



October 23, 2023

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

Re: Dawson Trails – Planning Area D Site Development Plan

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the first Site Development Plan for Planning Area D within the Dawson Trails Planned Development. This SDP is located in both Planning Area D and the Central Character Area, as identified by the Dawson Trails Planned Development Plan and Zoning Regulations (PDP). This Planning Area permits a wide range of residential uses, mixed-uses, and a variety of commercial and other non-residential uses – the most intense of which likely being along Dawson Trails Boulevard. 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, tracts, and property boundaries.

The total area of the SDP includes approximately 56 acres and contains a total of 256 single-family residential lots, park and amenity areas, and includes both paved and crusher fines trail connections.

This SDP sits within the following future Tracts, which are being created with the Dawson Trails Filing No. 2 Plat (PL23-0012 – currently under review with the Town):

- Tract Q – 14.227 acres (619, 719 sq. ft.), north residential portion of SDP
- Tract R – 41.722 acres (1,817,420 sq. ft.), south residential portion of SDP

Proposed within Tract Q are 46 front-loaded lots, which are a minimum of sixty feet (60') wide. Some open space is proposed within this tract, with a trail connection to the north.

Tract R is proposed to contains a total of 210 front- and alley-loaded residential lots. Within the eastern portion of this tract, 120 front-loaded lots range in width from forty-five feet (45') to sixty feet (60') and can be accessed from local roads. The western portion of Tract R contains 90 alley loaded lots, which are thirty-five feet (35') in width, and will have garages accessed through an alley, which is a private drive. Where alley-loaded homes front towards a collector, pockets of additional parking have been provided to provide any necessary overflow, as parking is not allowed along collectors within the Town of Castle Rock. Alleys (private drives) have been designed to be a minimum of 20' in width and have only dry utilities within them. All wet utilities are to be within collector and local rights-of-way.



Surrounding properties and future land uses are as follows:

- North: To the north of this SDP is Tract M, which is planned to be future PLD area.
- East: In the northern area, east of Tract Q is the future Pedestrian Oriented Area, as identified within the Dawson Trails PDP. In the southern area, Tract F is within a mixed-use planning are, and is anticipated to be a future multi-family site which sits along Dawson Trails Boulevard.
- South: To the south of this SDP is Tract G, which is a drainageway for the North Dawson Tributary, which has been identified as a Town of Castle Rock Jurisdictional Tributary. This drainageway is being designed to accommodate future drainage and detention for some portions of Dawson Trails while also accommodating a regional trail.
- West: To the west of this SDP is Tract M, which is future PLD area.

The surrounding collector roads are being dedicated to the Town through the infrastructure platting process (Dawson Trails, Filing 2 Plat – PL23-0012), while roads internal to this SDP are to be dedicated through the SDP and subsequent platting process. Collector CC bisects the SDP and provides access both to Tract Q (north) and Tract R (south). The roadways have been designed to provide a high level of connectivity while reducing cut-through traffic. The roadway entering the eastern portion of the SDP will also provide a connection to Tract F, which is a future multi-family site. All improvements associated with these roads have been included, such as sidewalks and landscape areas.

Park and amenities areas for this SDP are to be located in the southeast portion of the SDP. Future details on these areas are to come with future submittals. Trails and paths have been shown to depict connections. Additionally, crusher fines paths will be located throughout this area to provide additional connections and experiences. Multiple seating areas provide gathering areas or allow trail users a place to rest. The placement of this park area in the southern area of the SDP provides opportunities to connect to the regional trail network, which will have multiple future connections to Dawson Trails.

Overall landscaping has been designed to create a positive visual impact while complying with or exceeding the Dawson Trails WEP and applicable Town Regulations. 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 to meet low water usage requirements. Additionally, different colors and sizes of rock mulch are used to create a hardscape pattern that accentuates entryways and large landscape areas.

A 'Master' transportation study (MTS) was previously prepared for the entire 2,063± acres of Dawson Trails that will include a mix of residential, commercial, office, light industrial, schools, and recreation. The MTS assumed that the northern portion of Planning Area D would include 300 single-family detached homes. The MTS focused on the full movement intersections along Dawson Trails Boulevard and did not evaluate access intersection or collector/collector intersections since this detail would be more appropriate in traffic studies for phases or specific projects. The latest site plan shows that the northern portion of Planning Area D will include 254 single-family detached homes, which is 46 fewer units than in the MTS. Note that this is north the entirety of Planning Area D, which will be completed in future phases.



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

A handwritten signature in black ink, appearing to read "Mitch Black".

Mitch Black, PLA
Principal