

LEGAL DESCRIPTION

LEGAL DESCRIPTION: THE RANCH ADDITION NO. 4

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'51"W, A DISTANCE OF 5274.63 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°06'15"E, A DISTANCE OF 3354.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARCEL 10 AS PLATTED IN FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SQUIRREL CREEK ROAD SAID POINT BEING ON THE NORTHERLY BOUNDARY OF KANE RANCH ADDITION NO. 1 RECORDED UNDER RECEPTION NO. 208712878 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°38'35"W, A DISTANCE OF 1301.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING ON SOUTHERLY BOUNDARY OF THE RANCH ADDITION NO. 2 AS RECORDED UNDER RECEPTION NO. _____ SAID POINT BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE N89°27'03"E, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO THE SOUTHERLY BOUNDARY OF SAID THE RANCH ADDITION NO. 2 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1937.24 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 9 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE S00°52'56"E, ON THE EASTERLY BOUNDARY OF PARCEL 9 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE WESTERLY BOUNDARY OF SAID THE RANCH ADDITION NO. 2 BEING ALSO ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1302.78 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 9 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE RANCH ADDITION NO. 2 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SQUIRREL CREEK ROAD SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID KANE RANCH ADDITION NO. 1;

THENCE S89°28'45"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SQUIRREL CREEK ROAD AND THE NORTHERLY BOUNDARY OF SAID KANE RANCH ADDITION NO. 1 A DISTANCE OF 1942.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 57.998 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

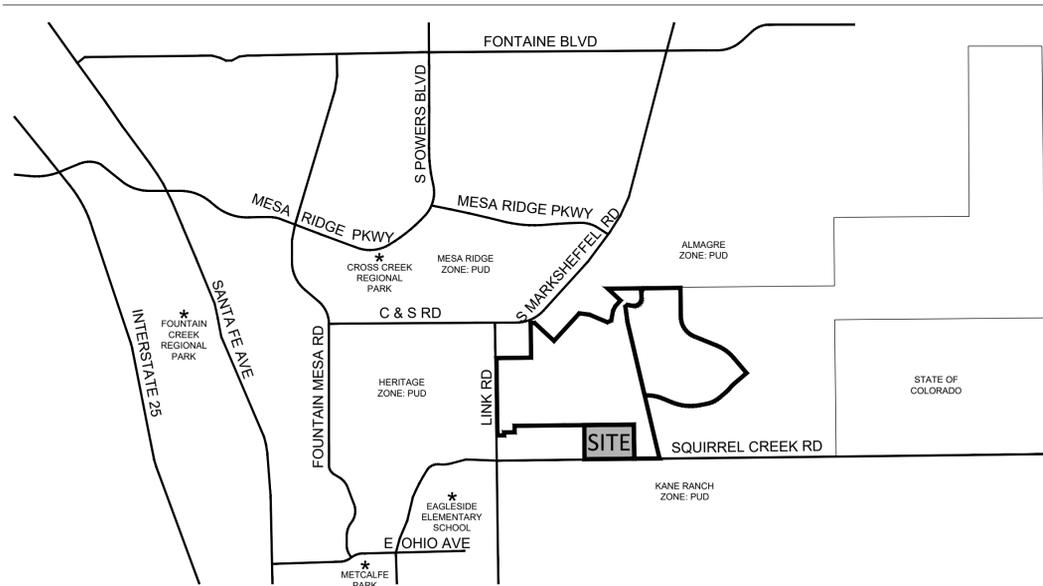
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS

DATE

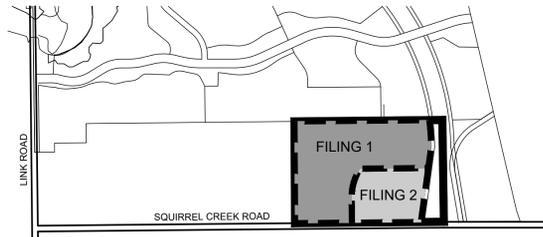
THE RANCH - PHASE 2B OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65
 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
 CITY OF FOUNTAIN, CO

VICINITY & EXISTING CONDITIONS MAP



DEVELOPMENT FILING SCHEDULE



DEVELOPMENT STANDARDS

RESIDENTIAL DEVELOPMENT STANDARDS											
RESIDENTIAL LAND USE	Density Range (DU/AC)	Min Lot Area (SF)	Min Lot Width	Max Impervious Coverage	Max Bldg Ht	Front Setback	Front Garage Setback	Side Setback	Side Corner Setback	Rear Setback	Min Building Separation
SF-2 (Single Family Mid Density)	5.0 - 8.0	3,000	35'	75%	35'	10'	18'	5'	10'	15'	N/A
SF-3 (Single Family High Density, Multifamily Low Density)	8.0 - 14.0	1,000 SF (Min Area)	15' (Min)	90%	50'	10'	18'	5'	10'	10'	N/A
MF-1 (Multifamily Medium Density)	14.0 - 25.0	N/A	N/A	N/A	50'	10'	18'	5'	N/A	10'	20'

- NOTES:
- Rear setback is five feet (5') for accessory buildings.
 - Rear setback for alley-loaded garages shall be either 6' or 18'.
 - Setbacks include porches or other projections that have supports connected to the ground plane.
 - Side and Rear Setback shall be zero feet (0') for walls that are party walls.

NON-RESIDENTIAL DEVELOPMENT STANDARDS							
District	Min Lot Area (AC)	Min Lot Width	Max Bldg Ht	Max Impervious Coverage	Front Setback	Side Setback	Rear Setback
NP (Neighborhood Park)	3.0	100'	35'	N/A	10'	10'	10'
MP (Mini Park)	0.5	N/A	35'	N/A	10'	10'	10'
NC (Neighborhood Center)	0.25	N/A	50'	N/A	5'	5'	5'

- NOTES:
- *Side Setback is twenty-five feet (25') if adjacent to a residential district or public use.
 - Side and Rear Setback shall be zero feet (0') for walls that are party walls.

DEVELOPMENT NARRATIVE

PLANNING OBJECTIVES:

- CREATE A COMMUNITY THAT ACHIEVES THE CITY OF FOUNTAIN'S OVERALL COMMUNITY GOALS AND VISION OF THE COMPREHENSIVE DEVELOPMENT PLAN.
- PROVIDE A VARIETY OF HOUSING TYPES AND PRODUCTS FOR LONG TERM HOUSING SUSTAINABILITY IN THE CITY OF FOUNTAIN.
- IMPROVE THE HEALTH, SAFETY, AND EMERGENCY SERVICES BY INCORPORATING INFRASTRUCTURE THAT ACCOMMODATES ANTICIPATED FUTURE TRAFFIC VOLUMES AND STORM WATER FACILITIES, ALONG WITH CIVIC AND EDUCATIONAL USES.
- PROVIDE COMMUNITY ORIENTED AMENITIES WITHIN THE PUD THROUGH AN ACCESSIBLE OPEN SPACE AND MULTI MODAL TRAIL/PATHWAY NETWORK.
- PROVIDE COMMERCIAL LAND USE TO SUPPORT THE SURROUNDING RESIDENTIAL, CIVIC, AND RECREATIONAL USES.

OWNERSHIP OF PUBLIC & PRIVATE OPEN SPACES:

SEE SHEET 4 OF 4 FOR PARKS, OPEN SPACE, TRAILS, AND LAND DEDICATION NOTES.

DEVELOPMENT FILING SCHEDULE:

FILING WILL OCCUR IN A LOGICAL SEQUENCE BASED ON MARKET CONDITIONS AND INFRASTRUCTURE EXTENSION. THIS ODP SHALL PERMIT DEVELOPMENT OF PLANNING AREAS REGARDLESS OF BUILD OUT STATUS OF CURRENT OR PRECEDING PLANNED AREAS.

OWNER/ DESIGNER INFORMATION

DEVELOPER / OWNER:
LA PLATA CRUZ HOLDINGS, LLC
 DOUGLAS QUIMBY
 PRESIDENT + CEO
 1755 TELSTAR DRIVE, STE. 211
 COLORADO SPRINGS, CO 80920
 719-260-7477
 DQUIMBY@LAPLATALLC.COM

TRAFFIC ENGINEER:
WILSON & COMPANY
 SCOTT T. ASHER
 ASSOCIATE VICE PRESIDENT
 5755 MARK DABLING BOULEVARD, STE. 220
 COLORADO SPRINGS, CO 80919
 719-520-5800
 SCOTT.ASHER@WILSONCO.COM

ENGINEER / SURVEYOR:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
 KYLE R. CAMPBELL, P.E.
 DIVISION MANAGER
 619 N. CASCADE AVE., STE. 200
 COLORADO SPRINGS, CO 80903
 719-785-0790
 KCAMPBELL@CLASSICCONSULTING.NET

PLANNER:
DTJ DESIGN
 S. CHRISTOPHER MOORE
 CEO + DIRECTOR OF PLANNING
 3101 IRIS AVE, STE. 130
 BOULDER, CO 80301
 303-443-7533
 CMOORE@DTJDESIGN.COM

IN WITNESS WHEREOF:

THE AFOREMENTIONED LA PLATA CRUZ HOLDINGS, LLC AS DEVELOPER/OWNER HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

LA PLATA CRUZ HOLDINGS, LLC

BY: _____
 (print owner's name and title below signature)

STATE OF COLORADO)
)SS
 COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY LA PLATA CRUZ HOLDINGS, LLC AS DEVELOPER/OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

CITY APPROVAL STATEMENT:

THE CITY COUNCIL OF THE CITY OF FOUNTAIN, COLORADO APPROVED THIS OVERALL DEVELOPMENT PLAN PURSUANT TO ORDINANCE NO. _____ AT A MEETING OF THE SAID CITY COUNCIL HELD ON THE _____ DAY OF _____, 20__ A.D. AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE CITY OF FOUNTAIN THIS _____ DAY OF _____, 20__ A.D.

ATTEST: _____
 MAYOR CITY CLERK

GENERAL NOTES

- ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLATS.
- THE OVERALL DENSITY OF THE RANCH - PHASE 2B SHALL BE A MAXIMUM OF 400 RESIDENTIAL DWELLING UNITS AND 165,000 SQUARE FEET OF COMMERCIAL USE.
- PROPERTY IS IN THE FOUNTAIN/FORT CARSON SCHOOL DISTRICT 8 BOUNDARY.
- POWERS BOULEVARD CORRIDOR SHALL BE DEDICATED TO THE CITY OF FOUNTAIN AT TIME OF FINAL PLAT.
- SEE SHEET 4 OF 4 FOR NOTES RELATING TO PARKS, OPEN SPACE, TRAILS, AND LAND DEDICATION DETAILS.
- PORTIONS OF THE FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC) EXISTING DITCH MAY BE RELOCATED OR DIVERTED UNDERGROUND AT TIME OF DEVELOPMENT.

VARIANCE REQUEST

Variance No.	Design Standard:	Required:	Proposed:	Variance Difference:
1.	Arterial Roadway - Signalized Intersection Spacing (Squirrel Creek)	1/2 Mile	1/4 Mile	1/4 Mile
2.	Open Space - 25%	14.5 AC	9.4 AC	5.1 AC (<i>Open Space shall be met through the transfer of open space credits per The Ranch Phase 1 & Phase 2A Annexation Agreement</i>)

RECORDING:

RECEPTION NO: _____

DATE: _____



ARCHITECTURE
 PLANNING
 LANDSCAPE
 ARCHITECTURE

DTJ DESIGN, Inc.
 3101 Iris Avenue, Suite 130
 Boulder, Colorado 80301
 T 303.443.7533

www.dtjdesign.com

THE RANCH
 OVERALL DEVELOPMENT PLAN
 LA PLATA CRUZ HOLDINGS, LLC
 CITY OF FOUNTAIN, CO

DRAWN BY: _____ MCR/KSL
 CHECKED BY: _____ BKR
 PROJECT NO.: 2019066.14
 ISSUE DATE: 03-08-2021
 REVISIONS: _____

SHEET TITLE

COVER SHEET

SHEET NUMBER

THE RANCH - PHASE 2B OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF FOUNTAIN, CO

LEGEND

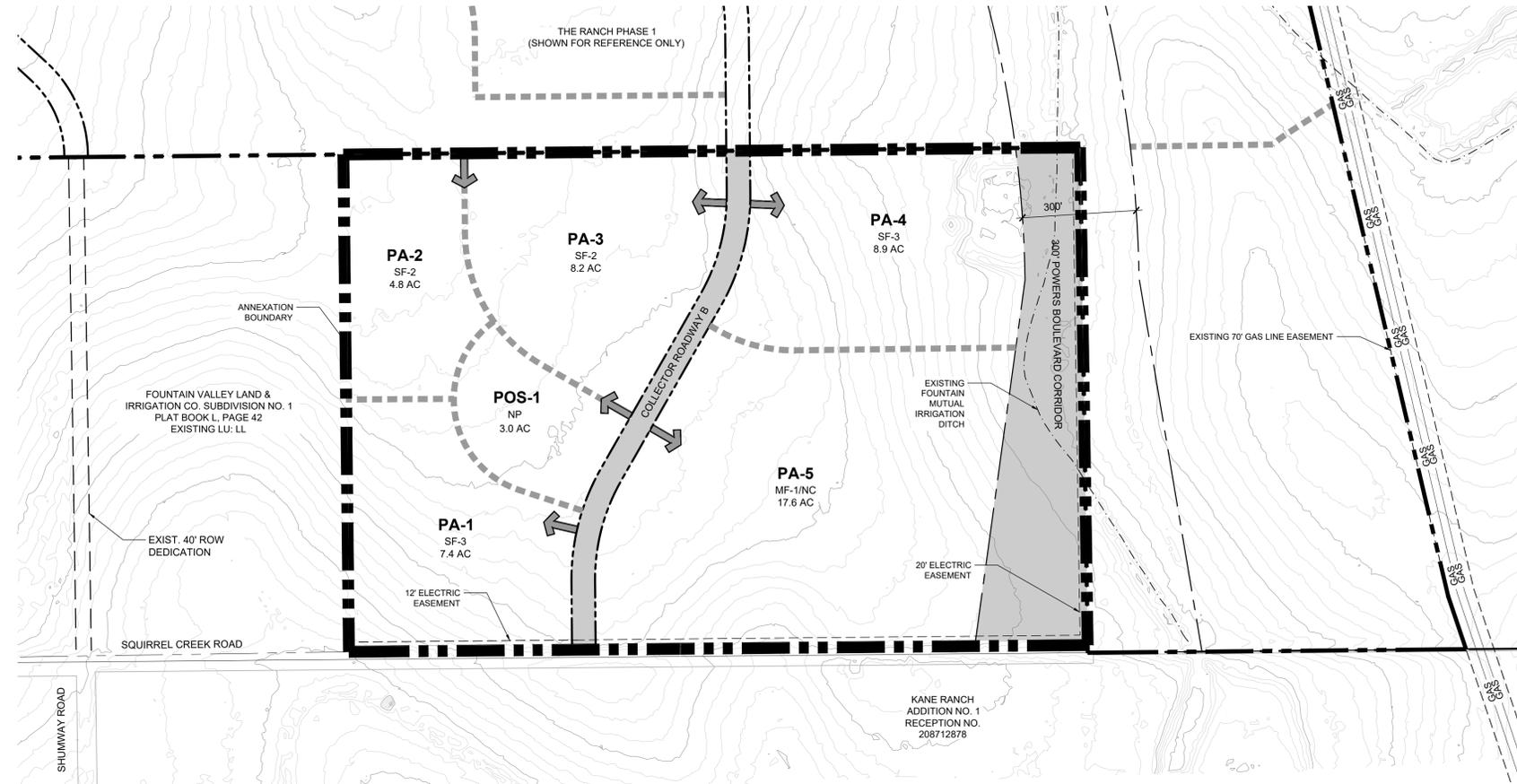
AC	ACRE	ODP BOUNDARY	
DU	DWELLING UNIT	PLANNING AREA BOUNDARY	
DU/AC	DWELLING UNIT PER ACRE	PROPOSED ROADWAY	
PUD	PLANNED UNIT DEVELOPMENT	CONCEPTUAL PARCEL ACCESS	
ROW	RIGHT OF WAY	EASEMENT LOCATION	
LU	LAND USE	GAS LINE LOCATION	
LIP	LINEAR PARK		
SF	SQUARE FEET		
MIN	MINIMUM		
MAX	MAXIMUM		
PA	PLANNING AREA		
SF	SINGLE FAMILY		
MF	MULTI-FAMILY		
NP	NEIGHBORHOOD PARK		
POS	PUBLIC OPEN SPACE		
LIP	LINEAR PARK		

PARCEL LAND USE TABULATION						
PLANNING AREA	AC	DU/AC	DU RANGE	FAR	TARGET COMM. SQ. FT.	% OF TOTAL AC
RESIDENTIAL/MIXED USE	46.4 AC	<i>(VARIES)</i>		<i>(VARIES)</i>		80.0%
Single Family & Multifamily	29.3 AC					
PA-1	7.4 AC	8 - 14	59 - 104			12.8%
PA-2	4.8 AC	5 - 8	24 - 38			8.3%
PA-3	8.2 AC	5 - 8	41 - 66			14.1%
PA-4	8.9 AC	8 - 14	71 - 125			15.3%
Mixed Use (50% Residential & 50% Commercial)	17.1 AC					29.5%
PA-5 (excluding 0.5 AC mini park)	17.1 AC	14 - 25	120 - 214	0.25	93,000	29.5%
OPEN SPACE	9.4 AC					16.3%
POS-1 (excluding 1.0 AC of storm detention)	2.0 AC					3.4%
Mini Park Located in PA-5	0.5 AC					0.9%
300' Powers Blvd Corridor	6.2 AC					10.7%
Water Surfaces Counted Towards Open Space	0.7 AC					1.3%
STORM DETENTION NOT COUNTED TOWARDS OPEN SPACE	0.3 AC					0.5%
Remainder Storm Detention Area in Open Space Tract POS-1	0.3 AC					0.5%
RIGHT OF WAY	1.9 AC					3.2%
Right Of Way	1.9 AC					3.2%

1. This table is meant to demonstrate the potential density ranges, dwelling unit ranges, FAR, and commercial square feet allowed within each parcel.

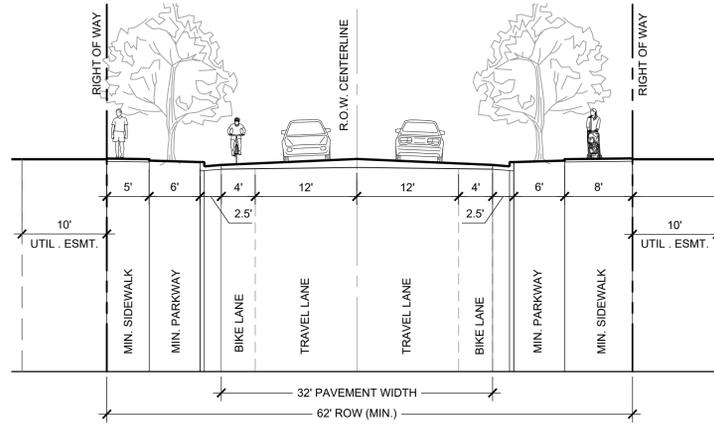
OVERALL LAND USE TABULATION - MAXIMUM ALLOWANCE					
LAND USE TOTAL	AC	DU/AC	TARGET RESIDENTIAL DU	TARGET COMM. SQ. FT.	% OF TOTAL AC
	58.0 AC	<i>(VARIES)</i>	400	93,000	100.0%

Note: This table is meant to demonstrate the overall maximum allowed dwelling units, FAR, and commercial square feet for the entire PUD area.

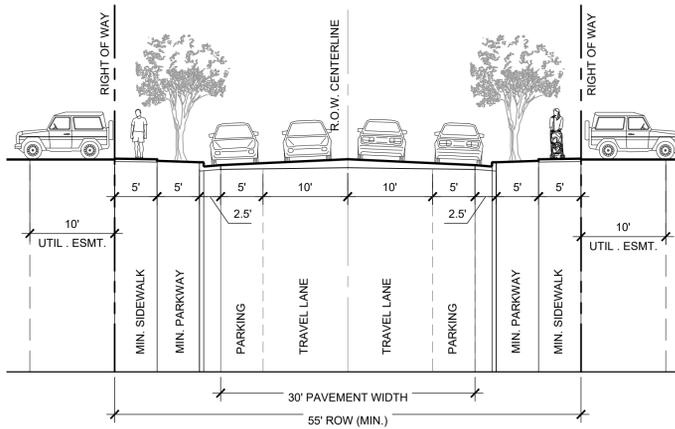


THE RANCH - PHASE 2B OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF FOUNTAIN, CO

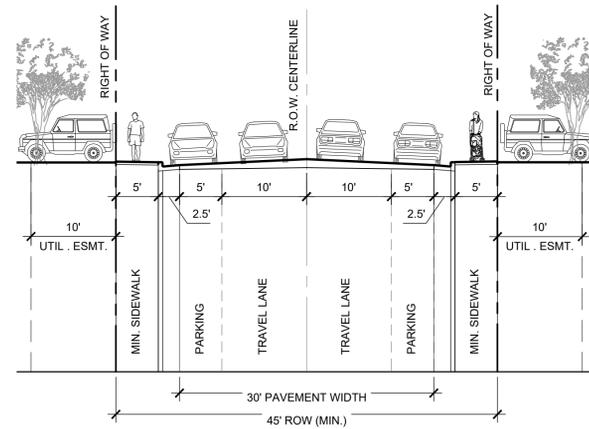


3 Collector B - Without Parking
1"=10'



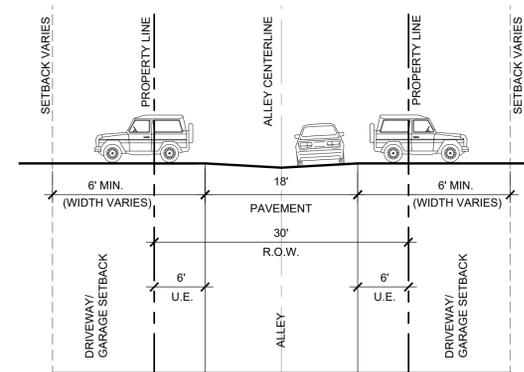
NOTE:
1. TYPE 1 AND TYPE 5 CURBS ALLOWED ON RESIDENTIAL STREETS

5 Residential B 1 - With Detached Walk
1"=10'



NOTE:
1. TYPE 1 AND TYPE 5 CURBS ALLOWED ON RESIDENTIAL STREETS

6 Residential B 2 - With Attached Walk
1"=10'



NOTE:
1. TYPE 1 AND TYPE 5 CURBS ALLOWED ON RESIDENTIAL STREETS

7 Alley - 30' ROW
1"=10'

THE RANCH - PHASE 2B PARKS, OPEN SPACE, TRAILS AND LAND DEDICATION EXHIBIT

CITY OF FOUNTAIN, CO

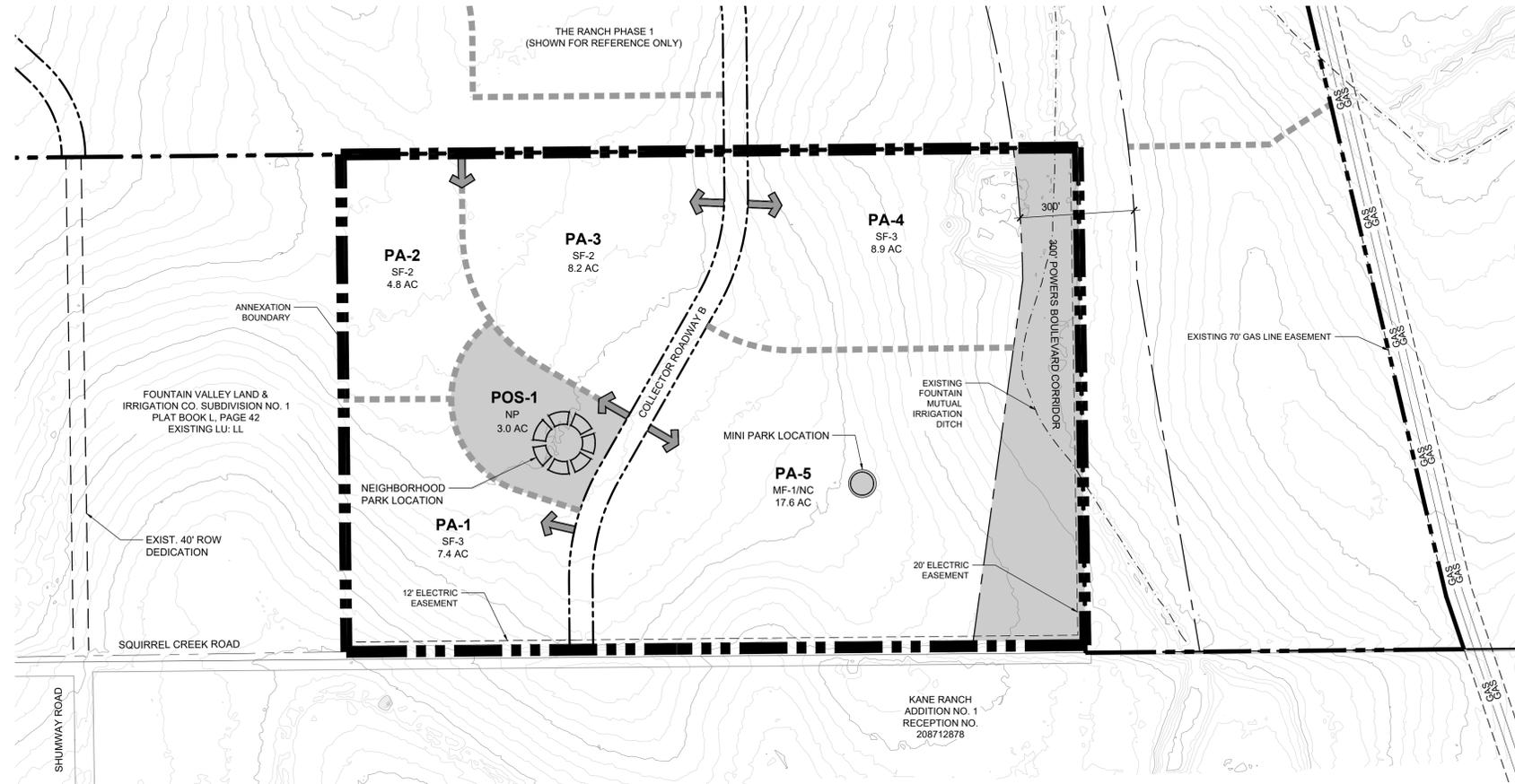
LEGEND

- OPEN SPACE
- MINI PARK LOCATION

OPEN SPACE REQUIREMENTS	
OVERALL PUD AREA DATA	AC
GROSS PUD AREA	58
MINIMUM OPEN SPACE AREAS REQUIRED (25%)	14.5

OPEN SPACE DEDICATION CALCULATIONS			
USABLE OPEN SPACE	AC	% OF OPEN SPACE AREA	% OF LU TOTAL
PARKS & COMMON OPEN SPACE	8.7	92.3%	15.0%
POS-1: Neighborhood Park (excluding 1.0 AC of storm detention)	2.0	21.2%	3.4%
Mini-Parks located within Residential Planning Areas	0.5	5.3%	0.9%
300' Powers Boulevard Corridor	6.2	65.8%	10.7%
OPEN SPACE ENCUMBERED BY WATER SURFACES (NOT COUNTED TOWARD USABLE OPEN SPACE)	1.0	10.6%	1.7%
Storm Detention Areas in Open Space Tracts	1.0	10.6%	1.7%
5% OF WATER SURFACES COUNTED TOWARD OPEN SPACE	0.7	7.7%	1.3%
5% of Minimum Open Space Required (14.5 AC)	0.7	7.7%	1.3%
TOTAL USEABLE OPEN SPACE PROVIDED	9.4	100%	16.3%

NOTE: THE REMAINING 5.1 AC THAT ARE REQUIRED TO FULFILL THE 25% MINIMUM OPEN SPACE REQUIREMENT SHALL BE MET THROUGH THE TRANSFER OF OPEN SPACE CREDITS PER THE RANCH - PHASE 1 & THE RANCH - PHASE 2A ANNEXATION AGREEMENT.



PARKS, OPEN SPACE, TRAILS, AND LAND DEDICATION NOTES:

STATEMENT OF PROPOSED OWNERSHIP: PUBLIC/PRIVATE OPEN SPACE AREAS:

- Neighborhood Parks, open space areas, trails, mini-parks, and linear parks within the PUD shall be dedicated to The City and be maintained by The District or HOA. This includes the Planning Area POS-1.

PARKS:

- Park and Open Space boundaries are conceptual only. Final Park and Open Space boundaries shall be established at the time of final plat.
- Mini-Park shall be located within residential planning areas and be 0.5 AC minimum in size. Mini-Park programming may include pathways, picnic areas, playgrounds, exercise equipment, lawn areas, amenitized water features, public art, or other neighborhood serving program elements.
- Uses allowed within the open space areas shall include but are not limited to: pathways, trails, maintenance facilities, signage or monumentation, and drainage facilities.

THE RANCH
 OVERALL DEVELOPMENT PLAN
 LA PLATA CRUZ HOLDINGS, LLC
 CITY OF FOUNTAIN, CO

