Saddlehorn Ranch / 824 Acre Curtis Road Subdivision Preliminary Plan

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO , STATE OF COLORADO.

PURPOSE AND INTENT:

To create a residential development to allow a maximum 225 dwelling units on 816.475-acres as approved within the Saddlehorn Zoning Plan by the El Paso Board of County Commissioners. The proposed development is in general conformity with the Falcon/ Peyton Small Area Master Plan approved August 2008. The development will be in harmony with the character of the surrounding area and is suitable for the intended use.

Authority
This residential rural (RR-2.5) is authorized by Chapter 3 of the El Paso County Land Development Code (3.2.2.RR (B)).

Applicability
The provisions of this development shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

Adoption
The adoption of this Preliminary Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Saddlehorn Ranch/824 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code.

Relationship to County Regulations
The provisions of this Development Plan shall prevail and govern the development of Saddlehorn Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the site plan approval (or owner acknowledge the site plan changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Enforcement
To further the mutual interest of the residents, occupants, and owners of the subdivision and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Conflict
Where there is more than one provision within the Preliminary Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Maximum Level of Development
The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction. The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

Project Tracking
At the time of any Final Plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.

Overall Project Standards
The standard zoning requirements of the El Paso County Land Development Code including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this subdivision, except as modified by the subdivision.

GENERAL NOTES

1. The Saddlehorn Ranch/824 overall density is .2-.4 DU/ AC, on 816.475 Acres, for a total of 225 Units. Density transfers may occur in which specific areas exceed .2-.4 DU/ AC so long as the overall density of the project remains at .2-.4 DU/ AC. Any density below this cap may be used in subsequent phases.
2. Transitional densities shall occur along boundary areas where appropriate, with higher density development occurring internal to the project.
3. The phasing, development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market trends dictate. Utilities and improvements will be provided as needed for development.
4. Development of this property shall be in accordance with this Preliminary Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
5. Central Water services to be provided by the Saddlehorn Ranch Metropolitan District. Wastewater accommodated by septic.
6. All Tracts are to be owned and maintained by either the Saddlehorn Ranch Metropolitan District. Tracts include landscape easements, drainage tracts, stormwater facilities, open space tracts, detention ponds, utilities, fences, parks and recreational facilities, trails, mailbox clusters, and other uses.
7. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
8. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given easements as required.
9. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
10. Public Utility/ Drainage Easements shall be provided on all lots as indicated on the drawings and/ or as shown within the details.
11. Per the Department of the Army Albuquerque District, Corps of Engineers Action No. SPA-2005-00801 dated May 16, 2011 the site does not contain any jurisdictional waters of the United States. Therefore, it will not require Department of the Army authorization under Section 404 of the Clean Water Act (CWA).
12. The project area is located within a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM) Panel No. 8041C0558 G, effective date December 7, 2018. It is primarily an area of minimal flood hazard (Zone X) and Zone AE.
13. All mailbox design and locations (including Type 1, Type 2 and/ or Type 3) will be determined with each final plat and in coordination with the U.S. Postal Service. A Work in the Right-of-Way Permit and license agreement shall be obtained from the ECM Administrator to locate either Type 2 or Type 3 mailboxes within the County's right-of-way.
14. The lot layout is a graphic representation and preliminary in nature. The final lot layout will be depicted via Final Plat submittals and will be in general conformance to the approved Site Development Plan.

STREETS

1. All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department except for landscape areas which shall be maintained by the Saddlehorn Ranch Metropolitan District.
2. All landscaping within the public rights-of-way will be maintained by the Saddlehorn Ranch Metropolitan District via a Development Agreement, License Agreement or Inter-Governmental Agreement.
3. All street names subject to change.

SHEET INDEX

Cover Sheet	Sheet 1
Site Plan (North)	Sheet 2
Site Plan (South)	Sheet 3
Phasing Plan (North)	Sheet 4
Phasing Plan (South)	Sheet 5

AREA	ACRES	DWELLING UNITS	GROSS DENSITY (DU/ AC)
PHASE 1	177.34	53	.299
PHASE 2	131.47	42	.319
PHASE 3	175.28	44	.251
PHASE 4	163.90	45	.275
PHASE 5	168.49	41	.243
TOTAL	816.48	225	.276

CERTIFICATE OF OWNERSHIP

I _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SADDLEHORN RANCH, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____ , 20_____,AD

BY (NAME) _____, AS (TITLE) _____,

OF _____, AN AUTHORIZED SIGNATORY.

_____
OWNER OF RECORD; ROI Property Group, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____ , 20_____,AD

_____
DEVELOPMENT SERVICES DIRECTOR

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____ , 20_____,AD

_____
CHAIR BOARD OF COUNTY COMMISSIONERS

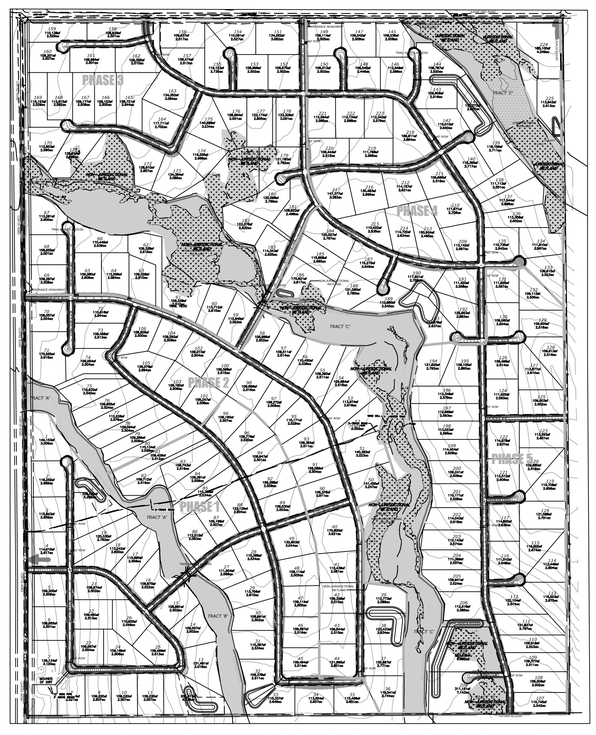
CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO._____

FEE: _____ SURCHARGE _____

BY: _____, DEPUTY

Saddlehorn Ranch / 824 Acre Curtis Road Subdivision



See plan sheets 2 through 5 for full scale Preliminary Plan

Legal Description:

PARCEL 21:

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, S00°42'25"E (BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, BEING MONUMENTED AT THE WESTERLY END BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A VAULT, STAMPED "PLS 17496", AND AT THE EASTERLY END BY A FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN A VAULT, STAMPED "LS 17496", AND MEASURED TO BEAR S89°59'26"E, A DISTANCE OF 5275.03 FEET), A DISTANCE OF 3490.37 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213021177,IN THE OFFICIAL RECORDS OF EL PASO COUNTY; SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE S00°42'25"E, CONTINUING ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM
DEED RECORDED AT RECEPTION NO.213113100,IN SAID OFFICIAL RECORDS, A DISTANCE OF 1647.65 FEET,TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213043391, IN SAID OFFICIAL RECORDS;THENCE S89°33'10"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5289.71 FEET, TO A POINT LYING ON THE WEST LINE OF SAID SECTION 3;THENCE ALONG SAID WEST LINE, N00°32'28"W,A DISTANCE OF 1645.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED AT RECEPTION NO. 213021177, IN SAID OFFICIAL RECORDS; THENCE N89°31'43"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 5284.95 FEET, TO THE POINT OF BEGINNING.

Per the Commitment for Title Insurance, issued by Land Title Guarantee Company, Order No. SC55073032, dated October 1, 2018.

Being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast Corner of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of said Section 3, S00°42'27"E (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26', Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 30.00 feet, to the **POINT OF BEGINNING**; thence continuing along said east line, S00°42'27"E, a distance of 5,435.28 feet, to the Southeast Corner of said Section 3, said point also being the Northeast Corner of Section 10, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of the North 1/2 of the North 1/2 of said Section 10, S00°19'54"W, a distance of 1,320.51 feet, to the North 1/16th Corner of said Section 10; thence leaving said east line and along the south line of the North 1/2 of the North 1/2 of said Section 10, S89°34'02"W, a distance of 2,642.78 feet, to the North-Center-Center 1/16th Corner of said Section 10; thence continuing along said south line, S89°34'07"W, a distance of 2,612.73 feet, to a point that is 30.00 feet distant from the North 1/16th Corner of said Section 10, said point also being a point on the east right-of-way line of Curtis Road; thence along said east right-of-way line and 30.00 feet parallel to the west line of said North 1/2 of the North 1/2 of said Section 10, N00°05'54"E, a distance of 1,319.14 feet, to a point that is 30.00 distant to the Northwest Corner of said Section 10, also being the Southwest corner of said Section 3; thence continuing along said east right-of-way line, along the following four (4) courses:

1. N00°32'28"W, a distance of 4,608.42 feet;
2. N89°27'32"E, a distance of 19.98 feet;
3. N00°32'28"W, a distance of 820.00 feet;
4. N44°46'13"E, a distance of 40.00 feet,

to a point on the south right-of-way line of Judge Orr Road, thence along said south right-of-way line, along the following three (3) courses:

1. S89°59'23"E, a distance of 822.24 feet;
2. N00°00'37"E, a distance of 20.00 feet;
3. S89°59'23"E, a distance of 4,374.49 feet,

to the **POINT OF BEGINNING**.

4. Containing 35,565,654 S.F. or 816.475 acres, more or less.

DEVELOPMENT DATA

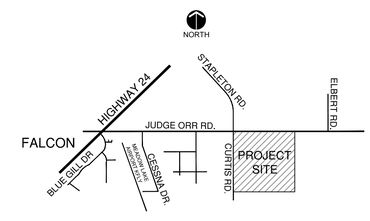
EXISTING/ PROPOSED ZONING: RR-2.5 (RESIDENTIAL RURAL)	
TOTAL GROSS AREA: 816.475 Acres	*225 Units*
TOTAL SITE ACREAGE	*816.475 AC.*
GROSS DENSITY	*.276 D.U./AC.*
NET DENSITY (LESS R.O.W., PONDS, AND OPEN SPACE)	*.369 D.U./AC.*

LAND USE TABLE

TYPE OF USE	*# ACRES*	*% OF PROPERTY*	*REQUIRED*	*PROVIDED*
DETACHED SINGLE FAMILY LOTS (225 Units max)	*610.01 AC*	*74.7%*	*N/A*	
RIGHTS-OF-WAY	*67.07 AC*	*8.2%*	*N/A*	
PONDS	*11.37 AC*	*1.4%*		
TRACT 'A' OPEN SPACE	*12.61 AC*			
TRACT 'B' OPEN SPACE	*7.24 AC*			
*TRACT 'C' OPEN SPACE (includes 31.2 acres NJD**)*	*84.02 AC*			
*TRACT 'D' OPEN SPACE (includes 3.89 acres NJD**)*	*7.14 AC**			
*TRACT 'E' OPEN SPACE (includes 17.84 acres JD***)*	*24.16 AC*			
OPEN SPACE (ALL USES)	*128.03 AC*	*15.7%*	*N/A**	
TOTAL	*816.48 AC*	*100%*		

**TRACT 'C' OPEN SPACE ACREAGE IS INCLUDED IN THE DETATCHED SINGLE FAMILY ACREAGE, AS IT IS LOCATED WITHIN LOT 207 AND 208. IT IS NOT CREDITED AS ACREAGE IN OPEN SPACE (ALL USES) OR ITS PERCENTAGE.*

Vicinity Map :



Owner:

ROI PROPERTY GROUP, LLC.
ATTN: Rob Fuller
Napa, CA 94558
Phone: 707-365-6891

Planner

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Surveyor

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119 Wahsatch Avenue,
Colorado Springs, Colorado 80903
Phone: 719-633-8533

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Colorado Springs, Colorado 80903
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JR ENGINEERING
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Colorado Springs, Colorado 80919
Phone: 719-593-2593

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Longmont, Colorado 80504
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PLAN NORTH:

PROJECT NAME: Saddlehorn Ranch/ 824 Acre
PROJECT ADDRESS: Curtis Road Subdivision
PROJECT DESCRIPTION: Peyton, CO 80831 PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 200'0" (OR AS NOTED ON PLAN)

SHEET TITLE: COVER SHEET

SHEET NO. 1 OF 5 SHEETS

FILE NO.

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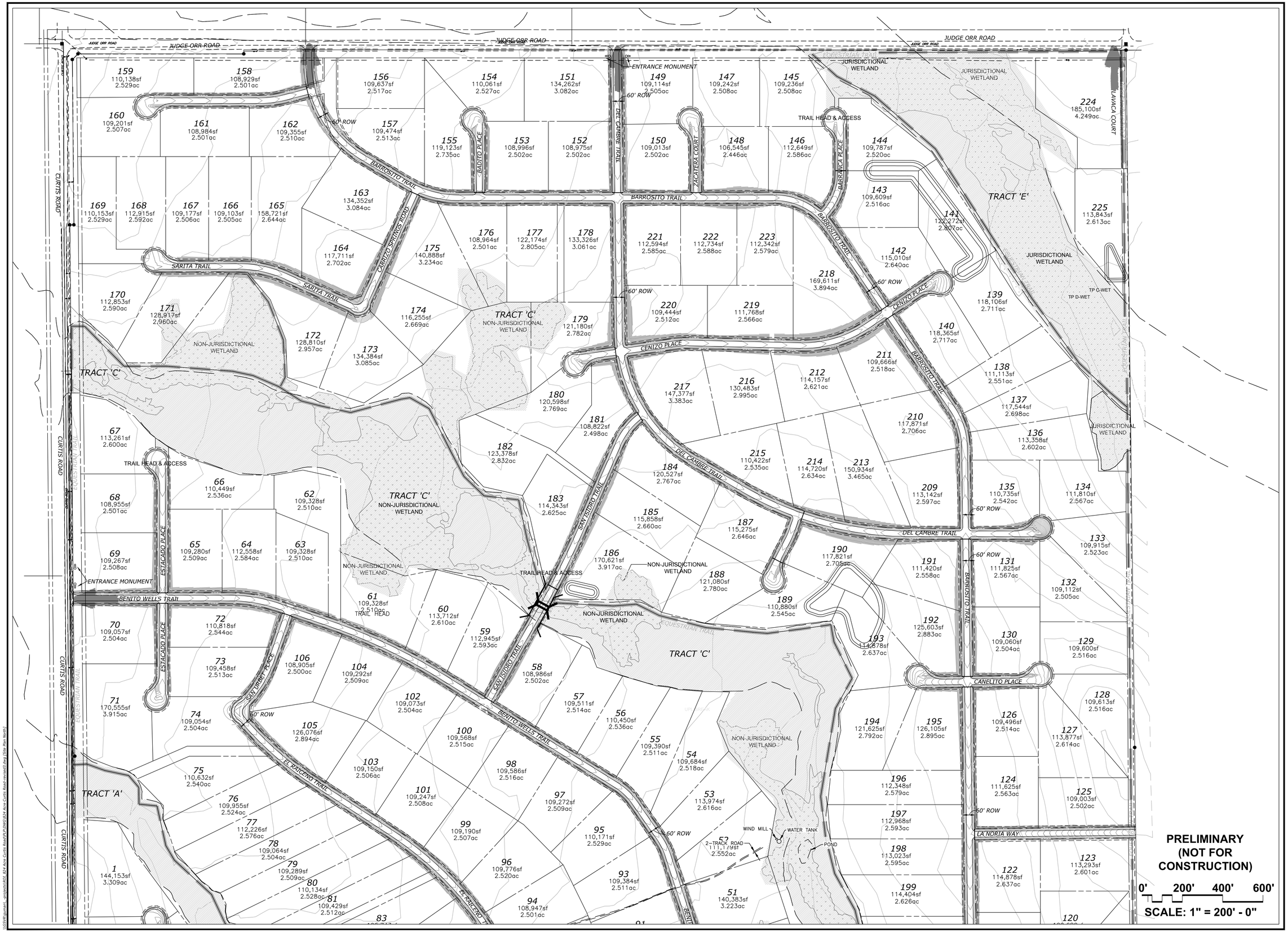

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PLP

DATE:	09/14/2018
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

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SHEET TITLE: SITE PLAN (NORTH)

SHEET NO. 2

2 OF 5 SHEETS

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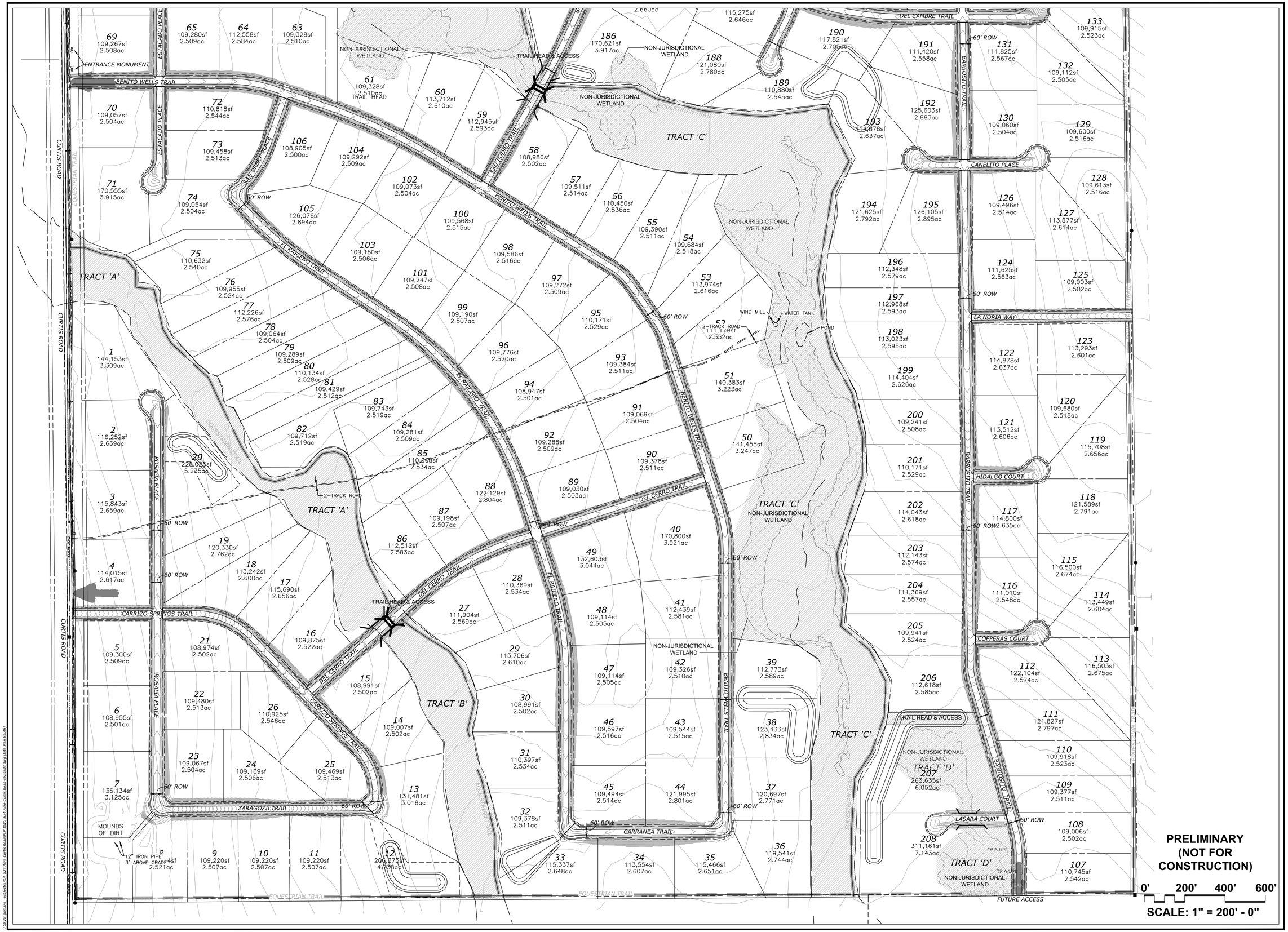

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REVISIONS:

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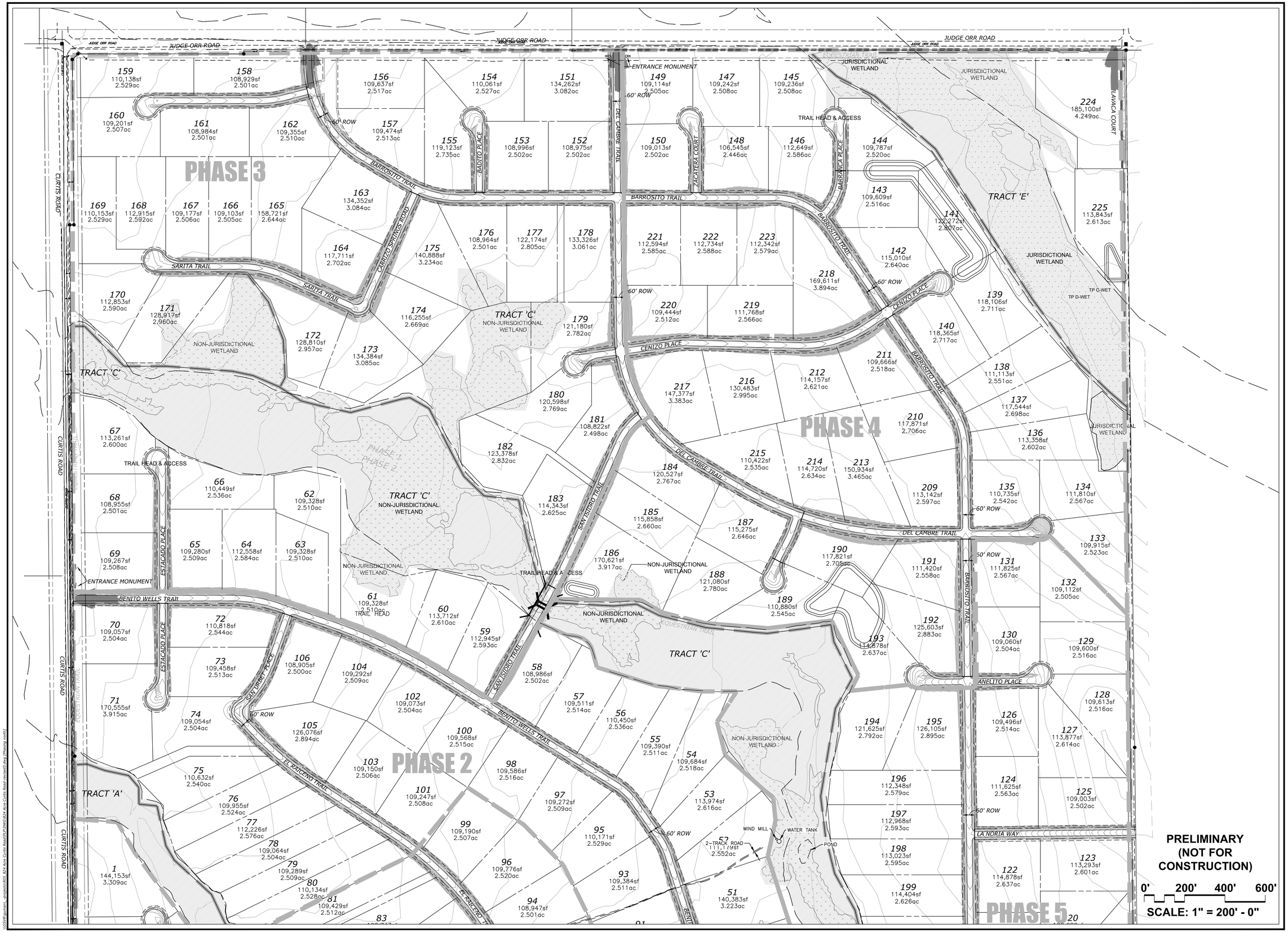
NOTES:

PLAN SCALE: 1" = 200'0" (OR AS NOTED ON PLAN)

SHEET TITLE: SITE PLAN (SOUTH)

SHEET NO. 3 OF 5 SHEETS

FILE NO.



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PLAN

Peyton, CO 80831

PROJECT DESCRIPTION: PLP

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REVISIONS:

DATE:	BY:	DESCRIPTION:

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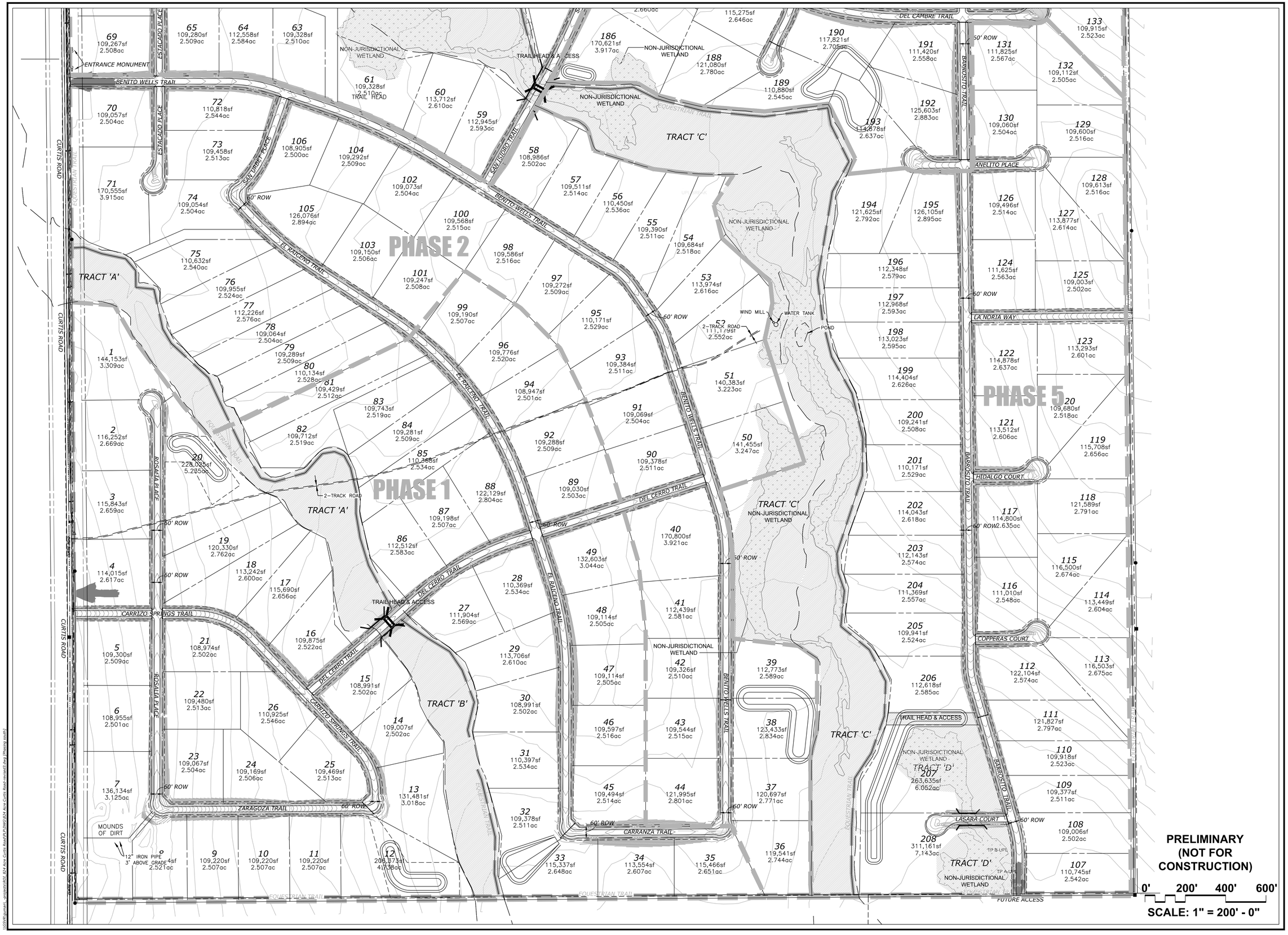
SHEET TITLE: PHASING PLAN (NORTH)

SHEET NO. 4

4 OF 5 SHEETS

FILE NO.



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SHEET NO. 5

5 OF 5 SHEETS

FILE NO.