

LEGAL DESCRIPTION

LEGAL DESCRIPTION: THE RANCH ADDITION NO. 3

A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 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 SURVEYOR'S 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 N66°14'50"E, A DISTANCE OF 6227.78 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE RANCH ADDITION NO. 2, RECORDED UNDER RECEPTION NO. _____ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID THE RANCH ADDITION NO. 2, THE FOLLOWING SEVEN (7) COURSES:

- N13°14'49"W, A DISTANCE OF 2936.65 FEET;
- N07°43'46"W, A DISTANCE OF 590.74 FEET;
- N50°00'00"E, A DISTANCE OF 102.45 FEET;
- S81°00'00"E, A DISTANCE OF 231.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 101°15'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;
- N02°15'00"W, A DISTANCE OF 266.50 FEET;
- N34°45'00"E, A DISTANCE OF 157.19 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF NORRIS 541 ANNEXATION RECORDED UNDER RECEPTION NO. 207712651;

THENCE N89°22'33"E, ON THE SOUTHERLY BOUNDARY OF SAID NORRIS 541 ANNEXATION, A DISTANCE OF 1439.92 FEET;
 THENCE S00°37'27"E, A DISTANCE OF 1120.88 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 67°20'30", A RADIUS OF 830.00 FEET AND A DISTANCE OF 975.53 FEET TO A POINT OF TANGENT;
 THENCE S67°57'57"E, A DISTANCE OF 960.21 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°35'48", A RADIUS OF 1670.00 FEET AND A DISTANCE OF 804.36 FEET TO A POINT OF TANGENT;
 THENCE S40°22'09"E, A DISTANCE OF 787.17 FEET;
 THENCE S49°37'51"W, A DISTANCE OF 683.14 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°34'02", A RADIUS OF 658.00 FEET AND A DISTANCE OF 109.87 FEET TO A POINT OF TANGENT;
 THENCE S40°03'49"W, A DISTANCE OF 127.90 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°35'41", A RADIUS OF 942.00 FEET AND A DISTANCE OF 157.75 FEET TO A POINT OF TANGENT;
 THENCE S49°39'29"W, A DISTANCE OF 347.68 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°32'36", A RADIUS OF 1084.00 FEET AND A DISTANCE OF 558.94 FEET TO A POINT OF TANGENT;
 THENCE S79°12'06"W, A DISTANCE OF 264.82 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°17'55", A RADIUS OF 1942.00 FEET AND A DISTANCE OF 1128.83 FEET TO A POINT OF TANGENT;
 THENCE N67°29'59"W, A DISTANCE OF 387.06 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 25°11'02", A RADIUS OF 1658.00 FEET AND A DISTANCE OF 728.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 288.285 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 DATE _____
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING,
 ENGINEERS AND SURVEYORS, LLC.

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
SF-1 (Single Family Low Density)	2.0 - 5.0	5,000	50'	60%	35'	10'	20'	5'	15'	20'

- NOTES:
- Rear setback is five feet (5') for accessory buildings.
 - The frontal plane of all single family detached units are required to be staggered four (4) feet from one another along the front yard, meaning there must be a four (4)-foot difference of front yard setbacks for adjacent units. This requirement shall apply to all lots within the SF-1 Land Use Category.
 - Setbacks include porches or other projections that have supports connected to the ground plane.

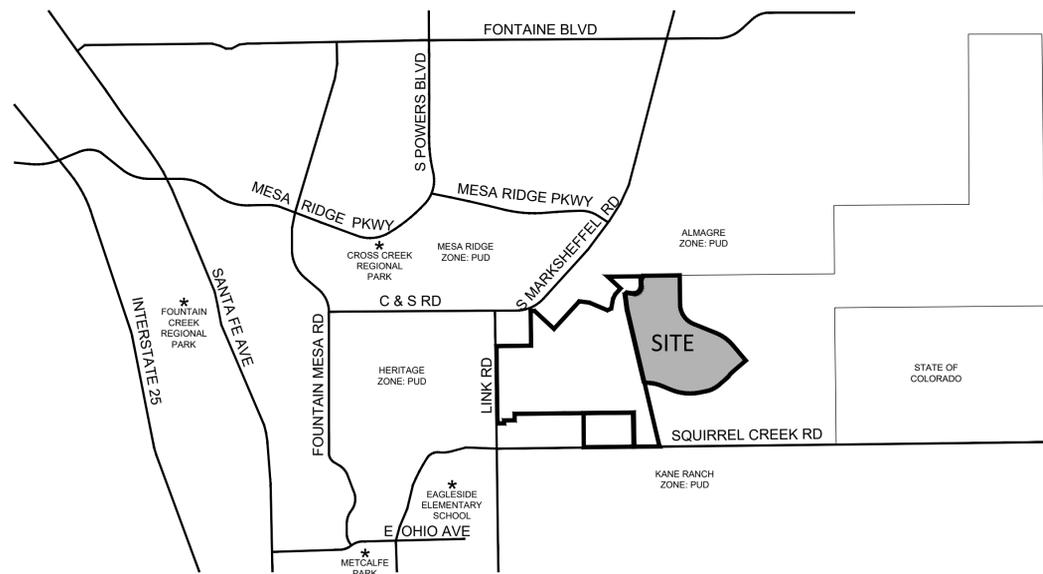
NON-RESIDENTIAL DEVELOPMENT STANDARDS							
District	Min Lot Area (AC)	Min Lot Width	Max Bldg Ht	Max Impervious Coverage	Front Setback	Side Setback	Rear Setback
NP (Neighborhood Park)	3.0	100'	35'	N/A	10'	10'	10'
MP (Mini Park)	0.5	N/A	35'	N/A	10'	10'	10'
LIP (Linear Park)	0.25	N/A	35'	N/A	10'	10'	10'

- NOTES:
- Side and Rear Setback shall be zero feet (0') for walls that are party walls.

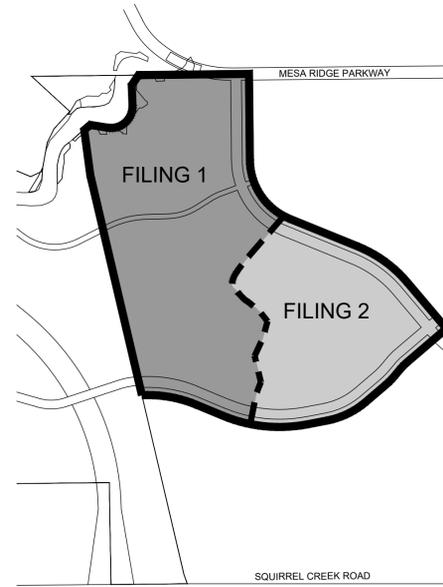
THE RANCH - PHASE 2A OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
 CITY OF FOUNTAIN, CO

VICINITY & EXISTING CONDITIONS MAP



DEVELOPMENT FILING SCHEDULE



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.
- PROMOTE ENVIRONMENTAL PROTECTION BY PRESERVING AND ENHANCING THE JIMMY CAMP CREEK CORRIDOR AND OTHER NATURAL FEATURES.
- 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.

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.

 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 2A SHALL BE A MAXIMUM OF 650 RESIDENTIAL DWELLING UNITS.
- PROPERTY IS IN THE FOUNTAIN/FORT CARSON SCHOOL DISTRICT 8 BOUNDARY.
- 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	1/2 Mile	1/4 Mile	1/4 Mile

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 2A OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF FOUNTAIN, CO

LEGEND

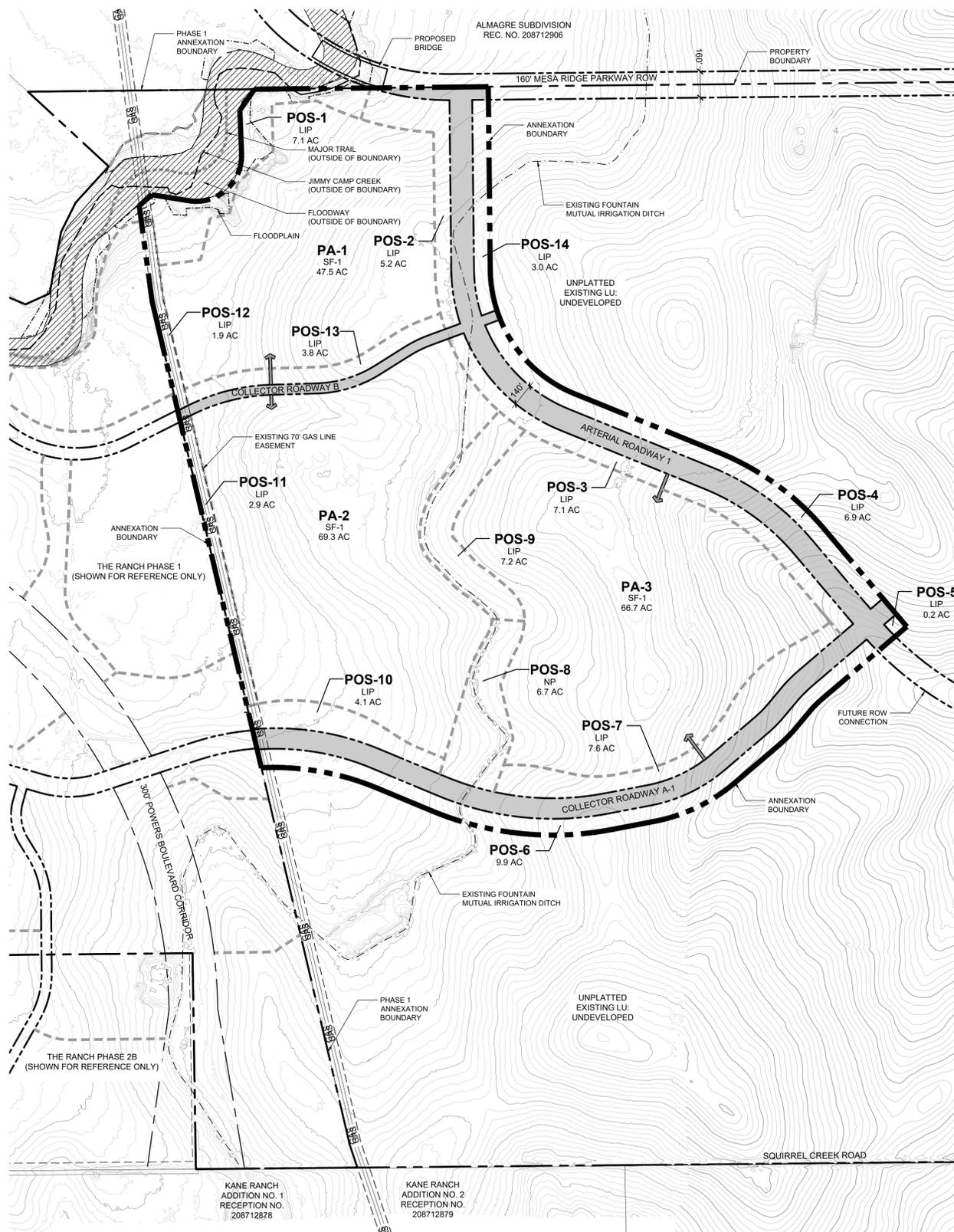
AC	ACRE	ODP BOUNDARY	
DU	DWELLING UNIT	PLANNING AREA BOUNDARY	
DU/AC	DWELLING UNIT PER ACRE	PROPOSED ROADWAY	
PUD	PLANNED UNIT DEVELOPMENT	CONCEPTUAL PARCEL ACCESS	
ROW	RIGHT OF WAY	EASEMENT LOCATION	
LU	LAND USE	GAS LINE LOCATION	
FP	FLOOD PLAIN	FLOODWAY	
SF	SQUARE FEET	100 YEAR FLOODPLAIN	
MIN	MINIMUM		
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	% OF TOTAL AC
RESIDENTIAL	183.0 AC	(VARIES)		63.5%
PA-1	47.5 AC	2 - 5	95 - 238	16.5%
PA-2	69.3 AC	2 - 5	139 - 347	24.0%
PA-3 (excluding 0.5 AC mini park)	66.2 AC	2 - 5	132 - 331	23.0%
OPEN SPACE	72.1 AC			25.0%
POS-1 (excluding 2.0 AC floodplain & 2.0 AC storm detention)	3.1 AC			1.1%
POS-2 (excluding 1.6 AC storm detention)	3.6 AC			1.2%
POS-3	7.1 AC			2.5%
POS-4	6.9 AC			2.4%
POS-5	0.2 AC			0.1%
POS-6	9.9 AC			3.4%
POS-7	7.6 AC			2.6%
POS-8	6.7 AC			2.3%
POS-9	7.2 AC			2.5%
POS-10	4.1 AC			1.4%
POS-11	2.9 AC			1.0%
POS-12	1.9 AC			0.7%
POS-13	3.8 AC			1.3%
POS-14	3.0 AC			1.0%
Mini Park located in PA-3	0.5 AC			0.2%
Water Surfaces Counted Towards OS	3.6 AC			1.3%
FLOODPLAIN	2.0 AC			0.7%
Jimmy Camp Creek Floodplain located in POS-1	2.0 AC			0.7%
RIGHT OF WAY	31.2 AC			10.8%
Right Of Way	31.2 AC			10.8%

1. This table is meant to demonstrate the potential density ranges and dwelling unit ranges allowed within each parcel.

OVERALL LAND USE TABULATION - MAXIMUM ALLOWANCE				
LAND USE TOTAL	AC	DU/AC	TARGET RESIDENTIAL DU	% OF TOTAL AC
	288.3 AC	(VARIES)	650	100.0%

Note: This table is meant to demonstrate the overall maximum allowed dwelling units for the entire PUD area.

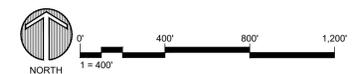


THE RANCH
OVERALL DEVELOPMENT PLAN
LA PLATA CRUZ HOLDINGS, LLC
CITY OF FOUNTAIN, CO

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

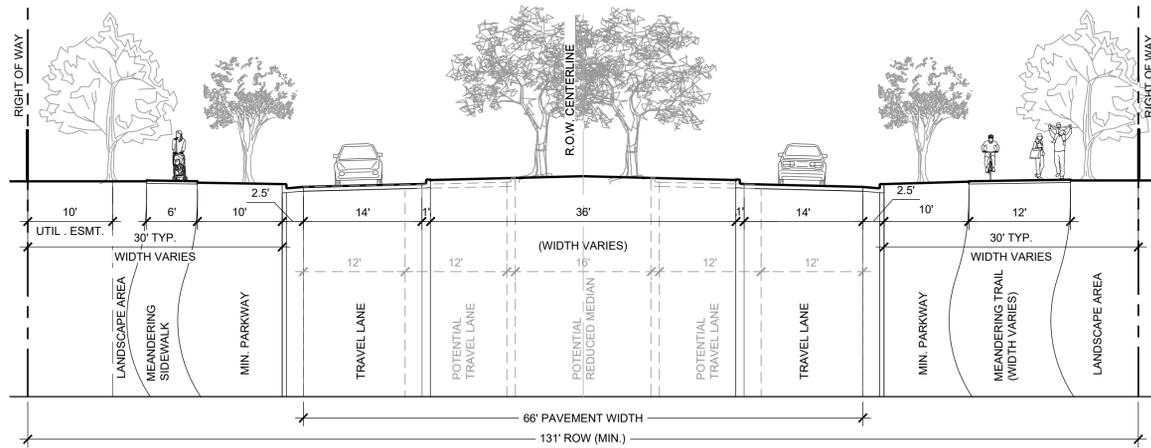
Overall
Development
Plan

SHEET
NUMBER



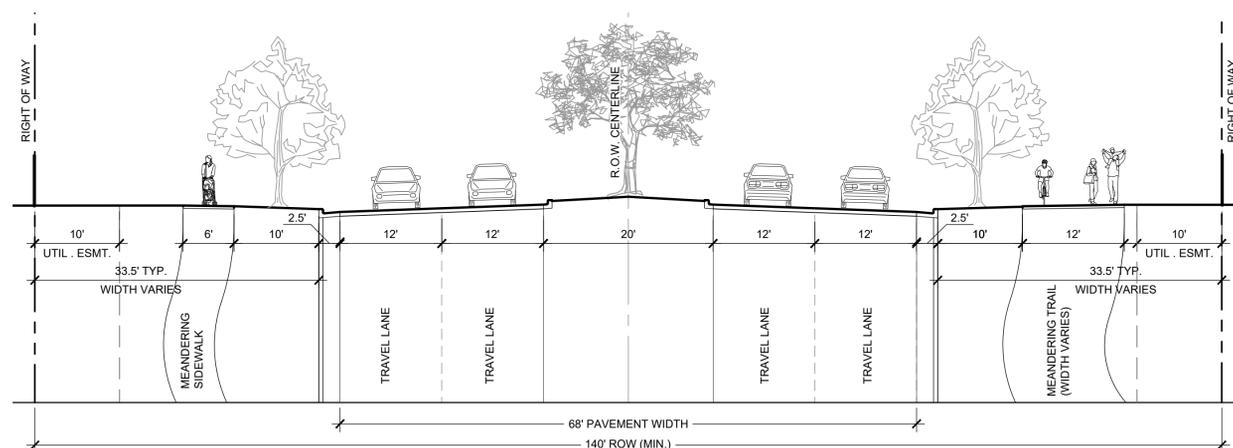
THE RANCH - PHASE 2A OVERALL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF FOUNTAIN, CO



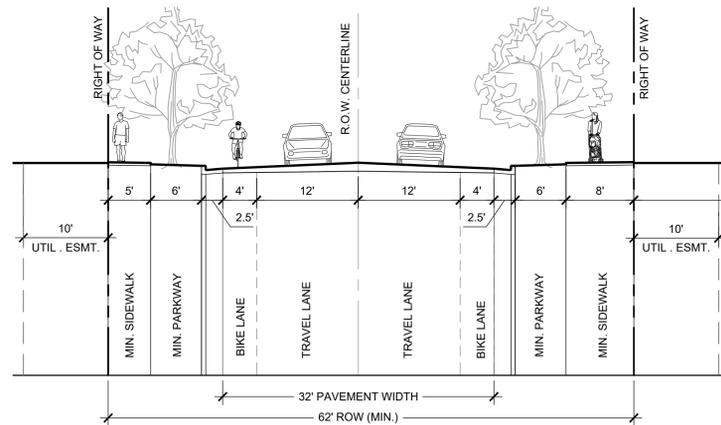
NOTE:
1. TWO LANE ROAD WILL BE BUILT WITH ROOM TO ACCOMMODATE FUTURE FOUR LANE ROAD EXPANSION WITHIN RIGHT OF WAY.

1 Collector A 1 - With Median
1"=10'

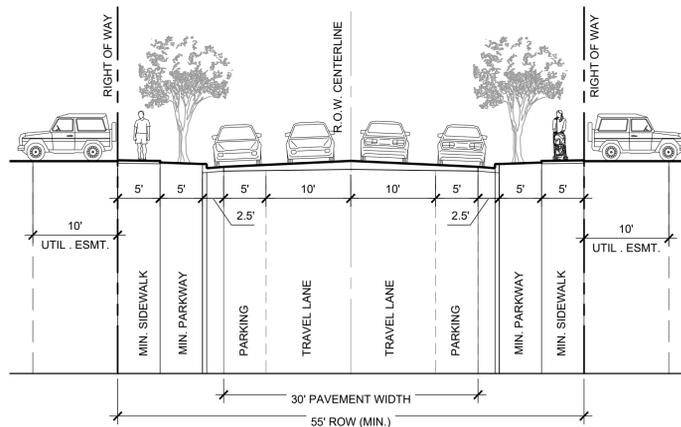


NOTE:
1. TWO LANE ROAD WILL BE BUILT WITH ROOM TO ACCOMMODATE FUTURE FOUR LANE ROAD EXPANSION WITHIN RIGHT OF WAY.

8 Arterial 1
1"=10'

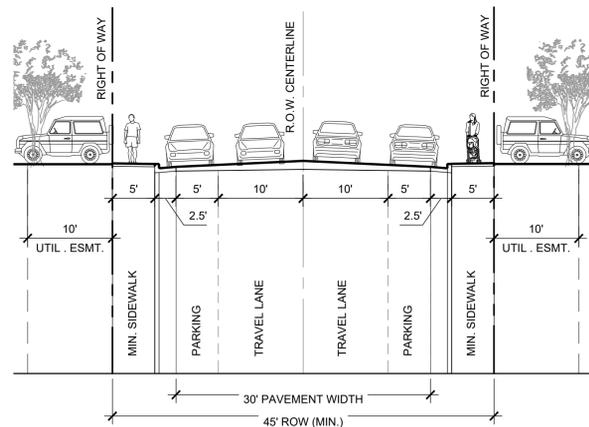


3 Collector B - Without Parking
1"=10'



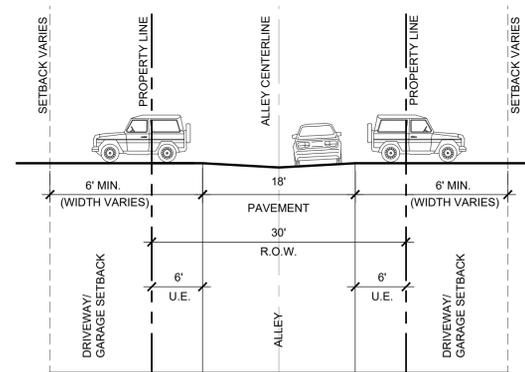
NOTE:
1. TYPE 1 AND TYPE 5 CURBS ALLOWED ON RESIDENTIAL STREETS

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
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:	

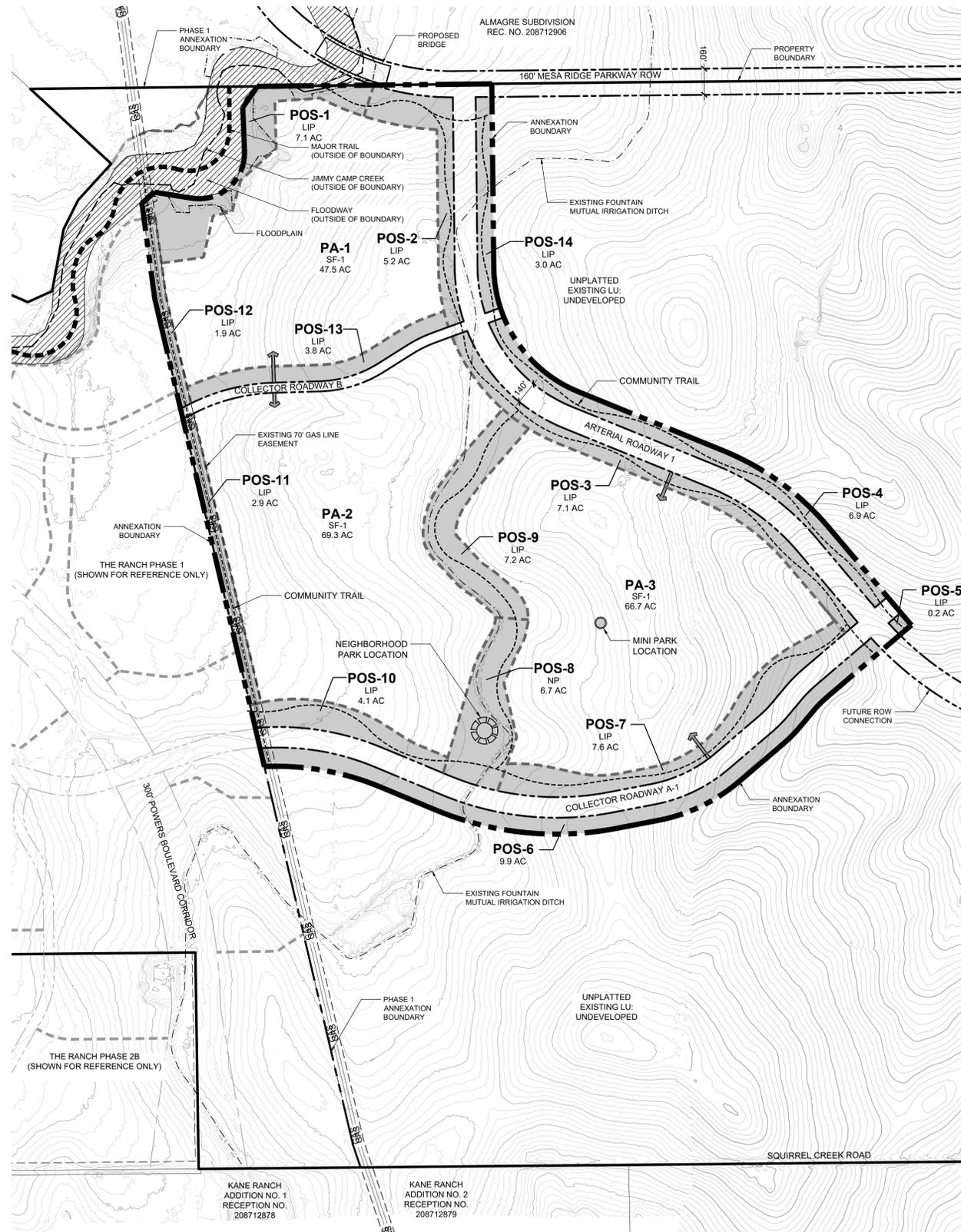
SHEET TITLE
PROPOSED STREET SECTIONS
SHEET NUMBER

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

CITY OF FOUNTAIN, CO

OPEN SPACE REQUIREMENTS	
OVERALL PUD AREA DATA	AC
GROSS PUD AREA	288.3
MINIMUM OPEN SPACE AREAS REQUIRED (25%)	72.1

OPEN SPACE DEDICATION CALCULATIONS			
USABLE OPEN SPACE	AC	% OF OPEN SPACE AREA	% OF LU TOTAL
PARKS & COMMON OPEN SPACE	68.5	95.0%	23.8%
POS-1: Linear Park Trail Network Corridor (excluding 2.0 AC floodplain & 2.0 AC storm detention)	3.1	4.3%	1.1%
POS-2: Linear Park Trail Network Corridor (excluding 1.6 AC storm detention)	3.6	5.0%	1.2%
POS-3: Linear Park Trail Network Corridor	7.1	9.8%	2.5%
POS-4: Linear Park Trail Network Corridor	6.9	9.6%	2.4%
POS-5: Linear Park Trail Network Corridor	0.2	0.3%	0.1%
POS-6: Common Open Space	9.9	13.7%	3.4%
POS-7: Linear Park Trail Network Corridor	7.6	10.5%	2.6%
POS-8: Neighborhood Park	6.7	9.3%	2.3%
POS-9: Linear Park Trail Network Corridor	7.2	10.0%	2.5%
POS-10: Linear Park Trail Network Corridor	4.1	5.7%	1.4%
POS-11: Linear Park Trail Network Corridor	2.9	4.0%	1.0%
POS-12: Linear Park Trail Network Corridor	1.9	2.6%	0.7%
POS-13: Linear Park	3.8	5.3%	1.3%
POS-14: Linear Park Trail Network Corridor	3.0	4.2%	1.0%
Mini-Park located within Residential Planning Areas	0.5	0.7%	0.2%
OPEN SPACE ENCUMBERED BY WATER SURFACES (NOT COUNTED TOWARD USABLE OPEN SPACE)	3.6	5.0%	1.2%
Storm Detention Areas in Open Space Tracts POS-1 & POS-2	3.6	5.0%	1.2%
5% OF WATER SURFACES COUNTED TOWARD USABLE OPEN SPACE	3.6	5.0%	1.3%
5% of Minimum Open Space Required (72.1 AC)	3.6	5.0%	1.3%
TOTAL USEABLE OPEN SPACE PROVIDED	72.1	100%	25.0%
AMENITIES IN LIEU	AC	% OF AMENITIES IN LIEU	% OF LU TOTAL
JIMMY CAMP CREEK HABITAT CORRIDOR	2.0	100.0%	0.7%
Jimmy Camp Creek Floodplain	2.0	100.0%	0.7%
TOTAL AMENITIES IN LIEU PROVIDED	2.0	100%	0.7%
GRAND TOTAL OPEN SPACE DEDICATION	AC	% OF GRAND TOTAL	% OF LU TOTAL
	74.1	100%	25.7%



LEGEND

- OPEN SPACE
- 100 YEAR FLOODPLAIN
- FLOODWAY
- MAJOR TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD PARK LOCATION
- MINI PARK LOCATION

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

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

- The City of Fountain shall own and maintain the POS Planning Areas containing the Jimmy Camp Creek major trail Corridor per the adopted City of Fountain Parks, Recreation, and Trails Master Plan. This includes the Planning Area POS-1.
- 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 Areas POS-2, POS-3, POS-4, POS-5, POS-6, POS-7, POS-8, POS-9, POS-10, POS-11, POS-12, and POS-13.

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-Parks 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.
- Linear Parks may be located within residential planning areas or open space areas. Linear Parks are anticipated within POS-2, POS-3, POS-4, POS-5, POS-7, POS-9, POS-10, POS-11, POS-12, and POS-13 and shall be substantially longer than it is wide. Linear 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.

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

