



February 2, 2026

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

Re: Dawson Trails – Tract V (E-2 Townhomes) Construction Document Submittal

Dear Sandy,

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

Dawson Trails Tract V is a proposed multifamily development covering a total of 8.4 acres. The site includes approximately 100 individually owned townhome units surrounding a central open space for use by residents of the community.

Tract V is part of the Filing 2 Plat and is identified on Filing 2 as Tract V. The project has a Site Development Plan (SDP) in progress (SDP25-0004).

The construction documents for the subdivision include alley loaded townhomes, sidewalks, trails, water systems, sanitary and storm sewers, grading, and a park. Overlot grading will be conducted in accordance with the approved early grading plans.

Please find the enclosed submittal materials for the proposed Construction Documents (CD) within the Dawson Trails Planned Development. This CD is situated on approximately 8.4-acres within Tract V, adjacent to the future Gambel Ridge Boulevard, just south of its intersection with Quandary Peak Drive. The Tract V CDs are running concurrently with the

The proposed CD includes an on-site amenity area (approximately 0.8-acre) providing a place for recreation and relaxation. This amenity area programming will include native planting beds, native seed berms for visual interest and passive interaction, nature play elements, an active/functional turf lawn, and a hardscape plaza with a variety of seating for community gathering. A dog run area is proposed at the southern end of the property. Additionally, a connection to the regional trail within the public land area to the west (PL-2.02) is proposed.

Access is proposed via two entrances from the future mixed-use local street (Pat Haven Drive) along the eastern boundary of the site. As Planning Area E-2 is intended to be a pedestrian centric area of the Dawson Trails PD Plan, townhomes fronting along the roadway will enhance the urban form in the central neighborhood encouraging a walkable environment. The surrounding roadways are part of the Filing 2, Amendment 3 Construction Documents package (CD25-0010).

With two access points to the modified mixed-use local street, 26-foot-wide alleys sit within a 30-foot-wide tract provide access to private garages and additional surface parking spaces which are located throughout the community. Sidewalks are proposed throughout the community for internal connectivity to each unit as well as to provide external connections to the site. Detention and water quality requirements are to be satisfied with off-site regional drainage facilities which have been planned to accommodate this proposed townhome development.



This CD meets the requirements of the Dawson Trails Planned Development Zoning Regulations as well as other applicable Town Codes. 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

A handwritten signature in black ink, appearing to be 'Stacey Weaks', enclosed within a circular stamp or seal.

Stacey Weaks, PLA
Principal