NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

May 13, 2024

Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

URBAN MOMENT ANNEXATION | IMPACT REPORT

Please accept the following Annexation Impact Report for a proposed Annexation of approximately 32.3 acres of land generally located west of the intersection of N Ridge Road and Plum Creek Parkway. This impact report satisfies statutory requirements associated with requests for annexation and is hereby submitted in conjunction with a project narrative, provided under separate cover, which describes the annexation request in further detail.

This report was prepared in accordance with C.R.S. 31-12-108.5 which includes the following:

(a) A map or maps of the municipality and adjacent territory showing the following information:

i. The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

- See attached Map 1

ii. The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

- See attached Map 2

iii. The existing and proposed land use pattern in the areas to be annexed;

- See attached Map 3

(b) A copy of any draft or final preannexation agreement, if available;

- There is no preannexation agreement associated with this annexation request

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

- Upon annexation of the subject property, municipal services, including police and fire services, will be provided by the Town of Castle Rock.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

- Public roadways, sanitary sewer and water services, and other necessary public utilities will be constructed within the annexed property at the time of development and will connect to existing infrastructure within the Town's existing sanitary sewer and water system. These improvements will be financed by the developer of the property.

(e) A statement identifying existing districts within the area to be annexed;

- Douglas County Law Enforcement

- Cedar Hill Cemetery Association
- Douglas County Soil Conservation District
- Douglas County Re-1 School District
- Douglas County Government
- Castle Rock Fire Protection District
- Douglas County Schools – Debt Service
- Douglas Public Library District
- Douglas County Schools – Cap Reserve
- Douglas County Schools – Insurance Reserve

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

- The area proposed to be annexed is within the Douglas County School District. Based on known district generation calculations, the development of the property as envisioned is expected to result in enrollment of approximately 12 elementary, 5 middle and 8 high school students. It is anticipated that the developer of the property will enter into an agreement with the Douglas County School District to provide cash-in-lieu of land dedication for school sites to mitigate the impact of development on school facilities. The payment amount is to be determined at the time of development and is to be paid directly to the school district.

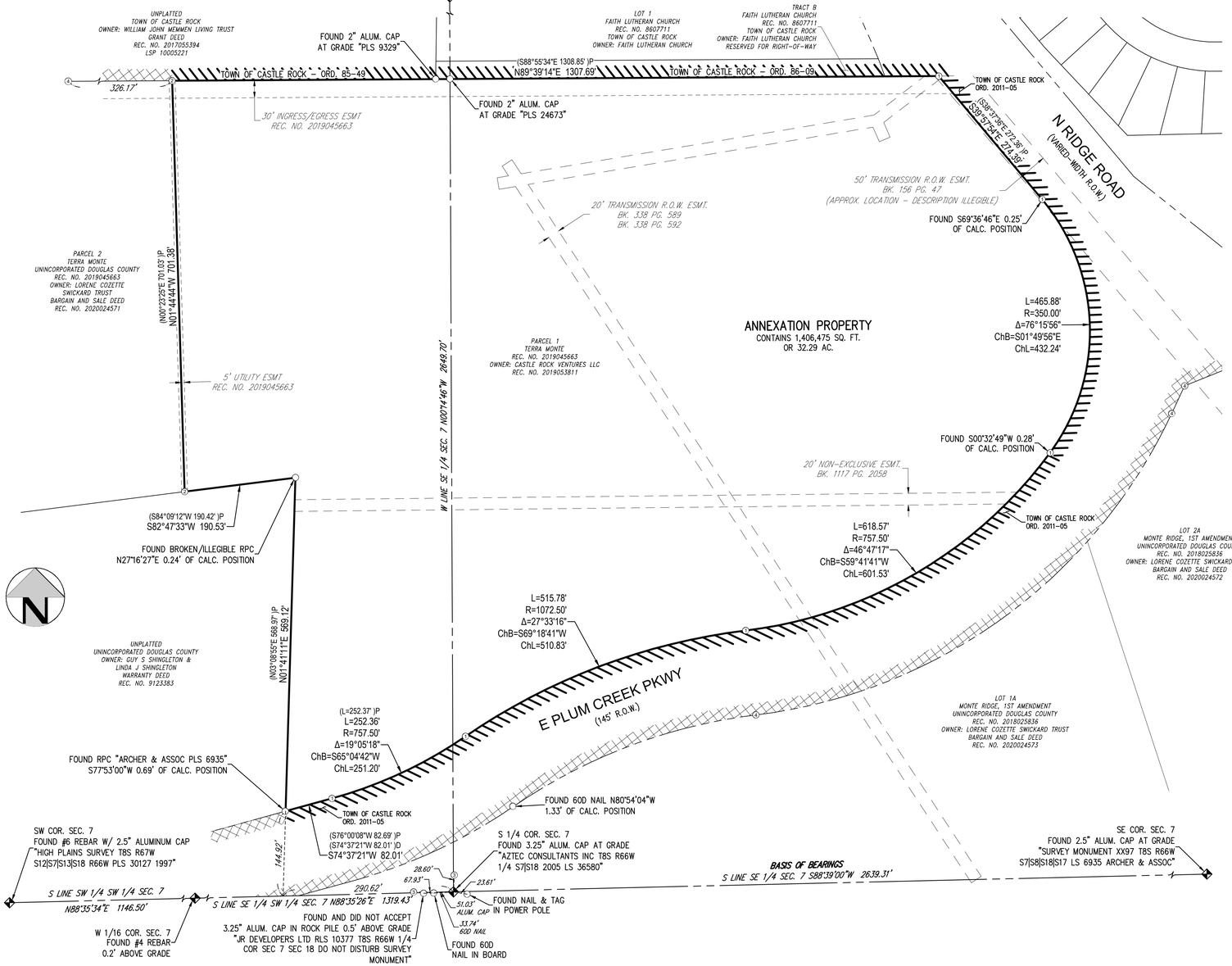
TERRA MONTE PARCEL 1 ANNEXATION MAP

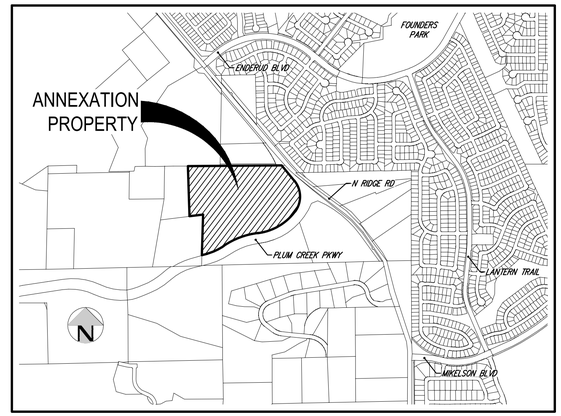
SITUATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

ANX24-0008

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ① FOUND RED PLASTIC CAP "AZTEC 22561"
- ② FOUND ORANGE PLASTIC CAP "PLS 36570"
- ③ FOUND #5 REBAR W/ 1.5" ALUMINUM CAP AT GRADE "LS 12046"
- ④ FOUND ILLEGIBLE RED PLASTIC CAP
- PROPERTY WITHIN THE TOWN OF CASTLE ROCK
- PORTION OF PROPOSED ANNEXATION CONTIGUOUS WITH TOWN OF CASTLE ROCK
- (XX.XX')P DIMENSION PER TERRA MONTE REC. NO. 2019045663
- (XX.XX')D DIMENSION PER WARRANTY DEED REC. NO. 2007054073





VICINITY MAP
SCALE: 1" = 1,000'

DESCRIPTION

PARCEL 1, TERRA MONTE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 2019 UNDER RECEPTION NO. 2019045663, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTIGUITY

TOTAL PERIMETER:	4,978 LF
1/6 TOTAL PERIMETER:	830 LF
CONTIGUOUS PERIMETER:	3,517 LF
TOTAL ANNEXATION AREA:	1,406,475 SQ. FT. OR 32.29 AC

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 88°39'00" WEST AS SHOWN ON PLUM CREEK PARKWAY ANNEXATION TO THE TOWN OF CASTLE ROCK RECORDED AT RECEPTION NO. 2011030985. SAID LINE BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 7 BY A 3.25" ALUMINUM CAP AT GRADE STAMPED "AZTEC CONSULTANTS INC T8S R66W 1/4 S7|S18 2005 LS 36580", AND MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 7 BY A 2.5" ALUM. CAP AT GRADE STAMPED "SURVEY MONUMENT XX97 T8S R66W S7|S8|S18|S17 LS 6935 ARCHER & ASSOC".

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE ROCK VENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS ___ DAY OF _____, 20 ___

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ___ DAY OF _____, 20 ___

CHAIR — DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES — DATE

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF _____, 20 ___

MAYOR — DATE

ATTEST:

TOWN CLERK — DATE

SURVEYOR'S CERTIFICATE

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS ANNEXATION MAP WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS ANNEXATION PLAT ACCURATELY REPRESENTS THAT SURVEY.

AARON MURPHY, PLS 38162 — DATE
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

ANX24-0008

Know what's below. Call before you dig.

100 0 100 200
SCALE: 1" = 100'

CHECKED BY: AWM
DRAWN BY: TWG

ISSUE DATE: 2-5-2024	
DATE	REVISION COMMENTS
4-29-2024	TOCR COMMENTS
5-8-2024	REMOVED +/-

DRAFT

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PARCEL 1
TERRA MONTE

ANNEXATION MAP

PROJECT #: 231150
SHEET NUMBER
1
1 OF 1

FILEPATH P:\2023\231150\SURVEY\PLAT_ANNEXATION_231150.DWG LAYOUT: COVER
XREFS
PLOTTED: THU 05/09/24 12:54:18P BY: AARON MURPHY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

UNPLATTED
TOWN OF CASTLE ROCK
OWNER: WILLIAM JOHN MEMMEN LIVING TRUST
GRANT DEED
REC. NO. 2017055394
LSP 10005221

LOT 1
FAITH LUTHERAN CHURCH
REC. NO. 8607711
TOWN OF CASTLE ROCK
OWNER: FAITH LUTHERAN CHURCH

TRACT B
FAITH LUTHERAN CHURCH
REC. NO. 8607711
TOWN OF CASTLE ROCK
OWNER: FAITH LUTHERAN CURCH
RESERVED FOR RIGHT-OF-WAY

RIDGE RD
(VARIABLE WIDTH ROW)

DAKOTA AVE
(50' ROW)

LOT 50
REC. NO. 221130788

30'
INGRESS/EGRESS ESMT
REC NO. 2019045663
REC NO. 2019047428

TOWN OF CASTLE ROCK - ORD. 85-49

TOWN OF CASTLE ROCK - ORD. 86-09

TOWN OF CASTLE ROCK
ORD. 2011-05

EX TOWN OF CASTLE
ROCK 16" WATER STUB

20' TRANSMISSION
ROW ESMT
BK. 338 PG. 589
BK. 338 PG. 592

5' UTILITY ESMT
REC NO. 2019045663

OWNER: BECKER
FAMILY TRUST
REC. NO. 2017044189

EX UNDERGROUND
ELECTRIC (TYP)

EX TOWN OF CASTLE
ROCK 30" WATER
TRANSMISSION MAIN

EX TOWN OF CASTLE
ROCK 16" WATER STUB

EX LOT LINE

EX GAS
MAIN (TYP)

PARCEL 1
TERRA MONTE
REC. NO. 2019045663
OWNER: CASTLE ROCK VENTURES LLC
REC. NO. 2019053811

ANNEXATION PROPERTY
CONTAINS 1,406,475 (SQFT)
32.29 ACRES

EX OVERHEAD
ELECTRIC (TYP)

EX FENCE

PARCEL 2
TERRA MONTE
UNINCORPORATED DOUGLAS COUNTY
REC. NO. 2019045663
OWNER: LORENE COZETTE
SWICKARD TRUST
BARGAIN AND SALE DEED
REC. NO. 2020024571

EXISTING PROPERTY
BOUNDARY

20' TRANSMISSION
ROW ESMT
BK. 338 PG. 589
BK. 338 PG. 592

50' TRANSMISSION ROW ESMT
BK. 156 PG. 47
(APPROX. LOCATION -
DESCRIPTION ILLEGIBLE)

20' NON-EXCLUSIVE
ESMT
BK. 1117 PG. 2058

EX 11'± DRIVEWAY

EX TOWN OF CASTLE
ROCK STORM INLET

TOWN OF CASTLE ROCK
ORD. 2011-05

LOT 2A
MONTE RIDGE, 1ST AMENDMENT
UNINCORPORATED DOUGLAS COUNTY
REC. NO. 2018025836
OWNER: LORENE COZETTE SWICKARD TRUST
BARGAIN AND SALE DEED
REC. NO. 2020024572

FUTURE SANITARY SEWER
VILLAGES AT CASTLE ROCK
METRO DISTRICT NO. 4
OUTFALL SEWER PLANS
CD23-0005

EX TOWN OF
CASTLE ROCK
STORM INLET

EX FIBER
OPTIC (TYP)

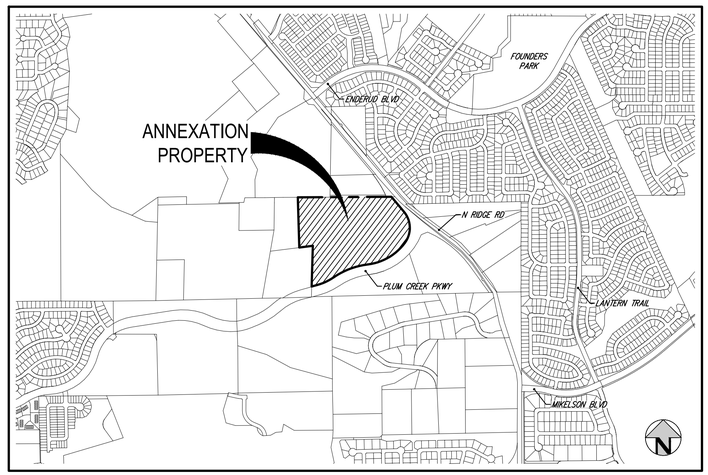
E PLUM CREEK PKWY
(145' ROW)

UNPLATTED
UNINCORPORATED DOUGLAS COUNTY
OWNER: GUY S SHINGLETON &
LINDA J SHINGLETON
WARRANTY DEED
REC. NO. 9123383

EX TOWN OF
CASTLE ROCK
STORM MAIN (TYP)

LOT 1A
MONTE RIDGE, 1ST AMENDMENT
UNINCORPORATED DOUGLAS COUNTY
REC. NO. 2018025836
OWNER: LORENE COZETTE SWICKARD TRUST
BARGAIN AND SALE DEED
REC. NO. 2020024573

TOWN OF CASTLE ROCK
ORD. 2011-05



VICINITY MAP
SCALE: 1" = 1000'

N

80 0 80 160
SCALE: 1" = 80'

LEGEND

PROPERTY BOUNDARY

ROW

PROPERTY WITHIN THE
TOWN OF CASTLE ROCK

PORTION OF PROPOSED
ANNEXATION CONTIGUOUS WITH
TOWN OF CASTLE ROCK

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

URBAN MOMENT ANNEXATION

NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT

1005 E. ST ELMO ROAD, BUILDING 5
AUSTIN, TEXAS 78745
512-387-5740

NOT FOR CONSTRUCTION

DATE:
03/01/24 1ST SUB.
04/29/24 2ND SUB.

SHEET TITLE:
ANNEXATION
UTILITY MAP

1 OF 2

CHECKED BY: XX
DRAWN BY: XX

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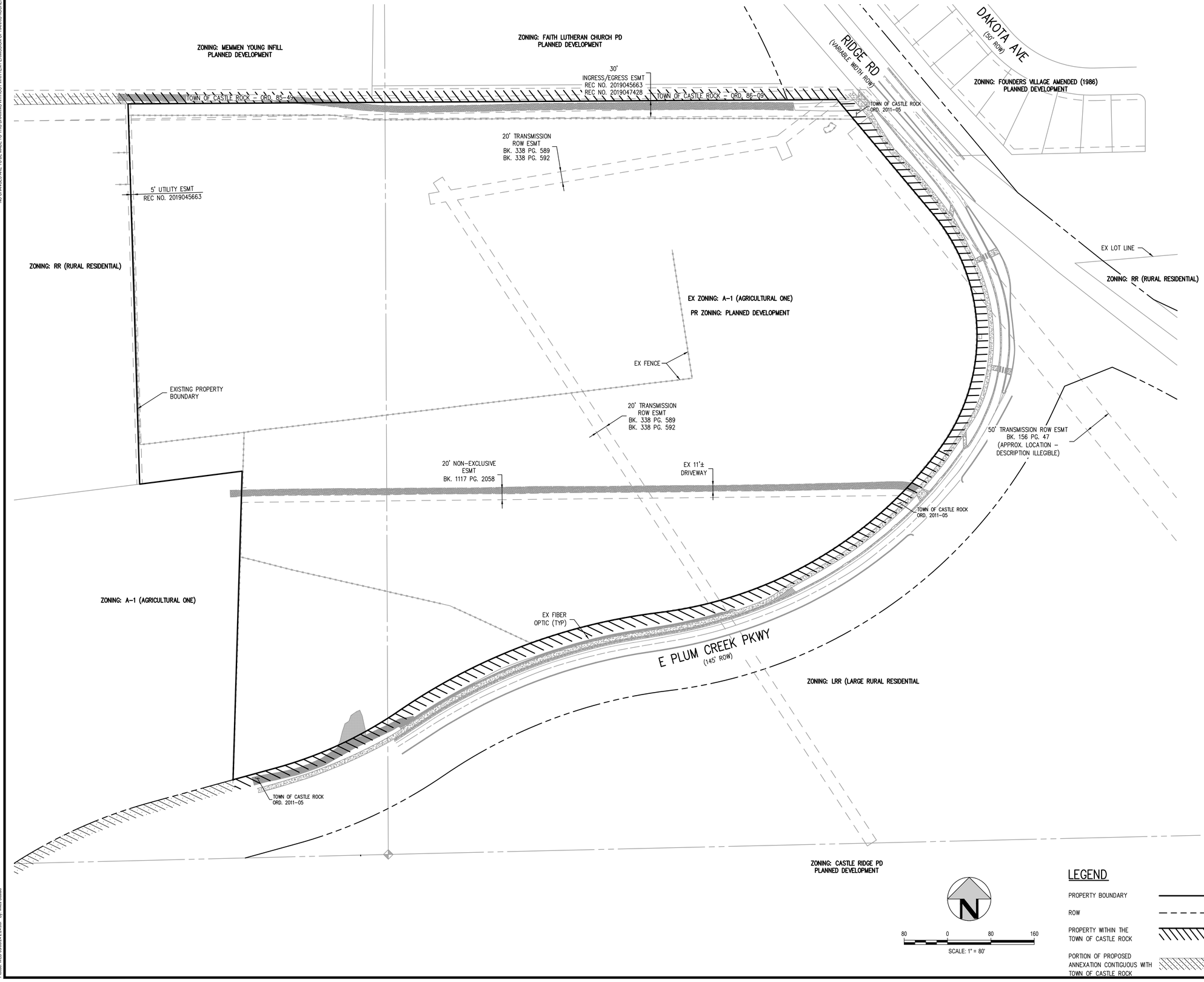
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



LEGEND

- PROPERTY BOUNDARY
- ROW
- PROPERTY WITHIN THE TOWN OF CASTLE ROCK
- PORTION OF PROPOSED ANNEXATION CONTIGUOUS WITH TOWN OF CASTLE ROCK

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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URBAN MOMENT ANNEXATION

NW CORNER OF RIDGE RD & PLUM CREEK PARKWAY

OWNER:
URBAN MOMENT DEVELOPMENT

1005 E. ST ELMO ROAD, BUILDING 5
AUSTIN, TEXAS 78745
512-387-5740

NOT FOR CONSTRUCTION

DATE:
03/01/24 1ST SUB.
04/29/24 2ND SUB.

SHEET TITLE:
ANNEXATION ZONING MAP

2 OF 2

CHECKED BY: XX
DRAWN BY: XX

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