

PLAT IDENTIFICATION SHEET

RECEPTION #: 01035705

DATE: 4-25-01

TIME 15:59

FEE: \$ 4000 (4 P)

GRANTOR: Diamond Ridge LLC
(OWNER/SIGNER)

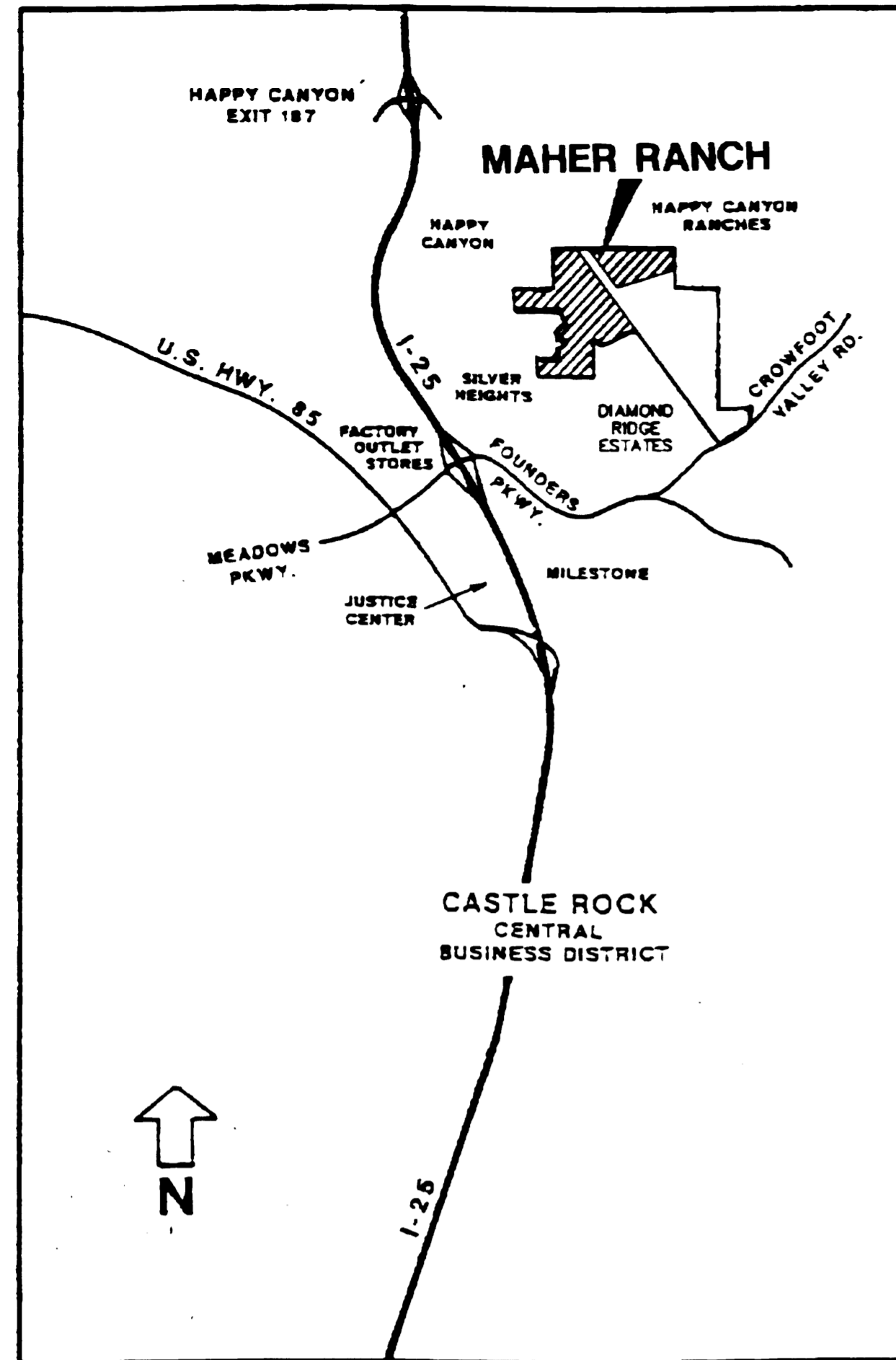
GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

Maker Ranch
Phase 2 - Preliminary
Site Plan

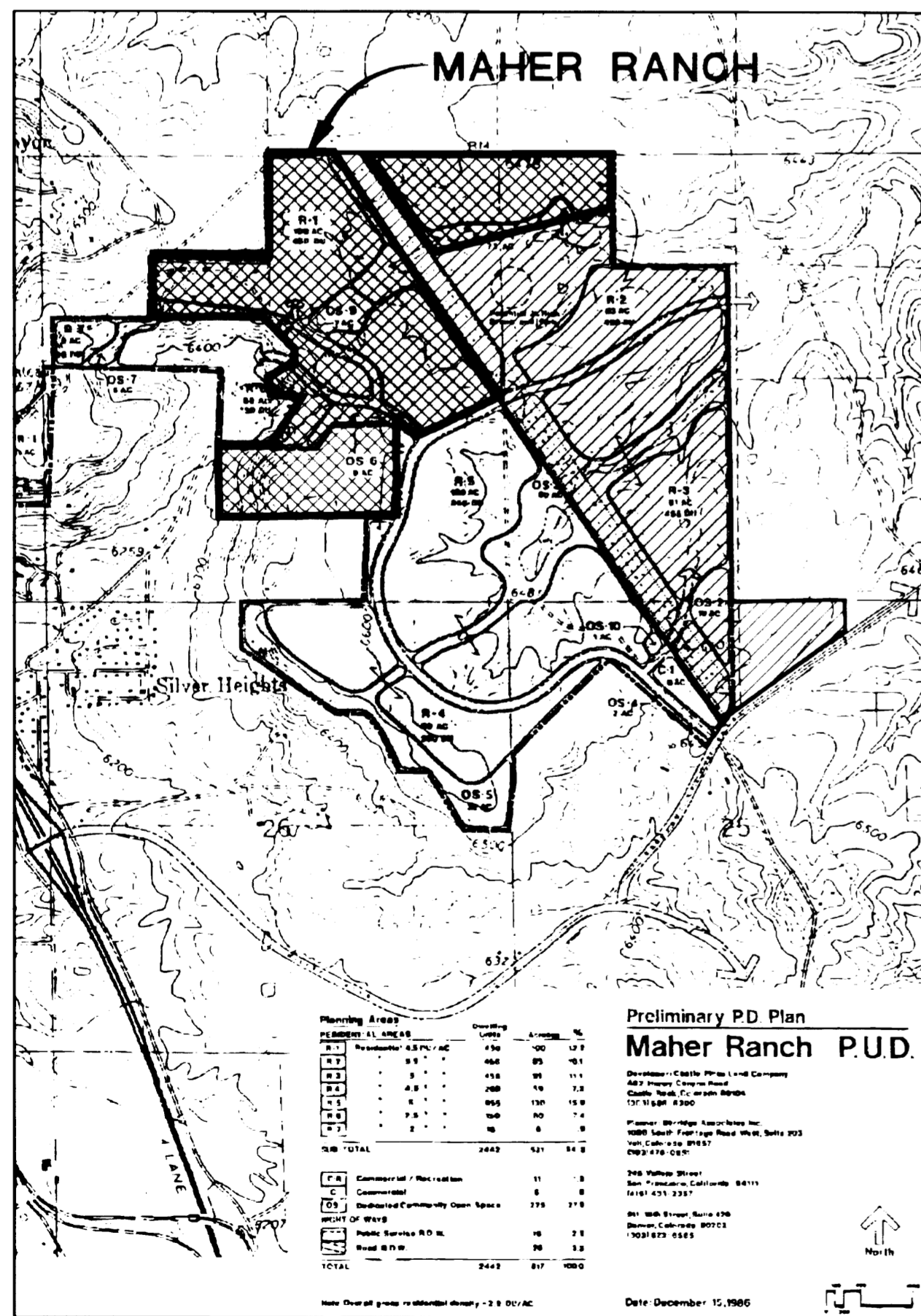
LEGAL:
(SECTION-TOWNSHIP-RANGE)

N/A

NEW SUBDIVISION ABBREV: _____



VICINITY MAP
N.T.S.



EXISTING MAHER RANCH PD SITE
 PROPOSED MAHER RANCH SITE - PHASE 1
 PROPOSED MAHER RANCH SITE - PHASE 2

Maher Ranch Phase 2 PRELIMINARY PD SITE PLAN A MAJOR AMENDMENT TO THE MAHER RANCH P.U.D. 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 S. 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 S. Park Terrace Ave. #22-202
Englewood, CO 80111

Engineering/Surveying Consultant

Noite 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 parcel to be annexed from Douglas County is 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 Public Land Dedication (PLD) will be cash-in-lieu. The remainder of the open space will be private (OSP).
- 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 2 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-A	101.0		97	21,780			
RSF-C	54.0		130	10,000			
RSF-LXA (Luxury)	25.0		75	3 DU/AC			
RSF-LXB (Luxury)	22.5		90	4 DU/AC			
TOTAL RSF	202.5		386*				
R-1					100.0	450.0	4.5
R-2					43.0	237.0	5.5
R-6					22.0	55.0	2.5
Major Roadway	** 14.67				7.7		
Open Space							
PLD-(Cash-In-Lieu)	-	***					
PLD-(Credit from Ph-1)	-	6.16					
OSP	40.2	40.2			25.0		
OSP-(Credit from Ph-1)	-	10.0					
OSD	-						
Subtotal (Including Credits)		56.36					
Totals	242.7	56.36	386*	1.59 DU/AC	197.7	687.0	3.5

* NOT TO EXCEED
 ** AREA INCLUDED IN RESIDENTIAL ACRES
 *** SEE DEVELOPMENT AGREEMENT

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 and Maher Ranch Phase 1, which has been partially developed. There is also one parcel totaling 45.0 acres, annexed 6-26-00 that was zoned agriculture in Douglas County.

Ownership Certification AND MORTGAGE CERTIFICATION

The undersigned is the owner of certain lands known herein as Maher Ranch Phase 2 PD in the Town of Castle Rock. Signed this 22nd day of March, 2000. DEED OF TRUST RECORDED 12/30/97 BK. 1497 PG. 1835
 Lenn M. Haffeman, Manager of Diamond Ridge LLC
 Land Owner

Subscribed and sworn before me this 9th day of March, 2000. By Lenn M. Haffeman, Manager of Diamond Ridge LLC. Witness my hand and official seal. Notary Public. My commission expires: 6-15-04. Evelyn Klein, Notary Public, State of Colorado.

Ownership Certification

The undersigned is the owner of certain lands known herein as Maher Ranch Phase 2 PD in the Town of Castle Rock. Signed this 20th day of March, 2000. Patrick D. Maher, Land Owner.

Subscribed and sworn before me this 20th day of March, 2000. By Susan J. Hamblen, Notary Public, State of Colorado. My commission expires: 7-1-03.

Title Certification

I, Erik 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, mortgages, and lienholders of the property are listed in the Certificate of Ownership and Lienholder Subordination Certificate.

Signed this 9th day of March, 2000.

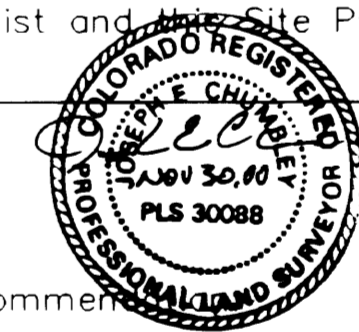
Authorized Representative

Subscribed and sworn before me this 9th day of March, 2000. By Erik Stearns, AS TITLE OFFICER. Witness my hand and official seal. Notary Public. My commission expires: 6-15-04. Evelyn Klein, Notary Public, State of Colorado.

Title Insurance Company Surveyor's Certificate

I, Joseph E. Chumbley, 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 the Site Plan accurately represents that survey.

Registered Land Surveyor



Town Certification

Planning Commission Recommendation

The Preliminary PD Site Plan and Zoning Regulations for the Maher Ranch PD Phase 2 were recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the 11th day of Sept, 2000.

Chairman: [Signature] Date: 4/23/01

Attest: [Signature] Date: 4/16/01
 Planning Director

Town Council Approval

The Preliminary PD Site Plan and Zoning Regulations for the Maher Ranch PD Phase 2 were approved by the Town Council of the Town of Castle Rock, Colorado on the 26th day of Oct, 2000.

Mayor: [Signature] Date: 4/24/01
 Attest: Sally Mason, Town Clerk 4-24-01

RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS FILED IN MY OFFICE ON THIS 25 DAY OF APRIL, 2000, AT 1:59 O'CLOCK P.M. AND WAS

RECORDED AT RECEPTION NO. 01035705
 County Clerk and Recorder: [Signature]

SHEET 1 OF 4
 MAHER RANCH PHASE 2
 PRELIMINARY PD SITE PLAN
 DATE: 10/00

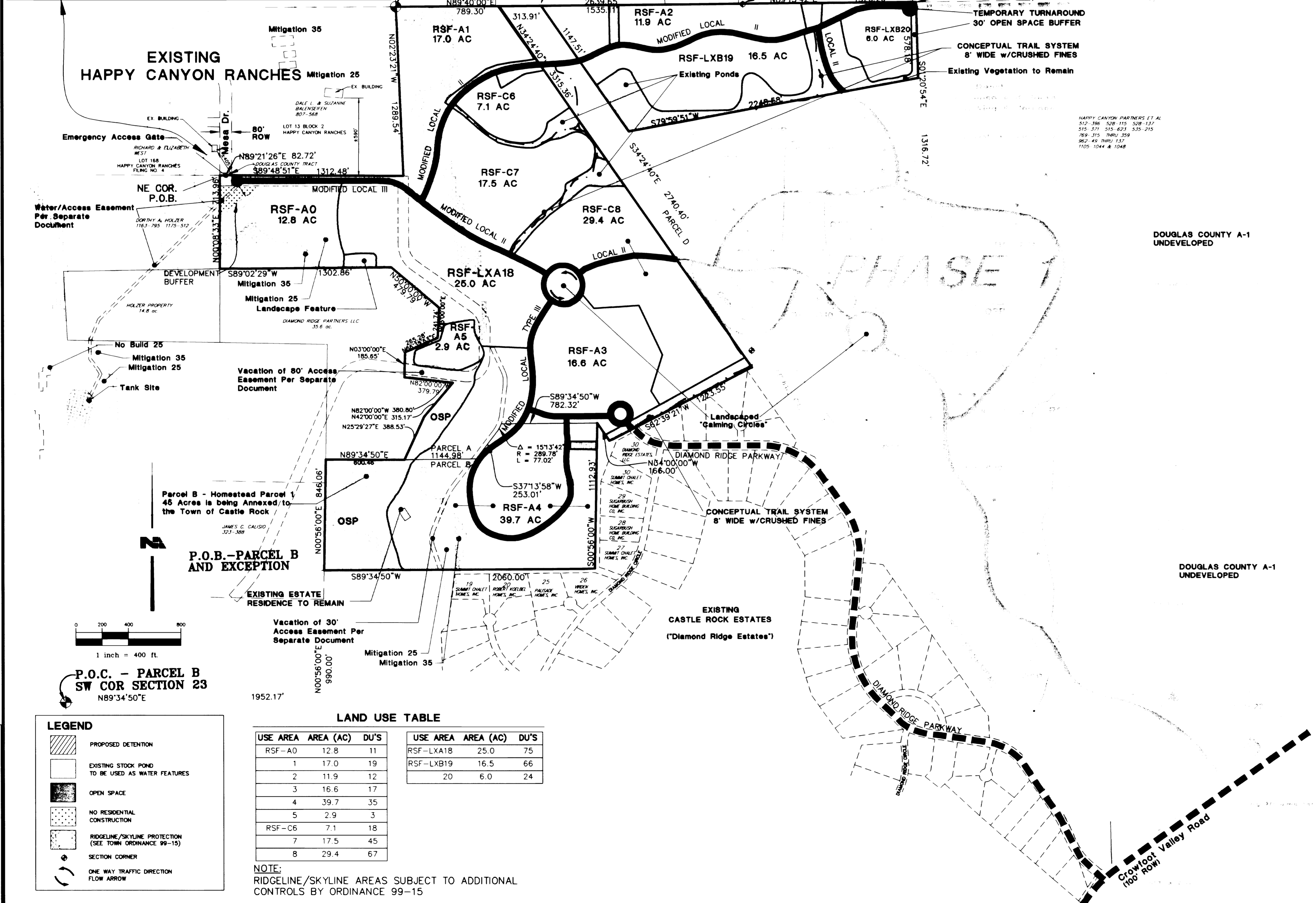
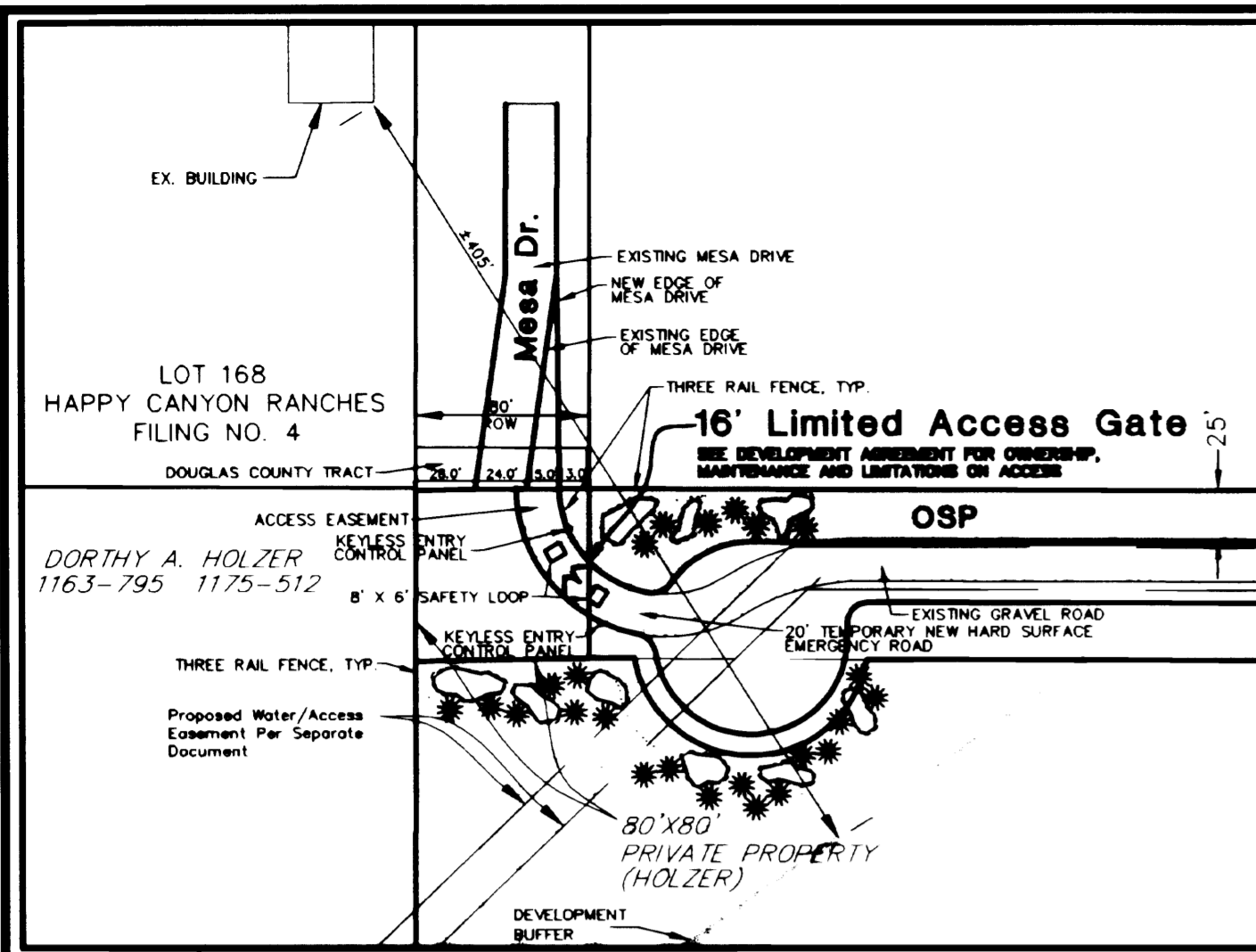
Maher Ranch

Phase 2

PRELIMINARY PD SITE PLAN

A MAJOR AMENDMENT TO THE MAHER RANCH P.U.D.

Castle Rock, Colorado



DESCRIPTION - PARCEL A

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89° 40' 00" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 23 A DISTANCE OF 789.30 FEET TO A POINT ON THE WESTERLY LINE OF A 260-FOOT WIDE PUBLIC SERVICE COMPANY RIGHT-OF-WAY AS DESCRIBED IN BOOK 156, PAGE 409 OF THE DOUGLAS COUNTY RECORDS, THENCE SOUTH 34° 46' 05" EAST ALONG SAID WESTERLY LINE 3357.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 23, THENCE SOUTH 62° 39' 21" WEST 1223.55 FEET, THENCE NORTH 34° 00' 00" WEST 168.00 FEET, THENCE SOUTH 89° 34' 50" WEST 728.32 FEET, THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 67° 34' 34" AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.78 FEET, A CENTRAL ANGLE OF 151° 34' 42" AND AN ARC LENGTH OF 77.02 FEET TO A POINT OF TANGENCY, THENCE SOUTH 37° 13' 58" WEST ALONG SAID TANGENT 253.01 FEET, THENCE SOUTH 89° 34' 50" WEST 544.98 FEET, THENCE NORTH 25° 29' 27" EAST 388.53 FEET, THENCE NORTH 42° 00' 00" EAST 515.17 FEET, THENCE NORTH 82° 00' 00" WEST 380.80 FEET, THENCE NORTH 03° 00' 00" EAST 185.65 FEET, THENCE NORTH 66° 35' 53" EAST 265.28 FEET, THENCE NORTH 03° 00' 00" EAST 241.74 FEET, THENCE NORTH 50° 00' 00" WEST 479.79 FEET, THENCE SOUTH 89° 02' 29" WEST 1302.86 FEET, THENCE NORTH 00° 08' 33" EAST 713.96 FEET TO THE SOUTHEAST CORNER OF LOT 168 OF HAPPY CANYON FILING NO. 4, THENCE NORTH 89° 21' 26" EAST 82.72 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 2 OF HAPPY CANYON FILING NO. 4, THENCE NORTH 89° 40' 00" WEST 1112.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 2, THENCE NORTH 2° 23' 21" WEST ALONG THE EAST LINE OF SAID LOT 13, BLOCK 2 A DISTANCE OF 1289.54 FEET TO THE POINT OF BEGINNING

CONTAINING 152.0 ACRES, MORE OR LESS

DESCRIPTION - PARCEL B (HOMESTEAD PARCEL 1)

A PARCEL OF LAND LOCATED IN THE SOUTH ONE HALF OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 89° 34' 50" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 23 A DISTANCE OF 1952.17 FEET, THENCE NORTH 89° 34' 50" EAST 990.00 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN BOOK 309, PAGE 763, THENCE THE POINT OF BEGINNING, THENCE CONTINUING NORTH 0° 56' 00" EAST 846.06 FEET, THENCE NORTH 89° 34' 50" EAST 1144.98 FEET TO THE EAST LINE OF A 30-FOOT ACCESS EASEMENT DESCRIBED IN BOOK 309, PAGE 763 AND 767, THENCE ALONG THE EAST LINE OF SAID ACCESS EASEMENT THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 37° 13' 58" EAST 253.01 FEET TO A POINT OF CURVE, 2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.78 FEET, A CENTRAL ANGLE OF 151° 34' 42" AND AN ARC LENGTH OF 77.02 FEET, THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 67° 34' 34" AND NORTH 89° 34' 50" EAST 728.32 FEET, THENCE SOUTH 0° 56' 00" WEST 1112.93 FEET, THENCE SOUTH 89° 34' 50" WEST 2060.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.0 ACRES, MORE OR LESS.

DESCRIPTION - PARCEL C

A PARCEL OF LAND LOCATED IN PART OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, THENCE NORTH 89° 15' 42" EAST A DISTANCE OF 1320.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE SOUTH 01° 20' 54" EAST A DISTANCE OF 1316.72 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 89° 04' 44" EAST A DISTANCE OF 1320.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE SOUTH 01° 22' 35" EAST A DISTANCE OF 3964.97 FEET TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION 24 (ALSO BEING THE NORTH ONE QUARTER CORNER OF SAID SECTION 25), THENCE SOUTH 01° 18' 34" EAST ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 25 A DISTANCE OF 1312.16 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 23 (CROWFOOT VALLEY ROAD), THENCE SOUTH 50° 38' 43" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 96.67 FEET TO A POINT ON THE WESTERLY LINE OF A 75-FOOT WIDE PUBLIC SERVICE COMPANY EASEMENT AS DESCRIBED IN BOOK 122, AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS, THENCE NORTH 34° 46' 05" WEST ALONG THE WESTERLY LINE OF SAID 75-FOOT WIDE PUBLIC SERVICE COMPANY EASEMENT A DISTANCE OF 4674.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 01° 17' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 128.83 FEET TO THE WEST ONE QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 01° 20' 16" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 89° 04' 44" EAST A DISTANCE OF 1320.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 34° 46' 05" WEST ALONG THE WESTERLY LINE OF SAID 75-FOOT WIDE PUBLIC SERVICE COMPANY RIGHT-OF-WAY AS DESCRIBED IN BOOK 156 AT PAGE 409, DOUGLAS COUNTY RECORDS, A DISTANCE OF 2786.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 23, THENCE NORTH 89° 40' 00" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 23 A DISTANCE OF 1535.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 289.1 ACRES, MORE OR LESS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL

A PARCEL OF LAND LOCATED IN PART OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24, THENCE NORTH 89° 15' 42" EAST A DISTANCE OF 1320.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE SOUTH 01° 20' 54" EAST A DISTANCE OF 1316.72 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01° 20' 54" EAST A DISTANCE OF 738.54 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 89° 04' 44" EAST A DISTANCE OF 1320.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE SOUTH 01° 22' 35" EAST A DISTANCE OF 3964.97 FEET TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION 24 (ALSO BEING THE NORTH ONE QUARTER CORNER OF SAID SECTION 25), THENCE SOUTH 01° 18' 34" EAST ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 25 A DISTANCE OF 1312.16 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NO. 23 (CROWFOOT VALLEY ROAD), THENCE SOUTH 50° 38' 43" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 96.67 FEET TO A POINT ON THE WESTERLY LINE OF A 75-FOOT WIDE PUBLIC SERVICE COMPANY EASEMENT AS DESCRIBED IN BOOK 122, AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS, THENCE NORTH 34° 46' 05" WEST ALONG THE WESTERLY LINE OF SAID 75-FOOT WIDE PUBLIC SERVICE COMPANY EASEMENT A DISTANCE OF 4674.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 01° 17' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 128.83 FEET TO THE WEST ONE QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 01° 20' 16" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 89° 04' 44" EAST A DISTANCE OF 1320.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 24, THENCE NORTH 34° 46' 05" WEST ALONG THE WESTERLY LINE OF SAID 75-FOOT WIDE PUBLIC SERVICE COMPANY RIGHT-OF-WAY AS DESCRIBED IN BOOK 156 AT PAGE 409, DOUGLAS COUNTY RECORDS, A DISTANCE OF 1638.49 FEET TO A POINT; THENCE NORTH 79° 59' 51" EAST A DISTANCE OF 2248.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 243.4 ACRES, MORE OR LESS.

NET ACREAGE OF THIS DESCRIPTION IS 45.7 ACRES, MORE OR LESS.

LAND USE TABLE

USE AREA	AREA (AC)	DU'S
RSF-A0	12.8	11
1	17.0	19
2	11.9	12
3	16.6	17
4	39.7	35
5	2.9	3
RSF-C6	7.1	18
7	17.5	45
8	29.4	67

USE AREA	AREA (AC)	DU'S
RSF-LXA18	25.0	75
RSF-LXB19	16.5	66
20	6.0	24

NOTE:
RIDGELINE/SKYLINE AREAS SUBJECT TO ADDITIONAL CONTROLS BY ORDINANCE 99-15

LEGEND

- PROPOSED DETENTION
- EXISTING STOCK POND TO BE USED AS WATER FEATURES
- OPEN SPACE
- NO RESIDENTIAL CONSTRUCTION
- RIDGELINE/SKYLINE PROTECTION (SEE TOWN ORDINANCE 99-15)
- SECTION CORNER
- ONE WAY TRAFFIC DIRECTION FLOW ARROW

DATE: 10/24/00 **TIME:** 08:37 **TITLE:** MAHER RANCH

SCALE: 1" = 400' **SERVER:** D:\ST-1\MAHER_RANCH

PATH: D:\MAHER_RANCH\PROJECT\DRAWING\MAHER_RANCH_P2.PLT

PLOTTING VIEW: MAHER_RANCH_P2

SHEET: 2 OF 4 **SHEETS:** JOB NO. 00384

Maher Ranch

Phase 2

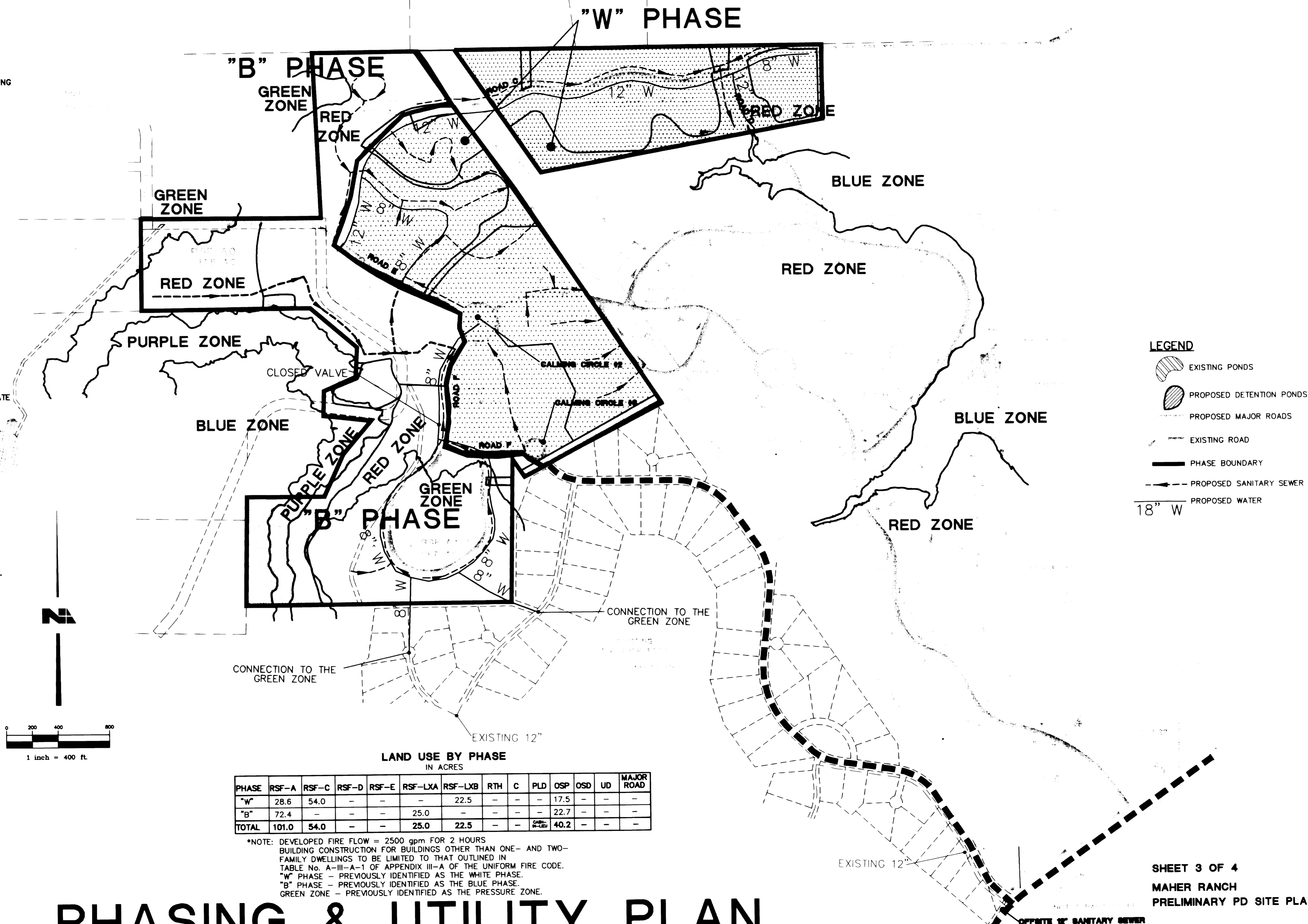
PRELIMINARY PD SITE PLAN A MAJOR AMENDMENT TO THE MAHER RANCH P.U.D. Castle Rock, Colorado

CONSTRUCTION REQUIREMENTS FOR "W" PHASE

- ROAD CONSTRUCTION**
 - CONSTRUCT ROAD A (MAIN ENTRANCE ROAD) FROM CROWFOOT VALLEY ROAD TO CALMING CIRCLE, NO. 2.
 - CONSTRUCT ROAD F FROM THE NORTHERLY BOUNDARY OF DIAMOND RIDGE ESTATES TO CALMING CIRCLE NO. 3 AND ON TO CALMING CIRCLE NO. 2.
 - CONSTRUCT ROAD C FROM ROAD E TO BOUNDARY.
 - CONSTRUCT ROAD D FROM ROAD C TO ROAD B.
 - CONSTRUCT ROAD B FROM ROAD D TO ROAD A.
 - LIMITED ACCESS GATE TO BE BUILT AT THE TIME OF IMPROVEMENTS FOR PHASE 1.
- WATER SERVICE**
 - INSTALL PURPLE ZONE TO RED ZONE PUMPS IN EXISTING PUMP STATION NEAR DIAMOND RIDGE ESTATES ENTRANCE.
 - CONSTRUCT 18" 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.
 - 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.
 - CONSTRUCT RED ZONE TANK.
 - UPGRADE EXISTING YELLOW ZONE TO PURPLE ZONE PUMPS AT THE PUMP STATION NEAR KING SOOPERS SHOPPING CENTER.
 - CONSTRUCT 12" WATER IN ROAD F TO NORTHERLY BOUNDARY OF DIAMOND RIDGE ESTATES FROM CALMING CIRCLE NO. 2 AND THROUGH CALMING CIRCLE NO. 3.
 - 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.
 - CONSTRUCT 12" WATER MAIN IN C.
 - CONSTRUCT 12" WATER ROAD D.
 - CONSTRUCT WATER MAIN IN ROAD B FROM ROAD A TO ROAD D.
- SANITARY SEWER**
 - CONSTRUCT OFF-SITE 12" SEWER MAIN FROM TOP OF HILL ON CROWFOOT VALLEY ROAD TO THE CONNECTION WITH 12" SEWER MAIN IN METZLER RANCH SUBDIVISION.
 - 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.
 - CONSTRUCT GRAVITY MAIN TO LIFT STATION.
 - 803± SFEs WILL BE SERVICED BY THE LIFT STATION.
- STORM SEWER**
 - CONSTRUCT DETENTION POND B.
- DRY UTILITIES**
 - CONSTRUCT UTILITIES TO INDIVIDUAL ENTITIES REQUIREMENTS. CONNECT TO EXISTING FACILITIES ALONG CROWFOOT VALLEY ROAD.
- PLAT DEDICATIONS**
 - CASH-IN-LIEU OF PLD WITH FIRST FINAL PLAT.
 - UTILITY AND DRAINAGE EASEMENTS AS REQUIRED TO MEET TOWN OF CASTLE ROCK STANDARDS.
 - PRIVATE OPEN SPACE AREA (OSP) OF 17.5 ACRES. - THE PROPORTIONATE SHARE OF OSP TO BE DEDICATED WITHIN EACH INDIVIDUAL FINAL PLAT. 6.16 ACRES OF OSP FROM PHASE 1 WILL BE CREDITED TO PHASE 2 AT THE TIME OF FIRST FINAL PLAT OF FILING 1.
 - TRAILS TO BE BUILT THAT ARE LOCATED WITHIN EACH FINAL PLAT.

CONSTRUCTION REQUIREMENTS FOR "B" PHASE

- ROAD CONSTRUCTION**
 - AND B. SAME AS "W" PHASE
 - CONSTRUCT ROAD E.
 - CONSTRUCT ROAD C TO THE PSCO WEST EASEMENT LINE WITH A TEMPORARY TURNAROUND.
 - LIMITED ACCESS GATE TO BE BUILT AT THE TIME OF IMPROVEMENTS FOR PHASE 1.
- WATER SERVICE**
 - THROUGH G. SAME AS "W" PHASE
 - CONNECT PORTION OF THIS PHASE IN THE PRESSURE ZONE TO THE PRESSURE ZONE IN DIAMOND RIDGE ESTATES. TWO CONNECTIONS REQUIRED.
- SANITARY SEWER**
 - SAME AS "W" PHASE
- STORM SEWER**
 - CONSTRUCT DETENTION POND B.
 - CONSTRUCT DETENTION POND C.
- DRY UTILITIES**
 - SAME AS "W" PHASE
- PLAT DEDICATIONS**
 - CASH-IN-LIEU OF PLD WITH FIRST FINAL PLAT.
 - UTILITY AND DRAINAGE EASEMENTS AS REQUIRED TO MEET TOWN OF CASTLE ROCK STANDARDS.
 - OPEN SPACE AREA OF 22.7 ACRES. - THE PROPORTIONATE SHARE OF OSP TO BE DEDICATED WITHIN EACH INDIVIDUAL FINAL PLAT. 6.16 ACRES OF OSP FROM PHASE 1 WILL BE CREDITED TO PHASE 2 AT THE TIME OF FIRST FINAL PLAT OF FILING 1.
 - TRAILS TO BE BUILT THAT ARE LOCATED WITHIN EACH FINAL PLAT.



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

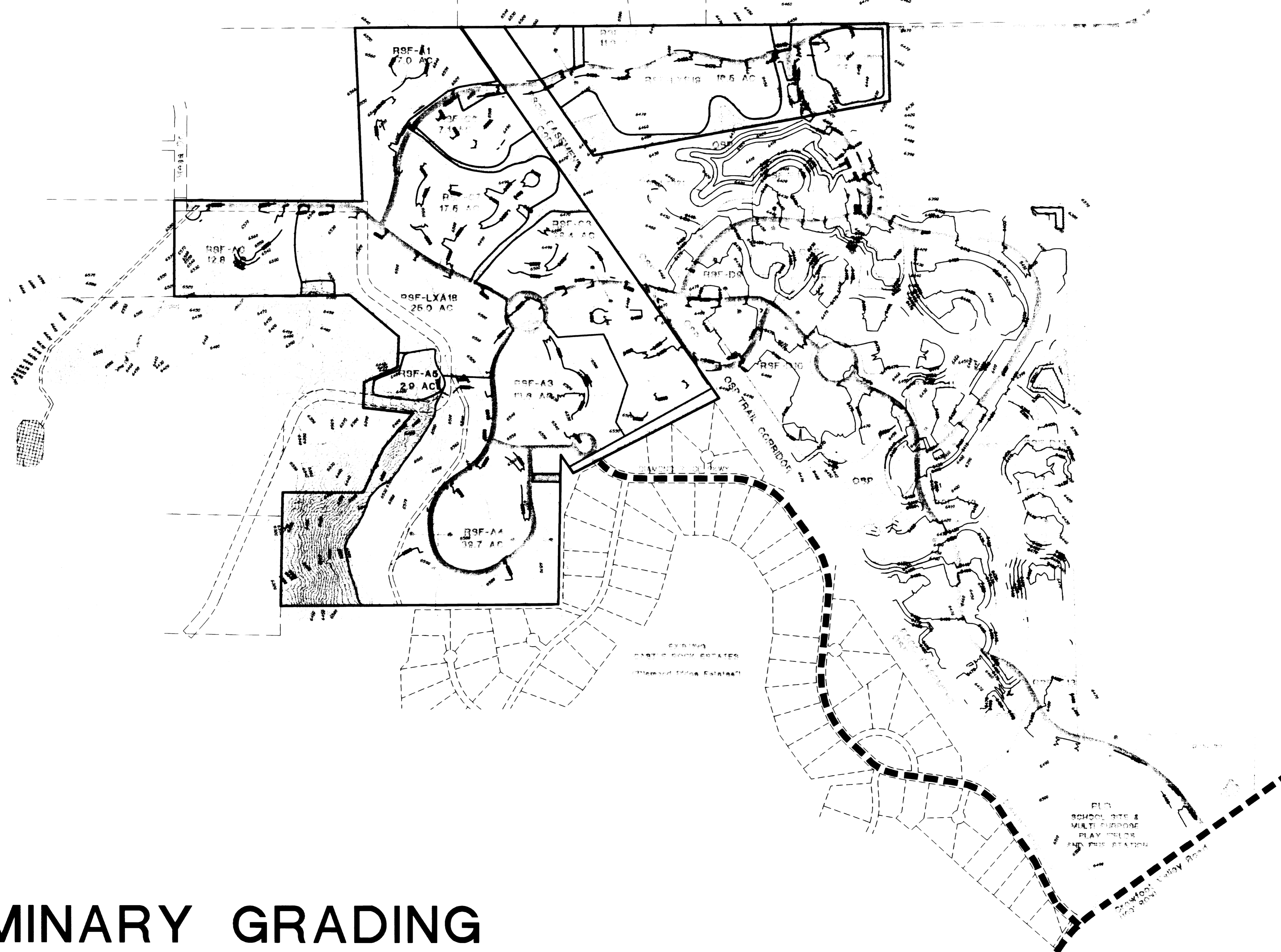
SHEET 3 OF 4
MAHER RANCH
PRELIMINARY PD SITE PLAN

TITLE: MAHER RANCH
DATE: 10/24/00, TIME: 08:38, T.H.: 17.33
SCALE: T.H.: 1" = 400', S.E.: 1" = 17.33', S.E.: 1" = 17.33'
DRAWING: MAHER RANCH PHASE 2 PRELIMINARY PD SITE PLAN
DESIGNER: J.B.B., CHECKER: J.B.B., PLOTTER: J.B.B., JOB NO.: 00284
SHEET: 3 OF 4 SHEETS

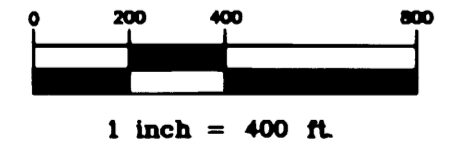
Maher Ranch

Phase 2

PRELIMINARY PD SITE PLAN A MAJOR AMENDMENT TO THE MAHER RANCH P.U.D. Castle Rock, Colorado



TITLE MAHER RANCH GRADING PLAN
DATE 10/24/00 TIME 08:39 T H 14.41
SCALE 1"=400' SERVER_DVS1 SERVICE_LOCAL
PATH\\DMS\\DMS\\DRAWING\\NAME GRADING
PLOTTER VIEW NONE DESIGNER CAD PROJ HDR
SHEET 4 OF 4 SHEETS JOB NO. 00384



- LEGEND**
- EXISTING PONDS
 - PROPOSED DETENTION PONDS
 - PROPOSED MAJOR ROADS
 - PROPOSED CONTOURS
 - EXISTING CONTOURS

PRELIMINARY GRADING

SHEET 4 OF 4
MAHER RANCH
PRELIMINARY PD SITE PLAN