

Preliminary/Final PD Site Plan Checklist

Name of Project: _____ Project No.: _____

The following checklist must be returned with the application to the Planning Department. Any waivers must be requested prior to submittal.

All site plans shall contain the following:

Submittal Requirements:

Applicant (initial each item submitted).

Town Staff

- | | | |
|-------|--|-------|
| _____ | 1. Copies: The number of 24"x36" sized drawings, and 11"x17" sized drawings is determined at the time of the pre-application meeting based on the number of referral agencies the plans will be sent to (to be included in site plan submittal package). An addressed, <u>unsealed</u> , envelope with a copy of the project plans, narrative, and application inserted is required for each referral agency along with file copies. | _____ |
| _____ | 2. Development application, and fees including retainer. | _____ |
| _____ | 3. Title company proof of ownership (ownership and encumbrance report)
Including copies of all B-2 exceptions listed in the report. | _____ |
| _____ | 4. Final utility studies and plans as may be required to provide satisfactory proof that the property can be adequately served including written information estimating sewer and water demand, existing capacity (pumping, treatment, distribution and collection), and new facility needs and timing. Identify all proposed water rights conveyances relative to identified water demand. See Appendix WA-10 of the Monument Town Code for water demand requirements and attached checklist for water supply and demand evaluation if water will be provided by the Town. A "will serve" letter will be required with the Final PD Site Plan if water is being provided by a district. | _____ |
| _____ | 5. Final drainage study prepared by a professional engineer and meeting requirements of Chapter 17.45 of the Town Code. Include in the Planning Department, Planning Director, Public Works Department, and Metro District's (if applicable) packets. | _____ |

- _____ 6. Written narrative explaining the overall development plan proposed by the Preliminary/Final PD Site Plan and Zoning Regulations including the major use types, densities, parks, trails, open space areas, school sites, major roadways and other planned infrastructure elements. Also provide a narrative which addresses how the application meets the approval criteria, including how it conforms to the Sketch Plan. _____
- _____ 7. Traffic impact analysis or updated traffic letter signed by a Traffic Engineer. Include in the, the Planning Department, Public Works Department, traffic consultant, and Metro District's and Consultant's (if applicable) packets. _____
- _____ 8. Geotechnical/Soils Report. _____
- _____ 9. Wildlife Impact Report by a qualified professional. _____
- _____ 10. Weed management plan. _____
- _____ 11. Wildfire mitigation plan and/or Gambel Oak and tree preservation plan (if in a forest/wooded area). _____
- _____ 12. Additional information as may be requested by the Town. _____
- _____ 13. Evidence of water availability as required by the Town. (See Section 13.04 of Town Code, attached Checklist, and Appendix WA.10 of Town Code if water will be provided by the Town). If water is to be provided by a district, provide a "will serve" letter from a water district indicating that the district will provide service and that they have an adequate water supply to serve the development in conformance with Statutory Requirements. _____
- _____ 14. Color board with material samples with manufacturer color, and order number, if available. _____
- _____ 15. One copy of colored building elevations. _____

OPTIONAL – to be determined at pre-application conference.

- _____ 1. Noise Study – required for residential developments proposed adjacent to I-25, the railroads, and for other projects that are expected to generate high sound levels or for residential projects that are expected to be significantly impacted by the noise. _____
- _____ 2. Descriptions of Operations and Period of Operation. Daily starting time and closing time, length of total operating season and length of peak operating season. Required for uses that _____

generate significant truck traffic and/or include outdoor operations with significant activity, noise, odors, dust, or other activities that could be a nuisance to neighbors. _____

_____ 3. Maintenance Plan. _____

Preliminary/Final PD Site Plan Drawing Requirements (Based on Town Code Sections 17.40.160.A and 17.40.190.B). All items to be included in the 24"x36" plan sheets and 11"x17" reductions. All print must be legible on the 11"x17" plan sets.

_____ 1. Proposed name of project and names and addresses and phone numbers of: owners, land planner, plan preparer, engineer, landscape architect, architect, and surveyor. _____

_____ 2. North arrow, graphic and written scales, and date of preparation, with a chart for revision dates. _____

_____ 3. Legend/key for all materials and symbols shown. Do not show symbols for features not included. _____

_____ 4. Vicinity map including a north arrow, bar and graphic scales, and nearest major road(s) and intersections adjacent local road and subdivisions or parcels. _____

_____ 5. Existing zoning, land use, building locations and curb cuts for adjacent properties. _____

_____ 6. Street address. _____

_____ 7. A sheet index on the first sheet. Plan sets should include title sheet with plan notes, summary table and parking analysis, the site plan sheet, Zoning Regulations, Design Guidelines, Master Site Plan, landscape plan, landscape (plant) schedule, building elevations, grading plan, utility plan, traffic signage and striping plan, photometric plan, detail sheet(s) showing trash enclosures, elevations of fences and/or retaining walls, ramp details, etc. _____

_____ 8. Title. The PD name and type of application, and a brief legal description in large letters must be placed at the top center of the sheet. The PD name and application type must also be placed in smaller letters in the lower right hand corner of each sheet. The legal description needs to match the legal description, including the names, of the plat(s) for the property. _____

_____ 9. Complete legal description including lots, blocks, and subdivision name; or metes and bounds description if the property has not been subdivided. _____

_____ 10. Signature blocks as follows: _____

- Ownership certification.
- Legal Description.
- Lienholder subordination certificate.
- Title certification.
- Surveyor's certificate.
- Town Certifications: Planning Commission recommendation and Board of Trustees approval.
- County Clerk and Recorder's Certificate.
- Woodmoor Water and Sanitation District, if applicable.

_____ 11. Property lines must be shown in a heavy solid line with dimensions, bearings, and control points indicated along exterior property. Make sure these are legible.

_____ 12. All phase lines must be shown and labeled. Phases should generally be based on areas that will be developed in a one-year time frame.

_____ 13. Access points into the site or structures.

_____ 14. Location, dimension, and surface treatment of all parking spaces and drives. Amount and location of off-street parking. Indicate dimensions of spaces and aisles and separately label compact car and handicapped spaces, and show and label handicap ramps.

_____ 15. Show dimensions and label all sidewalks, trails, pedestrian paths, decorative pavement, etc.

_____ 16. Outdoor Lighting Plan including light locations, lighting for parks, open space tracts, etc., height and illumination, cut sheets for all external fixtures. A photometric plan with a point by point illumination diagram, a chart documenting that lighting standards have been met. (See Town Code Section 17.48.100).

_____ 17. A Final Landscape Plan including type, size and location of all plant materials, and the location and proposed disposition of existing trees and shrubs. All existing trees must generally be preserved or relocated on site. A plant schedule listing the plants common name, horticultural/botanical name and variety, quantity, and planting size and mature size must be provided. Refer to Town Code Chapter 17.52 for landscape plan submittal requirements or the landscape plan checklist. Note: Gorilla Hair mulch is required for all wood mulch. The Landscape Plan must be prepared by a licensed Landscape Architect, per Colorado State Statutes.

_____ 18. Signs: provide sign locations, dimensions, materials, colors, and elevations. Master Signage Plans for applications with multiple lots must be provided. A sign permit for each sign must be

obtained from the Town prior to placing any sign on the property. Include all on-site directional signs.

_____ 19. Building elevation drawings, to include all four sides, and specify all colors, and materials, item number and name from manufacturer/supplier (if known), and identify functions of all exterior architectural features, including exterior wall mounted lighting. For residential or multi-lot projects, these will be included in the Design Guidelines section of the PD.

_____ 20. Emergency/fire access lanes, if required (contact Fire Department).

_____ 21. Existing and proposed grading at two-foot contour intervals extending twenty (20) feet beyond the property lines (usually this is provided on a separate plan sheet titled grading/plan).

_____ 22. Show location and size of all existing and proposed utilities, (water, sanitary, stormwater, gas, electric, telephone, cable lines and equipment). Show location of existing and proposed fire hydrants and back-flow prevention devices. Usually this is a separate utility plan on a separate plan sheet.

_____ 23. Screening of all roof-top mechanical equipment, trash enclosures, service areas, and any proposed outdoor storage. Provide a note committing to screening requirements or show screening. All mechanical equipment must be completely screened or painted to match surrounding materials and colors or be of a contrasting color that complements the building's architecture. Either show and describe screens or provide a note describing as applicable.

_____ 24. Show boundary of the one hundred (100) year floodplain. Dashed lines must be used to show any proposed modification to drainage channels and floodplains. If the property does not contain any 100-year floodplains, provide a note stating this.

_____ 25. Show drainage channels, wooded areas/and shrubs, type of trees and shrubs, and other significant natural features, such as rock formations, within the property boundary and within one hundred (100) feet adjacent thereto.

_____ 26. Statement concerning any use to be conducted within the PD which utilizes or generates any significant quantities of toxic material.

_____ 27. Property lines: for all lots, tracts, and blocks. Also indicate the purpose, identification number or letter, bearings, distances, and square footage for each tract.

- _____ 28. Building and structures: existing and proposed building footprints with dimensioned setback from each property line (as applicable) and/or required setbacks, building height, maximum allowed and proposed.

- _____ 29. Location and descriptive note for cluster mailboxes, trash enclosures, trash barrels, fences, and benches. (Details are also required to be provided on the same or separate sheet). _____

- _____ 30. On adjacent properties, footprint and location of nearest buildings. _____

- _____ 31. Sight analysis (where building height increase is requested), or upon Staff request, or where building(s) may significantly block neighboring properties' views. _____

- _____ 32. Location and dimensions for all existing and proposed curb cuts (on-site and within two hundred (200) feet, including cross streets), driveways, parking spaces, parking lot islands, loading areas, snow storage areas, and adjacent and onsite sidewalks/trails and bike lanes. _____

- _____ 33. Use areas for each type of land use, labeled and including acreage, residential gross density and maximum number of dwelling units, and/or non-residential square footage and FAR (floor area ratio) limitations. _____

- _____ 34. Proposed PD open space areas, public land dedication areas (including parks and schools), and trail corridors. Include acreage and percentage of the site and the width of the trail corridors and trails. Indicate party who will own, construct, and maintain these areas and timing of improvements. _____

- _____ 35. Easements: show, identify, and dimension all existing and proposed easements, and state easement holder and purpose of the easement. Include reception numbers of all easements previously dedicated. _____

- _____ 36. Streets and rights-of-ways (R.O.W): show all streets including street names with R.O.W width. Indicate any proposed or expanded intersection improvements. _____

- _____ 37. Street cross sections showing the street pavement, curb and gutter, bike lanes, trails, and sidewalks. _____

- _____ 38. Notes: written statement to include, where applicable: amount of off-street parking by use classification; including required and proposed off-street parking; and any other pertinent notes and descriptions. _____

- _____ 39. Traffic control plan including stop signs, stop bars, curbing or wheel stops, directional arrows, etc. _____
- _____ 40. Curb and gutter locations and details, including cross-sectional dimensions. _____
- _____ 41. Show and label all surfaces including pavement material, inert material (non-living ground cover), sidewalks, handicap ramps, etc. _____
- _____ 42. Label all features, lines, etc. and ensure lines and arrows are pointing to the correct item. _____
- _____ 43. Show and label limits of construction. _____
- _____ 44. Provide correct spelling and grammar and ensure there is no overlapping or illegible printing. _____
- _____ 45. Summary table to include breakdown of major land use classifications including, where applicable, public and private open space, parks, trails, detention areas, and rights-of-way, densities, maximum and minimum lot sizes, maximum gross floor area or FAR (floor area ratio), number and type of dwelling units and maximum number of residential lots. Provide square footage or acreage and percentage of total land area for each use. Provide square footage/area and percentage of site for non-residential for building coverage, parking, paved areas, landscaping, detention, etc. _____
- _____ 46. Floor Plans with use areas and square footage (such as office, showroom, storage, warehouse, etc. for non-residential or multi-family uses or building). _____
- _____ 47. Off-street parking analysis. List required parking and provided parking for each use. List compact spaces and handicap spaces separately, and provide total required and provided. _____

Preliminary/Final PD Zoning Regulations. Included within the Preliminary/Final PD Site Plan

24"x36" plan sets, the applicant shall include the following details:

General Provisions

- _____ 1. Adoption/Authorization. The Board of Trustees has adopted the (name) Preliminary/Final PD Site Plan and Zoning Regulations pursuant to this chapter of the Monument Municipal Code after appropriate public notice and hearing. _____

- _____ 2. Applicability. The (name) Preliminary/Final PD Site Plan and Zoning Regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees. _____
- _____ 3. Maximum level of development. The total number of dwelling units for total commercial, industrial or other nonresidential floor area approved for development within the established use areas is the maximum allowed for platting and development. _____
- _____ 4. Relationship to Town Regulations. The provisions of this Preliminary/Final PD Site Plan and these Zoning Regulations shall prevail and govern the development of the (name) PD; provided, however, that where the provisions of this Preliminary/Final PD site plan and these zoning regulations do not address a particular subject, the relevant provisions of the zoning ordinance of the Town, as amended, or any other applicable provisions of this code shall be applicable. _____
- _____ 5. Definitions. In addition to the standard definitions found in the Town Code Chapter 17, the following definitions of terms shall apply to this planned development: (list any). _____
- _____ 6. Overall Project Standards. The standard zoning requirements of the Town Code Chapter 17 including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review shall apply to this PD, except as modified by the following: (list any). _____
- _____ 7. Use Area Categories and Density Caps. In chart form for each use area or larger subarea include the use area designation; gross acreage; percent of total acreage for each use; gross residential density, maximum number of dwelling units; and maximum nonresidential square footage or FAR (floor area ratio), as applicable. Include areas devoted to open space and/or public land dedication and streets. _____
- _____ 8. Use Area Categories Regulations. List each use and its associated zoning restrictions: _____
- Uses permitted by right
 - Uses permitted by special review
 - Maximum gross density
 - Minimum lot area
 - Maximum FAR (floor area ratio) or floor area ratio for nonresidential uses
 - Minimum setbacks
 - Maximum building height
 - Maximum building coverage

Other development standards

_____9. Use Area Category Labeling. All use area categories shall include the following label designations in addition to any numbering scheme as may be necessary to distinguish one use area from another. Mixed use areas shall utilize a combination of the principal use labels.

R: Residential, denotes units per acre

PCD: commercial uses including retail, professional and business offices, and professional and personal services and medical office and clinics.

PID: industrial uses, including light manufacturing, warehouse, and distribution uses.

PLD: Public Land Dedication. Land proposed to be dedicated to meet the requirements of the Town's subdivision regulations, Chapter 16 of this code. PLD areas must be also labeled on the plan map by type of use: elementary, middle, or high school, fire station, police station, administrative offices, maintenance facility, park or recreational facility, etc.

OSD: Open Space Dedication. Land proposed to meet the planned development open space requirements and proposed to be held in private, common ownership.

UD: Utilities Dedication. Land proposed to be dedicated for utility purposes, including water, sewer, and stormwater facilities.

_____10. Severability of Provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Design Guidelines shall be included in the PD Site Plans sets and address an Intent Statement, General Design Concept, Authority and Objectives, Architectural Design Guidelines, Exterior Finishes and Materials, Landscape Guidelines, and Signage Criteria. Provide a separate Color/Material Sample Board, which will be retained by the Town.

Review and Approval Criteria (Per Town Code Section 17.40.160.E and Section 17.40.190.E). The Preliminary/Final PD Site Plan and PD Zoning Regulations must adequately address the following criteria for both preliminary and final site plans in a manner consistent with the general public interest, health, safety and welfare:

Preliminary PD Site Plan Criteria:

1. Quality and functionality of open space reservations and parks are appropriate to the site in terms of recreation, views, density relief, convenience, and optimum preservation of

natural features including trees, shrubs, wildlife habitat, scenic areas, riparian areas, and drainage areas in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16);

2. The trail system provides adequate internal circulation and makes appropriate external connections to schools, parks, employment centers, and transit; and trails conform to the Comprehensive Plan and Parks, Trails, and Open Space Master Plan;
3. The fiscal impact of project has been addressed; the project is expected to have a positive fiscal impact or otherwise provide a benefit to the Town such as increasing the variety of development to fill a need and/or provide amenities for the benefit of the Town residents;
4. Variety of development and housing types, styles, and densities, are proposed. Mixed land use is encouraged;
5. Appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided if warranted;
6. Circulation system provides adequate capacity, connectivity, and accessibility;
7. Phasing plan is appropriate, minimizes unnecessary or premature grading, removal of vegetation and utility extensions and adequately addresses other fiscal concerns of the Town;
8. Utility service is physically feasible and economically capable of being connected to the Town system, unless such connection requirement is specifically waived by the Town and there is adequate capacity to serve the development, including that the water supply meets Town standards;
9. Plan design and layout are innovative and creative, and the architecture will enhance the architectural character of the Town and/or contribute other benefits such as providing affordable housing;
10. Plan design and density are sensitive to the site's major environmental characteristics including topography, geology, flood plains, view sheds, scenic features, wildlife habitat and vegetation;
11. The plan is consistent with Town's Comprehensive Plan in effect at the time of application, and other relevant Town goals and policies;
12. A site plan improvement agreement (SPIA) shall be approved by staff and executed by the owners/applicant and the Town prior to recordation of a PD site plan.

Final PD Site Plan Criteria:

1. The final PD site plan conforms to or is consistent with the preliminary PD site plan.
2. There is an appropriate relationship to the surrounding areas;

3. Circulation in terms of an internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established for maintenance thereof for the life of the streets. The streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided;
4. Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16).
5. A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;
6. Privacy for individuals, families and neighbors is provided as appropriate;
7. The adequacy, safety, separation, convenience, access to points of destination, and connectivity, and attractiveness of pedestrian and bicycle facilities;
8. Building type in terms of appropriateness to density, site relationship and bulk;
9. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The Town discourages the placement of identical or similar residential models on any two adjoining lots along a street;
10. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping will not create maintenance problems and is suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;
11. Adequate off-street parking will be provided:
 - a. Particularly for single-family residences in a PD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.
 - b. The Town may increase or decrease the normally required number of off-street parking spaces based on a consideration of the following factors:
 - c. The relationship of the proposed modifications to the stated purposes and intent of this PD regulation,
 - d. Probable number of vehicles owned by residents in the planned development,
 - e. Parking needs in non-residential areas,

- f. Varying time period of use, whenever joint use of common parking areas is proposed,
- g. Availability and use of alternative transportation methods.

12. The final PD site plan or preliminary/final PD site plan has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

PRELIMINARY/FINAL PD SITE PLAN SIGNATURE BLOCK

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT _____

BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

(LEGAL DESCRIPTION)

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS _____ IN THE TOWN OF MONUMENT.

OWNER(S) SIGNATURE(S) (NOTARIZED):

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

SIGNED THIS _____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE _____ IN THE TOWN OF MONUMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON _____ IN BOOK _____ AT PAGE _____ EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20_____

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

SIGNED THIS _____ DAY OF _____, 20___, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____
_____, A TITLE INSURANCE COMPANY LICENSED TO DO
BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE
PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER
SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20 _____

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

SIGNED THIS _____ DAY OF _____, 20___, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TOWN CERTIFICATION:

PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY/FINAL PD SITE PLAN FOR THE (NAME) IS RECOMMENDED FOR
APPROVAL THIS _____ DAY OF _____, 20___.

CHAIRMAN

DATE

ATTEST:

PLANNING DIRECTOR
BOARD OF TRUSTEES APPROVAL:

DATE

THE PRELIMINARY/FINAL PD SITE PLAN FOR THE (NAME) PLANNED DEVELOPMENT IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO, ON THIS ____ DAY OF _____, 20__.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

SURVEYOR’S CERTIFICATE:

I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE _____ SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at
_____ o'clock _____. M., this _____ day of _____,
_____ A.D., and is duly recorded at Reception No. _____
of the Records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

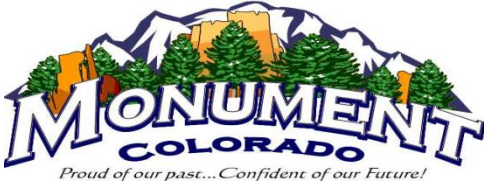
WOODMOOR WATER AND SANITATION DISTRICT

WOODMOOR WATER AND SANITATION DISTRICT NO. 1

NOT FOR CONSTRUCTION

DATE: _____ BY: _____

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE RULES, REGULATIONS, AND POLICIES OF THE WOODMOOR WATER & SANITATION DISTRICT NO.1 (WWSO). APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL FOR ALTERATION, EXTENSION, OR CONNECTION TO ANY WWSO WATER OR SEWER INFRASTRUCTURE.



**Town of Monument
Planning Department**

Water Evaluation Submittal Requirements	FINAL
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Name of Project: _____ **Project No.** _____

If the Town of Monument will be providing water service to your project, submit a copy of the following in the referral packets for the Planning Director, Public Works Director, Planner, Water Consultant, and the Planning Department File. If water is being provided by a Metro District, contact that District for their requirements.

Submittal Items

Applicant (initial each item submitted)

Water Supply:

- _____ 1. A legal description of the parcel, including the exact acreage of the parcel. _____
- _____ 2. A map showing the metes and bounds of the property, preferably overlain on a USGS 7.5-minute quadrangle map _____
- _____ 3. Any decrees/permits that have been issued for water rights development on the property. _____

Water Demand:

- _____ 1. Preferably a water demand study done by a consultant for the developer, using the Town's presumptive water demand criteria (Section 13.04 and Appendix WA-10 Water Standards of Town Code). _____
- _____ 2. In lieu of a water demand study, the exact development plan, including number of single family taps, multi-family taps, irrigated acreage, Commercial space, etc. _____

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That _____, of the County of El Paso, and the State of Colorado whose address is _____, for the consideration of One dollar and other good and valuable consideration in hand paid, hereby sell and convey to THE TOWN OF MONUMENT, of the County of El Paso, and State of Colorado, whose address is 645 Beacon Lite Road, Monument, CO 80132, the following property situate in the County of el Paso and State of Colorado, to-wit:

All water and water rights, including nontributary and not nontributary groundwater, appurtenant to and underlying the following described real property:

(enter legal description of property and description of any existing decree for water rights).

with all its appurtenances and warrant(s) the title against all persons claiming under us, and further warrant that said water rights are free and clear of all liens and encumbrances. Signed and delivered this ____ day of _____, 200__.

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 200_, by _____.

Witness my hand and official seal.

My Commission Expires: _____

Notes:

- 1. Person signing for a corporation must be the President or a Vice President of the corporation and title must be stated with signature.**
- 2. Notarization (acknowledgment) must also be completed.**
- 3. Please attach any separate legal description.**

**STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES**

NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT

I, (We)

Name

whose mailing address is _____

Street

City

State

Zip

claim and say that (we) am (are) the owner(s) of the following described property consisting of approximately _____ acres in the County of El Paso, State of Colorado: (insert legal description)

and that I (we) have granted written consent to Town of Monument to withdraw ground water from the _____* aquifer as evidenced by the attached copy of a deed or other document recorded in the County or Counties in which the land is located, and that said ground water has not been conveyed or reserved to another, nor has consent been given to withdrawal by another except as indicated in the attached deed or other recorded document.

Further, I (we) claim and say that I (we) have read the statements made herein; know the contents hereof; and that the same are true to my (our) own knowledge.

Signature

Date

Signature

Date

***Enter Dawson, Denver, Arapahoe or Laramie-Fox Hills – one form required for each aquifer.**