



January 31, 2025

Ms. BrieAnna Simon
Town of Castle Rock
Development Services
100 Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – Planning Area E-2 Townhome Site Development Plan Submittal

Dear BrieAnna,

Please find the enclosed submittal materials proposed Site Development Plan (SDP) within the Dawson Trails Planned Development. This SDP is situated on approximately 8.4-acres within Planning Area E-2, adjacent to the future Gambel Ridge Boulevard, just south of its intersection with Quandary Peak Drive.

The proposed SDP includes 100 individually owned townhome units surrounding a central open space for use by residents of the community. The site plan is composed of a mix of attached townhome buildings consisting of two, three, and four attached units, all of which will be three stories. Access is proposed via two entrances from the future mixed-use local street (name TBD) along the eastern boundary of the site. This roadway will be delivered through an Infrastructure Construction Document package for the roadways between Quandary Peak Drive, Blanca Peak Parkway, and Dawson Trails Boulevard.

The proposed SDP includes an on-site amenity area (approximately 0.8-acre) providing a place for recreation and relaxation. This amenity area programming will include native planting beds, native seed berms for visual interest and passive interaction, nature play elements, an active/functional turf lawn, and a hardscape plaza with a variety of seating for community gathering. A dog run area is proposed at the southern end of the property. Additionally, a connection to the regional trail within the public land area to the west (PL-2.02) is proposed.

Access is proposed via two entrances from the future mixed-use local street (name TBD) along the eastern boundary of the site. As Planning Area E-2 is intended to be a pedestrian centric area of the Dawson Trails PD Plan, townhomes fronting along the roadway will enhance the urban form in the central neighborhood encouraging a walkable environment. Please note that the future roadway will be delivered through an Infrastructure Construction Document package for the roadways between Quandary Peak Drive, Blanca Peak Parkway, and Dawson Trails Boulevard.

With two connections to the future mixed-use local street, 26-foot-wide alleys sit within a 30-foot-wide tract provide access to private garages and additional surface parking spaces which are located throughout the community. Sidewalks are proposed throughout the community for internal connectivity to each unit as well as to provide external connections to the site. Detention and water quality requirements are to be satisfied with off-site regional drainage facilities which have been planned to accommodate this proposed townhome development.

This SDP meets the requirements of the Dawson Trails Planned Development Zoning Regulations as well as other applicable Town Codes. 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