



May 1, 2023

Pam Hall
Town of Castle Rock Development Services
100 North Wilcox Street
Castle Rock, CO 80104

RE: Dawson Trails Blvd (North) – Project Narrative

Dear Ms. Hall:

This letter has been prepared in support of the Roadway Construction Plans for the northernmost segment of Dawson Trails Blvd. This letter provides general information regarding the proposed project.

The northern segment of Dawson Trails Boulevard is a proposed 4-lane minor arterial roadway, between Plum Creek Parkway and the north boundary of the Dawson Trails planned development. The road alignment roughly parallels Interstate 25, approximately 0.2 miles west of the highway. The project spans 6000 linear feet between its northern and southern limits, with a proposed right-of-way width of 111 feet.

The initial phase of construction for Dawson Trails Boulevard will include right-of-way grading, storm drain and culvert construction, water main construction, detention ponds, and paving of the east half of the roadway. One travel lane in each direction will be accommodated within the initial pavement section. The western half of the road (southbound lanes) and median are anticipated to be constructed as a future phase. Right-of-way and easement dedication documents are being prepared concurrently. This project does not currently require a Site Development Plan (SDP), as no accompanying site or parcel development is proposed with the roadway improvements.

- There are no approved Site Development Plans or Final PD Site Plans for the area within the project limits. The proposed segment of Dawson Trails Boulevard generally follows the alignment and functional classification that are outlined in the Town's Transportation Master Plan. The road alignment is also coordinated with the adjoining segment of Dawson Trails Boulevard to the south, as depicted in the Dawson Trails Planned Development Plan.
- No deviations from previously approved development plans are proposed with this project.
- The proposed improvements comply with the Town's technical criteria governing infrastructure and utility design. Construction plans and engineering reports are formatted in accordance with the Town's published standards.
- There are no previously requested action items associated with this project.



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If you have any questions, concerns, or require additional information please feel free to contact me directly at 303.703.4444 or at jferris@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Joe Ferris".

Joseph Ferris, PE
Project Manager



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