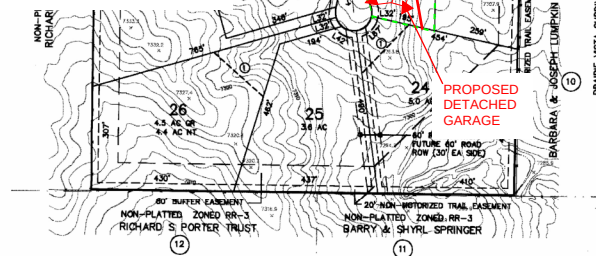


CONSTANCE REED  
SYLVAN MEADOWS FILING 1 SUB  
ZONED RR-3



TOTAL AREA - 118 AC  
RESIDENTIAL - 28 LOTS, 103.2 AC, 87%  
PERIMETER ROW - 3.6 AC, 3%  
INTERIOR ROW - 7.7AC (4708 LF), 6%  
HOA (TRACT A & B) - 3.5 AC, 3%  
AVERAGE SF LOT SIZE - 3.7 AC  
GROSS DENSITY - 1 LOT PER 4.2 AC  
MAXIMUM LOT SIZE - 6.2 AC  
MINIMUM LOT SIZE - 2.6 AC

1. ALL ROADWAYS SHALL BE PUBLIC AND SHALL BE CONSTRUCTED TO THE EL PASO COUNTY DEPT OF TRANSPORTATION STANDARDS.

2. NO SINGLE FAMILY DRIVEWAY ACCESS ONTO MERIDIAN OR AYERS.
3. 50' RIGHT TRIANGLES SHALL BE PLATTED AT ROADWAY INTERSECTIONS WITH AYER ROAD. INTERIOR ROADWAY INTERSECTIONS SHALL BE PLATTED WITH 25' SIGHT TRIANGLES.
4. THE HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN TRACTS "A" & "B" ALONG WITH ASSOCIATED FACILITIES.
5. A 10' DRAINAGE AND UTILITY EASEMENT SHALL BE PLATTED ON BOTH SIDES OF ALL REAR AND SIDE DRIVEWAYS AND UTILITY EASEMENT SHALL BE PLATTED AT ALL FRONT LOT LINES
6. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN. MINOR MODIFICATIONS MAY BE MADE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY DEVELOPMENT CODE.
7. ALL TRAILS ADJOINING PUBLIC RIGHT-OF-WAYS ARE OPEN, MULTI-USE, AND NON-MOTORIZED ONLY. ALL TRAILS NOT ADJOINING PUBLIC-OF-WAYS ARE FOR THE EXCLUSIVE USE OF MEMBERS OF THE HOME OWNERS ASSOCIATION, MULTI-USE AND NON-MOTORIZED ONLY.
8. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH PROPERTY OWNER TO BUILDING PERMIT APPROVAL. ALL SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO UNLESS THE SITE-SPECIFIC INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATION DETERMINES OTHERWISE.
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. ALL HOME WITH SUBGRADE CONSTRUCTION SHOULD BE BUILT WITH A PERIMETER DRAIN.

PROPOSED ZONING - PUD PLANNED UNIT DEVELOPMENT  
EXISTING ZONING - RR-3 (5AC)  
MINIMUM LOT SIZE 2.5 AC  
MAXIMUM BUILDING HEIGHT - 30'  
MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 200'  
SETBACK REQUIREMENTS  
FRONT - 90'  
SIDE - 25'  
REAR - 25'

THE NORTH 1/2 OF THE SOUTHEAST 1/4, AND THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION  
13, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE  
6TH PM, EL PASO COUNTY, COLORADO AND CONTAINING  
118 ACRES MORE OR LESS.



THE AUTHORITY OF THIS DEVELOPMENT PLAN IS PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONER'S THAT THIS DEVELOPMENT PLAN FOR CAMELOT SUBDIVISION IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF PART II, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CAMELOT SUBDIVISION, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

THAT JERRY A. SMITH, BEING THE OWNER OF A PARCEL OF LAND  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE HALF OF THE SOUTHEAST QUARTER AND  
THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST QUARTER  
EXCLUDING ROADWAYS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE  
65 WEST OF THE 6TH PM. EL PASO COUNTY, COLORADO CONTAINING  
118.0 AC MORE OR LESS.

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS  
29<sup>TH</sup> DAY OF JUNE A.D., 2001.

JERRY A. SMITH

STATE OF COLORADO) )  
COUNTY OF EL PASO) ) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE  
ME THIS 29<sup>th</sup> DAY OF June A.D., 2001, BY JERRY A. SMITH  
WITNESS MY HAND AND OFFICIAL SEAL: Charles C. Carr  
MY COMMISSION EXPIRES: Nov 18, 2001 NOTARY PUBLIC

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT  
THIS 30th DAY OF AUGUST, 2001.

Kurt G.  
PLANNING DIRECTOR

APPROVED BY THE EL PASO COUNTY COUNTY CHAIRMAN OF  
THE BOARD OF COUNTY COMMISSIONERS THIS 11<sup>th</sup> DAY  
OF JANUARY, 2001.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DEVELOPMENT  
BASE MAP BY

|                                                                                                                                |                                                           |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <div style="text-align: center;">  </div> | <div style="text-align: center;"> <b>REVISIONS</b> </div> |
|                                                                                                                                | JULY 14, 2000-M.V.E., INC.                                |
|                                                                                                                                | OCT. 12, 2000-M.V.E., INC.                                |
|                                                                                                                                | JAN. 11, 2001-M.V.E., INC.                                |
|                                                                                                                                | JUNE. 1, 2001-M.V.E., INC.                                |

TOPOGRAPHY MAP BY:

CARRERA &amp; ASSOCIATES

CAMELOT SUBDIVISION

PROJECT:

MONUMENT VALLEY  
ENGINEERS INC.

DISK NO. \_\_\_\_\_  
XREFS \_\_\_\_\_  
Excess \_\_\_\_\_  
LR Abs \_\_\_\_\_

|            |  |
|------------|--|
| PROJ. NO.  |  |
| DRAWN:     |  |
| ENGINEER:  |  |
| CHECKED:   |  |
| SCALE:     |  |
| DATE:      |  |
| REVISIONS: |  |
| NO. DATE   |  |

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