



PRE-APPLICATION MEETING REQUEST

February 12, 2026
Town of Castle Rocks
Development Services
100 N. Wilcox St.
Castle Rock, CO 80104

**RE: Render Dawson Trails
Planned Development - PD Number 106
Castle Rock, CO 80109**

PROJECT TEAM

Site Developer: Crescent Communities
Project Architect: Hensley Lamkin Rachel, Inc.
Civil Engineer: Harris Kocher Smith

PROPOSED PROJECT NARRATIVE

The development for Render Dawson Trails is approximately +/-10.25 total acres and is currently part of PD number 106. The site is located in the Town of Castle Rock, Douglas County, Colorado.

The project will consist of 336 rental apartment units, divided between six four-story freestanding wood framed buildings of two types and a mix of one-and two-bedroom units. Building Type I is a 64-unit building with 62,440 gross SF per building. We have four buildings of this type on the site. Building Type II is a 40-unit building with 40,272 gross SF per building. We have two buildings of this type on the site.

All buildings are slab on grade Type V-A construction with 13-R sprinkler systems, wood floor trussing and roof structure, composition shingle roofing, windows, hardware, drywall and insulation and interior finishes. Exterior building materials are a combination of cementitious panels and cementitious lap siding. Building access and stairs are at both ends of each floorplan, with conditioned corridors and elevators.

The project will also provide a freestanding clubhouse under 8,000 SF of V-B wood framed construction which will be sprinkled. The clubhouse is planned for leasing offices, mail room, fitness center and other amenities and supporting spaces. Behind the clubhouse is a private swimming pool and pool courtyard.

Additionally, the development will provide 483 parking spaces, offering both surface parking and carport spaces. All parking has been distributed proportionally across the site. The attached concept plan contains additional site data information including proposed parking count calculation per initial understanding of the requirements for this site. The current site layout has 34.21% open space and two points of access. Detention for the site will be below grade.

PROJECT SPECIFIC QUESTIONS

Civil:

Planning

1. Any regional trail connections or other regional improvements that we need to include in our design?

Off-site Improvements

1. Any Capital Improvements Projects we need to be aware of that our project is responsible for?
2. Are there any other regional or master utility studies in the area?

3. Are the master plan studies approved or still under review?

Public Works

1. Are the adjacent roads local, collector, etc?

Public Safety/Fire

1. Are the locations of the two points of access acceptable?
2. Any initial fire access concerns with the site plan?
3. Can we schedule a meeting after we have our preliminary site plan and fire access plans complete to review hose pulls, fire lanes, etc.?

Storm/Drainage

1. Is there a regional water quality/detention pond that this site drains into?
2. Do we need to provide any water quality or detention on-site?

Transportation

1. Is there a master traffic study or any other traffic studies for this area that we need to be aware of?
2. Can we provide a traffic conformance letter to the master TIS or will we need to provide a full TIS?

Water

1. Any pressure or flow concerns in the area?
2. Are all the water mains adjacent to the site within the same pressure zone?
3. What is the average static pressure in this area?
4. Are there any PRVs, blow-offs, air vac valves, etc. that we need to be aware of?
5. Will a utility study with a WaterCAD model be required as a part of entitlements for the on-site main?
Assuming yes, can you provide hydrant flow information or do we need to obtain a copy of the master model from the master plan engineer?

Sanitary Sewer

1. Are there any downstream capacity concerns or areas we would be required to upsize?
2. Is there a master utility study for this area that you can share?
3. Do we just need to provide peak flow calculations or will a full sanitary sewer study be required? Can a utility conformance letter be provided if this site was already included in the master utility report?

Survey

1. Please confirm that ROW dedications will not be required for this project.

Architecture:

Site Plan and Layout

Please provide input on the items below:

1. Fire access
2. Fire Hydrants
3. FDC location requirements (not remote)
4. Confirm 200' hose lay
5. Aerial apparatus access requirements
6. We have assumed 15' setback everywhere off the property line since we front streets on all sides.
Please confirm this assumption is correct.
7. Parking requirements for the site, including any additional spaces required for amenities.
8. Any required buffer between parking and a street?

Building

1. Confirm current building codes adopted by the Town of Castle Rock and any local amendments.
2. Review requirements for attics or any other typical type V-A construction requirements.

Permitting Process and Requirements

1. Submittal requirements (all online?)
2. Confirm if deferred submittals and separate permits are allowed, including fire alarm, fire sprinkler, pool or any structural items.
3. Are any special inspection forms needed?
4. What are the current permit review time frames? Can you confirm the timeline and specific steps for achieving full entitlement and building permit?

Health

1. Pool deck and pool design
 - a. Toilet facilities located in clubhouse/leasing center. No shower facilities are provided.
 - b. Outdoor rinse shower requirement?
2. Pool equipment and chemical room requirements

HVAC

1. Are we allowed to provide Natural Ventilation to the Apartment Units
2. Are blower door tests required/enforced?
3. Confirm condenser units can sit at ground level surrounding residential buildings.