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April 26, 2024

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

Re: Dawson Trails – Planning Area B-1 Site Development Plan 3rd Submittal

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Site Development Plan for Planning Area B-1 of the Dawson Trails development. This is the first SDP for residential development within Dawson Trails and complies with the Dawson Trails Planned Development Zoning, which was approved by the Town Council on September 6, 2022.

This SDP is located within both Planning Area B-1 and the West Character Area, as identified by the Dawson Trails Planned Development Plan and Zoning Regulations ("PDP"). This proposed SDP meets all required development standards required in the PDP and Town of Castle Rock. A separate plat application will be submitted to the Town for the creation of the lots and property boundaries.

The total area of the SDP is approximately 72 acres and contains 229 single-family detached lots and an approximately 1-acre park with various other areas of open space to be used for buffers, trails, drainage, and stormwater detention. The uses within this area are limited to single-family detached homes and related neighborhood amenities. Additionally, all lots within the first 150 feet of the Planning Area Boundary meet the minimum lot size of 6,600 sq. ft., as required in the Transition Zone Standards within the Dawson Trails PDP.

Roadways include an internal network of residential streets, connecting to the larger Dawson Trails development via entrances off Gambel Ridge Blvd, which delineates the southern and eastern boundary of the Planning Area, and connects the residential area to Dawson Trails Boulevard at Crystal Valley Parkway. All improvements associated with these roads have been included, such as sidewalks and landscape areas. These roads are planned to provide connections to the greater extents of roads/sidewalks associated with Dawson Trails, per the approved PD zoning. Furthermore, previous versions of this SDP did not include a roadway connection to the west. This connection has been added for enhanced connectivity within Dawson Trails.

An updated Traffic Conformance Letter was prepared for this SDP, which was created to determine if the proposed use was significantly different than the trip generation assumptions made in the Master and Phase 1 Traffic Studies. This Conformance Letter determines that the anticipated planned roadway network and intersections as shown in the SDP application would be able to accommodate the projected trips generated without the need of additional analysis or mitigation measures.

The landscape throughout Planning Area B-1 is intended to create a positive visual impact. The landscape plans exceed Town requirements and follow the PDP design guidelines to create a memorable landscape experience. Water conserving trees, shrubs, and ornamental grasses are proposed and will meet low water

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usage requirements. Additionally, different colors and sizes of rock mulch are used to create a hardscape pattern that accentuates entryways and large landscape areas. The proposed 1-acre park within this SDP is planned to provide amenities for the neighborhood and includes shade structures, sitting areas with benches, a playground, a pickleball court, and associated paths with landscaping. Shifts in the park have occurred due to updated grading but the programming remains the same.

Multiple trails are also included with this SDP. A soft surface trail, to the north of the residential lots is proposed within the 250-foot buffer area, as initially contemplated within the PDP. Hard surface trails are shown throughout the SDP area and provide connectivity within Planning Area B-1 and the internal park. These trails will have future connections to other areas within Dawson Trails, as those areas are developed.

We look forward to working closely with the Town during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

Mitch Black, PLA
Principal