

WALDEN PRESERVE 2 - FILLINGS 4, 5, 6 & 7

AMENDED PUD DEVELOPMENT PLAN

OWNED AND DEVELOPED BY: WALDEN HOLDINGS I, LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
 PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

STANDARD PCD PLAN NOTES

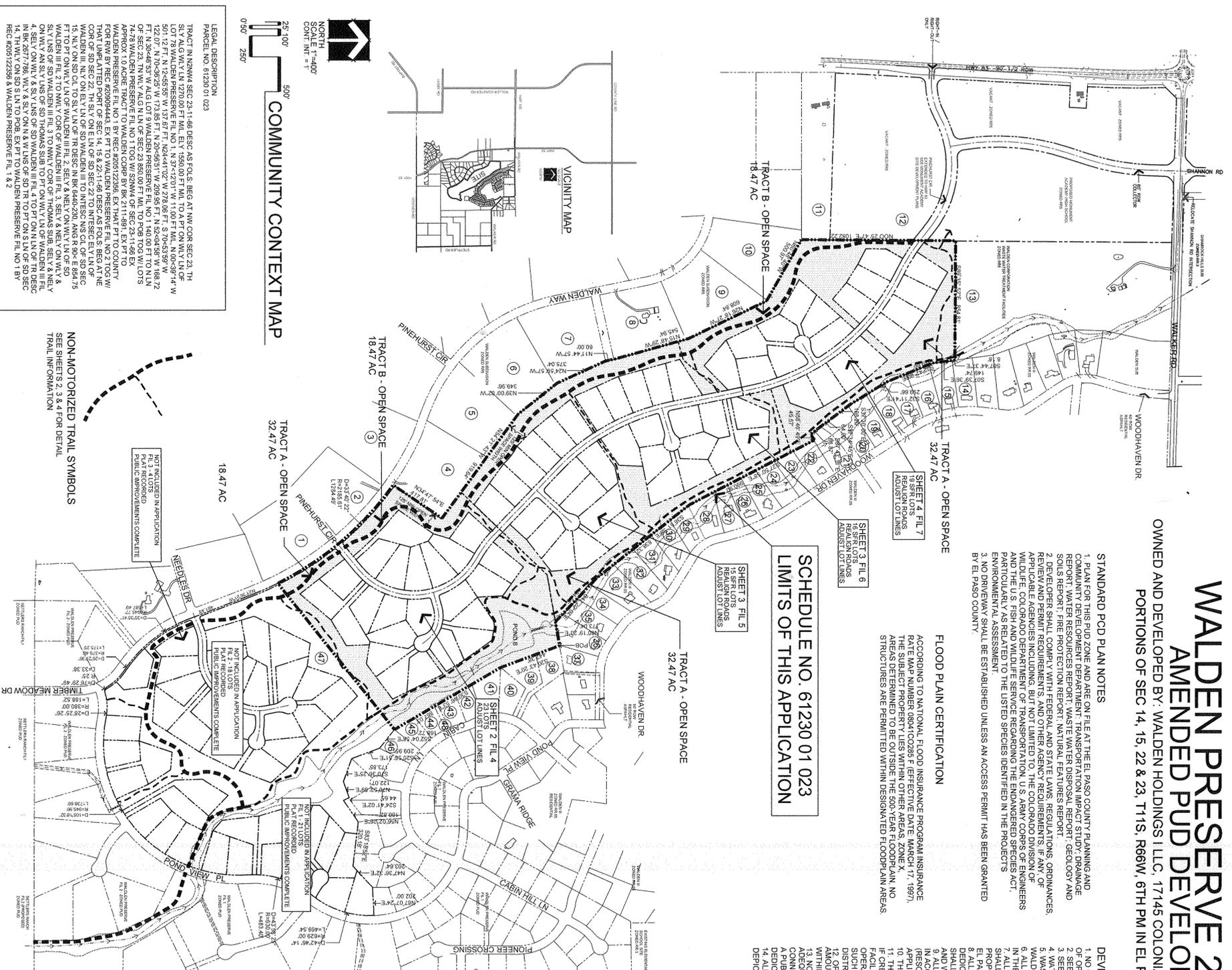
1. PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. TRANSPORTATION IMPACT STUDY, DAMAGE REPORT, WATER RESOURCES REPORT, WASTE WATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
2. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS IF ANY OF THE PROJECTS ARE LOCATED WITHIN THE JURISDICTION OF ANY FEDERAL AGENCY, THE WILDLIFE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT. PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

FLOOD PLAIN CERTIFICATION

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP NUMBER 08041C0285 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, FEMA'S DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.

SCHEDULE NO. 61230 01 023

LIMITS OF THIS APPLICATION



DEVELOPMENT NOTES:

1. NO CHANGE TO THE TOTAL NUMBER OF LOTS OR THE TOTAL AREA OF OPEN SPACE IS PROPOSED WITHIN THE AMENDMENT.
2. SEE SHEET 2 OF SIX FOR NAMES AND ADDRESSES OF ADJOINING OWNERS.
3. SEE SHEET 4 OF SIX FOR PROPOSED ROADWAY CROSS SECTION.
4. WATER SHALL BE PROVIDED BY THE WALDEN CORPORATION.
5. WALDEN CORPORATION AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
6. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
7. ALL DRAINAGE FACILITIES LOCATED WITHIN THE PUD OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
8. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DESIGNATED COUNTY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS.
9. ALL OPEN SPACE TRACTS SHALL BE MAINTAINED BY EL PASO COUNTY.
10. IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 16-454), AS AMENDED AT THE TIME OF BUILDING PERMIT APPLICATION OR AT THE TIME OF FINAL PLAT RECORDED.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
12. OPEN SPACES WILL BE INCLUDED IN EACH FINAL PLAT SUCH THAT THE CUMULATIVE AMOUNT RESULTS OR EXCEEDS THE MINIMUM OPEN SPACE REQUIREMENTS IDENTIFIED IN THE EL PASO COUNTY ZONING ORDINANCE.
13. NO MORE THAN 60 LOTS MAY BE PLATTED IN THE PUD UNTIL CONSTRUCTION DRAWINGS AND ADEQUATE FINANCIAL ASSURANCES ARE APPROVED AND/OR ACCEPTED FOR CONSTRUCTION.
14. A PUBLIC ROAD EXTENDING SOUTH FROM WALKER RD AND SUCH PUBLIC RIGHT OF WAY HAS BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES WITHIN THE PROJECTS.

DEVELOPMENT DATA & CRITERIA

SP LOTS - 73 LOTS, 78.08 AC (83.7%)
 OPEN SPACES (TOTAL) 93.84 AC (97.8%)
 OPEN SPACE - DRAINAGE - 5.08 AC (5.2%)
 ROAD ROW (INCL. WALDEN WAY) - 6.03 AC (6.7%)
 TOTAL - 73 LOTS, 136.05 AC (100%)

- MIN LOT SIZE - 1.0 AC
- MAX LOT SIZE - 1.08 AC
- GR DENSITY - 1 LOT/1.08 AC
- * DRAINAGE FACILITIES ARE ESTIMATED TO BE APPROXIMATELY 10% OF THE TOTAL OPEN SPACE AREA.
- MAX. BLDG. HT. - 30' (PER CODE MEASUREMENT)
- BLDG. SETBACKS -
- FRONT - 25'
- SIDE - 15'
- REAR - 25'
- STREET FRONT - 10'
- PERIMETER - 30'

PROPERTY OWNER

WALDEN HOLDINGS I, LLC
 17145 COLONIAL PARK DR
 MONUMENT, CO 80132-9473

PROPERTY DEVELOPER

CUSTOM CASTLES BUILDING COMPANY, INC.
 17145 COLONIAL PARK DR
 MONUMENT, CO 80132-9473

SHEET INDEX

- SHEET 1 - COVER SHEET & MASTER PLAN
- SHEET 2 - FILLING 4 & 5 AMENDED PUD PLAN
- SHEET 3 - FILLING 6 & 7 AMENDED PUD PLAN
- SHEET 4 - FILLING 7 AMENDED PUD PLAN
- SHEET 5 - PHASING PLAN
- SHEET 6 - LANDSCAPE BUFFER PLAN

PERMITTED USES

- LOTS - SINGLE FAMILY RESIDENTIAL W/ ACCESSORY USES AS PERMITTED
- OPEN SPACE TRACTS - NONMOTORIZED TRAILS, RECREATIONAL FACILITIES, UTILITIES AND DRAINAGE FACILITIES.

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
 JSS

EL PASO COUNTY
 I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON _____ OF _____ AT _____ O'CLOCK _____ AND WAS RECORDED PER RECEPTION NUMBER _____

EL PASO COUNTY CLERK AND RECORDER _____ DATE _____

GENERAL PROVISIONS

- THE PURPOSE AND INTENT OF THE PUD ZONING IS TO PROVIDE FOR THE DEVELOPMENT OF 116 SINGLE FAMILY RESIDENTIAL LOTS AT A MINIMUM SIZE OF 1.0 AC AUTHORITY

THE PUD IS AUTHORIZED BY CHAPTER 44 OF THE EL PASO COUNTY LAND DEVELOPMENT ACT OF 1972, AS AMENDED.

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS AND ASSIGNEES SHALL BE BOUND BY THE PROVISIONS OF THIS PUD, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND CONCLUSIONS OF THE BOARD OF COUNTY COMMISSIONERS AND THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS, IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE 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 SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WALDEN PRESERVE 2, PROVIDED THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE PROVISIONS OF THE EL PASO COUNTY ZONING ORDINANCE SHALL APPLY. AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL, OR OWNER ACKNOWLEDGE TO PUD CHANGES WITH THE CODE, OR ANY OTHER APPLICABLE REGULATIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN 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 THE EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT CONSENT OR ACTION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

WHERE THERE IS MORE THAN ONE PROVISION WITH THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL BUSINESS OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). TO THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE CARRIED 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.

OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS OWNER OF PROPERTY DESCRIBED AS PARCEL NUMBER 6123001023 WITHIN THE ACCOMPANYING LEGAL DESCRIPTION, WALDEN PRESERVE 2 PL 4A PUD DEVELOPMENT PLAN.

IN WITNESS WHEREOF:

THE FOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 19 DAY OF December, 2019

Matthew W. Dunston
 Matthew W. Dunston, Managing Member
 WALDEN HOLDINGS I, LLC

STATE OF COLORADO
 JSS

COUNTY OF EL PASO
 THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2019 BY MATTHEW W. DUNSTON

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 AM COMMISSION EXPIRES 03/22

TARA K. GRADY
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES 03/22

OWNERSHIP CERTIFICATION

A QUALIFIED TITLE INSURANCE COMPANY DULY QUALIFIED AND LICENSED TO DO BUSINESS IN THE STATE OF COLORADO HAS EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY WALDEN HOLDINGS I, LLC AT THE TIME OF THIS APPLICATION

STATE OF COLORADO
 JSS

EL PASO COUNTY
 THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2019 BY Deborah S. MORGAN

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 03/22

COUNTY CERTIFICATION

THIS PUD AMENDMENT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 16-109 APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT
 DATE 12/23/19

Doc# 6123001023
 01/05/2020 11:33:33 AM
 Doc \$1.00
 Rec \$33.00
 Page# 220001693

El Paso County, CO
 220001693

LRA
 LAND RESOURCE ASSOCIATES
 8736 MOUNTAIN RD.
 CHAPARRAL PARK, CO 80809
 719-584-2288

SHEET TITLE
 COVER SHEET

ISSUED FOR
 COUNTY REVIEW

PROJECT NUMBER

COMPUTER FILE

Issue date
 AUG 10, 2018

drawn by
 DJF

checked by
 DJF

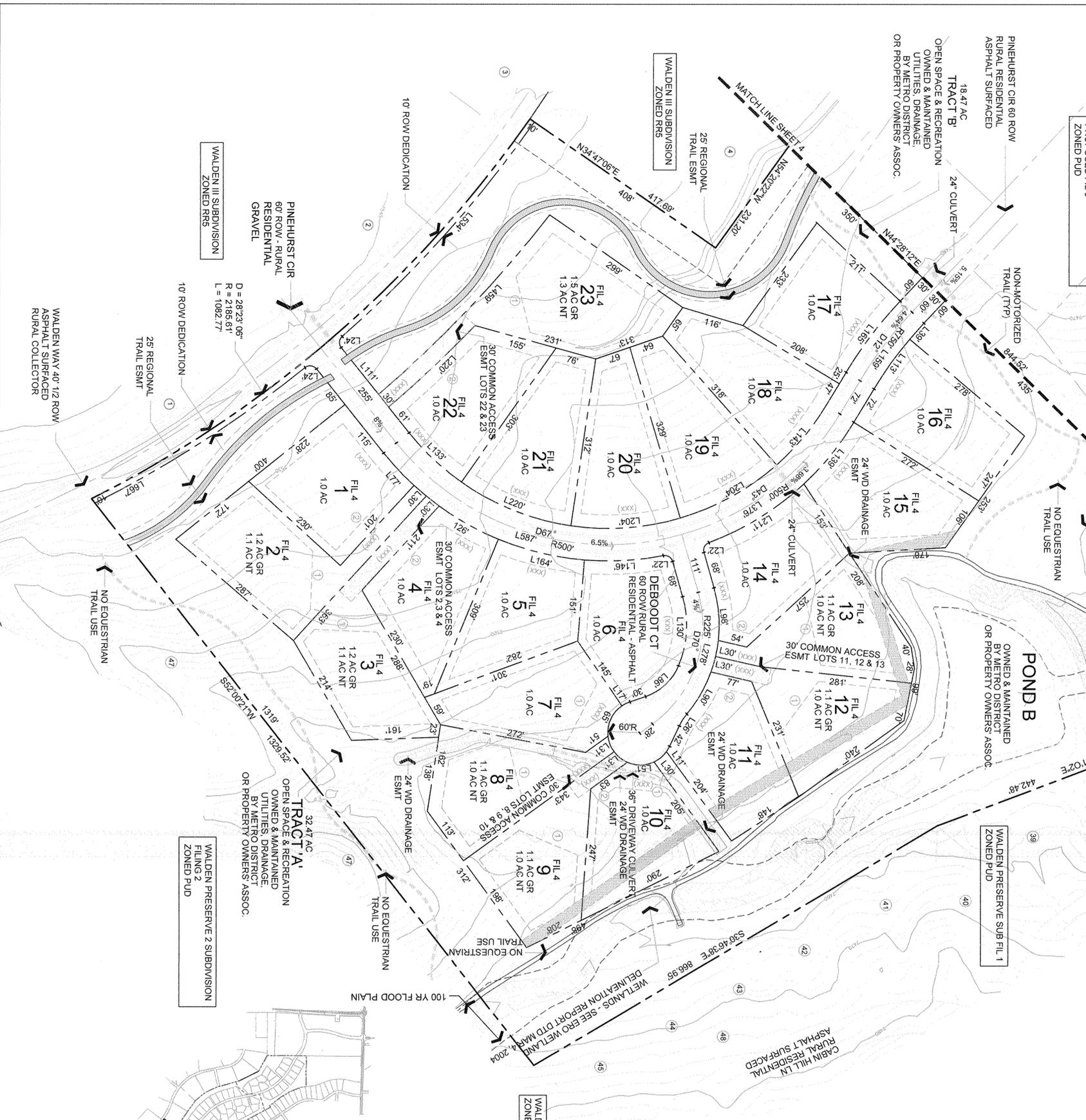
revisions
 SEP 14, 2018
 FEB 21, 2019
 MAY 17, 2019

Sheet number
1 OF SIX

POD FILE NO.
 PUD-18-007

WALDEN PRESERVE 2 - FILLINGS 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN

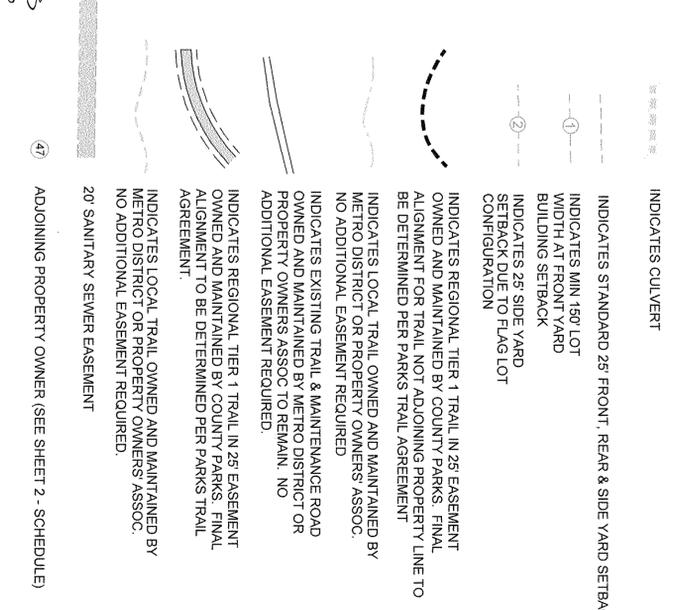
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PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



FIL 4 DEVELOPMENT DATA

SINGLE FAMILY LOTS - 23 LOTS 24.23 AC (64%)
 OPEN SPACE - 18.16 AC (40%)
 ROAD ROW - 1.912 LF, 2.88 AC (6%)
 TOTAL - 45.27 AC (100%)
 MIN. LOT SIZE - 1.00 AC
 AVE. LOT SIZE - 1.05 AC
 GR. DENSITY - 1 LOT / 1.97 AC
 STANDARD BLDG SETBACKS (UNLESS OTHERWISE INDICATED)
 FRONT 25'
 SIDE 15'
 REAR 25'
 STANDARD UTILITY & DRAINAGE EASEMENTS (UNLESS OTHERWISE INDICATED)
 FRONT 15'
 SIDE 10'
 REAR 10'

* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE
 PLAN SYMBOLS



22,000,1683
1-6-2020

NO.	PARCEL	OWNER	MAILING ADDRESS	ZONING	USE
1	6123202018	Martina Goodman	3645 Parkview Ct, Colo Spgs, CO 80906-1330	RR-5	SFR
2	6123201005	Rubin & Lillian Gieser	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
3	6123201006	Ann Thurston	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
4	6123201007	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
5	6123201008	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
6	6123201009	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
7	6123201010	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
8	6123201011	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
9	6123201012	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
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97	6123201100	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
98	6123201101	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
99	6123201102	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR
100	6123201103	William & Debra Lamb	17420 Walden Way, Colo Spgs, CO 80906-1325	RR-5	SFR

LRA
LAND RESOURCE ASSOCIATES
9738 MOUNTAIN RD.
CHERRY PARK, CO 80809
719-684-2288

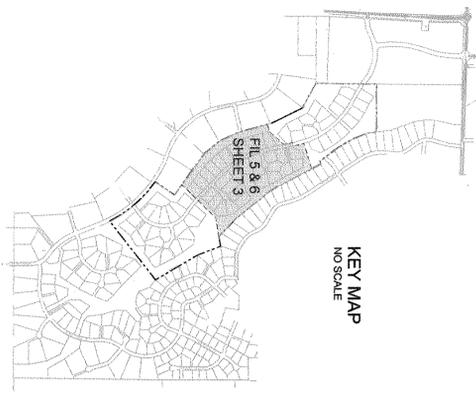
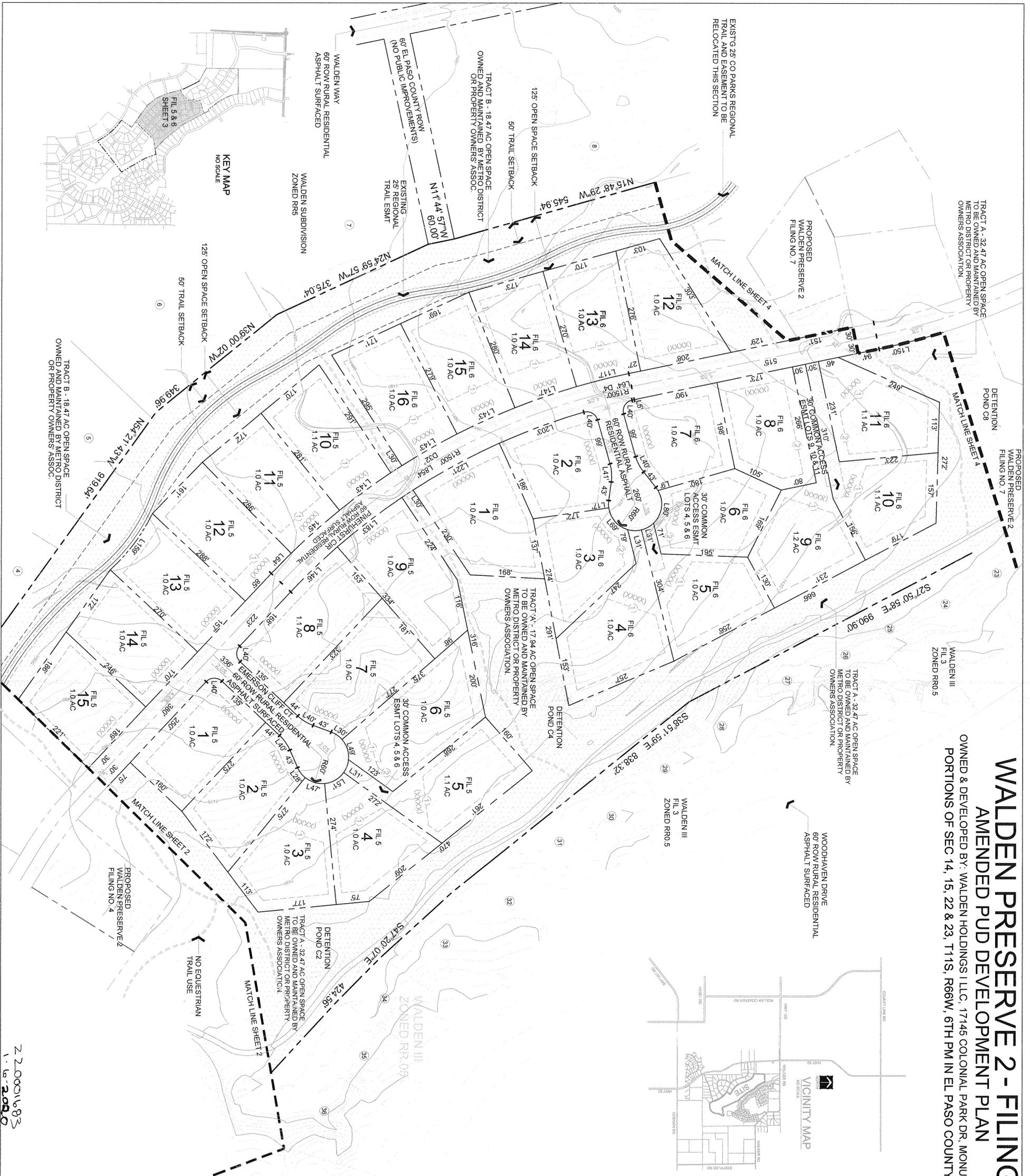
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ISSUED FOR: COUNTY REVIEW
PROJECT NUMBER: [blank]
COMPUTER FILE: [blank]
ISSUE DATE: AUG 10, 2018
DRAWN BY: DJJ
CHECKED BY: [blank]

revisions:
SEP 14, 2018
NOV 23, 2018
FEB 21, 2019

sheet number: 2 OF SIX
PDD FILE NO: PUD-18-007

WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

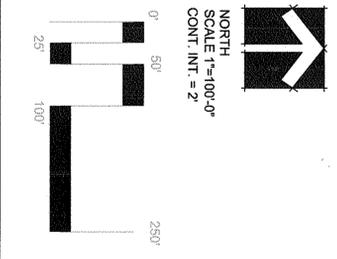
AMENDED PUD DEVELOPMENT PLAN
 OWNED & DEVELOPED BY: WALDEN HOLDINGS I, LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
 PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



- STANDARD BLDG SETBACKS (UNLESS OTHERWISE INDICATED)
 FRONT 25'
 SIDE 15'
 REAR 25'
 STANDARD UTILITY & DRAINAGE EASEMENTS (UNLESS OTHERWISE INDICATED)
 FRONT 15'
 SIDE 10'
 REAR 10'
- * THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

- PLAN SYMBOLS**
- INDICATES ADJOINING PROPERTY OWNER (SEE SHEET 2 SCHEDULE)
 - INDICATES CULVERT
 - INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS
 - INDICATES MIN. 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
 - INDICATES 25' SIDE YARD SETBACK DUE TO FLAG LOT CONFIGURATION
 - INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN, NO ADDITIONAL EASEMENT REQUIRED.
 - INDICATES REGIONAL TIER 1 TRAIL, IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS, FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.
 - INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC. NO ADDITIONAL EASEMENT REQUIRED.

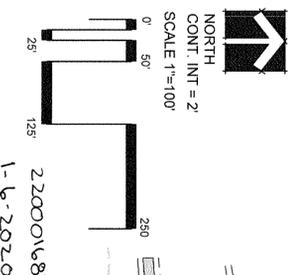
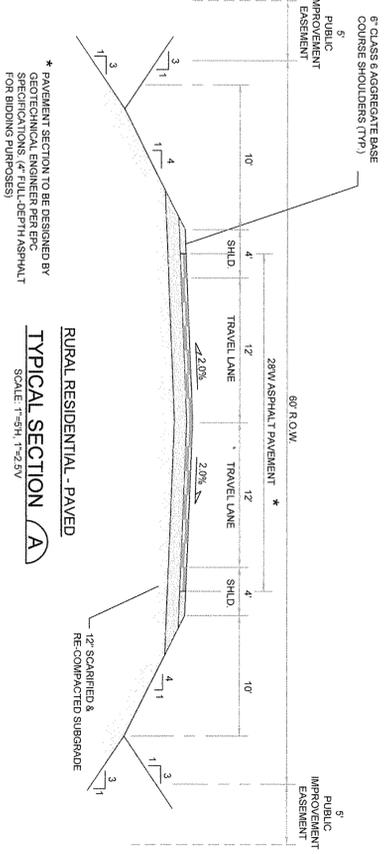
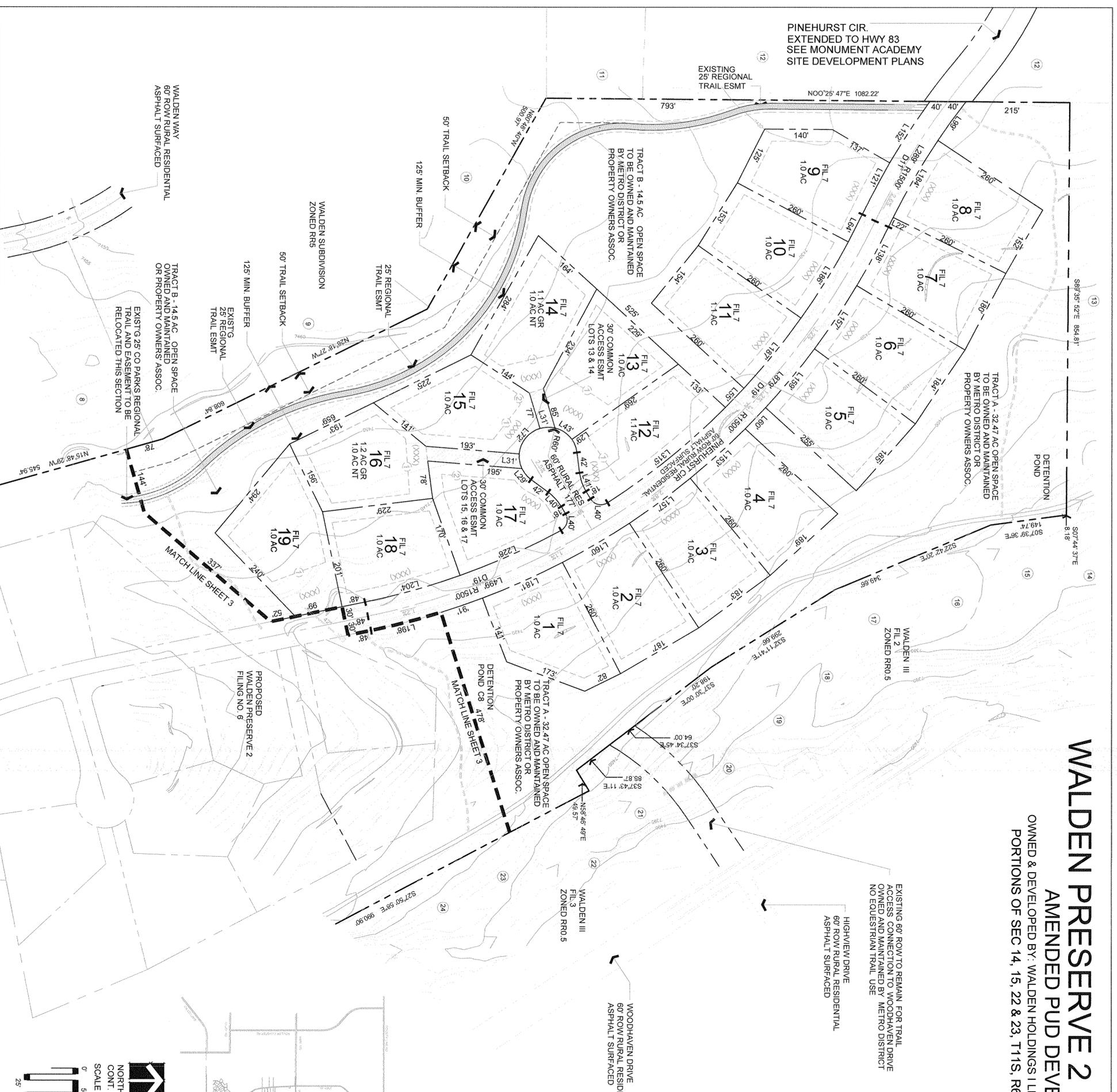
Z 220001683
 1.6.2019



LRA	
LAND RESOURCE ASSOCIATES 9789 MONUMENT RD GRIFFITH PARK, CO 80809 719-684-2288	
SHEET TITLE:	FIL 5 & 6
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	AUG 10, 2018
DRAWN BY:	DFJ
CHECKED BY:	
REVISIONS:	SEP 15, 2018 FEB 21, 2019
SHEET NUMBER:	3 OF SIX
PCD FILE NO:	PUD-18-007

WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

AMENDED PUD DEVELOPMENT PLAN
 OWNED & DEVELOPED BY: WALDEN HOLDINGS I, LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
 PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



STANDARD BLDG SETBACKS
 (UNLESS OTHERWISE INDICATED)
 FRONT 25'
 SIDE 15'
 REAR 25'
 STANDARD UTILITY & DRAINAGE EASEMENTS
 (UNLESS OTHERWISE INDICATED)
 FRONT 15'
 SIDE 10'
 REAR 10'

* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

PLAN SYMBOLS

- INDICATES CULVERT
- INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS
- INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
- INDICATES 25' SIDE YARD SETBACK DUE TO FLAG LOT CONFIGURATION
- INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.
- INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.
- INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC. NO ADDITIONAL EASEMENT REQUIRED.
- INDICATES ADJOINING LOT OWNER

LRA	
LAND RESOURCE ASSOCIATES	7028 MONUMENT PARK DR CHERRY PARK, CO 80009 719-681-2288
SHEET TITLE:	FILING 7
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	AUG 10, 2018
DRAWN BY:	DFJ
CHECKED BY:	
REVISIONS:	SEP 15, 2018 FEB 21, 2019
SHEET NUMBER:	4 OF SIX
PCD FILE NO:	PUD-18-007

WALDEN PRESERVE 2 FILINGS 4, 5, 6 & 7

AMENDED PUD DEVELOPMENT PLAN

DEVELOPED BY: CUSTOM CASTLE, INC., 17145 COLONIAL PARK DR., MONUMENT, CO. 80132
 PORTIONS OF SEC. 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

SCHEDULE NO. 61230 01 023
 LIMITS OF THIS APPLICATION



PHASING DATA			
PHASE NO.	FILING NO	NO. LOTS	OPEN SPACE AREA (AC)
1	123	43	21.99
2	4	23	23.10
3	5	15	15.00
4	6	16	50.94
5	7	19	135.05
TOTAL		116	208.82

PHASING NOTES

1. THE TOTAL NUMBER OF LOTS CANNOT EXCEED 86 UNTIL SUCH TIME AS PINEHURST CIRCLE IS COMPLETED BETWEEN WALKER ROAD AND WALDEN WAY. SEE BOCC PUD APPROVAL CONDITIONS FOR SPECIFIC DETAILS OF AGREEMENT. COMPLETION OF FIL 4 WILL BRING THE TOTAL NUMBER OF PLATTED LOTS TO 86.
2. SEE PARKS LAND AGREEMENT FOR PHASING REQUIREMENTS RELATED TO THE DEDICATION OF THE REGIONAL TRAIL EASEMENT AND CONSTRUCTION OF THE TIER ONE REGIONAL TRAIL.
3. THE TIMING RELATED TO THE CONSTRUCTION OF INDIVIDUAL PHASES WILL DEPEND UPON MARKET FORCES AND ACTUAL ABSORPTION RATES EXPERIENCED.
4. PHASE ONE INCLUDING FILINGS 1, 2 & 3 HAVE RECORDED PLATS AND FULLY CONSTRUCTED PUBLIC IMPROVEMENTS AND ARE NOT INCLUDED WITHIN THIS PUD DEVELOPMENT PLAN AMENDMENT.

MAINTENANCE STATEMENT

1. ALL OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR BY THE METROPOLITAN DISTRICT.
2. ALL ROADS AND DRAINAGE FACILITIES LOCATED WITHIN COUNTY DEDICATED ROWS TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.
3. ALL DRAINAGE FACILITIES LOCATED ON PRIVATELY OWNED LOTS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
4. ALL DRAINAGE FACILITIES LOCATED WITHIN PROPERTY OWNERS ASSOCIATION OWNED OPEN SPACE TRACTS OR METROPOLITAN DISTRICT OWNED OPEN SPACE TRACTS TO BE MAINTAINED BY PROPERTY OWNER IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.



2.20001683
 1-6-2020

<p>LRA LAND RESOURCE ASSOCIATES 9726 MOUNTAIN RD. CHRYTA PARK, CO 80809 719-984-2288</p>	SHEET TITLE PHASING PLAN
	ISSUED FOR: COUNTY REVIEW
PROJECT NUMBER	COMPUTER FILE
ISSUE DATE AUG 10, 2018	DRAWN BY DJJ
CHECKED BY	REVISIONS SEP 14, 2018 FEB 21, 2019
SHEET NUMBER 5 OF SIX	PCD FILE NO. PUD-18-007

