

Road Vacation Staff Report

Date: August 7, 2025
To: Douglas County Planning Commission
From: Eric Pavlinek, Principal Planner *EP*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: **Twin Oaks Road and Clarkes Circle Road Vacations**
Project File: **SB2025-026**

Planning Commission Hearing: August 18, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing: September 9, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is a vacation of limited portions of Twin Oaks Road and Clarkes Circle rights-of-way (ROW) in Twin Oaks subdivision. The vacated ROW will be owned and maintained by the Twin Mesa Metropolitan District (District). The purpose of the request is to allow the District to install a traffic control gate on Twin Oaks Road and an emergency access gate on Clarkes Circle to limit through-traffic which could be generated from the new Crystal Valley interchange and development in Dawson Trail Planned Development within the Town of Castle Rock (Town). An easement for the continued use of existing utilities is reserved over the portions of ROW to be vacated. An additional easement for ingress and egress is also reserved across the portions of ROW to be vacated for the continued use by emergency service providers and public sector employees related with the continued inspection and maintenance of the non-vacated portions of roadways on these roadways. Turnarounds will be constructed on either side of the vacated right-of-way.

The property is located in the West Plum Creek Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected with the installation of access control gates.

II. APPLICATION INFORMATION

A. Applicant

Twin Mesa Metropolitan District
1151 Eaghe Drive, Suite 366
Loveland, CO 80537

B. Applicant’s Representative

Damian Cox
718 Wilcox Street
Castle Rock, CO 80104

C. Request

The request is for approval of a road vacation request for portions of Twin Oaks Road and Clarkes Circle for the installation and maintenance of access gates intended to limit traffic on these rural roadways. Easements for existing utilities and access for emergency service providers and public sector staff for inspections and maintenance of the roadways are reserved.

Easements for the four required hammerhead turnarounds will also be accepted by the Board of County Commissioners on the same date as part of the hearing on the road vacation request.

D. Process

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is “to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed.

Per Section 709B.04 of the DCSR, “The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the vacation request. The Planning Commission’s decision shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines.”

E. Location

The segments of roads to be vacated are within the Twin Oaks subdivision, west of Interstate 25 and south of Wolfensberger Road. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

F. Project Description

The proposal includes vacating a limited segment of Twin Oaks Road and Clarkes Circle ROW within the Twin Oaks subdivision for installation of gates. The gates will be owned and maintained by the District. The vacation resolution reserves an easement for the continued use of existing utilities. Access for fire and other emergency service providers and for Douglas County Public Works is also reserved.

The ROW to be vacated on Twin Oaks Road is approximately 2,400 square feet. The ROW to be vacated on Clarkes Circle is approximately 1,200 square feet. It is anticipated that the residents within the District and other authorized users such as

utility providers, school districts, and emergency service providers will have 24/7 access through the Twin Oaks Road traffic control gate. According to the approved District Service Plan, The District will set-up the procedures and methods for operating and maintaining the two gates.

Permanent roadway right-of-way easements will be granted by the property owners located adjacent to the areas to be vacated and accepted by the County for the construction and maintenance of hammerhead turnarounds. The hammerheads provide an opportunity for vehicles to turn around when they encounter the gates. Slope and drainage easements will also be granted by the property owners and accepted by the Board for roadway and drainage improvements associated with construction of the hammerheads.

III. CONTEXT

A. **Background**

The Board approved the service plan for the Twin Mesa Metropolitan District in May of 2024. The District was formed for the purpose of taking ownership of those portions of roads to be vacated and gated. Twin Oaks and Castle Mesa were originally developed as rural subdivisions with gravel roads and bridle paths. The existing roads were not intended for urban type traffic. Based on the future traffic projections due to the Dawson Trails development, the existing roads would not be adequate to handle the increased volumes. Public Works Engineering worked with the District to determine the location for the road vacations for the purpose of establishing two gates on the eastern edge of the District boundary, closest to the Town.

The ROW proposed to be vacated was established with the original plat for Twin Oaks in 1973. The property within the District is zoned A-1, RR,ER, and LRR, and currently includes 120 privately owned residential units and no commercial space. The population of the District is estimated to be 480 residents.

B. **Adjacent Land Uses and Zoning**

North of the District is privately owned property zoned A-1. East and south of the District is privately owned property incorporated within the Town known as Dawson Ridge. West of the District is privately owned property zoned A-1.

Zoning and Land Use

Direction	Zoning	Land Use
North	A-1	Large Lot Residential Agricultural
South	Town	Residential Commercial
East	Town	Residential Commercial

Direction	Zoning	Land Use
West	A-1	Large Lot Residential Agricultural

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

These two segments of ROW are located within the Twin Oaks subdivision which is on the eastern edge of the District boundary. The properties that surround the project areas are zoned LRR.

B. Access

All properties within and surrounding the District will still be accessible. Property owners within the District have 24/7 access to the traffic control gate on Twin Oaks Road.

C. Soils and Geology

No known environmental hazards are located within the portions of ROW to be vacated.

D. Drainage and Erosion

Slope and drainage easements will be granted by the property owners and accepted by the Board for roadway and drainage improvements for the turnarounds at each end of the roadway segments to be vacated.

E. Floodplain

There is no FEMA-mapped 100-year floodplain identified within the rights-of-way.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) provides transportation services to properties within the District. The DCSD noted that the bus stop locations for this route are currently being planned and located and, as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process. The comments were provided to the District to address prior to or during the Planning Commission hearing.

B. Fire Protection

Castle Rock Fire and Rescue Department (CRFD) and Jackson 105 Fire Protection District (Jackson 105) provide fire protection within the area. CRFD noted no objection to the road vacation request. Jackson 105 did not comment on the road vacation request.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO had no objection to the road vacation request but noted that the gate code will need to be provided to the DCSO after installation of the traffic control gates.

D. Utilities

The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar lines and appurtenances as of the date of vacation.

E. Dedications

The ROW segments of Twin Oaks Road and Clarkes Circle were dedicated to the Board at the time of subdivision; therefore, if approved, they will be formally vacated through a resolution per Article 709B of the DCSR. Ownership of the vacated segments of ROW will be assigned to the District via the ROW vacation resolution.

Engineering is requesting easements for the hammerhead turnarounds needed at both ends of each roadway for turnaround purposes. Slope and drainage easements will be dedicated by the property owners and accepted by the Board for roadway and drainage improvements.

VI. PUBLIC NOTICE AND INPUT

Referral agency responses collected during the referral period of July 11, 2025 through August 1, 2025, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners and property owners within the District. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.

Staff Comment: All properties which rely on Twin Oaks Road and Clarkes Circle for access will continue to gain access from the County-owned portions of these roads. Properties may continue to be accessed from Wolfensberger Road connecting to Peak View Drive.

Residents within the District will also be able to utilize the gate installed on Twin Oaks Road to access development in the Town and the new I-25 interchange. The ROW vacation simply allows for a barrier to be placed on one end of these roads to restrict potential cut-through traffic to be generated by new commercial development in the Town.

A public access easement will also be reserved to allow emergency and other public service providers to continue to use the roads as permitted pursuant to §43-2-302(1)(f), C.R.S. The County will continue to plow and accomplish other road maintenance activities on the vacated road segments.

705B.02: A vacation of a state highway must be approved by the Transportation Commission.

Staff Comment: The ROW is not a state highway. Therefore, this request does not require approval of the Transportation Commission.

705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.

Staff Comment: The District falls within the Nonurban Area of the CMP. The CMP outlines goals for these areas that protect natural and rural character and utilizing existing services, where possible. The District and its purpose to install traffic control gates do not conflict with these concepts. The road network serving these neighborhoods are still County owned and maintained.

705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.

Staff Comment: All necessary emergency services are in place to continue to serve the parcels within the District. CRFD had no objection to the request. Jackson 105 did not provide any referral comments. Both Fire Districts will continue to provide fire protection services to the District. The DCSO had no concern with the request and noted that the District will need to contact the Sheriff's Office with the gate code following installation of the gates to allow DCSO access.

705B.05: The approval will not adversely affect the public health, safety and welfare.

Staff Comment: The vacation resolution will reserve a public access easement that allows emergency services and other public service providers to continue to use the road as necessary.

VIII. STAFF ASSESSMENT

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed conditions should be considered for inclusion in its recommendation to the Board of County Commissioners.

1. As part of the Board’s action on the Road Vacation Resolution, required easements for the four turnarounds shall also be accepted by the Board.
2. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.
3. Concurrent with recordation of the Road Vacation Resolution, the four turnaround easements shall be recorded.
4. Prior to installation of the access control gates, the Castle Rock and Jackson 105 Fire Districts shall approve the gate designs.
5. Prior to installation of the access control gates, the turnarounds shall be constructed to County Standards and accepted by Public Works Engineering.

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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: <u>Twin Oaks Road and Clarkes Circle Road Vacations</u>	PROJECT FILE #: <u>SB2025-026</u>
PROJECT TYPE: <u>Road Vacation</u>	PLANNING FEES: _____
MARKETING NAME: <u>Twin Mesa Metropolitan District</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>Public roads within Twin Mesa Metropolitan District</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: _____
Name(s): <u>Twin Mesa Metropolitan District</u>	_____
Address: <u>1151 Eaghe Drive, Suite 366, Loveland, CO 80537</u>	_____
Phone: _____	_____
Email: _____	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: <u>Damian Cox, board member</u>	_____
Address: <u>718 Wilcox Street, Castle Rock, CO 80104</u>	_____
Phone: _____	_____
Email: _____	_____

LEGAL DESCRIPTION:

Subdivision Name: Castle Mesa, Castle Mesa South, Castle Mesa West and Twin Oaks

Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

STATE PARCEL NUMBER(S): 2505-204-99-002, 2505-211-99-001, 2505-204-99-001, 2505-202-99-001, 2505-174-99-001

ZONING:

Present Zoning: _____ Proposed Zoning: _____ Gross Acreage: _____

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

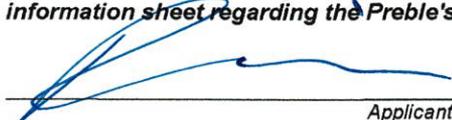
SERVICE PROVIDERS:

Fire District: Jackson 105 & Castle Rock Metro District: Twin Mesa Gas: Black Hills/propane

Water: Well Sewer: Septic Electric: CORE

Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***



Applicant Signature

SP, Board Member

7/7/25

Date

Detailed Narrative

Pursuant to its Service Plan that was approved by the Board of County Commissioners on May 21, 2024 and by the Douglas County District Court on November 6, 2024, this request by the Twin Mesa Metropolitan District (“Twin Mesa”) is to vacate a portion of the public roads that will benefit residents of Twin Mesa which includes homes within the Twin Oaks subdivision, the Castle Mesa South, Castle Mesa West subdivisions, most of the Castle Mesa subdivision along with four other properties that are all residential acreage/agricultural properties approved in the late 1960s to early 1970s. A vicinity map is attached as **Exhibit A**. A boundary map of Twin Mesa is attached as **Exhibit B**.

As previously explained in the approved Twin Mesa Service Plan, the Town of Castle Rock, the Colorado Department of Transportation and the County have approved an interchange at I-25, Territorial Road and Crystal Valley Parkway which includes construction of a bridge over I-25, north and southbound on- and off-ramps, a bridge over the BNSF railroad tracks, and connection to the east I-25 frontage road and the relocated west I-25 frontage road (“Crystal Valley Interchange”). Additionally, the Town of Castle Rock has approved the Dawson Trails project; approximately 2,064 acres of high-density, mixed-use development located near the Crystal Valley Interchange consisting of approximately 5,850 dwellings and 3.2 million square feet of commercial space including COSTCO. At the Twin Mesa Service Plan approval on May 21, 2024, the County Commissioners concluded that the Crystal Valley Interchange and Dawson Trails will create a substantial amount of traffic and population growth directly adjacent and connected to these properties which will materially change the rural character of the neighborhoods and the current rural residential traffic patterns into urban commercial traffic patterns.

In support of this conclusion, Douglas County commissioned Jacobs to conduct the Twin Oaks Traffic Report that is dated 8/10/2022 (“Jacobs Traffic Study”) (**Exhibit C**). According to the Jacobs Traffic Study, the field traffic counts for Twin Oaks Road in June 2021 was 157 trips per day. This volume of traffic allows residents to safely and comfortably enjoy their rural lifestyle by riding horses, jogging, walking their dogs, etc. along the county roads. It also allows wildlife (which is increasing with the decrease in wildlife habitat due to the Crystal Valley Interchange and Dawson Trails subdivision) and domestic animals (cows, sheep, llamas, horses, etc.) the ability to roam or escape fencing without a high risk of being struck by a vehicle. The Crystal Valley Interchange and the Dawson Trails development will significantly increase traffic as people that have no other business in the area will use these county roads as a thoroughfare and/or create additional “curiosity” traffic destroying the flavor of the community, limiting safe activities, creating more accidents with wildlife or domestic animals and increasing the likelihood of crime. According to the Jacobs Traffic Study, increases in traffic on Twin Oaks Road is expected to increase to as much as 1910 trips a day due to these projects; a traffic increase of more than **TEN** times the current traffic volume. At the Twin Mesa Service Plan

approval hearing Douglas County staff testified that the county roads through Twin Mesa were built for rural traffic patterns and are not suitable for high, urban traffic volumes.

The Twin Mesa Service Plan was approved for the purpose of owning and maintaining small portions of the road in order to erect a gate for Traffic Control through Twin Mesa. This proposal is for the following road vacations:

1. Vacate a portion of Twin Oaks Road near the entrance to the Twin Oaks Subdivision for purposes of erecting the Traffic Control Gate as further defined in the Twin Mesa Service Plan (general location for the gate is shown on **Exhibit D**). The portion of road to be vacated would be approximately 40 feet on both sides of the gate (80 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit D** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Douglas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owners who have agreed to grant said easements and will aid Douglas County in getting those easement agreements executed.
2. Additionally, Douglas County will be installing an Emergency Vehicles Access (“EVA”) gate for emergency vehicles only on Clarke Circle (general location of the EVA gate is shown on **Exhibit E**). This proposal is to also vacate that portion of Clarke Circle actually containing the EVA gate for purposes of Twin Mesa maintaining the EVA gate. The portion of road to be vacated would be approximately 10 feet on both sides of the gate (20 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit E** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Douglas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owner who has agreed to grant said easement and will aid Douglas County in getting that agreement executed.

This request is for the Douglas County Board of Commissioners to expressly vacate those portions of the county roads as specified on **Exhibit D** and **Exhibit E** (as legally described in an exhibit to be provided prior to the Planning Commission Hearing) to Twin Mesa under C.R.S. §43-2-302(1)(f) for the use and benefit of the Twin Mesa owners and residents, to keep the current rural residential traffic patterns intact and to meet the purpose for which the Twin Mesa Service Plan was approved.

This request is for the vacation of a portion of the county roads only and should include a reservation for all utility easements currently located within the vacated county roads.

Subject Twin Oaks Traffic Report

Project Name I-25 Crystal Valley Interchange Access Request

Attention Art Griffith, Douglas County

From Neha Rathi, Jacobs
Nicholas Young, Jacobs
Michelle Pinkerton, Jacobs

Date 08/10/2022

Copies to File

The purpose of this memorandum is to summarize the travel demand modeling and traffic forecasts for Twin Oaks Road. The document summarizes planning level findings for the sensitivity analysis performed to determine the traffic volume on Twin Oaks Road due to the future I-25 interchange at Crystal Valley Parkway that is currently in the design phase of the project.

Traffic growth and forecasts were reviewed for the base 2020 year and future 2050 year supported by the travel demand forecasts from the Denver Regional Council of Governments (DRCOG) Model version FOCUS 2.3 adopted in Spring of 2021. Regional travel demand models are widely accepted planning tools to produce system-level traffic forecasts useful for identifying transportation needs and future travel conditions. The traffic forecast development process followed the guidelines as described in the Colorado Department of Transportation - Traffic Analysis and Forecasting Guidelines (July 2018).

1. Study Location

The study area is located in Douglas County, south of the Town of Castle Rock. The proposed Crystal Valley Interchange with I-25, which is currently under design with the Town of Castle Rock, is in the vicinity of study location. A Crystal Valley Interchange Traffic Analysis Report was prepared; however, the report does not include an analysis or data for Twin Oaks Road. As previously described, this report is based on the DRCOG Model. Figure 1-1 provides an overall project location. Figure 1-2 shows the future Crystal Valley Interchange project design. Finally, Figure 1-3 shows the conceptual Twin Oaks Road realignment.

Figure 1-1. Study Location



Figure 1-2. Crystal Valley Interchange Project

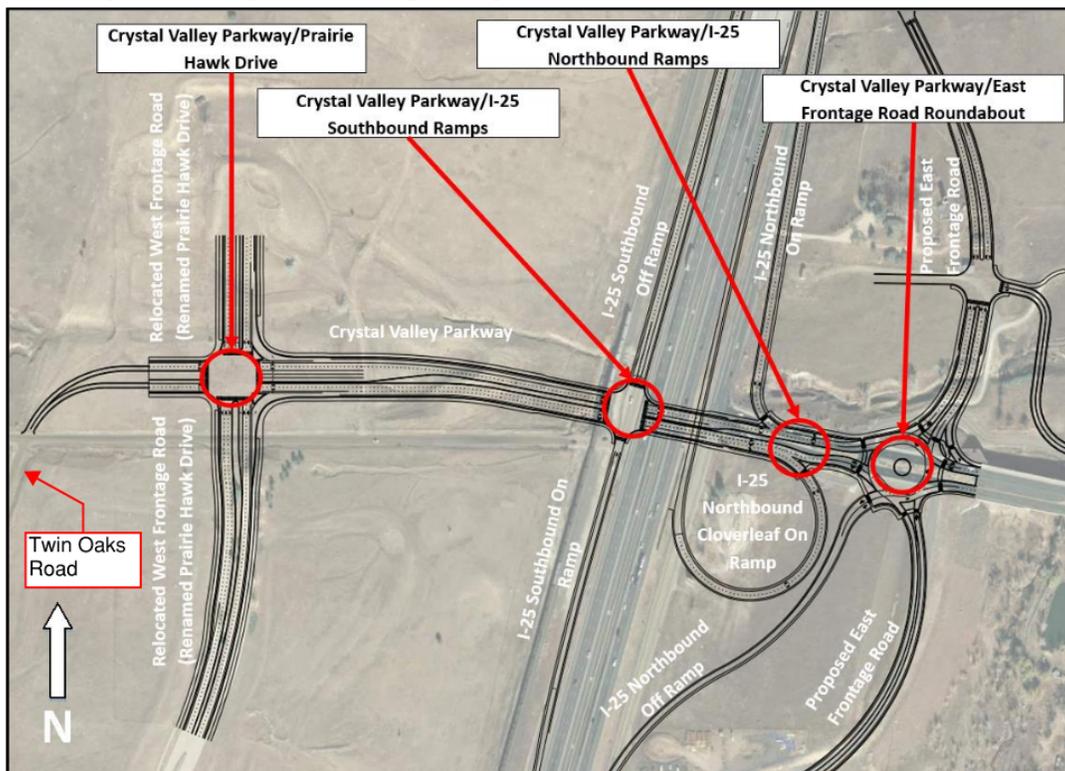


Figure 1-3. Twin Oaks Modification Option



2. Socio-economic Data

To understand the land use in the Twin Oaks area and the expected growth from year 2020 to year 2050, the socio-economic data used as input to the travel demand models were reviewed and compared. The type of land use and proposed developments help determine the trips being generated in the area. Comparing the socio-economic data for different years reflects on how the traffic would change with change in land use.

Figures 2-1 and 2-2 shows the population and employment assumptions in the DRCOG model for year 2020 and 2050. The Twin Oaks area is covered within traffic analysis zones (TAZ) 2559 and 2563. Both TAZs 2559 and 2563 shows increase in employment from 2020 to 2050 that would result in increase in traffic in the area in year 2050.

Figure 2-1. Socio-economic Data (2020) – Population and Employment

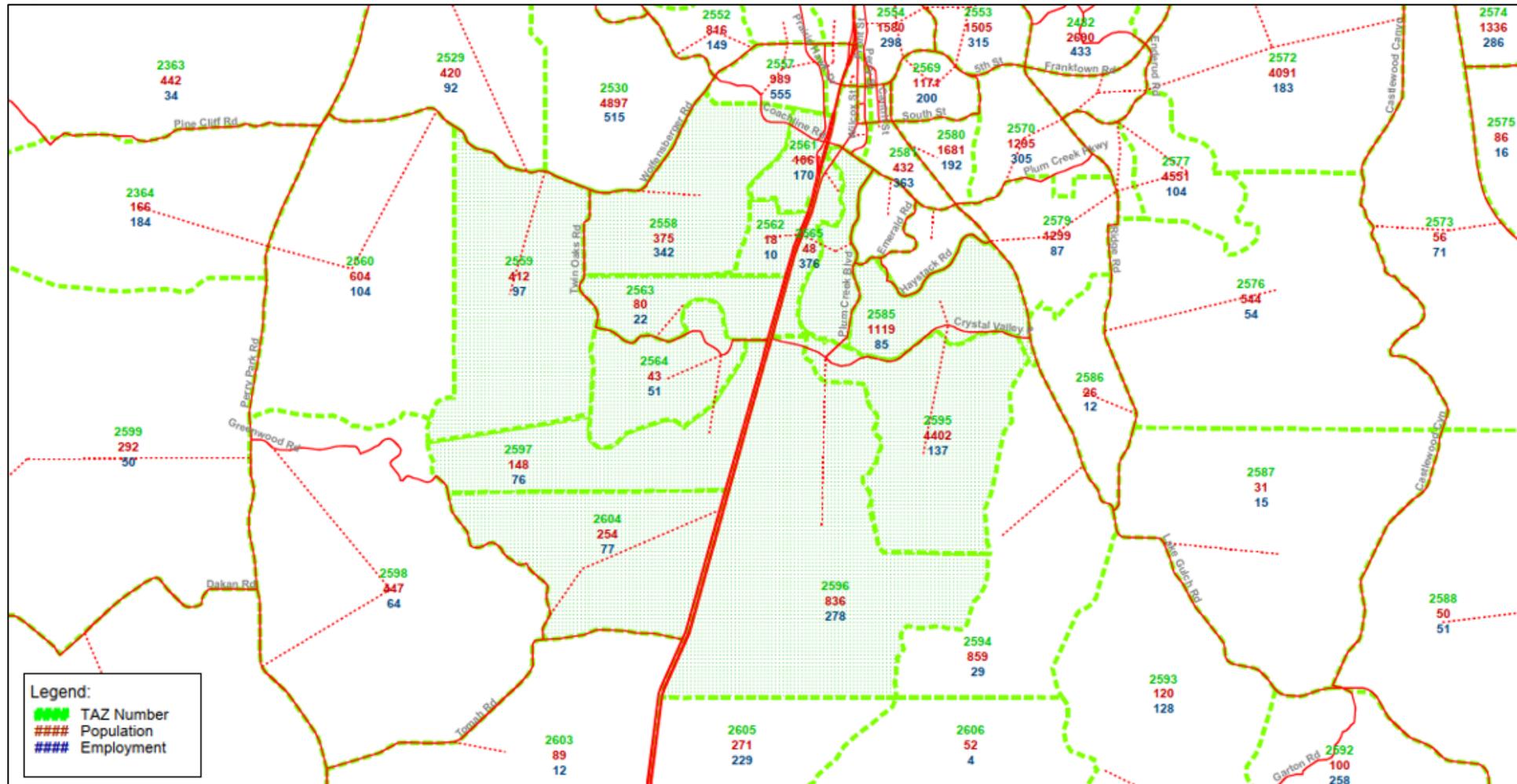
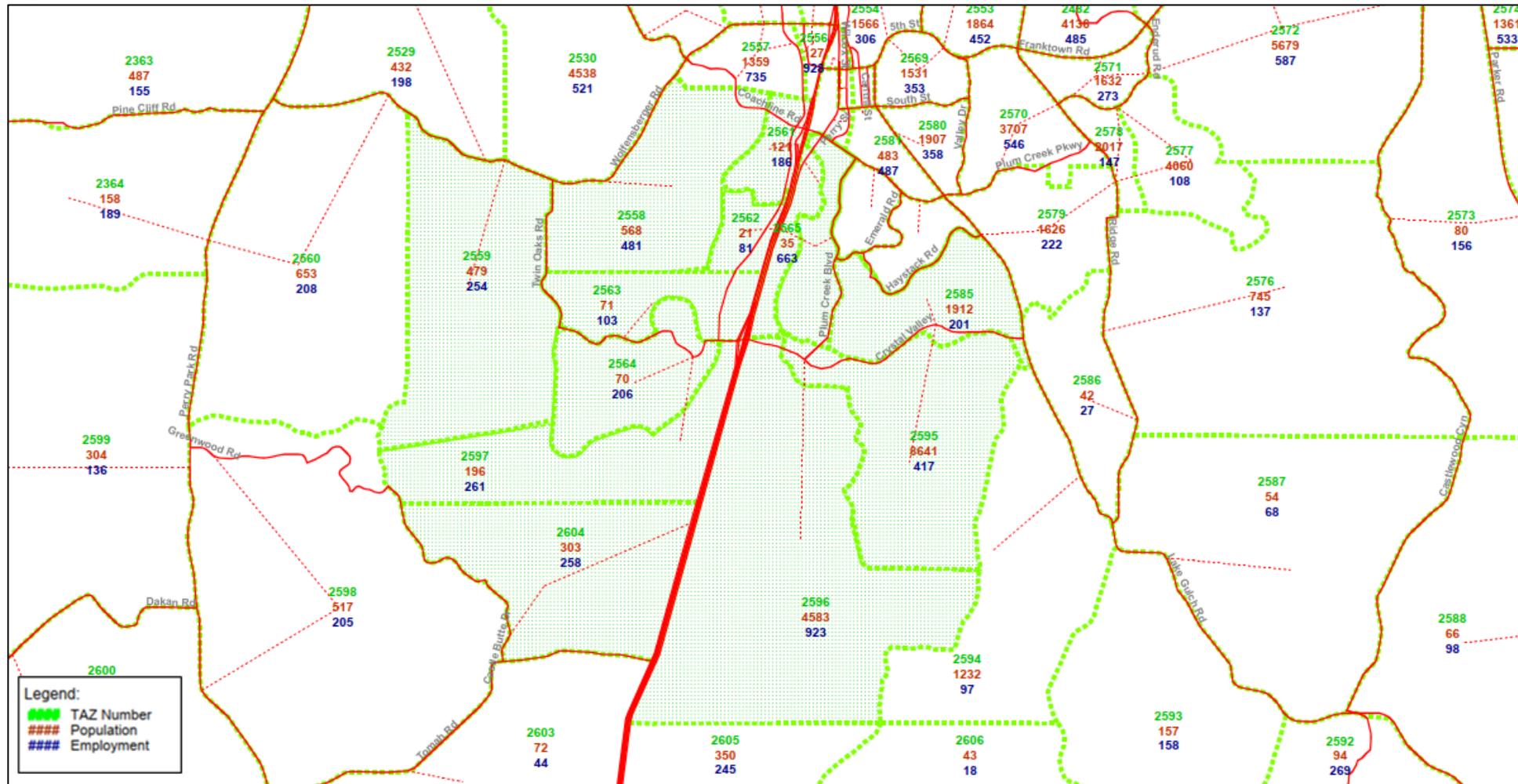


Figure 2-2. Socio-economic Data (2050) – Population and Employment



3. Roadway Network

The roadway characteristics assumed in DRCOG model network were reviewed and updated to reflect the field characteristics. In the DRCOG model, the lane capacity for the Twin Oaks Road and Peak View Drive were assumed to be 850 vehicles in each direction and a posted speed of 50 MPH on the facility. Model roadway network was updated for Twin Oaks as part of model calibration and validation against the field traffic counts. Based on field survey, these two are gravel rural roads, so the assumed per lane capacity was changed to 350 vehicles per lane and model speed to 20 MPH.

4. Model Traffic Assignment

The traffic assignments within the travel demand model with land use and roadway network updates for the Crystal Valley Interchange project were reviewed and compared to the field traffic counts on Twin Oaks Road. Table 4-1 shows the daily traffic volumes in the field and as assigned within the travel demand model.

Table 4-1. Daily (24-hours) Traffic Volumes on Twin Oaks Road

Network	Eastbound	Westbound	Total
Field Traffic Counts (June 2021)	74	83	157
DRCOG 2023 (with network adjustments and project updates, including west frontage road)	83	86	169
DRCOG 2050 (with network adjustments and project updates, including west frontage road)	924	986	1,910
DRCOG 2050 (with network adjustments and project updates, not including west frontage road)	1,036	1,169	2,205

The traffic volumes in the table above reflects the growth in traffic that is representative of the planned new development in the Twin Oaks area. Based on the forecasted daily volumes, Twin Oaks Road is expected to carry about 100 vehicles in each direction during the peak hour.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

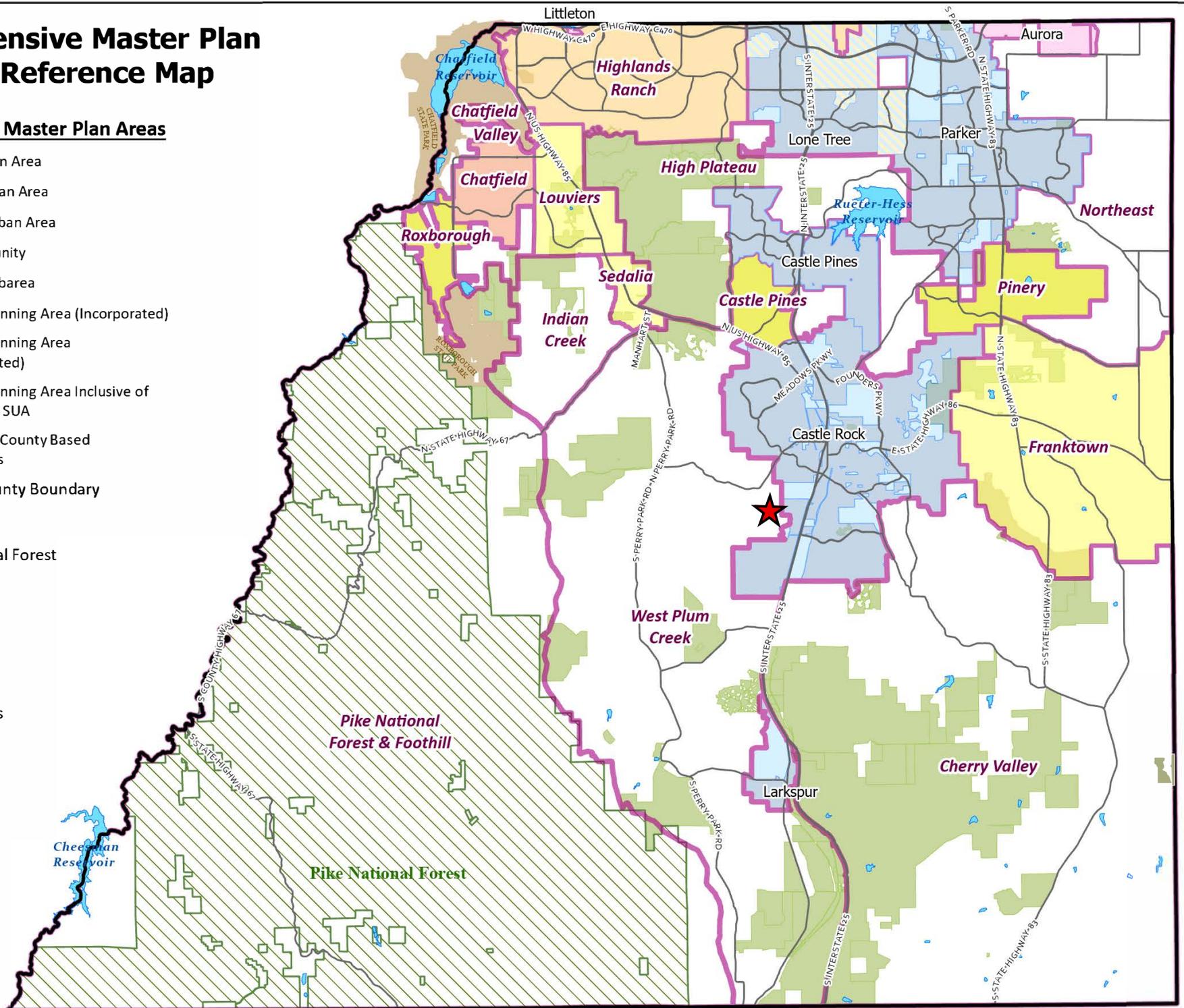
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



Twin Oaks Road and Clarkes Circle Road Vacations

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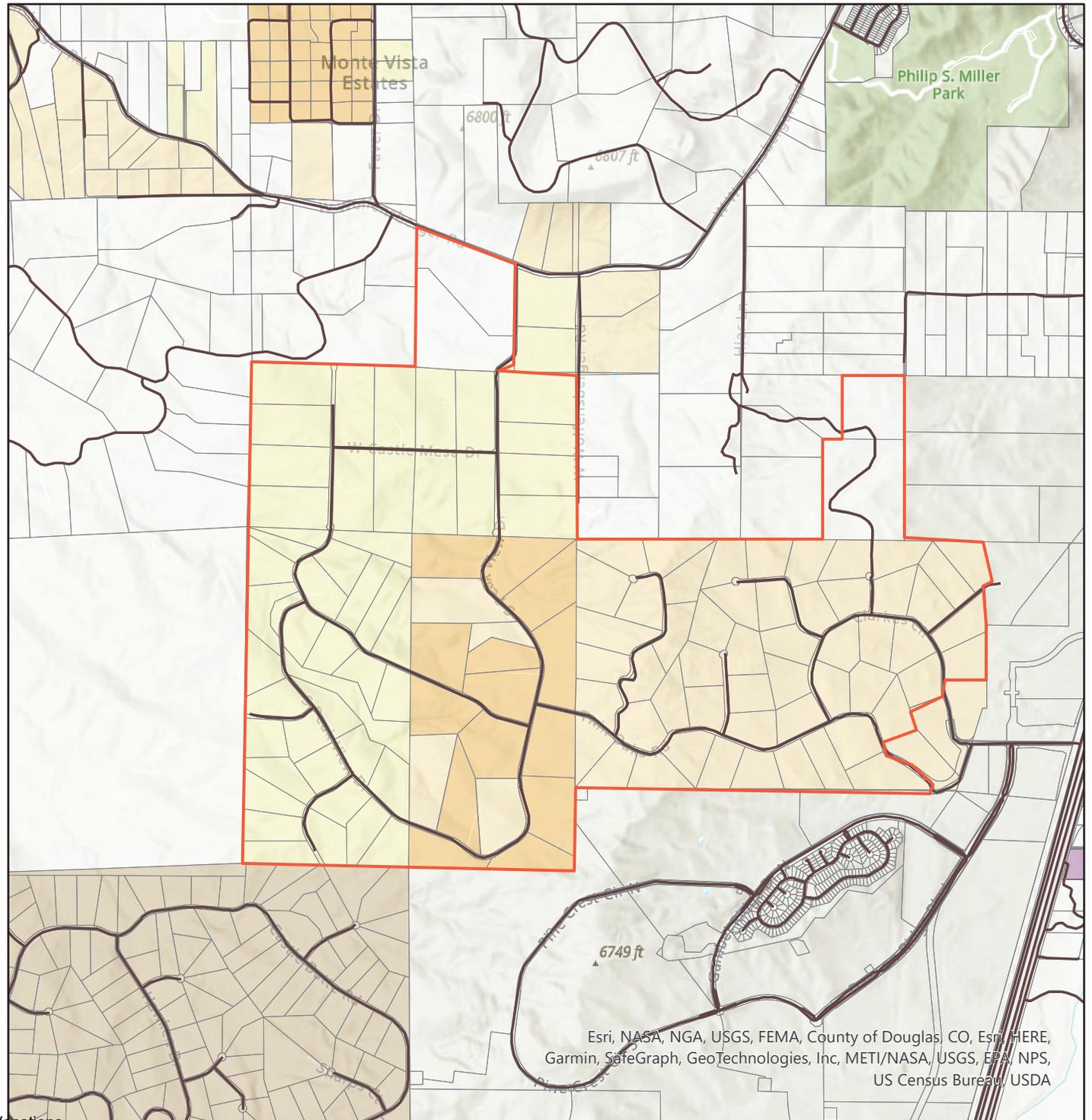
TWIN MESA METROPOLITAN DISTRICT

SB2025-026
Zoning Map



LEGEND

- PROJECT SITE
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, County of Douglas, CO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



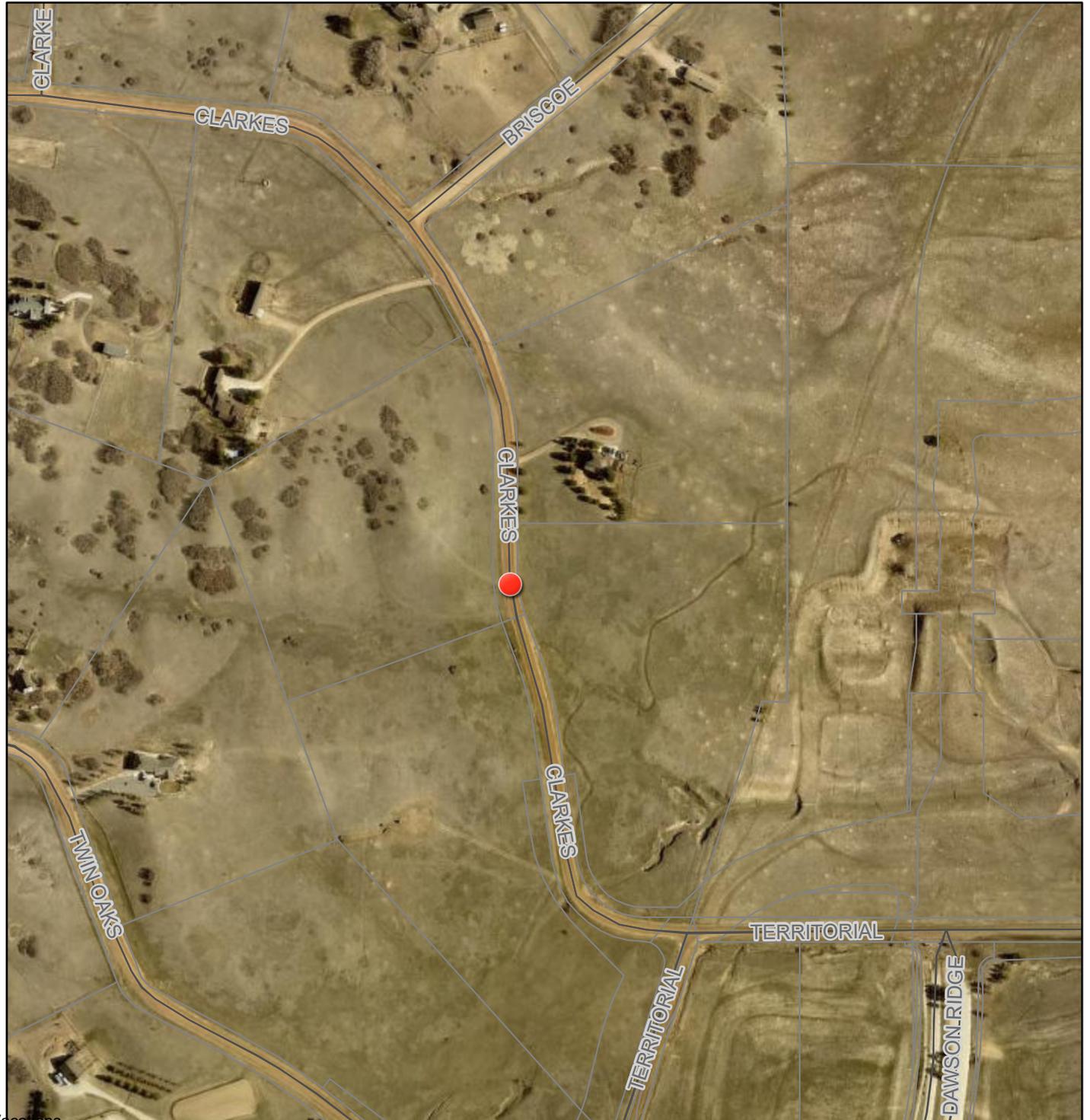
Twin Oaks Road and Clarke's Circle Road Vacations

SB2025-026
Aerial Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS



Twin Oaks Road and Clarke's Circle Road Vacations

SB2025-026
Aerial Map



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS



Referral Agency Response Report

Project Name: Twin Oaks Road and Clarkes Circle Road Vacations

Project File #: SB2025-026

Date Sent: 07/11/2025

Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/23/2025	Verbatim Response: Proposed addresses for the gates are: 1545 CLARKES CIRCE and 104 TWIN OAKS ROAD.	No action required.
Assessor	07/29/2025	Verbatim Response: please be aware of the following comments: None	No action required.
AT&T Long Distance - ROW	07/17/2025	Summary of Response: There should be no conflicts with AT&T Long Lines, as we do not have facilities in that area.	No action required.
Bear Canyon Ranch HOA		No Response Received.	
Bell Mountain Ranch HOA		No Response Received.	
Black Hills Energy		No Response Received.	
Building Services	07/15/2025	Verbatim Response: No Comment.	No action required.
Castle Rock Fire and Rescue Department	07/17/2025	Verbatim Response: CRFD has no comments or objections to the proposed project.	No action required.
CenturyLink	07/14/2025	Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days.	Comments were provided to the applicant.
Christy Ridge HOA		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	07/30/2025	Verbatim Response: CORE Electric Cooperative approved the roadway vacation.	No action required.
Douglas County School District RE 1	08/01/2025	Summary of Response: The DCSD noted that the bus stop locations for this route are currently being planned and located and as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process.	Comments were provided to the applicant.

Referral Agency Response Report

Project Name: Twin Oaks Road and Clarkes Circle Road Vacations

Project File #: SB2025-026

Date Sent: 07/11/2025

Date Due: 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	07/29/2025	<p>Summary of Response: Engineering provided comments related to the width of the Twin Oaks Road vacation and to finalize all slope and ROW easements as well as the maintenance IGA with Engineering.</p>	<p>Applicant has been working with Engineering with the location of the gates on the eastern edge of the District boundary.</p> <p>The applicant is also finalizing the easements and maintenance IGA required for the turnarounds.</p>
Jackson 105 FD		No Response Received.	
Keene Ranch HOA		No Response Received.	
Office of Emergency Management	07/11/2025	<p>Verbatim Response: No Comment.</p>	No action required.
Sheriff's Office	07/22/2025	<p>Verbatim Response: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.</p> <p>Once gates are in place, contact the Douglas County Sheriff's Office with gate code information to allow DCSC access.</p>	Applicant will coordinate with the DCSC after installation of gates for gate access.
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	07/31/2025	See letter attached for detail.	Comments were provided to the applicant.
Twin Oaks HOA		No Response Received.	
Xcel Energy-Right of Way & Permits	07/29/2025	<p>Summary of Response: Xcel Energy has no apparent conflict with the request.</p>	No action required.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, July 17, 2025 4:47 PM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado Douglas County eReferral #SB2025-026
Attachments: Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Friday, July 11, 2025 12:12 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,



PROJECT AREA

TWIN OAKS

Castle Butte Dr

Castle Butte Dr

Castle Butte Dr

25



Eric Pavlinek

Subject: RE: Douglas County eReferral (SB2025-026) Is Ready For Review

From: FDPLANS <FDPLANS@crgov.com>
Sent: Thursday, July 17, 2025 11:24 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: RE: Douglas County eReferral (SB2025-026) Is Ready For Review

CRFD has no comments or objections to the proposed project.

Respectfully,

Alayna Moore, CFM, FA
Fire Plans Examiner



[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com



An internationally accredited Fire/Rescue agency since 2012

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If you are unable to access any portion of this email or attachments due to a disability as defined under [Colorado House Bill 21-1110](#), we are here to help. Please call us at 303-663-4440, [email the Town's accessibility team](#) or [submit an accommodation request form](#).

From: [Easement, Nre](#)
To: [Eric Pavlinek](#)
Cc: [Canary, Stephanie](#)
Subject: RE: P866849/ ***Douglas County eReferral (SB2025-026) Is Ready For Review
Date: Monday, July 14, 2025 3:19:43 PM
Attachments: [image001.png](#)

Good afternoon,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866849, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Ashley.Viola@lumen.com



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Friday, July 11, 2025 1:12 PM
To: Easement, Nre <Nre.Easement@lumen.com>

Subject: P866849/ ***Douglas County eReferral (SB2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!W3n5PacUPRUduM62Wy9zcFl2j4DapwvHNMggKulX-jSNT1Dsj1TDxpQgwtf9PkHtBqF8sKj2zEDCvRtxX2MTyQ\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!W3n5PacUPRUduM62Wy9zcFl2j4DapwvHNMggKulX-jSNT1Dsj1TDxpQgwtf9PkHtBqF8sKj2zEDCvRtxX2MTyQ$)

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



620 Wilcox Street
Castle Rock, Colorado 80104

August 1st, 2025

Eric Pavlinek
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
epavlinek@douglas.co.us

RE: Twin Oaks Road and Clarkes Circle Road Vacations (SB2025-026)

Dear Mr. Pavlinek,

It is our understanding that the applicant is requesting to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for a Metro District gate installation. It is our understanding that the applicant is proposing construction of gates as shown in the attached exhibits, on Twin Oaks Road and Clarkes Circle west of Territorial Road.

On behalf of Douglas County School District, we have listed the below considerations concerning the vacation and installation of gates.

1. DCSD provides transportation service to households/properties located in the Twin Oaks and Castle Mesa neighborhoods. 2025-26 school year bus stop locations for this route are currently being planned and located.
2. As a policy, DCSD does not transport on private property and/or in any gated communities. The installation of access prohibiting gates as proposed may prohibit the households located within the resulting gated community from receiving district transportation services within the gated community.
3. Students who are eligible for DCSD transportation services as required by law receive transportation services at their address. Please consider district Transportation access and logistics when considering design and approval of access prohibited gates.
4. DCSD requests that bus stop operations and logistics be considered in the gate location and design approval process. DCSD prioritizes pedestrian and driver safety first and foremost when creating bus stop locations. Stop locations must also be easily accessible for bus drivers and passengers and should provide ample room for safe and efficient loading and unloading.

Thank you for the opportunity to respond to the above referenced application. Please reach out with any further needed input or clarification.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
desk: 303.387.0417

REFERRAL RESPONSE REQUEST

 Date sent: July 11, 2025

 Comments due by: **August 1, 2025**
Project Name: Twin Oaks Road and Clarkes Circle Road Vacations

Project File #: SB2025-026

Project Summary:

The applicant, Twin Mesa Metropolitan District, requests approval of a road vacation to vacate portions of Twin Oaks Road and Clarkes Circle. The property to be vacated will be owned and maintained by the District for installation of gates. A traffic control gate will be installed on Twin Oaks Road and an emergency access gate will be installed on Clarkes Circle

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/>	No Comment
<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1.) Please continue to work with Public Works Engineering in finalizing all slope and ROW Easements as well as the Maintenance IGA. 2.) The width of the Twin Oaks Road Vacation should be limited to 40' longitudinally along the roadway. 3.) The Engineering review fee of \$2,400 is still outstanding. </div>
<input type="checkbox"/>	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson <i>(please print)</i>	Your Signature: <i>Bradley A. Jackson</i>
	Date: July 29, 2025

Additional information and documents can be found at www.douglas.co.us/pro and performing a Project Search for the Project Number provided above. You can then view the documents and details within the project file. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Eric Pavlinek, Project Planner

Enclosure



Project Written Comments

Town of Castle Rock

Project Number: COU25-0016

Description: Twin Oaks Rd and Clarkes Cir Road Vacations

Applied: **7/14/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **<NONE>**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

LIST OF REVIEWS

TYPE	CONTACT	STATUS	REMARKS
Review Group: 1ST REVIEW 18 DAY			
DS PLAN CHECK TJ	TJ KUCEWESKY	PPA-COMPLETE	See notes
Notes: DS1. Please contact TJ Kucewesky with questions, TKucewesky@crgov.com or 720-733-3593 DS2. Please coordinate construction plans with Town and Dawson Trails for entry street to Twin Oaks. DS3. If any easements are required for town owned property an exhibit will need to be submitted to DevReview@crgov.com for review.			
PL - SANDY	SANDY VOSSLER	NO COMMENT	Rev'd 7-25, forgot to close
Notes: PL1. Please contact Planning, Sandy Vossler with questions, 720-733-3556, svossler@crgov.com.			
PW - JAY	JAY JENSMA	APPROVED	See notes
Notes: PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264 PW2. Castle Rock Public Works is requesting that maintenance responsibilities, i.e. snow removal, be identified in the sections between the proposed gates and Town ROW.			



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

July 29, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Twin Oaks Road and Clarkes Circle Road Vacations, Case # SB2025-026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Twin Mesa Metropolitan District

Mr. Eric Pavlinek
Principal Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO, 80104

August 6, 2025

RE: Twin Oaks Road and Clarke's Circle Road Vacation - Application SB2025-026

Dear Mr. Pavlinek:

This letter is the Twin Mesa Metropolitan District's (Twin Mesa's") response to the comments received in the Referral Agency Response Report:

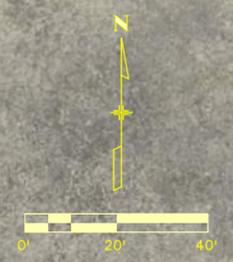
1. **Douglas County School District.** Currently, there are no bus stop locations or bus routes affected by the current proposal. However, Twin Mesa will work with the Douglas County School District regarding any future bus stop or bus routes to include granting access through the gate if requested.
2. **Engineering.** Twin Mesa and Engineering have agreed to a plan that includes the location and construction of four hammerhead turnarounds and the vacation of 40 feet on Twin Oaks Road and 20 feet on Clarke's Circle. Twin Mesa has completed the surveying and legal descriptions for the portions of Twin Oaks Road and Clarke's Circle to be vacated (previously provided) as well as the legal descriptions for the ROW easements for the four hammerheads as well as the legal descriptions for four slope and drainage easements. Twin Mesa is in the process of getting those eight easements executed by the owners. Twin Mesa will continue to work with Engineering on the preparation of the construction plans for the hammerhead turnarounds. Construction will be completed prior to gate installation. Engineering has proposed an IGA that has been reviewed and expected to be finalized soon.
3. **Sherif's Office.** Twin Mesa will provide code and access information once gate is complete.
4. **Town of Castle Rock.** Twin Mesa will be entering into an IGA with the County which will provide consistent maintenance up to the Town ROW. Twin Mesa is not involved with the construction plans for the entry street to Twin Oaks.

Please advise if any further information or explanation is needed.

Thank you,



Damian Cox, Twin Mesa board member



TWIN OAKS RD.

TUSCAN FARM LLC
93 TWIN OAKS RD

LOT 49
CROWELL/
LAMM

LOT 50
WIRTH

EXISTING FENCE

PROPOSED ROW

TIE IN LOCATION
OF 4:1 SLOPE

SLOPE AND DRAINAGE EASEMENT

SLOPE AND DRAINAGE EASEMENT

BRIDLE PATH

PROPOSED GATE

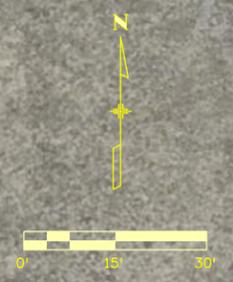
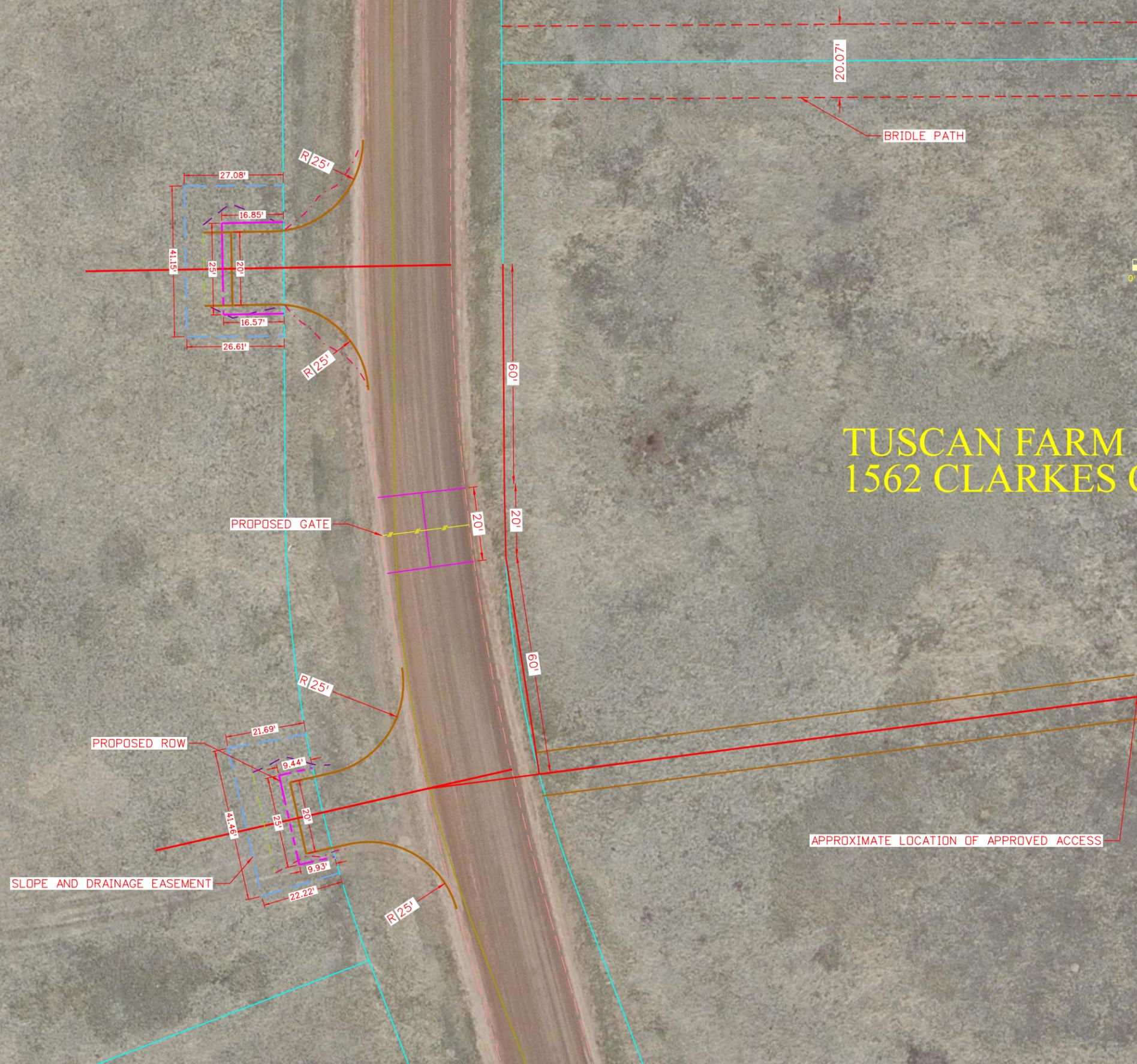
PROPOSED ROW

SCOTT

CONCEPT JULY 2025

CONLEY
1537 CLARKES CIR

TUSCAN FARM LLC
1562 CLARKES CIR



RESOLUTION NO. R-025-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION VACATING A PORTION OF TWIN OAKS ROAD AND CLARKES CIRCLE,
LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners desires to vacate a portion of Twin Oaks Road and Clarkes Circle rights-of-way, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle to be vacated is platted rights-of-way; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacations on September 9, 2025; and

WHEREAS, written notice of said hearing was mailed by first-class mail to each abutting landowner on July 25, 2025; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on July 31, 2025; and

WHEREAS, notice of said public hearing was posted on August 2, 2025; and

WHEREAS, all required notice of said hearing were given as required by Section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary line between two counties; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary of a city or town; and

WHEREAS, the vacation of a portion of Twin Oaks Road and Clarkes Circle will not leave any land adjoining said right-of-way without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of the portion of Twin Oaks Road and Clarkes Circle is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Comprehensive Master Plan and Transportation Plan; and

WHEREAS, the vacation of the portion of Twin Oaks Road and Clarkes Circle will not diminish the ability to provide adequate emergency services and will not increase the cost of services; and

WHEREAS, the vacation of the portion Twin Oaks Road and Clarkes Circle, with a public access easement that allows emergency services and other public service providers to continue to use the road as permitted pursuant to §43-2-302(1)(f), C.R.S., will not adversely affect the public health, safety, and welfare, and

WHEREAS, the Twin Mesa Metropolitan District will own and maintain the portion of Twin Oaks Road and Clarkes Circle to be vacated for the installation and maintenance of private access gates, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, Colorado, that:

The portion of Twin Oaks Road and Clarkes Circle, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, is hereby vacated; and

An access easement for ingress and egress is hereby reserved by the Board of County Commissioners in, on, over, through and across the portion of Twin Oaks Road and Clarkes Circle to be vacated for the continued use by emergency services providers as necessary and use by public sector employees associated with the continued inspection and maintenance of the non-vacated portion of Twin Oaks Road and Clarkes Circle and other duties as performed in their official capacity.

A utility easement(s) is hereby reserved thereon for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of date of vacation.

PASSED AND ADOPTED this _____ day of _____, 2025, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

By: _____
Abe Laydon, Chair

ATTEST:

By: _____
Hayley Hall, Clerk to the Board

EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF TWIN OAKS ROAD (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF LOT 49, SAID TWIN OAKS AND CONSIDERING THE SOUTHEAST LINE OF SAID LOT 49 TO BEAR S 63° 11' 15" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY (SAID 60 FEET WIDE PLATTED PER SAID RECEPTION NUMBER: 161972) SAID TWIN OAKS ROAD N 21° 33' 11" W , 37.69 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY N 21° 33' 11" W , 40.00 FEET;

THENCE TO THE EASTERLY RIGHT-OF-WAY OF SAID TWIN OAKS ROAD N 68° 26' 49" E , 60.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY S 21° 33' 11" E , 40.00 FEET;

THENCE TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY S 68° 26' 49" W , 60.00 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 2,400.156 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



PAGE 1 OF 2

PROJECT: 20161000114

DATE: JULY 2025

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



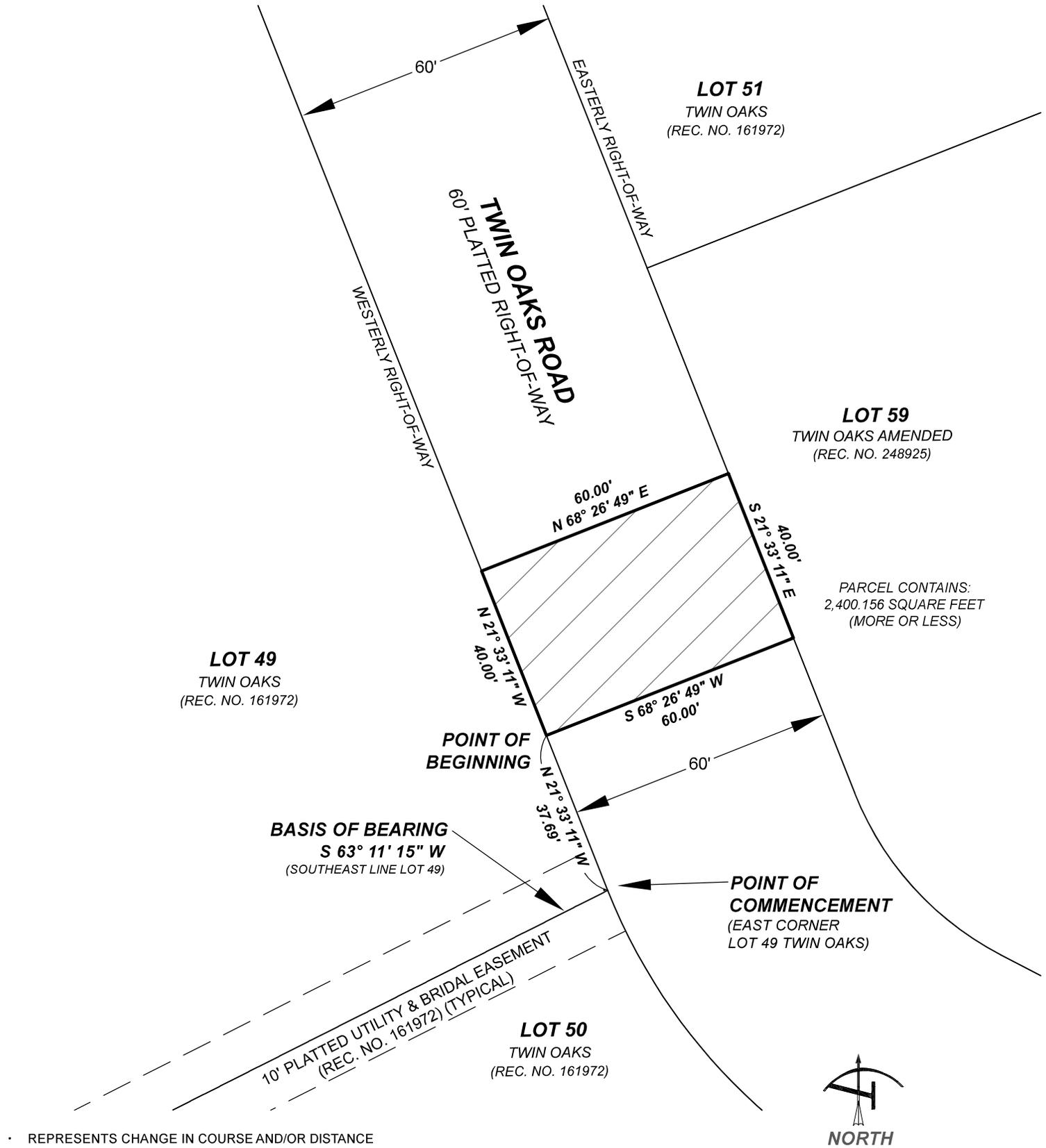
Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

Twin Oaks Road and Clarkes Circle Road Variance
Project File: SB2025-026

EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



• REPRESENTS CHANGE IN COURSE AND/OR DISTANCE

PAGE 2 OF 2
PROJECT: 20161000114
DATE: JULY 2025

Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

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EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF CLARKES CIRCLE (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID TWIN OAKS AND CONSIDERING THE SOUTH LINE OF SAID LOT 57 TO BEAR S 69° 10' 13" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** TO THE WEST RIGHT-OF-WAY OF SAID CLARKES CIRCLE ON A CHORD BEARING OF N 12° 13' 52" W , 105.00 FEET TO A POINT ON A CURVE, SAID POINT ON CURVE BEING THE **POINT OF BEGINNING** (SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 351.16 FEET, TO WHICH THE RADIUS OF SAID CURVE BEARS N 86° 22' 03" E);

THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 16' 35" , AN ARC LENGTH OF 20.08 FEET TO A POINT OF TANGENCY;

THENCE TO THE EAST RIGHT-OF-WAY OF SAID CLARKES CIRCLE, N 82° 58' 00" E , 60.41 FEET;

THENCE ALONG THE SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

1) S 00° 21' 20" E , 7.02 FEET TO A POINT OF CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 291.16 FEET;

2) **THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 34' 28" , AN ARC LENGTH OF 13.08 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S 82° 58' 00" W , 60.13 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 1,206.612 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



PAGE 1 OF 2

PROJECT: 20161000114

DATE: JULY 2025

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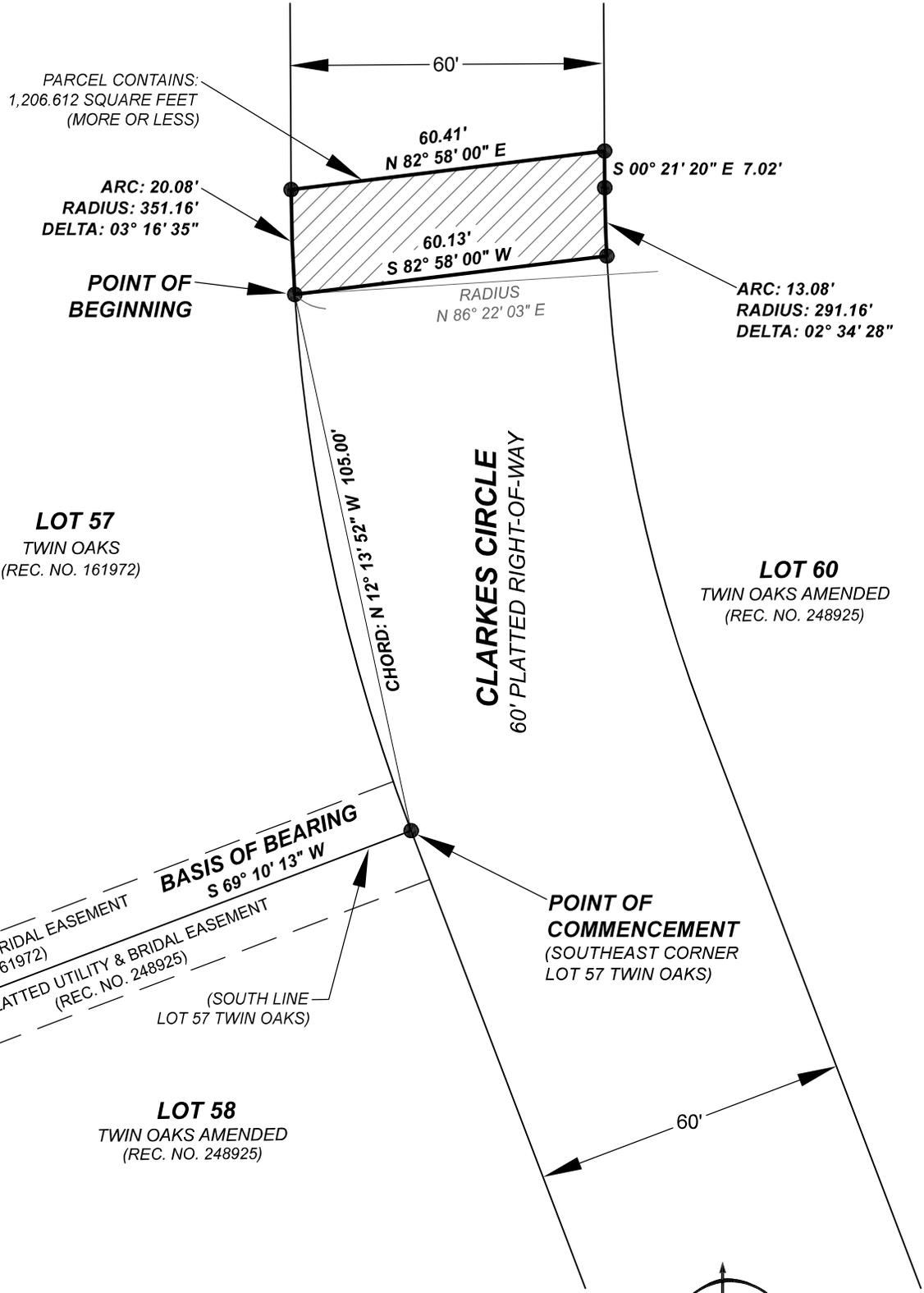
Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointssurveying@gmail.com

Twin Oaks Road and Clarkes Circle Road, Vero Beach, FL
Project File: SB2025-026

EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



Arrow Point
Surveying, Ltd.

6300 East Hampden Avenue
Unit C #358
Denver, CO 80222
720.384.5330
arrowpointsurveying@gmail.com

PAGE 2 OF 2

PROJECT: 20161000114

DATE: JULY 2025



NORTH

SCALE: 1" = 30'

Twin Oaks Road and Clarkes Circle Road Variations
Project File: SB2025-026

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