

Annexation Impact Report for RidgeView Town Center

895 North Ridge Road, Castle Rock, CO 80104

A Tract of Land Located in the NW Quarter of Section 7, T.8S., R.66W. of the 6th P.M. and in the NE Quarter of Section 12, T.8S., R.67W of the 6th P.M. County of Douglas, State of Colorado.

October 4, 2023

The following document is an Annexation Impact Report for the property at 895 North Ridge Road (Site) to be formally annexed into the Town of Castle Rock. The site currently falls under the jurisdiction of Douglas County. This report was prepared in accordance with CRS 31-12-108;

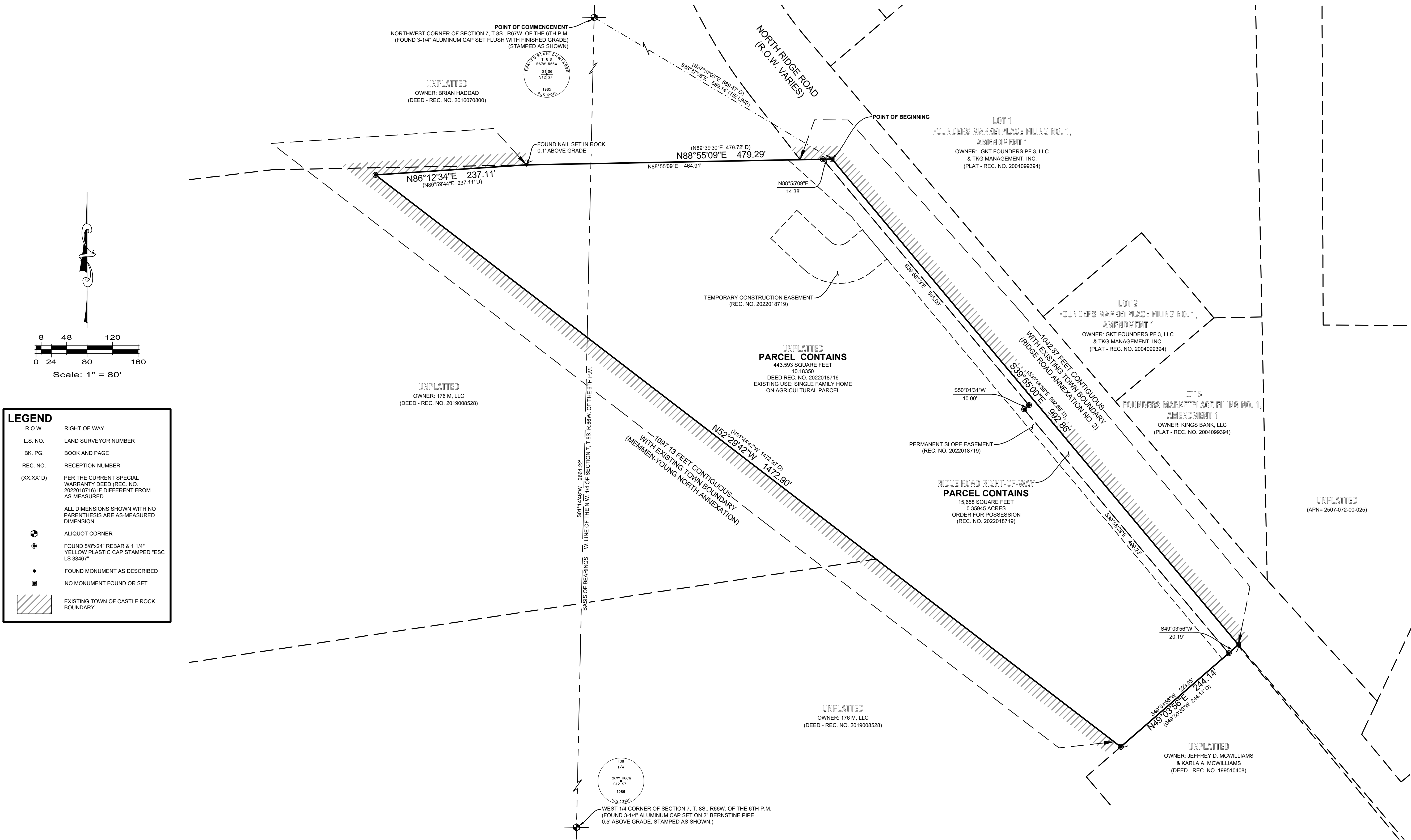
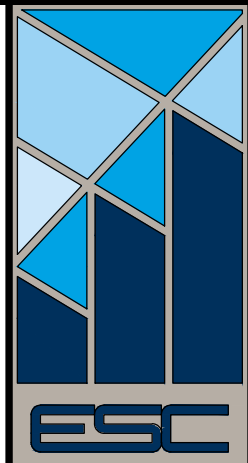
- a. See “**Exhibit A**” for Annexation Map.
- b. There is no pre-annexation agreement currently in place.
- c. Municipal utility services to the Site will be provided via North Ridge Road which is currently a public right-of-way owned by the Town of Castle Rock adjacent to the subject property. Castle Rock Water district shall provide the following municipal utility services.
 - Potable water will be provided via the public water main in North Ridge Road, a water service stub-out has been provided to the subject property.
 - Sanitary sewer service will be provided via the public sewer main in North Ridge Road. An existing sanitary service stub out has been provided for the subject property.
 - The owner has agreed to transfer water rights vested to the subject property to the Town of Castle Rock municipal water district, Castle Rock Water. According to previous studies, approximately 16.6 acre-feet of water shall be dedicated to the Town of Castle Rock as part of this annexation. The water supply is from the Denver, Arapahoe and Laramie-Fox Hills aquifers, as well as the Lower Dawson BasinElectric and Gas services shall be provided by Black Hills Energy. The existing service mains are located in North Ridge Road, adjacent to the subject property.
- d. The construction of municipal utility services to the subject property shall be the sole responsibility of the property owner. Significant utility main extensions by the municipality(s) are not anticipated with the annexation of this property. Utility stubs for water and sewer have already been provided to the subject property during the widening project of the adjacent Ridge Road.
- e. There are currently no existing districts within the property boundary to be annexed.

- f. This annexation of the subject property will not impact the local public school district systems. The subject property shall be rezoned via Planned Development to commercial zoning. No residential development is anticipated with the annexation of the subject property.

RIDGEVIEW TOWN CENTER

AN ANNEXATION TO THE TOWN OF CASTLE ROCK

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



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Revisions:	Date	By	For
1	08/12/2023	J.A.M.	AS-MEASURED
2	08/12/2023	J.A.M.	AS-MEASURED
3	08/12/2023	J.A.M.	AS-MEASURED
4	08/12/2023	J.A.M.	AS-MEASURED
5	08/12/2023	J.A.M.	AS-MEASURED
6	08/12/2023	J.A.M.	AS-MEASURED
7	08/12/2023	J.A.M.	AS-MEASURED
8	08/12/2023	J.A.M.	AS-MEASURED
9	08/12/2023	J.A.M.	AS-MEASURED
10	08/12/2023	J.A.M.	AS-MEASURED

Prepared For:
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RIDGEVIEW TOWN CENTER
AN ANNEXATION TO THE TOWN OF CASTLE ROCK
SITUATED IN THE NW 1/4 OF SECTION 7, T. 8S., R. 66W. OF THE 6TH P.M.
AND IN THE NE 1/4 OF SECTION 12, T. 8S., R. 67W. OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
895 NORTH RIDGE ROAD

Designed By:	J.A.M.	Date:	08/12/2023
Drawn By:	G.M.	Survey No.:	23-072-A
Checked By:	J.A.C.	Project No.:	1644.2
Field Book No.:	961	Scale:	1"=80'
Sheet No.:	2	OF 2	

EXHIBIT A

