



May 19, 2026

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – PDP Amendment 4 & Signage Master Plan

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Fourth Amendment to the Dawson Trails Planned Development Plan (PDP) as originally approved on September 6, 2022. This Fourth Amendment to the PDP is made in reference to and in continuation of the PDP as previously amended.

The Fourth Amendment incorporates three key updates as follows:

1. The Signage Master Plan (SMP-1-SMP-6) is a companion document to guide the overall signage program for the PDP. The Signage Master Plan documents a family of signage types and formats to address the future signage needs for Dawson Trails.
2. The Fourth Amendment captures the relocation of Planning Area G-2 into a portion of the former PL-2.07, and amends PL-2.07 accordingly to incorporate the former G-2 Planning Area. The total acreage for Planning Area G-2 and PL-2.07 remains the same.
3. The PDP incorporates the pedestrian oriented street sections as set forth in the Filing 2, Amendment 3 Infrastructure Plans (CD25-0010).

The intent of the Signage Master Plan is to establish design guidance for a family of signage types and formats. The Signage Master Plan is tailored from the Town's signage code (Chapter 19.04- Sign Code Regulations) with additional criteria to meet the signage needs for Dawson Trails.

The Signage Master Plan outlines the general intent, suggested materials, and the sign types to be deployed at Dawson Trails. The sign types define the classification of the signage along with the dimensional criteria and design intent. The Signage Master Plan addresses the hierarchy of signage types planned for Dawson Trails to aid in the Town's review and permitting of future applications for conformance with the Signage Master Plan.

The majority of the proposed signs aligns with the parameters outlined in the Town of Castle Rock Sign Code (Chapter 19.04- Sign Code Regulations). The specific sign elements exceeding or modifying the parameters of the Town's Sign Code are documented in the Signage Master Plan and tracked in the supporting code comparison column on sheet SMP-3 – SMP-6.

The Fourth Amendment, including the Signage Master Plan, aligns with the planning and design intent of Dawson Trails to achieve the vision established in the PDP. We look forward to working closely with the Town during the review of this Fourth Amendment. Please do not hesitate to contact me at either sweaks@norris-design.com or 303-892-1166 if you have any questions or if you need additional information.



Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'Stacey Weaks', enclosed within a thin black circular border.

Stacey Weaks
Principal