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December 9, 2025

Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

**RE: Project Narrative – Construction Documents
Dawson Trails – KS165
Planning Area E-2 – Dawson Trails PDP
Dawson Trails Filing No. 2, Amendment 4**

Dear Staff:

On behalf of the landowner of the subject property, ACM Dawson Trails VIII LLC ("Owner"), Galloway and Company, LLC ("Galloway") is acting as Agent for Application of a Construction Documents ("CDs") submittal package for a proposed commercial infrastructure project associated with applications of a final plat document filed under PL25-0019 and a Site Development Plan under SDP25-005 which entails four (4) lots and two (2) tracts of land with a related approximately 100,000 square foot grocery store with fuel. The proposed development project is located within the Dawson Trails Planned Development (PD) Planning Area E-2 zoning document. The subject property is part of the proposed Dawson Trails Filing No. 2 subdivision plat application (PL23-0012) that is currently under review with Town staff.

The infrastructure construction documents for the approximately 21.45-acre project area are to extend mains and route water, sanitation and stormwater services from adjacent existing infrastructure to allow for on-site improvements related to the PL25-0019 and SDP25-005 applications. Regional stormwater facilities are provided for the Dawson Trails commercial development with water quality features being provided on-site through a variety of grass swales.

Access to the property is proposed via the future construction of the collector Gambel Ridge Boulevard to the west and the arterial road of Dawson Trails Boulevard to the east. Both roads will connect via a roundabout to the north, which then ties into new on/off ramps with Interstate-25 to the east. Internal to the proposed development, access is via a series of private streets that will connect the grocery store with adjacent future pad lot developments. Within Tract A and as part of the further subdivision of Tract A, internal Private Drives will be established to provide access to the east, west, north and south with the development area. Dawson Trails Boulevard access from the development is proposed to be via a right-in / right-out on the northern end that will be part of a new Private Drive, a right-in / right-out mid-block specific to the SDP and a three-quarter movement on the southern end connecting to a new Private Drive. Gambel Ridge Boulevard access from the proposed development is also via the new Private Drives; on the north there will be a right-in / right-out movement and a three-quarter movement at the southern end of the SDP project area.

Sincerely,
Galloway & Company, Inc.

