



October 18, 2023

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

RE: Dawson Trails Filing 2 Infrastructure – Project Narrative

Dear Ms. Hall:

This letter has been prepared in support of the Dawson Trails Filing 2 Infrastructure Construction Plans for Dawson Trails Development. This letter provides general information regarding the proposed project.

Dawson Trails Filing 2 Infrastructure is an infrastructure package to support future mixed-use and residential development, and the buildout of the west half of Major Arterial Dawson Trails Blvd covering approximately 97 acres. A 'super block plat' has been submitted prior to this submittal. The project does not currently require a Site Development Plan (SDP), as no land uses are proposed and individual SDP's will be processed for each parcel in the future. The construction plans provide the required infrastructure to support future development in the area including public roadways, water, sanitary sewer, storm drainage, detention pond and grading efforts.

The project will be processed through the Town in conjunction with the following associated infrastructure packages:

- Early Grading Plans Dawson Trails (South) – CD23-0015

This project is necessary to provide the required finished pad, and access, and utilities needed for the development of the Dawson Trails Development.

If you have any questions, concerns, or require additional information please feel free to contact me directly at 303.730.5975 or at jferris@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

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

Joseph Ferris, PE
Project Manager



3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM