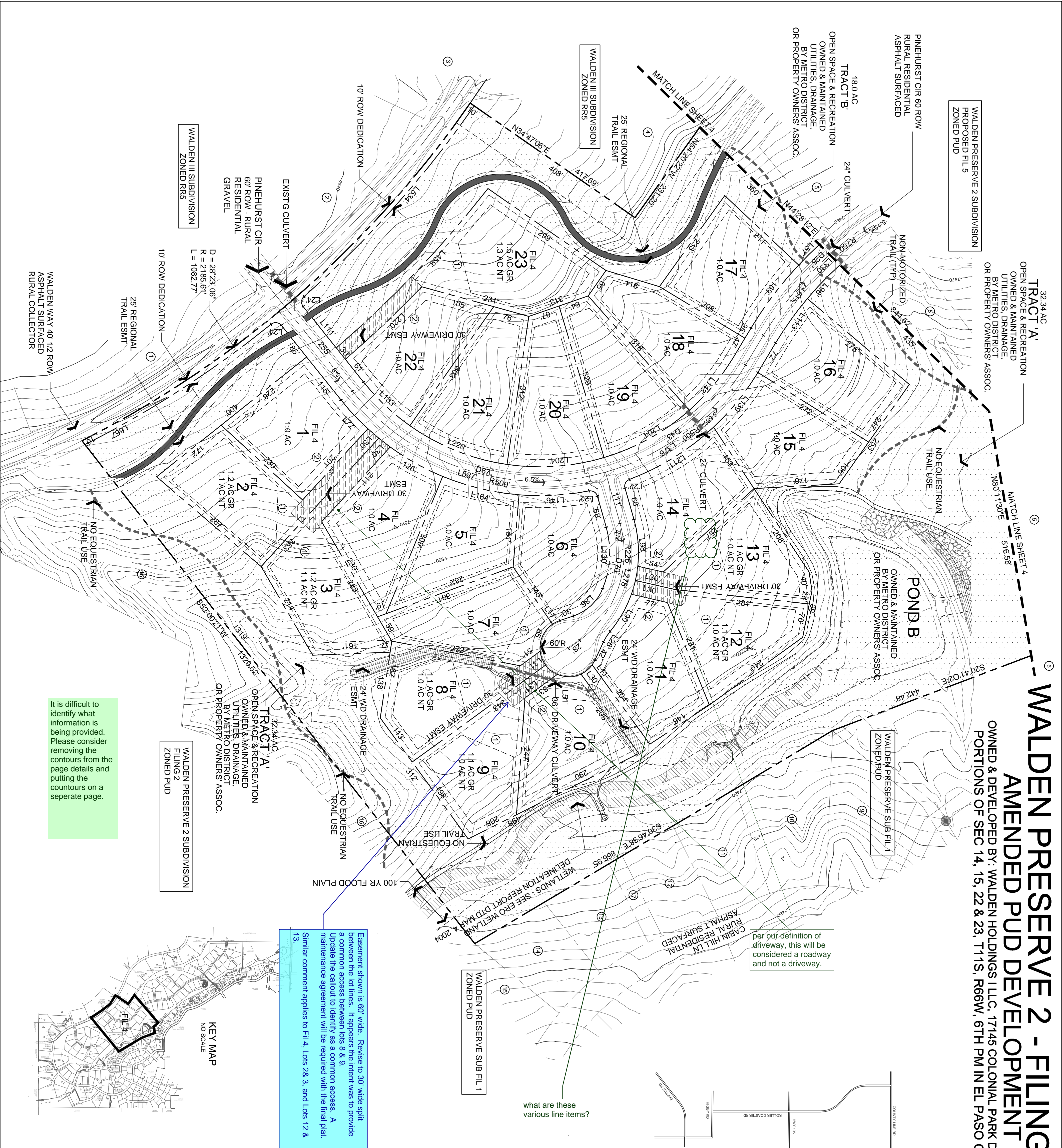






WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7  
AMENDED PUD DEVELOPMENT PLAN

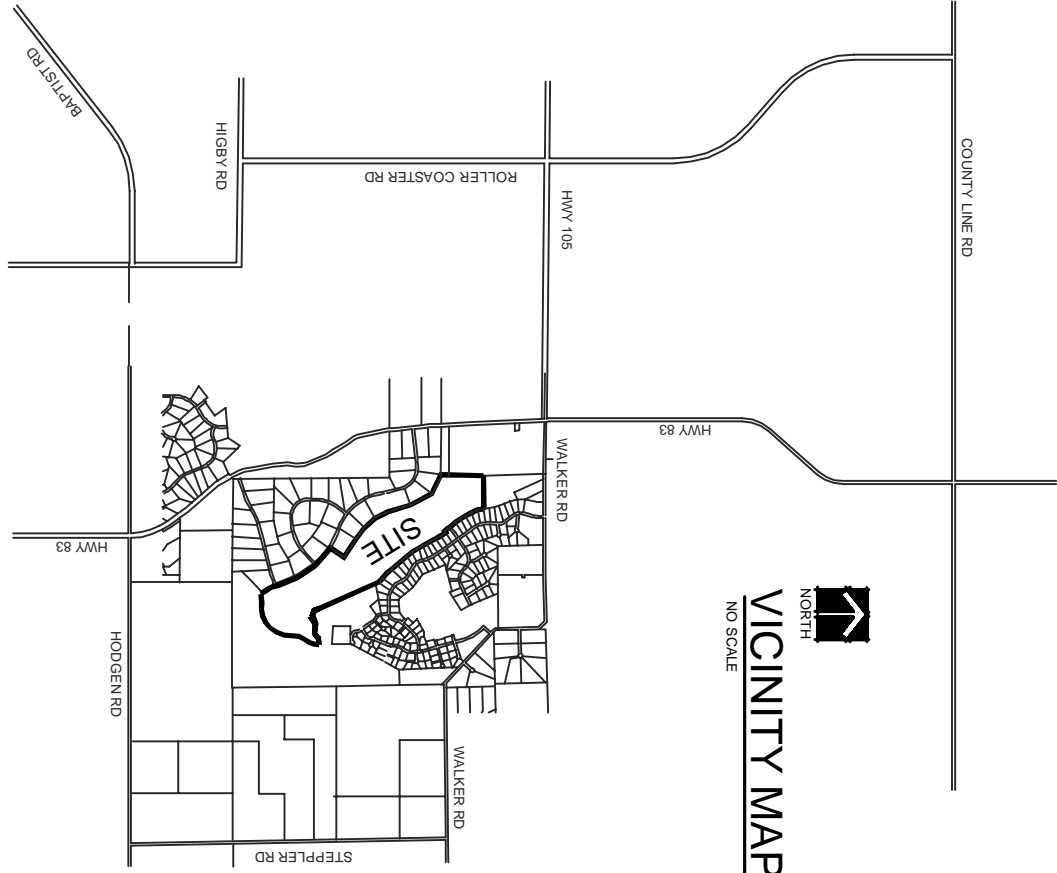
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132  
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



It is difficult to identify what information is being provided. Please consider removing the contours from the page details and putting the countours on a seperate page.

per our definition of driveway, this will be considered a roadway and not a driveway.

what are these various line items?



please add the land use per the zoning checklist.

FILING NO. 4 - ADJOINING OWNERS

- 1 KASTRITZ CO DMM, 3645 PINEHURST CIR, COLO SPRGS, CO 80938-1330
- 2 KASTRITZ CO DMM, 3645 PINEHURST CIR, COLO SPRGS, CO 80938-1326
- 3 ROBIN & LELANI GLASER, 17420 WALDEN WY, COLO SPRGS, CO 80906-1325
- 4 ANN THURSTON, 17440 WALDEN WY, COLO SPRGS, CO 80906-1325
- 5 DAVID & SANDRA WORTLEY, 17325 WALDEN WY, COLO SPRGS, CO 80906-1326
- 6 WALDEN HOLDINGS I, LLC, 1230 SCARBROOK CT, MONUMENT, CO 80122-9487
- 7 CINDY HARGOLD, 17760 WOODHAVEN DR, COLO SPRGS, CO 80906-1360
- 8 PHILIP & CAROL MEHL, 17688 CABIN HILL LN, COLO SPRGS, CO 80908-1450
- 9 DERRICK & KATHERINE ANKROM, 17680 CABIN HILL LN, COLO SPRGS, CO 80906-1450
- 10 GREGG SPHER & ANNE CULLEN, 17672 CABIN HILL LN, COLO SPRG, CO 80906-1450
- 11 ROBERT WALTERS, 15954 JACKSSON CREEK PKWY, #623, MONUMENT, CO 80132-9532
- 12 GARY & MELISSA AUTO, 17666 CABIN HILL LN, COLO SPRGS, CO 80906-1450
- 13 ERIC & KRISTA BOGENIEF, POB 1402, PALMER LAKE, CO 80133
- 14 DAVIS REED & KATHLEEN FLARITY, 17632 CABIN HILL LN, COLO SPRGS, CO 80908-1450
- 15 MAX & LESLIE LAMTZ, 17624 CABIN HILL LN, COLO SPRGS, CO 80906-1450
- 16 CUSTOM CASTLES BLDG CO INC, 1230 SCARBROOK CT, MONUMENT, CO 80132-9467
- 17 WALDEN CORPORATION, 17145 COLONIAL PARK DR, MONUMENT, CO 80132-9473

FIL 4 DEVELOPMENT DATA

SINGLE FAMILY LOTS - 23 LOTS, 24.23 AC (54%)  
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  
FRONT 25'  
SIDE 15'  
REAR 25'  
STANDARD UTILITY & DRAINAGE EASEMENTS  
FRONT 15'  
SIDE 10'  
REAR 10'  
\* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

PLAN SYMBOLS

INDICATES CULVERT

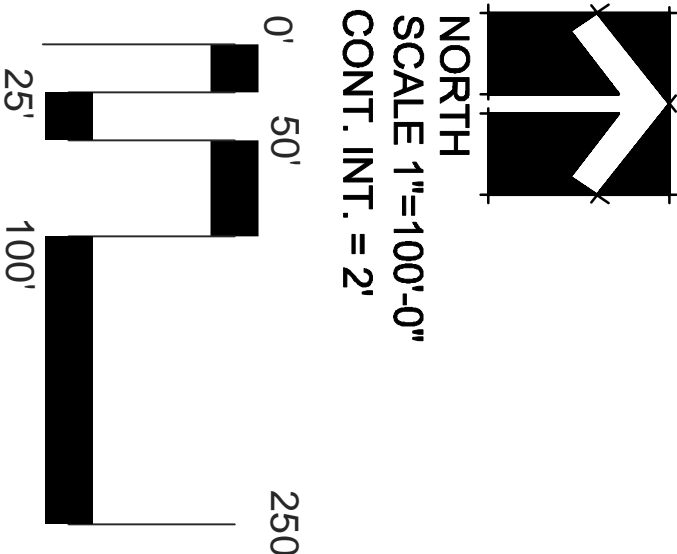
INDICATES MIN 150 LOT WIDTH AT FRONT YARD BUILDING SETBACK  
INDICATES INCREASED BLDG SETBACK DUE TO FLAG LOT CONFIGURATION

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT FOR TRAIL NOT ADJOINING PROPERTY LINE TO BE DETERMINED PER PARKS TRAIL AGREEMENT

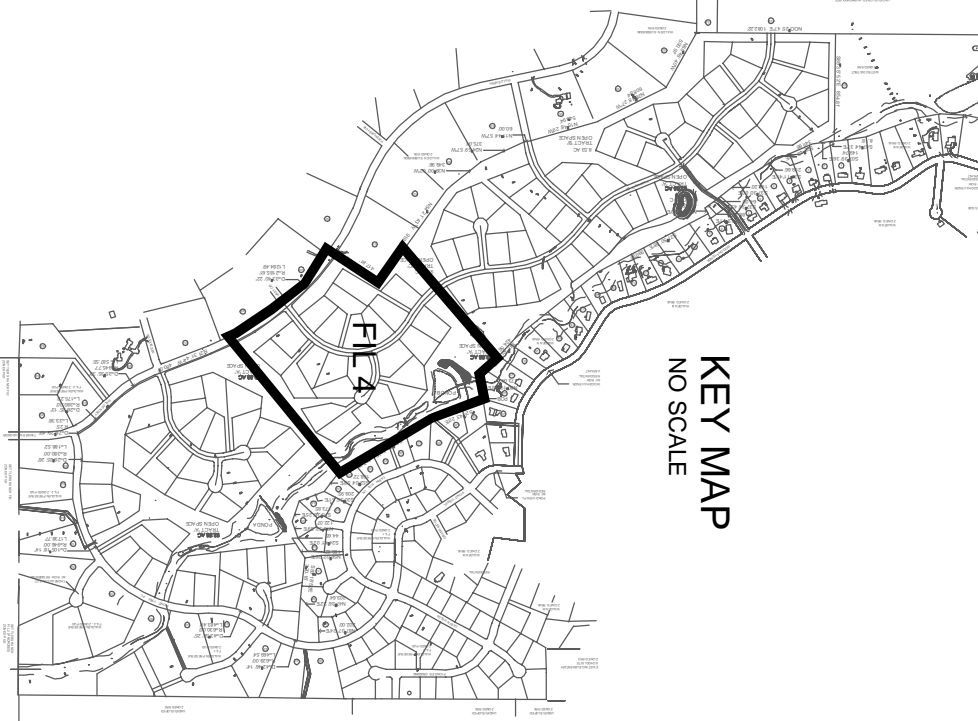
INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC.  
NO ADDITIONAL EASEMENT REQUIRED  
INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.

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.



Easement shown is 60' wide. Revise to 30' wide split between the lot lines. It appears the intent was to provide a common access between lots 8 & 9.  
Update the callout to identify as a common access. A maintenance agreement will be required with the final plat.  
Similar comment applies to Fil 4, Lots 28 & 3, and Lots 12 & 13.



<b>LRA</b>	
LAND RESOURCE ASSOCIATES 3500 SOUTH PARKWAY CHERRY PARK, CO 80699 719-684-2288	
SHEET TITLE: FILING NO. 4	
ISSUED FOR: COUNTY REVIEW	DATE: AUG 10, 2018
PROJECT NUMBER:	DRAWN BY: DJJ
COMPUTER FILE:	CHECKED BY:
DATE:	DATE:
SEP 14, 2018	
SHEET NUMBER: 2 OF SIX	
PUD FILE NO.:	



POND C  
OWNED AND MAINTAINED  
OR PROPERTY OWNERS ASSOC.

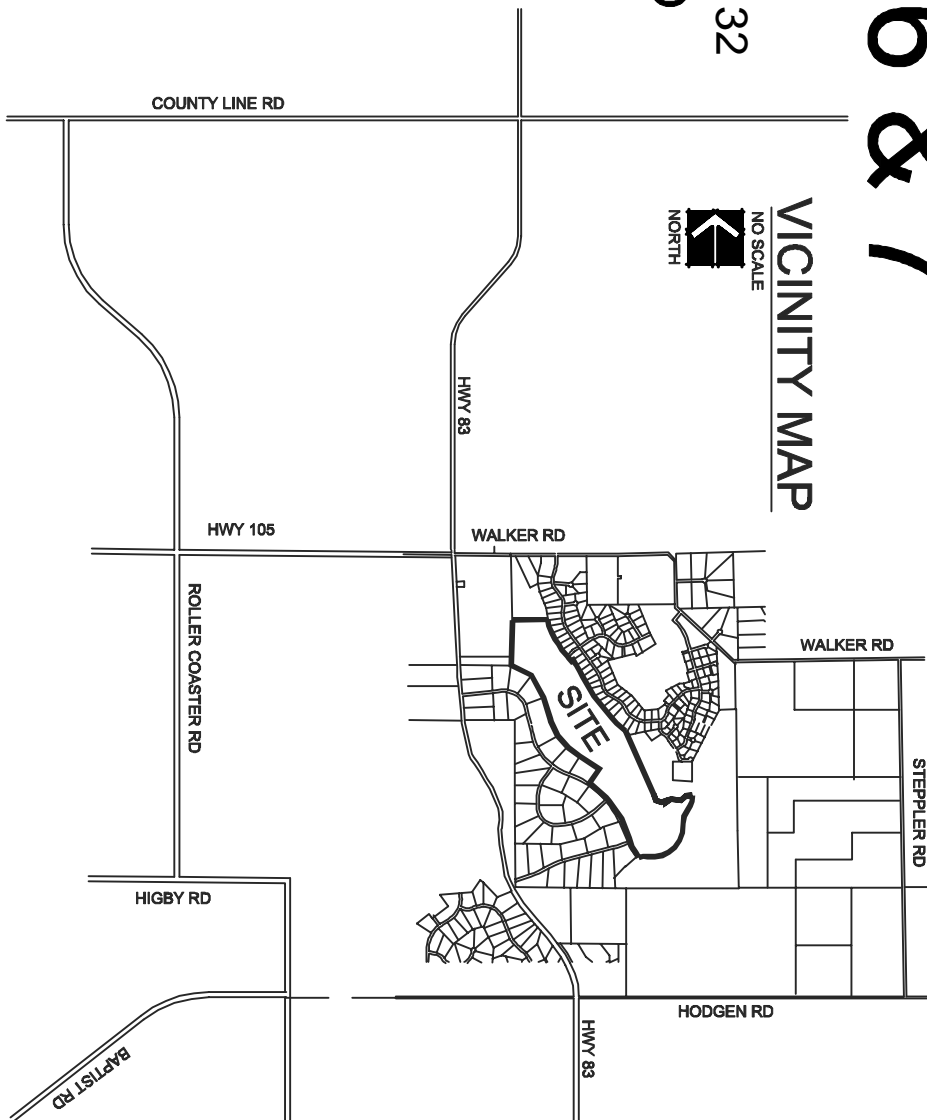
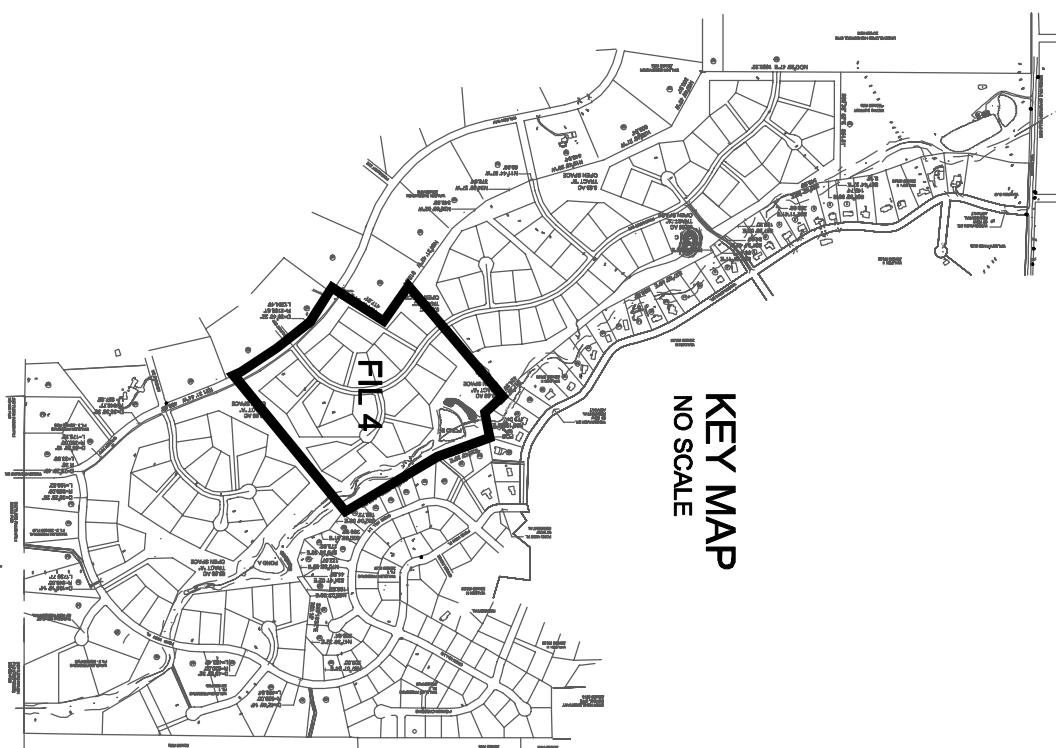
WALDEN III  
FIL 3  
ZONED RRO.5

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

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

TRACT A - 32.34 AC  
TO BE OWNED AND MAINTAINED BY  
METRO DISTRICT OR PROPERTY  
OWNERS ASSOCIATION.

WOODHAVEN DRIVE  
60 ROW RURAL RESIDENTIAL  
ASPHALT SURFACED



STANDARD BLUG SETBACKS  
FRONT 25'  
SIDE 15'  
REAR 25'  
STANDARD UTILITY & DRAINAGE EASEMENTS  
FRONT 15'  
SIDE 10'  
REAR 10'  
\* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

INDICATES CULVERT

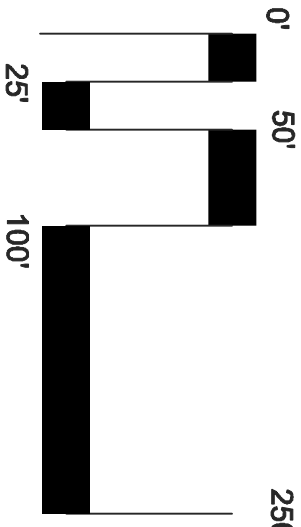
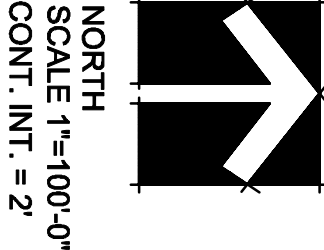
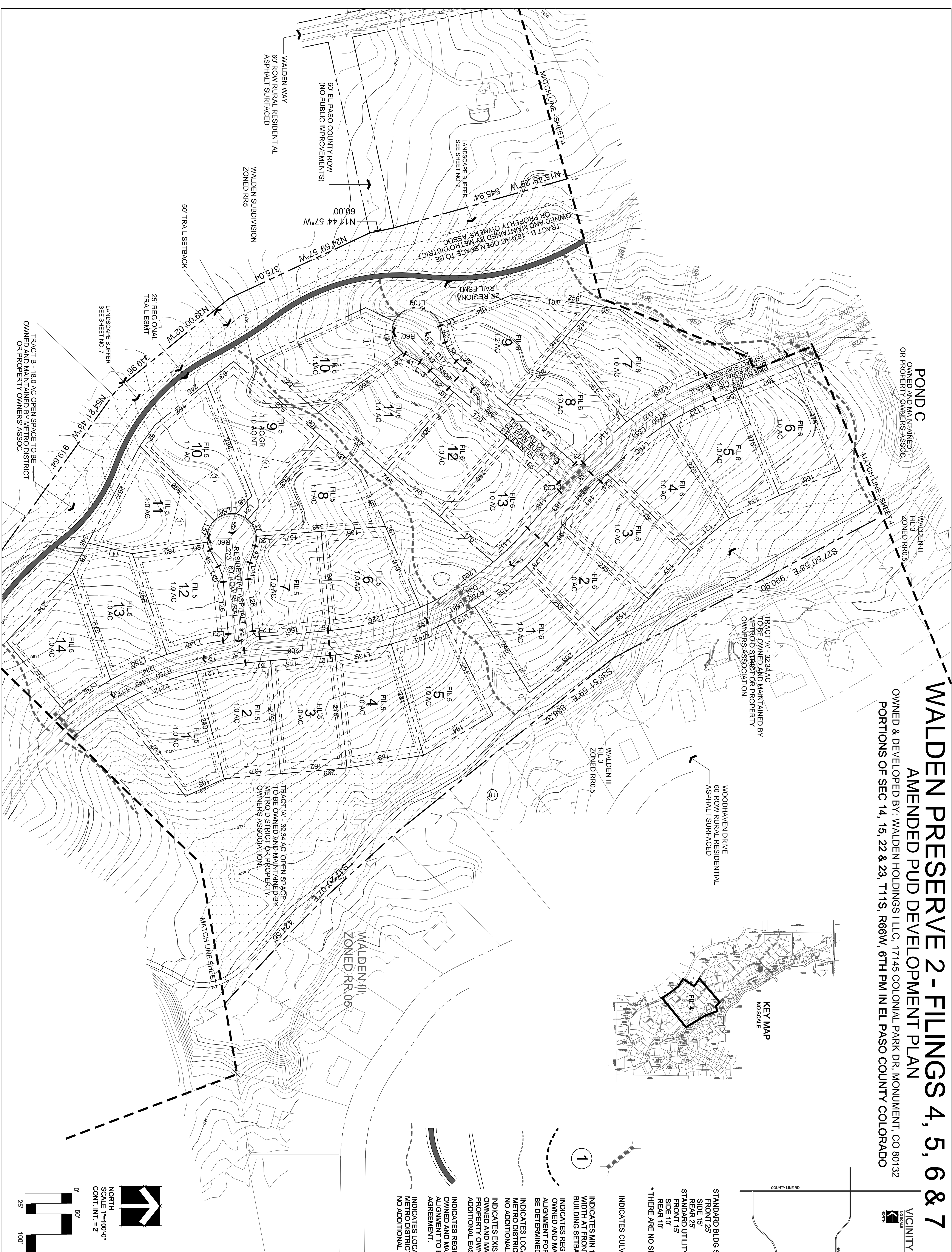
INDICATES MIN 150' LOT  
WIDTH AT FRONT YARD  
BUILDING SETBACK

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT  
OWNED AND MAINTAINED BY COUNTY PARKS. FINAL  
ALIGNMENT FOR TRAIL NOT ADJOINING PROPERTY LINE 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 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.



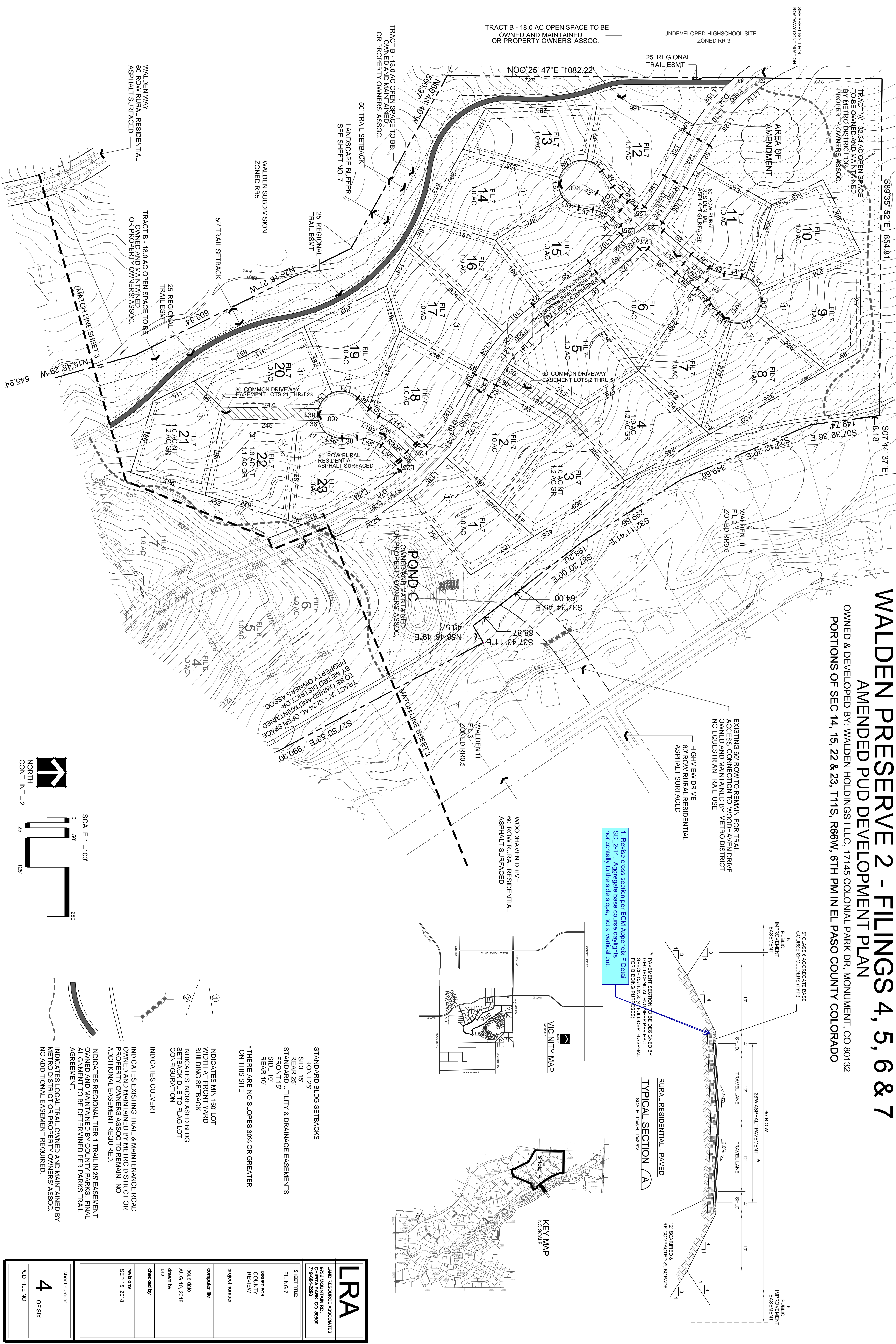
LRA	
LAND RESOURCE ASSOCIATES 8726 MOUNTAIN RD CHRYSLER PARK, CO 80669 719.597.4289	
SHEET TITLE:	FIL 5 & 6
ISSUED FOR:	COUNTY
REVIEW:	REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	AUG 10, 2018
DRAWN BY:	PS
CHECKED BY:	
REVISIONS:	SEP 15, 2018
SHEET NUMBER:	3 OF SIX
PCD FILE NO.:	



# 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



EXISTING 60' ROW TO REMAIN FOR TRAIL ACCESS CONNECTION TO WOODHAVEN DRIVE OWNED AND MAINTAINED BY METRO DISTRICT NO EQUESTRIAN TRAIL USE

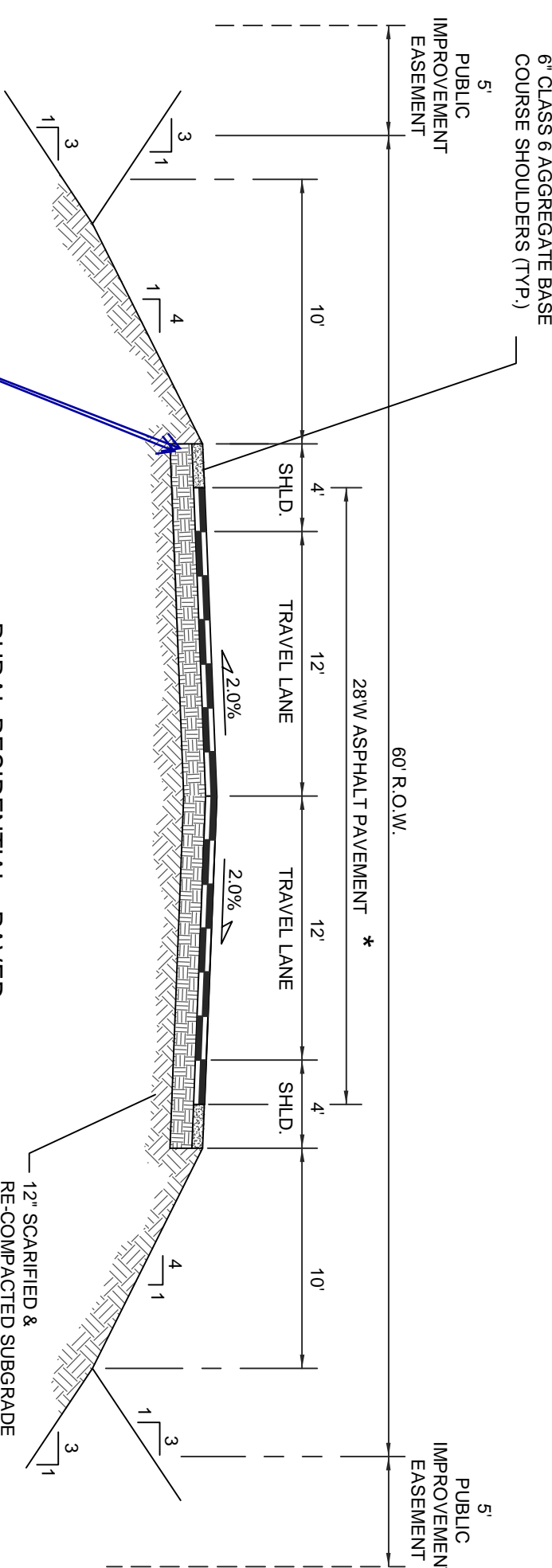
HIGHVIEW DRIVE  
60' ROW RURAL RESIDENTIAL  
ASPHALT SURFACED

WOODHAVEN DRIVE  
60' ROW RURAL RESIDENTIAL  
ASPHALT SURFACED

1. Revise cross section per ECM Appendix F Detail SD 2-11. Aggregate base course daylight horizontally to the side slope, not a vertical cut.

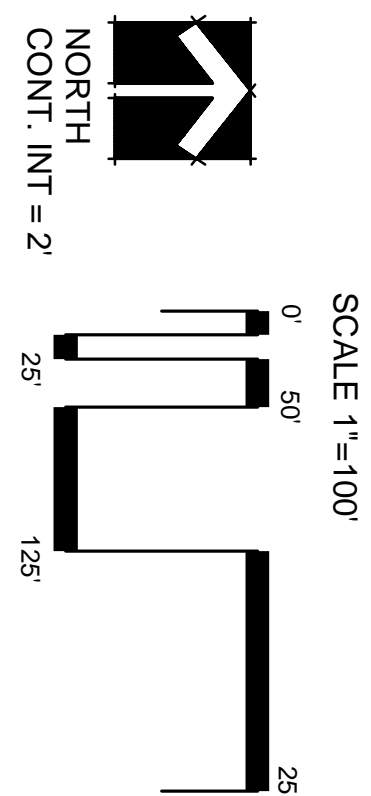
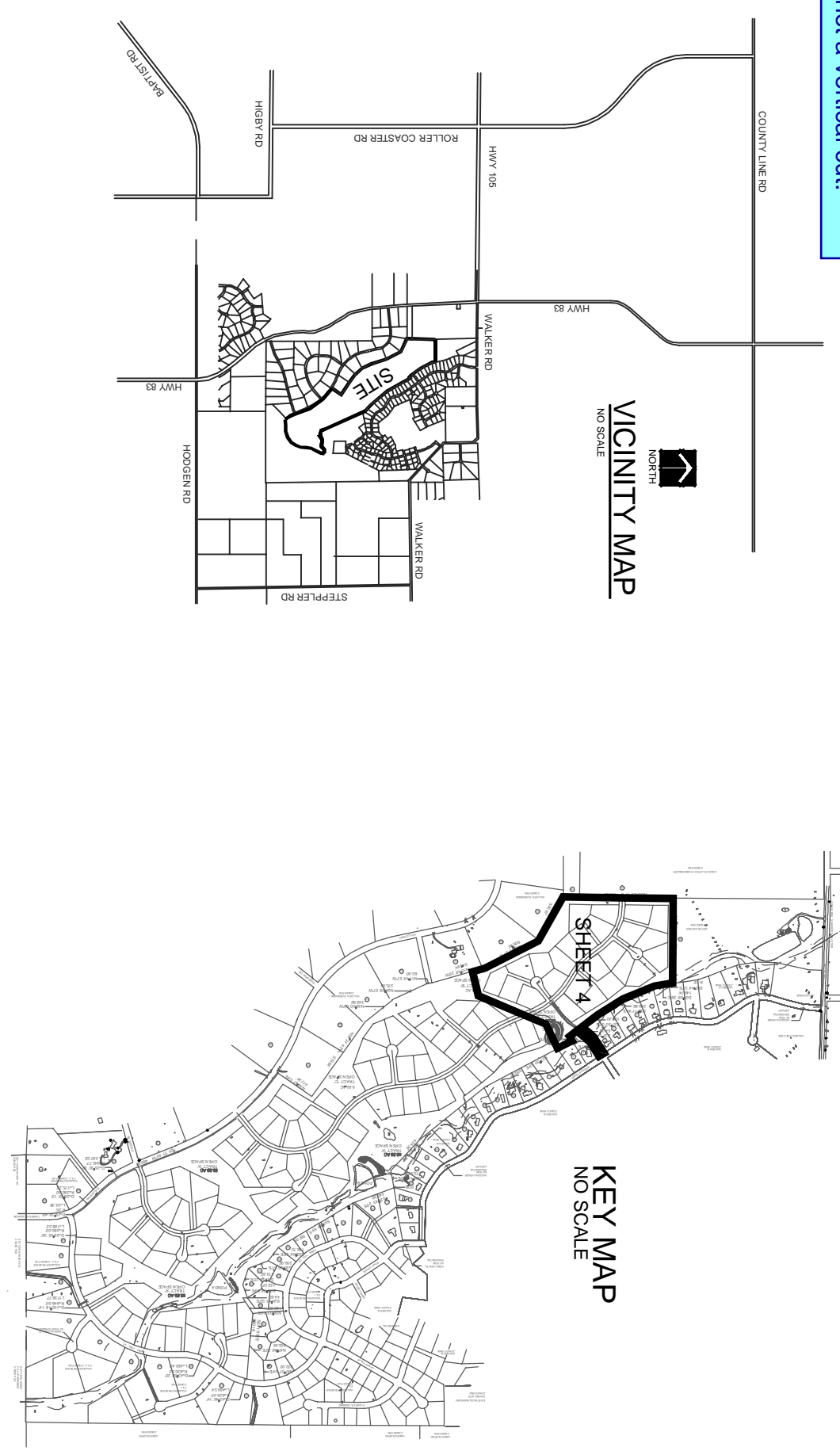
\* PAYMENT SECTION 22 BE DESIGNED BY GEOTECHNICAL ENGINEERS PER EPC SPECIFICATIONS (AT FULL DEPTH ASPHALT FOR BIDDING PURPOSES)

RURAL RESIDENTIAL - PAVED  
TYPICAL SECTION A  
SCALE: 1"=50', 1"=2.50'



VICINITY MAP  
NO SCALE

KEY MAP  
NO SCALE



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

- INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
- INDICATES INCREASED BLDG SETBACK DUE TO FLAG LOT CONFIGURATION
- INDICATES CULVERT
- 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.

<b>LRA</b>	
LAND RESOURCE ASSOCIATES 8728 MOUNTAIN RD CHAPARRAL PARK, CO 80869 718.897.4288	
SHEET TITLE: FILING 7	ISSUED FOR: COUNTY REVIEW
PROJECT NUMBER	COMPUTER FILE
ISSUE DATE: AUG 10, 2018	DESIGNED BY: PS
CHECKED BY:	REVISIONS: SEP 15, 2018
SHEET NUMBER <b>4</b> OF SIX	
PUD FILE NO.	

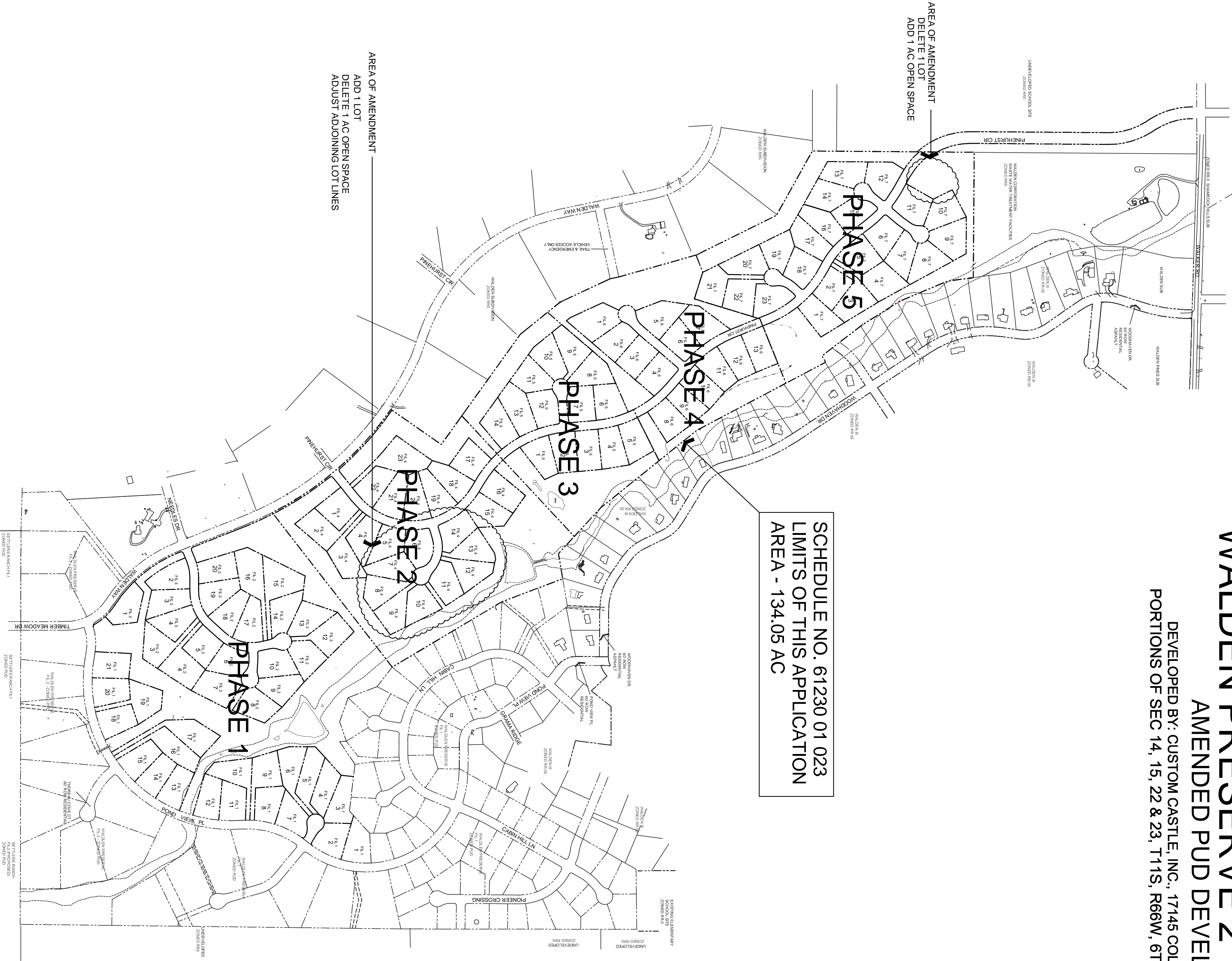


WALDEN PRESERVE 2 FILINGS 4, 5, 6 & 7

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

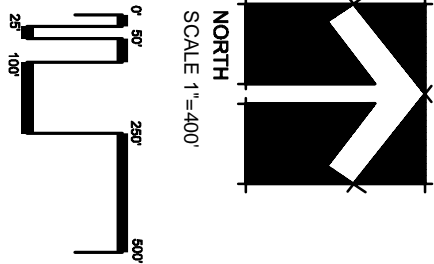


PHASING DATA			
PHASE NO.	FILING NO	NO. LOTS	OPEN SPACE AREA (AC)
1	1,2,3	43	21.99
2	4	23	73.77
3	5	14	5
4	6	13	135.05
5	7	23	
TOTAL			116
			72.33
			208.82

Staff recommends adding a note that will allow for the phasing to be dependent upon the market. This will allow you to make slight alterations to the phasing without having to amend the PUD

- PHASING NOTES
1. THE TOTAL NUMBER OF LOTS CANNOT EXCEED 66 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 66.
  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 FILINGS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- 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. 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.



LRA

LAND RESOURCE ASSOCIATES  
8738 MOUNTAIN RD.  
CHIEFA PARK, CO 80609  
719-684-2288

SHEET TITLE

PHASING PLAN

ISSUED FOR:

COUNTY REVIEW

PROJECT NUMBER

COMPUTER FILE

ISSUE DATE

AUG 10, 2018

DRAWN BY

DFJ

CHECKED BY

REVISE DATE

SEP 14, 2018

SHEET NUMBER

5 OF SIX

PUD FILE NO.



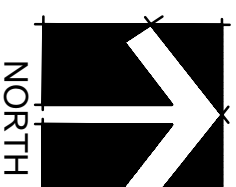
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132  
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

1. THE APPLICANT HAS REQUESTED A MODIFICATION TO THE PUD REQUIREMENTS RELATIVE TO LANDSCAPE REQUIREMENTS BETWEEN DIFFERING ZONES AS IDENTIFIED WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2. THE PUD MODIFICATION, IF APPROVED, WILL REQUIRE A TOTAL OF 131 TREES CALCULATED ON A BASIS OF 1 TREE PER 30' OF ZONE BOUNDARY.
2. ALL TREES TO BE:
  - PONDEROSA PINE (PINUS PONDEROSA)
  - 6' HT MIN.
  - SPADE DUE FROM WITHIN WADEN AREA
3. ALL GROUND SURFACES DISTRIBUTED DURING CONSTRUCTION TO BE RE-VEGETATED WITH EL PASO BLEND/ NATIVE GRASS SEED MIXTURE OR APPROVED EQUIV.
4. THE FINAL LOCATION OF INDIVIDUAL TREES MAY BE VARIED BY THE DEVELOPER UPON APPROVAL BY THE OWNER OF THE ADJACENT LOT IMMEDIATELY TO THE WEST. A LANDSCAPE PLAN DETAILING ANY PROPOSED MODIFICATIONS TO THIS PLAN WILL BE RECORDED WITH THE CORRESPONDING FINAL PLAT CREATING THE ADJACENT LOTS.
5. PLANTING AND MAINTENANCE SPECIFICATIONS PER EL PASO
6. COUNTY LAND DEVELOPMENT CODE LANDSCAPE REQUIREMENTS

SECTION 6.2.2.



SITE



SCALE 1"=100'-0"  
CONT.INT. = 2'

SCALE 1 = 100-0  
CONT.INT. = 2'

6  
OF SIX  
FILE NO.

PCD FILE NO.

# LRA

LAND RESOURCE ASSOCIATES  
9736 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-684-2298

**SHEET TITLE:**  
**POUD DEVELOPMENT PLAN**  
**LANDSCAPE BUFFER**

## COUNTY REVIEW

project number

Computer file

ISSUE DATE  
AUG 10 20

drawn by

1503

revisions  
CED 15 20

---

about number

○

9

PCD FILE #

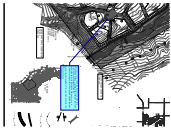
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# Markup Summary

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## dsdlaforce (2)

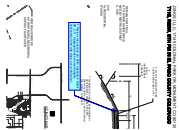
---



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 10/8/2018 2:32:47 PM  
**Color:** ■

Easement shown is 60' wide. Revise to 30' wide split between the lot lines. It appears the intent was to provide a common access between lots 8 & 9.  
Update the callout to identify as a common access. A maintenance agreement will be required with the final plat.

Similar comment applies to Fil 4, Lots 2& 3, and Lots 12 & 13.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdlaforce  
**Date:** 10/8/2018 2:34:44 PM  
**Color:** ■

1. Revise cross section per ECM Appendix F Detail SD\_2-11. Aggregate base course daylight horizontally to the side slope, not a vertical cut.

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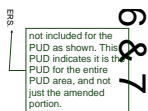
## dsdruiz (16)

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**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:00:37 PM  
**Color:** ■

area included in change.



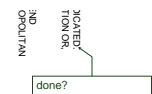
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:05:01 PM  
**Color:** ■

not included for the PUD as shown. This PUD indicates it is the PUD for the entire PUD area, and not just the amended portion.



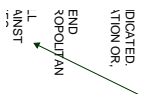
**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:07:24 PM  
**Color:** ■

Is this a carry over from the last PUD? Homes are constructed and lots are platted.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:07:59 PM  
**Color:** ■

done?



**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:08:30 PM  
**Color:** ■



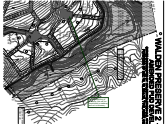
**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:23:14 PM  
**Color:** ■

please add the land use per the zoning checklist.

Add PCD File #

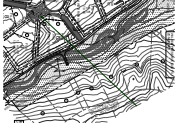
**Subject:** PCD File #  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:26:23 PM  
**Color:** ■

Add PCD File #

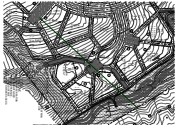


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:33:08 PM  
**Color:** ■

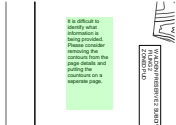
per our definition of driveway, this will be considered a roadway and not a driveway.



**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:33:48 PM  
**Color:** ■

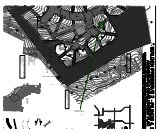


**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:37:33 PM  
**Color:** ■



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:40:17 PM  
**Color:** ■

It is difficult to identify what information is being provided. Please consider removing the contours from the page details and putting the countours on a seperate page.



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/16/2018 1:41:04 PM  
**Color:** ■

what are these various line items?



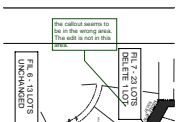
**Subject:** Cloud+  
**Page Label:** 5  
**Author:** dsdruiz  
**Date:** 10/16/2018 12:31:55 PM  
**Color:** ■

Staff recommends adding a note that will allow for the phasing to be dependent upon the market. This will allow you to make slight alterations to the phasing without having to amend the PUD



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 12:55:49 PM  
**Color:** ■

much of the detail that was on the 2016 PUD has been lost with the dark hatching when viewing the PDF and not zooming in. Please consider a lighter hatching.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/16/2018 12:57:42 PM  
**Color:** ■

the callout seems to be in the wrong area. The edit is not in this area.





Please cloud all areas being amended. There is no need to callout areas that are to remain the same.

**Subject:** Text Box

**Page Label:** 1

**Author:** dsdruiz

**Date:** 10/16/2018 12:59:04 PM

**Color:**

Please cloud all areas being amended. There is no need to callout areas that are to remain the same.