

- EXISTING EASEMENTS (as listed in the title policy)**
 Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.
1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. **Blanket easement**
 2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. **Blanket easement**
 3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. **Blanket easement**
 4. This property subject to right of way easement granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. **Blanket easement**
 5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. **Blanket easement**
 6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. **Blanket easement**
 7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. **Blanket easement**
 8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. **Blanket easement**
 9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. **Blanket easement**
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 11. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. **Blanket easement**
 12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. **Blanket easement**
 13. Subject to avigation easement recorded in book 5789 at page 1288, El Paso County, Colorado. **Blanket easement**
 14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects NE1/4 32-12-63). **Per plan**
 15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98145316. (Affects 9-13-64). **Per plan**
 16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). **Per plan**
 17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). **Per plan**

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Falcons Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Rural Min. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
Perless Farms Rd.	25.1'	Collector/ Asphalt

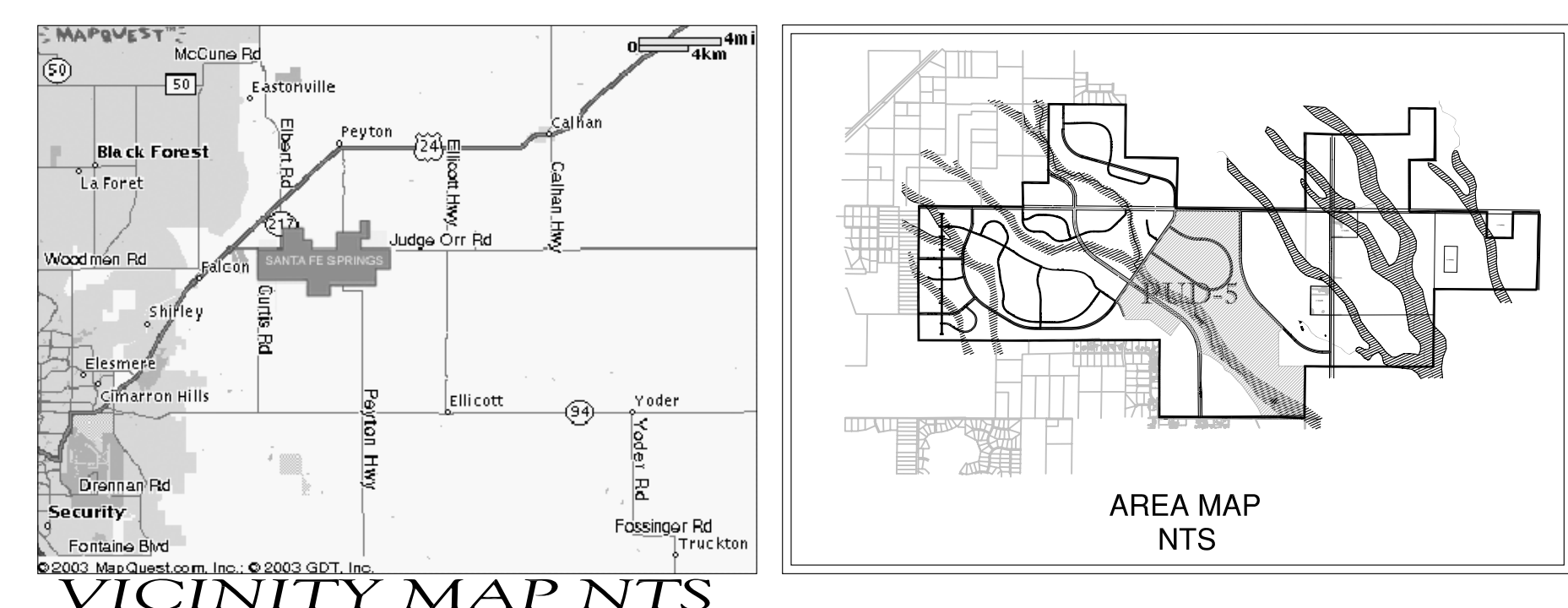
Prepared and Submitted by:
 William Guman & Associates, LTD.
 815 N. Weber St.
 Colorado Springs, CO 80903
 Attn: Bill Guman/ Jason Alwine

Submitted on Behalf of:
 Realty Development Services
 25 N. Tejon St., 3rd Floor
 Colorado Springs, CO 80903
 Attn: Raymond O'Sullivan

Mineral Rights Owners of Record:

Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, CO 80909
U.S. Government General Services Administration Washington, D.C. 20405	Georgia Brennicke et al 3840 Constitution Avenue Colorado Springs, Co 80909

LEGAL DESCRIPTION:
 A Tract of land located in Section 1, 2, 6, 7, 11, and 12, all in Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said Tract being more particularly described as follows:
 Commencing at the Northwest corner of said Section 2; Thence S 89°28'49" E along the North line of said Section 2, a distance of 2646.56 feet; Thence S 00°31'11" W, a distance of 465.81 feet; Thence Southeastly along the arc of a 2550.00 foot radius curve to the left through a central angle of 55°44'55" (the long chord of which bears S 72°21'16" E, a long chord distance of 2384.42 feet), an arc length of 2481.17 feet; Thence S 55°34'4" E, a distance of 2087.88 feet to the point of beginning of the French herein described; Thence S 34°46'17" E, a distance of 1326.32 feet; Thence N 30°58'14" E, a distance of 2242.17 feet; Thence Northeastly along the arc of a 1001.61 foot radius curve to the left through a central angle of 39°23'03" (the long chord of which bears N 17°16'42" E, a long chord distance of 675.01 feet), an arc length of 688.49 feet; Thence N 00°26'50" E, a distance of 193.88 feet to a point on the North line of said Section 1; Thence S 89°17'01" E along said North line, a distance of 2729.52 feet to the Northeast corner of said Section 1; Thence S 89°02'22" E along the North line of said Section 6, a distance of 611.01 feet; Thence S 00°00'34" E, a distance of 2376.74 feet; Thence Southeastly along the arc of a 3483.40 foot radius curve to the left through a central angle of 44°26'26" (the long chord of which bears S 22°13'47" E, a long chord distance of 2634.62 feet), an arc length of 2701.84 feet; Thence S 44°27'00" E, a distance of 1688.39 feet; Thence S 45°57'20" W, a distance of 322.23 feet; Thence S 00°13'19" E, a distance of 1290.97 feet; Thence S 00°00'00" W, a distance of 425.36 feet; Thence S 89°54'22" E, a distance of 450.66 feet; Thence S 89°34'07" E, a distance of 894.42 feet to the Northeast corner of the West one-half of the Southeast one-quarter of said Section 7; Thence S 89°23'11" W along the East line of said W 1/2 SE 1/4, a distance of 2628.94 feet to the Southeast corner thereof; Thence N 89°37'45" W along the South line of said Section 7, a distance of 2151.24 feet; Thence N 24°51'31" W, a distance of 581.96 feet; Thence N 35°17'15" W, a distance of 682.31 feet; Thence N 35°54'24" W, a distance of 708.82 feet; Thence N 45°02'33" W, a distance of 278.08 feet; Thence N 42°09'31" W, a distance of 570.17 feet; Thence N 78°42'23" W, a distance of 23.16 feet; Thence N 61°01'20" W, a distance of 294.15 feet; Thence Northwestly along the arc of a 354.44 foot radius nontangential curve to the right through a central angle of 34°59'06" (the long chord of which bears N 18°37'38" W, a long chord distance of 211.70 feet), an arc length of 214.98 feet; Thence N 52°37'54" W, a distance of 468.96 feet; Thence N 56°20'57" W, a distance of 452.00 feet; Thence N 72°43'12" W, a distance of 505.60 feet; Thence Northwestly along the arc of a 2550.00 foot radius curve to the left through a central angle of 50°20'35" (the long chord of which bears N 30°03'26" W, a long chord distance of 2169.18 feet), and arc length of 2240.56 feet; Thence N 55°13'44" W, a distance of 3015.89 feet to the point of beginning. Said tract contains 1000.8 Acres, more or less.

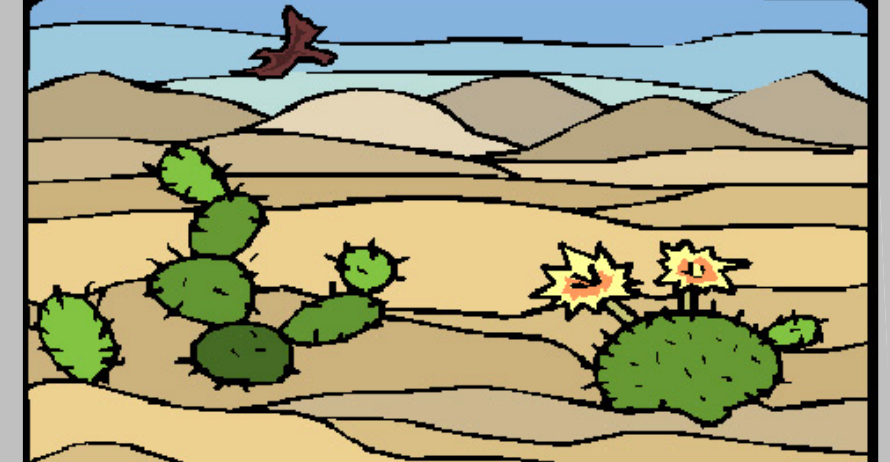


Rezoning Plan- PUD 5

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 25 North Tejon Street, 3rd Floor
 Colorado Springs, Colorado 80903
 719-227-1022

Santa Fe Springs
 El Paso County, Colorado



DATE:	September 10, 2004	REVISIONS:	SFS PUD-5 BOCC APPROVAL
BY:	WFG, JRA, LRG		01/07/05
FILE NO.:			SFS PUD-5 Planning Comments
REVISIONS:			08/23/05
SCALE:	1" = 5000'		
		north	
	0 500 1000 1500		

SHEET:
 1 OF 3

PUD 5 LAND USE KEY

Land Use	Gross AC	%	Total DU	Use
R-1	232.05	23.2%	875	SFR
R-2	56.37	5.6%	265	SFR
SUBTOTAL:	288.42	28.8%	1140	4.02 DU/AC
SS	24.32	2.4%		School Site, K-8
PBC	9.87	0.9%		Business Center
PF	50.64	5.1%		Water Treatment Facility
SUBTOTAL:	84.83	8.4%		
OS/P	323.06	32.3%		Open Space/Park
Pres. Esmt.	182.92	18.3%		Preservation/No-Build
Trail Esmt.	39.84	4.0%		Trail System
LS Esmt.	14.38	1.4%		Landscape Easement
Detention Pond	14.27	1.4%		Preservation/No-Build
SUBTOTAL:	574.47	57.4%		
Road R.O.W.	53.08	5.3%		
TOTAL:	1000.8	100.00%		PUD - Incl. Future Filings

- Notes:**
- This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.
 - Acres and percentages are rounded up to equal 100%.
 - Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.
 - All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.
 - Areas designated as Preservation Easements and Landscape Easements are no build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.
 - All public roadways are to be dedicated to and maintained by El Paso County.
 - This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.
 - This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO. _____ of the records of El Paso County.
 - The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

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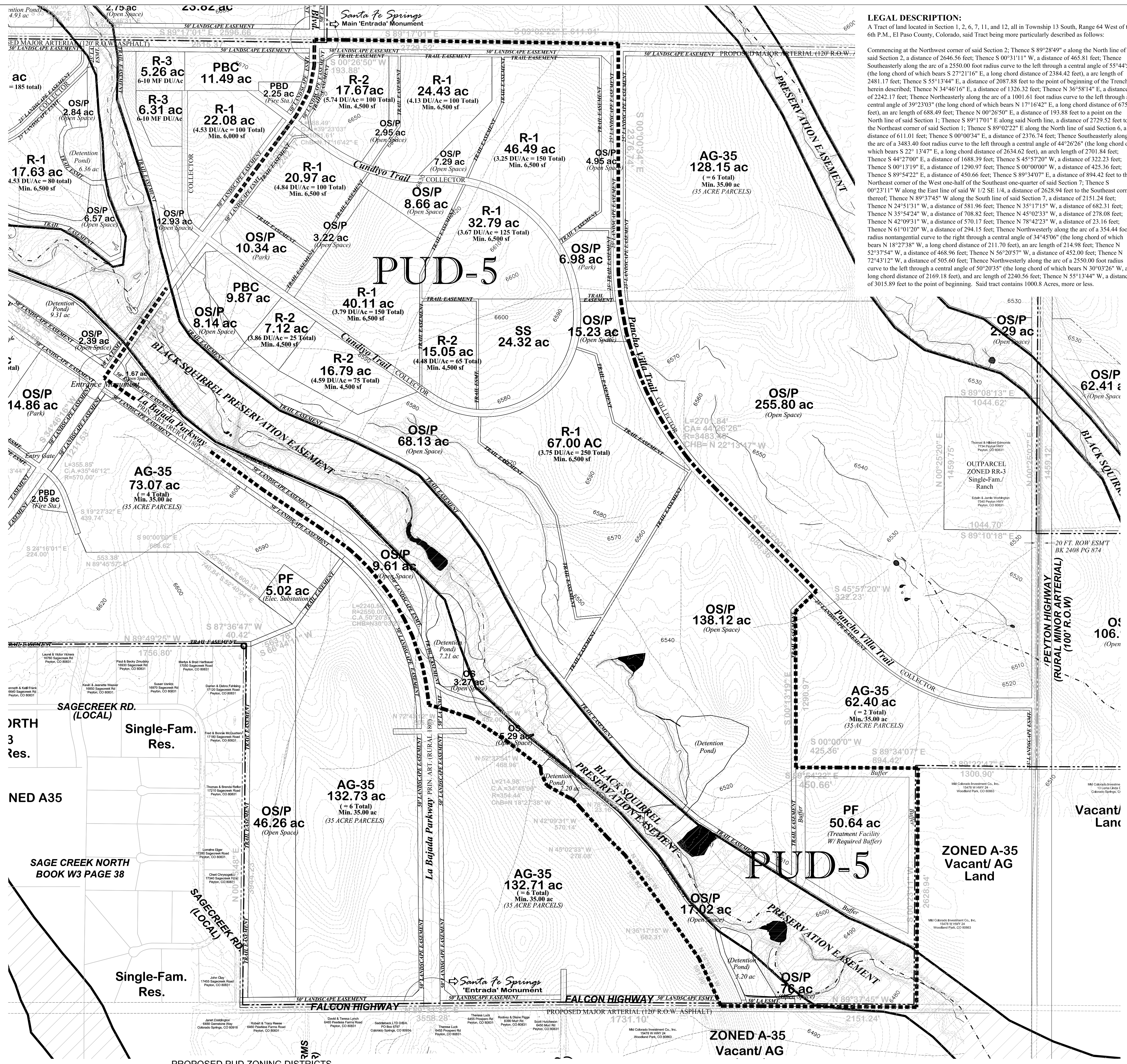
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Murr Rd.	27.8'	Collector/ Asphalt
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Peyton Hwy.	28.4'	Rural Min. Arterial/ Asphalt
Judges Dr Rd.	28.4'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector/ Gravel
Pepperless Farms Rd.	25.1'	Collector/ Asphalt

Proposed Interior Roads and R.O.W.

Road Name	Width	Type
Cundiyo Trail	80' R.O.W.	Collector/ Asphalt
La Bajada Parkway	180' R.O.W.	Rural Prin. Arterial/ Asphalt
Arroyo Hondo Blv.	110' R.O.W.	Urban Minor Art./ Asphalt



- PROPOSED PUD ZONING DISTRICTS**
- R-1 Residential (Min. 6,000 sf lot size)
 - R-2 Residential/Duplex (Min. 4,500 sf lot size)
 - PBC Planned Business Center
 - SS School Site
 - OS/P Open Space / Park
 - PF Public Facility
 - 50' Landscape Setback/Easement
 - Multi-Use Trail (50' Easement)

Development Plan-PUD 5

Santa Fe Springs
 El Paso County, Colorado

LEGAL DESCRIPTION:
 A Tract of land located in Section 1, 2, 6, 7, 11, and 12, all in Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said Tract being more particularly described as follows:
 Commencing at the Northwest corner of said Section 2; Thence S 89°28'49" along the North line of said Section 2, a distance of 2646.56 feet; Thence S 09°31'11" W, a distance of 465.81 feet; Thence Southeast along the arc of a 2550.00 foot radius curve to the left through a central angle of 55°44'55" (the long chord of which bears S 27°21'14" E, a long chord distance of 2364.42 feet), a arc length of 2481.17 feet; Thence S 55°13'44" E, a distance of 2087.88 feet to the point of beginning of the Tract herein described; Thence N 34°46'16" E, a distance of 1326.32 feet; Thence N 36°58'14" E, a distance of 2242.17 feet; Thence Northwest along the arc of a 1001.61 foot radius curve to the left through a central angle of 39°23'03" (the long chord of which bears N 7°16'42" E, a long chord distance of 675.01 feet), an arc length of 688.49 feet; Thence N 00°26'50" E, a distance of 193.88 feet to a point on the North line of said Section 1; Thence S 89°17'01" E along said North line, a distance of 2729.52 feet to the Northeast corner of said Section 1; Thence S 89°02'22" E along the North line of said Section 6, a distance of 611.01 feet; Thence S 00°00'34" E, a distance of 276.74 feet; Thence Southeast along the arc of a 3483.40 foot radius curve to the left through a central angle of 44°29'09" (the long chord of which bears S 22°13'47" E, a long chord distance of 2634.62 feet), an arc length of 2701.84 feet; Thence S 44°27'00" E, a distance of 1688.39 feet; Thence S 45°57'20" W, a distance of 322.23 feet; Thence S 00°13'19" E, a distance of 1290.97 feet; Thence S 00°00'00" W, a distance of 425.36 feet; Thence S 89°54'27" E, a distance of 450.66 feet; Thence S 89°34'07" E, a distance of 894.42 feet to the Northeast corner of the West one-half of the Southeast one-quarter of said Section 7; Thence S 00°23'11" W along the East line of said W 1/2 SE 1/4, a distance of 2628.94 feet to the Southeast corner thereof; Thence N 89°37'45" W along the South line of said Section 7, a distance of 2151.24 feet; Thence N 24°13'11" W, a distance of 581.96 feet; Thence N 39°17'15" W, a distance of 682.31 feet; Thence N 35°54'24" W, a distance of 708.82 feet; Thence N 45°02'33" W, a distance of 278.08 feet; Thence N 42°09'31" W, a distance of 570.17 feet; Thence N 78°42'23" W, a distance of 23.16 feet; Thence N 61°01'20" W, a distance of 294.15 feet; Thence Northwest along the arc of a 354.44 foot radius noncircular curve to the right through a central angle of 34°44'56" (the long chord of which bears N 18°27'38" W, a long chord distance of 211.70 feet), an arc length of 214.98 feet; Thence N 52°37'54" W, a distance of 468.96 feet; Thence N 56°20'57" W, a distance of 452.00 feet; Thence N 72°43'12" W, a distance of 505.60 feet; Thence Northwest along the arc of a 2550.00 foot radius curve to the left through a central angle of 50°20'25" (the long chord of which bears N 30°02'58" W, a long chord distance of 2169.18 feet), an arc length of 2240.56 feet; Thence N 55°13'44" W, a distance of 3015.89 feet to the point of beginning. Said tract contains 1000.8 Acres, more or less.

AUTHORITY:
 THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN 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.

ADOPTION:
 THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISION OF PART IV, 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.

RELATIONSHIP TO COUNTY REGULATIONS:
 THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE SANTA FE SPRINGS GUIDELINES AS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, 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.

CERTIFICATE OF OWNERSHIP
 I, _____, OF REALTY DEVELOPMENT SERVICES, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-006, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

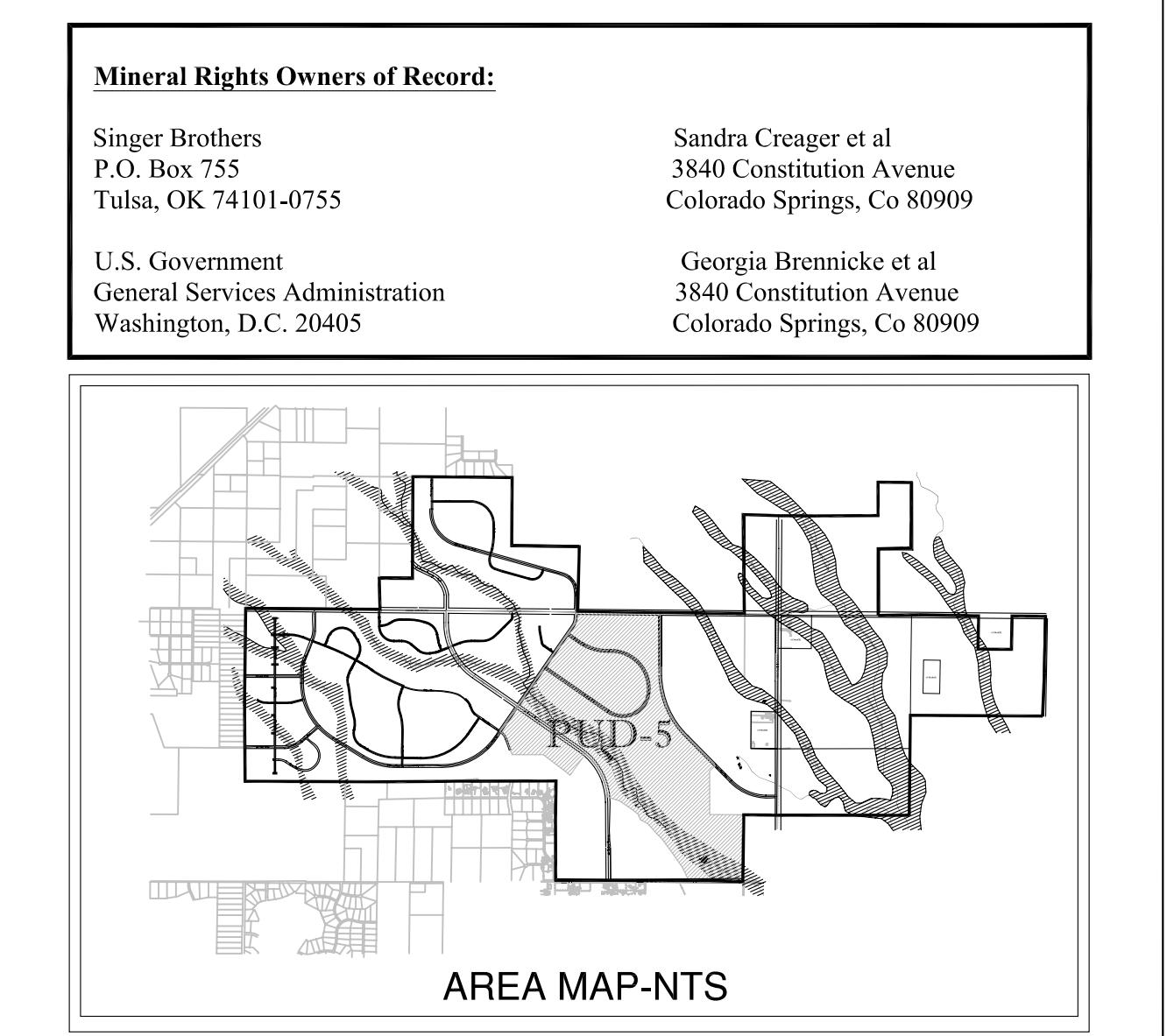
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____ BY (NAME) _____, AS (TITLE) _____ OF _____ AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____

OWNER OF RECORD OF AUTHORIZED AGENT
 STATE OF COLORADO) SS
 COUNTY OF EL PASO)
 THE AFOREMENTIONED SANTA FE SPRINGS
 HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.
 _____, MANAGER
 STATE OF COLORADO) SS
 COUNTY OF EL PASO)
 COUNTY APPROVAL:
 APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____, A.D.
 _____, DEVELOPMENT SERVICES DIRECTOR
 COUNTY APPROVAL:
 APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____, A.D.
 _____, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 CLERK AND RECORDER'S CERTIFICATE
 RECEPTION NO., _____
 FEE: _____ SURCHARGE: _____
 BY: _____, DEPUTY

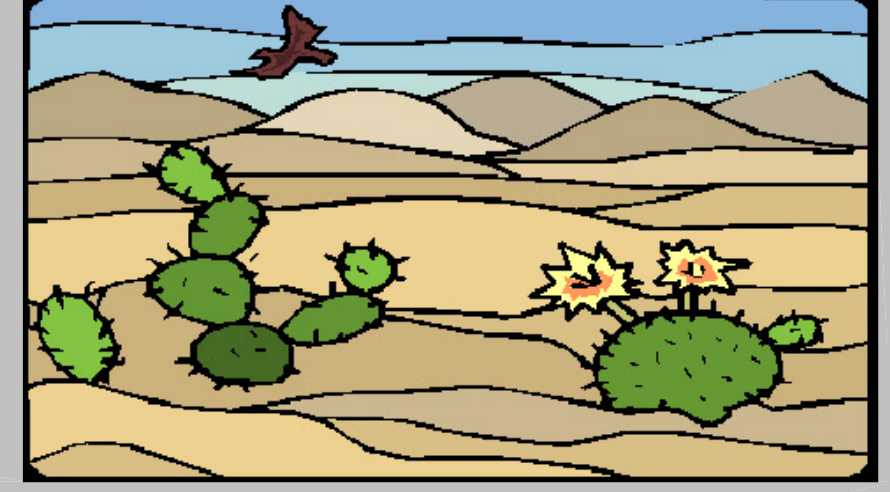
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DATE: September 10, 2004 REVISIONS:
 BY: WFG, JRA, LRG SFS PUD-5 BOCC APPROVAL
 FILE NO.: 01/07/05
 REVISIONS: SFS PUD-5 Planning Comments 08/23/05

SHEET: 2 OF 3

SCALE: 1" = 5000'
 north
 0 500 1000 1500

PROPOSED PUD ZONING DISTRICTS

R-1 Residential (Min. 6,000 sf lot size)
 Permitted Principal Use = Single Family Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility
 Required Setbacks = Front & Rear yard - 25'-0"
 Left and Right Side Yard - 5'-0"
 Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
 Maximum Lot Coverage (by structure) = 35%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at Setback: 50'
 Minimum Lot Width at ROW: 30'

R-2 Residential (Min. 4,500 sf lot size) Duplex/ Two-Family (Min. 7,000 sf lot size)
 Permitted Principal Use = Single Family Dwelling, Two Family or Duplex Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code),
 Required Setbacks = Front & Rear yard - 25'-0"
 Left and Right Side Yard - 5'-0"
 Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
 Maximum Lot Coverage (by structure) = 30%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at Setback: 40'
 Minimum Lot Width at ROW: 30'
 Duplex Development:
 Minimum Lot Area=7,000 sf for overall parcel size
 3,500 for individual lot ownership
 Required Setbacks = Front & Rear yard = 25'-0"
 Side Yard= 5'-0" (Streetside Corner Lot 7'-6")
 Internal Lot Line= 0'-0"
 Maintenance Easement subject to El Paso County standards and approval
 Maximum Lot Coverage (by structure) = 60%
 Maximum Structure Height = 30'-0"
 Accessory Structures= 5' Rear Yard
 Minimum Lot Width at ROW: 30'

PBC Planned Business Center
 Minimum Zone Size = 5 acres
 Permitted Use(s) = Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design, Retail Bakery, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Home Improvement Center, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Nightclub, Office, Public Park & Open Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School
 Minimum Setbacks = Front yard - 50'-0" Side and Rear yard -25'-0"
 Minimum Lot Coverage = none
 Maximum Structural Height = 40'-0"
 Special Uses = Bus Station, Car Wash, Hotel & Motel, Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Train Station, Private Tower, Commercial Tower, Outside Amusement Center

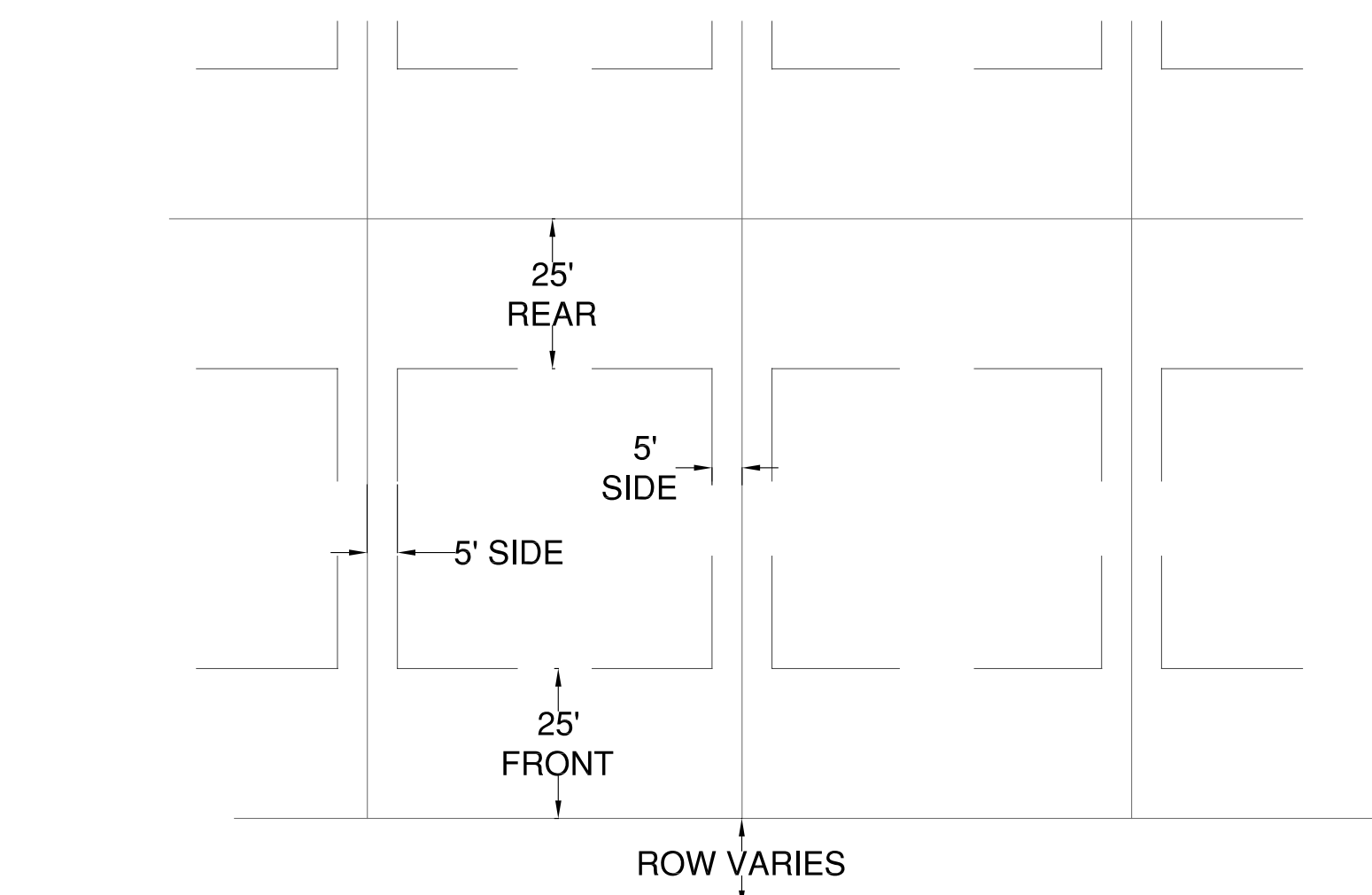
SS School Site
 Permitted Principal Use(s) = High School, Middle School, Elementary School
 Special Use(s) = Educational Institution (K-12, Private, Parochial) Subject to El Paso County Plot Plan/ Site Plan Approval
 Required Setbacks = Front yard - 50'-0"
 Rear and Side yards - 25'-0"
 Maximum Structure Height = 65'-0"
 * In the event these sites are not utilized for an educational institution they will become R-1 residential zones. In any case it is understood that the overall lot cap established by the County for Santa Fe Springs still will not exceed 5,370 dwelling units if school sites become zone residential.

OS/P Open Space / Park
 Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved) Water storage, Detention pond, Treatment facility
 Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria/ process as established in the El Paso County Land Development Code.

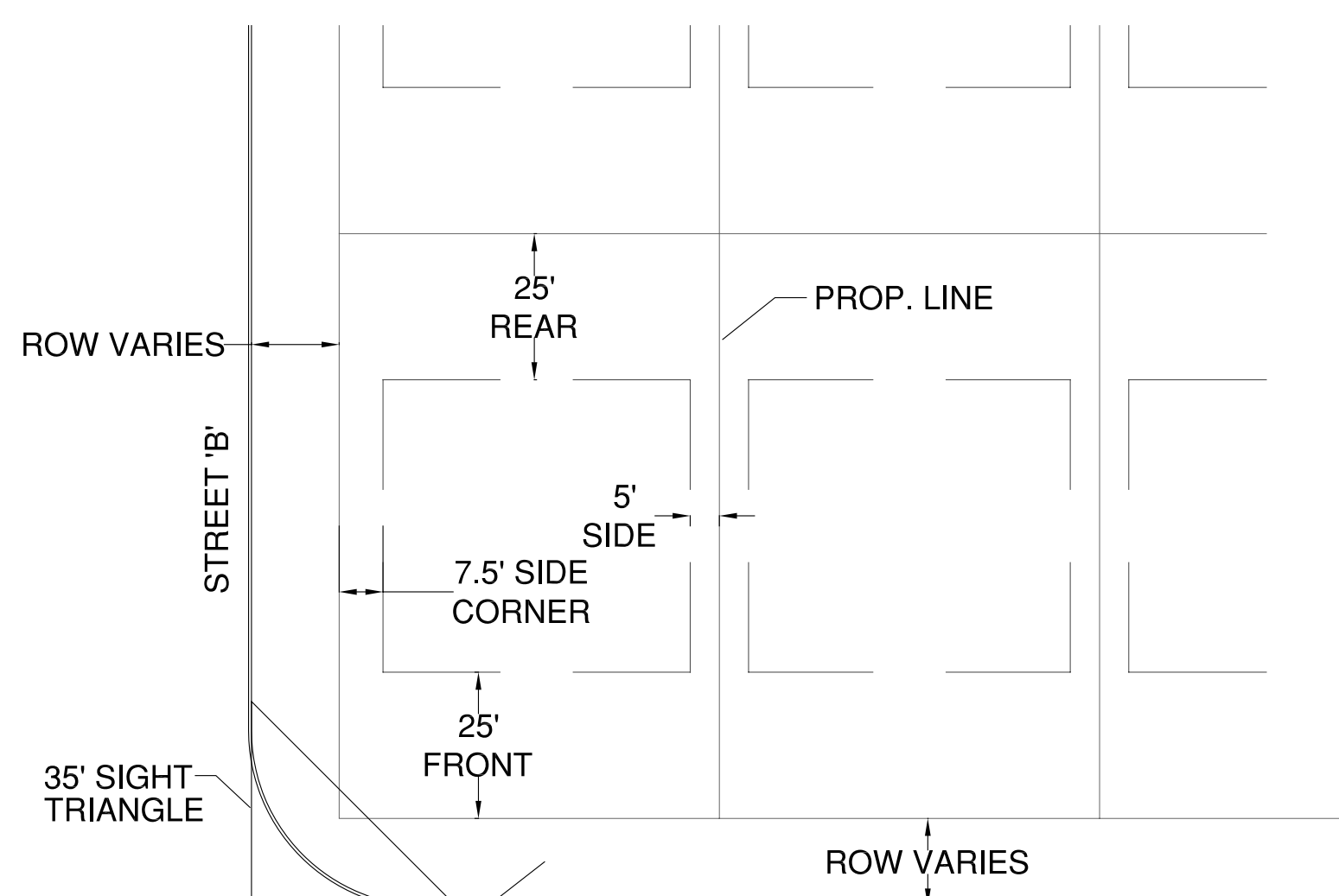
PF Public Facility
 Minimum Zone Size = 20,000 Sq. Ft.
 Permitted Uses = Water treatment facility, fire station, community center, open space/ park
 Special Uses = Child Care Center
 Minimum Setbacks = Front yard = 25'-0"
 Rear and Side yards = 25'-0"
 Minimum Lot Coverage = none
 Maximum Structure Height = 40'-0"

PER PLAN 50' Landscape Setback/Easement
 Landscape buffer zone to separate residential lots from adjacent non-residential arterials.
 *Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. _____ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for filings adjacent to any landscape setback.

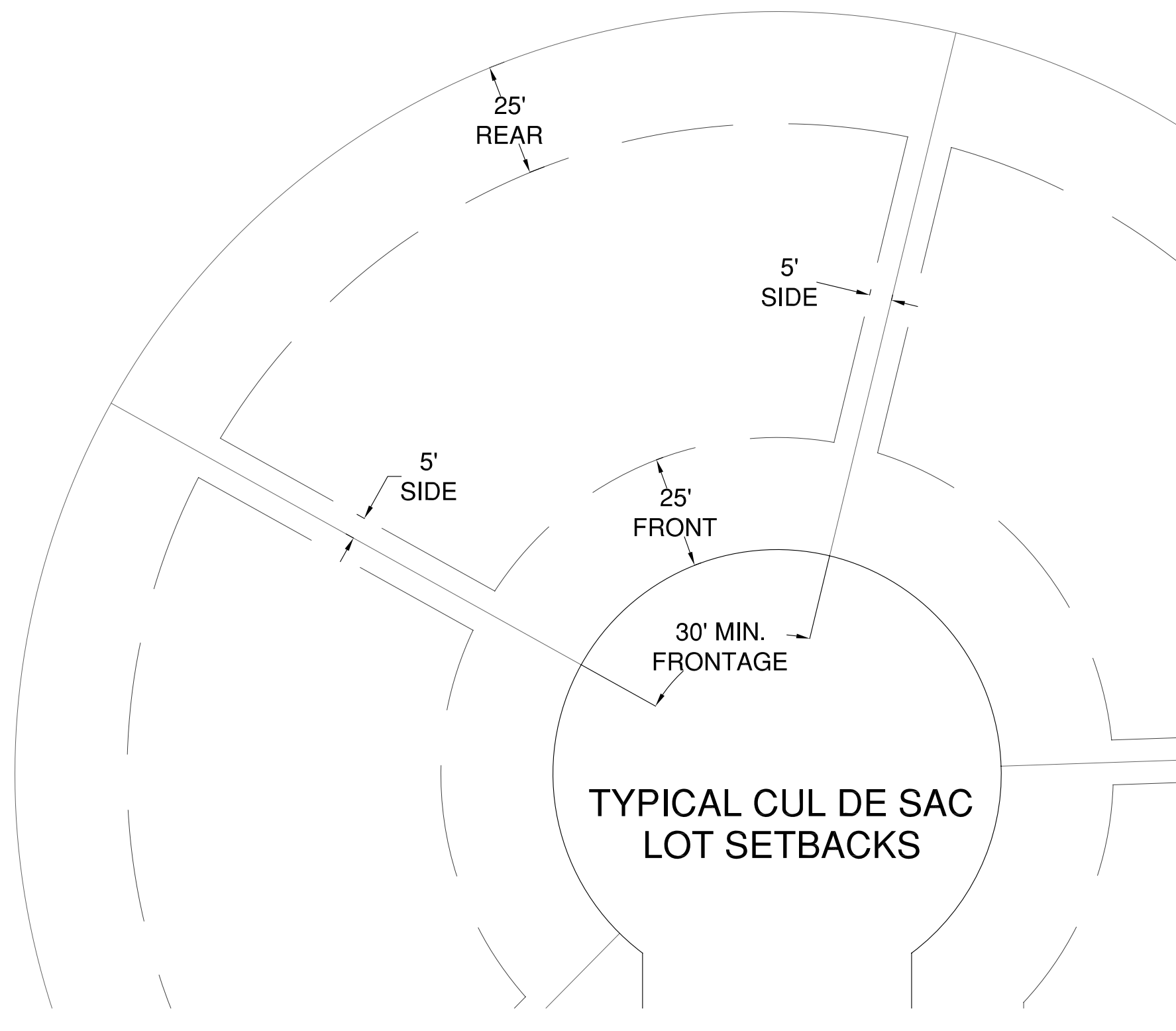
PER PLAN Multi-Use Trail (50' Easement)
 Pedestrian and Equestrian Trail
 No motorized vehicles permitted.
 Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)



TYPICAL INTERNAL LOT SETBACKS



TYPICAL CORNER LOT SETBACKS



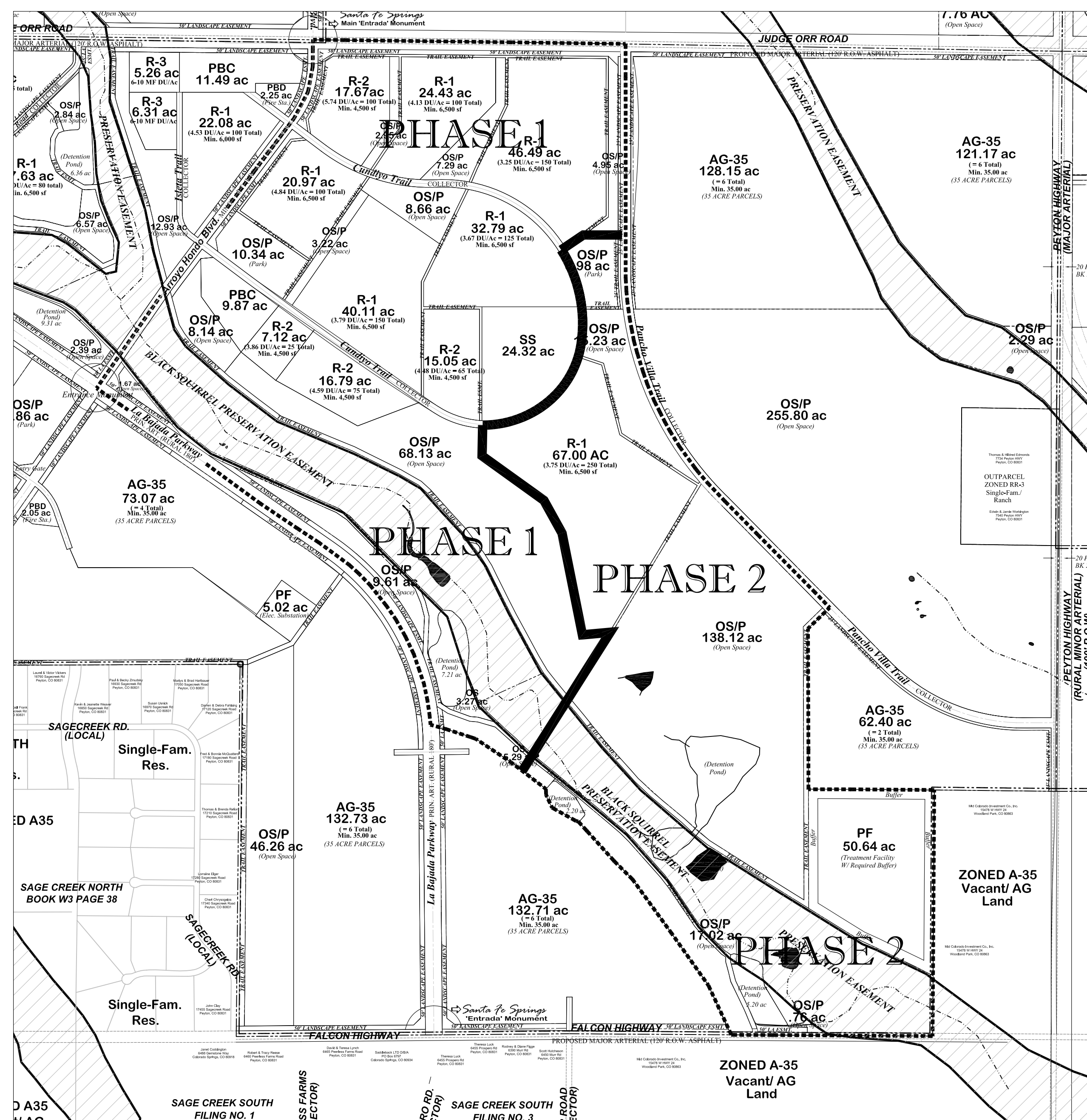
TYPICAL CUL DE SAC LOT SETBACKS

DRIVEWAY LOCATION TO BE DETERMINED BY PRODUCT TYPE CONFORMING TO CODE SECTION 35.7.

DIMENSIONAL SETBACK STANDARDS

Development Plan-PUD 5

PHASING PLAN

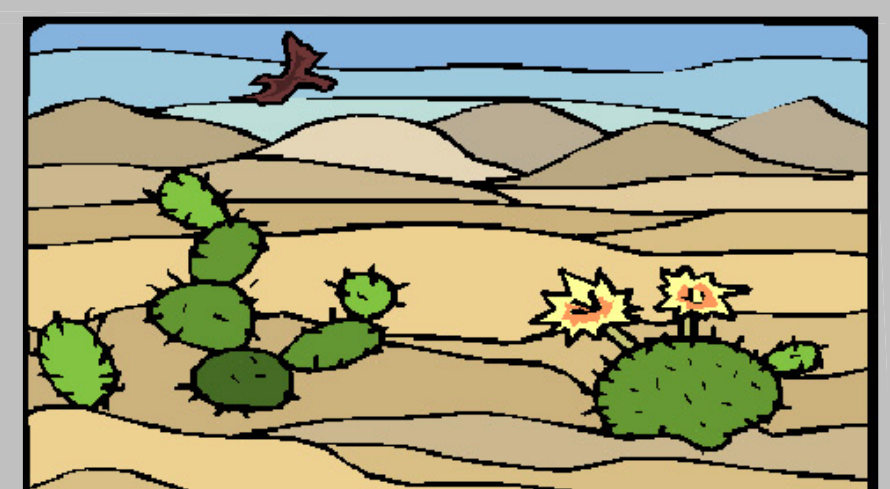


PUD 5 PHASING PLAN:

*THE PHASING WITHIN PUD 5 IS SUBJECT TO ADMINISTRATIVE MODIFICATION AS APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES BASED UPON MARKETING, INFRASTRUCTURE MODIFICATIONS, AND GROWTH TRENDS WITHIN SANTA FE SPRINGS.

PHASE 1: 890 DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING RANGING FROM 4,500 SF LOTS TO 6,500 SF LOTS. THIS PHASE INCLUDES A 24.32 ACRE SCHOOL SITE TO BE BUILT BASED ON POPULATION DEMAND, AND TWO DEVELOPED PARKS. UNDEVELOPED OPEN SPACE BUFFERS, AND SECTIONS OF THE VAST TRAIL CORRIDOR SYSTEM WILL EXTEND TO THE EASTERN PORTION OF SANTA FE SPRINGS. THE LONE COMMERCIAL SITE WILL BE DEVELOPED WHEN ROOF TOP DEVELOPMENT MANDATES A NEED FOR COMMERCIAL AMENITIES. INFRASTRUCTURE AND ROAD IMPROVEMENTS IN PHASE ONE TO INCLUDE THE COMPLETION OF LA BAJADA PARKWAY FROM ARROYO HONDO BLVD. SOUTH TO FALCON HIGHWAY. ARROYO HONDO WILL BE COMPLETED IN A PREVIOUS PHASE. ALSO INCLUDED IS THE DEVELOPMENT OF CUNDIYO TRAIL AS AN ACCESS LOOP THROUGH PUD 5.

PHASE 2: 250 DWELLING UNITS DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING AT 6,500 SF LOTS. THIS PHASE WOULD CONTINUE ROOF TOP DEVELOPMENT. PHASE TWO INCLUDES NEARLY 150 ACRES OF UNDEVELOPED OPEN SPACE AND BUFFERS, AS WELL AS, THE 50 ACRE WATER TREATMENT FACILITY. THE WATER TREATMENT FACILITY IS TO PROVIDE WATER AND WASTE WATER SERVICES FOR THE SANTA FE SPRINGS DEVELOPMENT. THE TIMING OF THIS CONSTRUCTION OF THE TREATMENT FACILITY WILL BE DETERMINED BY THE BUILD OUT OF DWELLING UNITS THROUGHOUT THE SANTA FE SPRINGS DEVELOPMENT.



DATE:	September 10, 2004	REVISIONS:	
BY:	WFG, JRA, LRG	SFS PUD-5 BOCC APPROVAL	
FILE NO.:		01/07/05	
REVISIONS:		SFS PUD-5 Planning Comments	
		08/23/05	
SCALE:	1" = 5000"		
north			
SCALE: 0 500 1000 1500			

SHEET:
3 OF 3