

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99064479

DATE:

7-22-99

TIME:

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(4

Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Diamond Ridge Estates LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Diamond Ridge Estates #3
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

23 24 & 25, 7, 67

Diamond Ridge Estates Filing No. 3

A Portion of Castle Rock Estates I PD

Located In Sections 23, 24, & 25 Township 7 S., Range 67 W., of the 6th P.M.,
Town of Castle Rock, Douglas County, Colorado
27 Lots-67.90 Acres

Final P.D. Site Plan

Legal Description

TWO TRACTS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 01° 17'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 01° 17'00" WEST ALONG SAID WEST LINE A DISTANCE OF 2518.40 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 BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 34° 48'06" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1508.91 FEET TO THE MOST NORTHERLY CORNER OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE NORTHERLY LIMITS OF SAID DIAMOND RIDGE ESTATES FILING ONE, THE FOLLOWING COURSES: SOUTH 72° 28'11" WEST, 119.65 FEET; THENCE SOUTH 65° 14'09" WEST, 390.08 FEET; THENCE SOUTH 00° 09'51" EAST, 314.75 FEET; THENCE SOUTH 84° 30'59" EAST, 346.13 FEET; THENCE SOUTH 05° 29'01" WEST, 190.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 52° 21'45", A RADIUS OF 750.00 FEET, AND AN ARC OF 685.42 FEET; THENCE SOUTH 46° 52'44" EAST, 179.89 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 10° 34'21", A RADIUS OF 435.00 FEET, AND AN ARC OF 80.27 FEET; THENCE SOUTH 81° 23'58" WEST, 473.10 FEET; THENCE SOUTH 82° 21'22" WEST, 436.89 FEET TO THE EAST LIMITS OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE EASTERLY AND NORTHERLY LIMITS OF SAID DIAMOND RIDGE ESTATES FILING TWO THE FOLLOWING COURSES: NORTH 15° 14'17" WEST, 1944.06 FEET; THENCE NORTH 32° 34'10" WEST, 461.43 FEET; THENCE SOUTH 90° 00'00" WEST, 98.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 43° 34'59", A RADIUS OF 435.00 FEET, AND AN ARC OF 333.42 FEET; THENCE NORTH 46° 05'01" WEST, 35.42 FEET; THENCE DEPARTING SAID NORTHERLY LIMITS, NORTH 62° 39'21" EAST, 1056.04 FEET TO THE POINT OF BEGINNING CONTAINING 50.86 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT.

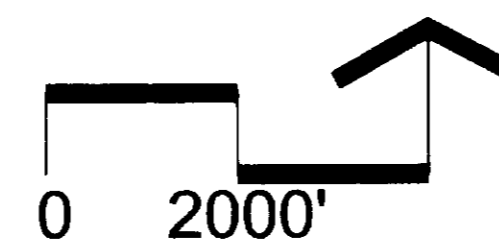
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 01° 17'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 01° 17'00" WEST ALONG SAID WEST LINE A DISTANCE OF 2518.40 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 BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE SOUTH 34° 48'06" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1508.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34° 48'06" EAST, A DISTANCE OF 2160.58 FEET TO THE NORTHERLY LIMITS OF DIAMOND RIDGE ESTATES FILING ONE; THENCE ALONG SAID NORTHERLY LIMITS THE FOLLOWING COURSES: ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 48° 41'02", A RADIUS OF 435.00 FEET, AND A CHORD WHICH BEARS NORTH 58° 08'36" WEST, 344.71 FEET; THENCE NORTH 81° 27'22" WEST, 377.97 FEET TO THE SOUTHWEST CORNER OF TRACT H OF DIAMOND RIDGE ESTATES FILING 1-A, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT H ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 132° 20'40", A RADIUS OF 250.00 FEET, AN ARC OF 577.46 FEET, AND A CHORD WHICH BEARS NORTH 62° 12'59" WEST, 457.38 FEET TO SAID NORTHERLY LIMITS OF DIAMOND RIDGE ESTATES FILING ONE; THENCE ALONG SAID NORTHERLY LIMITS THE FOLLOWING COURSES: NORTH 46° 52'44" WEST, 27.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52° 21'45", A RADIUS OF 680.00 FEET, AND AN ARC OF 621.45 FEET; THENCE NORTH 05° 29'01" EAST, 746.50 FEET TO THE POINT OF BEGINNING, CONTAINING 17.24 ACRES, MORE OR LESS.

General Notes

- Access rights-of-way for the future collector links to the East of the project shall be permitted at any acceptable point adjacent to the right-of-way of Diamond Ridge Parkway where the rights-of-way and the project boundary are one and the same.
- Median cuts along the rights-of-way between lots 1 and 10, Block 1 shall be at the common property corner of the lots in locations as shown on sheet 4 of 5.
- Sheet 4 of 5 indicates the existing and proposed utilities and drainage facilities.
- Public utility easements will be dedicated along all streets and along side and rear lot lines where necessary. Drainage easements will be dedicated to the town where necessary for storm water piping, channels and detention facilities.
- The topographic mapping shown hereon was produced by photogrammetry from aerial photography. Due to the size of the development and the scale of this Final PD Site Plan, only 10 foot contours are shown hereon.
- The visual prominence of the western edge of Castle Rock Estates dictates that any proposed development adjacent to the bluff, identified in the preliminary PD Site Plan as the area within the view shed, shall be reviewed at the time of Preliminary Plat and Final PD Site Plan. The following guidelines shall apply to the final design of any homes located within the potential view shed from I-25.
 - As seen from below, ridge lines shall remain the dominant landscape feature. Structures, grading, clearings, plantings, exterior lighting, or other man-made features being subordinate to the ridge's visual prominence.
 - All buildings shall be constructed of materials, colors, and textures that are compatible with the natural surroundings.
 - All proposed structures, the silhouettes of which would create an intrusion of the natural horizon, shall be subject to review at the time of application for preliminary Plat and Final PD Site Plan review. Intrusions of the horizon shall be subordinate to and compliment natural site features.
 - All structural improvements shall be located substantially within the building envelopes specified on the Preliminary Plat and Final PD Site Plan.
 - Building setbacks adjacent to the edge of the bluff shall vary depending on the site conditions. These required setbacks are illustrated by the location of the specified building envelope.
 - Building materials may be either masonry, stucco, wood or other non-reflective material. Colors of the selected building materials shall be limited to those which naturally blend with the existing environment.
 - Roof pitches shall reinforce a human scale (generally 6:12 pitch for a two-story home) with well-defined eave detailing and strong shadow lines. Roofing material, color, and texture should reflect other materials on the home and adjacent properties.
 - Uninterrupted building facades shall not exceed 20 feet.
 - Building foundations shall step with the changes in grade.
 - Existing vegetation shall be preserved to the extent practical to further screen proposed structures.
 - All proposed landscaping shall be planned to enhance the existing environment. The use of native plant materials is encouraged. Landscaping shall be planned to provide screening and a transition between proposed improvements and the existing landscape along the bluff.
 - Decking shall not be placed on poles above the first floor elevation.
 - Exposed foundations shall be treated with the same building material as the rest of the structure. Exposed concrete foundations are not permitted.
- Protection of significant vegetation - the design of the subdivision is considerate of the significant stands of gambel oak and mature trees on site. Improvements within the subdivision shall be located on the individual lots where they least alter, to the extent possible, the natural terrain and vegetation. All tree and oak clusters to be preserved shall be identified and tagged prior to any construction. Temporary snow-fencing shall be placed at the drip line of all tree and oak clusters for the duration of all construction activity. Storage of building materials and vehicle parking are not permitted within these areas protected by the temporary fencing.



Vicinity Map Scale: 1" = 2000'



Notes

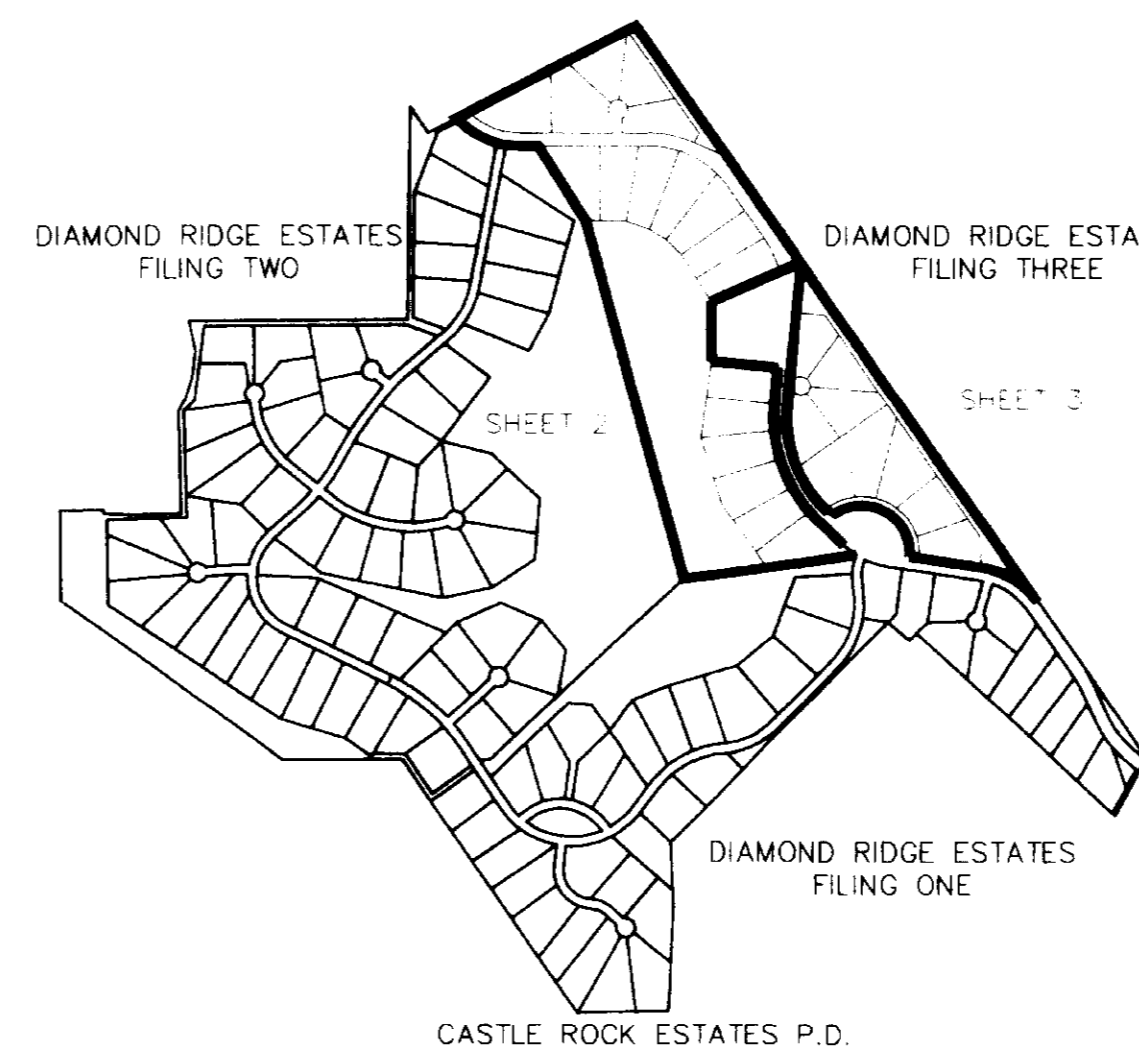
- Existing Zoning: PD Planned Development Castle Rock Estates
- Existing Land Use: Agricultural Grazing
- Number of Lots: 27
- Minimum Building Setbacks:
 - Abutting a street: 25 feet
 - Front/Side/Rear: 25 feet
- Abutting electrical transmission lines: 50 feet in addition to the 50 foot buffer shown on the Preliminary PD Site Plan.
- 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 off street parking space 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, B and C 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.

LAND USE SUMMARY

Land Use	Acreage	Dwelling Units	% of Site
Residential	42.43	27	62.49%
Community Open Space	20.66		30.43%
ROW	4.81		7.08%
TOTAL:	67.9	27	100%

SHEET INDEX

Sheet 1	Cover Sheet
Sheet 2	Final PD Site Plan
Sheet 3	Final PD Site Plan
Sheet 4	Utility Plan



Owners/Applicants
Diamond Ridge Estates
5301 S. Yosemite St.
#32-102
Englewood, CO 80111

Land Planner
Staller & Henry
1350 Lawrence St.
Ste. 100
Denver, Colorado 80204

Engineer
TST of Denver
102 Iverness Terrace East
Suite 105
Englewood, CO 80112

Certifications:

Ownership Certification:

The undersigned is the owner of the certain lands known herein as Diamond Ridge Estates Filing No. 3 in the Town of Castle Rock

Owner: John M. Hoffmann, Manager
Notarized By: Stephanie Becker

My Commission Expires 02/23/2003

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. 3 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 Iverness Terrace East, Suite 105
Englewood, CO 80112

Planning Commission Recommendation:

The Final PD Site Plan for Diamond Ridge Estates Filing No. 3 was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 23rd day of June, 1999

Chairperson: John Frank Date: 7/10/99

Attest: John Frank Date: 6/29/99
Planning Director

Town Council Approval:

The Final PD Site Plan for Diamond Ridge Estates Filing No. 3 was approved by the Town Council of the Town of Castle Rock, Colorado, on the 23rd day of June, 1999

Mayor: John Frank Date: 7-13-99

Deputy Town Clerk: Janet Turbith Date: 7-21-99

Lienholder Subordination Certificate:

The undersigned are all the Mortgagees and Lienholders of certain lands know herein as the Diamond Ridge Estates PD in the Town of Castle Rock.

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.

Mortgagee/Lienholder: Rick B... V.P. Notarized By: Stephanie Becker

Signed this 23rd day of June, 1999. My Commission expires: 02/23/2003

Title Certificate:

Stephanie Becker being an authorized representative of Land Title Guarantee Company a title 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 dedication.

Signed this 23rd day of June, 1999.

Authorized Representative: Stephanie Becker Title Insurance Company: Land Title

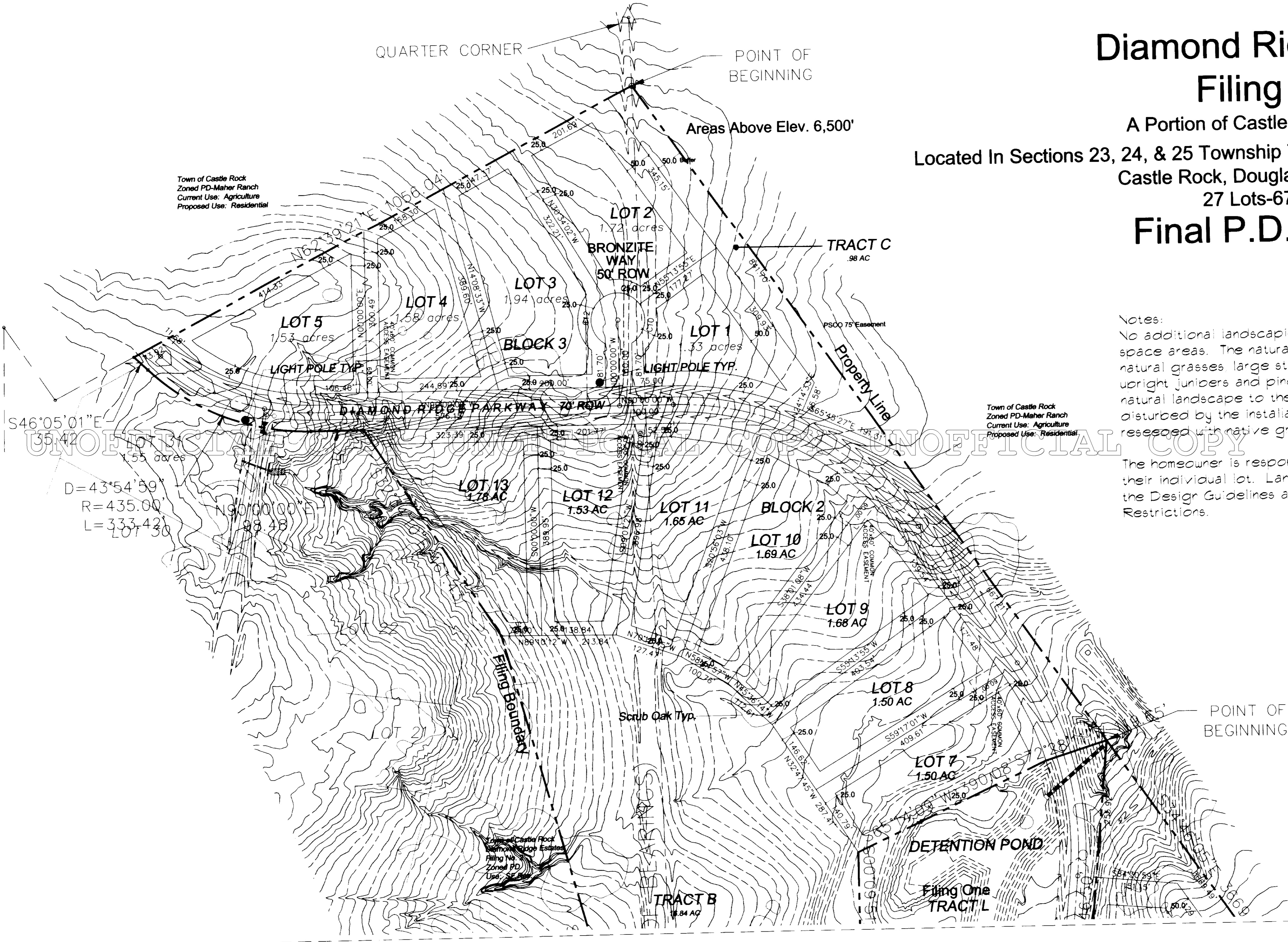
Diamond Ridge Estates Filing No. 3
Final PD Site Plan
Submitted: October 16, 1998
Revised: March 19, 1999
Revised: May 14, 1999
Revised: May 24, 1999

Diamond Ridge Estates Filing No. 3

A Portion of Castle Rock Estates I PD

Located In Sections 23, 24, & 25 Township 7 S., Range 67 W., of the 6th P.M., Town of
Castle Rock, Douglas County, Colorado
27 Lots-67.90 Acres

Final P.D. Site Plan



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 and forbes.
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.

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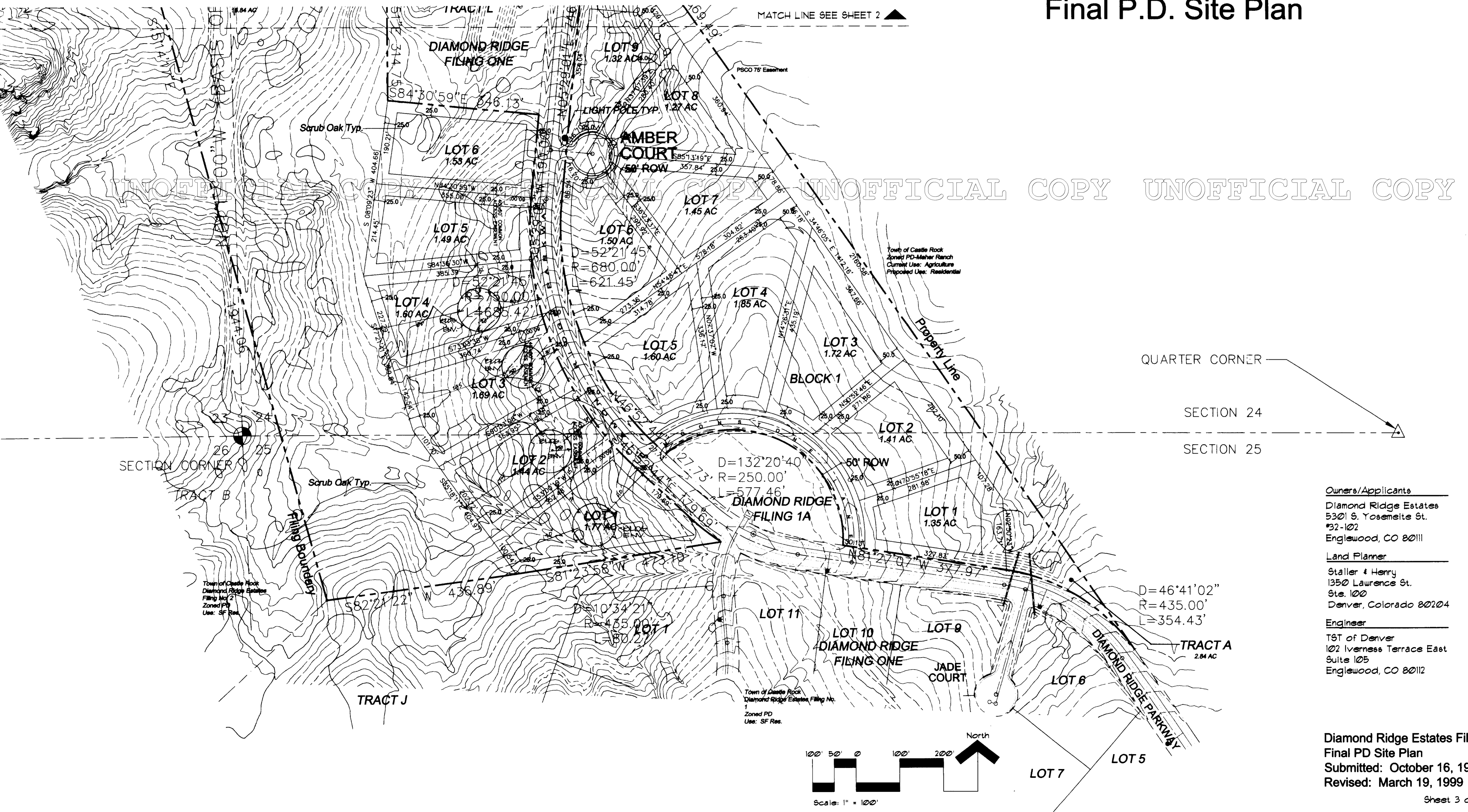
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DIAMOND RIDGE ESTATES FILING THREE

POTABLE WATER

Several meetings with the Town have established that Diamond Ridge Estates (DRE) be serviced with a central water system that will be immediately tied into the Town's network. Since DRE 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 zone tank, the entire system serving Diamond Ridge 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 Diamond Ridge Estates not serve any properties beyond Diamond Ridge 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 - Completed as Part of Diamond Ridge Estates Filing One

A Purple zone tank, 1,000,000 gallons in capacity, was constructed at a site outside of the projects 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) were extended from the line in Front St., along Founders Parkway to Crowfoot Valley Road and along Crowfoot Valley Road to the entry to the project. A water line was constructed from the Purple Zone storage tank to the project's entry. The line size from Front Street to the intersection with Woodlands Blvd. and Founders Pkwy. is 16-inch and the remainder of these lines are 20-inch.

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

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

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

A booster station in Tract B, near the intersection of Crowfoot Valley Road and Diamond Ridge Parkway pumps water from the Purple zone tank into the project creating a pressurized system. This station is able to efficiently meet all system demand conditions (including fire demands, maximum day demands, peak hour demands and minimum day demands) and provides disinfectant ion capabilities, anticipating low turnover rates. Automated controls were 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 were 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. The capacity of this booster station includes all three phases of Diamond Ridge Estates.

Phase II - Completed as Part of Diamond Ridge Estates Filing Two

The on-site water line, fire hydrants and valves constructed in Phase I were extended through Phase II, extending the pressure system to Lot 31, Block 1, Filing Two. Modifications to the booster stations were not needed since the station had been built to total capacity. Other lines, fire hydrants and valves, as necessary, were installed along these lines and into the Filing Two cul-de-sacs. Two stub-outs were built to supply a small portion of the Maher Ranch PD (to the north) with Green zone water pressure.

Phase III - To be Completed as Part of Diamond Ridge Estates Filing Three

The on-site water line shall be looped between the end of the line at Lot 5, Block 3 of the proposed Diamond Ridge Estates Filing Three to the existing stub-out at the intersection of Diamond Ridge Circle and Diamond Ridge Parkway. This line shall be 12-inch for the entire length and will operate solely as a completed loop for the Green Zone system. Modifications to the booster stations 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. With the modifications to the original regional water system now taking place in the adjacent Maher Ranch project (red zone system only), it is agreed that the portion of the pressure system that would normally be served by gravity from a Red zone tank will remain part of the pressurized system. An emergency system shall be designed with a Red zone tank in the event of booster station failure will be added to the northwest corner of the project, and will tie into the red zone water line that will be constructed as part of the Maher Ranch project. Any future changes in any of the system will be at no cost to the developer.

SUPPLY - The water supply for DRE originates from the Town's water main at the King Soopers parcel at the corner of Front Street (High School Road) and Founders Parkway. The source, the Meadows Treatment Plant, is in the Town's Yellow Zone. Booster stations are needed to carry 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.

DRE 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 remainder are in the red zone. The lots themselves range in elevation from 6630 at the high end to 6440 at the low end. All lots within Diamond Ridge Estates are serviced by the Green zone booster.

STORAGE - Storage for DRE is in the purple zone tank. Per the master plan, the elevation for a purple zone tank is 6582. A site south of DRE that is in the Town's limits was chosen for this tank. The total storage, to be constructed in Phase I as mutually agreed, was 1,000,000 gallons, of which Diamond Ridge Estates was responsible for 500,000 gallons. A temporary steel tank (200,000 gallons) was used during Phase 1 until the Purple zone tank was completed. The temporary tank was removed from the system at that time.

DISTRIBUTION - The total change in elevation of all the lots within the green zone creates a 85 psi static differential between the high and low lots. Using a HGL of 6768 maintains a minimum of 50 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 DRE is supplied from the booster station. This booster station has chlorine injection capabilities to decrease water quality problems. It is designed to supply the normal flow demand set of pumps and a fire pump to handle fire flow. A portable standby generator is required since a looped feed is not available from the power company. Distribution is with 12-inch lines in the main streets and 8 and 6-inch lines in the cul-de-sacs. Hydrants are 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 are stubbed out as shown on the exhibit. The services are 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 was built, in its entirety, during Phase 1.

ROADS

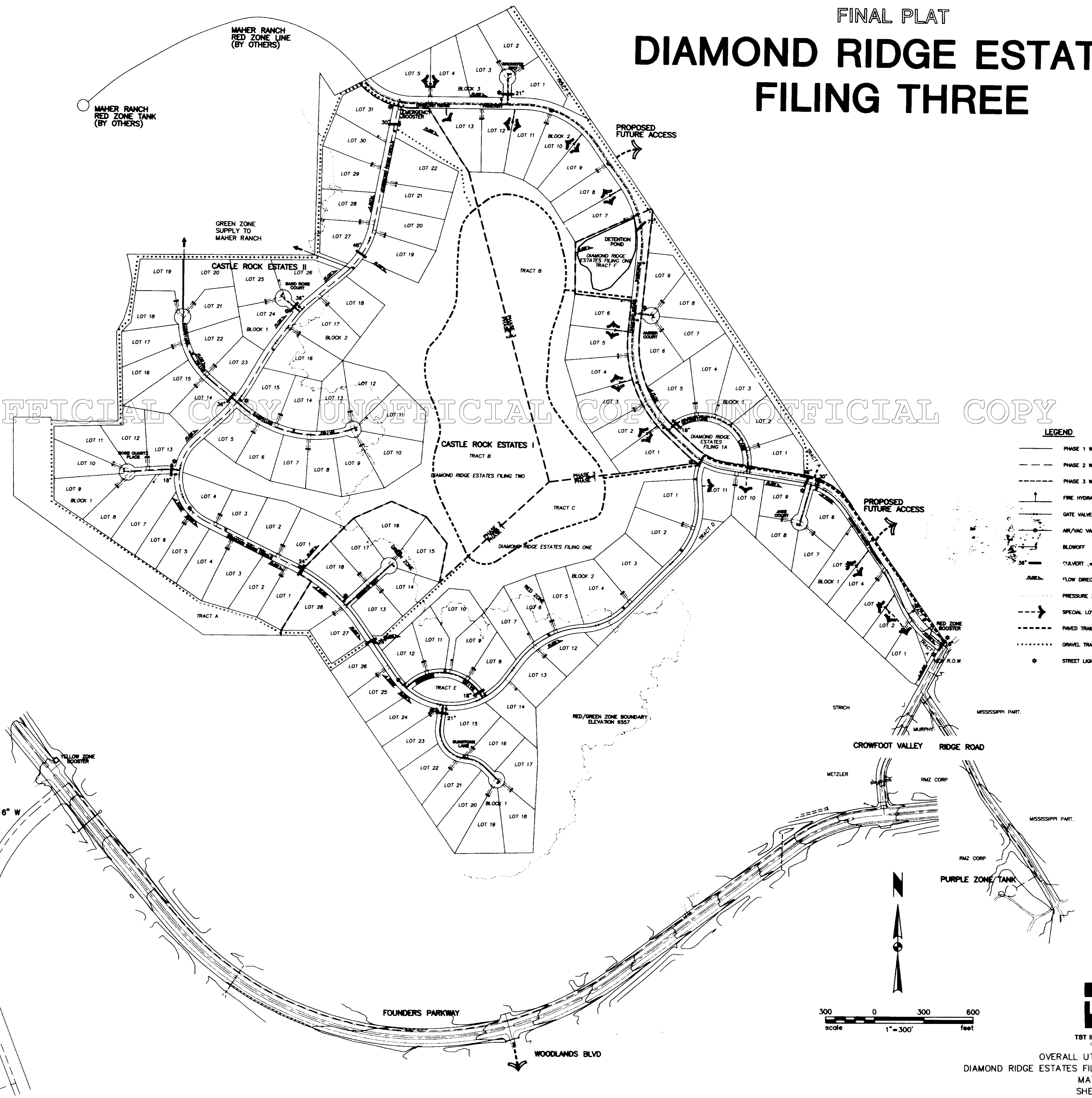
The road service for DRE is as follows: A collector road with a 70-foot right-of-way; Two 16-foot lanes with 4 to 6-foot shoulders and a 16-foot median for the entry portion and 28-foot pavement with 4 to 6-foot shoulders to the Maher parcel; and a local road with a 30-foot section in a 50-foot right-of-way (22-foot pavement with 4-foot shoulders) for the rest of the roads in DRE. 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 were to Douglas County standards subject to Town of Castle Rock approval. The approved section is that of a Rural Local Collector roads. 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). These shared drives will be centered on the common property line.

PHASES

Phase 1 : Filing One, Lots 1-28, Block 1 and Lots 1-18, Block 2 (46 total)
Phase 2 : Filing Two, Lots 1-31, Block 1 and Lots 1-22, Block 2 (52 total)
Phase 3 : Filing Three, Lots 1-9, Block 1, Lots 1-13, Block 2 and Lots 1-5, Block 3 (27 total).

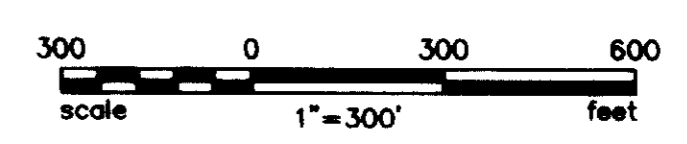
OPEN SPACE AND TRAILS

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/AIR VALVE
- BLOWOFF
- VALVE (H/SIZE)
- FLOW DIRECTION
- PRESSURE ZONE
- SPECIAL LOT ACCESS
- PAVED TRAIL
- GRAVEL TRAIL
- STREET LIGHT LOCATION



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