

September 4, 2026
Via: Online submittal

Angie Seguin, Project Manager

CASCO

12 Sunnen Drive, Suite 100, St. Louis, MO 63143

To: City of Castle Rock

Re: **New Horizon Academy Facility**
Dawson Trails PUD
Pat Haven Street @ Dawson Plaza
Pad A (1.4 acres)
Castle Rock, CO

To whom it may concern,
New Horizon Academy is planning a ground up one-story day-care facility to be located in the Dawson Trails Development. The building will be 13,000 square feet and will include a fenced playground and associated parking. 54 parking spaces are proposed (1 space/6 children + 1 space/staff). The facility will have 178 children and 24 staff.

The current zoning is PD. The New Horizon Academy lot size will be 1.4 acres and will be platted by the Seller. The current Parcel A size is 3.29 acres. The site is currently undeveloped, but the Seller and the Metro District are currently building Pat Haven Street and any other connecting roads. They are also bringing all utilities to the site. A regional detention pond will be utilized for any storm water flows.

If you have any questions, please do not hesitate to contact me (314) 960-0167 or angie.seguin@thecdcompanies.com.

Sincerely,



Angie Seguin
(314) 960.0167