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June 19, 2026

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

**RE: Project Narrative – Early Grading
CD25-0075 and TES25-0040
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 ten (10) lots along with a related approximately 100,000 square foot grocery store with fuel. The proposed development project is located within the Dawson Trials Planned Development (PD) Planning Area E-2 zoning document. The subject property is part of the proposed Dawson Trials Filing No. 2 subdivision plat application (PL25-0019) that is currently under review with Town staff. In addition, there are construction documents (CD25-0075) and grading, erosion and sediment control (TES25-0040) application currently under review as well.

The aforementioned infrastructure CDs and TESC documents and 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.

The purpose of this application is for the current owner/developer to perform early grading operations to bring the 21.45-acres up to the overlot grades needed for future development. Only earthwork operations will be performed, no utility or roadway improvements are included. At the time each lot is ready to develop a new TES permit will be applied for and that area will be removed from this Master TES, starting with TES25-0040.

Sincerely,
Galloway & Company, Inc.

