



September 1, 2026

Project: Tract F, Dawson Trails Filing No. 2 (CD26-0030)

The Garrett Companies, in conjunction with our design team and the master developers of Dawson Trails, respectfully requests approval of Construction Documents (CD) for a multifamily residential community located within Planning Area D – Tract F of Dawson Trails.

The proposed development on 12.66 +/- acres consists of 324 multifamily dwelling units across six (6) four-story residential buildings, including

- 134 one-bedroom units
- 142 two-bedroom units
- 48 three-bedroom units

Building sizes range from 48 to 58 units. Two of the residential buildings incorporate tuck-under garage parking (26 spaces total). In addition, the project includes four detached garage buildings providing 80 enclosed parking spaces (20 per building), along with surface parking to meet overall Dawson Trails parking requirements.

The community will include a centralized amenity featuring a standalone clubhouse, pool, games lawn, and combined maintenance building and dog wash. The project is in compliance with the SDP for Tract F, Dawson Trails Filing No. 2 (SDP26-0010).

A technical criteria variance (TCV26-0028) has been granted to allow a secondary access point to the parcel from Dawson Trails Boulevard, with the primary access provided from Dawson Plaza Street, a collector roadway.

The construction documents have been prepared to comply with the current Town of Castle Rock Technical Criteria manual for transportation, water, wastewater, and storm water systems. The utility and drainage portions of the project are also being designed to comply with the Master Utility and Drainage reports for Dawson Trails.

The Pre-Application meeting provided direction on submittal requirements for these construction documents, and those requirements have been provided. Please let us know if anyone has questions regarding these comments.

Sincerely,

Martin Metsker, PE
Associate Principal

t e r r a c i n a d e s i g n

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Public Works Department
"Our mission is to provide outstanding service, safety and support for transportation infrastructure and maintenance."

In-House Variance Memo

TO: Dan Sailer, Public Works Director

FROM: Bryson Williams, Engineer

THRU: John LaSala, Assistant Public Works Director

DATE: July 21, 2026

SUBJECT: TCV26-0028 Dawson Trails Boulevard – Access to Arterial

Variance Application for:

A variance is requested to allow right-in/right-out access to Dawson Trails Boulevard. This would provide secondary access into Dawson Trails Apartments (PA-D, Tract F).

Regulation: Town of Castle Rock Transportation Design Criteria Manual 3.2.3– Major Arterials

Generally, no private direct access onto major arterials shall be permitted unless a signal progression plan has been approved and it is determined that the proposed access will cause no significant impacts to traffic operations.

Public Works Staff Recommendation: Approved

Public Works recognizes the site constraints that create the difficulty of meeting the criteria. It is understood that there is only one other access to the 324-unit development via the dead end at Dawson Plaza. The proposed right-in/right-out location on Dawson Trails Boulevard is the only access point that would meet spacing criteria.

No full-movement access shall be granted by this variance. Approval is based on right-in/right-out access only.



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

NO. _____

DATE 7/1/2026

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Dawson Trails PA-D Tract F - Multi-Family Development SDP26-0010

LEGAL DESCRIPTION OF SUBJECT PROPERTY

TRACT F, DAWSON TRAILS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2026, AT

RECEPTION NO. 2026010148, COUNTY OF DOUGLAS, STATE OF COLORADO.

VARIANCE REQUESTED:

Code Section(s) Town of Castle Rock Transportation Design Criteria Manual (TDCM) Section TDCM 3.2.; re: access on
an arterial (Dawson Trails Boulevard)

Describe the Variance Requested

A variance is requested to allow a right-in, right-out access on Dawson Trails Boulevard. The request is necessary provide

secondary access into the Dawson Trails Planning Area D - Tract F Multi-Family property.

1. Describe the exceptional situation or condition that exists

Dawson Plaza, the site's only other public street frontage, dead-ends at the property and provides just one point of ingress/egress for the 324-unit, 6-building development. Blanca Peak Parkway cannot accommodate a second access point anywhere else along its frontage due to approved intersection spacing. The location proposed on Dawson Trails Boulevard is the only point that meets spacing criteria. Without this access point, the development would have no secondary means of ingress/egress, which is inconsistent with standard life-safety and circulation expectations for a project of this size.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

Strict enforcement of the code would leave the site's 324 units and 555 parking spaces reliant on a single point of access via Dawson Plaza, with no secondary route in or out of the property. This creates a significant concern for emergency access and secondary routing. In the event of an emergency or a closure of Dawson Plaza, residents would have no means of ingress or egress. The proposed RIRO access would provide a secondary means of access, ensuring residents are not left without a route in or out of the property in such a scenario.

3. Describe why there would not be any adverse impact on public health, safety and welfare

The access will not impact signal progression since the upstream and downstream full movement intersections are roundabouts. The proposed access will not cause significant impacts to traffic operations. The access will reduce traffic traveling on Blanca Peak Parkway and Dawson Plaza. The access will provide secondary access for every day use and emergencies. A weaving analysis was performed and it was determined that there is adequate spacing to minimize operational or safety concerns with the roundabout at Blanca Peak Parkway.

Additional Information:

1. Attach an improvement survey.
2. Attach a drawing showing the intended uses.
3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: Garrett Company c/o Sean Reisman

Address: 1051 Greenwood Springs Blvd. #101
Greenwood, IN 46143

Phone #: 720-434-9526

Fax #: _____

Sean Reisman

Digitally signed by Sean Reisman
DN: c=US,
e=sean@thegarrettco.com,
cn=Sean Reisman
Date: 2026.07.01 11:23:44-0600

Signature of Applicant

For Staff Use Only

Staff Recommendation: Approved ☒ Yes ☐ No

APPLICANT'S REPRESENTATIVE (If applicable)

Name: Fox Tuttle Transportation Group; Cassie Slade

Address: 1580 Logan Street Suite 600 PMB 0604
Denver, CO 80203

Phone: 303-652-3571

Fax: _____

Daniel J. Sailer

Signature

- ☒ Public Works Director
☐ Director of Castle Rock Water
☐ Parks & Recreation Director
☐ Development Services Director

7/21/26

Date

Comments

Conditions of Acceptance
