

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9561708

**DATE:** 12-28-95

**TIME:** 10:45

**FEE:** \$ 80<sup>00</sup> ( 8 Pages)

UNOFFICIAL COPY

**GRANTOR:**  
(OWNER/SIGNER)

*Diamond Ridge Estates LLC*

**GRANTEE:**

*Diamond Ridge Estates*

(SUBDIVISION NAME OR NAME OF PLAT)

# 1

*(A Portion of Castle Rock  
Estates P.D.)*

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

*24, 25, 26-7-67*

DOUGLAS CO. CLERK + RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 28<sup>th</sup> DAY OF December, 1995, AT 10:45 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NO. 9561708

*Patricia A. ...*  
DOUGLAS CO. CLERK + RECORDER

# Diamond Ridge Estates

## Filing No. 1

(A Portion of Castle Rock Estates P.D.)

Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of the 6th P.M., Town of Castle Rock, Douglas County, Colorado

SHEET INDEX

Sheet 1	Cover Sheet
Sheet 2 through 4	Lot Layout
Sheet 5 through 7	Landscape Plans for Diamond Ridge Parkway
Sheet 8	Utility Plan

Legal Description

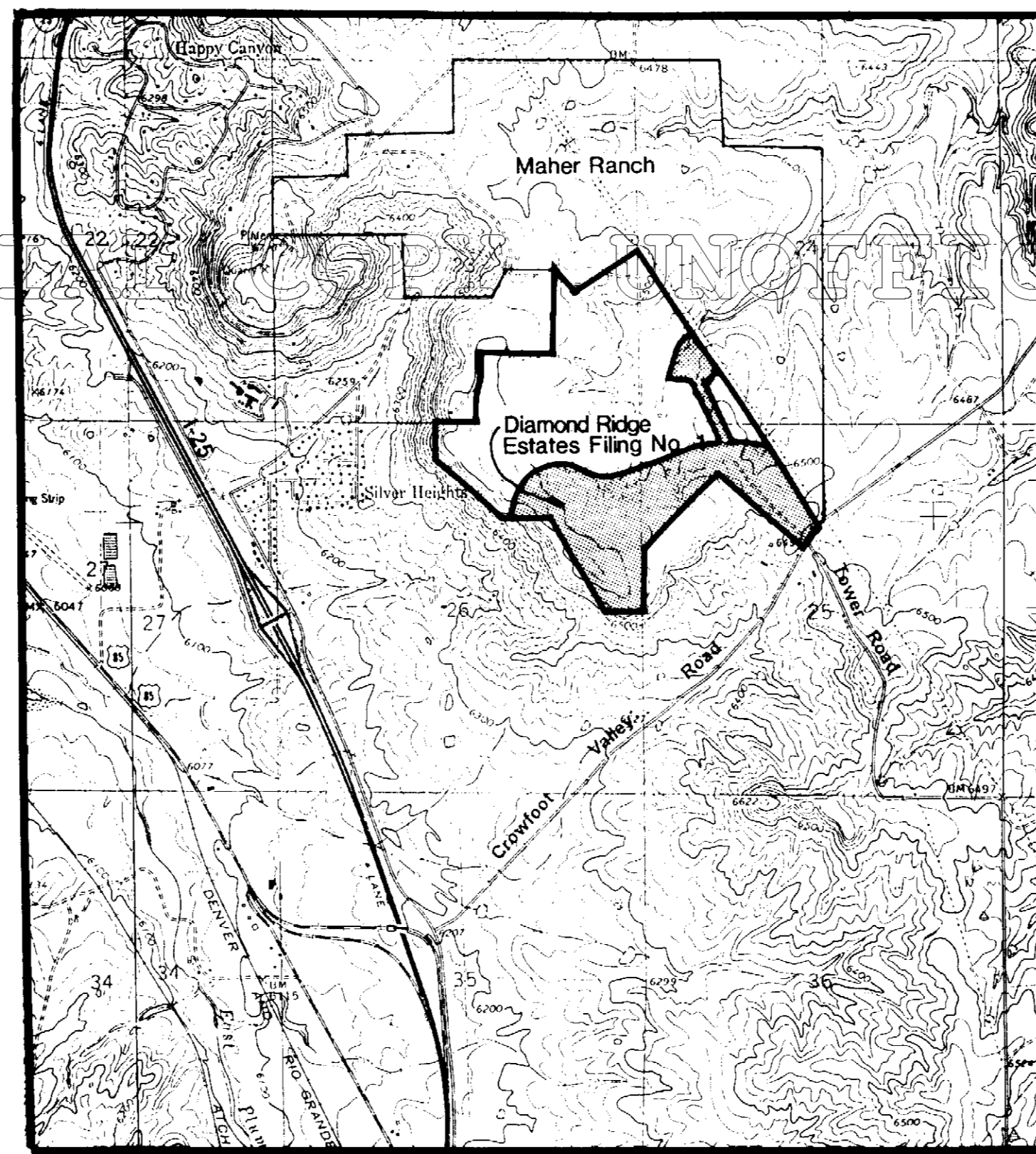
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, IN THE NORTHWEST QUARTER OF SECTION 25, AND IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 02°15'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CONSIDERING SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AS THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 89°01'33" WEST ALONG THE EAST-WEST CENTERLINE OF AFORESAID SECTION 26 A DISTANCE OF 478.38 FEET; THENCE NORTH 34°40'42" WEST A DISTANCE OF 1596.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, SOUTH 89°43'33" WEST, 156.19 FEET; THENCE NORTH 00°13'27" WEST, 30.00 FEET; THENCE NORTH 31°29'14" EAST, 348.46 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 7°19'01", A RADIUS OF 970.00 FEET, AN ARC OF 122.81 FEET AND A CHORD WHICH BEARS NORTH 60°29'01" WEST, 122.73 FEET; THENCE NORTH 25°54'28" EAST, 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 2°42'57", A RADIUS OF 1025.00 FEET, AN ARC OF 48.58 FEET AND A CHORD WHICH BEARS SOUTH 62°44'03" EAST, 48.58 FEET; THENCE NORTH 44°50'57" EAST, 425.27 FEET; THENCE NORTH 65°35'03" EAST, 252.02 FEET; THENCE SOUTH 68°41'18" EAST, 231.22 FEET; THENCE SOUTH 38°39'04" EAST, 204.79 FEET; THENCE SOUTH 10°28'42" WEST, 239.84 FEET; THENCE NORTH 47°05'14" EAST, 304.72 FEET; THENCE NORTH 82°21'22" EAST, 436.89 FEET; THENCE NORTH 81°23'58" EAST, 473.10 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 10°34'21", A RADIUS OF 435.00 FEET, AN ARC OF 80.27 FEET AND A CHORD WHICH BEARS NORTH 52°08'14" WEST, 80.15 FEET; THENCE NORTH 46°52'44" WEST, 179.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52°21'45", A RADIUS OF 750.00 FEET, AND AN ARC OF 685.42 FEET; THENCE NORTH 05°29'01" EAST, 180.00 FEET; THENCE NORTH 84°30'59" WEST, 248.13 FEET; THENCE NORTH 00°09'51" WEST, 314.75 FEET; THENCE NORTH 65°14'09" EAST, 390.08 FEET; THENCE NORTH 72°28'11" EAST, 119.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE DEPARTING SAID WEST LINE SOUTH 05°29'01" WEST, 746.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 52°21'45", A RADIUS OF 680.00 FEET, AND AN ARC OF 621.45 FEET; THENCE SOUTH 46°52'44" EAST, 179.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 34°34'23", A RADIUS OF 365.00 FEET, AND AN ARC OF 220.25 FEET; THENCE SOUTH 81°27'07" EAST, 437.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 46°41'02", A RADIUS OF 435.00 FEET, AND AN ARC OF 354.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE SOUTH 34°46'05" EAST ALONG SAID WEST LINE (AND THE SOUTHEASTERLY EXTENSION THEREOF) A DISTANCE OF 1004.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY FENCE OF COUNTY ROAD NO. 43; THENCE SOUTH 50°38'43" WEST ALONG SAID RIGHT-OF-WAY FENCE A DISTANCE OF 28.64 FEET; THENCE SOUTH 28°42'23" WEST ALONG SAID RIGHT-OF-WAY FENCE A DISTANCE OF 306.53 FEET TO THE MOST EASTERLY CORNER OF THE SECOND PARCEL DESCRIBED IN BOOK 392 AT PAGE 214 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 67°14'35" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 158.00 FEET TO THE MOST NORTHERLY CORNER OF SAID DESCRIBED PARCEL, BEING THE MOST EASTERLY OF THE FIRST PARCEL DESCRIBED IN SAID BOOK 392 AT PAGE 214 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID FIRST PARCEL FOR THE NEXT FOUR (4) COURSES:

1. THENCE NORTH 47°45'35" WEST A DISTANCE OF 1401.50 FEET;
2. THENCE SOUTH 44°56'25" WEST A DISTANCE OF 1610.00 FEET;
3. THENCE SOUTH 2°14'35" EAST A DISTANCE OF 329.00 FEET;
4. THENCE SOUTH 2°14'08" WEST A DISTANCE OF 552.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 98.13 ACRES, MORE OR LESS.

## Final P.D. Site Plan



Vicinity Map

Scale: 1" = 2000'

Certifications

Ownership Certification:

The undersigned is the owner of certain lands known herein as Diamond Ridge Estates Filing No. 1 in the Town of Castle Rock.

DIAMOND RIDGE ESTATES LLC F/K/A CASTLE ROCK ESTATES LLC  
*John M. Hoffmann, Manager*

State of Colorado, ss Notarized by: *Chris M. ...*  
County of Prospers

My Commission expires: 10-11-97

Surveyor's Certificate:

I, Michael C. Cregger, being a Registered Professional Land Surveyor in the State of Colorado do hereby attest that the graphic boundary depicted on the Diamond Ridge Estates Filing No. 1 Final PD Site Plan is a true and accurate representation of the officially recorded legal description.

*Michael C. Cregger* December 15, 1995  
Michael C. Cregger  
TST of Denver, Inc.  
102 Inverness Terrace East, Suite 105  
Englewood, CO 80112

Planning Commission Recommendation:

The Final PD Site Plan for Diamond Ridge Estates Filing No. 1 was recommended approval by the Planning Commission of the Town of Castle Rock, Colorado, on 19th day of November, 1995.

*Patricia A. ...* 12/26/95  
Chairman Date

Attest: *John ...* 12-18-95  
Planning Director Date

Town Council Approval:

The Final PD Site Plan for the Diamond Ridge Estates Filing No. 1 was approved by the Town Council of the Town of Castle Rock, Colorado on the 30th day of November, 1995.

*Michael ...* 12/24/95  
Date

*John ...* 12/21/95  
Date

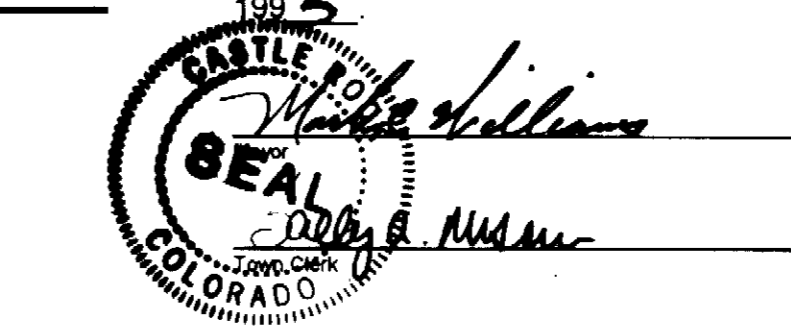
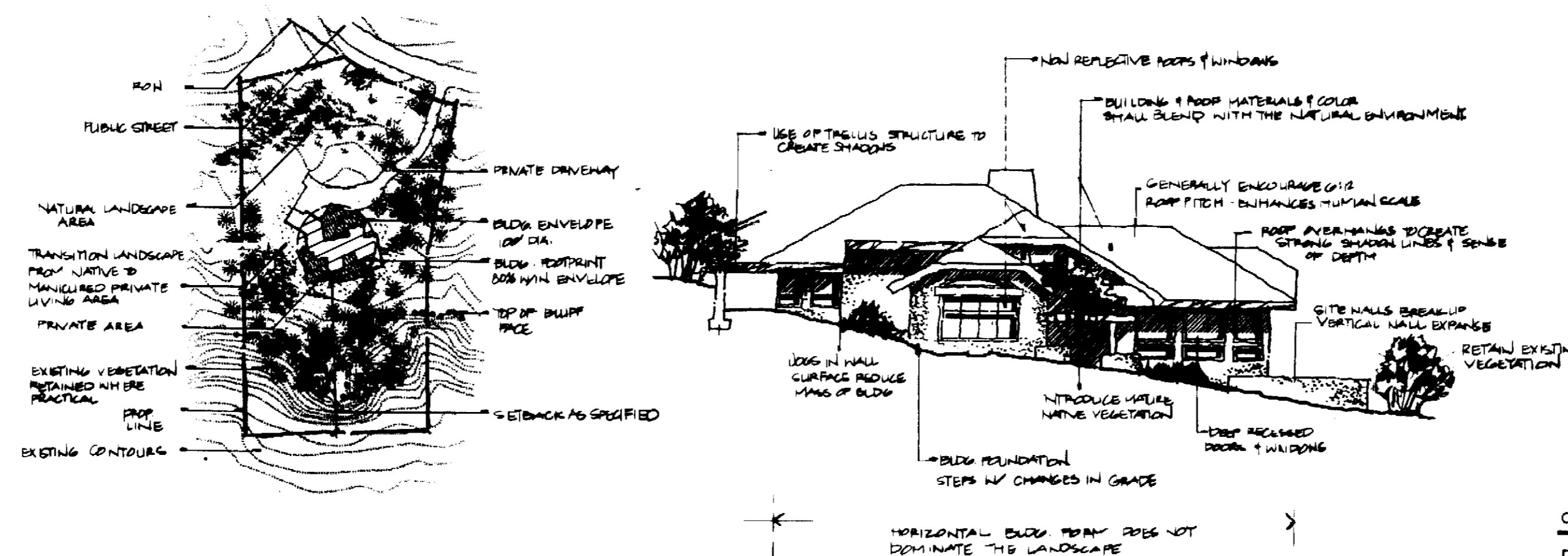
Land Use Summary

Land Use	Acres	Dwelling Units	% of Site
Estate Residential	67.15	46	68.4
Community Open Space	18.51		18.9
Public Roads	12.47		12.7
<b>Total</b>	<b>98.13</b>	<b>46</b>	<b>100%</b>

Notes

1. Existing Zoning: PD Planned Development - Castle Rock Estates
2. Existing Land Use: Agricultural Grazing
3. Number of Lots: 46
4. Minimum Building Setbacks:
  - Abutting Crow Foot Valley Road: 50 feet
  - Abutting a street: 25 feet
  - Front/Side/Rear: 25 feet
  - Abutting electrical transmission lines: 50 feet in addition to the 50 foot buffer shown on the Preliminary PD Site Plan
  - Setback from top of bluff face: 50 feet minimum. As specified by the building envelopes shown on the Final PD Site Plan for Lots 17 through 28.
5. Utilities: All public utility distribution lines must be placed underground. This does not apply to the existing Public Service Company transmission lines which bisect the Maher Ranch PD.
6. Parking Standards: A minimum of 4 off-street parking spaces shall be provided for each lot. Two spaces minimum must be provided in an attached or detached garage.
7. Maximum Building Height: 35 feet
8. There is no published 100 Year Floodplain delineation within this property.
9. Tracts A, B, C, D, E, and F are provided for common open space and shall be owned and maintained by the Homeowner's Association.
10. 80% of the gross floor area of the principal structure shall be located within the building envelope designated on the Final PD Site Plan. No structural improvements shall be permitted within the minimum building setbacks indicated on the Final PD Site Plan. The purpose and intent of designating the building envelopes with the Final PD Site Plan is to ensure that development within the individual lots occurs in a sensitive manner. The location of the building envelopes were based on the location of existing vegetation, soil conditions for septic systems, view corridors, steep slopes, rock, lot access, and the mitigation of the visibility of structures from I-25. In no case may the structures encroach the minimum setback designated on the Final PD Site Plan for the western and southern edge of Lots 17 - 28 in Block 1. The required setbacks labeled on the southern and western edge of the lots exceed the minimum setback of 25 feet.
11. Walkout basements are prohibited on Lots 17 and 18 of Block 1 (Lots 40 and 41 of the Preliminary Plat).

Siting and Design Intent

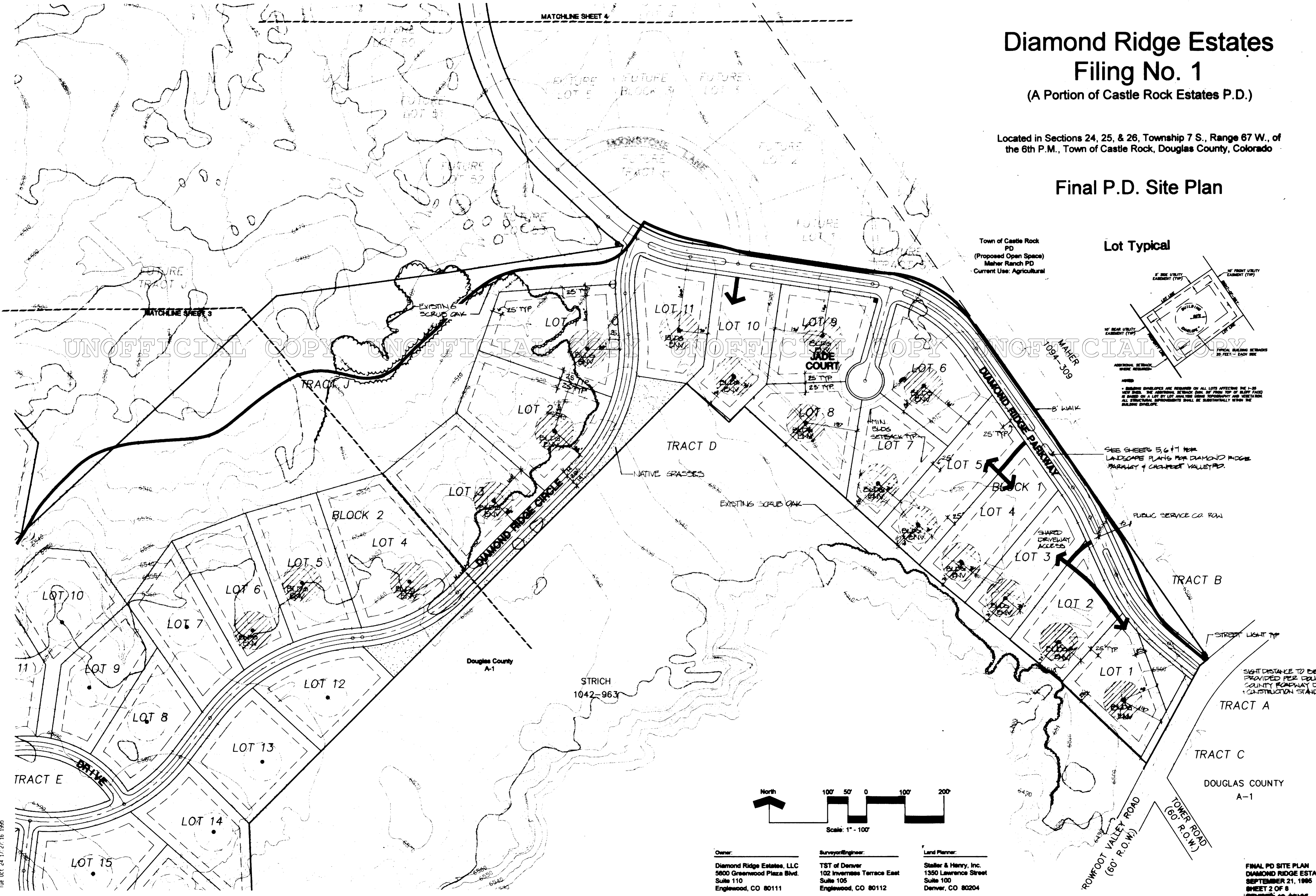


# Diamond Ridge Estates Filing No. 1

(A Portion of Castle Rock Estates P.D.)

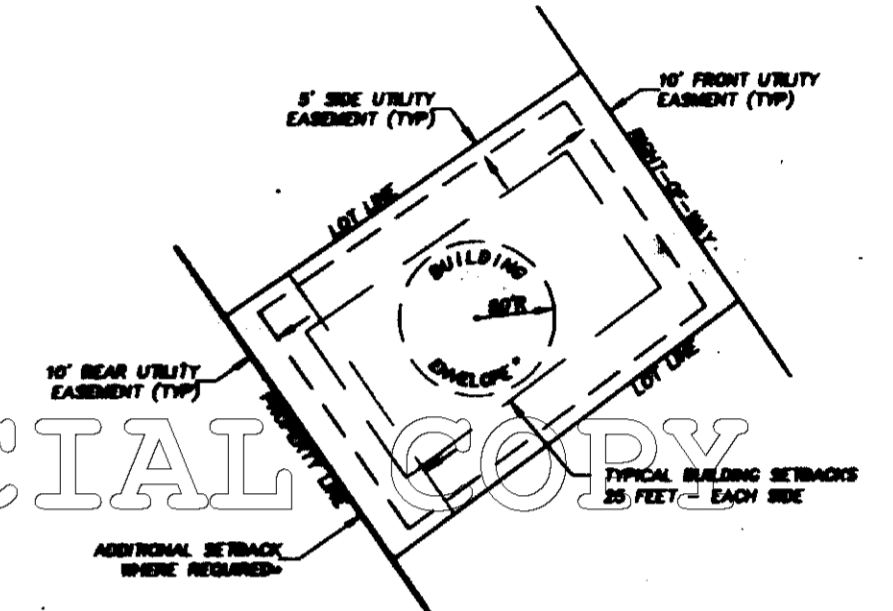
Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan



Town of Castle Rock PD  
(Proposed Open Space)  
Maher Ranch PD  
Current Use: Agricultural

### Lot Typical

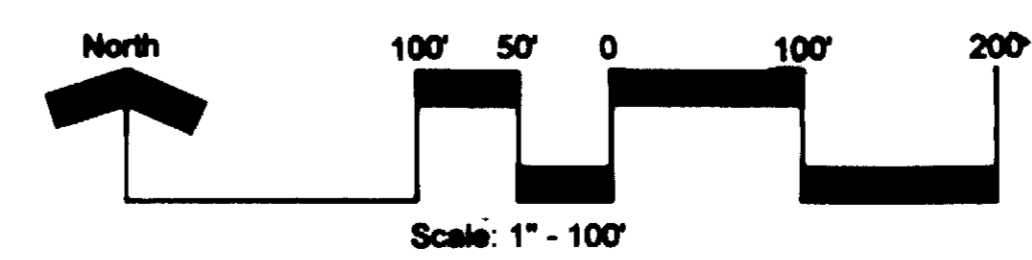


\* BUILDING ENVELOPES ARE REQUIRED ON ALL LOTS AFFECTING THE 1-25 VIEW SHED. THE ADDITIONAL SETBACK SHALL BE FROM TOP OF SLOPE FACE OF BASED ON A LOT BY LOT ANALYSIS USING TOPOGRAPHY AND VEGETATION. ALL STRUCTURAL IMPROVEMENTS SHALL BE SUBSTANTIALLY WITHIN THE BUILDING ENVELOPE.

SEE SHEETS 5, 6 & 7 FOR LANDSCAPE PLANS PER DIAMOND RIDGE PARKWAY & CROWNFEET VALLEY P.D.

PUBLIC SERVICE CO. ROW

SIGHT DISTANCE TO BE PROVIDED PER DOUGLAS COUNTY ROADWAY DESIGN & CONSTRUCTION STANDARDS.



<b>Owner:</b> Diamond Ridge Estates, LLC 5800 Greenwood Plaza Blvd. Suite 110 Englewood, CO 80111	<b>Surveyor/Engineer:</b> TST of Denver 102 Inverness Terrace East Suite 105 Englewood, CO 80112	<b>Land Planner:</b> Staller & Henry, Inc. 1350 Lawrence Street Suite 100 Denver, CO 80204
---	--	--

FINAL PD SITE PLAN  
DIAMOND RIDGE ESTATES P.D.  
SEPTEMBER 21, 1995  
SHEET 2 OF 8  
REVISED 10-20-95

Tue Oct 24 17:27:16 1995

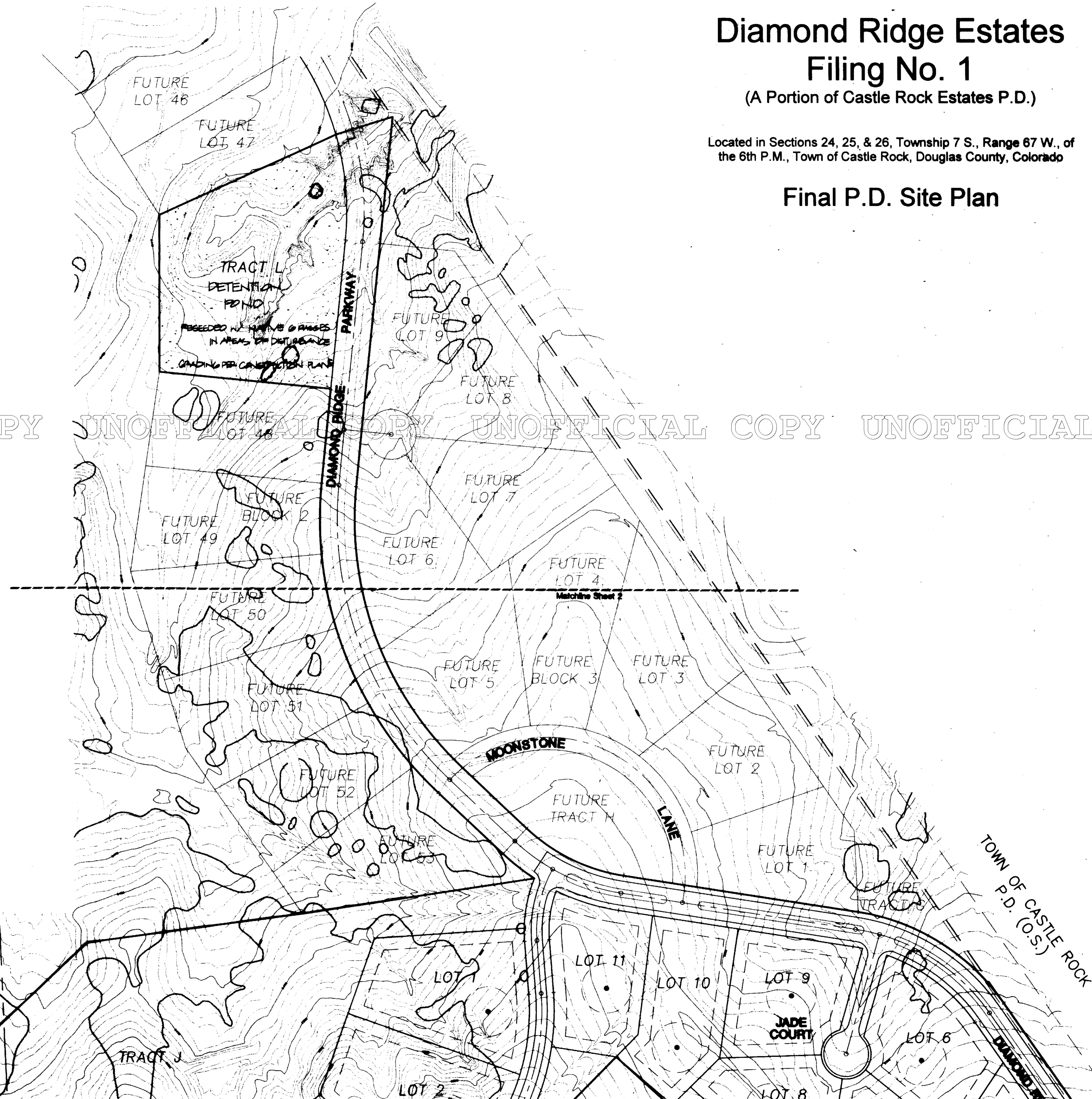
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



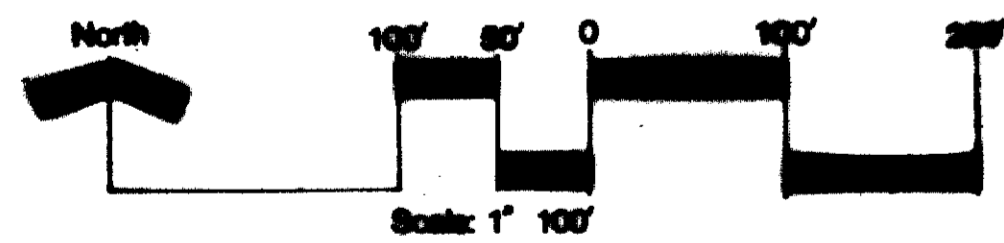
# Diamond Ridge Estates Filing No. 1 (A Portion of Castle Rock Estates P.D.)

Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of  
the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



Owner:  
Diamond Ridge Estates, LLC  
5600 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111

Surveyor/Engineer:  
TST of Denver  
102 Inverness Terrace East  
Suite 105  
Englewood, CO 80112

Land Planner:  
Staller & Henry, Inc.  
1350 Lawrence Street  
Suite 100  
Denver, CO 80204

Tue Sep 19 10:55:16 1995

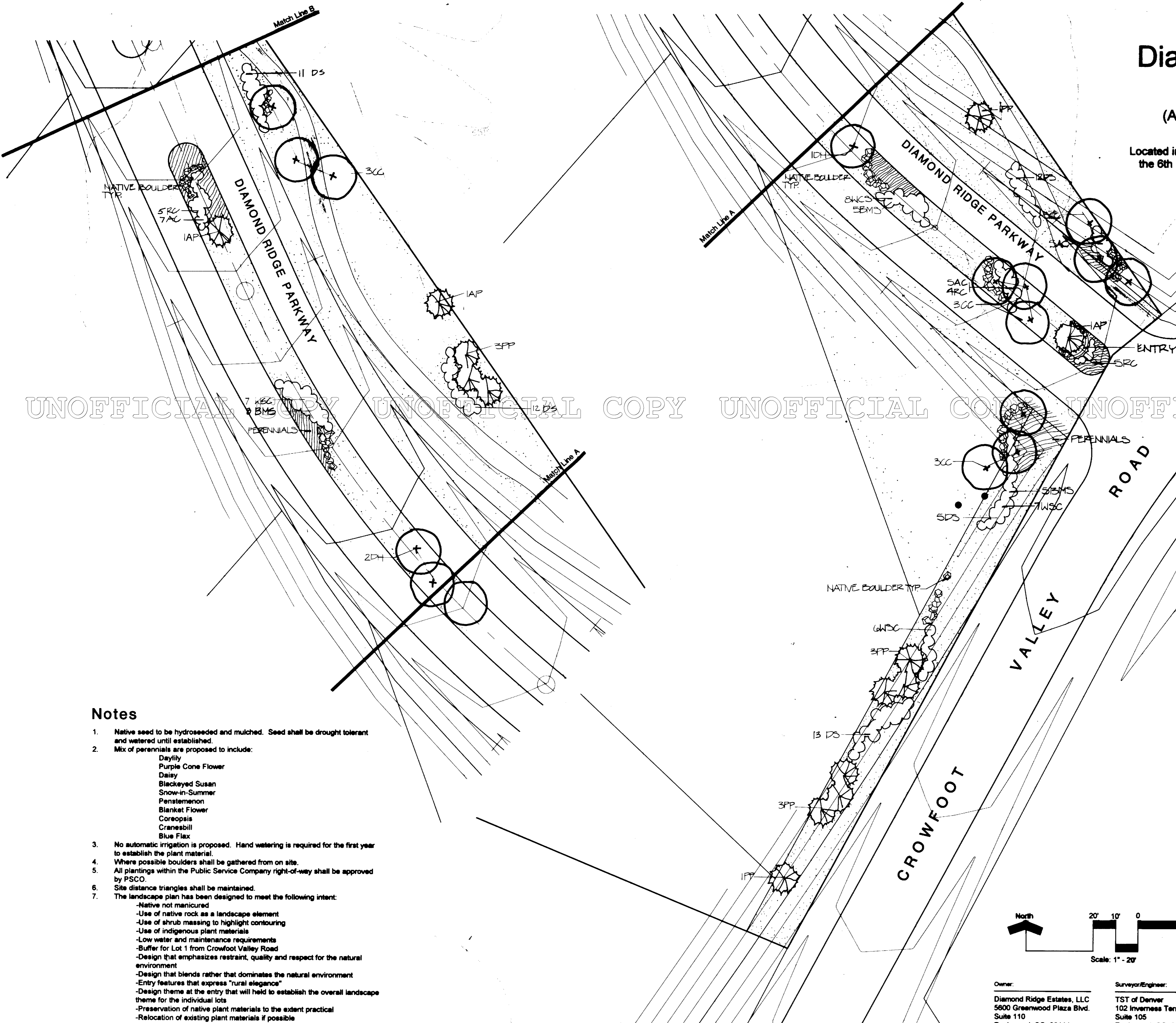
# Diamond Ridge Estates

## Filing No. 1

(A Portion of Castle Rock Estates P.D.)

Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of the 6th P.M., Town of Castle Rock, Douglas County, Colorado

### Final P.D. Site Plan Landscape Plan



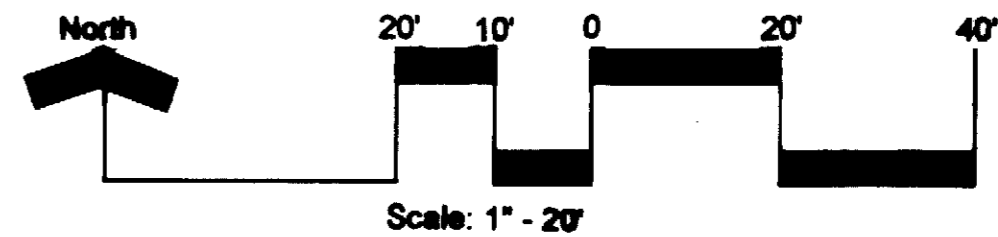
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

#### Notes

- Native seed to be hydroseeded and mulched. Seed shall be drought tolerant and watered until established.
- Mix of perennials are proposed to include:
  - Daylily
  - Purple Cone Flower
  - Daisy
  - Blackeyed Susan
  - Snow-in-Summer
  - Penstemon
  - Blanket Flower
  - Coreopsis
  - Cranesbill
  - Blue Flax
- No automatic irrigation is proposed. Hand watering is required for the first year to establish the plant material.
- Where possible boulders shall be gathered from on site.
- All plantings within the Public Service Company right-of-way shall be approved by PSCO.
- Site distance triangles shall be maintained.
- The landscape plan has been designed to meet the following intent:
  - Native not manicured
  - Use of native rock as a landscape element
  - Use of shrub massing to highlight contouring
  - Use of indigenous plant materials
  - Low water and maintenance requirements
  - Buffer for Lot 1 from Crowfoot Valley Road
  - Design that emphasizes restraint, quality and respect for the natural environment
  - Design that blends rather than dominates the natural environment
  - Entry features that express "rural elegance"
  - Design theme at the entry that will help to establish the overall landscape theme for the individual lots
  - Preservation of native plant materials to the extent practical
  - Relocation of existing plant materials if possible

#### Plant List

SYM	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COM
RC	43	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	5 gal.	
AC	39	<i>Ribes alpinum</i>	Alpine Currant	5 gal.	
WSC	72	<i>Prunus besseyi</i>	Western Sand Cherry	5 gal.	
DS	124	<i>Rhus aromatica 'Grotow'</i>	Dwarf Fragrant Sumac	5 gal.	
BMS	51	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	5 gal.	
PP	20	<i>Pinus ponderosa</i>	Ponderosa Pine	6' - 8'	B & B
AP	2	<i>Pinus Nigra</i>	Austrian Pine	6' - 8'	B & B
CC	15	<i>Prunus maackii</i>	Amur Chokecherry	2" cal.	B & B
DH	6	<i>Crataegus mollis</i>	Downy Hawthorn	2" cal.	B & B



Owner: Diamond Ridge Estates, LLC  
5800 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111

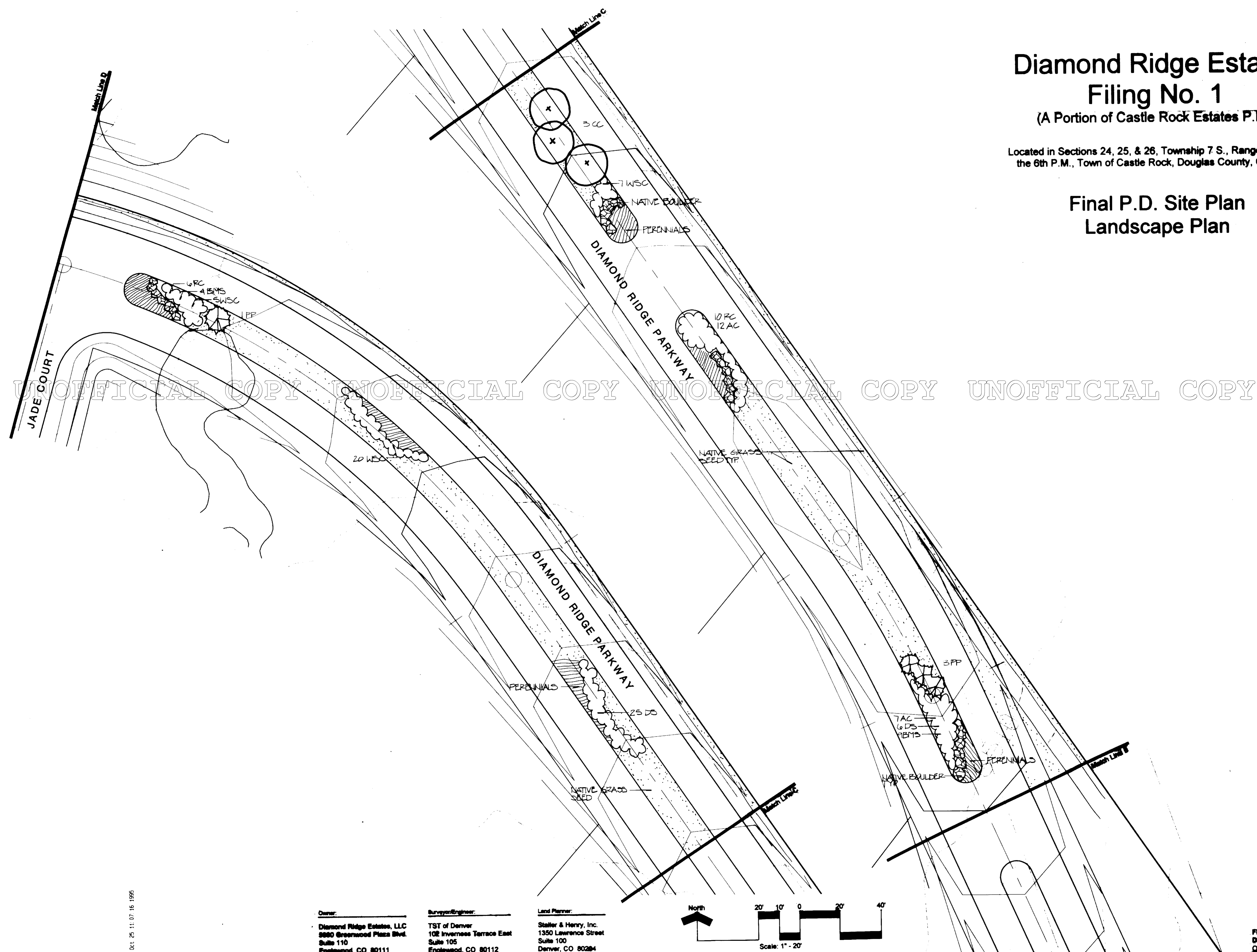
Surveyor/Engineer: TST of Denver  
102 Inverness Terrace East  
Suite 105  
Englewood, CO 80112

Land Planner: Staller & Henry, Inc.  
1350 Lawrence Street  
Suite 100  
Denver, CO 80204

# Diamond Ridge Estates Filing No. 1 (A Portion of Castle Rock Estates P.D.)

Located in Sections 24, 25, & 26, Township 7 S., Range 87 W., of  
the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan Landscape Plan

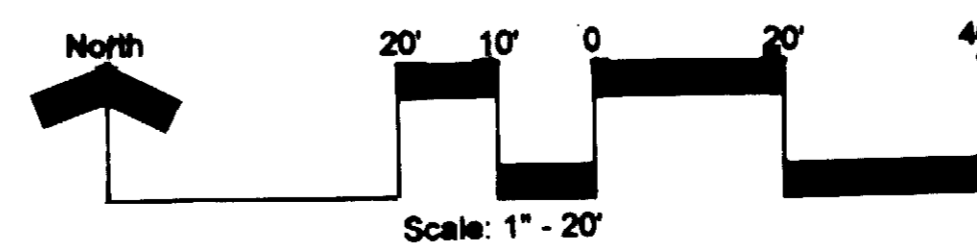


REG Oct 25 11:07 16 1995

Owner:  
Diamond Ridge Estates, LLC  
8660 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111

Surveyor/Engineer:  
TST of Denver  
102 Inverness Terrace East  
Suite 105  
Englewood, CO 80112

Land Planner:  
Staller & Henry, Inc.  
1350 Lawrence Street  
Suite 100  
Denver, CO 80204

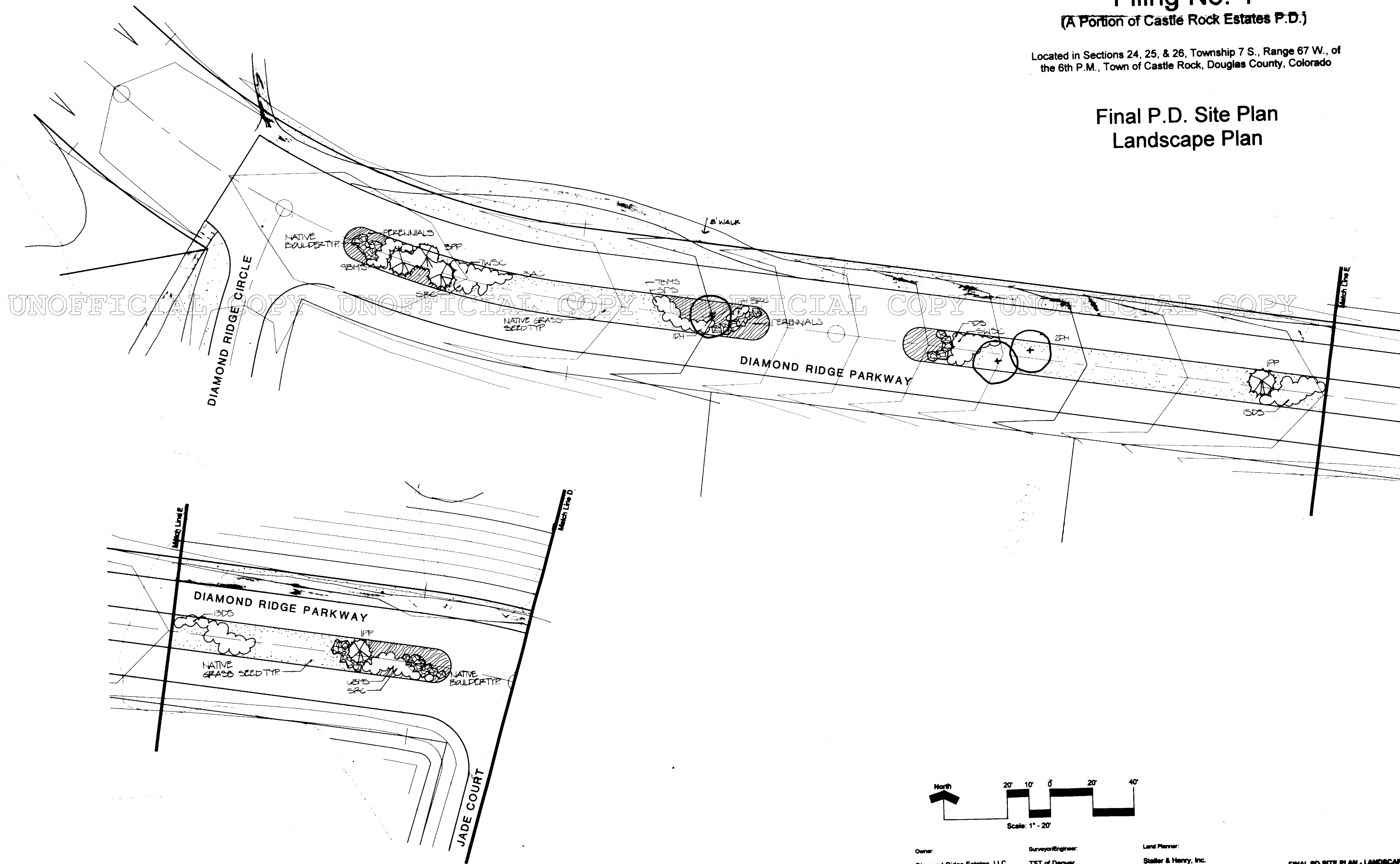


FINAL PD SITE PLAN - LANDSCAPE  
DIAMOND RIDGE ESTATES P.D.  
OCTOBER 26, 1995  
SHEET 6 OF 6

# Diamond Ridge Estates Filing No. 1 (A Portion of Castle Rock Estates P.D.)

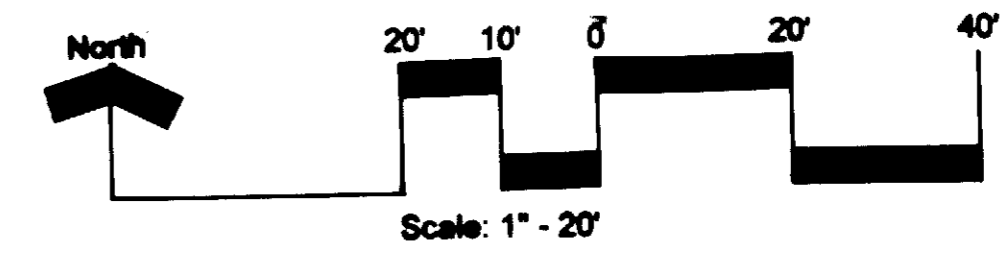
Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of  
the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan Landscape Plan



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

Wed Oct 25 11:07:36 1995



Owner: Diamond Ridge Estates, LLC 5600 Greenwood Plaza Blvd. Suite 110 Englewood, CO 80111	Surveyor/Engineer: TST of Denver 102 Inverness Terrace East Suite 105 Englewood, CO 80112	Land Planner: Staller & Henry, Inc. 1350 Lawrence Street Suite 100 Denver, CO 80204
--	---	---

FINAL PD SITE PLAN - LANDSCAPE  
DIAMOND RIDGE ESTATES P.D.  
OCTOBER 26, 1995  
SHEET 7 OF 8

# Diamond Ridge Estates Filing No. 1 (A Portion of Castle Rock Estates P.D.)

Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of  
the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan

### POTABLE WATER

Several meetings with the Town have established that Castle Rock Estates (CRE) be serviced with a central water system that will be immediately tied into the Town's network. Since CRE is the first development in the area to require service, off-site improvements must be made to get water to the site. Phasing for the water system improvements are as follows:

Notwithstanding the approved system plan for Maher Ranch, which limits the pressurized system to the portion of the project normally served by a Green pressure zone tank, the entire system serving Castle Rock Estates shall be a closed pressurized system. However, it is the Town's desire and intent to modify the water system in the future to conform to the original approved plan and limit the closed pressurized system to the portion of the property normally served by a Green zone tank (this is necessary since no site of sufficient elevation is available for the Green zone). It is intended that the pressure system installed for Castle Rock Estates not serve any properties beyond Castle Rock Estates and that the Red zone areas of Maher Ranch be served by an open, gravity system. Construction of water system improvements shall be sequential according to the land use and platting approvals and phased as follows:

#### Phase I

A Purple zone tank, 500,000 gallons in capacity, shall be constructed at a site outside of the projects. The boundary as necessary to conform to the Town's water system plan and planning and design criteria. The proposed site generally lies near the center of the SE 1/4 of Section 25, T7S, R67W in the easterly portion of the Milestone PD.

Off-site water lines (including fire hydrants and valves) shall be extended from the line in Front St., scheduled to be in place by January 1, 1996, from the I-25 crossing at Front St., along Front St. to Founders Parkway, along Founders Parkway to Crowfoot Valley Road and along Crowfoot Valley Road to the entry road to the project. A water line shall also be constructed from the proposed storage tank to the project's entry road. The line size from Front Street to the future intersection with Woodlands Blvd. and Founders Pkwy. shall be 16-inch and the remainder of these lines shall be 20-inch.

On-site water lines shall be installed into and through the first phase along the entry road (Diamond Ridge Parkway) into the loop road (Diamond Ridge Circle) to the westerly line of Lot 28, Block 1. The line in the entry road to Lot 11, Block 1 shall be 12-inch and the remainder of the lines for this phasing shall be 12-inch in the loop road and 8- and 6-inch in the cul-de-sacs. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

A booster station shall be installed at the intersections of Front St. and Founders Pkwy. to lift water from the Yellow zone and to refill operational storage in the proposed Purple zone tank during maximum day conditions. Power and backup capabilities necessary to ensure the continuous operation of the station shall also be installed. The station shall be designed to fully utilize the capacity of the proposed tank and to efficiently accommodate future expansion to serve the areas to be served by the proposed Purple zone tank.

All facilities shall be equipped for and be fully integrated in the Town's control and data acquisition system.

A booster station at or near the intersection of Crowfoot Valley Rd. and the project's entry road will pump water from the proposed Purple zone tank into the project's pressurized system. This station shall be able to efficiently meet all system demands (including fire demands, maximum day demands, peak hour demands and minimum day demands) and shall provide disinfection capabilities, anticipating low turnover rates. Automated controls shall also be installed to provide for line flushing at intervals and durations designated by the Town. Power and backup capability necessary to ensure the continuous operation of the station will also be installed. The station shall be designed to fully utilize and to efficiently accommodate future expansion to serve the areas to be served by the future Red zone tank.

#### Phase II

The on-site water line, fire hydrants and valves constructed in Phase I shall be extended through Phase II, extending the pressure system to Lot 58, Block 1. Modifications to the booster stations shall be made considering increases in demand and operational changes. The automated controls for flushing and refreshing the lines shall be relocated and modified to continue to provide an adequate flushing capability. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

#### Phase III

The on-site water line shall be looped between the end of the line at Lot 6, Block 4 to the end of the entry road at Lot 11, Block 1. This line shall be 18-inch from Lot 6, Block 4 to the first branch to the remainder of Maher Ranch and 16-inch thereafter unless the first branch to Maher Ranch is located outside of boundary of the project in which case the entire line shall be 16-inch. Modifications to the booster stations shall be made considering increases in demand and operational changes. Other lines, fire hydrants and valves, as necessary, shall be installed along these lines and into the proposed cul-de-sacs.

It is intended and agreed that the portion of the pressure system that would normally be served by gravity from a Red zone tank will be removed from the pressurized system and converted to a gravity fed system whenever the Town deems it to be necessary, but at no cost to the developer of this project.

**SUPPLY** - The water supply for CRE will originate from the Town's proposed water main at the King Soopers parcel at the corner of High School Road and Founders Parkway. It is noted that if this parcel is not developed, it will be necessary to tie into the Town's system at the crossing point of I-25. The source, the Meadows Treatment Plant, is in the Town's Yellow Zone. Booster stations are needed to lift the supply through three zones (purple, red, and green). The location of the purple zone tank is consistent with the Town's Master Plan for this area.

CRE is located in two of the Town's pressure zones. By the lot configuration, approximately 87 are in the green zone (above elevation 6580) and the remaining 39 are in the red zone. The lots themselves range in elevation from 6630 at the high end to 6440 at the low end.

**STORAGE** - Storage for CRE will be in the purple zone tank. Per the master plan, the elevation for a purple zone tank is 6582. A site south of CRE that is in the Town's limits has been chosen for this tank. The total storage, to be constructed in Phase I as mutually agreed, is 500,000 gallons. In the event that the concrete storage tank site is not obtained in a timetable suitable for Phase I, a temporary steel tank (200,000 gallons) will be placed on Lot 1, Block 1 until the concrete tank can be completed.

**DISTRIBUTION** - The total change in elevation of all the lots within the green zone creates a 65 psi static differential between the high and low lots. Using a HGL of 6768 maintains a minimum of 60 psi service pressure and all houses under the elevation of 6537 will require in-house pressure reduction to maintain a maximum of 100 psi. All of the green zone pressure for CRE will have to be in the form of a booster station. All of the proposed boosters will have chlorine injection capabilities to decrease water quality problems. It will be designed to supply the normal flow demands with a duplex set of pumps and a fire pump to handle fire flow. A portable standby generator will be required if a looped feed is not available from the power company. Distribution will be with 12-inch lines in the main streets and 8 and 6-inch lines in the cul-de-sacs. Hydrants will be placed every 500 feet along the two major roads and every 400 feet along cul-de-sacs that are longer than 400 feet. Individual services to each lot will be stubbed out as shown on the exhibit. The services will be in pairs, five feet on either side of the common lot line where practical. Bury for the lines is a minimum of 4 1/2 feet and it is assumed that rock will be encountered per the soils report.

### SANITARY SEWER

The size of the lots allows for individual septic systems. There will be no central sewer system. Each individual system shall be analyzed and approved by the Colorado Department of Health prior to issuance of a building permit.

### STORM SEWER

The storm sewer system will consist of roadside ditches, culverts, and a central detention facility. The grading of the roads will minimize the impact on existing drainage basins. Erosion will be controlled with the use of riprap and rock drops in the ditches. The detention facility will be a dry pond with adequate storage and water quality features. Phasing of these facilities will coincide with the phase boundaries. The detention pond will be built, in its entirety, during Phase I.

### ROADS

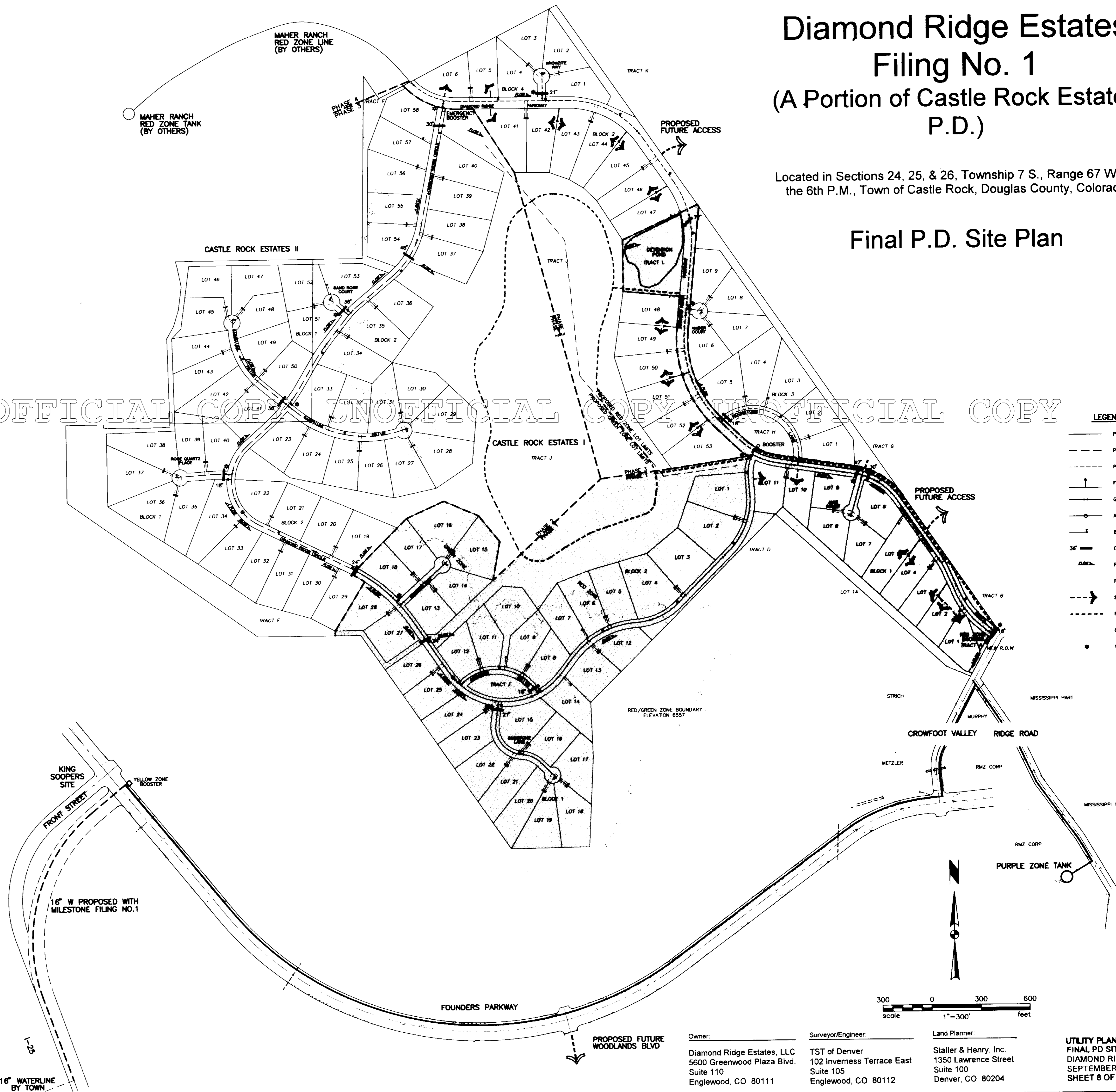
The road service for CRE will be as follows: A collector road with a 70-foot right-of-way; two 16-foot lanes with 4 to 6-foot shoulders and a 16-foot median for the entry portion and 28-foot pavement with 4 to 6-foot shoulders to the Maher parcel; and a local road with a 30-foot section in a 50-foot right-of-way (22-foot pavement with 4-foot shoulders) for the rest of the roads in CRE. The grading of the road will be as close to the existing topography as possible. There are no sidewalks, curb, or gutter on any of these roads. The improvements to Crowfoot Valley Road shall be to Douglas County standards subject to Town of Castle Rock approval. The approved section is that of a Rural Local Collector. Phasing of the roads will coincide with the phase boundaries. The arrows on the exhibit show locations of shared or special drives to limit the number of access points along the Collector Street (Diamond Ridge Parkway). The shared drives for Lots 41-53, Block 2 and shared drives and corresponding median cuts for Lots 1-5, Block 1 will be centered on the common property line. Specific locations of these access points are indicated on the exhibit.

### PHASES

Phase 1 : Lots 1-28, Block 1 and Lots 1-18, Block 2 (46 total)  
Phase 2 : Lots 29-58, Block 1 and Lots 19-40, Block 2 (52 total)  
Phase 3 : Lots 41-53, Block 2, Lots 1-9, Block 3 and Lots 1-6, Block 4 (28 total).

### OPEN SPACE AND TRAILS

Phasing of the open space and trail improvements will coincide with the phase boundaries. The intent is to maintain the open space in its natural state with the exception of the trails/walks designated on the plan. Trail segments will be constructed within each phase as indicated on the map.



### LEGEND

- PHASE 1 WATER LINE
- - - PHASE 2 WATER LINE
- - - PHASE 3 WATER LINE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ AIR/VAC VAULT
- ⊕ BLOWOFF
- 36" CULVERT (W/SIZE)
- FLOW DIRECTION
- PRESSURE ZONE
- SPECIAL LOT ACCESS
- - - PAVED TRAIL
- - - GRAVEL TRAIL
- ⊕ STREET LIGHT LOCATION

Owner: Diamond Ridge Estates, LLC  
5600 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111

Surveyor/Engineer: TST of Denver  
102 Inverness Terrace East  
Suite 105  
Englewood, CO 80112

Land Planner: Staller & Henry, Inc.  
1350 Lawrence Street  
Suite 100  
Denver, CO 80204

UTILITY PLAN  
FINAL PD SITE PLAN  
DIAMOND RIDGE ESTATES P.D.  
SEPTEMBER 21, 1995  
SHEET 8 OF 8