



02/21/2025

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

Re: Dawson Trails – Planning Area D Construction Documents

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Planning Area D Construction Documents within the Dawson Trails Neighborhood. This letter provides general information regarding the proposed project.

Dawson Trails Planning Area D is a proposed residential development covering a total of 53.271 acres. The site includes 32.977 acres for 256 single-family lots and 8.855 acres for right-of-way. Additionally, there are 11.440 acres of private open space and private access tracts,

Planning Area D is part of the previously submitted Filing 2 ‘super block plat’ and is identified on the Filing 2 plat as Tracts O and H. The project has a Site Development Plan (SDP) in progress. This SDP sits within the following future Tracts, which are being created with the Dawson Trails Filing No. 2 Plat (PL23-0012 – currently under review with the Town):

- Tract O – 13.858 acres (603,651sq. ft.), north residential portion of SDP
- Tract R – 39.413 acres (1,716,831sq. ft.), south residential portion of SDP

The construction documents for the subdivision include public roadways, sidewalks, trails, water systems, sanitary and storm sewers, grading, an open drainage channel, and multiple parks. Overlot grading will be conducted in accordance with the approved early grading plans.

Proposed within Tract O are 46 front-loaded lots, which are a minimum of sixty feet (60’) wide. Open space is proposed within tract O, with trails connecting to a greater trail network.

Tract R proposes a total of 208 front-loaded and alley-loaded residential lots. There are 120 front-loaded lots varying in width, forty-five feet (45’) to sixty feet (60’), located within the eastern portion of Tract R. The western portion of Tract R contains eighty-eight (88) thirty-five foot (35’) wide alley-loaded lots, with garages accessed through the alley, which is a private drive. The Town of Castle Rock restricts parking along collectors. To account for these restrictions, additional pockets of parking are provided for necessary overflow near the alley-loaded homes fronting a collector. Alleys (private drives) have been designed to be a minimum of twenty feet (20’) in width and have only dry utilities within them. All wet utilities are to be within collector and local rights-of-way.

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)
- Dawson Trail Filing 2 Infrastructure Plans and Final Plat – CD23-0045 (In Review)

We look forward to working closely with the Town during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

Stacey Weaks
Principal