

PIONEER RANCH ANNEXATION NARRATIVE

Introduction:

A: Location

The purpose of this narrative is to present a parcel of land for annexation into the Town of Castle Rock. The parcel of land, known as Pioneer Ranch, is within Douglas County but is in the heart of Castle Rock, making annexation in to the Town a natural process. Pioneer Ranch is approximately a 388.4 acre parcel of land located east of Interstate 25, west of Highway 86, and South of Founder's Parkway. More specifically, the parcel of ground is part of Section 35 and 36 Township 7 South and Range 67 West of the 6th Principle Meridian of Douglas County Colorado.

The site is surrounded with existing development. These developments include Metzler Ranch, Pinon Soleil, Terrain and Canyons South. The proposed Pine Canyon lies south of Pioneer Ranch and is a proposed PD zone with a mix of residential and commercial uses. Annexation and zoning for Pine Canyon is a pending application within the Town.

B: Existing Conditions

The topography of the site consists of gently rolling hills along the eastern edge that slope eastward to form high bluffs in the northeastern portion of the property. The majority of the property drains east to west, and is within the Plum Creek drainage system. The far eastern edge of the site drains east into the Cherry Creek drainage system.

The site consists of open grassy areas, low wooded areas, and upland wooded areas. Vegetation on the property is classified into three main categories; open grasslands, shrub lands, and ponderosa pine woodlands. Open grasslands are mainly found on the rolling hills of the eastern and western edges of the property, though smaller grassy openings are interspersed throughout most of the property.

Upper slopes on the property are dominated by ponderosa pines up to 70 feet in height, with a relatively dense understory of Gambel Oak (or Scrub Oak). Scattered Rocky Mountain Juniper trees and Mountain Mahogany shrubs are also present in these areas. Small grassy openings are interspersed on these upper slopes as well. Vegetation along the rocky bluffs consists mainly of Gambel Oak, Rocky Mountain Juniper, Potentilla, and Mountain Mahogany.

Pioneer Ranch is located on the eastern margin of the East Plum Creek valley where the bedrock consists of primarily Tertiary-aged, light tan, white and yellow sandstone and conglomerate of the Dawson and Denver formation and the Castle Rock Conglomerate. The Castle Rock Conglomerate is a remnant of an ancient alluvial fan formed by the South Platte River, It is composed of coarse pebbles and sands that were fluvial transported from the mountains onto the plains by the South Platte River.

Surface soils in the project area consist primarily of brown, gravelly sandy loams formed in gravelly sand. Most of these soils are shallow to moderately deep and excessively drained. These soils are used mainly as woodland and pasture for cattle. There are several areas where sandstone bedrock outcrops on the surface, long the ridge tops and bluffs on the northern end of the property as well as typical top surface soil. There are no natural or man-made hazards known to exist on the site.

Drainage from the area is conveyed to the west within existing drainageways. Flows are currently intercepted into an existing storm drain system within Metzler Ranch Filing No 1.

C: Proposed Conditions

Project Infrastructure Needs

Pioneer Ranch is proposed to be a mixed use community consisting of commercial, multi- and single-family development, dedicated public lands and open space. Densities of single-family development will vary from two dwelling units per acre (du/ac) to about five du/ac. Access to the site will be from Front Street and Woodlands Boulevard along the western area and Founders Parkway at two locations along the northeastern and eastern borders. The proposed internal spine road (Road 'A') will intersect Front Street and connect with the extension of Woodlands Boulevard. Road 'A' will traverse the site along the southern boundary connecting Woodlands Boulevard to Founders Parkway at Tower Road on the northeast boundary. A collector roadway (Road 'B') will proceed to the south from Road A and will connect to the northeastern corner of the proposed Pine Canyon site, ultimately intersecting Founders Parkway at Crimson Sky Drive. Residential collector roadways intersecting Road 'A' will convey traffic internally to the various developments.

Water will be conveyed to the property from connections with existing Blue Zone water mains along Woodlands Boulevard and within the Metzler Ranch subdivision, and Yellow Zone mains within Front Street. Purple and Red Zone water connections will be made within Metzler Ranch Filing 5 and Founders Parkway. The Town is currently considering the location of a new proposed water tank to serve the blue zone.

The sanitary sewer will be conveyed through a proposed 12-inch main and will connect within the system within Metzler Ranch Filing No.1, as well as the existing main within Front Street. The far eastern portion of the development will be served by existing facilities within Crimson Sky Drive. Please see the Utility Concept Letter for more detail on the relationship of the proposed utilities with the surrounding mains.

Site drainage will be conveyed to the west within the streets and onsite storm drain system to a proposed detention basin located just east of Metzler Ranch Filing No 1. This detention basin will be required to over-detain flows such that the release rates will not overburden the existing system within Rawhide Circle. Please refer to the Phase 1 Drainage Report.

Project Impacts:

Much of the density transitions will be dictated by the topography and existing vegetation in an effort to preserve the natural beauty of the area. More intense uses such as commercial and multi-family will be located along the perimeter along Front Street and Founders Parkway. Single-family densities will be

located in conjunction with the topography and vegetation. Higher density single-family development will be placed in areas of mild topography and low vegetation whereas the custom and semi-customs home have more flexibility with footprint and can be located within the areas of steeper terrain.

The project will help to reduce flooding potential along the eastern edge of Metzler Ranch Filing 1 by the construction of a regional detention basin that will help reduce stormwater flows to levels that can be conveyed within the existing storm drain system along Rawhide Circle. The project will help increase traffic circulation in the area by creating an additional connection from Front Street to Founders Parkway. The project will preserve the scenic areas of the developments through dedication of open space areas and development of a trail system. Please refer to the Annexation Impact Report.

Project Development Phasing:

The project has been phased in a manner to utilize existing infrastructure at the beginning of development process and preserve open space areas. Construction of required infrastructure will occur as the project progresses. This phasing plan is conceptual in nature, as market conditions drive the needs for various development activities.

Development will begin with Phase 1 (Planning Area 7) consisting of approximately 8.2 acres with a proposed use of low density single-family, consisting of nine single-family semi-custom homes located along the northern boundary of the site adjacent to Founders Parkway. Improvements will include an improved entry from Founders Parkway and required water and sanitary improvements.

Phase 2 will be the development of Planning Area 1, a mixed use district located along the western boundary between Front Street and Woodlands Boulevard. Approximately 200,000 square feet of commercial retail space and 195 multi-family units are anticipated within this phase. Sanitary sewer will be discharged into the existing system within Front Street.

Phase 3 (Planning Area 10) will consist of 259 multi-family dwelling units. The development sits along the western boundary of the site adjacent to Founders Parkway. The site is located in the Red water pressure zone and will utilize the existing water main within Crimson Sky. The site may also connect into the existing 8-inch sanitary sewer within this roadway. Phase 4, Planning Area 9, will consist of the small residential parcel located to the west of Phase 3. This area consists of approximately 9 acres and is proposed for a 36 lot subdivision.

Phase 5 (Planning Area 2) is located south of Metzler Ranch Filing 1 and is proposed to be a 75 lot single family subdivision on approximately 15 acres. Infrastructure improvements will include the extension of Woodlands Boulevard from its current location southward to the Pioneer Ranch Property boundary. Sanitary sewer will be discharged into the existing system within Front Street and the water will be connected to the existing 16-inch main within Woodlands Boulevard. Phase 6, Planning Area 4, is located at the southeast corner of the proposed master plan and east of Phase 5. It will consist of 81 single-family units on 16.3 acres. This phase will require construction of the western portion of the internal spine Road A and extension of utilities from Phase 5.

Phase 7 (Planning Area 3) is located just to the northwest of Phase 6. Phase 7 consists of 50 single-family homes on about 10.1 acres. Phase 8 (Planning Area 5) is located north of Phase 7 on 60.3 acres, along the

western and northwestern boundary adjacent to Metzler Ranch Filing 1 and Filing . This phase will consist of 301 single-family homes.

Phase 9 (Planning Area 8) is located within the eastern portion of the project on roughly 22.2 acres consisting of 22 semi-customs homes. Phase 10 (Planning Area 6) is located in the central portion of the site on 68.7 acres and consists of 69 semi-custom homes . The proposed project phasing is attached.