



May 7, 2025

TJ Kucewesky
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails- Filing 3 Infrastructure Construction Documents | 1st Submittal Narrative

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Filing 3 Infrastructure Construction Documents, Temporary Erosion and Sediment Control Permit (TESC), Floodplain Modification Study (FMS) and Plat for the Dawson Trails neighborhood. This letter provides an overview for this application.

Project Overview:

The Dawson Trails Filing 3 infrastructure Construction Documents, TESC, FMS and Plat will create the roadway and infrastructure networks needed to support future development within Dawson Trails. The project consists of adding roadway, utility, and drainage infrastructure as well as performing overlot grading to support future residential and commercial developments. This infrastructure package corresponds to land situated in the southern portion of Dawson Trails and encompasses Planning Area D (south of the North Dawson Tributary Greenway) and a portion of Planning Area C-2. Both Gambel Ridge Boulevard and Blanca Peak Parkway, which are also part of Filing 2 Infrastructure Package (CD23-0045), are anticipated to be extended through this future phase as north/south roadways. New east/west roadways are also proposed, which are currently labeled as Continental Boulevard and Snowmass Peak Boulevard. One additional local north/south roadway is proposed to connect to both Continental Boulevard and Snowmass Peak Boulevard to provide access to future multifamily residential areas and will not provide access to the residential areas to the west due to the grade differential. The Filing 3 site is approximately 375 acres and adds approximately 13,000 linear feet of collector roadways and four regional detention and water quality ponds.

Utilities are proposed along all roadways and are planned to connect to the Filing 2 infrastructure located to the north. Utility stubs are also proposed for future connections to the south and west. The South Dawson Tributary, located along the southern end of this filing, will be channelized to accommodate existing and future drainage needs. This tributary provides drainage for offsite properties in Keene Ranch located to the southwest, which the offsite drainage is being accommodated in this plan. A detention pond is located at the terminus of the South Dawson Tributary adjacent to Interstate 25 to collect the drainage within the Pond C Tributary Basin. Three additional detention ponds are proposed with this Filing, two adjacent to the North Dawson Tributary and one adjacent to Interstate 25 at the terminus of Continental Boulevard. While some smaller ponds may be necessary within individual Site Development Plans, the foregoing ponds are intended to accommodate development for this filing and existing drainage.

Parks, open space, and Town Public Land Dedication (PL-1 and PL-2) areas will be part of this Filing, including a portion of PL-1.10, OSP-08 and a portion of PL-2.07. As a part of this Filing 3 Infrastructure package, 10' multi-purposed trails are connecting into the Filing 2 Infrastructure trail network to complete the trail/underpass circulation network in the North Dawson Tributary. On the southern side of the South Dawson Tributary in PL-1.10 and Private Open Space (OSP), a multi-purpose 10' concrete trail is proposed for recreation and maintenance access. Future Site Development Plans will include parks, trails and walks that connect into this system.

Project Coordination:

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

- Early Grading Plans Dawson Trails (South)- CD23-0015 (Under Construction)



- Dawson Trails CIP Improvements- CIP22-0012 (Under Construction)
- Dawson Trails Filing 2 Infrastructure Plans & Final Plat- CD23-0045, PL23-0012 (In Review)

Technical Criteria Variance:

Two Technical Criteria Variances (TCV) are requested as part of this application. A variance is requested for Snowmass Peak Boulevard addresses access spacing for the first local street west of Dawson Trails Blvd. Site considerations and volumes justify this request for a spacing reduction in this location. A variance is requested for Gambel Ridge Boulevard to address the street classification. The request is necessary to maintain the current minor collector street cross section as this segment is a continuation into Filing 3. Both TCVs are included with the Construction Document summarizing the request and justification for each variance.

We have included the following exhibits to assist with the Town's review.

- Dawson Trails Roadway Master Plan (Dawson Trails Updated Overall ADT Map_2025-04-08)
- Dawson Trails Overall Trails Plan (NEW-1-CDXX-XXXX Trail Diagram)
- Active Submittal Reference Exhibit (ACTIVE SUBMITTAL-EXHIBIT)

Finally, we request an informational meeting to assist with the Town's review once the submittal is accepted. 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 Weeks
Principal