



December 9, 2025

Department of Community Development
Douglas County Colorado
100 Third St #220
Castle Rock, CO 80104

RE: RE2025-157 Dawson Trails Blvd North Infrastructure

Dear Douglas County staff,

Thank you for your review and consideration of the Construction Documents and other associated documents for the proposed Dawson Trails Blvd North Infrastructure project. CORE responds to comments received on 10/23/2025 as follows:

Engineering Comments:

1.) The only remaining comment that Douglas County Public Works Engineering has on the project is the discussion as to whether the County should delegate the inspection and post-construction oversight of the Dawson Trails Blvd. North Project fully to the Town of Castle Rock. This may depend on whether the Town acquires ROW for the project or fully annexes the property into the Towns jurisdiction.

CORE Response: CORE's understanding is that the Town intends to acquire the ROW for the project. The Town does not intent to acquire additional ROW outside of the project scope, such as improvements to Yucca Road outside of the Dawson Trails Blvd ROW. Perhaps a meeting should be scheduled between the County and Town to finalize this proposal.

Planner Comments:

These properties are within unincorporated Douglas County, so construction would be subject to County review, approval, and permitting.

1. Please confirm that the easements for or the ownership of the right-of-way is in process.

CORE Response: Yes acquisition of ROW and easements from existing landowners is in process. Final easement definitions will require approval or conditional approval of the Construction Documents prior to recording.

2. Have there been negotiations with affected property owners to obtain the ROW?

CORE Response: Yes these negotiations are on-going, in parallel with easement negotiations.

3. Will eminent domain be utilized by the Town or the metro district to obtain the ROW?

CORE Response: The condemnation process will be utilized by the metro district to obtain the ROW.

4. Will the Dawson Trails ROW include the numerous slope easements?

CORE Response: No. ROW will extend per the roadway section.

5. How will Yucca Hills Road west of Dawson Trails Blvd. be improved since it is a private road?

CORE Response: Yucca Hills Road will be improved with coordination of the landowner. Dawson Trails Blvd will be improved via acquisition from existing landowners.

6. What provisions have been made to protect the adjacent property owners wells? Will they be offered water service from the Town?

CORE Response: Well and well water line protection will be coordinated during construction, so that well service will not be significantly impacted.

Sincerely,
CORE Consultants, Inc.



Michael Goodhue, PE
Senior Project Manager