



03/10/2025

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

Re: Dawson Trails- Filing 2, Amendment 3 Construction Documents

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Filing 2, Amendment 3 Construction Documents within the Dawson Trails Planned Development (Dawson Trails). This letter provides an overview of the proposed project.

Project Overview:

Dawson Trails Filing 2, Amendment 3 is a proposed infrastructure construction document package designed to enhance connectivity within this portion of Dawson Trails. This infrastructure will connect to roads submitted in the Filing 2 Infrastructure Package (CD23-0045) and provide access to the future Planning Area E-2 townhomes (SDP-25-0004) as well as future development parcels within this core district in Dawson Trails.

The proposed Filing 2, Amendment 3 infrastructure package encompasses 8.855 acres of right-of-way, and features two proposed streets: Dawson Plaza and Pat Haven Street. The proposed infrastructure will be accessible from the future Dawson Trails Boulevard, Quandary Peak Drive and Blanca Peak Parkway.

Project Coordination:

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

- Early Grading Plans Dawson Trails (South)- CD23-0015 (Under Construction)
- Dawson Trails Filing 2 Infrastructure Plans & Final Plat- CD23-0045, PL23-0012 (Under Review)
- Dawson Trails Filing 2, Tract V, E-2 Townhomes- SDP25-0004 (Under Review)

Technical Criteria Variance:

A Technical Criteria Variance (TCV) is included with this submittal to implement the standards established in the approved Planned Development Plan for Dawson Trails (PDP). The TCV requests variances to the local residential/mixed use street section. The proposed pedestrian oriented street section integrates pedestrian amenity areas, bike lanes and parking zones to achieve the "Main Street" vision per the PDP. This street section reflects the future urban character proposed for our core pedestrian-oriented district within Dawson Trails.

We appreciate your review and consideration of this submittal. Please feel free to reach out with any questions.

Sincerely,
Norris Design

Stacey Weaks,
Principal