00	N/A	N/A
PARKING	GRID	FOOT-CANDLES	0.20	0.00	1.70	N/A	N/A
PEDESTRIAN AREAS	GRID	FOOT-CANDLES	1.20	0.20	2.50	6:1	12.5:1

PROJECT NO. SDP25-0004

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/01/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE LIGHTING PHOTOMETRIC

NOT FOR CONSTRUCTION

DESIGNED BY: JLK
DRAWN BY: JLK
CHECKED BY: JMB

2021-09-11 (4:30 PM) D:\Dropbox\Studio Lightning\2025\2025-028 Dawson Trails\Filing E2 (Filing 4) E-SitePhotometric 2025-028 Dawson Trails E2 Townhomes.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

SITE LUMINARY SUMMARY TABLE

Luminaire										Lamps								
ID	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SB	INVUE	ARBOR	ABB-B1-8030-LED-36-D1-A-BK	BOLLARD	Y	TYPE 3	120-277	Y	74	GROUND	3'-0" AFG	1	LED	12	472	3000K/80	1.00	BLACK
SP	LANDSCAPE FORMS	ASHBERY	AP201-SO-30K-T3-FRS-20K-X-BLK WITH CENTER CANDLE ELIMINATED	POLE LIGHT	Y	TYPE 3	120-277	N	6	POLE	16'-0" AFG	1	LED	39.5	2243.61	3000K/80	1.00	BLACK
SW1	LUMIERE	LANTERRA	9004-W1-RW-LED3090-F-BK-L1-UNV	WALL SCONCE	Y	TYPE 5	120-277	N	100	SURFACE	6-6" AFF	1	LED	10	838	3000K/90	1.00	BLACK
SW2	LUMIERE	LANTERRA	9004-W1-RW-LED3090-F-BK-L1-UNV	WALL SCONCE	Y	TYPE 5	120-277	N	100	SURFACE	10'-4" AFG	1	LED	10	838	3000K/90	1.00	BLACK

Lumiere

		Type
Catalog #		SW1/2
Project		
Comments		Date
Prepared by		

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS complaint chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

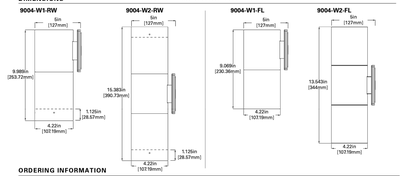
Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Trailing Edge), ELV (Forward phase) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LEDs are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50˚C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

DIMENSIONS







Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25° Celcius
20W LED, L70/102,000@25° Celcius
30W LED, L70/102,000@25° Celcius

ORDERING INFORMATION

DOMESTIC PREFERENCES [1]	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTICS	FIELD RE PLACEABLE OPTICS	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
Blank=Standard; **BAA**=Buy American Act	9004	DU=Up or Down; WU=Up and Down	RW Standard=Recessed with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	**Standard CRI** L27(27K) - 2700K, 90 CRI L30 (30K) - 3000K, 90 CRI L35 (35K) - 3500K, 90 CRI L40 (40K) - 4000K, 90 CRI L50 (50K) - 5000K, 90 CRI **Premium CRI** L27 (27K) - 2700K, 97 CRI L30 (30K) - 3000K, 97 CRI L35 (35K) - 3500K, 97 CRI L40 (40K) - 4000K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium Flood W Wide Flood	**Standard Paint Finish** **BK** Black BZ Bronze CS City Silver WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) L3 Light Level 3 (30W) LC1 Light Level Color 1 (10W) LC2 Light Level Color 2 (20W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RDM Round Surface-Mount with junction box Thermal Limitations (unless otherwise noted 9K): 9004-W1-xxx-L2-xxx-RDM (BZ) 9004-W2-xxx-L3-xxx-RDM (BZ) 9004-W2-xxx-LC2-xxx-RDM (WT) Remote Driver Housing WRR* Remote Driver Housing - Round Wall Plate WRS* Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted 9K): 9004-W1-xxx-L2-xxx-WRR (BZ) 9004-W1-xxx-L3-xxx-WRs (BZ) 9004-W2-xxx-LC2-xxx-WRs (WT) Integral Driver Mount WIS** Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 6K): 9004-SW1-WIS-xx-L1-xx-WIS-SMO	SVP12* Stand-alone integral sensor

Note: * Only in combo separately.
1. Only in combo separately
2. Only available in Bronze (BZ) and White (WT)
3. Only available for L27/30
4. Remote Driver distance up to 50', Per Ltr (1000) remote distance up to 15'
5. Only available for Single Hood, Up or down (WU) with RDM only
6. (BZ) standard finish powder coated steel
7. Only available for Standard CRI
8. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
9) Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

COOPER Lighting Solutions

TD560025EN
6-2022

Specifications and dimensions subject to change without notice.

Ashbery

SP landscapeforms

Specification Sheet | AP100/200/300



Ashbery is a trio of lights that combines advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The line includes single or dual configurations for small scale area lights in 8', 10' and 12' pole heights as well as large-scale area lights in 12', 14' and 16' pole heights offered with different symmetric and asymmetric distributions and clear or diffused lenses to tailor directionality and ambiance of illumination. Options for the Landscape Forms visual comfort and high output light engines adapt Ashbery's performance specifically for the pedestrian scale or beyond in use cases like parking lots, streetscapes, transit and other environments with a wide range of illumination requirements.

Housing & Materials
Cast aluminum construction. LED light engine attached to aluminum cartridge housing using magni-coated steel screws. Housing features an acrylic frosted or clear lens and an LED center element. All hardware is magni-coated steel which features an anti-corrosion coating. Assembly is IP66 rated.

Electrical
120V through 277V 50/60 Hz electronic driver. 0-10V dimming, -40°C start temperature. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Cast aluminum driver housing assembly located at base of luminaire. Available with optional ANSI C136.41 twist lock receptacle and/or pole-mounted photo/motion sensor. Ashbery area light ships prewired with center element having a separate circuit from main light engine.

Light Engine
High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 2700K, 3000K, and 4000K. >80 CRI across all available color temperatures. Center element available in 2000K color temperature. Luminaires meet or exceed TM21 L70: >60,000 hrs.

Featured in the 100 and 200 series luminaires, the visual comfort light engine brings to the forefront attributes of human-centric optical design in pedestrian centric spaces. It reduces high angle glare and contrast ratio, eliminates 'lens image' of LEDs, and has distributions that aid to a first class visual experience for pedestrians.

Featured in the 300 series luminaire, the performance light engine delivers high output with up to 8400 lumens through a wide selection of roadway distribution types. Capable of meeting footcandle minimum and uniformity requirements at taller pole heights and wider spacing, the 300 series addresses lighting needs in vehicular and other environments where design criteria includes non-pedestrian needs. The 300 series is the ideal accompaniment to the 100 and 200 series in meeting all lighting needs on a site, both pedestrian and vehicular.

Distributions



Warranty
LED lighting products are warranted for six years.

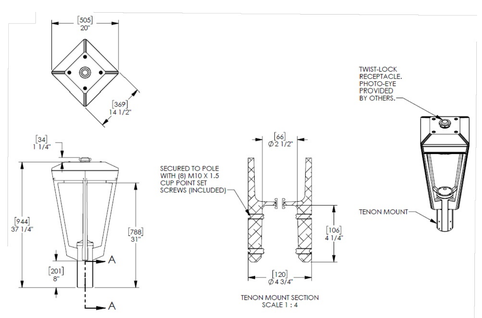
Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant, cUL

Designed by Robert A.M. Stern Architects
Click here for patent information related to this product.

Luminaire and Mounting Configurations - 100 Series
(Small Size Luminaire with Visual Comfort Light Engine)

Product	Drive Current	Color Temperature	Distribution	Lens	Center Element	Twist Lock	Powdercoat
AP101 (Single Post-Top)	SO (Standard Output)	27K (2700K)	T3 (Type III)	FRS (Frosted)	20K (2000K)	NTW (No Twist Lock)	See powdercoat color options on the Material / Colors Sheet.
AP102 (Double Post-top)		30K (3000K)	T5 (Type V)			TW1 (Twist Lock)	
		35K (3500K)					
		40K (4000K)					

Example: AP101 – SO – 27K – T3 – FRS – 20K – TW1 – Powdercoat



SP1 WITH CENTER CANDLE ELIMINATED, PROVIDING FULL CUTOFF

Invue

		Type
Catalog #		SB
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

SPECIFICATION FEATURES

Construction
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics
General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISRH) allows custom programming to suit all needs.

Mounting
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

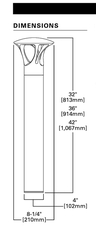
Warranty
Five-year warranty.



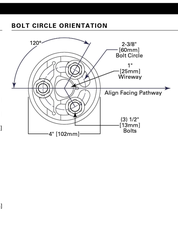
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA

ULcULUS Listed
IP66 Housing
ISO 9001
RoHS
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V 60Hz, 480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. [8.75 kgs.]

COOPER Lighting Solutions

TD561002EN
December 3, 2021 8:30 AM

page 2

ABB ARBOR BOLLARD

POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	16W	32W	11W	23W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	19W	37W	13W	27W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
50°C	0.97

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output *	CRI / CCT	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard; **BAA-ABB**=Arbor Bollard Buy American Act Compliant *	**B1**=Mid Lumen Output; **B2**=High Lumen Output	**727**=70 CRI / 2700K; **8030**=80 CRI / 3000K CCT *	**LED**	**30**=30"; **36**=36"; **42**=42"	**D1**=Dimming Driver (120-277V) *; **347**=347V *; **480**=480V * *	**A**=Asymmetric; **S**=Symmetric	**AP**=Grey; **BZ**=Bronze; **BK**=Black; **DP**=Dark Platinum; **GM**=Graphite Metallic; **WH**=White; **CC**=Custom Color *

Options (Add as Suffix)	Accessories (Order Separately) **
8030=80 CRI / 3000K CCT * **HA**=High Ambient * **MS/DIM-HB**=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) * **MS/DIM-2HB**=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) * **DIM**=0-10V Dimming Driver Leads Brought Out from Fixture	**ABA**=Anchor=Anchor Bolt Kit and Template * **ISWH**=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Field adjustable dimming range apply. Use dedicated IES files when performing layouts.
7. 50°C ambient rating.
8. The ISWH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P. 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/21/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LIGHTING DETAILS

NOT FOR CONSTRUCTION

DESIGNED BY: JLK
DRAWN BY: JLK
CHECKED BY: JMB

PROJECT NO. SDP25-0004

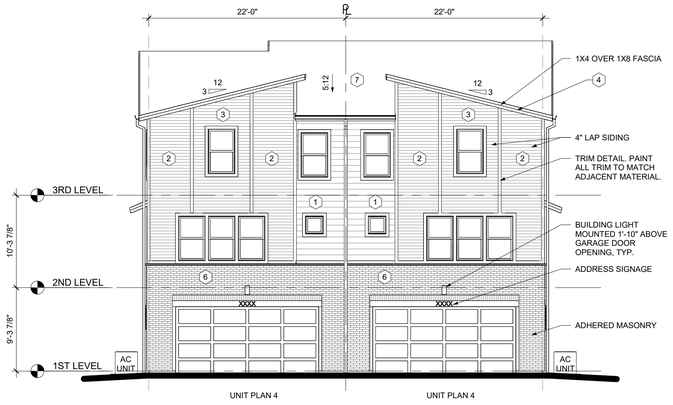
2021-09-11 (4:30 PM) D:\Dropbox\Studio Lightning\2025\2025-028 Dawson Trails\Filing E2 (Filing 4) E-SitePhotometric 2025-028 Dawson Trails E2 Townhomes.dwg

SITE DEVELOPMENT PLAN

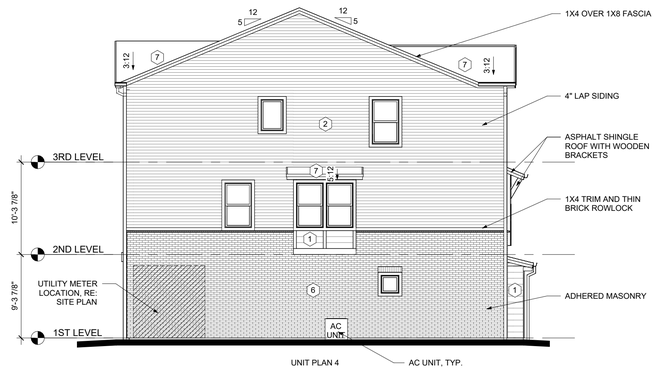
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

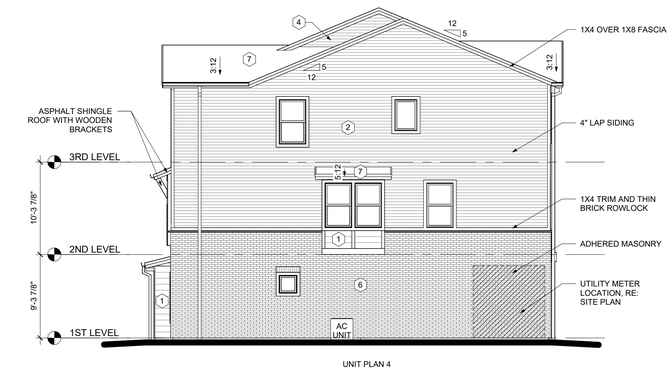
MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD



4 DUPLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



3 DUPLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

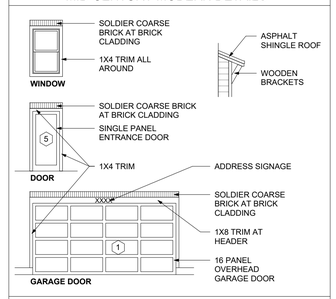


2 DUPLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



1 DUPLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.co
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

DUPLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

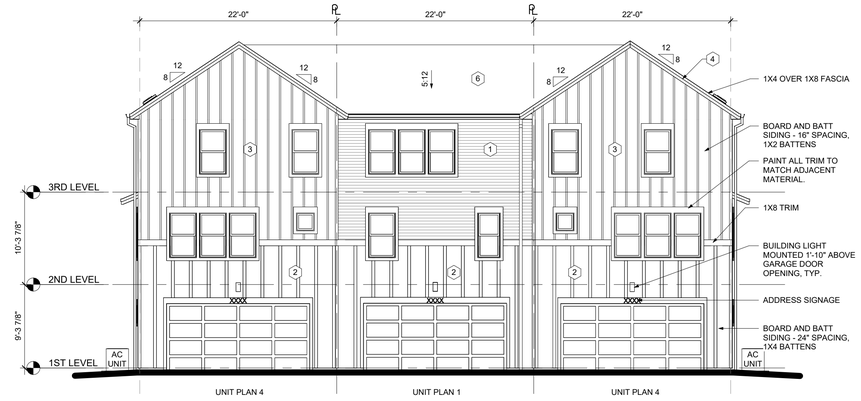
DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AEL, CB

SITE DEVELOPMENT PLAN

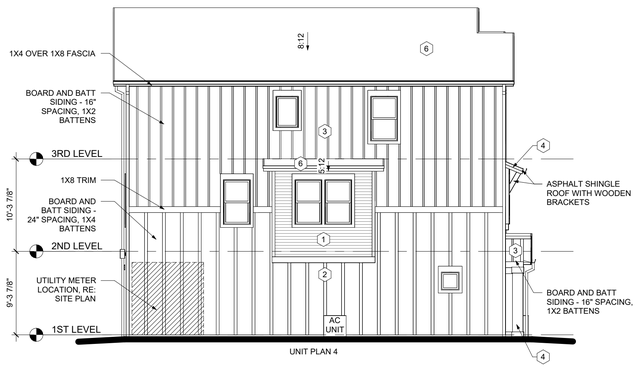
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

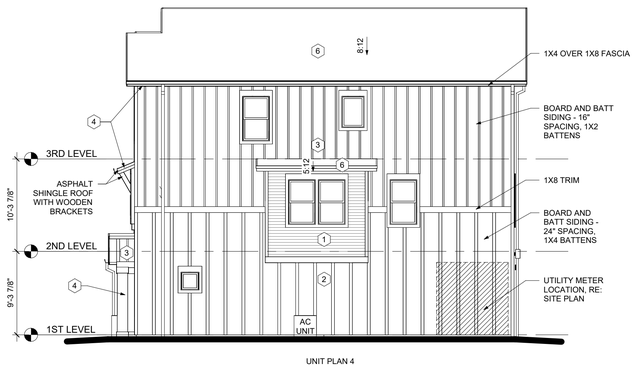
FARMHOUSE MATERIAL LEGEND			
	SCHEME A	**SCHEME B**	**SCHEME C**
1	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-3 GREYHOUND	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-3 GOSLING GRAY	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1073-5 TANGLEWOOD
2	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0999-1 IN THE CLOUDS	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-5 SUPERHERO GRAY	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1006-3 EARLY EVENING	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL
4	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1007-6 COOL CHARCOAL
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG12-03 SUN SALUTATION	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1194-7 ORANGE VERMILLION
6	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN



4 3-PLEX - REAR ELEVATION - FARMHOUSE
1/8" = 1'-0"



3 3-PLEX - LEFT ELEVATION - FARMHOUSE
1/8" = 1'-0"

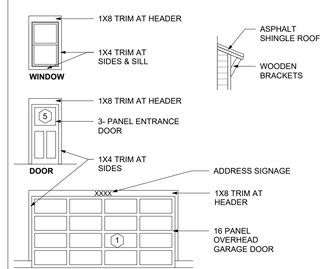


2 3-PLEX - RIGHT ELEVATION - FARMHOUSE
1/8" = 1'-0"



1 3-PLEX - FRONT ELEVATION - FARMHOUSE
1/8" = 1'-0"

FARMHOUSE DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1.	1ST SUBMITTAL	03/07/25	ND
2.	2ND SUBMITTAL	10/10/25	ND
3.	3RD SUBMITTAL	02/06/26	ND
4.	4TH SUBMITTAL	04/14/26	ND
5.	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
3-PLEX FARMHOUSE ELEVATIONS

NOT FOR CONSTRUCTION

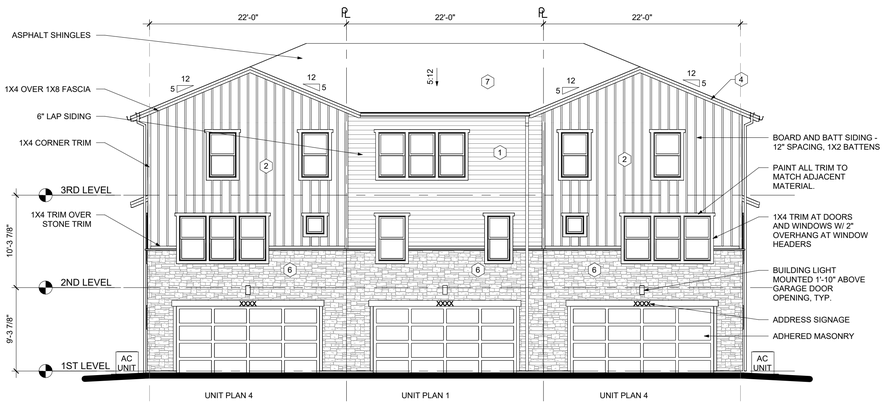
DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SITE DEVELOPMENT PLAN

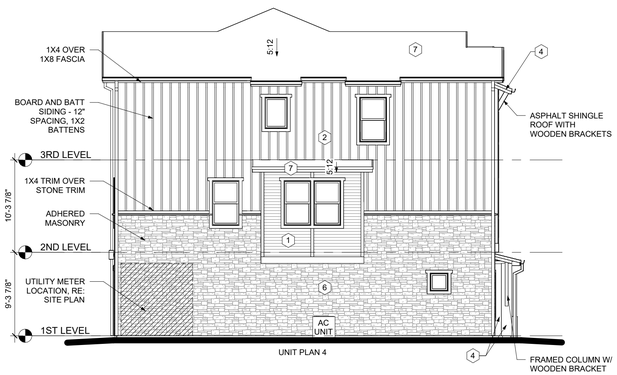
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

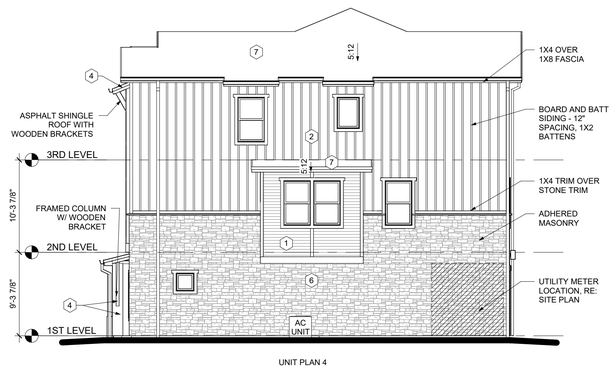
ARTS AND CRAFTS MATERIAL LEGEND			
	SCHEME G	**SCHEME H**	**SCHEME I**
1	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1097-2 SOUTHERN BREEZE	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG11-26 WILDERNESS	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1014-7 BLACK WALNUT
2	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1086-5 EARTHY OCHER	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1086-7 COCOA CUPCAKE	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-5 SWEATER WEATHER	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1000-2 ROCKY ROAD
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1014-6 EAGLE EYE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1077-7 COFFEE HOUSE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT
6	**STONE** EDWARD'S STONE OR SIM. COLOR: RAZORLEDGE SOUTHERN CREAM	**STONE** EDWARD'S STONE OR SIM. COLOR: MULTI 123 FOND DU LAC	**STONE** EDWARD'S STONE OR SIM. COLOR: DIMENSIONAL STE. GEN TUMBLED
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL



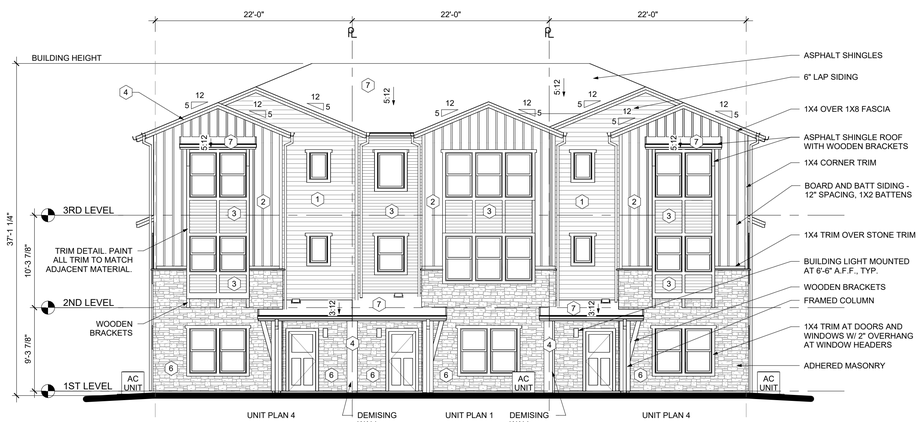
4 3-PLEX - REAR ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



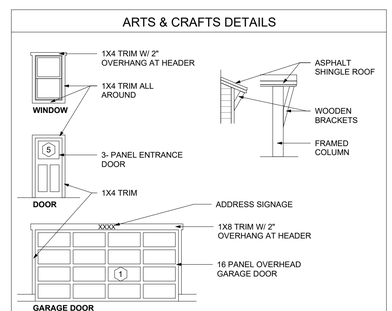
3 3-PLEX - LEFT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



2 3-PLEX - RIGHT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



1 3-PLEX - FRONT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

3-PLEX ARTS AND CRAFTS ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET 21 OF 28

SITE DEVELOPMENT PLAN

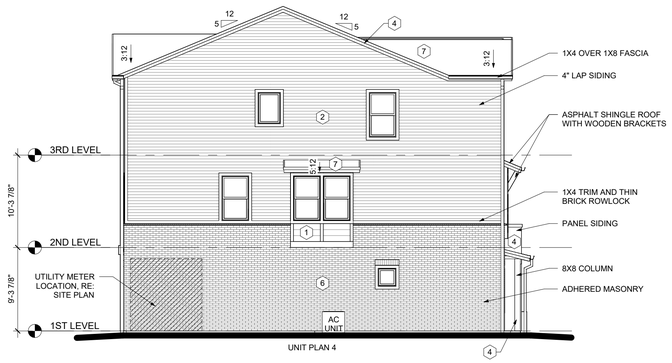
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

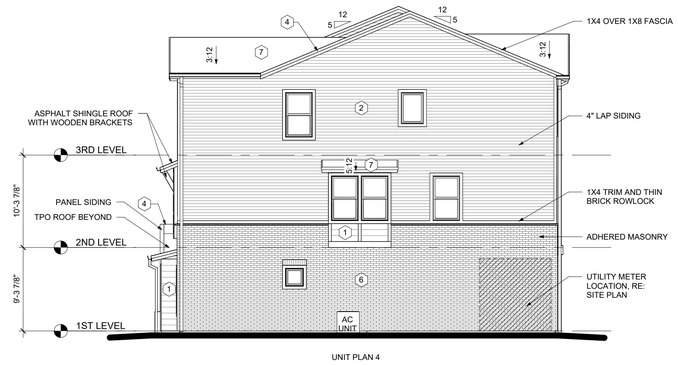
MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD



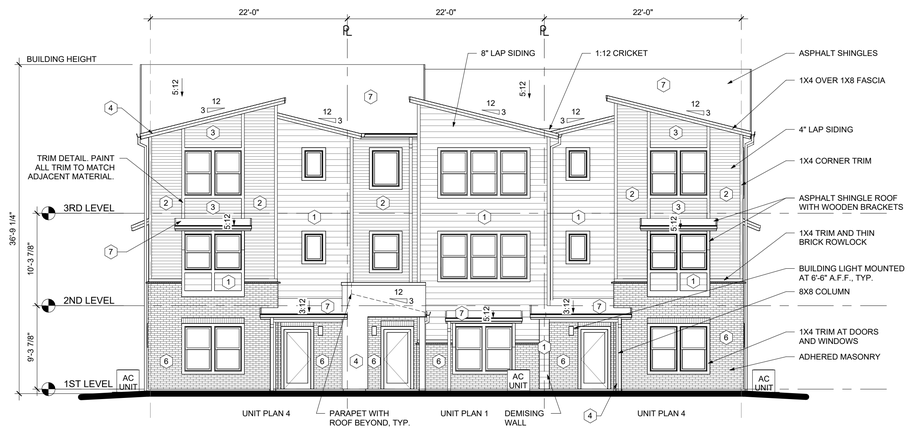
4 3-PLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



3 3-PLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

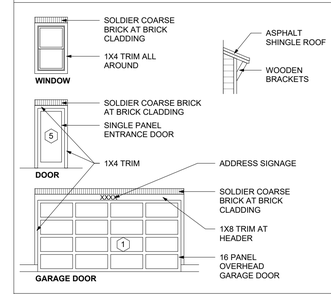


2 3-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



1 3-PLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL.
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.co m
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

3-PLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

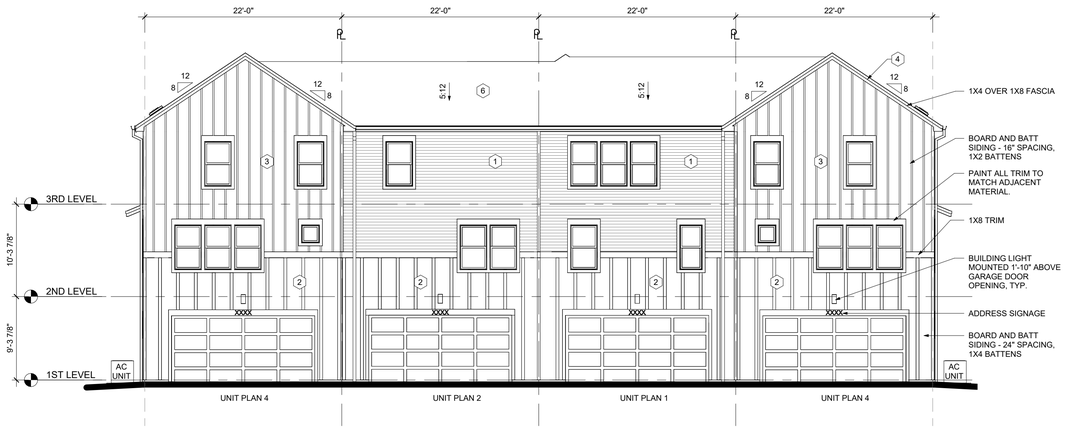
DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SITE DEVELOPMENT PLAN

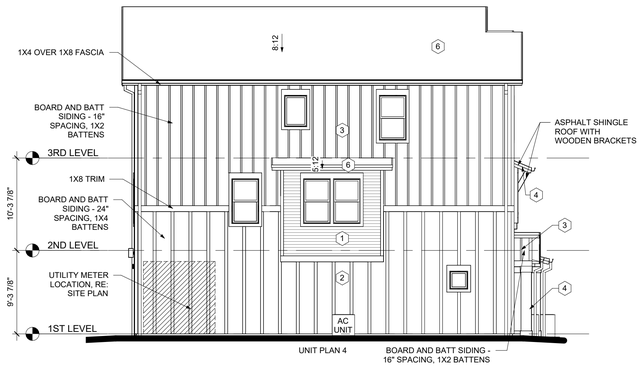
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

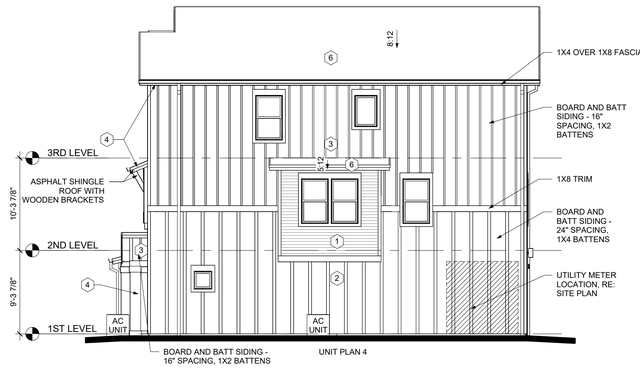
FARMHOUSE MATERIAL LEGEND			
	SCHEME A	**SCHEME B**	**SCHEME C**
1	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-3 GREYHOUND	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-3 GOSLING GRAY	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1073-5 TANGLEWOOD
2	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0999-1 IN THE CLOUDS	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-5 SUPERHERO GRAY	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1006-3 EARLY EVENING	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL
4	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1007-6 COOL CHARCOAL
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG12-03 SUN SALUTATION	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1194-7 ORANGE VERMILLION
6	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN



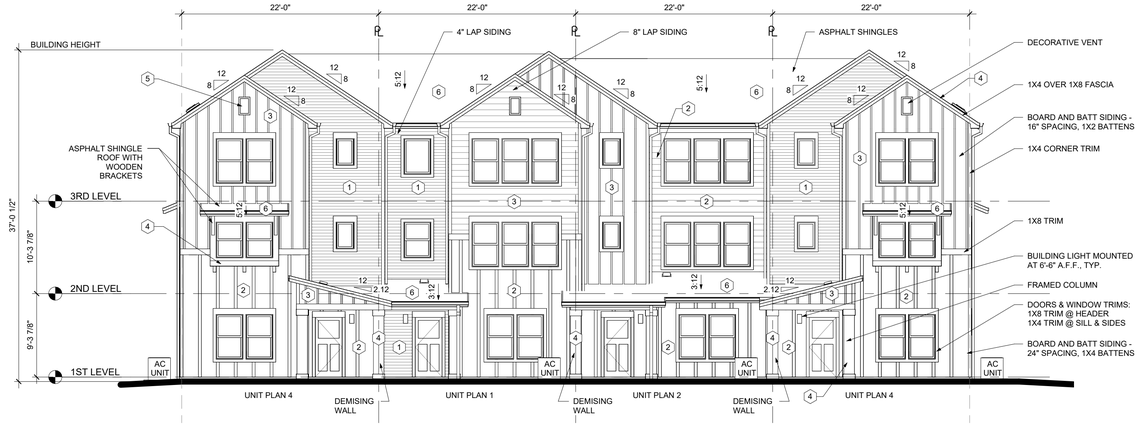
4 4-PLEX - REAR ELEVATION - FARMHOUSE
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION - FARMHOUSE
1/8" = 1'-0"

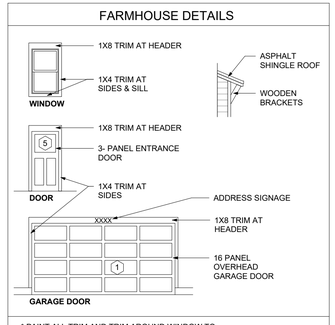


2 4-PLEX - RIGHT ELEVATION - FARMHOUSE
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION - FARMHOUSE
1/8" = 1'-0"

FARMHOUSE DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
4-PLEX FARMHOUSE ELEVATIONS

NOT FOR CONSTRUCTION

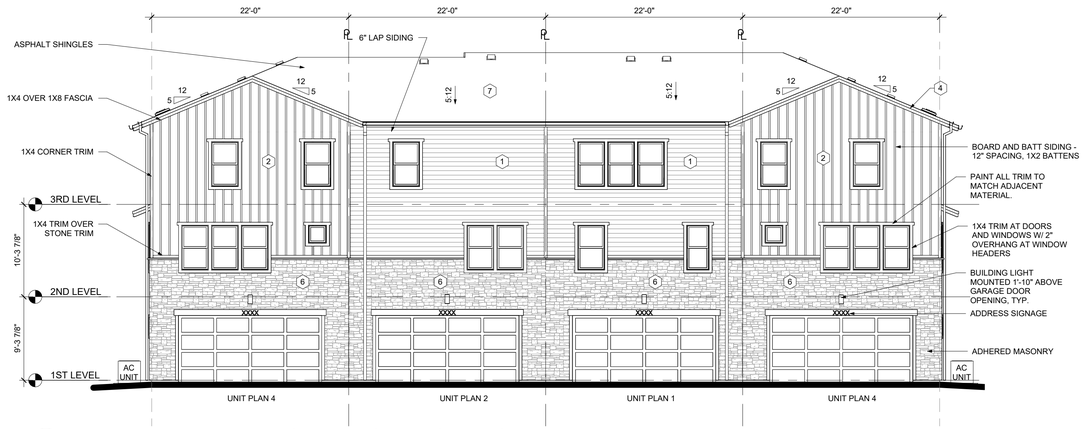
DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET
23 OF 28

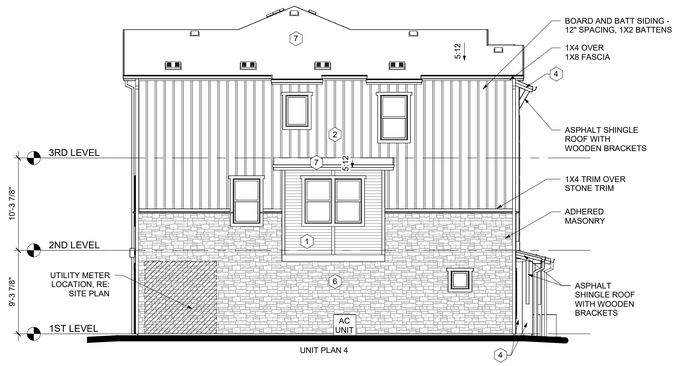
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

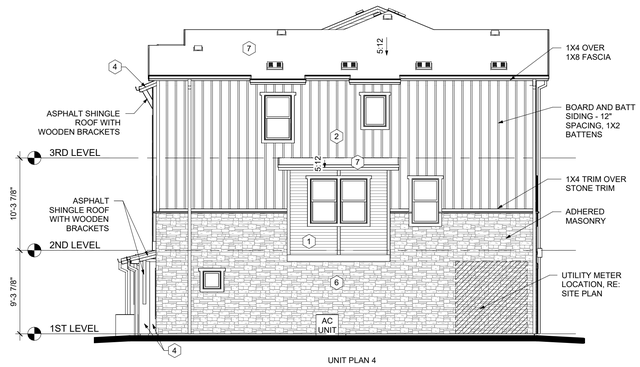
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



4 4-PLEX - REAR ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



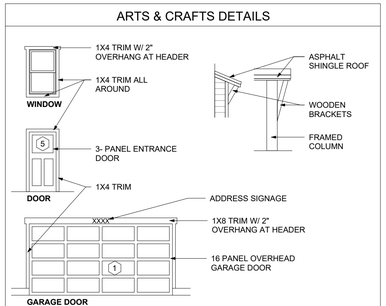
2 4-PLEX - RIGHT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

ARTS AND CRAFTS MATERIAL LEGEND			
	SCHEME G	**SCHEME H**	**SCHEME I**
1	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1097-2 SOUTHERN BREEZE	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG11-26 WILDERNESS	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1014-7 BLACK WALNUT
2	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1086-5 EARTHY OCHER	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1086-7 COCOA CUPCAKE	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-5 SWEATER WEATHER	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1000-2 ROCKY ROAD
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1014-6 EAGLE EYE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1077-7 COFFEE HOUSE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT
6	**STONE** EDWARD'S STONE OR SIM. COLOR: RAZORLEDGE SOUTHERN CREAM	**STONE** EDWARD'S STONE OR SIM. COLOR: MULTI 123 FOND DU LAC	**STONE** EDWARD'S STONE OR SIM. COLOR: DIMENSIONAL STE. GEN TUMBLED
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL

ARTS & CRAFTS DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
4-PLEX ARTS AND CRAFTS ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SITE DEVELOPMENT PLAN

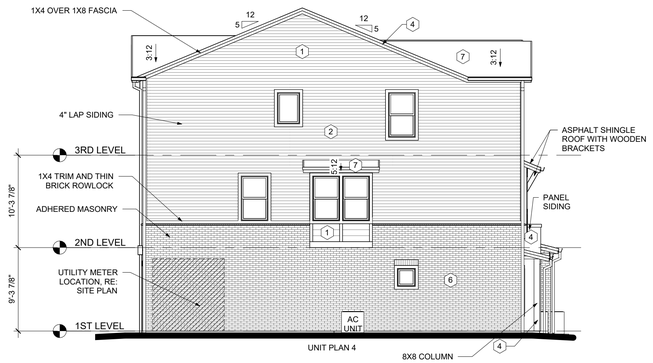
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

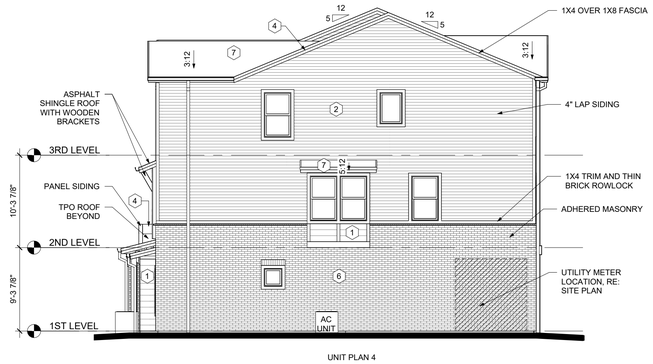
MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD



4 4-PLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

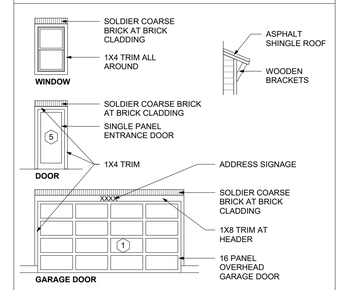


2 4-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.co m
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

4-PLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AEL, CB

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

FARMHOUSE SCHEME A



1. **4" LAP SIDING & GARAGE DOOR** PPG1008-3 GREYHOUND
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0999-1 IN THE CLOUDS
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL
4. **FASCIA, TRIM, PANEL SIDING** PPG1100-1 MOTHER OF PEARL
5. **FRONT DOOR & ACCENT** PPG12-03 SUN SALUTATION
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

FARMHOUSE SCHEME B



1. **4" LAP SIDING & GARAGE DOOR** PPG0993-3 GOSLING GRAY
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0993-5 SUPERHERO GRAY
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1006-3 EARLY EVENING
4. **FASCIA, TRIM, PANEL SIDING** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1059-7 SWEET SPICEBERRY
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

FARMHOUSE SCHEME C



1. **4" LAP SIDING & GARAGE DOOR** PPG1073-5 TANGLEWOOD
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG1073-6 DERBY BROWN
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL
4. **FASCIA, TRIM, PANEL SIDING** PPG11007-6 COOL CHARCOAL
5. **FRONT DOOR & ACCENT** PPG1194-7 ORANGE VERMILLION
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

MID-CENTURY MODERN SCHEME D



1. **8" LAP SIDING & GARAGE DOOR** PPG0993-4 GRAY SUIT
2. **4" LAP SIDING** PPG0993-6 OLD SILK
3. **4" LAP SIDING** PPG0999-2 RABBITS EAR
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE
6. **BRICK** DARK SANDSTONE
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD

MID-CENTURY MODERN SCHEME E



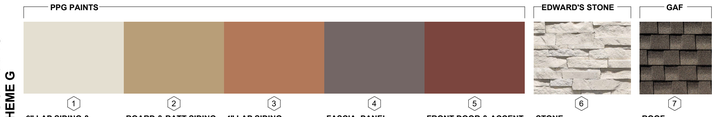
1. **8" LAP SIDING & GARAGE DOOR** PPG0995-7 STARLESS SKY
2. **4" LAP SIDING** PPG11-19 DISTANT VALLEY
3. **4" LAP SIDING** PPG1095-5 CREAMY CARAMEL
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG0995-7 STARLESS SKY
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **BRICK** DARK IRONSPOT
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

MID-CENTURY MODERN SCHEME F



1. **8" LAP SIDING & GARAGE DOOR** PPG1008-7 STONES THROW
2. **4" LAP SIDING** PPG1028-4 SMOKY SLATE
3. **4" LAP SIDING** PPG1113-3 NORTHERN LANDSCAPE
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1008-7 STONES THROW
5. **FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE
6. **BRICK** COPPER CANYON
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD

ARTS & CRAFTS SCHEME G



1. **6" LAP SIDING & GARAGE DOOR** PPG 1097-2 SOUTHERN BREEZE
2. **BOARD & BATT SIDING** PPG 1086-5 EARTHY OCHER
3. **4" LAP SIDING** PPG 1086-7 COCOA CUPCAKE
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1014-6 EAGLE EYE
5. **FRONT DOOR & ACCENT** PPG 1059-7 SWEET SPICEBERRY
6. **STONE** RAZORLEDGE SOUTHERN CREAM
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

ARTS & CRAFTS SCHEME H



1. **6" LAP SIDING & GARAGE DOOR** PPG11-26 WILDERNESS
2. **BOARD & BATT SIDING** PPG1113-3 NORTHERN LANDSCAPE
3. **4" LAP SIDING** PPG0999-5 SWEATER WEATHER
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1077-7 COFFEE HOUSE
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **STONE** MULTI 123 FOND DU LAC
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

ARTS & CRAFTS SCHEME I



1. **6" LAP SIDING & GARAGE DOOR** PPG1014-7 BLACK WALNUT
2. **BOARD & BATT SIDING** PPG1073-6 DERBY BROWN
3. **4" LAP SIDING** PPG1000-2 ROCKY ROAD
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **STONE** STE GEN DIMENSIONAL TUMBLED
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
MATERIAL BOARDS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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. Below are suggested practices that developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note**: this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

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 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 pinon 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. Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
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).

LEGEND

LIMIT OF WORK

TRACT BOUNDARY

PROPERTY BOUNDARY



811 NORTH 0 100 200 400 SCALE 1" = 200'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

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

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
WILDLIFE/URBAN INTERFACE

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET 29 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-DT-PARCELE2-WUI.dwg