

Castle Meadows East Early Grading NARRATIVE

June 25, 2026

PURPOSE AND INTENT

The purpose of this application is to provide early grading improvements within the future Castle Meadows development to accommodate cut material generated by the Dawson Trails Boulevard project. The Dawson Trails Boulevard improvements require significant roadway excavation through the Castle Meadows property. Material generated from roadway construction will be placed east of Dawson Trails Boulevard within a future development area of Castle Meadows Filing No. 1.

The proposed work consists primarily of overlot grading activities necessary to achieve earthwork balance between the Dawson Trails Boulevard project and the future Castle Meadows development. No vertical development is proposed with this application. Temporary erosion and sediment control measures will be implemented and maintained throughout construction in accordance with the approved Temporary Erosion and Sediment Control Plan.

PROJECT LOCATION:

Castle Meadows is generally located at the SW corner of I-25 and Plum Creek Parkway. Planning Areas 2 & 3 of Castle Meadows Interchange Overlay Planned Development are located on the south side of Plum Creek Parkway. Planning Area 1 of Castle Meadows (aka Miller's Landing) is not included in this application.

PROJECT SUMMARY

OVERVIEW:

The proposed early grading project encompasses approximately 12.09 acres of disturbed area associated with roadway construction, utility installation, grading, and supporting infrastructure. The project is being completed in conjunction with the Dawson Trails Boulevard improvements. Cut material generated from the roadway excavation will be placed within a future development area east of Dawson Trails Boulevard to establish interim grades and support future development.

The proposed earthwork is anticipated to result in approximately 334,672 cubic yards of fill material with no significant cut quantities within the early grading limits. Disturbed areas will be stabilized and temporary erosion and sediment control measures will be maintained throughout construction.

LAND USE:

The early grading project is located within future development areas of Castle Meadows Filing No. 1. No specific site development, building construction, or final land use approvals are proposed with this application. The grading activities are intended to establish interim site conditions and accommodate fill material generated by the Dawson Trails Boulevard project.

ACCESS:

The site will be accessed from Dawson Trails Boulevard.

GRADING & DRAINAGE:

This application includes earthwork associated with the grading and construction of the Dawson Trails Boulevard project. The Dawson Trails Boulevard project will grade the full roadway section through Castle Meadows and generate substantial cut material. Material generated from roadway construction will be placed east of Dawson Trails Boulevard within a future development lot of Castle Meadows Filing No. 1. The project encompasses approximately 12.09 acres of disturbed area associated with roadway construction, utility installation, grading, and supporting infrastructure. Drainage patterns generally remain consistent with existing conditions, and temporary erosion and sediment control measures will be implemented and maintained throughout construction in accordance with the approved Temporary Erosion and Sediment Control Plan.

UTILITIES:

This early grading application does not include any proposed utilities. Existing utilities within and adjacent to the project area will be protected in place during construction.

Compliance:

The Castle Meadows East Early Grading application is in full compliance with the Castle Meadows Interchange Overlay District Zoning Regulations and the standards and regulations of the Town of Castle Rock.

Technical Variance:

The Castle Meadows East Early Grading application is not requesting any variances.

Technical Compliance:

The Castle Meadows East Early Grading application is in compliance with all of the Town's Technical Manuals.

Pre-Submittal Action Items:

All items identified in the Pre-Submittal and subsequent meetings with the Town have been satisfied with this submittal.