

NORTH TREE
GENERAL DEVELOPMENT PLAN
ALL OR PART OF NW4 OF SEC 02-12-62 LY N OF C/L OF
FORMOR CHICAGO, ROCK ISLAND & PACIFIC RR R/W
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) OF CERTAIN LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECORDED AT RECEPTION NUMBER 202119491 ON JULY 23,
2002 OF THE OFFICE OF THE EL PASO CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2,
THENCE NORTH 89°29'24" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2,
A DISTANCE OF 2,602.91 FEET;
THENCE SOUTH 01°57'14" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,373.01 FEET TO THE CENTERLINE OF A 200' ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD
RIGHT-OF-WAY AS DESCRIBED IN QUITCLAIM DEED, RECORDED AT BOOK 3914, PAGE 1082 ON SEPTEMBER 7, 1984
AND FURTHER DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NUMBER 002327291 ON JULY 26, 1993, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, THENCE COINCIDENT WITH SAID ABANDONED RAILROAD RIGHT-OF-WAY CENTERLINE AND THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED,
THE FOLLOWING TWO (2) COURSES;
1. A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°26'53", A RADIUS OF 2864.93 FEET,
AN ARC LENGTH OF 872.45 FEET, A CHORD BEARING OF SOUTH 75°55'20" WEST, AND A CHORD DISTANCE OF 869.08 FEET;
2. SOUTH 84°38'34" WEST, A DISTANCE OF 1,773.74 FEET TO THE WEST LINE OF SAID SECTION 2,
THENCE NORTH 01°20'57" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,726.53 FEET, TO THE POINT OF BEGINNING;
CONTAINING 4,181,711 SQUARE FEET OR 95.9989 ACRES.

GENERAL NOTES:

- ALL STREETS WILL BE LOCATED WITH APPROPRIATE REGARD TO TOPOGRAPHY, CREEKS, WOODED AREAS, AND OTHER NATURAL FEATURES WHICH WOULD ENHANCE ATTRACTIVE DEVELOPMENT.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A PRELIMINARY GEOLOGIC HAZARD REPORT PREPARED BY COLE GARDNER DATED JUNE 1, 2024.
- CONTRIBUTIONS TO PUBLIC SCHOOL FACILITIES TO CALHAN SCHOOL DISTRICT WILL BE MET WITH FEES IN LIEU.
- PARKLAND DEDICATIONS WILL BE BASED ON 0.035 AC OF LAND PER DU.
- DETENTION POND LOCATION IS PRELIMINARY. FINAL LOCATION OF DETENTION POND WILL BE DETERMINED WITH THE PRELIMINARY PLAN.
- UTILITIES SHOWN ARE APPROXIMATE. FINAL LOCATION OF UTILITIES WILL BE DETERMINED WITH THE PRELIMINARY PLAN.

FEMA CLASSIFICATION:

- THIS PROPERTY IS LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD MAP PANEL 08041C0391H EFFECTIVE 12/7/2018. A SMALL PORTION OF THE PROPERTY LIES WITHIN AN A SPECIAL FLOOD HAZARD ZONE.

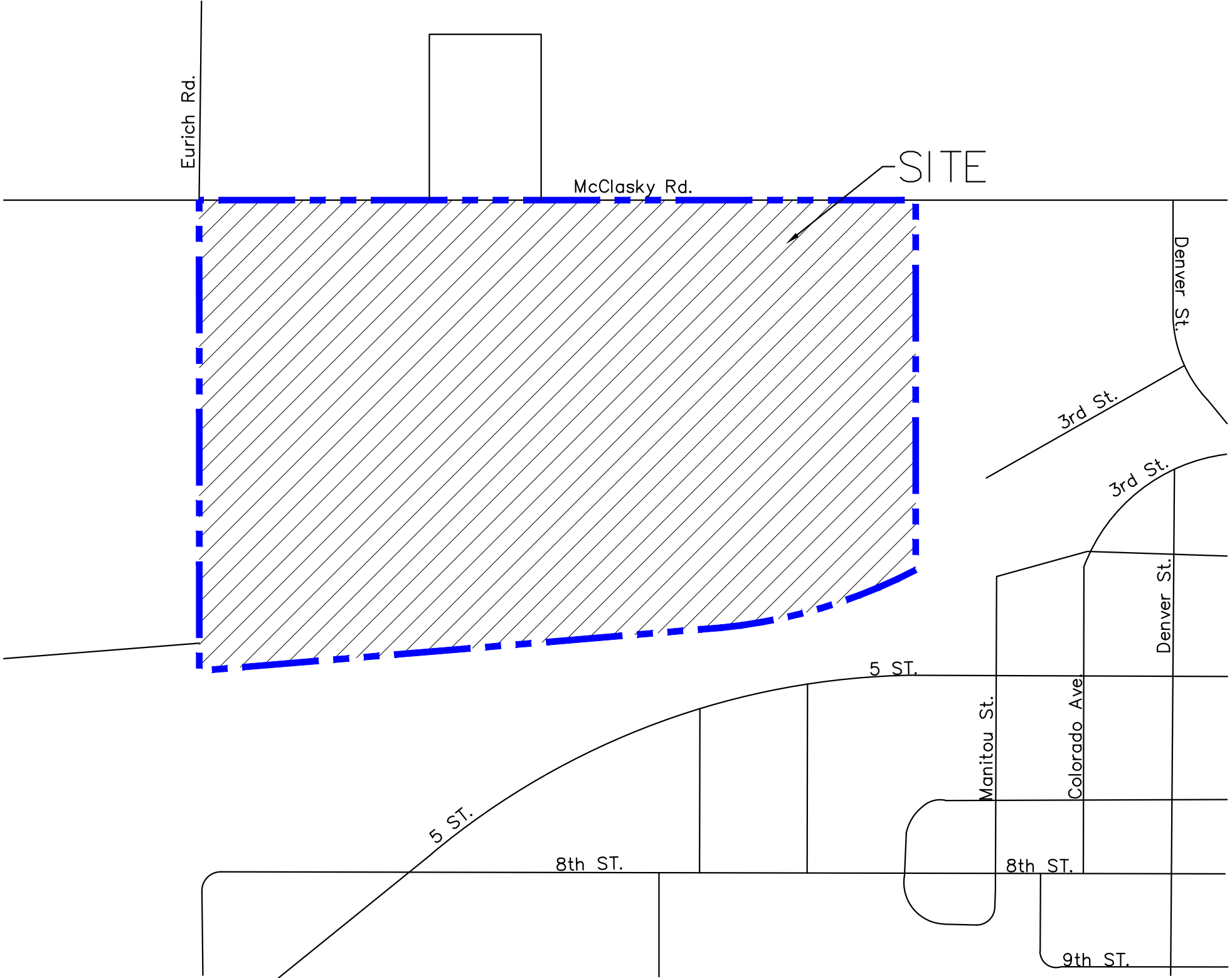
PROPOSED LAND USE DATA:

USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
PUD	95.9989	100%

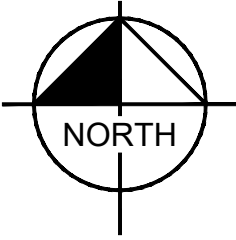
PARKLAND DEDICATION REQUIREMENTS:

USE	NO. ACRES REQUIRED	NO. ACRES PROVIDED
RESIDENTIAL	16.345 AC (467 DU * 0.035 AC)	6 AC

- REMAINING PARKLAND DEDICATIONS WILL BE PROVIDED THROUGH FEE IN LIEU
- EXACT PARKLAND DEDICATION ACREAGES WILL BE DETERMINED WITH THE PRELIMINARY PLAN



VICINITY MAP
NOT TO SCALE



SITE DATA:

TOTAL SITE AREA:	95.9989 AC
TAX SCHEDULE NUMBER:	2202200009
EXISTING ZONE:	A-35 (EL PASO COUNTY)
PROPOSED ZONE:	PUD (TOWN OF CALHAN)
LAND USE:	DETACHED SINGLE FAMILY RESIDENTIAL
JURISDICTION:	TOWN OF CALHAN, CO
SITE ADDRESS:	0 E. HIGHWAY 24
BUILDING SETBACKS:	Established with PUD
MAX BUILDING HEIGHT:	35 FT
MAXIMUM LOT COVERAGE:	Established with PUD
LANDSCAPE BUFFERS:	15FT (EAST SIDE)
MASTER PLAN:	N/A

DEVELOPER:
SMITH LAND DEVELOPMENT AND COMPANY, LLC
WILLIAM VANDERGRIFF
CONTACT: WILLIAM VANDERGRIFF
PHONE: 719-347-2276

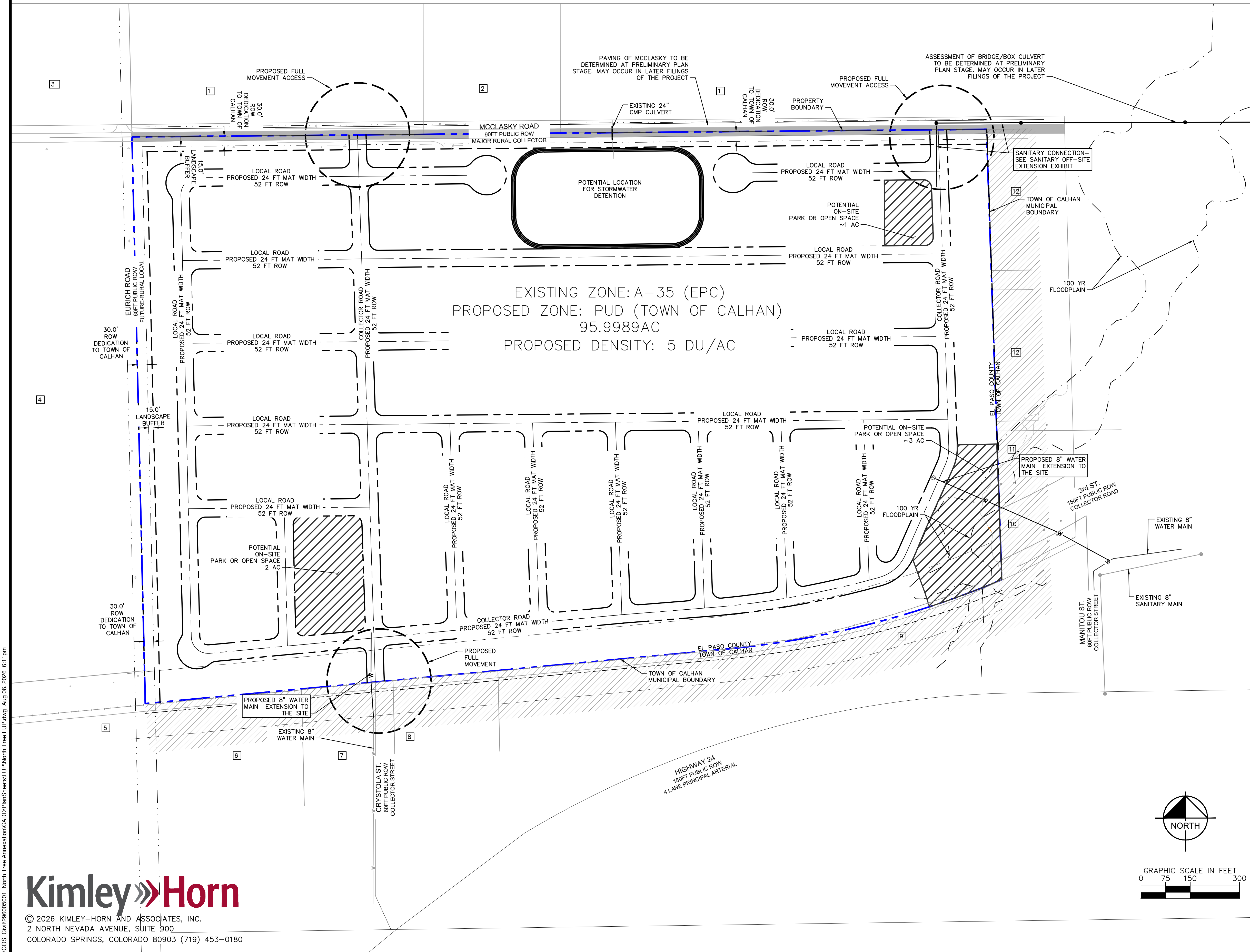
OWNER:
SMITH LAND DEVELOPMENT AND COMPANY, LLC
WILLIAM VANDERGRIFF
CONTACT: WILLIAM VANDERGRIFF
PHONE: 719-347-2276

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: KEVIN KOFFORD, P.E.
PHONE: 719-453-0181

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: JEREMY FELDER, PLS
PHONE: 720-464-1877

GENERAL DEVELOPMENT PLAN	
SHEET NO.	SHEET NAME
1	COVER SHEET
2	GENERAL DEVELOPMENT PLAN

NORTH TREE
GENERAL DEVELOPMENT PLAN
ALL OR PART OF NW4 OF SEC 02-12-62 LY N OF C/L OF
FORMOR CHICAGO, ROCK ISLAND & PACIFIC RR R/W
EL PASO COUNTY, COLORADO



LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE ROW
- POTENTIAL PARK LOCATIONS

ADJACENT PROPERTY OWNERS				
	OWNER	ADDRESS	USE	ZONE
1	ADAM M BALSICK	15640 N CALHAN HWY	DRY FARM LAND	A-35 (EL PASO COUNTY)
2	BAILEY R. BALSICK; GARRET M BALSICK	27990 MCCLASKY ROAD	DRY FARM LAND	A-35 (EL PASO COUNTY)
3	JERRY HARE; SUSAN HARE	27710 MCCLASKY RD	GRAZING	A-35 (EL PASO COUNTY)
4	JEREMY W SHAVER; RIANA N SHAVER	27125 MCCLASKY RD	GRAZING	A-35 (EL PASO COUNTY)
5	TAD T ULLOM; TAMARA ULLOM	27450 E HIGHWAY 24	GRAZING	A-35 (EL PASO COUNTY)
6	CALVIN M JOLLY; PATRICIA D. JOLLY	EIGHT ST.	SPECIAL PURPOSE	TOWN OF CALHAN
7	BANNISTER PAUL A	CRYSTOLA ST	MANUFACTURED HOUSING	TOWN OF CALHAN
8	CONTINENTAL PROPERTIES INC	CRYSTOLA ST	VACANT LAND, 1.0 TO 4.99	TOWN OF CALHAN
9	CONTINENTAL PROPERTIES INC	E HIGHWAY 24	RESIDENTIAL USE/ RECREATION EXEMPT	TOWN OF CALHAN
10	CALHAN TOWN OF	250 COLORADO AVE	NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	TOWN OF CALHAN
11	FIELDS MELVIN; FIELDS AMBER	800 THIRD ST	SINGLE FAMILY RESIDENTIAL	TOWN OF CALHAN
12	GONZALEZ ISELA	MANITOU AVE	RESIDENTIAL	TOWN OF CALHAN