

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC00076396

DATE: 10+26-00

11:18

TIME

FEE: \$ 40⁰⁰

(4 P)

GRANTOR:

(OWNER/SIGNER)

Diamond Ridge

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Maker Ranch

Phase 1

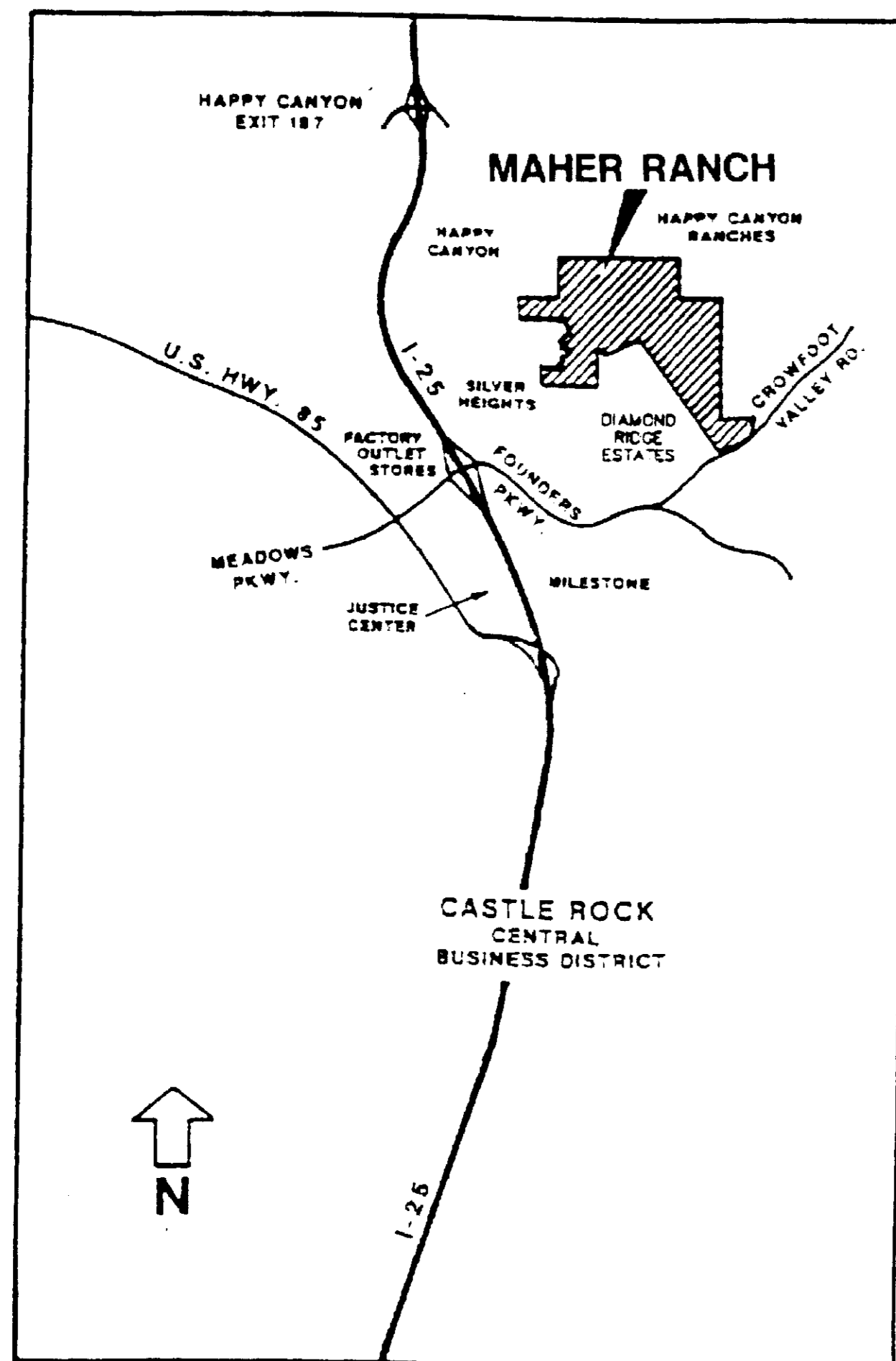
Preliminary PD Site Plan

LEGAL:

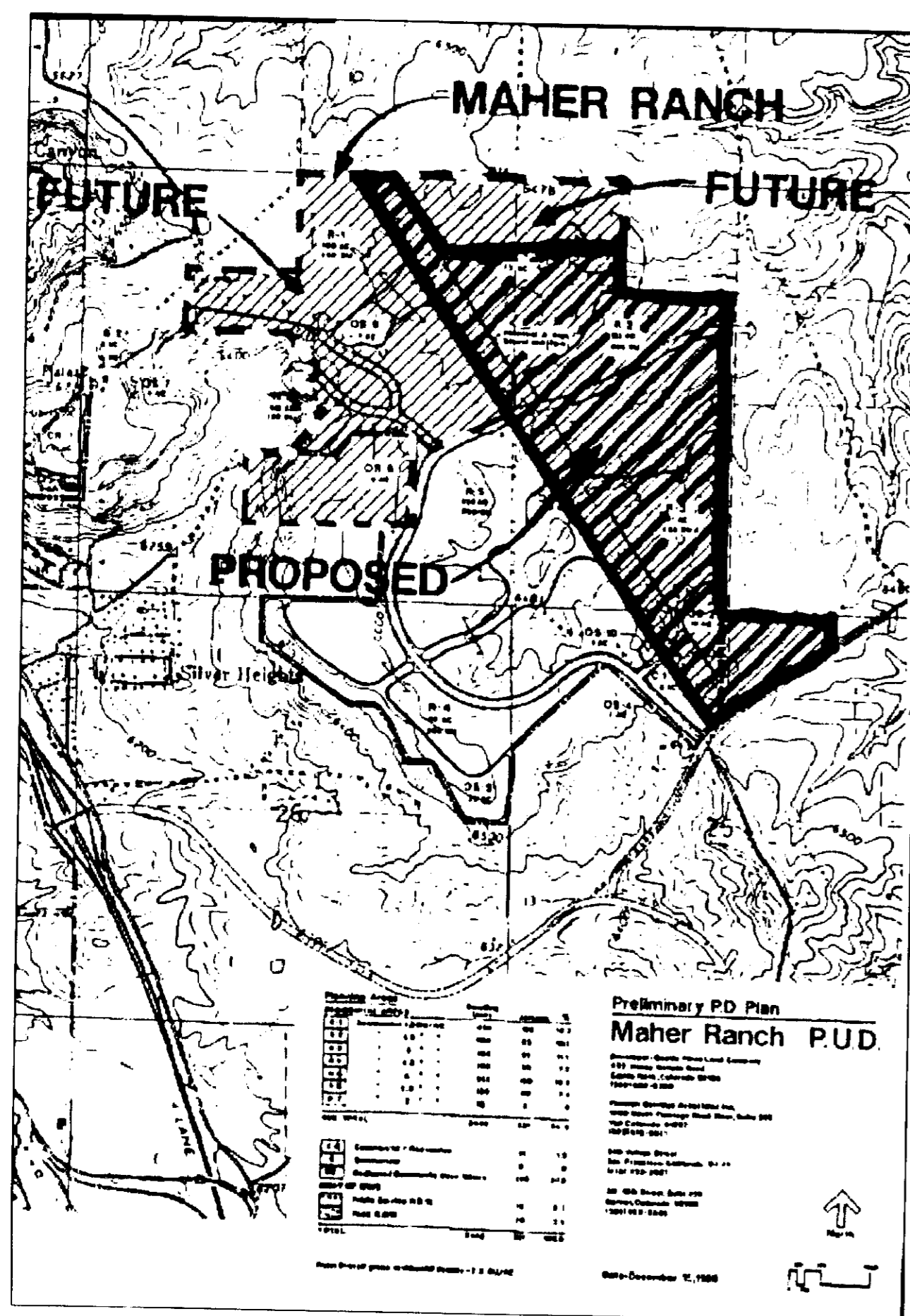
(SECTION-TOWNSHIP-RANGE)

N/A

NEW SUBDIVISION ABBREV: _____



VICINITY MAP
N.T.S.



Maher Ranch Phase 1

PRELIMINARY PD SITE PLAN A MINOR AMENDMENT #1 TO THE MAJOR AMENDMENT OF MAHER RANCH PHASE I PRELIMINARY PD CASTLE ROCK, COLORADO

SHEET No.	SHEET INDEX
1	COVER SHEET
2	PD SITE PLAN
3	PHASING & UTILITY PLAN
4	GRADING PLAN

Applicant

Diamond Ridge, LLC
5400 South Park Terrace Ave. #22-202
Englewood, CO 80111

Land Planning Consultant

David A. Clinger and Associates
21759 Cabrini Boulevard
Golden, CO 80401

Owner Representative

Lenn Haffeman
Diamond Ridge, LLC
5400 South Park Terrace Ave. #22-202
Englewood, CO 80111

Engineering/Surveying Consultant

Nolte and Associates, Inc.
7000 S. Yosemite Street, Suite 200
Englewood, CO 80112

This plan represents a site specific development plan pursuant to Chapter 15.24 of the Castle Rock Municipal Code and §24-68-101, et seq., C.R.S. and establishes vested property rights through December 31, 2007, to undertake and complete the development and use of the property in accordance with this plan.

Notes:

- The existing zoning for a portion of this property is PD, as per the Maher Ranch P.U.D. recorded on January 18, 1988, at Reception Number 8801194. The remaining parcels to be annexed from Douglas County are presently zoned agricultural.
- The contour interval on this plan is 10' and the topography was obtained through aerial photography. Two foot contour topography is available for future engineering design.
- The PLD designation on the plan represents the Public Land Dedication. The remainder of the open space will be private (OSP) and dedicated (OSD) open space.
- There are no FEMA flood plain boundaries within this site.
- For site plan criteria see "Maher Ranch Zoning Regulations" adopted with this plan.

LAND USE SUMMARY

LAND USE	PROPOSED MAHER RANCH PHASE 1 PD			A PORTION OF EXISTING MAHER RANCH PD			
	ACRES	OPEN SPACE	MAX. DU'S	MIN. LOT AREA (SF)	ACRES	DU'S	DENSITY
Single Family Residential							
RSF-D	71.95		221	8,500			
RSF-E	51.80		195	7,500			
RSF-LXB (Luxury)	2.5		10	4 DU/AC			
TOTAL RSF	126.25		411*				
RTH (Townhomes)**	8.39		100				
R-2					37.0	204.0	5.5
R-3					91.0	455.0	5.0
Open Space					105.4		
PLD (Total)	30.01						
PLD (Required Ph-1)		23.66					
PLD (Credit to Ph-2)		6.35					
OSP (Total)	89.53						
OSP (Dedicated Ph-1)		79.53					
OSP (Credit to Ph-2)		10.0					
OSD							
Subtotal	119.54						
UD	14.7						
Major Roadway	17.93						
Totals	286.8	119.54	511*	1.78 DU/AC	243.4	659.0	2.7

* NOT TO EXCEED
** INCLUDES UD ACRES

Existing Zoning and Adjacent Land Uses

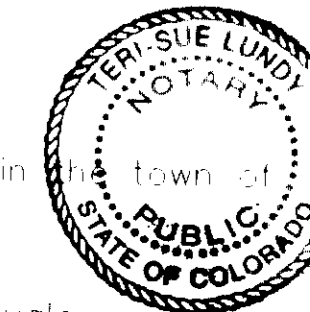
Most of this property was zoned as the Maher Ranch P.U.D. on January 18, 1988, and the plan recorded at Reception Number 8801194. That Preliminary P.U.D. Plan also included what is now Castle Rock Estates PD, which has been partially developed. There are also two parcels totaling 43.09 acres, annexed July 8, 1999, that were zoned agriculture in Douglas County.

Ownership Certification

The undersigned are all of the owners of certain lands known herein as Maher Ranch PD in the Town of Castle Rock.

Lenn Haffeman, Manager
DIAMOND RIDGE
Landowner (Notarized Signature)
Signed this 17th day of August 2000

The foregoing instrument was acknowledged before me this 17th day of August, 2000 by Lenn M. Haffeman as manager for Diamond Ridge, LLC.
witness my hand and seal
Exp 12-17-02
Jeanie Suberdy
Notary Public



Lienholder Subordination Certificate

The undersigned are all the mortgagees and the lienholders of certain lands known herein as the Maher Ranch Filing No. 1 subdivision pd in Castle Rock.

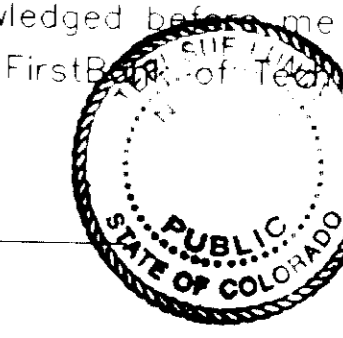
The undersigned beneficiary of the lien created by instrument recorded on September 14, 1999, in 1755 book at page 721 Douglas County, Colorado, subordinate the subject lien to the terms, conditions and restrictions of this document:

[Signature]
FirstBank of Tech Center (Notarized Signature)
signed this 17th day of August 2000

The foregoing lienholder subordination certificate was acknowledged before me this 17th day of August 2000, by *Charles W. Kerneval* as member of FirstBank of Tech Center.

witness my hand and seal
My commission expires: 12-17-02

Jeanie Suberdy
Notary Public



Title Certification

I, *Eric Stearns*, an authorized representative of

LAND TITLE GUARANTEE, a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the Public Records and state that all owners, mortgagees, and lienholders of the property are listed in the Certificate of Ownership and Lienholder Subordination Certificate.

Signed this 22nd day of August 2000

State of Colorado
County of Douglas

[Signature]
Authorized Representative (Notarized Signature)

Title Insurance Company

Surveyor's Certificate

I, *Joseph E. Chumbeck*, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Maher Ranch Preliminary PD Site Plan was made under my supervision and the monuments shown thereon actually exist and this Site Plan accurately represents that survey.

Registered Land Surveyor



Town Certification

Planning Commission Recommendation

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

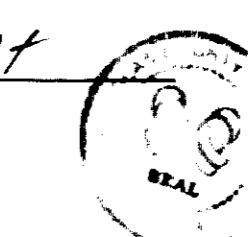
This site plan was approved by the Planning and Development Director of the Town of Castle Rock, Colorado, on the 27th day of June, 2000.

[Signature]
For Director of Planning and Development

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:42 A.M. on the 26 day of October 2000 (year), in Book N/A, Page N/A, Reception No. 00076396

Douglas County Clerk and Recorder

By *Sherif Muehlefeld*
Deputy



Maher Ranch

Phase 1

PRELIMINARY PD SITE PLAN A MINOR AMENDMENT #1 TO THE MAJOR AMENDMENT OF MAHER RANCH PHASE I PRELIMINARY PD CASTLE ROCK, COLORADO

CONSTRUCTION REQUIREMENTS FOR RED PHASE

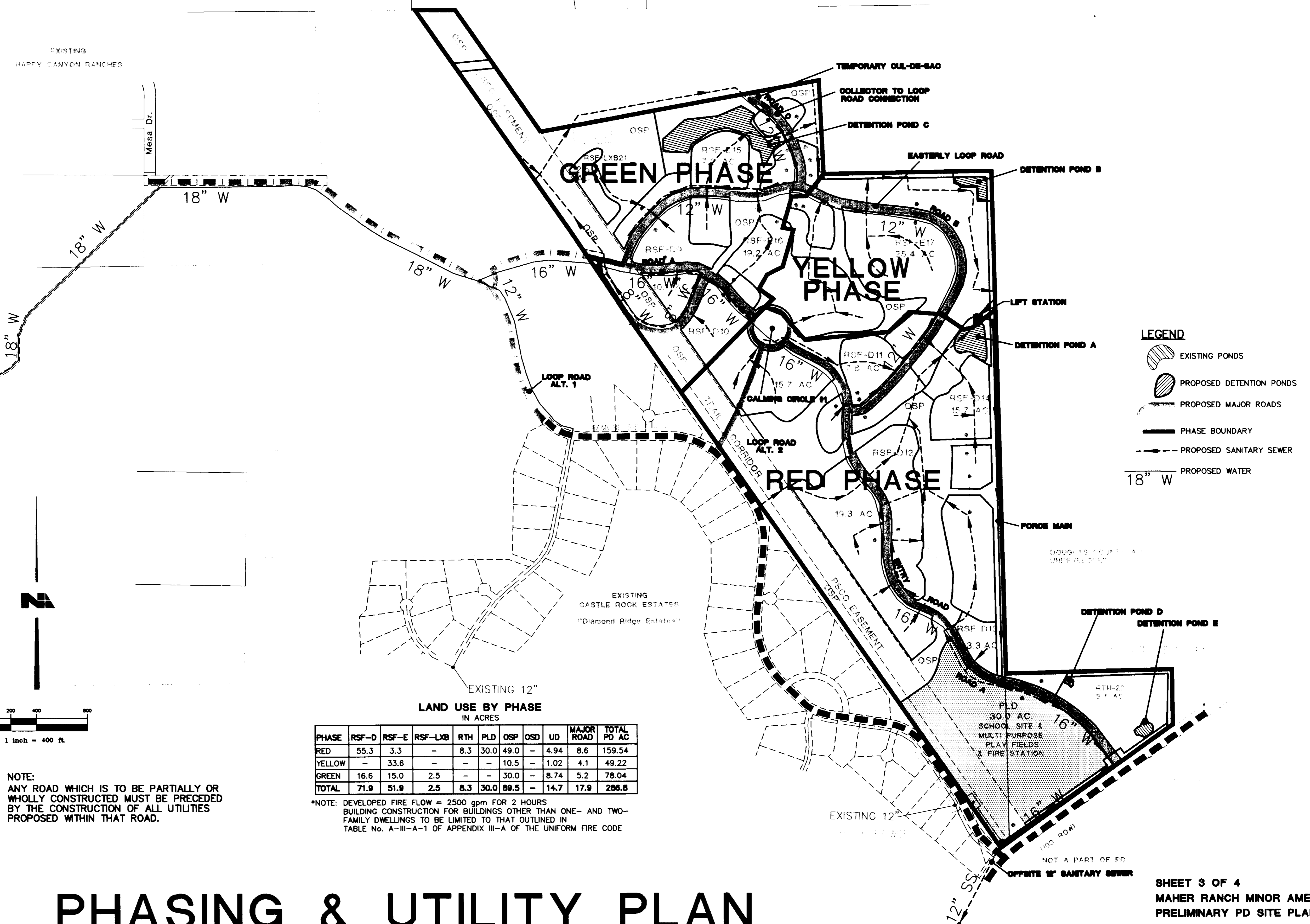
1. ROAD CONSTRUCTION
 - ALTERNATE A
 - A. CONSTRUCT ROAD A (MAIN ENTRANCE ROAD) FROM CROWFOOT VALLEY ROAD TO INTERSECTION OF DIAMOND RIDGE PKWY. & LOOP ROAD ALT. 1.
 - B. CONSTRUCT DIAMOND RIDGE PARKWAY FROM THE NORTHERLY BOUNDARY OF DIAMOND RIDGE ESTATES TO INTERSECTION OF DIAMOND RIDGE PKWY. AND LOOP ROAD ALT. 1.
 - C. CONSTRUCT ROAD B TO THE YELLOW PHASE BOUNDARY WITH TEMPORARY TURNAROUND.
 - ALTERNATE B
 - A. CONSTRUCT ROAD A (MAIN ENTRANCE ROAD) FROM CROWFOOT VALLEY ROAD TO AND INCLUDING CALMING CIRCLE NO.1.
 - B. CONSTRUCT LOOP ROAD ALT. 2 FROM DIAMOND RIDGE PARKWAY TO ROAD A (AT CALMING CIRCLE #1).
 - C. CONSTRUCT ROAD B TO THE YELLOW PHASE BOUNDARY WITH TEMPORARY TURNAROUND.
2. WATER SERVICE
 - A. INSTALL PURPLE ZONE TO RED ZONE PUMPS IN EXISTING PUMP STATION NEAR DIAMOND RIDGE ESTATES ENTRANCE.
 - B. CONSTRUCT 16" WATER MAIN FROM EXISTING PUMP STATION TO CROWFOOT VALLEY ROAD, EAST ALONG CROWFOOT VALLEY ROAD TO ROAD A, THEN NORTHERLY ALONG ROAD A TO CALMING CIRCLE, NO. 2.
 - C. CONSTRUCT 18" WATER MAIN FROM CALMING CIRCLE, NO. 2 TO THE NORTHWEST CORNER OF PROJECT, THEN IN A SOUTHWESTERLY DIRECTION TO THE RED ZONE TANK SITE.
 - D. CONSTRUCT RED ZONE TANK.
 - E. UPGRADE EXISTING YELLOW ZONE TO PURPLE ZONE PUMPS AT THE PUMP STATION NEAR KING SOOPERS SHOPPING CENTER.
 - F. CONSTRUCT 12" WATER IN DIAMOND RIDGE PARKWAY TO NORTHERLY BOUNDARY OF DIAMOND RIDGE ESTATES FROM CALMING CIRCLE, NO. 2.
 - G. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT ALL WATER MAINS ARE DESIGNED AND CONSTRUCTED TO CREATE A LOOP SYSTEM, THUS ALLOWING FOR BI-DIRECTIONAL SUPPLY OF WATER. IN THE EVENT A LOOP IS NOT CONSTRUCTED A MAXIMUM OF 12 SFE WILL BE ALLOWED TO BE SERVICED FROM THAT DEAD END LINE.
3. SANITARY SEWER
 - A. CONSTRUCT OFF-SITE 12" SEWER MAIN FROM TOP OF HILL ON CROWFOOT VALLEY ROAD TO THE CONNECTION WITH 12" SEWER MAIN IN METZLER RANCH PARCEL 15.
 - B. CONSTRUCT LIFT STATION ON EASTERLY BOUNDARY OF PROJECT ADJACENT TO DETENTION POND A WITH APPROXIMATELY 4800 LF. OF FORCE MAIN SOUTH TO OFF-SITE SEWER MAIN.
 - C. CONSTRUCT GRAVITY MAIN TO LIFT STATION.
4. STORM SEWER
 - A. CONSTRUCT DETENTION POND A.
 - B. CONSTRUCT DETENTION POND D IN CONJUNCTION WITH FIRE STATION. CONSTRUCT DETENTION POND E WHEN CONSTRUCTION IS PROPOSED IN MULTI-FAMILY AREAS. PONDS D & E MUST BE CONSTRUCTED PRIOR TO ANY OVER-LOT GRADING WITHIN THEIR TRIBUTARY BASINS, INCLUDING THE PARK/SCHOOL SITE SUCH THAT THE PONDS WILL BE UTILIZED AS TEMPORARY SEDIMENTATION EROSION CONTROL PONDS UNTIL FINAL BUILDOUT.
5. DRY UTILITIES
 - A. CONSTRUCT UTILITIES TO INDIVIDUAL ENTITIES REQUIREMENTS. CONNECT TO EXISTING FACILITIES ALONG CROWFOOT VALLEY ROAD.
6. PLAT DEDICATIONS
 - A. PLD OF 30.01 ACRES IS TO BE DEDICATED ON FIRST FILING IN THE RED PHASE IF NOT ALREADY DEDICATED IN PREVIOUS PHASES.
 - B. UTILITY AND DRAINAGE EASEMENTS AS REQUIRED TO MEET TOWN OF CASTLE ROCK STANDARDS.
 - C. PRIVATE OPEN SPACE AREA (OSP) OF 49.0 ACRES.

CONSTRUCTION REQUIREMENTS FOR YELLOW PHASE

1. ROAD CONSTRUCTION
 - A. AND B. SAME AS RED PHASE
 - C. CONSTRUCT ROAD B THROUGH THE PHASE, CONNECTING BOTH ENDS TO ROAD A.
2. WATER SERVICE
 - A. THROUGH G. SAME AS RED PHASE
 - H. CONSTRUCT 12" WATER MAIN IN ROAD B FOR ITS ENTIRE LENGTH.
3. SANITARY SEWER
 - SAME AS RED PHASE
4. STORM SEWER
 - A. CONSTRUCT DETENTION POND A.
 - B. CONSTRUCT DETENTION POND B.
5. DRY UTILITIES
 - SAME AS RED PHASE
6. PLAT DEDICATIONS.
 - A. PLD OF 30.01 ACRES IS TO BE DEDICATED ON FIRST FILING IN THE YELLOW PHASE IF NOT ALREADY DEDICATED IN PREVIOUS PHASES.
 - B. UTILITY AND DRAINAGE EASEMENTS AS REQUIRED TO MEET TOWN OF CASTLE ROCK STANDARDS.
 - C. OPEN SPACE AREA OF 10.5 ACRES.

CONSTRUCTION REQUIREMENTS FOR GREEN PHASE

1. ROAD CONSTRUCTION
 - A. AND B. SAME AS RED PHASE
 - C. CONSTRUCT ROAD B THROUGH THE PHASE, CONNECTING BOTH ENDS TO ROAD A.
 - D. CONSTRUCT ROAD C. TO BOUNDARY WITH TEMPORARY CUL-DE-SAC.
2. WATER SERVICE
 - A. THROUGH G. SAME AS RED PHASE
 - H. CONSTRUCT 12" WATER MAIN IN ROAD B TO ITS ENTIRE LENGTH.
3. SANITARY SEWER
 - 1. CONSTRUCT WATER LINE IN ROAD C TO THE BOUNDARY OF PHASE. IN THE EVENT A LOOP IS NOT CONSTRUCTED A MAXIMUM OF 12 SFE WILL BE ALLOWED TO BE SERVICED FROM THAT DEAD END LINE.
4. STORM SEWER
 - A. CONSTRUCT DETENTION POND C.
5. DRY UTILITIES
 - SAME AS RED PHASE
6. PLAT DEDICATIONS.
 - A. PLD OF 30.01 ACRES IS TO BE DEDICATED ON FIRST FILING IN THE GREEN PHASE IF NOT ALREADY DEDICATED IN PREVIOUS PHASES.
 - B. UTILITY AND DRAINAGE EASEMENTS AS REQUIRED TO MEET TOWN OF CASTLE ROCK STANDARDS.
 - C. PRIVATE OPEN SPACE AREA (OSP) OF 30.0 ACRES.



LAND USE BY PHASE
IN ACRES

PHASE	RSF-D	RSF-E	RSF-LXB	RTH	PLD	OSP	OSD	UD	MAJOR ROAD	TOTAL PD AC
RED	55.3	3.3	-	8.3	30.0	49.0	-	4.94	8.6	159.54
YELLOW	-	33.6	-	-	-	10.5	-	1.02	4.1	49.22
GREEN	16.6	15.0	2.5	-	-	30.0	-	8.74	5.2	78.04
TOTAL	71.9	51.9	2.5	8.3	30.0	89.5	-	14.7	17.9	286.8

*NOTE: DEVELOPED FIRE FLOW = 2500 gpm FOR 2 HOURS
BUILDING CONSTRUCTION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS TO BE LIMITED TO THAT OUTLINED IN TABLE No. A-III-A-1 OF APPENDIX III-A OF THE UNIFORM FIRE CODE

NOTE:
ANY ROAD WHICH IS TO BE PARTIALLY OR WHOLLY CONSTRUCTED MUST BE PRECEDED BY THE CONSTRUCTION OF ALL UTILITIES PROPOSED WITHIN THAT ROAD.

PHASING & UTILITY PLAN

TITLE: MAHER RANCH
 DATE: 08/20/08
 SCALE: 1"=400'
 PLOTTER: HP DesignJet 5000
 SHEET: 1 OF 7 SHEETS
 JOB NO.: D011

