



# 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

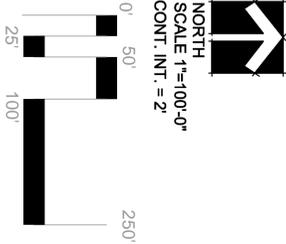


### FIL 4 DEVELOPMENT DATA

- 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 (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 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.
- 20' SANITARY SEWER EASEMENT
- ADJOINING PROPERTY OWNER (SEE SHEET 2 - SCHEDULE)



NO.	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING USE	LAND
1	6123002008	Nuria Goodman	3645 Pinehurst Cir, Colo Spgs, CO 80906-1330	RR-5	SFR
2	6123001006	Rachel & Martin Stacey	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5	SFR
3	6123001004	David & Sandra Worley	17255 Walden Way, Colo Spgs, CO 80906-1328	RR-5	SFR
4	6115000004	William & Debra Worley	17255 Walden Way, Colo Spgs, CO 80906-1328	RR-5	SFR
5	6115000003	Mike & Elaine Humpres	1253 E. Madison St, Colo Spgs, CO 80907-7139	RR-5	SFR
6	6115000002	Dennis & Amy Damppner	17785 Walden Way, Colo Spgs, CO 80906-1377	RR-5	SFR
7	6115001004	LOCKED BY ASSESSOR		RR-5	SFR
8	6115001004	LOCKED BY ASSESSOR		RR-5	SFR
9	6115001004	LOCKED BY ASSESSOR		RR-5	SFR
10	6100000112	Shawn & Craig Levi	17875 Walden Way, Colo Spgs, CO 80906-1379	RR-5	SFR
11	6100000112	Randy & Lucia Arvren	P.O. Box 281, Precinct Grove, UT 84402-0281	RR-5	SFR
12	6115000008	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5	1
13	6115000008	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5	1
14	6115000008	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5	1
15	6115000008	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5	1
16	6115000009	Derrick Kadyk	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
17	6115000011	Jean & Kelly Callaway	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
18	6115000011	Jeffrey & Jennifer Callaway	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
19	6115000012	Scott & Carol Pogue	18140 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
20	6115000013	Thomas & Debbie Fisher	18120 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
21	6115000014	Christopher & Jessica Overnes	18110 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5	SFR
22	6115000002	Dave	18080 Woodhaven Dr, Colo Spgs, CO 80906-1344	RR-0.5	SFR
23	6115000002	Renee O'Leary	18080 Woodhaven Dr, Colo Spgs, CO 80906-1344	RR-0.5	SFR
24	6115000004	Chakras Family Revoc Living Trust	18040 Woodhaven Dr, Colo Spgs, CO 80906-1344	RR-0.5	SFR
25	6115000004	Derrick & Karl Sanders	18020 Woodhaven Dr, Colo Spgs, CO 80906-1344	RR-0.5	SFR
26	6115000005	Aranya Verne	17880 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
27	6115000007	Benson Family Revoc Living Trust	17770 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
28	6115000007	Kevin & Chantel Hackett	17770 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
29	6115000009	Daniel & Aterone Beck	17820 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
30	6115000009	Daniel & Aterone Beck	17820 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
31	6115000010	Delaney & Cara Wead	17820 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
32	6115000012	Delaney & Cara Wead	17820 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
33	6115000012	Delaney & Cara Wead	17820 Woodhaven Dr, Colo Spgs, CO 80906-1346	RR-0.5	SFR
34	6115000017	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
35	6115000017	Ryan & Keaton Lacey	17780 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
36	6115000004	Steven Gummer & Kerri Headlee	17770 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
37	6115000005	Cindy Harwood	17770 Woodhaven Dr, Colo Spgs, CO 80906-1340	RR-0.5	SFR
38	6115000009	Brian & Cynthia Lockhart	17688 Cabin Hill Ln, Colo Spgs, CO 80906-1450	PUD	SFR
39	6115000010	Robert Walters	17688 Cabin Hill Ln, Colo Spgs, CO 80906-1450	PUD	SFR
40	6115000012	Gary & Melissa Malo	17656 Cabin Hill Ln, Colo Spgs, CO 80906-1450	PUD	SFR
41	6115000013	Matthew & La Verne Curver	P.O. Box 888, Monument, CO 80132-0888	PUD	SFR
42	6115000014	Eric & Kristin Oppinger	17632 Palmer Lake, CO 80132-0888	PUD	SFR
43	6115000015	Eric & Kristin Oppinger	17632 Palmer Lake, CO 80132-0888	PUD	SFR
44	6115000015	Eric & Kristin Oppinger	17632 Palmer Lake, CO 80132-0888	PUD	SFR
45	6115000015	Eric & Kristin Oppinger	17632 Palmer Lake, CO 80132-0888	PUD	SFR
46	6123001001	Max & Lanielle Lutz	17524 Cabin Hill Ln, Colo Spgs, CO 80906-1450	PUD	SFR
47	6123001007	Custom Cables Building Co Inc	1728 Scarborough Ct, Monument, CO 80132	PUD	SFR
48	6115000015	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	PUD	2

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

SHEET TITLE: FILING NO. 4  
ISSUED FOR: COUNTY REVIEW  
PROJECT NUMBER: 2 OF SIX

DATE: SEP 14, 2018  
REVISED: NOV 23, 2018  
DATE: FEB 21, 2019

PROJECT: WALDEN PRESERVE 2 SUBDIVISION ZONED PUD

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

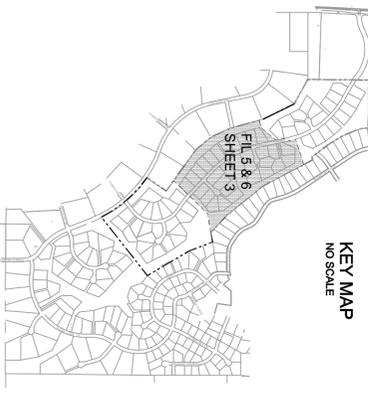
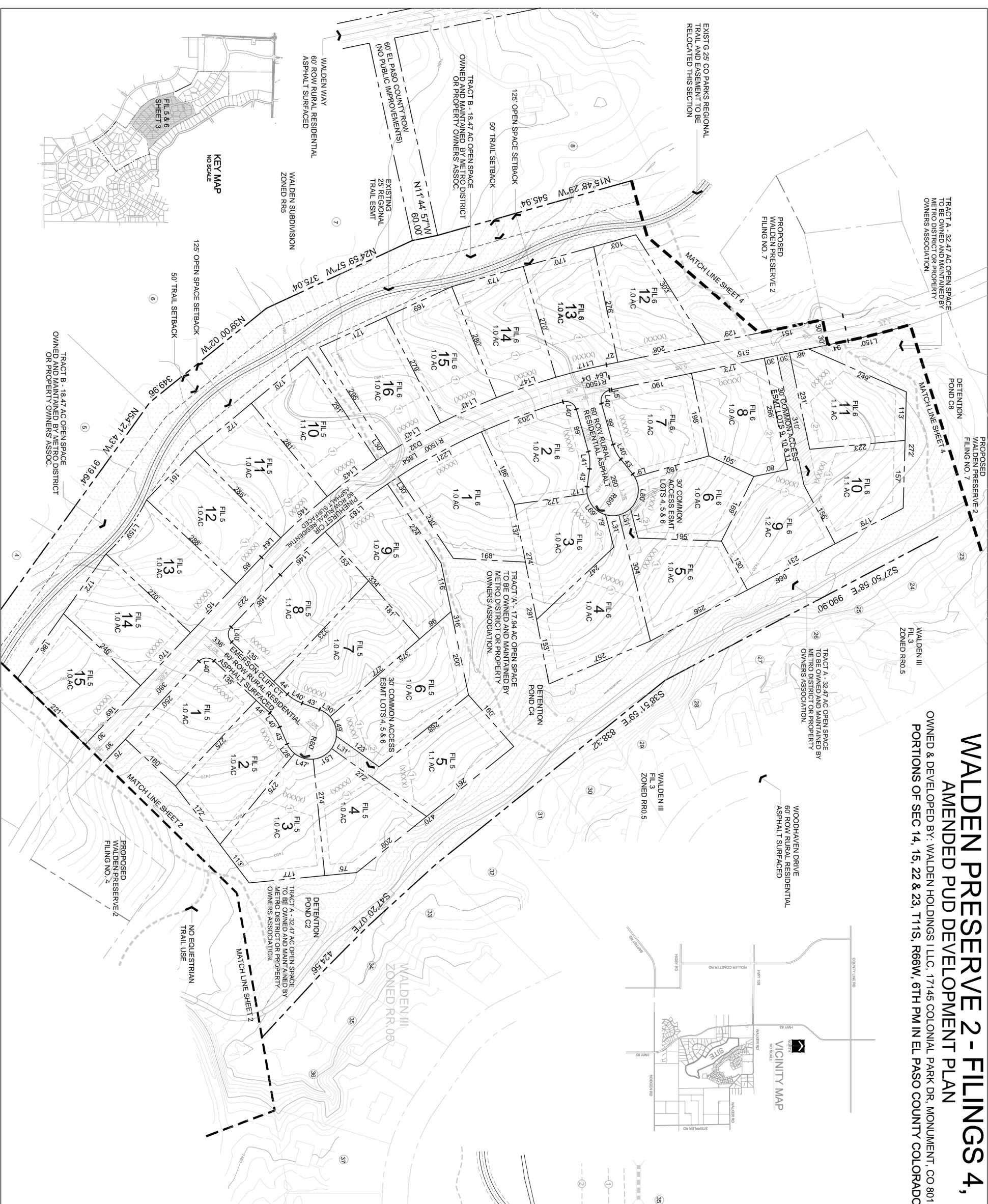
PROJECT NUMBER: 2 OF SIX

PROJECT FILE NO: PUD-18-007

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

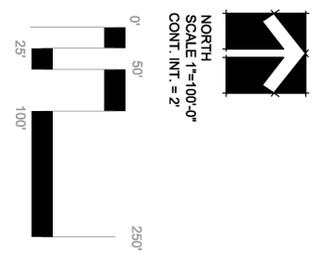
## AMENDED PUD DEVELOPMENT PLAN

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.

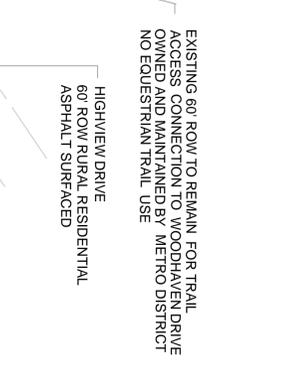
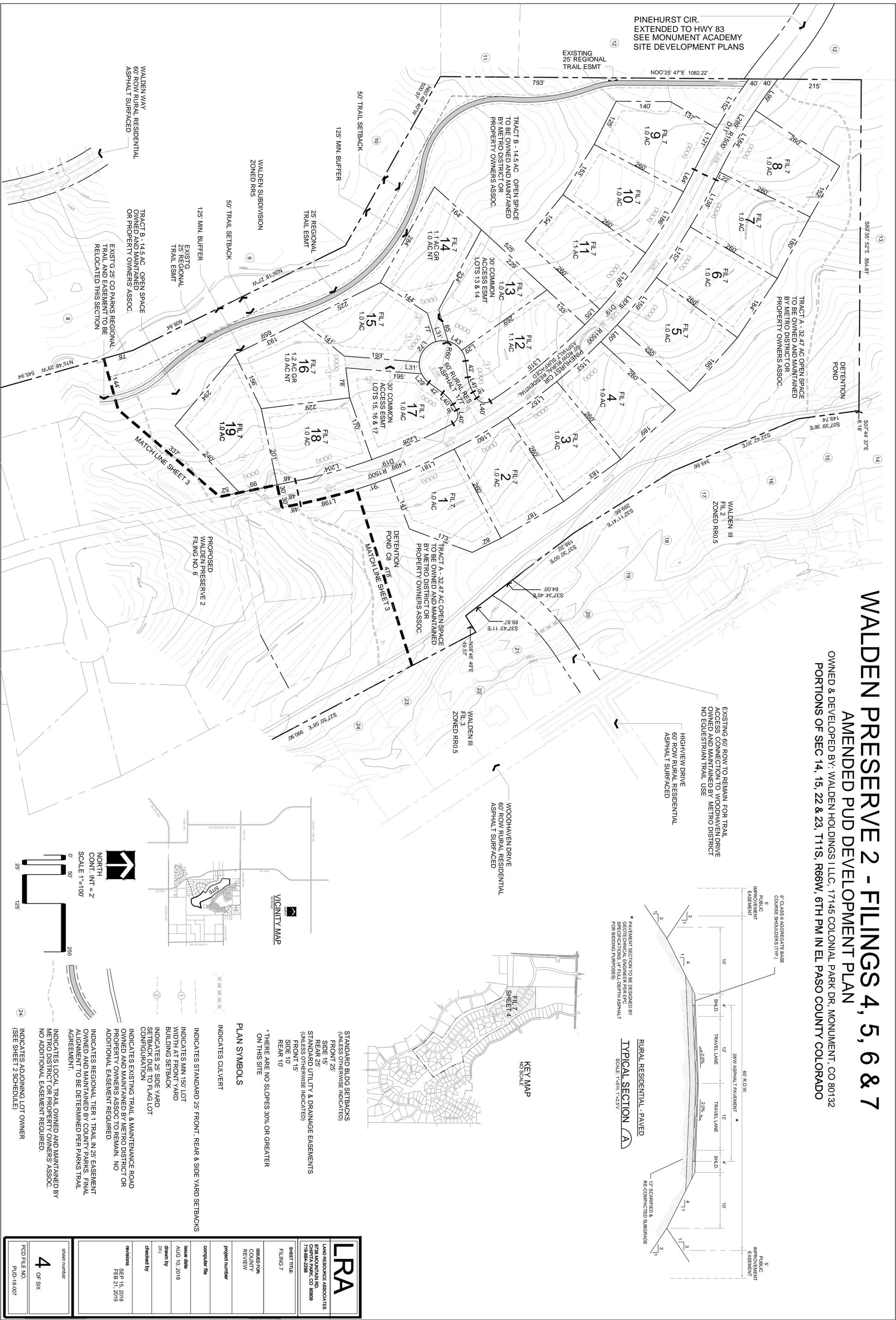


<b>LRA</b>	
LAND RESOURCE ASSOCIATES 9736 MOUNTAIN RD CHERRY PARK, CO 80809 719-684-2288	
SHEET TITLE: FIL 5 & 6	ISSUED FOR: COUNTY REVIEW
PROJECT NUMBER	COMPUTER FILE
ISSUE DATE AUG 10, 2018	DRAWN BY DRJ
CHECKED BY	REVISIONS SEP 15, 2018 FEB 21, 2019
SHEET NUMBER 3 OF SIX	PCDD FILE NO. PUD-18-007

# WALDEN PRESERVE 2 - FILLINGS 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



\* PAYMENT SECTION TO BE DESIGNED BY SELECTIONS OF BIDDING PERMIT ASPHALT FOR BIDDING PURPOSES)



**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 (SEE SHEET 2 SCHEDULE)

**VICINITY MAP**

**NORTH**  
 CONT. INT = 2  
 SCALE 1"=100'

**PCDD FILE NO.**  
 PUD-18-007

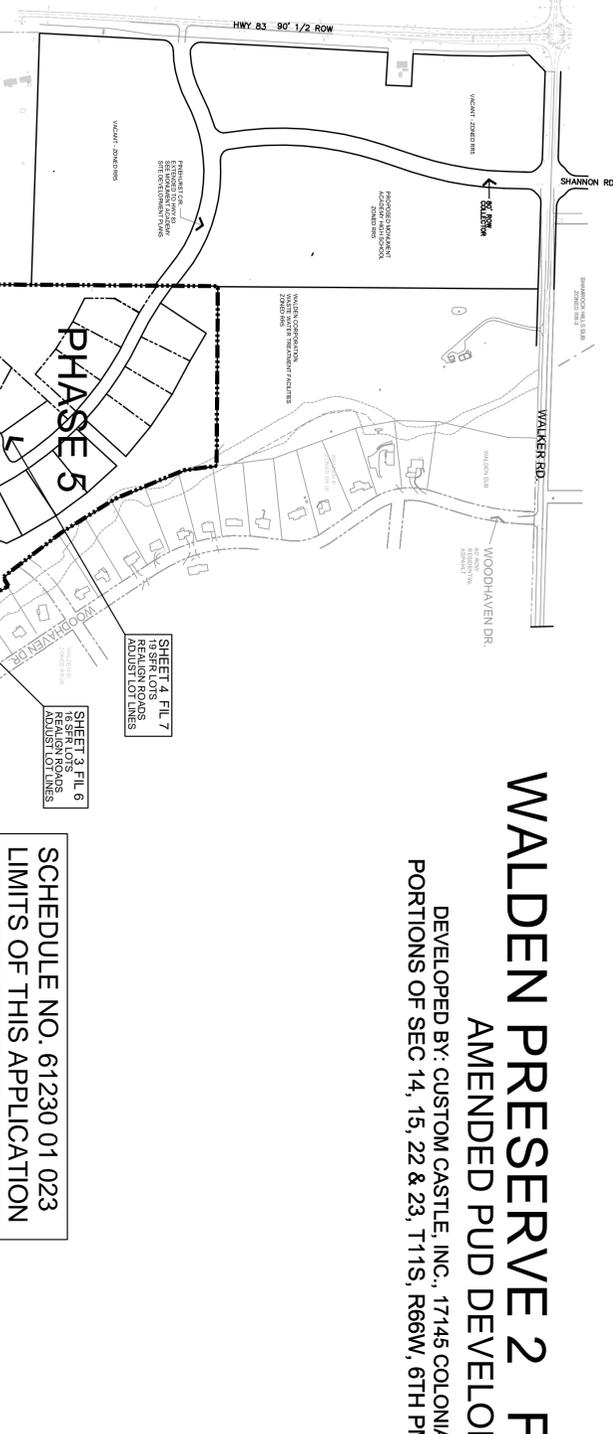
**4**  
 OF SIX

<b>LRA</b>	LAND RESOURCE ASSOCIATES 9736 MOUNTAIN RD CHITPA PARK, CO 80809 719-694-2288
<b>SHEET TITLE</b>	FILING 7
<b>ISSUED FOR COUNTY REVIEW</b>	
<b>PROJECT NUMBER</b>	
<b>COMPILED FILE</b>	
<b>ISSUE DATE</b>	AUG 10, 2018
<b>DRAWN BY</b>	DFJ
<b>CHECKED BY</b>	
<b>REVISIONS</b>	SEP 15, 2018 FEB 21, 2019
<b>SHEET NUMBER</b>	4 OF SIX

# 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**

SHEET 4 FIL 7  
14 LOTS  
REALIGN ROADS  
ADJUST LOT LINES

SHEET 3 FIL 6  
15 LOTS  
REALIGN ROADS  
ADJUST LOT LINES

SHEET 3 FIL 5  
16 LOTS  
REALIGN ROADS  
ADJUST LOT LINES

SHEET 2 FIL 4  
23 LOTS  
ADJUST LOT LINES

NOT INCLUDED IN APPLICATION  
FIL 3 LOTS  
PLAN RECORDED  
PUBLIC IMPROVEMENTS COMPLETE

NOT INCLUDED IN APPLICATION  
FIL 7 REVISIONS  
PLAN RECORDED  
PUBLIC IMPROVEMENTS COMPLETE

NOT INCLUDED IN APPLICATION  
FIL 1, 2 LOTS  
PLAN RECORDED  
PUBLIC IMPROVEMENTS COMPLETE

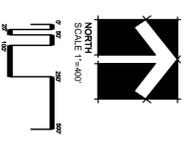
PHASING DATA				
PHASE NO.	FILING NO	NO. LOTS	OPEN SPACE AREA (AC)	TOTAL AREA (AC)
1	1,2,3	43	21.99	73.77
2	4	23		
3	5	15	50.94	9
4	6	16		
5	7	19		
		<b>TOTAL</b>	<b>116</b>	<b>72.93</b>
				<b>208.82</b>

**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 PHASING ORDER AND PHASING PLAN. PHASING PLAN 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 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 PROPERTY 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.

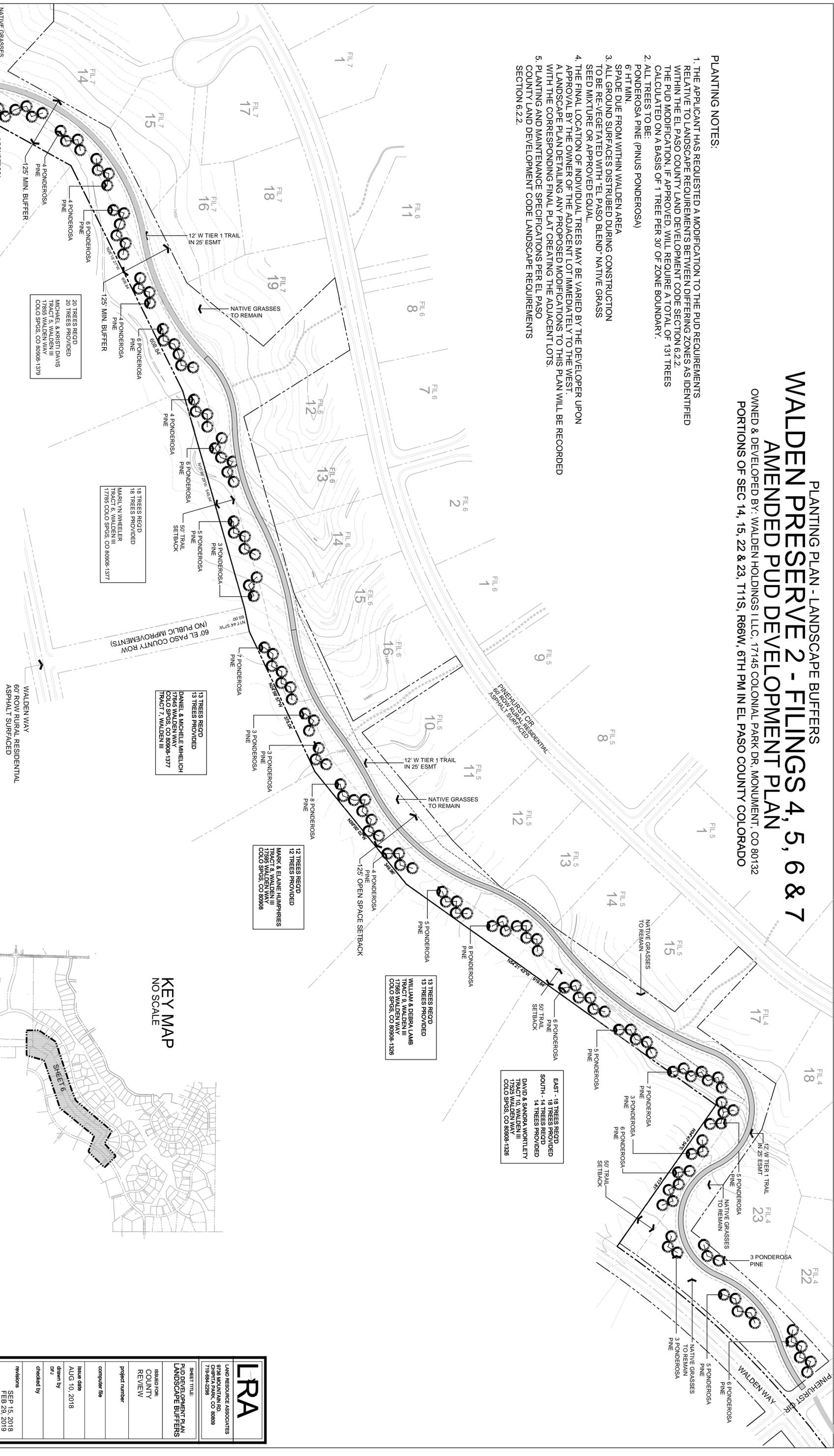


<b>LRA</b>	LAND RESOURCE ASSOCIATES 9798 MOUNTAIN RD. CHAPITA PARK, CO 80809 719-884-2288
SHEET TITLE	PHASING PLAN
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER	
COMPUTER FILE	
ISSUE DATE	AUG 10, 2018
DRAWN BY	DEJ
CHECKED BY	
REVISIONS	SEP 14, 2018 FEB 21, 2019
SHEET NUMBER	5 OF SIX
PCD FILE NO.	PUD-18-007

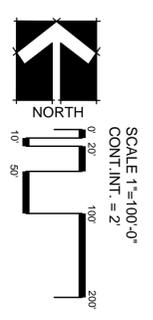
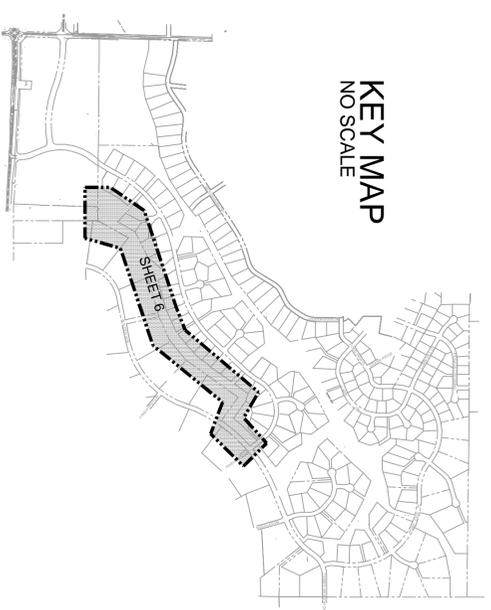
# PLANTING PLAN - LANDSCAPE BUFFERS WALDEN PRESERVE 2 - FILLINGS 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN

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

- PLANTING NOTES:**
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.
  3. ALL GROUND SURFACES DISTURBED DURING CONSTRUCTION TO BE RE-VEGETATED WITH - EL PASO BLEND- NATIVE GRASS SEED MIXTURE OR APPROVED EQUAL.
  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 COUNTY LAND DEVELOPMENT CODE LANDSCAPE REQUIREMENTS SECTION 6.2.2.



**KEY MAP**  
NO SCALE



	<b>LAND RESOURCE ASSOCIATES</b> 8738 MOUNTAIN RD. CHEYENNE PARK, CO 80909 719-644-2288
	SHEET TITLE: <b>PUD DEVELOPMENT PLAN                  LANDSCAPE BUFFERS</b>
ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER: computer file
ISSUE DATE: AUG 10, 2018	DRAWN BY: DSP
CHECKED BY:	REVISIONS: SEP 15, 2018 FEB 23, 2019
SHEET NUMBER: <b>6</b> OF SIX	PCD FILE NO. PUD-18-007