

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9804649

DATE: 1-26-98

TIME: 15:12

FEE: \$ 50.00 (5 Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Diamond Ridge Ests L.L.C.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Diamond Ridge Est Fil #2

LEGAL:

(SECTION-TOWNSHIP-RANGE)

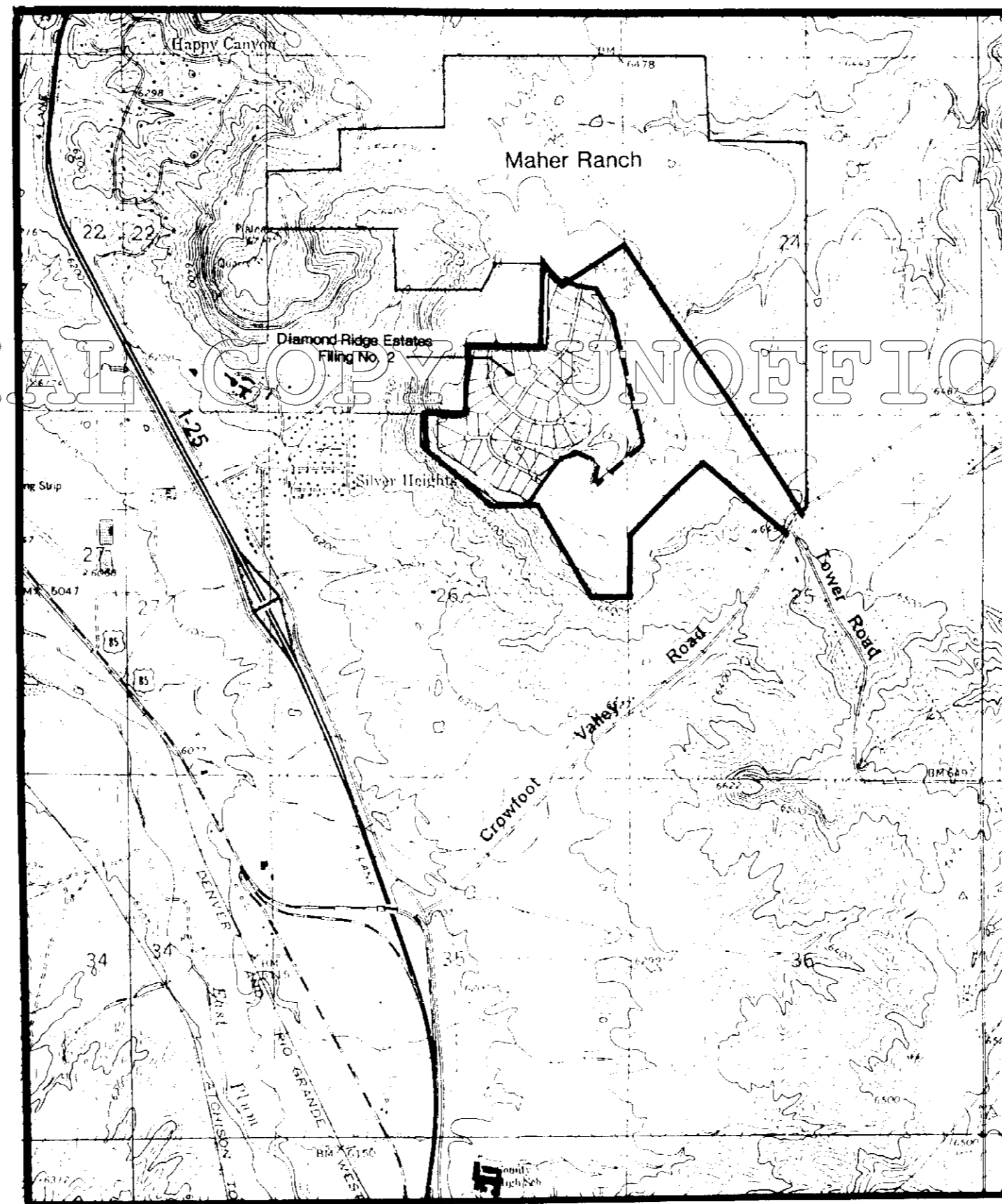
23-26-7-67

Diamond Ridge Estates Filing No. 2

(All of Castle Rock Estates II PD & A Portion of Castle Rock Estates I PD)

Located in Sections 23, 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



Vicinity Map

Scale: 1" = 200'

Legal Description

A parcel of land located in the Southeast quarter of Section 23, the Southwest quarter of Section 24, the Northwest quarter of Section 25, and the Northeast quarter of Section 26, all in Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

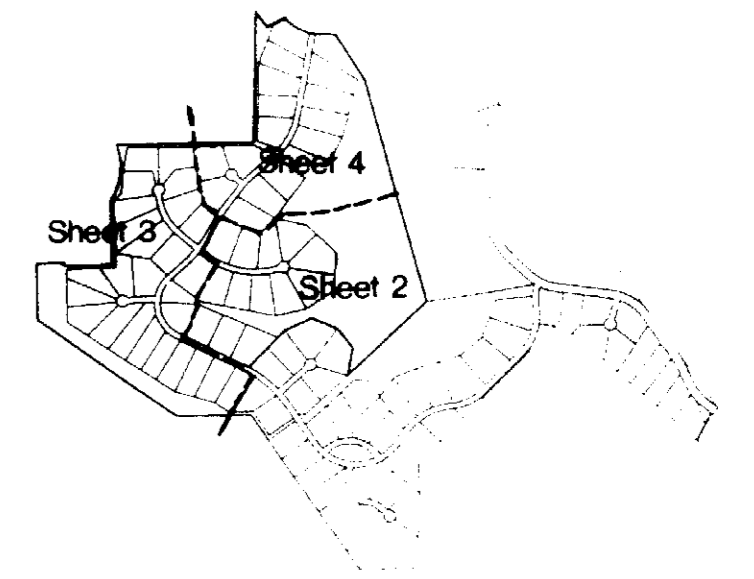
Commencing at the Northwest corner of said Section 25, as monumented by a #6 rebar with a 2-1/2 inch aluminum cap marked TST PLS 22564, and considering the West line of the Northwest quarter of said Section 25 to bear South 02°16'00" East to the West quarter corner of said Section 25 as monumented by a 2-1/2 inch aluminum cap marked 6935, with all bearings contained herein, relative thereto; thence South 26°45'22" East, 423.43 feet to the North line of Tract J of Diamond Ridge Estates Filing One, according to the recorded plat thereof and the POINT OF BEGINNING of this description; thence along the Northerly line of said Diamond Ridge Estates Filing One the following courses: South 47°05'14" West, 904.72 feet; thence North 10°28'42" East, 239.84 feet; thence North 38°39'04" West, 204.79 feet; thence North 66°41'18" West, 231.22 feet; thence South 65°05'33" West, 252.02 feet; thence South 44°50'57" West, 425.27 feet; thence along a non-tangent curve to the left having a delta of 07°42'57", a radius of 1025.00 feet, an arc of 48.58 feet and a chord which bears North 62°44'03" West, 48.58 feet; thence South 25°54'28" West, 50.00 feet; thence along a non-tangent curve to the right having a delta of 07°13'01", a radius of 975.00 feet, an arc of 122.81 feet, and a chord which bears South 60°29'01" East, 122.73 feet; thence South 31°29'14" West, 366.09 feet; thence South 00°13'27" East, 15.00 feet to the South line of the Northwest quarter of the Northeast quarter of said Section 26; thence along said South line South 89°46'33" West, 464.98 feet to the West line of the Annexation of the Maher Ranch P.U.D. to the Town of Castle Rock Phase 3, according to the recorded plat thereof; thence along said West line the following courses: North 54°30'45" West, 1424.51 feet; thence North 00°30'34" West, 475.23 feet to the North line of the Northwest quarter of said Section 26; thence along said North line North 89°34'51" East, 230.43 feet to the Northwest corner of that parcel described in the Quit Claim Deed recorded in Book 984 at Page 246; thence South 00°25'09" East, 20.12 feet to the Southwest corner of said Quit Claim parcel; thence along the South line of said Quit Claim parcel the following courses: South 88°38'41" East, 133.12 feet; thence South 89°49'56" East, 72.19 feet; thence North 88°19'20" East, 201.38 feet to the Southeast corner of said Quit Claim parcel; thence North 01°32'17" West, 20.55 feet to the North line of the Northeast quarter of said Section 26 and the Northeast corner of said Quit Claim parcel; thence North 01°32'17" West, 519.07 feet; thence North 29°32'44" East, 84.68 feet; thence North 16°39'11" East, 104.09 feet; thence North 07°34'47" East, 144.17 feet; thence North 11°39'55" West, 111.91 feet; thence North 14°11'11" West, 46.70 feet; thence North 89°34'50" East, 1143.14 feet; thence North 00°56'00" East, 112.93 feet; thence South 34°00'00" East, 166.00 feet; thence North 62°39'21" East, 167.52 feet; thence South 48°05'01" East, 35.42 feet; thence along a curve to the left having a delta of 43°54'59", a radius of 435.00 feet, and an arc of 333.42 feet; thence North 90°00'00" East, 98.48 feet; thence South 32°34'10" East, 461.43 feet; thence South 15°14'17" East, 1944.06 feet to the POINT OF BEGINNING, containing 137.26 acres, more or less.

Notes

- Existing Zoning, PD Planned Development - Castle Rock Estates
- Existing Land Use Agricultural Grazing
- Number of Lots 53
- 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 1 through 11, Block 1.
- 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.
- Parking Standards A minimum of 4 offstreet parking spaces shall be provided for each lot. Two spaces minimum must be provided in an attached or detached garage.
- Maximum Building Height 35 feet
- There is no published 100 Year Floodplain delineation within this property
- Tracts A and B are provided for common open space and shall be owned and maintained by the Homeowner's Association
- No structural improvements shall be permitted within the minimum building setbacks indicated on the Final PD Site Plan
- Building envelopes are provided for the purpose and intent of ensuring 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. The intent is that the structural improvements be substantially located within the building envelope. Detailed site investigations may require revisions to the building envelope locations. The building envelopes, except for Lots 1 through 11, Block 1, may be amended as approved by the Design Review Board for Diamond Ridge Estates Homeowner's Association provided no setbacks are encroached.
- The building envelope locations for Lots 1 through 11, Block 1, located along the western edge of Diamond Ridge Estates, Filing No. 2 may not be relocated any closer to the ridge. The building envelopes may be amended to be located further from the ridge upon approval by the Design Review Board for Diamond Ridge Estates Homeowner's Association.
- Owners of Lots 3 and 9 of Block 1, Filing No. 2 shall plant 9 to 12 Ponderosa Pine trees at least 16 feet in height immediately following home construction on each lot, subject to Design Review Board approval on placement. The trees shall be located between the home and the bluff to provide a visual buffer.

SHEET INDEX

Sheet 1 Cover Sheet
Sheet 2 through 4 Lot Layout
Sheet 5 Utility Plan



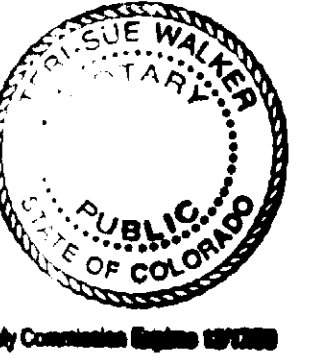
Certifications:

Ownership Certification:

The undersigned is the owner of certain lands known herein as Diamond Ridge Estates Filing No. 2 in the Town of Castle Rock, Colorado, being described as follows: DIAMOND RIDGE ESTATES LLC F/K/A CASTLE ROCK ESTATES LLC

Notarized By Jeri Sue Walker

My Commission expires 12-17-98



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. 2 Final PD Site Plan is a true and accurate representation of the officially recorded legal description.

Michael C. Cregger

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. 2 was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 24 TH day of MARCH, 1997.

[Signature] Chairman Date 1/23/98

[Signature] Director Date 1/23/98

Town Council Approval:

The Final PD Site Plan for the Diamond Ridge Estates Filing No. 2 was approved by the Town Council of the Town of Castle Rock, Colorado on the 10 TH day of APRIL, 1997.

[Signature] Mayor Date 1-23-98

[Signature] Town Clerk Date 1-23-98

Lienholder Subordination Certificate:

The undersigned are all the Mortgagees and Lienholders of certain lands known herein as the Diamond Ridge Estates PD in the Town of Castle Rock, Colorado, being described as follows: 1st Bank of Tech Center, 5105 DTC Parkway, P O Box 4547, Englewood, CO 80155

The undersigned beneficiary of the Lien, subordinate the subject lien to the terms, conditions and restrictions of this document.

Notarized By Jeri Sue Walker

Signed this 8th day of January, 1998 My Commission expires 12-17-98



RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK + RECORDER OF DOUGLAS CO. AT 15:12 O'CLOCK P.M. ON THE 26th DAY OF January, 1998, AT RECEPTION NO. 9804649.

[Signature] COUNTY CLERK + RECORDER

Land Use Summary

Land Use	Acreeage	Dwelling Units	% of Site
Estate Residential	80.31	53	58.5
Community Open Space	50.27		36.6
Public Roads	6.68		4.9
Total	137.26	53	100%



Owner	Surveyor/Engineer	Land Planner
Diamond Ridge Estates, LLC 5301 S. Yosemite St. #32-102 Englewood, CO 80111	TST of Denver 102 Inverness Terrace East Suite 105 Englewood, CO 80112	Staller & Henry, Inc. 1350 Lawrence Street Suite 100 Denver, CO 80204

Revised: April 21, 1997
Revised: February 25, 1997
FINAL PD SITE PLAN
DIAMOND RIDGE ESTATES P D
October 9, 1996
Revised January 13, 1997

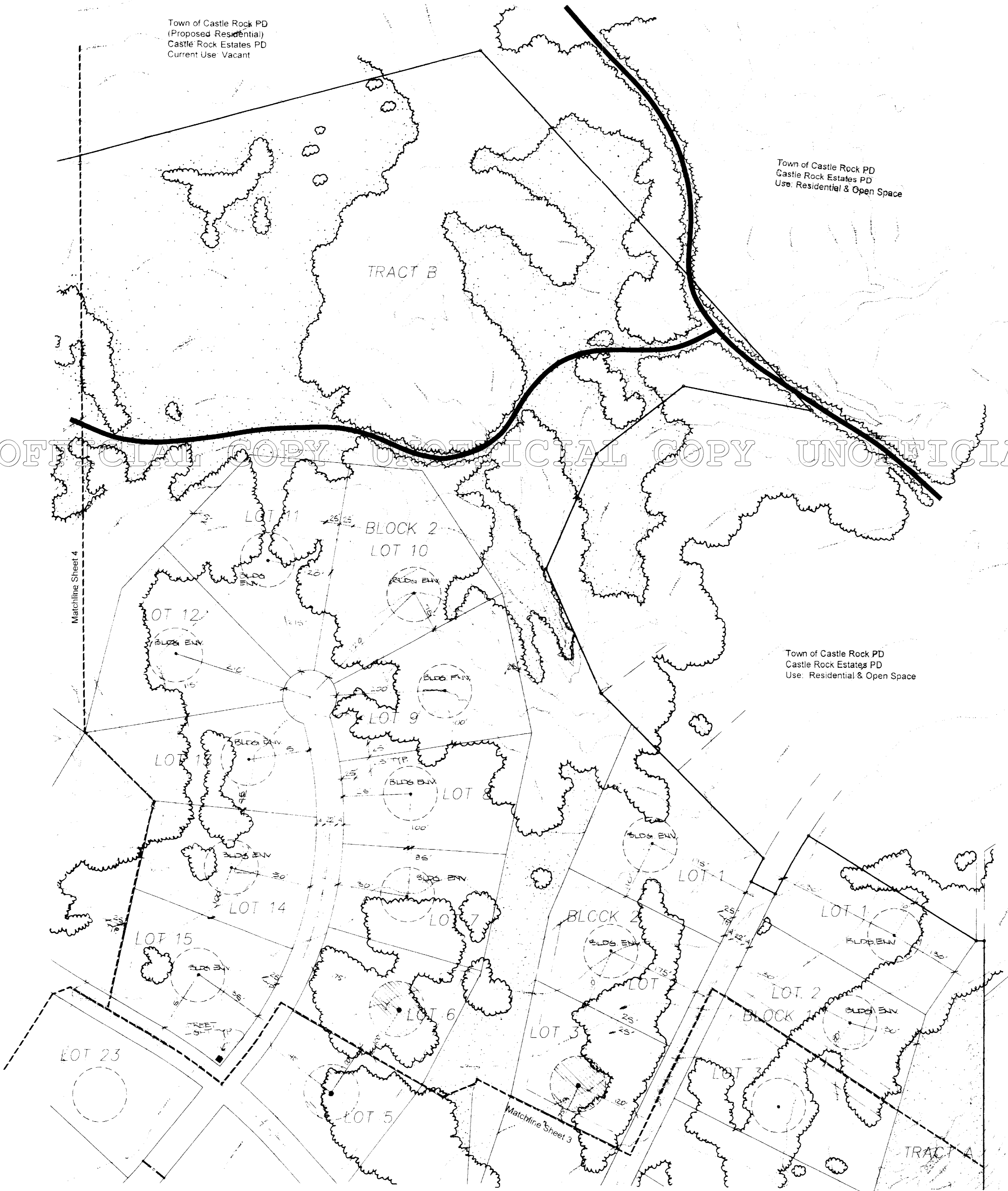
Diamond Ridge Estates Filing No. 2

(All of Castle Rock Estates II PD & A
Portion of Castle Rock Estates I PD)

Located in Sections 23, 24, 25, & 26, Township 7 S., Range
67 W., of the 6th P.M., Town of Castle Rock, Douglas
County, Colorado

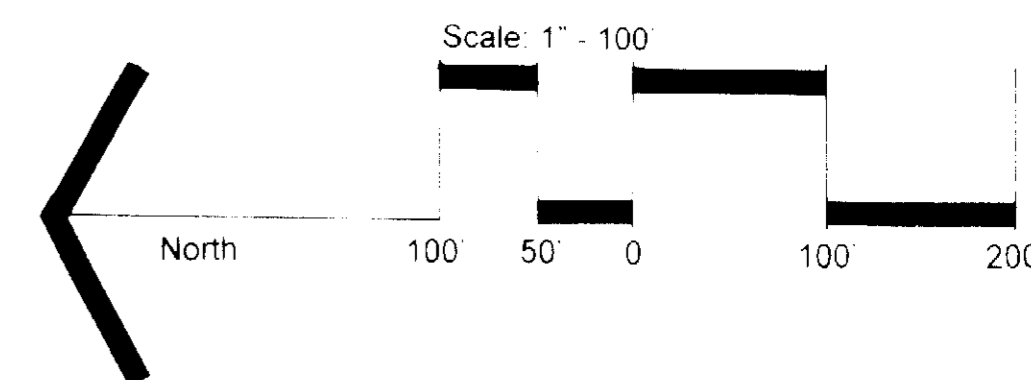
Final P.D. Site Plan

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Notes:
No additional landscaping is proposed in the open space areas. The natural landscape includes a variety of natural grasses, large stands of scrub oak and scattered upright junipers and pines. The intent is to maintain the natural landscape to the extent possible. The area disturbed by the installation of the trail system will be reseeded with native grasses.

The homeowner is responsible for the landscaping of their individual lot. Landscape criteria is provided in the Design Guidelines and the Covenants Conditions and Restrictions.

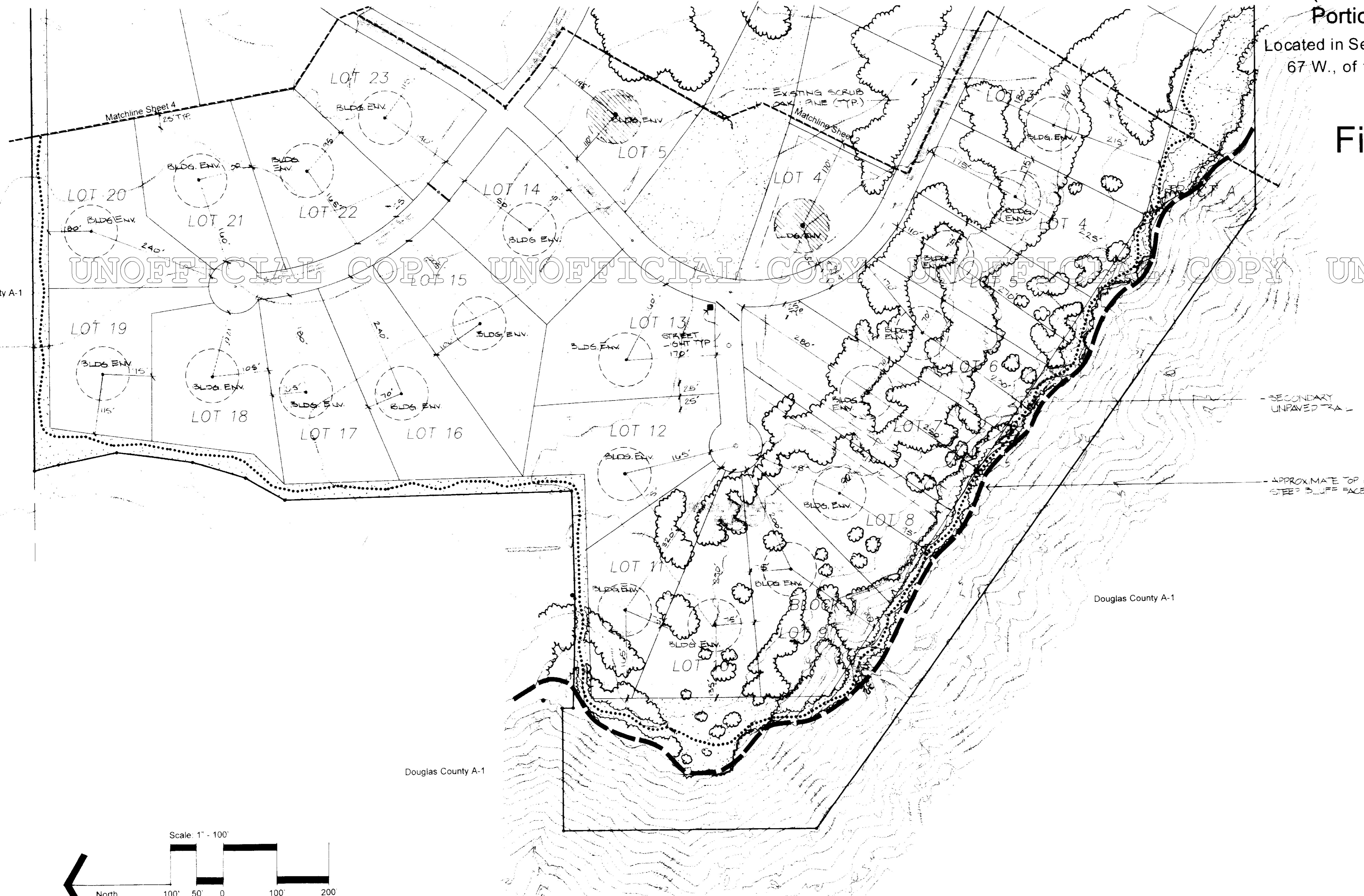


Diamond Ridge Estates Filing No. 2

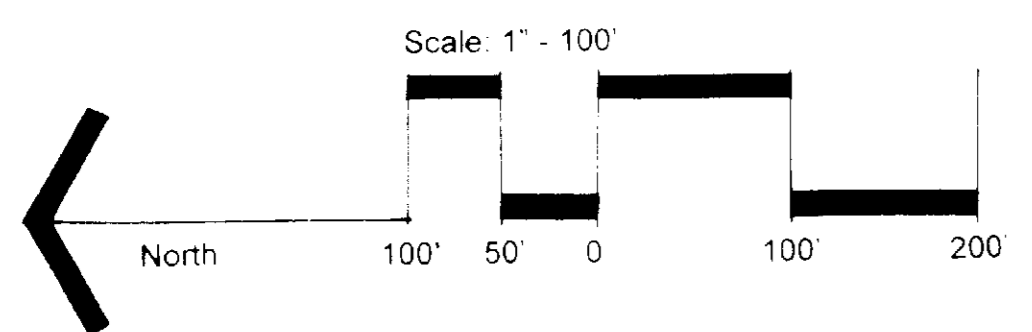
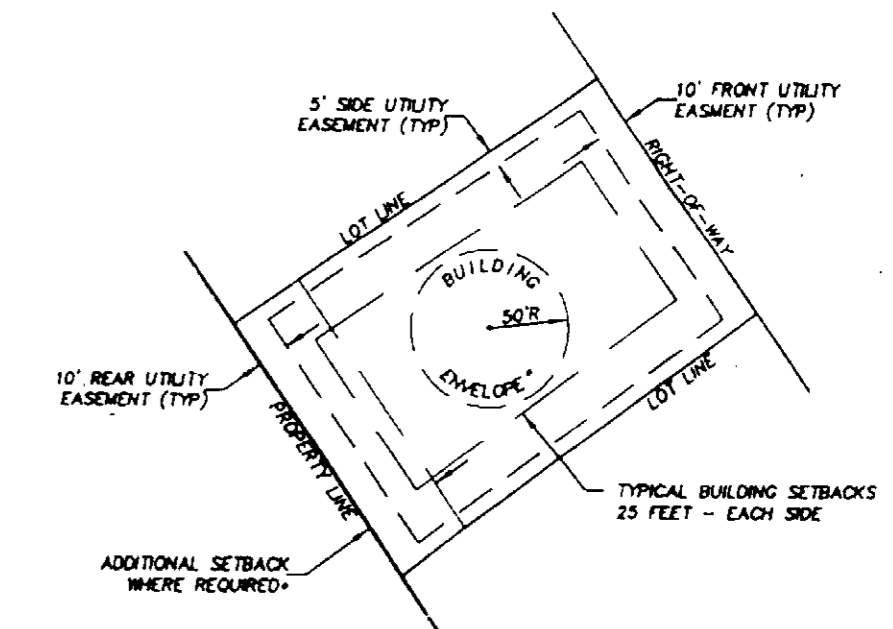
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Portion of Castle Rock Estates I PD)

Located in Sections 23, 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



Lot Typical

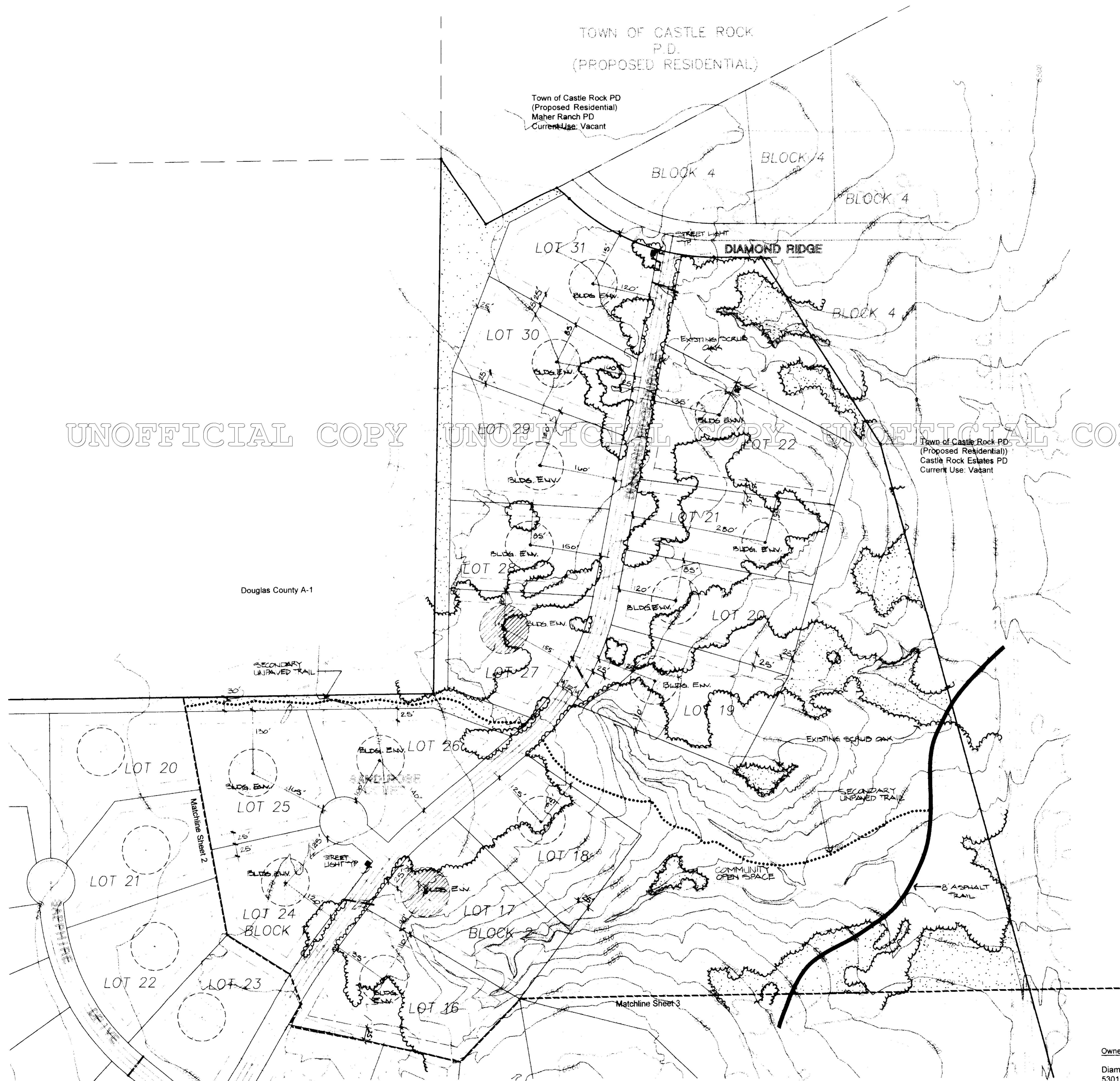


Diamond Ridge Estates Filing No. 2

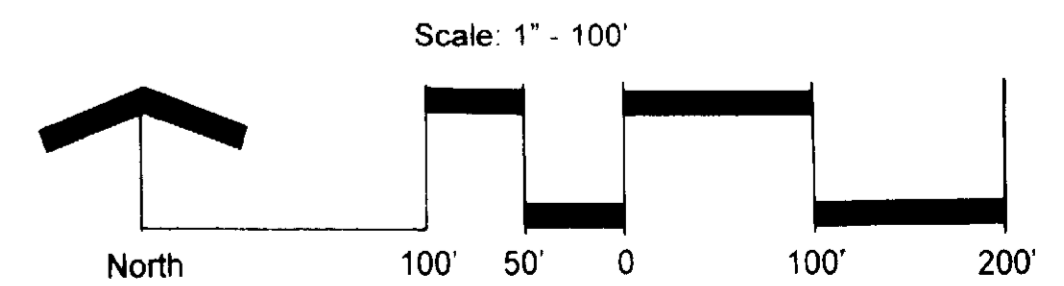
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Portion of Castle Rock Estates I PD)

Located in Sections 23, 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



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Owner:	Surveyor/Engineer:	Land Planner:	Revised: April 21, 1997
Diamond Ridge Estates, LLC	TST of Denver	Staller & Henry, Inc.	Revised: February 25, 1997
5301 S. Yosemite Street	102 Inverness Terrace East	1350 Lawrence Street	
#32-102	Suite 105	Suite 100	
Englewood, CO 80111	Englewood, CO 80112	Denver, CO 80204	
			FINAL PD SITE PLAN
			DIAMOND RIDGE ESTATES P.D.
			JANUARY 10, 1997
			SHEET 4 OF 5

Diamond Ridge Estates Filing No. 2

(All of Castle Rock Estates II PD & A
Portion of Castle Rock Estates I PD)

Located in Sections 23, 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 project's 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, 1998 from the 1/25 crossing at Front St. along Front St. along 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 phase 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 the intersection of Crowfoot Valley Road and the project's entry road will provide water from the proposed Purple zone tank into the project's pressurized system. This station shall be able to efficiently meet all system demand conditions (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 1/25. 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 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, curbs, or gutters 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)

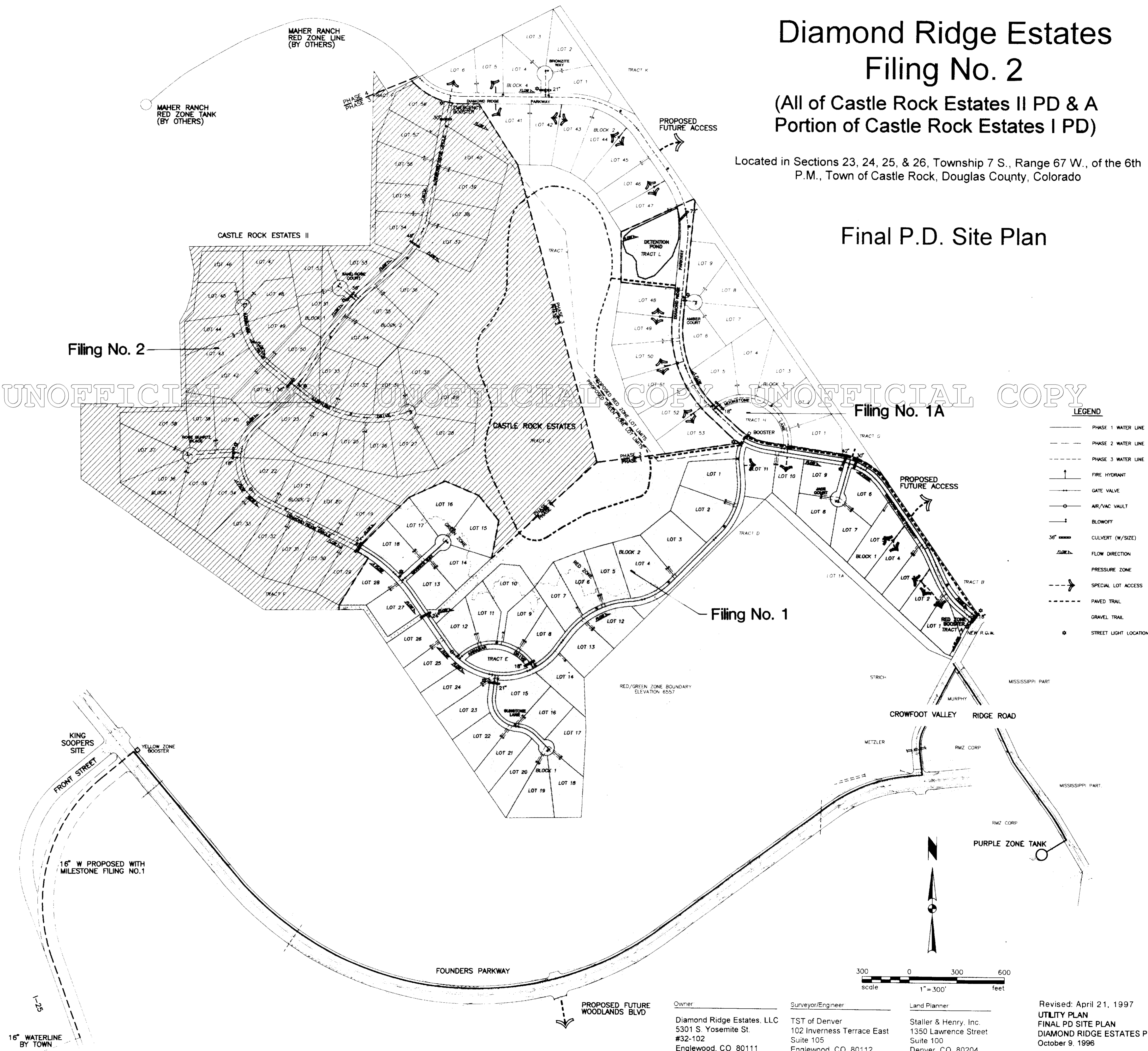
OPEN SPACE AND TRAILS

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.

Filing No. 2

Filing No. 1A

Filing No. 1



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 5301 S. Yosemite St. #32-102 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	Revised: April 21, 1997 UTILITY PLAN FINAL PD SITE PLAN DIAMOND RIDGE ESTATES P.D. October 9, 1996 Sheet 5 of 5
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