



November 25, 2024

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

RE: Dawson Trails Filing B-1 – Project Narrative

This letter has been prepared in support of the Dawson Trails Filing B-1 Construction Plans within the Dawson Trails Development. This letter provides general information regarding the proposed project.

Dawson Trails Filing B-1 Development is a proposed residential development. The project site consists of a total acreage of 55.98 acres which contains 229 single family Lots within approximate 32 acres, 9 acres of ROW, and approximately 15 acres of Open space areas and Tracts. A 'super block plat' for the overall Filing 2 development, which includes Parcel B-1, has been submitted prior to this submittal of these plans and is identified within the plat as Tract Q. The project currently has a Site Development Plan (SDP) that has been approved and is currently scheduled for public hears. The construction plans for the subdivision including public roadway, sidewalks and trails, water, sanitary and storm sewer, grading efforts, an open drainage channel, a park site, and a detention pond facility that is going to be constructed with the Filing 2 infrastructure plans. The project site is currently being overlot graded with the Dawson Trails Early Grading South Plans currently in progress.

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

- Early Grading Plans Dawson Trails (South) – CD23-0015 (In Construction Progress)
- Dawson Trail Filing 2 Infrastructure Plans and Final Plat – CD23-0045 (In Review)

The project will require one Technical Criteria Variance from the Town of Castle Rock – Transportation Design Criteria Manual (Item #4 of Section 2.4.8) stating that "Sight distance lines in the front yards of residential lots shall not encroach more than five (5) feet." Our proposed design has three (3) instances where we exceed 5-feet. The worst-case scenario encroaches a maximum of 6.5-feet.

If you have any questions, concerns, or require additional information please feel free to contact me directly at 303.519.3689 or at jkillingsworth@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

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Team Leader



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