

SHAFFERS CROSSING

A PART OF THE SW1/4 OF SECTION 32, T.6S., R.7 W., 6th p.m.

COUNTY OF JEFFERSON, COLORADO

OFFICIAL DEVELOPMENT PLAN AMENDMENT 1

CASE # _____

MAP # _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE S 1/2 SOUTHWEST 1/4 OF SAID SECTION 32, FOUND 3/4" IRON PIPE IN AN OLD FENCE LINE;
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 1435.33 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 02 DEG. 01 MIN. 00 SEC. WEST A DISTANCE OF 38.10 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SAID SECTION 32 TO A POINT;
THENCE NORTH 63 DEG. 55 MIN. 30 SEC. EAST A DISTANCE OF 127.17 FEET ALONG THE SOUTHERLY R.O.W. LINE COLORADO HIGHWAY 285 TO A POINT OF CURVE;
THENCE A DISTANCE OF 199.48 FEET ALONG SAID SOUTHERLY R.O.W. LINE COLORADO HIGHWAY 285 AND ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 56 DEG. 02 MIN. 21 SEC. EAST A DISTANCE OF 199.07 FEET, HAVING A DELTA OF 12 DEG. 26 MIN. 27 SEC. AND A RADIUS OF 918.60 FEET TO A POINT;
THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST A DISTANCE OF 205.18 FEET TO A POINT;
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 192.15 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SAID SECTION 32 TO A POINT;
THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST A DISTANCE OF 958.97 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF ELK CREEK ROAD;
THENCE ALONG SAID NORTHERLY R.O.W. LINE THE FOLLOWING 5 COURSES:
1) THENCE NORTH 53 DEG. 56 MIN. 13 SEC. WEST A DISTANCE OF 300.02 FEET TO A POINT OF CURVE;
2) THENCE 66.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
3) THENCE NORTH 47 DEG. 47 MIN. 18 SEC. WEST A DISTANCE OF 387.73 FEET TO A POINT OF CURVE;
4) THENCE 104.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
5) THENCE NORTH 02 DEG. 12 MIN. 35 SEC. EAST A DISTANCE OF 96.99 FEET TO A POINT ON THE SOUTH LINE OF COLORADO DEPARTMENT OF HIGHWAY PARCEL NO. 24C REVISED IN DEED RECORDED IN BOOK 1050 AT PAGE 309 OF JEFFERSON COUNTY RECORDS;
THENCE ALONG THE OUTER BOUNDARY OF SAID PARCEL NO. 24C THE FOLLOWING 4 COURSES:
1) THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 48.69 FEET TO A POINT;
2) THENCE NORTH 00 DEG. 37 MIN. 30 SEC. WEST A DISTANCE OF 214.70 FEET TO A POINT;
3) THENCE NORTH 67 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 72.30 FEET TO A POINT;
4) THENCE NORTH 22 DEG. 37 MIN. 08 SEC. WEST A DISTANCE OF 50.06 FEET TO A POINT ON SAID LINE OF THE NORTH 1/2 SOUTHWEST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 53.04 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN ELK CREEK ROAD AND HIGHWAY 285, ALSO EXCEPT THE FOLLOWING PORTION:
A PORTION OF LAND BEING A PORTION OF A 60 FOOT RIGHT OF WAY (AS MEASURED 30 FEET ON EITHER SIDE OF THE EXISTING CENTERLINE) KNOWN AS ELK CREEK ROAD IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AS BEARING NORTH 90 DEG. 00 MIN. 00 SEC. EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY OF ELK CREEK ROAD FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 32 BEARS NORTH 26 DEG. 55 MIN. 12 SEC. EAST 324.39 FEET;
THENCE ALONG SAID EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY ELK CREEK ROAD THE FOLLOWING (5) COURSES:
1) SOUTH 02 DEG. 12 MIN. 35 SEC. WEST 96.99 FEET TO A POINT OF CURVE;
2) 104.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
3) SOUTH 47 DEG. 47 MIN. 18 SEC. EAST 387.73 FEET TO A POINT OF CURVE;
4) 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
5) SOUTH 53 DEG. 56 MIN. 13 SEC. EAST 300.02 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST 21.03 FEET; THENCE NORTH 57 DEG. 02 MIN. 00 SEC. WEST 293.50 FEET; THENCE NORTH 48 DEG. 35 MIN. 00 SEC. WEST 560.00 FEET; THENCE NORTH 02 DEG. 13 MIN. 00 SEC. EAST 146.27 FEET;
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST 30.34 TO THE POINT OF BEGINNING.
COUNTY OF JEFFERSON, STATE OF COLORADO.

1) THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 48.69 FEET TO A POINT;
2) THENCE NORTH 00 DEG. 37 MIN. 30 SEC. WEST A DISTANCE OF 214.70 FEET TO A POINT;
3) THENCE NORTH 67 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 72.30 FEET TO A POINT;
4) THENCE NORTH 22 DEG. 37 MIN. 08 SEC. WEST A DISTANCE OF 50.06 FEET TO A POINT ON SAID LINE OF THE NORTH 1/2 SOUTHWEST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 53.04 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN ELK CREEK ROAD AND HIGHWAY 285, ALSO EXCEPT THE FOLLOWING PORTION:
A PORTION OF LAND BEING A PORTION OF A 60 FOOT RIGHT OF WAY (AS MEASURED 30 FEET ON EITHER SIDE OF THE EXISTING CENTERLINE) KNOWN AS ELK CREEK ROAD IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AS BEARING NORTH 90 DEG. 00 MIN. 00 SEC. EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY OF ELK CREEK ROAD FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 32 BEARS NORTH 26 DEG. 55 MIN. 12 SEC. EAST 324.39 FEET;
THENCE ALONG SAID EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY ELK CREEK ROAD THE FOLLOWING (5) COURSES:
1) SOUTH 02 DEG. 12 MIN. 35 SEC. WEST 96.99 FEET TO A POINT OF CURVE;
2) 104.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
3) SOUTH 47 DEG. 47 MIN. 18 SEC. EAST 387.73 FEET TO A POINT OF CURVE;
4) 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
5) SOUTH 53 DEG. 56 MIN. 13 SEC. EAST 300.02 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST 21.03 FEET; THENCE NORTH 57 DEG. 02 MIN. 00 SEC. WEST 293.50 FEET; THENCE NORTH 48 DEG. 35 MIN. 00 SEC. WEST 560.00 FEET; THENCE NORTH 02 DEG. 13 MIN. 00 SEC. EAST 146.27 FEET;
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST 30.34 TO THE POINT OF BEGINNING.
COUNTY OF JEFFERSON, STATE OF COLORADO.

1) THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 48.69 FEET TO A POINT;
2) THENCE NORTH 00 DEG. 37 MIN. 30 SEC. WEST A DISTANCE OF 214.70 FEET TO A POINT;
3) THENCE NORTH 67 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 72.30 FEET TO A POINT;
4) THENCE NORTH 22 DEG. 37 MIN. 08 SEC. WEST A DISTANCE OF 50.06 FEET TO A POINT ON SAID LINE OF THE NORTH 1/2 SOUTHWEST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 53.04 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN ELK CREEK ROAD AND HIGHWAY 285, ALSO EXCEPT THE FOLLOWING PORTION:
A PORTION OF LAND BEING A PORTION OF A 60 FOOT RIGHT OF WAY (AS MEASURED 30 FEET ON EITHER SIDE OF THE EXISTING CENTERLINE) KNOWN AS ELK CREEK ROAD IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AS BEARING NORTH 90 DEG. 00 MIN. 00 SEC. EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY OF ELK CREEK ROAD FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 32 BEARS NORTH 26 DEG. 55 MIN. 12 SEC. EAST 324.39 FEET;
THENCE ALONG SAID EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY ELK CREEK ROAD THE FOLLOWING (5) COURSES:
1) SOUTH 02 DEG. 12 MIN. 35 SEC. WEST 96.99 FEET TO A POINT OF CURVE;
2) 104.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
3) SOUTH 47 DEG. 47 MIN. 18 SEC. EAST 387.73 FEET TO A POINT OF CURVE;
4) 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
5) SOUTH 53 DEG. 56 MIN. 13 SEC. EAST 300.02 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST 21.03 FEET; THENCE NORTH 57 DEG. 02 MIN. 00 SEC. WEST 293.50 FEET; THENCE NORTH 48 DEG. 35 MIN. 00 SEC. WEST 560.00 FEET; THENCE NORTH 02 DEG. 13 MIN. 00 SEC. EAST 146.27 FEET;
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST 30.34 TO THE POINT OF BEGINNING.
COUNTY OF JEFFERSON, STATE OF COLORADO.

1) THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 48.69 FEET TO A POINT;
2) THENCE NORTH 00 DEG. 37 MIN. 30 SEC. WEST A DISTANCE OF 214.70 FEET TO A POINT;
3) THENCE NORTH 67 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 72.30 FEET TO A POINT;
4) THENCE NORTH 22 DEG. 37 MIN. 08 SEC. WEST A DISTANCE OF 50.06 FEET TO A POINT ON SAID LINE OF THE NORTH 1/2 SOUTHWEST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 53.04 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN ELK CREEK ROAD AND HIGHWAY 285, ALSO EXCEPT THE FOLLOWING PORTION:
A PORTION OF LAND BEING A PORTION OF A 60 FOOT RIGHT OF WAY (AS MEASURED 30 FEET ON EITHER SIDE OF THE EXISTING CENTERLINE) KNOWN AS ELK CREEK ROAD IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AS BEARING NORTH 90 DEG. 00 MIN. 00 SEC. EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY OF ELK CREEK ROAD FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 32 BEARS NORTH 26 DEG. 55 MIN. 12 SEC. EAST 324.39 FEET;
THENCE ALONG SAID EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY ELK CREEK ROAD THE FOLLOWING (5) COURSES:
1) SOUTH 02 DEG. 12 MIN. 35 SEC. WEST 96.99 FEET TO A POINT OF CURVE;
2) 104.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
3) SOUTH 47 DEG. 47 MIN. 18 SEC. EAST 387.73 FEET TO A POINT OF CURVE;
4) 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
5) SOUTH 53 DEG. 56 MIN. 13 SEC. EAST 300.02 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST 21.03 FEET; THENCE NORTH 57 DEG. 02 MIN. 00 SEC. WEST 293.50 FEET; THENCE NORTH 48 DEG. 35 MIN. 00 SEC. WEST 560.00 FEET; THENCE NORTH 02 DEG. 13 MIN. 00 SEC. EAST 146.27 FEET;
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST 30.34 TO THE POINT OF BEGINNING.
COUNTY OF JEFFERSON, STATE OF COLORADO.

1) THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 48.69 FEET TO A POINT;
2) THENCE NORTH 00 DEG. 37 MIN. 30 SEC. WEST A DISTANCE OF 214.70 FEET TO A POINT;
3) THENCE NORTH 67 DEG. 22 MIN. 30 SEC. EAST A DISTANCE OF 72.30 FEET TO A POINT;
4) THENCE NORTH 22 DEG. 37 MIN. 08 SEC. WEST A DISTANCE OF 50.06 FEET TO A POINT ON SAID LINE OF THE NORTH 1/2 SOUTHWEST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE NORTH 90 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 53.04 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN ELK CREEK ROAD AND HIGHWAY 285, ALSO EXCEPT THE FOLLOWING PORTION:
A PORTION OF LAND BEING A PORTION OF A 60 FOOT RIGHT OF WAY (AS MEASURED 30 FEET ON EITHER SIDE OF THE EXISTING CENTERLINE) KNOWN AS ELK CREEK ROAD IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AS BEARING NORTH 90 DEG. 00 MIN. 00 SEC. EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY OF ELK CREEK ROAD FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 32 BEARS NORTH 26 DEG. 55 MIN. 12 SEC. EAST 324.39 FEET;
THENCE ALONG SAID EASTERLY LINE OF THE 60 FOOT RIGHT OF WAY ELK CREEK ROAD THE FOLLOWING (5) COURSES:
1) SOUTH 02 DEG. 12 MIN. 35 SEC. WEST 96.99 FEET TO A POINT OF CURVE;
2) 104.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49 DEG. 59 MIN. 53 SEC. AND A RADIUS OF 120.12 FEET TO A POINT OF TANGENCY;
3) SOUTH 47 DEG. 47 MIN. 18 SEC. EAST 387.73 FEET TO A POINT OF CURVE;
4) 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06 DEG. 08 MIN. 55 SEC. AND A RADIUS OF 621.67 FEET TO A POINT OF TANGENCY;
5) SOUTH 53 DEG. 56 MIN. 13 SEC. EAST 300.02 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST 21.03 FEET; THENCE NORTH 57 DEG. 02 MIN. 00 SEC. WEST 293.50 FEET; THENCE NORTH 48 DEG. 35 MIN. 00 SEC. WEST 560.00 FEET; THENCE NORTH 02 DEG. 13 MIN. 00 SEC. EAST 146.27 FEET;
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. EAST 30.34 TO THE POINT OF BEGINNING.
COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION QUIT CLAIM PARCEL

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE S 1/2 SW 1/4 OF SAID SECTION 32, A FOUND 3/4 INCH IRON PIPE IN AN OLD FENCE LINE;
THENCE N89°39'21"E A DISTANCE OF 1435.02 FEET ALONG THE NORTH LINE OF SAID S 1/2 SW 1/4 TO THE NORTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 32 AND THE TRUE POINT OF BEGINNING;
THENCE N01°24'07"W A DISTANCE OF 38.12 FEET ALONG THE WEST LINE OF THE NE 1/4 SW 1/4 OF SAID SECTION 32 TO A POINT ON THE SOUTHERLY R.O.W. LINE OF U.S. HIGHWAY 285;
THENCE S64°35'57"W ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 60.80 FEET;
THENCE S66°41'57"W ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 29.16 FEET;
THENCE S89°39'21"E ALONG SAID SOUTHERLY R.O.W. LINE, A DISTANCE OF 29.68 FEET;
THENCE S89°39'21"E, A DISTANCE OF 52.95 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1,542 SQUARE FEET, AND 0.035 ACRES MORE OR LESS.

NOTES

- 1) DATE OF PREPARATION(Original) APRIL 8, 1998 -(amendment) JULY 21, 2004.
- 2) WATER AND SANITATION FACILITIES TO BE PROVIDED BY OWNER.
- 3) ESTIMATED WATER REQUIREMENTS: 800 GAL/DAY.
- 4) ESTIMATED SEWAGE DISPOSAL: 800 GAL/DAY.
- 5) ESTIMATED FIRE FLOW HYDRANTS: 750 G.P.M.
- 6) ESTIMATED WATER STORAGE FOR FIRE: 80500 GAL.
- 7) FIRE PROTECTION TO BE PROVIDED BY ELK CREEK FIRE PROTECTION DISTRICT
- 8) WATER AND SEWAGE FACILITIES TO BE MAINTAINED BY OWNER
- 9) UTILITY EASEMENT TO BE GRANTED BY OWNER AT SUCH LOCATIONS AS REQUIRED BY UTILITY COMPANIES.
- 10) ZONING AND USE: PLANNED DEVELOPMENT, COMMERCIAL SERVICES AND LIGHT INDUSTRIAL CENTER.
- 11) SIGNS FOR THIS DEVELOPMENT SHALL BE GOVERNED BY SECTION 22 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- 12) ALL DRIVES AND PARKING AREAS SHALL BE PAVED.
- 13) PEN SPACE/LANDSCAPING INCLUDES: COMMON OPEN SPACES, BOTH PAVED AND LANDSCAPED AS WELL AS PLANTED BUFFER AREAS.
- 14) PARKING: 4.6 SPACES PER 1000 SQ.FT. LEA SABLE AREA.
- 15) PIPE DRAINS SHALL BE CORRUGATED METAL.
- 16) BERM SHALL BE CONSTRUCTED OF MODERATELY PERMEABLE MATERIAL.

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled SHAFFERS CROSSING, was approved the _____ day of _____, 20____, and is accepted by the Board of County Commissioners this _____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS

Chairman

Clerk

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden Colorado on the _____ day of _____, 20____ at _____ o'clock _____m.

Jefferson County Clerk and Recorder

By _____ Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. IN GRANTING PLAN APPROVAL, THE BOARD OF COUNTY COMMISSIONERS MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

1. FINAL ROAD ALIGNMENTS
2. FINAL BUILDING ENVELOPES
3. FINAL ACCESS AND PARKING LOCATIONS
4. LANDSCAPING ADJUSTMENTS

APPLICABILITY STATEMENT:

Except as expressly provided otherwise in this Official Development Plan, development of the property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

OWNERS CERTIFICATE:

SHAFFERS CROSSING LLC, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

William Samuel Peterson as president of SHAFFERS CROSSING LLC, Date 8-12-04

WILLIAM SAMUEL PETERSON

Carol Lynn Peterson secretary of SHAFFERS CROSSING LLC, Date 8-12-04

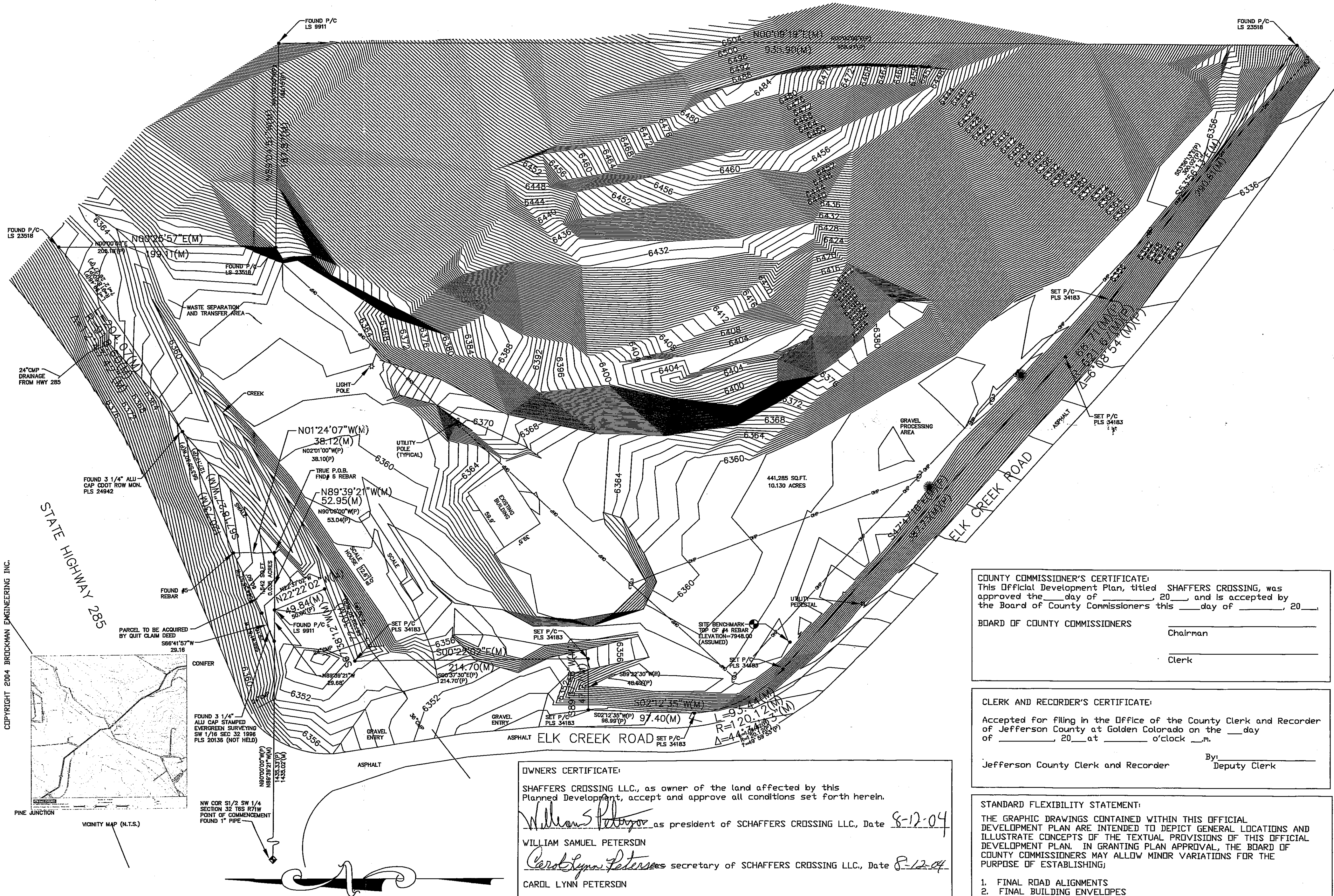
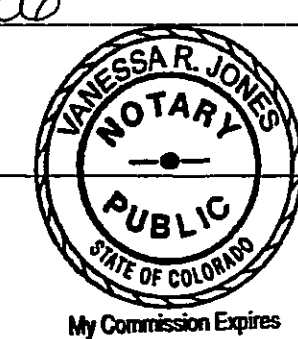
CAROL LYNN PETERSON

Subscribed and sworn to before me in the County of Jefferson, State

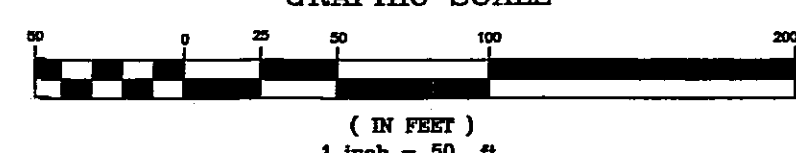
of Colorado, this 12th day of August, 2004.

My commission expires: 11-25-06

Witness my hand and official seal.



GRAPHIC SCALE



These drawings and all information thereon is the property of Brockman Engineering, Inc., and may not be used for purposes other than those stated on the drawings without express written permission of Brockman Engineering Inc.

DATE	BY	REVISION	DESCRIPTION
04/24/04	WSP	1	1

WRITTEN RESTRICTIONS

CASE # _____

MAP # _____

LAND USE DESCRIPTION

B. MINIMUM OF 100 FT SETBACK FROM US HWY 285 TO A MAXIMUM NOT TO EXCEED 210 FT SO AS TO PROVIDE FOR A 22 FT WIDE FIRE ACCESS DRIVE WITH PARKING FACILITIES SEPARATED FROM THE BUILDING WITH A MINIMUM WIDTH OF 5 FEET OF LANDSCAPED AREA AND/OR SIDEWALK.

4. MINIMUM PARKING - 4.6 SPACES PER 1000 SF LEASABLE SPACE, EXCEPT RESTAURANT WHICH SHALL ALLOW 6 SPACES PER 1000 SF LEASABLE AREA.

B. MAXIMUM HEIGHT OF POLE-LIGHT LIGHTPOLE SHALL NOT EXCEED EIGHTEEN (18) FEET TO BE 21 FEET.

GENERAL PROVISIONS

I. LAND USE

PERMITTED USES:

- A. OPERATIONAL STANDARDS
ALL MINING OPERATIONS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 1. ROADWAY MAINTENANCE: THE OWNER OF THIS DEVELOPMENT SHALL CLEAN AND MAINTAIN ALL INTERIOR ROADS AND THEIR INTERSECTION WITH ELK CREEK ROAD TO MINIMIZE THE FUGITIVE DUST WHICH IS GENERATED BY VEHICLES.
 2. EXCAVATION SHAPE AND SETBACK SHALL CONFORM TO THE PLAN AS ~~SHOWN ON SHEET 4~~, PROPOSED.
 3. AIR QUALITY: ALL ACTIVITIES SHALL MEET APPLICABLE AIR QUALITY STANDARDS AS SET BY THE COLORADO AIR QUALITY CONTROL COMMISSION. ANY VIOLATION OF SUCH STANDARDS SHALL BE CERTIFIED TO THE ZONING ADMINISTRATOR BY SAID COMMISSION OR ITS DESIGNATED REPRESENTATIVE PRIOR TO ENFORCEMENT ACTION BY THE COUNTY CONCERNING SUCH VIOLATION. ~~CHEMICAL PALLIATIVES ARE USED ON ALL UNPAVED ROADS AND ON-SITE AREAS USED FOR ACCESS SHALL BE WATERED FOR DUST CONTROL AS NECESSARY TO MEET AIR QUALITY STANDARDS~~ OPERATIONS SHALL BE SUSPENDED DURING PERIODS OF HIGH WINDS (30 MPH OR GREATER) OR SUSTAINED TEMPERATURE INVERSIONS (GREATER THAN 48 HOURS).
 4. HOURS OF OPERATION: HOURS OF OPERATION FOR OPEN MINING ACTIVITIES SHALL NOT EXCEED 6:00 A.M. TO 6:30 P.M., MONDAY THROUGH SATURDAY.
 5. BLASTING: ALL BLASTING SHALL BE CONDUCTED IN A MANNER WHICH WILL NOT CAUSE A PEAK PARTICLE VELOCITY ON ANY ADJACENT OR NEARBY PROPERTY WHICH EXCEEDS 1/2 INCH PER SECOND. BLASTING SHALL NOT BE DONE OUTSIDE THE NORMAL HOURS OF OPERATING.
 6. NOISE POLLUTION: NO OPERATION SHALL BE CONDUCTED WHICH WILL PRODUCE A CONTINUOUS VOLUME OF SOUND IN EXCESS OF 70 DECIBELS ON ADJACENT PROPERTIES NOR A VOLUME OF SOUND GREATER THAN 70 DECIBELS BUT LESS THAN 90 DECIBELS UP TO 15 SECONDS IN DURATION ONCE EACH OPERATING HOUR.
 7. ESTIMATED MAXIMUM NUMBER OF TRUCK ROUND TRIPS PER DAY OF OPERATION IS 40.

B. ENFORCEMENT

- ### III. GENERAL REQUIREMENTS

- ## DEVELOPMENT PLAN SUMMARY

MINING PHASE

THE MATERIAL EXCAVATED WILL BE USED FOR FILL ON AND OFF SITE, ROAD BASE AND FOR GRAVEL IN ASPHALT PAVING. THE MINING SEQUENCE IS AS FOLLOWS:

1. REMOVE AND STOCKPILE TOPSOIL.
2. THE MATERIAL IS EXCAVATED AND TEMPORARY STOCKPILED.
3. THE STOCKPILE IS LOADED ON TRUCKS FOR FILL ON AND OFF SITE.
4. RECLAMATION, DRESSING FINAL GRADE, PLACING TOPSOIL, PLANTING TREES AND REVEGETATION.

~~SPECIES RATE IN POUNDS/ACRE PURE LIVE SEED~~

PERMANENT SEED MIX
30% WESTERN WHEATGRASS - ARRIBA 9.6 # PLS/ACRE, 20%
ARIZONA FESCUE - REDONDO 1.8 # PLS/ACRE, 10% HARD FESCUE -
DURAR 0.8 # PLS/ACRE, 15% SLENDER WHEATGRASS, PRIMER 3.3 #
PLS/ACRE, 15% BLUE GRAMA, LOVINGTON 0.8 # PLS/ACRE,
SUNDBURG BLUEGRASS - NATIVE 0.6 # PLS/ACRE.

COMMERCIAL DEVELOPMENT PHASE

SINCE ONE HUNDRED PERCENT OF THE EXCAVATED MATERIAL CAN BE USED, THERE WILL BE NO BACKFILL IN THE EXCAVATED AREA. NO GEOLOGIC HAZARDS PRESENTLY EXIST NOR WILL THERE BE ANY CREATED BY THE PROPOSED MINING OPERATION. AFTER THE MINING OPERATION IS COMPLETED, ALL EQUIPMENT WILL BE REMOVED AND NEW LAND DEVELOPMENT ACTIVITIES WILL BEGIN WITH A COMMERCIAL DEVELOPMENT.

RECLAMATION PHASE

RECLAMATION WILL BE DONE AS EACH AREA IS EXCAVATED TO ITS FINISH GRADE AND WILL BE A CONTINUOUS PROCESS THROUGHOUT THE MINING OPERATION. TOPSOIL WILL BE PLACED IN 6 TO 12 INCH THICK LAYERS OVER ALL AREAS TO BE REVEGETATED. PRIOR TO SEEDING 40 POUNDS/ACRE OF P₂O₅ (PHOSPHATE) AND 30 POUNDS/ACRE OF N (NITROGEN) SHALL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. SEED WILL BROADCAST AT THE RATE OF 30 POUNDS PURE LIVE SEED PER ACRE AND WILL BE MULCHED FOR INITIAL EROSION CONTROL WITH NATIVE HAY MULCH AT THE RATE OF 4000 POUNDS/ACRE AND CRIMPED TO EMBED MULCH. SEEDING WILL BE DONE IN APRIL/MAY OR IN AUGUST/SEPTEMBER. THE FOLLOWING SEED MIXTURE WILL BE USED FOR ALL AREAS: WESTERN WHEATGRASS, INDIAN RICEGRASS, AND BLUE GRAMA. ALL SEEDED AREAS WILL BE FERTILIZED WITH TWO APPLICATIONS OF COMMERCIAL FERTILIZER PER GROWING SEASON FOR A TOTAL OF 40 POUNDS NITROGEN PER ACRE PER SEASON. LANDSCAPING WILL BE DONE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. (LANDSCAPE PLAN IS A PART OF THIS OFFICIAL DEVELOPMENT PLAN).

REFERENCES

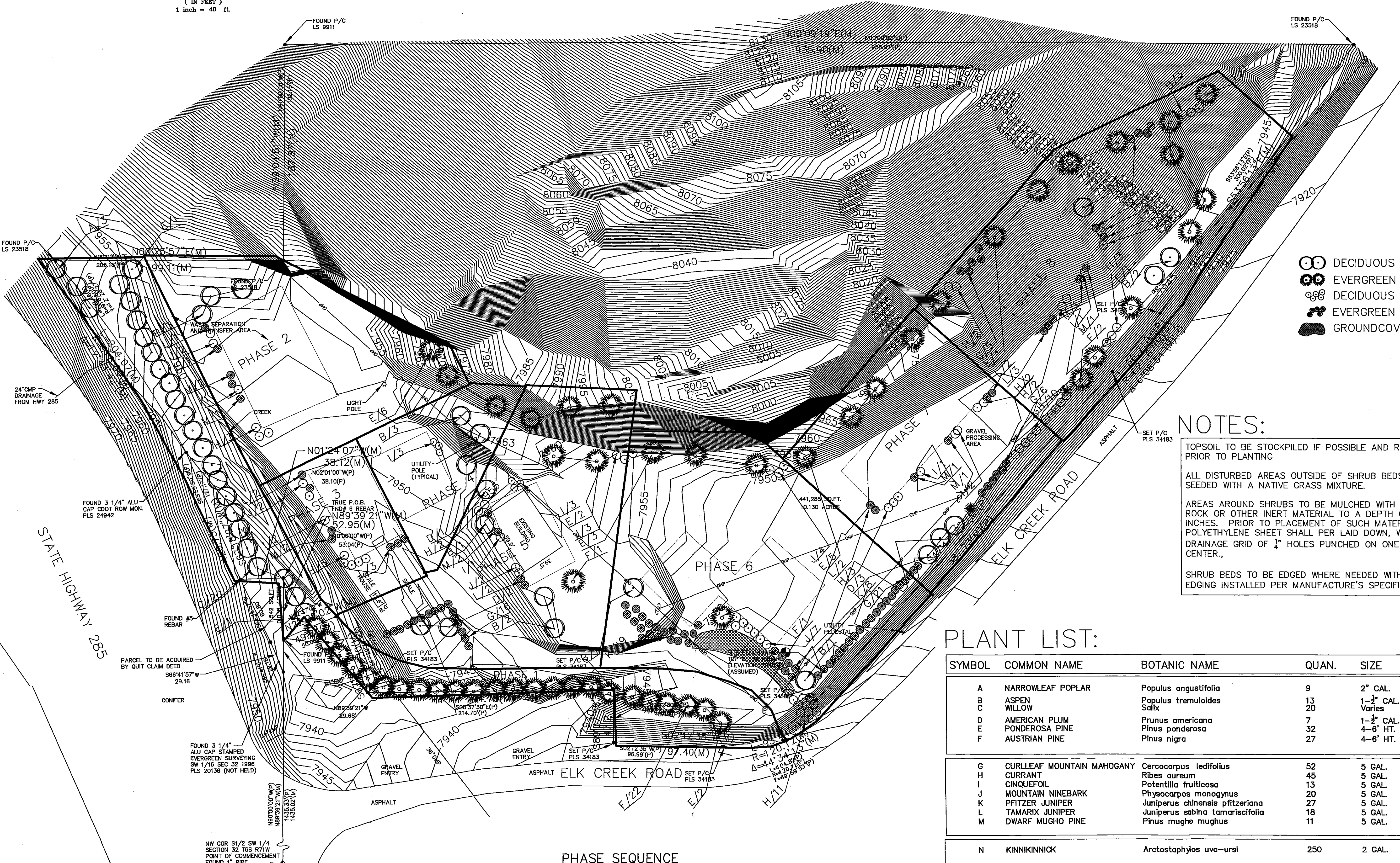
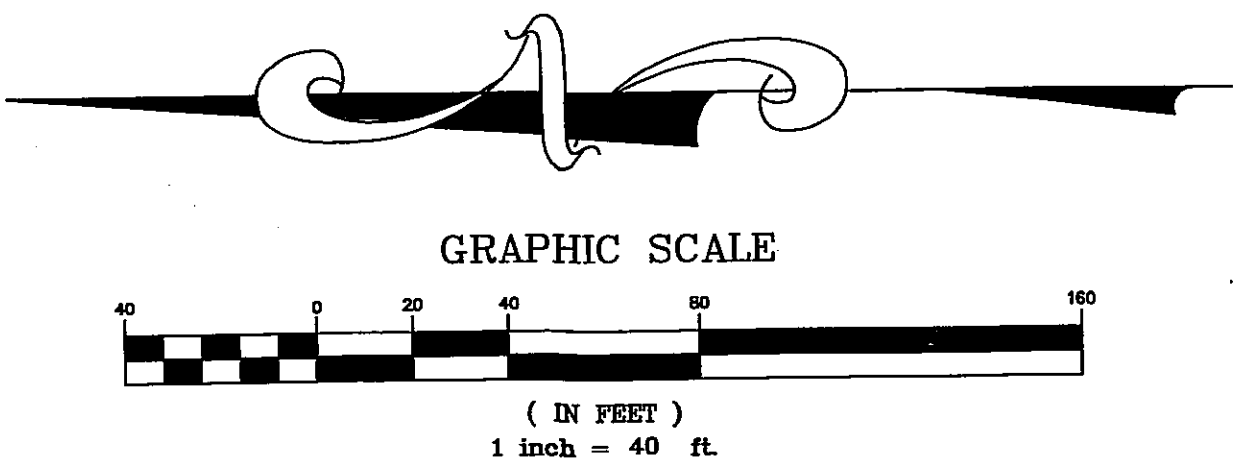
MINERAL EXTRACTION POLICY PLAN: JEFFERSON COUNTY, COLORADO (9/77)
 CONIFER/285 CORRIDOR AREA COMMUNITY PLAN (2002)
 INTERIM CONIFER/285 CORRIDOR AREA COMMUNITY PLAN (UPDATED 8/7/2002)
 AGGREGATE RESOURCES ROUNDTABLE REPORT: FINDINGS & RECOMMENDATIONS. JEFFERSON COUNTY,
 COLORADO PLANNING DEPARTMENT (JULY, 1987)
 PLANNED DEVELOPMENT MINING PROCEDURAL GUIDE: A PROCESS HANDBOOK, JEFFERSON COUNTY,
 COLORADO
 LIMITED IMPACT PERMIT FOR SHAFFERS CROSSING QUARRY, COLORADO (6/22/78) COE, VAN & JASCHE
 ENGINEERING, INC.
 SHAFFERS CROSSING APPLICATION FOR REZONING (11/29/79) COE, VAN LOO & JASCHE ENGINEERING, INC.
 ADVANCED URBAN SIDEWATER MODELING. UNIVERSITY OF COLORADO AT DENVER (5/2001)

SHAFFERS CROSSING

A PART OF THE SW1/4 OF SECTION 32, T.6S., R.7 W., 6th p.m.
COUNTY OF JEFFERSON, COLORADO
OFFICIAL DEVELOPMENT PLAN AMENDMENT 1

CASE # _____

MAP # _____



- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GROUNDCOVER

NOTES:

TOPSOIL TO BE STOCKPILED IF POSSIBLE AND REPLACED PRIOR TO PLANTING

ALL DISTURBED AREAS OUTSIDE OF SHRUB BEDS TO BE SEEDED WITH A NATIVE GRASS MIXTURE.

AREAS AROUND SHRUBS TO BE MULCHED WITH CRUSHED ROCK OR OTHER INERT MATERIAL TO A DEPTH OF THREE INCHES. PRIOR TO PLACEMENT OF SUCH MATERIAL, POLYETHYLENE SHEET SHALL PER LAID DOWN, WITH A DRAINAGE GRID OF 1/4" HOLES PUNCHED ON ONE FOOT CENTER.

SHRUB BEDS TO BE EDGED WHERE NEEDED WITH 1/8" METAL EDGING INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

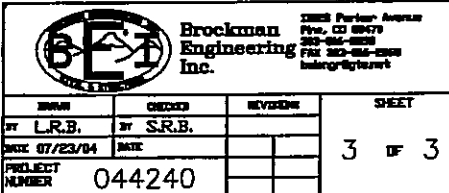
PLANT LIST:

SYMBOL	COMMON NAME	BOTANIC NAME	QUAN.	SIZE	REMARKS
A	NARROWLEAF POPLAR	Populus angustifolia	9	2" CAL.	B & B
B	ASPEN	Populus tremuloides	13	1-2" CAL.	B & B
C	WILLOW	Salix	20	Varies	In Place
D	AMERICAN PLUM	Prunus americana	7	1-2" CAL.	B & B
E	PONDEROSA PINE	Pinus ponderosa	32	4-6' HT.	B & B
F	AUSTRIAN PINE	Pinus nigra	27	4-6' HT.	B & B Trees
G	CURLLEAF MOUNTAIN MAHOGANY	Cercocarpus ledifolius	52	5 GAL.	CONTAINER
H	CURRENT	Ribes aureum	45	5 GAL.	CONTAINER
I	CINQUEFOIL	Potentilla fruticosa	13	5 GAL.	CONTAINER
J	MOUNTAIN NINEBARK	Physocarpus monogynus	20	5 GAL.	CONTAINER
K	PFITZER JUNIPER	Juniperus chinensis pfitzeriana	27	5 GAL.	CONTAINER
L	TAMARIX JUNIPER	Juniperus sabinia tamariscifolia	18	5 GAL.	CONTAINER
M	DWARF MUGHO PINE	Pinus mughu mughus	11	5 GAL.	CONTAINER SHRUBS
N	KINNIKINNICK	Arctostaphylos uva-ursi	250	2 GAL.	1' O.C. Groundcover

PHASE SEQUENCE

PHASE I - TO BE COMPLETED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED.
PHASE II THRU VIII - EACH OF THE REMAINING PHASES ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE BUILDING INCLUDED IN THAT PARTICULAR PHASE.

These drawings and all information thereon is the property of Brockman Engineering, Inc., and may not be used for purposes other than those stated on the drawings without express written permission of Brockman Engineering, Inc.



JEFFERSON COUNTY
COLORADO

GRADING PLAN
AND
EROSION CONTROL PLAN
FOR
ELK CREEK SAND & GRAVEL, LLC
SHAFFERS CROSSING QUARRY
CONIFER, COLORADO

SCHEDULE

PLACEMENT OF SILT FENCE AND HAY BALES
COMPLETION OF GRADING
COMPLETION OF SEEDING

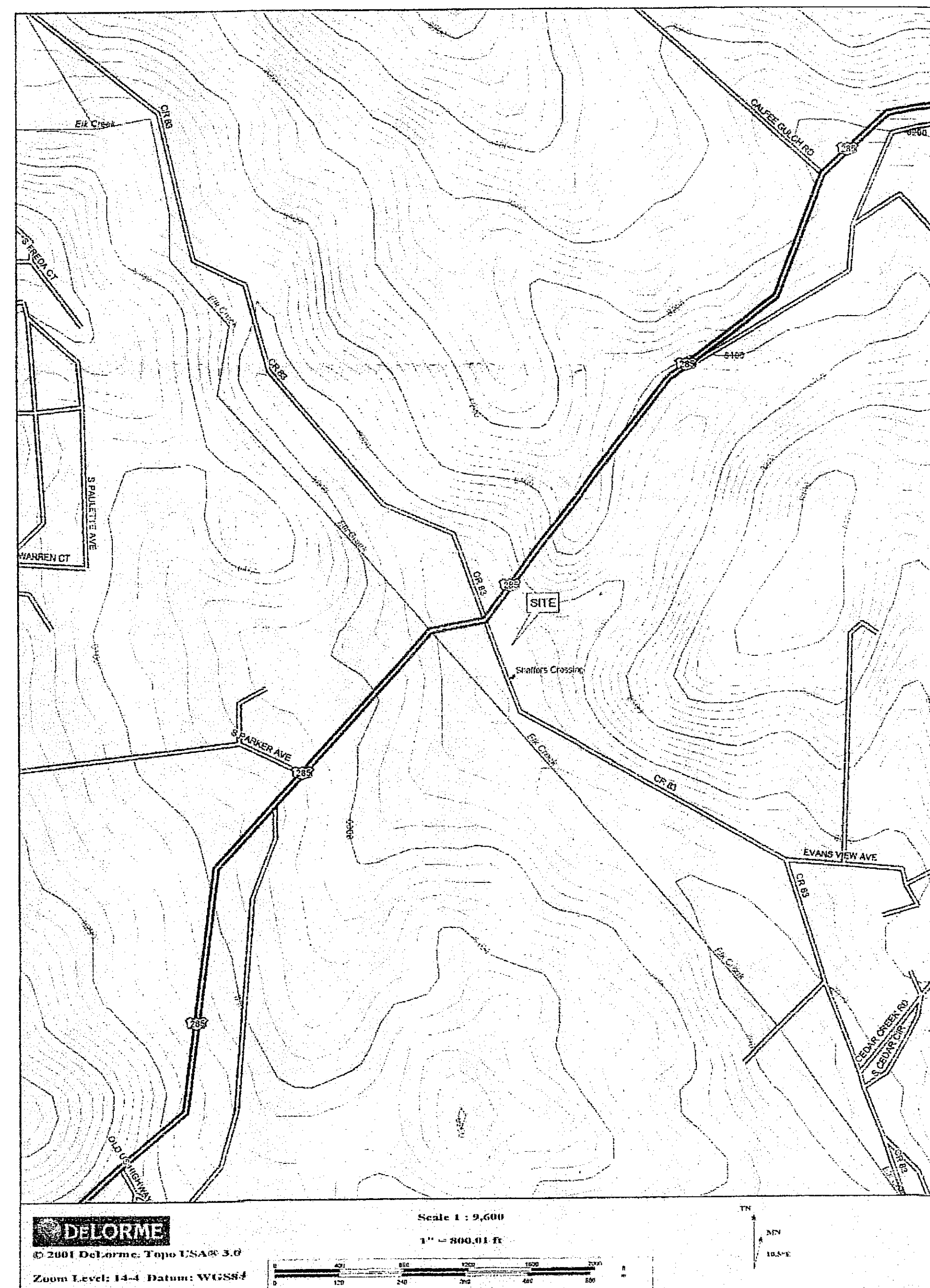
08/12/XX
09/16/XX
09/30/XX

GENERAL NOTES

- ALL FINAL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 11 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- GRADING ACTIVITY IS TO BE LIMITED TO THE AREAS, INDICATED IN GENERAL ON THESE DRAWINGS, AS DEFINED ON FINAL DEVELOPMENT PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO COORDINATE RESOLUTION OF CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN OMISSIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ACCESS IS CURRENTLY GRANTED TO JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION FOR PURPOSE OF INSPECTION AND ENFORCEMENT OF THE REQUIREMENTS OF SECTION 11 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO MINING, GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. CAUSE OF SETTLEMENT OR SOIL ACCUMULATION SHALL BE DETERMINED AND CORRECTED.
- ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR EXCESSIVE PAVEMENT FAILURES CAUSED BY THE WORK AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE.

GRADING PLAN NOTES

- ALL GRADING, CUT AND FILL, AND DITCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN, DETAILS AND CROSS SECTIONS TO BE PROVIDED IN FINAL DEVELOPMENT PLANS.
- FILLS SHALL BE STABLE AND BONDED WELL TO ADJACENT MATERIALS AND TO THE MATERIALS ON WHICH THEY REST. COMPACTION TO SHALL BE REQUIRED WHERE NECESSARY FOR STABILITY. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557-78. FILLS SHALL BE FREE OF ORGANIC MATERIALS. GROUND SURFACE SHALL BE PREPARED FOR FILL PLACEMENT BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS. TOPSOIL SHALL BE SAVED FOR PLACEMENT IN FINAL GRADING.
- ALL FINISHED AREAS SHALL BE GRADED AND DRAINED SUCH THAT PONDING OF WATER WILL NOT OCCUR. OTHER THAN PLANNED DETENTION AREAS.
- THE FLOW OF STORM WATER SHALL NOT BE OBSTRUCTED OR IMPEDED BY WORK ON THIS PROJECT.



VICINITY MAP

SCHEDULE - FINAL DEVELOPMENT CONSTRUCTION

- WORK SHALL COMMENCE WITHIN 30 DAYS OF DEVELOPMENT PERMIT ISSUE DATE. HOURS OF OPERATION SHALL BE BETWEEN 7:00 AM AND 7:00 PM.
- EROSION AND SEDIMENT CONTROL SHALL BE COMMENCED PRIOR TO COMMENCEMENT OF MINING OR SUBSEQUENT GRADING FOR EACH PORTION OF PROJECT.
- GRADING SHALL BE COMPLETED IN ACCORDANCE WITH REQUIREMENTS IN EXISTENCE AT TIME OF ISSUANCE OF DEVELOPMENT PERMIT.
- CLEAN OUT OF DITCHES AND RESEEDING WHERE NECESSARY SHALL OCCUR ON A REGULAR BASIS THROUGHOUT THE PROJECT.
- REVEGETATION SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED.

PLANTING WINDOW

SEEDING FROM OCTOBER 1 TO JUNE 1 MAY BE DORMANT SEEDING. FOR TEMPORARY SEEDING USE ANNUAL RYE GRASS SEED AT RATE OF 20 LBS PLS PER ACRE. USE THIS MIX FOR SEEDING STOCKPILES.

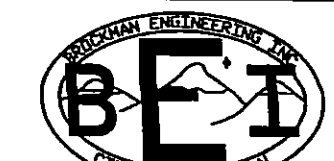
EROSION CONTROL NOTES (JCP&Z 4/26/99)

- THE CONTRACTOR SHALL NOTIFY THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AT LEAST THREE DAYS PRIOR TO STARTING FINAL DEVELOPMENT CONSTRUCTION.
- EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO AND MAINTAINED DURING MINING ACTIVITIES.
- AT ALL TIMES DURING MINING AND SUBSEQUENT DEVELOPMENT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ADJACENT PROPERTIES.
- ALL TOPSOIL SHALL BE SALVAGED. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDING AND PLANTED. RUNOFF FROM STOCKPILED AREAS SHALL BE CONTROLLED TO PREVENT EROSION.
- APPROVED THE GRADING OPERATION. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
- TEMPORARY VEGETATIVE COVER CONSISTING OF ANNUAL RYE GRASS SHALL BE BROADCAST SEED AT 20 POUNDS PURE LIVE SEED PER ACRE. MULCH CONSISTING OF HAY, APPLIED AT A RATE OF 1.50 TONS PER ACRE AND CRIMPED SHALL BE USED TO STABILIZE THE EXPOSED SURFACE.
- DEVELOPMENT PERMANENT VEGETATIVE COVER CONSISTING OF THE MIX NOTED BELOW SHALL BE BROADCAST SEED AT 19.6 POUNDS PURE LIVE SEED PER ACRE. MULCH CONSISTING OF CLEAN HAY, APPLIED AT A RATE OF TWO TONS PER ACRE AND CRIMPED SHALL BE USED TO STABILIZE THE EXPOSED SURFACE. ALTERNATIVE TO HAND APPLIED HAY MULCH - HYDROMULCH MIXTURE IS TO BE APPLIED TO SEEDING AREAS AFTER THE HYDROSEEDING AT A RATE OF 1.5 TON PER ACRE WITH 100 POUNDS TACKIFIER PER ACRE. HYDROSEEDING SHALL BE USED ON 0.75:1 SLOPES.
- PERMANENT SEED MIX
30% WESTERN WHEATGRASS - ARRIBA 9.6 # PLS/ACRE, 20% ARIZONA FESCUE - REDONDO 1.8 # PLS/ACRE, 10% HARD FESCUE - DURAR 0.8 # PLS/ACRE, 15% SLENDER WHEATGRASS, PRIMER 3.3 # PLS/ACRE, 15% BLUE GRAMA, LOVINGTON 0.8 # PLS/ACRE, SUNDBURG BLUEGRASS - NATIVE 0.6 # PLS/ACRE.
- FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH, AT THE TIME OF GRADING.
- THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT. SUCH MODIFICATIONS SHALL BE EXCLUDED FROM STEPHEN R. BROCKMAN, P.E. AND BROCKMAN ENGINEERING INC.'S CERTIFICATION, AND LIABILITY FOR SUCH MODIFICATION IS NOT ACCEPTED BY STEPHEN R. BROCKMAN, P.E. OR BROCKMAN ENGINEERING, INC.

GRADING AND EROSION CONTROL

TITLE SHEET

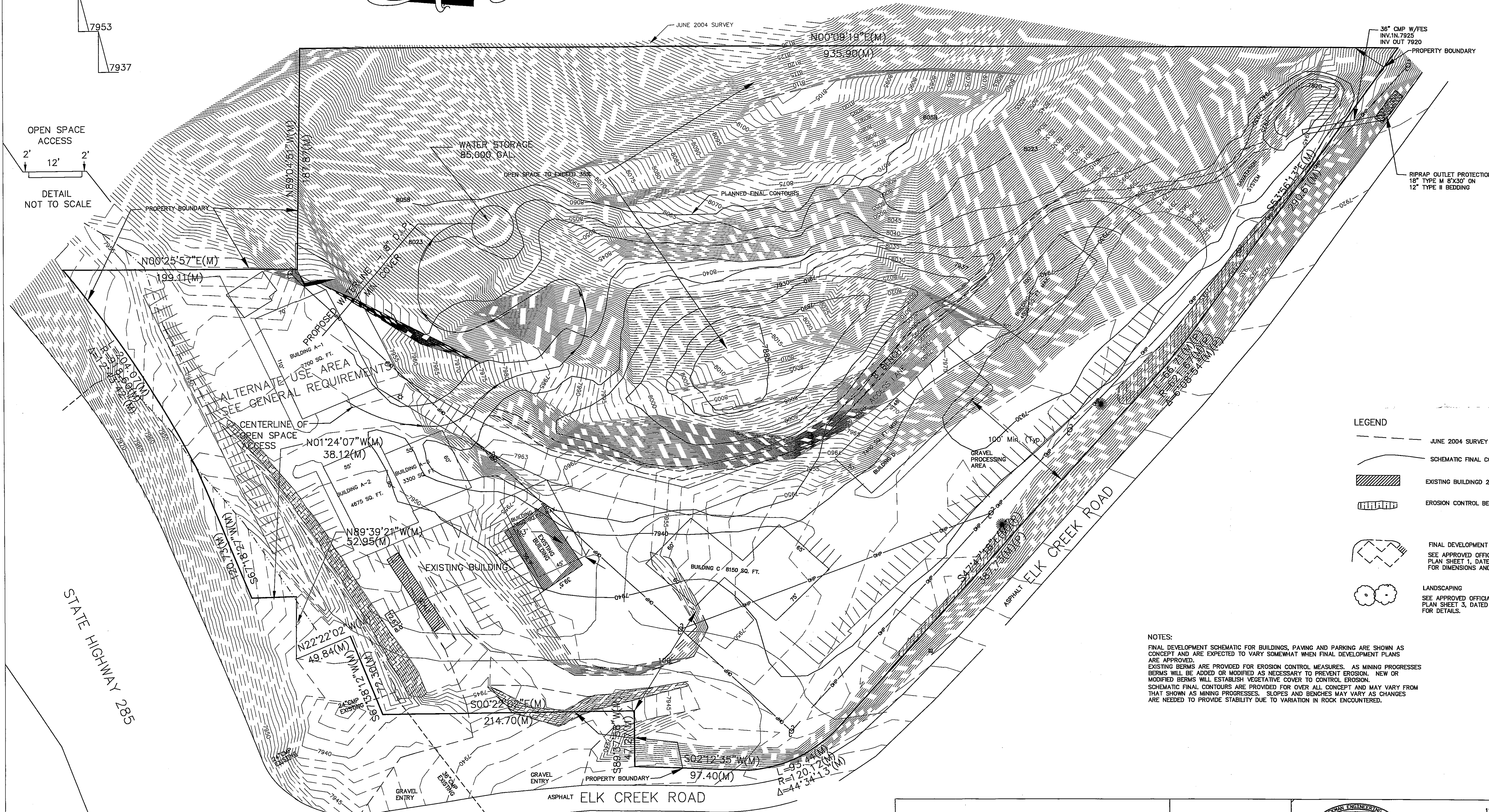
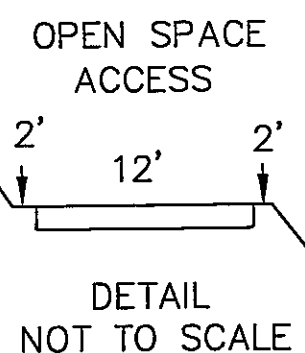
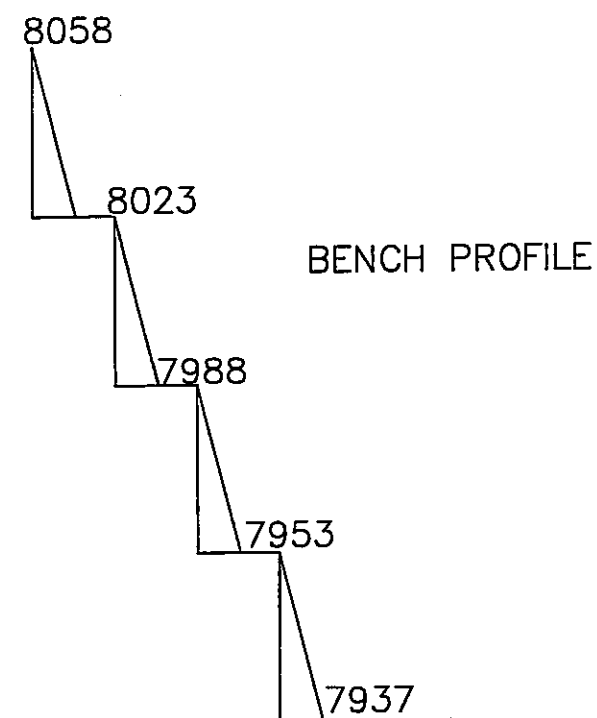
ELK CREEK SAND & GRAVEL, LLC
SHAFFERS CROSSING QUARRY
CONIFER, COLORADO



Brockman
Engineering
Inc.

13028 Parker Avenue
Pine, CO 80470
303-816-2058
FAX 303-816-2058
belengr@gt.net

DRAWN	CHECKED	REVISIONS	SHEET
BY L.R.B.	BY S.R.B.		
DATE 07/12/04	DATE		
PROJECT NUMBER 044240			1 OF 2



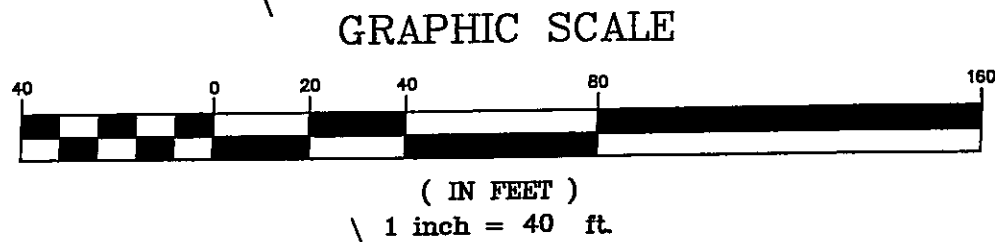
- LEGEND
- JUNE 2004 SURVEY
 - SCHEMATIC FINAL CONTOURS
 - EXISTING BUILDING 2004
 - EROSION CONTROL BERM
 - FINAL DEVELOPMENT ENVELOPE
SEE APPROVED OFFICIAL DEVELOPMENT
PLAN SHEET 1, DATED SEPT. 12, 1980
FOR DIMENSIONS AND DETAILS.
 - LANDSCAPING
SEE APPROVED OFFICIAL DEVELOPMENT
PLAN SHEET 3, DATED APRIL 8, 1980
FOR DETAILS.

NOTES:

FINAL DEVELOPMENT SCHEMATIC FOR BUILDINGS, PAVING AND PARKING ARE SHOWN AS CONCEPT AND ARE EXPECTED TO VARY SOMEWHAT WHEN FINAL DEVELOPMENT PLANS ARE APPROVED.

EXISTING BERMS ARE PROVIDED FOR EROSION CONTROL MEASURES. AS MINING PROGRESSES BERMS WILL BE ADDED OR MODIFIED AS NECESSARY TO PREVENT EROSION. NEW OR MODIFIED BERMS WILL ESTABLISH VEGETATIVE COVER TO CONTROL EROSION.

SCHEMATIC FINAL CONTOURS ARE PROVIDED FOR OVER ALL CONCEPT AND MAY VARY FROM THAT SHOWN AS MINING PROGRESSES. SLOPES AND BENCHES MAY VARY AS CHANGES ARE NEEDED TO PROVIDE STABILITY DUE TO VARIATION IN ROCK ENCOUNTERED.



GRADING AND EROSION CONTROL		Brockman Engineering Inc. 13028 Parker Avenue Pine, CO 80470 303-816-2058 FAX 303-816-2068 belengr@gte.net	
PRELIMINARY OPERATION PLAN			
ELK CREEK SAND & GRAVEL, LLC SHAFFERS CROSSING QUARRY CONIFER, COLORADO		BY L.R.B. DATE 07/15/04 PROJECT NUMBER 044240	CHECKED BY S.R.B. DATE REVISIONS SHEET 2 OF 2

SHAFFERS CROSSING

A PART OF THE SW 1/4 OF SECTION 32, T.6S., R.71W., 6th P.M.
COUNTY OF JEFFERSON, COLORADO

OFFICIAL DEVELOPMENT PLAN

ENGINEERING
SURVEYING
DOE VAN LEE & ASSOCIATES ENGINEERS, INC.
100 WEST WASHINGTON AVENUE, SUITE 100, DENVER, COLORADO 80202

OWNER AND DEVELOPER:
L.N. PROPERTIES
10221 SOUTH WISCONSIN
DENVER, COLORADO 80233
TELEPHONE: 303-874-2818
303-874-2318

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SW 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER SW 1/4 OF SAID SECTION 32, FOUND A 3/4" IRON PIPE IN OLD FENCE LINE;

THENCE N89°00'00"E A DISTANCE OF 345.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N82°00'00"W A DISTANCE OF 38.10 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 32 TO A POINT;

THENCE N45°33'30"E A DISTANCE OF 127.17 FEET ALONG THE SOUTHERLY E.O.W. LINE COLORADO HWY. 285 TO A POINT OF CURVE;

THENCE A DISTANCE OF 199.48 FEET ALONG SAID SOUTHERLY E.O.W. LINE COLORADO HWY. 285 AND ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N56°02'30"E A DISTANCE OF 199.07 FEET, HAVING A DELTA OF 12°30'27" AND A RADIUS OF 718.40 FEET TO A POINT;

THENCE S80°00'00"W A DISTANCE OF 285.18 FEET TO A POINT;

THENCE N89°00'00"E A DISTANCE OF 182.15 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 32 TO A POINT;

THENCE S00°00'00"W A DISTANCE OF 158.47 FEET TO A POINT ON THE NORTHERLY E.O.W. LINE OF ELK CREEK ROAD;

THENCE ALONG SAID NORTHERLY E.O.W. LINE THE FOLLOWING 5 COURSES:

1) THENCE N33°30'11"W A DISTANCE OF 305.30 FEET TO A POINT OF CURVE;

2) THENCE 66.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50°03'53" AND A RADIUS OF 421.47 FEET TO A POINT OF TANGENCY;

3) THENCE N47°40'00"W A DISTANCE OF 287.73 FEET TO A POINT OF CURVE;

4) THENCE 104.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 47°03'53" AND A RADIUS OF 120.22 FEET TO A POINT OF TANGENCY;

5) THENCE N50°12'35"E A DISTANCE OF 81.79 FEET TO A POINT ON THE SOUTH LINE OF COLORADO DEPARTMENT OF HIGHWAYS PARCEL NO. 24C REV. 1980, 1948 RECORDED IN BOOK 1250 AT PAGE 309 OF JEFFERSON COUNTY RECORDS;

THENCE ALONG THE OUTER BOUNDARY OF SAID PARCEL NO. 24C THE FOLLOWING 4 COURSES:

1) THENCE N87°07'00"E A DISTANCE OF 45.49 FEET TO A POINT;

2) THENCE N60°37'30"W A DISTANCE OF 24.70 FEET TO A POINT;

3) THENCE N82°22'30"E A DISTANCE OF 72.30 FEET TO A POINT;

4) THENCE N52°37'30"W A DISTANCE OF 50.04 FEET TO A POINT ON SAID LINE OF THE N 1/2 OF SECTION 32;

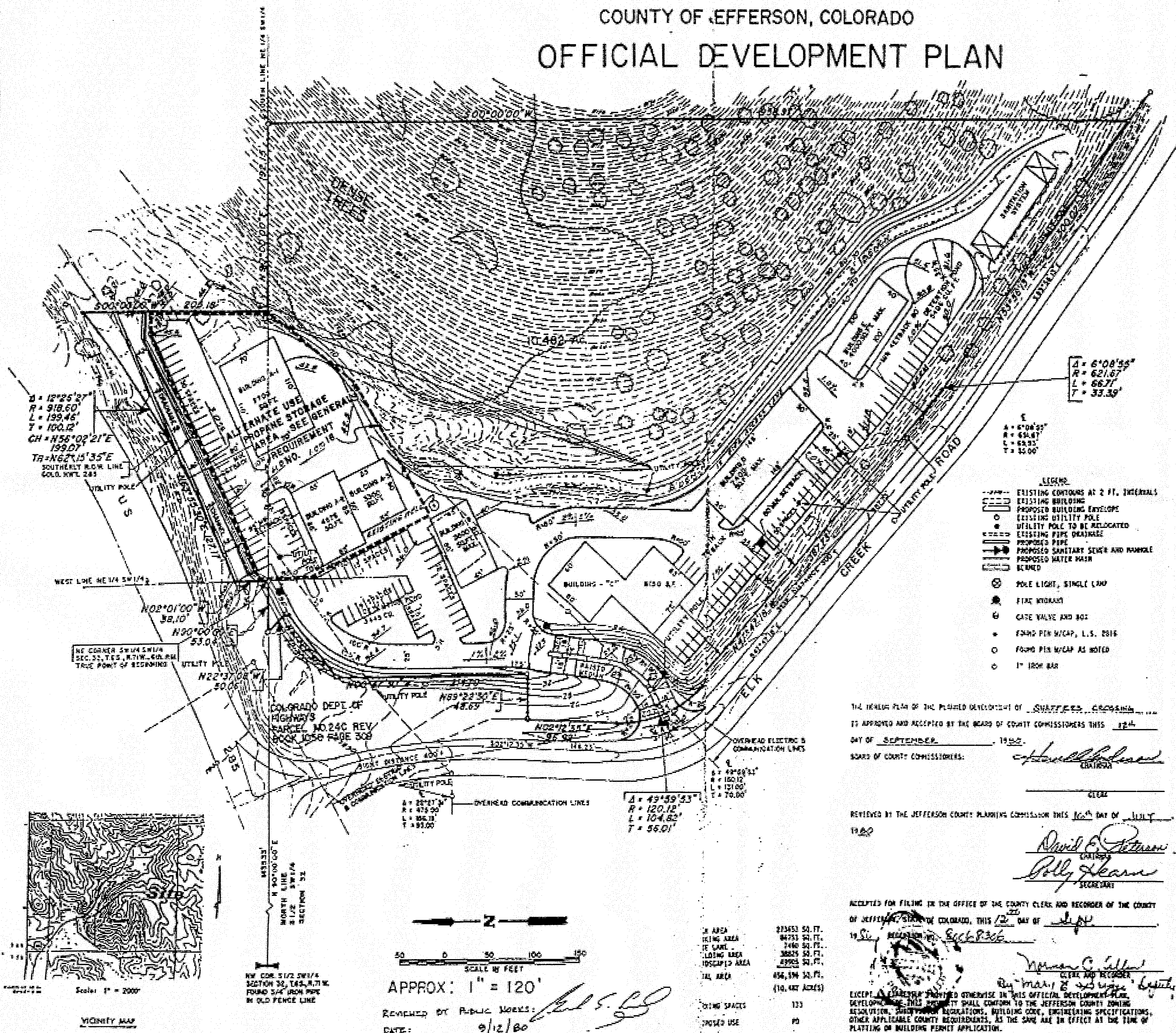
THENCE ALONG SAID SOUTH LINE N89°00'00"E A DISTANCE OF 50.04 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.482 ACRES, MORE OR LESS.

NOTES:

- 1) DATE OF PREPARATION: APRIL 6, 1980
- 2) WATER AND SANITATION FACILITIES TO BE PROVIDED BY OWNER.
- 3) ESTIMATED WATER REQUIREMENTS: 800 GPD/DAY
- 4) ESTIMATED SEWAGE DISPOSAL: 800 GPD/DAY
- 5) ESTIMATED FUEL OIL CONSUMPTION: 1500 G.P.A.
- 6) ESTIMATED WATER STORAGE FOR FIRE: 80,580 GAL.
- 7) FIRE PROTECTION TO BE PROVIDED BY ELK CREEK FIRE PROTECTION DISTRICT.
- 8) WATER AND SEWAGE FACILITIES TO BE MAINTAINED BY OWNER.
- 9) UTILITY EASEMENTS TO BE GRANTED BY OWNER AT SUCH LOCATIONS AS REQUIRED BY UTILITY COMPANIES.
- 10) ZONING AND USE: PLANNED DEVELOPMENT; COMMERCIAL SERVICES AND LIGHT INDUSTRIAL CENTER.
- 11) SIGNS FOR THIS DEVELOPMENT SHALL BE CONFORMED BY SECTION 22 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- 12) ALL DRIVES AND PARKING AREAS SHALL BE PAVED.
- 13) OPEN SPACE/LANDSCAPING INCLUDES: COMMON OPEN SPACES, WIDE PAVED AND LANDSCAPED AS WELL AS PLANTED BUFFER AREAS.
- 14) PARKING: 3.5 SPACES PER 1000 SQ.FT. EXHAUST AREA.
- 15) PIPE DRAINS SHALL BE CORRUGATED METAL.
- 16) BERM SHALL BE CONSTRUCTED OF MODERATELY PERMEABLE MATERIAL.

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE SEVERAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. IN GRANTING PLAN APPROVAL, THE BOARD OF COUNTY COMMISSIONERS MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHMENT.

1. FINAL ROAD ALIGNMENT
2. FINAL BUILDING ENVELOPES
3. FINAL ACCESS AND PARKING LOCATIONS
4. LANDSCAPING ADJUSTMENTS



SHAFFERS CROSSING

A PART OF THE SW 1/4 OF SECTION 32, T.6S., R.71W, 6th PM,
COUNTY OF JEFFERSON, COLORADO

OFFICIAL DEVELOPMENT PLAN

- key:
- Deciduous Trees
 - Deciduous Shrubs
 - Evergreen Shrubs
 - Groundcover
 - Existing Trees
 - N/S Plant Symbol / Quantity

notes:

SOIL TO BE STOCKPILED IF POSSIBLE AND REPLACED PRIOR TO PLANTING.

ALL DISTURBED AREAS OUTSIDE OF SHOWN BEDS TO BE SEEDER WITH A MIXTURE GRASS MIXTURE.

AREAS AROUND SHRUBS TO BE MULCHED WITH CRUSHED ROCK OR OTHER INERT MATERIAL TO A DEPTH OF THREE INCHES. PRIOR TO PLACEMENT OF SUCH MATERIAL, POLYETHYLENE SHEET SHALL BE LAID DOWN, WITH A DRAINAGE GRID OF 1/4" HOLES PLACED ONE FOOT ON CENTER.

SHRUB BEDS TO BE ERODED WHERE NEEDED WITH 3/16" METAL TIEBARS INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

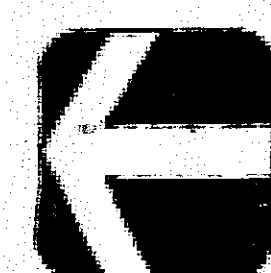
plant list:

symbol	common name	botanic name	quan.	size	remarks
A	NARROW LEAF POPLAR	<i>Populus angustifolia</i>	3	2" CAL.	B & B
B	ASPEN	<i>Populus tremuloides</i>	3	1-1/2" CAL.	B & B
D	AMERICAN PLUM	<i>Prunus americana</i>	1	1-1/2" CAL.	B & B
E	PONDEROSA PINE	<i>Pinus ponderosa</i>	8	4-5' HT.	B & B
F	AUSTRIAN PINE	<i>Pinus nigra</i>	45	4-5' HT.	B & B
Trees					
G	CURL LEAF MOUNTAIN HONEYSUCKLE	<i>Lonicera hedleyana</i>	20	5 GAL.	CONTAINER
H	CURRENT	<i>Ribes cereum</i>	45	5 GAL.	CONTAINER
I	CINQUEFOIL	<i>Potentilla fruticosa</i>	15	5 GAL.	CONTAINER
J	MOUNTAIN HONEYSUCKLE	<i>Physocarpus opulifolius</i>	20	5 GAL.	CONTAINER
K	PRITCHER JUNCUS	<i>Juncus chlorostachys glaucescens</i>	20	5 GAL.	CONTAINER
L	THORPE JUNCUS	<i>Juncus subina hamerisectata</i>	18	5 GAL.	CONTAINER
M	DAWSON PINE	<i>Pinus murrayana</i>	11	5 GAL.	CONTAINER
Shrubs					
N	ELMIRINUSSE	<i>Arctostaphylos uva-ursi</i>	250	2 GAL.	1" D.C. Groundcover

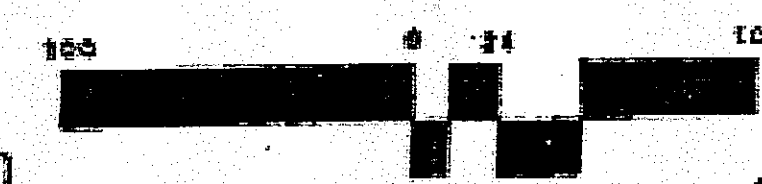
SHAFFERS CROSSING LANDSCAPE PLAN

CON-PLAN LAND & SCULPTURE CONSULTANTS, INC.
200 WEST 10th Street, Suite 200, Denver, CO 80202-2000

April 8, 1980
Revised 4/25/80



North



Contour Interval = 10'

APPROX: 1" = 120'

Sheet 3 of 3

REDUCED REPRODUCTION OF SHEETS 1 & 3 AS RECORDED UNDER RECEPTION NO. 80068306 WHICH REMAINS UNCHANGED EXCEPT FOR INDICATION OF LANDSCAPE PHASES

