

PUD DEVELOPMENT STANDARDS:

- RESIDENTIAL DEVELOPMENT STANDARDS:**

AREA A:

 - DETACHED SINGLE FAMILY RESIDENTIAL
 - 35' MAX BUILDING HEIGHT
 - MIN. LOT SIZE: 5000 S.F.
 - YARD SETBACKS:
 - 15' MIN. FRONT
 - 20' MIN. REAR
 - 5' MIN. SIDES
 - 15' MIN. CORNER LOT SETBACK OFF NON-FRONTING STREET
 - 15' MIN. CORNER LOT SETBACK TO BE STAGGERED A MIN. OF 4' FROM LOT TO LOT.
 - FRONT YARD SETBACKS TO BE STAGGERED A MIN. OF 4' FROM LOT TO LOT.
 - HOME BUILDER TO PROVIDE A MIN. 15' REMAINS BETWEEN GARAGE DOOR & PROPERTY LINE.
 - 40' MIN. LOT WIDTH @ FRONT SETBACK
 - 45' MAX IMPERVIOUS COVERAGE
 - ACCESSORY USES SHALL COMPLY WITH SECTION 17.224 B.2 OF THE FOUNTAIN ZONING CODE.

AREA B:

 - DETACHED SINGLE FAMILY RESIDENTIAL
 - 35' MAX BUILDING HEIGHT
 - MIN. LOT SIZE: 3375 S.F.
 - YARD SETBACKS:
 - 15' MIN. FRONT
 - 15' MIN. REAR
 - 5' MIN. SIDES
 - 15' MIN. CORNER LOT SETBACK OFF NON-FRONTING STREET
 - FRONT YARD SETBACKS TO BE STAGGERED A MIN. OF 2' FROM LOT TO LOT.
 - HOME BUILDER TO PROVIDE A MIN. 15' REMAINS BETWEEN GARAGE DOOR & PROPERTY LINE.
 - 30' MIN. LOT WIDTH @ FRONT SETBACK
 - 50% MAX. IMPERVIOUS LOT COVERAGE
 - ACCESSORY USES SHALL COMPLY WITH SECTION 17.224 B.2 OF THE FOUNTAIN ZONING CODE.
- COMMERCIAL, RETAIL AREA D WILL CONFORM TO SECTION 17.228 VILLAGE CENTER COMMERCIAL DISTRICT OF THE FOUNTAIN ZONING CODE.**
 - 40' MAXIMUM BUILDING HEIGHT
 - 20' FRONT YARD SETBACK
 - 10' SIDE YARD SETBACK
 - 20' REAR YARD SETBACK
 - 80% MAXIMUM IMPERVIOUS COVERAGE
- BUSINESS PARK AREA C WILL CONFORM TO SECTION 17.242 BUSINESS PARK DISTRICT OF THE FOUNTAIN ZONING CODE.**
 - 40' MAXIMUM BUILDING HEIGHT
 - 20' FRONT YARD SETBACK
 - 10' SIDE YARD SETBACK
 - 20' REAR YARD SETBACK
 - 80% MAXIMUM IMPERVIOUS COVERAGE
 - ACCESS TO THE RIO GRANDE RAILROAD IS PROHIBITED IN BUSINESS PARK AREA C. A RAILROAD SPUR WILL NOT BE PROVIDED.
- LANDSCAPE BUFFER STANDARDS:**
 - BUFFERS SHALL BE OFFSET AND MEASURED FROM THE PROPERTY LINE.
 - MINIMUM 60% EVERGREEN TREES
 - BUFFER ALONG THE RAILROAD SHALL CONTAIN 100% EVERGREEN PLANTINGS.
 - A MINIMUM OF 1 TREE WILL BE PROVIDED FOR EVERY 20 LINEAR FEET OF BUFFER LENGTH.
 - FENCING SHALL BE CONSTRUCTED TO ENSURE APPROPRIATE SCREENING BETWEEN THE DENVER AND RIO GRANDE RAILROAD AND RESIDENTIAL AREAS.
 - A METRO DISTRICT WILL PROVIDE LANDSCAPE MAINTENANCE FOR THESE AREAS.
- THE MAGELLAN RIGHT-OF-WAY WILL BE LANDSCAPED AND CONTAIN A TRAIL CONNECTION BETWEEN THE EAST LANDSCAPE BUFFER AND THE OPEN SPACE AREA 2. ALL SITE IMPROVEMENTS SHALL COMPLY WITH THE MAGELLAN DESIGN GUIDELINES TITLED "CONDITIONS FOR DEVELOPMENT AROUND HIGH PRESSURE PIPELINES" DATED FEBRUARY, 2004.**
- ACCESS TO OPEN SPACE AREA 2 WILL OCCUR BY MEANS OF TRAILS THROUGH THE LANDSCAPE BUFFERS, THE MAGELLAN RIGHT-OF-WAY, AND ACCESS EASEMENTS IN RESIDENTIAL AREAS.**
- THE PARKS AND RECREATION OPEN SPACES AREAS HAVE BEEN MORE CLEARLY DEFINED:**
 - A. THE 13.1 ACRE PARK SITE (AREA 1) WILL BE OWNED AND MAINTAINED BY THE VENTANA METRO DISTRICT.
 - B. 16,000 LIN. FT +/- OF TRAILS CONNECTING THE RESIDENTIAL AREAS TO THE FLEX. COMMERCIAL AREA RECREATION CENTER, PARK AND OPEN SPACES AREAS, TO BE MAINTAINED AND OWNED BY THE DISTRICT.
 - C. OPEN SPACE AREA 2 WILL BE OWNED & MAINTAINED BY THE CITY OF FOUNTAIN, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEAD AND FALLEN TREES MUST BE REMOVED.
 - MAINTENANCE FOR THE DETENTION POND AND TRAIL WILL REMAIN WITH THE VENTANA METRO DISTRICT. THIS WILL BECOME A CONDITION OF APPROVAL OF THE DEVELOPMENT.
 - RECREATION CENTER HAS BEEN ADDED TO A 2.1 ACRE SITE AT THE ENTRANCE TO THE DEVELOPMENT, TO BE OWNED AND MAINTAINED BY THE DISTRICT.
- PERIMETER FENCING WILL SEPARATE OPEN SPACES FROM RESIDENTIAL AREAS, BUSINESS PARK AREA 'C' AND COMMERCIAL/RETAIL AREA 'D'. FENCING TYPES INCLUDE VINYL, PRIVACY 'S' OR 6' FENCE. AS DETERMINED PRIOR TO CITY APPROVAL OF THE FINAL PLAN.**
- ALL DRIVEWAYS SHALL BE LOCATED WITHIN THE FRONT YARD OF CORNER LOTS.**
- LAND USE AREAS A, B, C, AND D SHALL HAVE AT LEAST TWO POINTS OF VEHICULAR ACCESS PRIOR TO DEVELOPMENT OF THE 200TH RESIDENTIAL LOT.**

COLORADO DEPT., TRANSPORTATION

- ON-PREMISE AND OFF-PREMISE SIGNING SHALL COMPLY WITH THE CURRENT COLORADO OUTDOOR ADVERTISING ACT, SECTIONS 43-1-401 TO 441, C.R.S., AND ALL RULES AND REGULATIONS PERTAINING TO OUTDOOR ADVERTISING.
- ANY UTILITY WORK WITHIN THE STATE HIGHWAY RIGHT OF WAY WILL REQUIRE A UTILITY PERMIT FROM CDOT.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - VENTANA SUBDIVISION OVERALL DEVELOPMENT PLAN DECEMBER 16, 2013

A TRACT OF LAND BEING A PART OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS: "BEGINNING" AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 89°08'18" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO; THENCE NORTH 89°08'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 72.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 23°52'31" EAST, A DISTANCE OF 2132.25 FEET;
- 2) SOUTH 22°22'47" EAST, A DISTANCE OF 357.94 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH, THE RADIAL LINE BEARS SOUTH 70°37'27" WEST; 1 FEET TO A NON-TANGENT POINT;
- 3) SOUTHEASTERLY 102.50 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°35'26", A RADIUS OF 2267.01 FEET AND A CHORD WHICH BEARS SOUTH 18°04'50" EAST, A DISTANCE OF 102.49 FEET TO A NON-TANGENT POINT;
- 4) SOUTH 13°46'53" EAST, A DISTANCE OF 357.94 FEET;
- 5) SOUTH 12°17'08" EAST, A DISTANCE OF 628.05 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1476 AT PAGE 963 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER;
- 6) THENCE SOUTH 07°08'59" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 596.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°11'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1209.10 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°11'21" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD PUEBLO ROAD; THENCE NORTH 18°08'27" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.29 FEET; THENCE NORTH 20°43'28" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1160.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°09'24" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 265.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00°32'38" WEST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 263.17 FEET; THENCE NORTH 89°08'58" EAST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1320.88 FEET TO THE "POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT CONTAINS A GROSS AREA OF 178.364 ACRES OR 7,834,871 SQUARE FEET, MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN THAT DEED RECORDED IN BOOK 5804 AT PAGE 1266, SAID EL PASO COUNTY RECORDS, SAID TRACT BEING 100 FEET IN WIDTH AND DESCRIBED AS FOLLOWS: "BEGINNING" AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

NORTH 02°32'58" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 289.16 FEET; THENCE SOUTH 20°46'34" EAST, A DISTANCE OF 829.85 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°09'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.37 FEET; THENCE NORTH 20°46'34" WEST, A DISTANCE OF 522.26 FEET TO THE "POINT OF BEGINNING".

THE ABOVE DESCRIBED EXCEPTED TRACT CONTAINS 1.552 ACRES OR 67,605 SQUARE FEET, MORE OR LESS.

THE NET AREA OF THE ABOVE DESCRIBED PROPERTY IS 178.312 ACRES OR 7,767,266 SQUARE FEET MORE OR LESS.

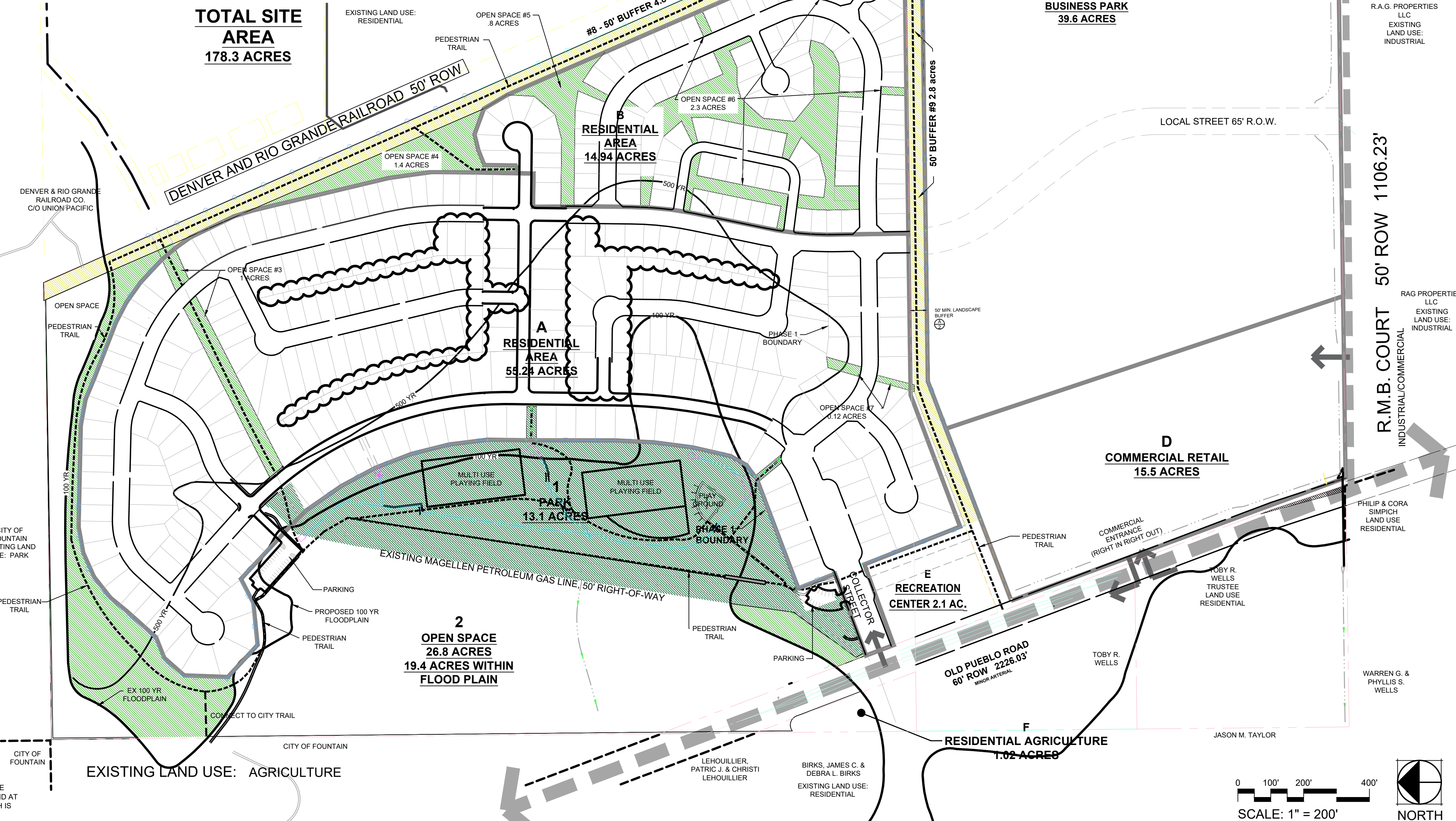
In Witness Whereof:
The aforementioned Rivers Ventana, LLC, By: Rivers Development, Inc., Its Manager By: Brian Bahr, President, as Owner, has executed this instrument this _____ day of _____, 20__ A.D.

by: Brian Bahr, President.
STATE OF COLORADO)
JSS,
EL PASO COUNTY)
The above and aforementioned instrument was acknowledged before me this _____ day of _____, 20__ A.D.
Witness my Hand and Official Seal
My commission Expires _____
Notary Public

RECEPTION NO. _____
DATE: _____
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: _____ ATTEST:
CITY CLERK: _____
Clerk and Recorder
STATE OF COLORADO)
JSS,
EL PASO COUNTY)
I hereby certify that this instrument was filed for record in my office at _____ o'clock this _____ day of _____, 20__ A.D. and has duly recorded at Reception Number _____ of the records of El Paso County, Colorado.
Wayne Williams
By: _____ Deputy.
In Witness Whereof:
The aforementioned Nextop Holdings LLC, has executed this instrument this _____ day of _____, 20__ A.D.
By: Brian Bahr, as Manager
STATE OF COLORADO)
JSS,
EL PASO COUNTY)
The above and aforementioned instrument was acknowledged before me this _____ day of _____, 20__ A.D.
Witness my Hand and Official Seal
My commission Expires _____
Notary Public

VENTANA
OVERALL DEVELOPMENT PLAN
MAJOR AMENDMENT NO. 2
November 2, 2016



PROPOSED LAND USE CHART:

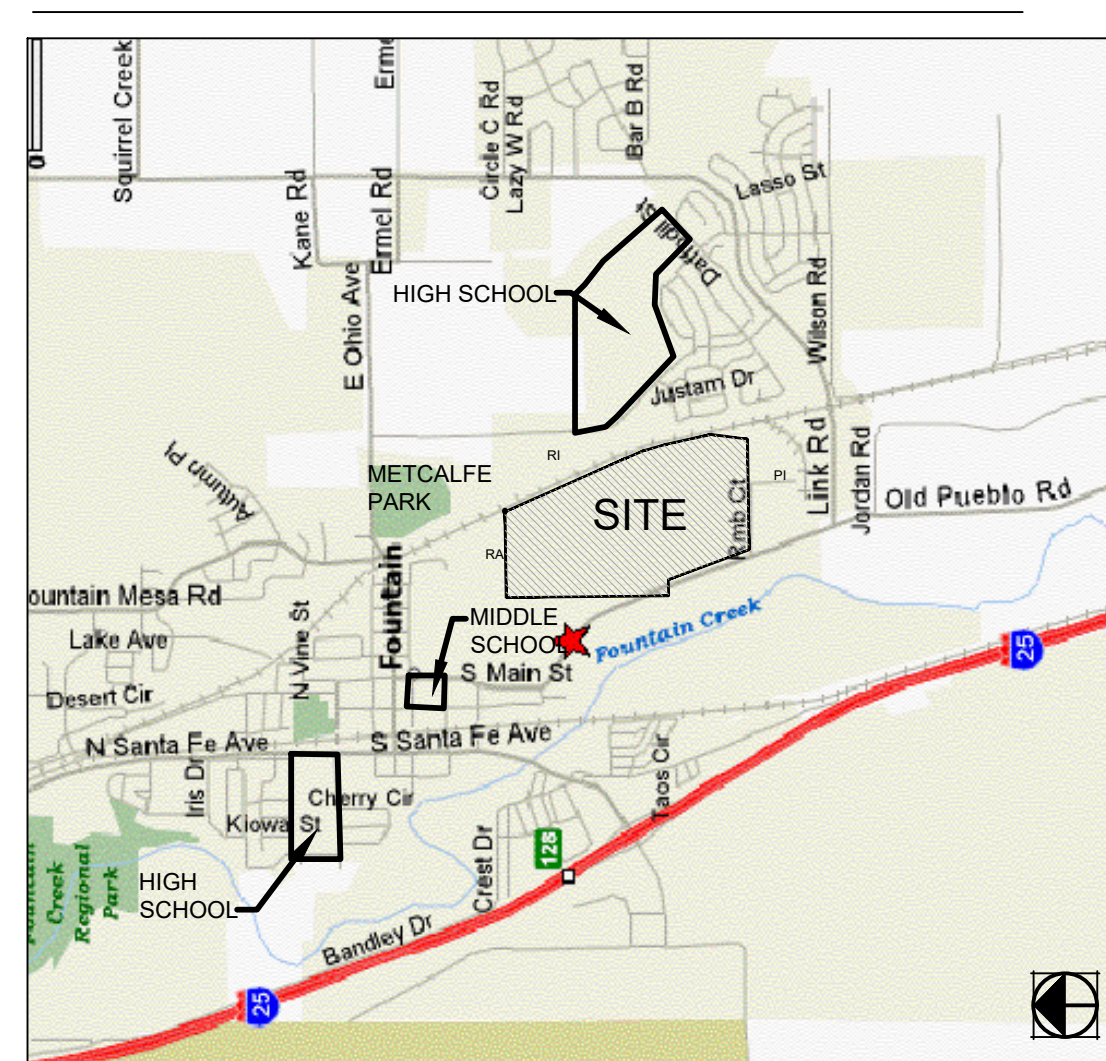
PLANNED AREAS	ZONE	GROSS ACRES	DENSITY	APPROX. UNITS	% OF TOTAL AREA
A - RESIDENTIAL	PUD	55.24	5-6e	263	30.5%
B - RESIDENTIAL (SMALL LOT)	PUD	14.94	8-9e	120	8.4%
		67.93		383	39.0%
C - BUSINESS PARK	PUD	39.60		500,000 S.F.	22.00%
D - COMMERCIAL RETAIL	PUD	15.50		100,000 S.F.	8.4%
		55.10		125,000 S.F.	30.4%
E - RECREATION CENTER	PUD	1.02	±0.0		0.1%
F - RESIDENTIAL AGRICULTURE	PUD	2.10		4,000 S.F.	1.1%
		3.12			1.2%
1 - PARK	PUD	13.10			7.2%
2 - 7 OPEN SPACES	PUD	32.42			18.1%
8 - 9 BUFFER	PUD	7.60			4.1%
		53.12			29.4%
TOTAL PLANNED AREA		178.3 ACRES			100.0%
OLD PUEBLO ROAD		0.9 ACRES			0.5%

FLOOR AREA SQUARE FOOTAGES OF PLANNED AREA C & D ARE FLEXIBLE AND SHALL BE DEVELOPED ACCORDING TO MARKET CONDITIONS.

REQUIRED AND PROVIDED OPEN SPACE CALCULATIONS:

	TOTAL ACRES	% REQ.	ACRES REQ.
TOTAL SITE AREA	178.3		
RESIDENTIAL OPEN SPACE REQUIRED	123.30	25%	30.83
BUSINESS/COMMERCIAL	55.10	15%	8.27
TOTAL REQUIRED			39.10
OPEN SPACE REQUIRED IN RESIDENTIAL AREAS			
RESIDENTIAL AREAS POCKET PARKS, BUFFERS, EASMENTS	53.12		
CONTAINED WITHIN FLOOD PLAIN 19.4 ACRES	(19.4)		
PERMITTED ONLY 5% OF 19.4 ACRES FLOOD PLAIN AREA	1.50		
TOTAL RESIDENTIAL OPEN SPACE PROVIDED	35.22		
OPEN SPACE BUFFER BUSINESS COMMERCIAL	8.20		
TOTAL PROVIDED	38.67		38.67
USING THE \$35,000.00 PER ACRE FOR AMENITIES IN LIEU=	\$35,000.00	4.73	\$165,550.00

EXISTING CONDITIONS MAP:



OWNER:
NEXTOP HOLDINGS LLC
13530 NORTHGATE ESTATES DR
COLORADO SPRINGS, CO 80921
(719) 598-5190

DEVELOPER & OWNER:
RIVERS VENTANA LLC
13530 NORTHGATE ESTATES DR
COLORADO SPRINGS, CO 80921
(719) 598-5190

CHALLENGER HOMES
13570 NORTHGATE ESTATES DRIVE
COLORADO SPRINGS, CO 80921

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MAJOR AMENDMENT NO. 2
VENTANA OVERALL DEVELOPMENT PLAN

SHEET NAME: MAJOR AMENDMENT NO. 2
PROJECT NAME: VENTANA OVERALL DEVELOPMENT PLAN
11190 OLD PUEBLO ROAD
FOUNTAIN, COLORADO

STAMPS/ENDORSEMENTS

DATE	BY	TYPE
01-22-16	JFB	1st. CITY REVIEW
04-12-16	JFB	2nd CITY REVIEW
06-08-16	JFB	3rd CITY REVIEW
11-2-16	JFB	4th CITY REVIEW
12-15-16	JFB	5th CITY REVIEW

SHEET NUMBER
ODP-1
1 OF 3 SHEETS
CITY FILE NUMBER:

DEVELOPER & OWNER:
RIVERS VENTANA LLC
13530 NORTHGATE ESTATES DR
COLORADO SPRINGS, CO 80921
(719) 598-5190

OWNER:
NEXTOP HOLDINGS LLC
13530 NORTHGATE ESTATES DR
COLORADO SPRINGS, CO 80921
(719) 598-5190

VENTANA

OVERALL DEVELOPMENT PLAN

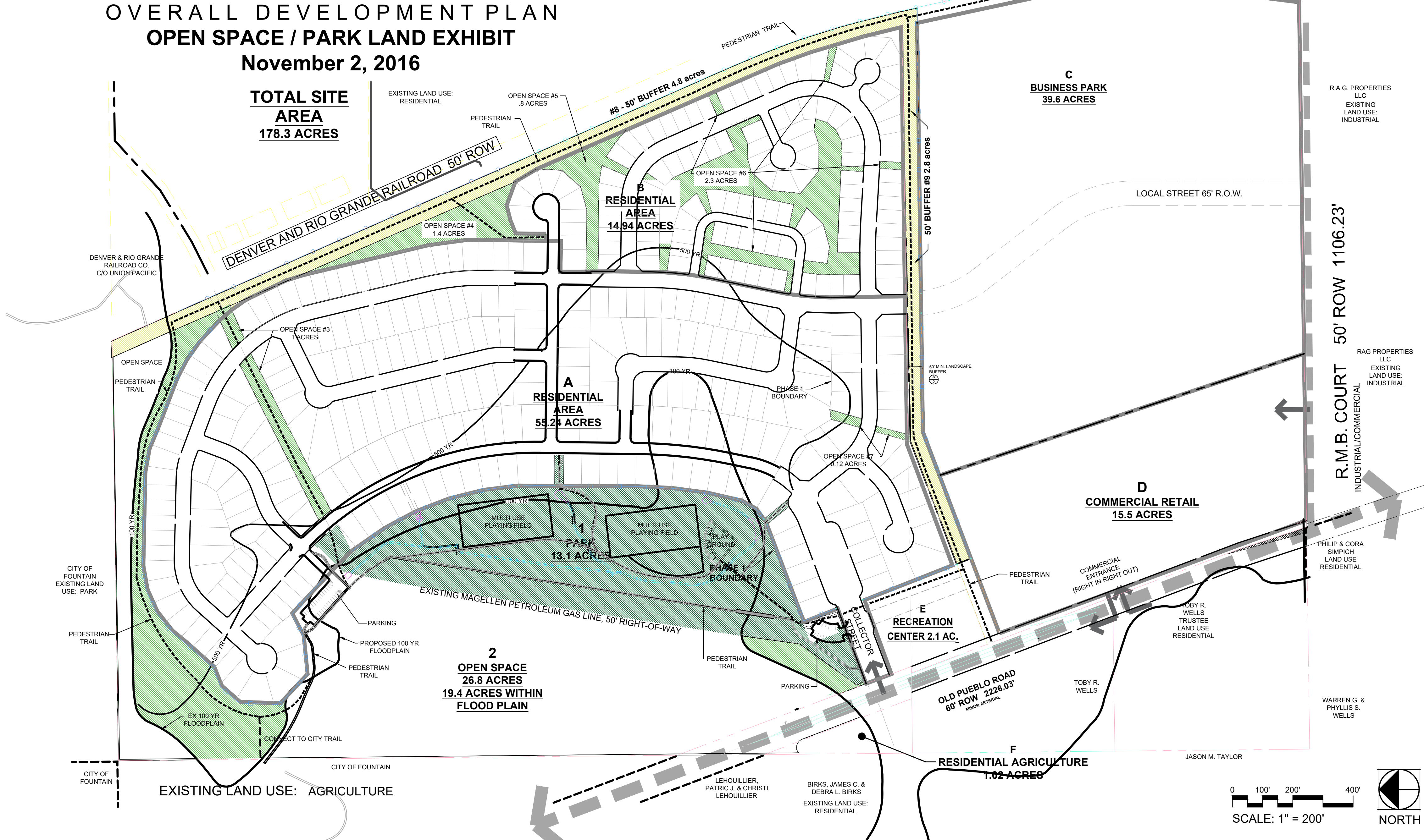
OPEN SPACE / PARK LAND EXHIBIT

November 2, 2016

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - VENTANA SUBDIVISION OVERALL DEVELOPMENT PLAN DECEMBER 16, 2013
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TOTAL SITE AREA
178.3 ACRES



REQUIRED AND PROVIDED OPEN SPACE CALCULATIONS:

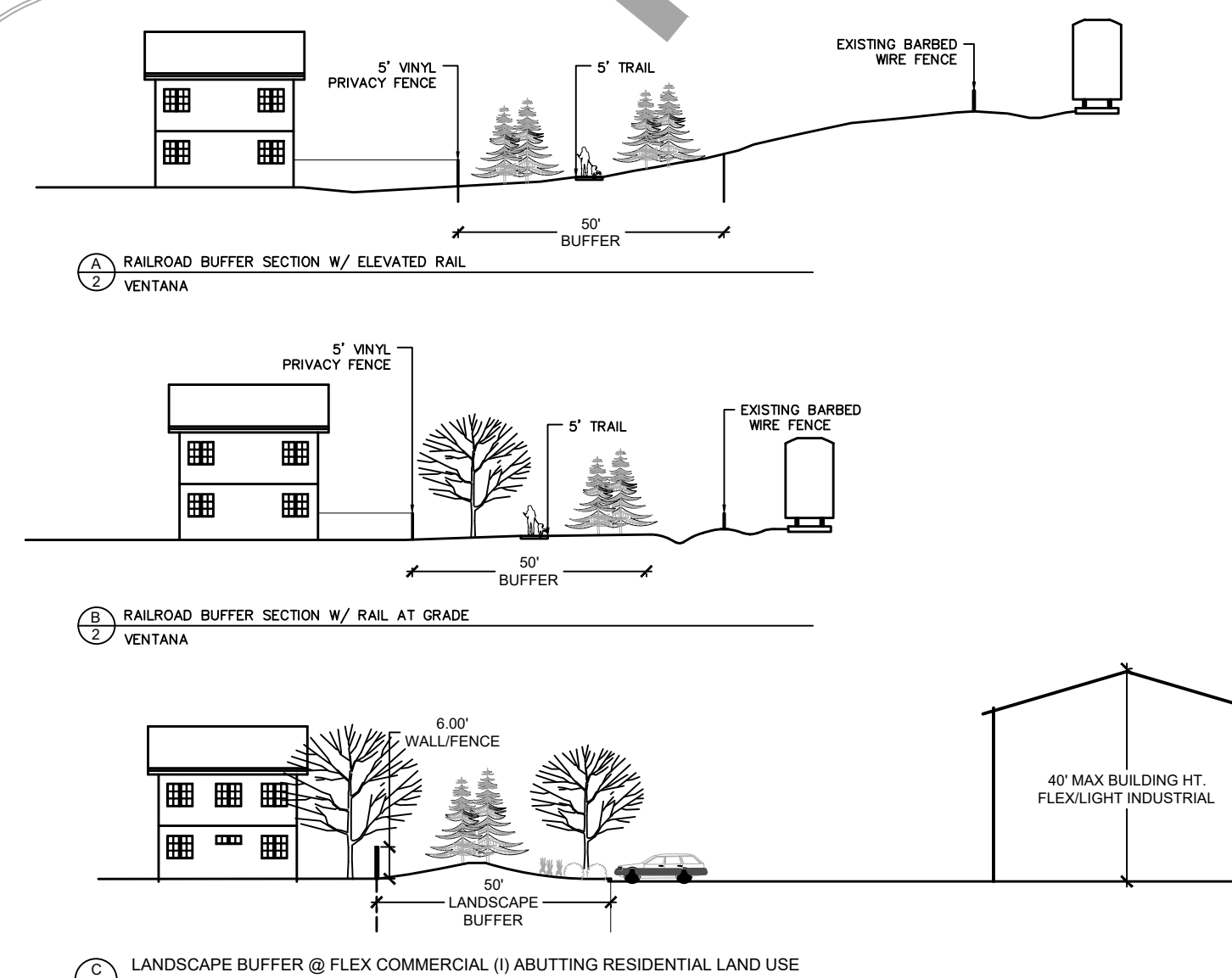
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TOTAL SITE AREA 178.3			
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BUSINESS/COMMERCIAL	55.10	15%	8.27
TOTAL REQUIRED	39.10		
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RESIDENTIAL AREAS POCKET PARKS, BUFFERS, EASMENTS	53.12		
CONTAINED WITHIN FLOOD PLAIN 19.4 ACRES	(19.4)		
PERMITTED ONLY 5% OF 19.4 ACRES FLOOD PLAIN AREA	1.50		
TOTAL RESIDENTIAL OPEN SPACE PROVIDED	35.22		
OPEN SPACE/BUFFER PROVIDED IN FLEX/LIGHT INDUSTRIAL/COMMERCIAL	8.20		
TOTAL PROVIDED	38.67		38.67
USING THE \$35,000.00 PER ACRE FOR AMENITIES IN LIEU=	\$35,000.00	4.73	\$165,550.00

PROPOSED LAND USE CHART:

PLANNED AREAS	ZONE	GROSS ACRES	DENSITY	APPROX. UNITS	% OF TOTAL AREA
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8 - 9 BUFFER	PUD	7.60			4.2%
		53.12			29.7%
TOTAL PLANNED AREA		178.3 ACRES			100.0%
OLD PUEBLO ROAD		0.9 ACRES			0.5%

FLOOR AREA SQUARE FOOTAGES OF PLANNED AREA C & D ARE FLEXIBLE AND SHALL BE DEVELOPED ACCORDING TO MARKET CONDITIONS.

OPEN SPACE AREAS	ACRES	TO BE CONSTRUCTED W/ PHASE:
1 - PARK	13.10	1 & 2
2 - OPEN SPACE	26.80	1&6
3 - OPEN SPACE	1.00	2
4 - OPEN SPACE	1.40	6
5 - OPEN SPACE	0.80	2,3 & 5
6 - OPEN SPACE	2.30	5
7 - OPEN SPACE	0.12	2
8 - EAST BUFFER	4.80	5 & 6
9 - 50' BUFFER SOUTH RESIDENTIAL BUFFER	2.80	AT DEVELOPMENT
TOTAL	53.12	



EXISTING CONDITIONS MAP:



CHALLENGER HOMES

13570 NORTHGATE ESTATES DRIVE
COLORADO SPRINGS, CO 80921

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SHEET NAME
MAJOR AMENDMENT NO. 2
PROJECT NAME
VENTANA OVERALL DEVELOPMENT PLAN
11190 OLD PUEBLO ROAD
FOUNTAIN, COLORADO

STAMPS/ENDORSEMENTS

DATE	BY	REVISIONS
01-22-16	JFB	1st CITY REVIEW
04-12-16	JFB	2nd CITY REVIEW
06-06-16	JFB	3rd CITY REVIEW
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12-15-16	JFB	5th CITY REVIEW

SHEET NUMBER
ODP-2
2 OF 3 SHEETS
CITY FILE NUMBER:

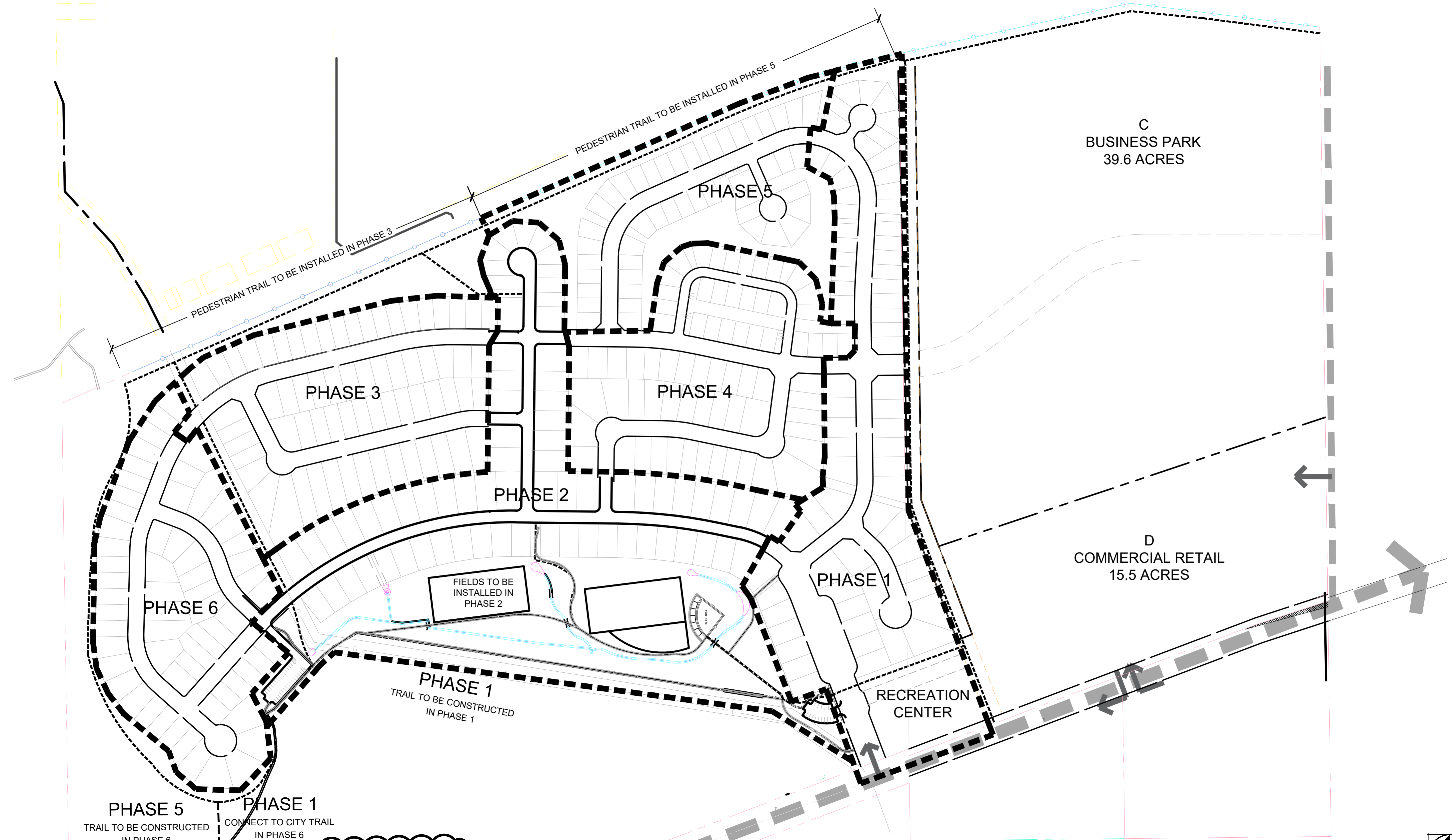
DEVELOPER & OWNER:
 RIVERS VENTANA LLC
 13530 NORTHGATE ESTATES DR
 COLORADO SPRINGS, CO 80921
 (719) 598-5190

VENTANA

OVERALL DEVELOPMENT PLAN MAJOR AMENDMENT NO.2 November 2, 2016 PHASING PLAN

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - VENTANA SUBDIVISION OVERALL DEVELOPMENT PLAN, DECEMBER 16, 2013
 A TRACT OF LAND BEING A PART OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:
 "BEGINNING" AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 89°08'18" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°08'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 72.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
 1) SOUTH 23°52'31" EAST, A DISTANCE OF 2132.25 FEET;
 2) SOUTH 22°22'47" EAST, A DISTANCE OF 357.94 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH, THE RADIAL LINE BEARS SOUTH 70°37'27" WEST;
 3) SOUTHEASTERLY 102.60 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°35'26", A RADIUS OF 2267.01 FEET AND A CHORD WHICH BEARS SOUTH 18°04'50" EAST, A DISTANCE OF 102.49 FEET TO A NON-TANGENT POINT;
 4) SOUTH 13°46'53" EAST, A DISTANCE OF 357.94 FEET;
 5) SOUTH 12°17'08" EAST, A DISTANCE OF 628.05 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3476 AT PAGE 963 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER;
 6) THENCE SOUTH 07°08'59" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 596.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
 THENCE SOUTH 89°11'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1209.10 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°11'15" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 589.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD PUEBLO ROAD; THENCE NORTH 18°08'27" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.25 FEET; THENCE NORTH 20°43'26" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1160.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°09'24" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 265.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00°32'38" WEST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 263.17 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°08'51" EAST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1320.88 FEET TO THE "POINT OF BEGINNING".
 THE ABOVE DESCRIBED TRACT CONTAINS A GROSS AREA OF 179.864 ACRES OR 7,834,871 SQUARE FEET, MORE OR LESS, EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN THAT DEED RECORDED IN BOOK 5804 AT PAGE 1266, SAID EL PASO COUNTY RECORDS, SAID TRACT BEING 100 FEET IN WIDTH AND DESCRIBED AS FOLLOWS: "COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;
 NORTH 00°32'38" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 289.16 FEET; THENCE SOUTH 20°46'34" EAST, A DISTANCE OF 829.85 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°09'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.37 FEET; THENCE NORTH 20°46'34" WEST, A DISTANCE OF 522.26 FEET TO THE "POINT OF BEGINNING".
 THE ABOVE DESCRIBED EXCEPTED TRACT CONTAINS 1.552 ACRES OR 67,609 SQUARE FEET, MORE OR LESS.
 THE NET AREA OF THE ABOVE DESCRIBED PROPERTY IS 178.312 ACRES OR 7,767,266 SQUARE FEET MORE OR LESS.



PHASE	# LOTS
PHASE 1	70
PHASE 2	70
PHASE 3	67
PHASE 4	70
PHASE 5	46
PHASE 6	61
TOTAL	384

Phase 1 - Contains 70 lots - no building permits will be allowed in phase 2 unless the club house has been constructed to a minimum of being enclosed/dried-in walls, roof, windows and doors completed.

The detention pond full spectrum outlet and spillway must be constructed. Prior to the issuance of the 36th building permit in phase 1, the foundation for the clubhouse shall be completed as determined by the City Engineer.

Phase 2 - Contains 70 lots - no building permits will be issued for phase three until the club house and parking area with landscaping are complete. Finish detention pond grading and add multi-use fields, install play equipment and both parking areas. Construct all trails, landscaping and open space within the detention pond and final play areas.

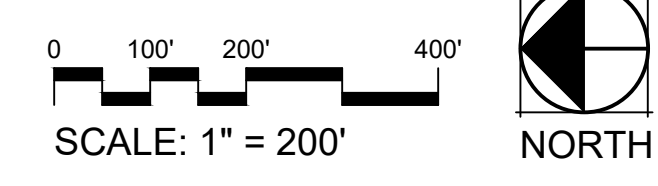
Phase 3 - Contains 67 attached lots - no building permits will be issued for phase four until the club house, parking area and pool are finished with landscaping and open for use. Developer shall construct internal trails, landscaping and open space within the final plat boundary.

Phase 4 - Contains 70 lots - construct internal trails, landscaping and open space within the final plat boundary.

Phase 5 - Contains 46 lots - construct all remaining proposed trails, landscaping and open space within the final plat boundary.

Phase 6 - Contains 61 lots - construct all remaining proposed trails, landscaping and open space within the final plat boundary in addition to a connecting breeze trail from northwest of Hidden Prairie Parkway to the City trail on the north side of this project. Said trail will be constructed along the top of the detention pond dam and will use block pavers at the spillway crossing.

-TRAILS IN OPEN SPACE AREAS WILL BE INSTALLED DURING PHASE LANDSCAPE CONSTRUCTION PER TABLE SHEET ODP-2
 -TRAILS, PARKING LOTS, PLAYGROUND AND BALL FIELDS WILL BE INSTALLED IN PHASE 2



CHALLENGER HOMES
 13570 NORTHGATE ESTATES DRIVE
 COLORADO SPRINGS, CO 80921

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 THE INFORMATION, IDEAS, DESIGNS AND DETAILS SHOWN ON THIS SHEET ARE FOR THE EXPRESS USE OF THE CLIENT AND PROJECT LISTED ON THIS SHEET ONLY. ANY RE-USE WITHOUT THE EXPRESS, WRITTEN CONSENT OF CHALLENGER HOMES OR ITS SUB-CONTRACTORS IS EXPRESSLY FORBIDDEN.
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SHEET NAME
MAJOR AMENDMENT NO. 2

PROJECT NAME
VENTANA OVERALL DEVELOPMENT PLAN PHASING PLAN

11190 OLD PUEBLO ROAD
 FOUNTAIN, COLORADO

STAMPS/ENDORSEMENTS

DATE	BY	TYPE	REVISIONS
01-22-16	JFB	1st CITY REVIEW	
04-12-16	JFB	2nd CITY REVIEW	
08-08-16	JFB	3rd CITY REVIEW	
11-2-16	JFB	4th CITY REVIEW	
12-15-16	JFB	4th CITY REVIEW	

SHEET NUMBER
ODP-3
 3 OF 3 SHEETS
 CITY FILE NUMBER: