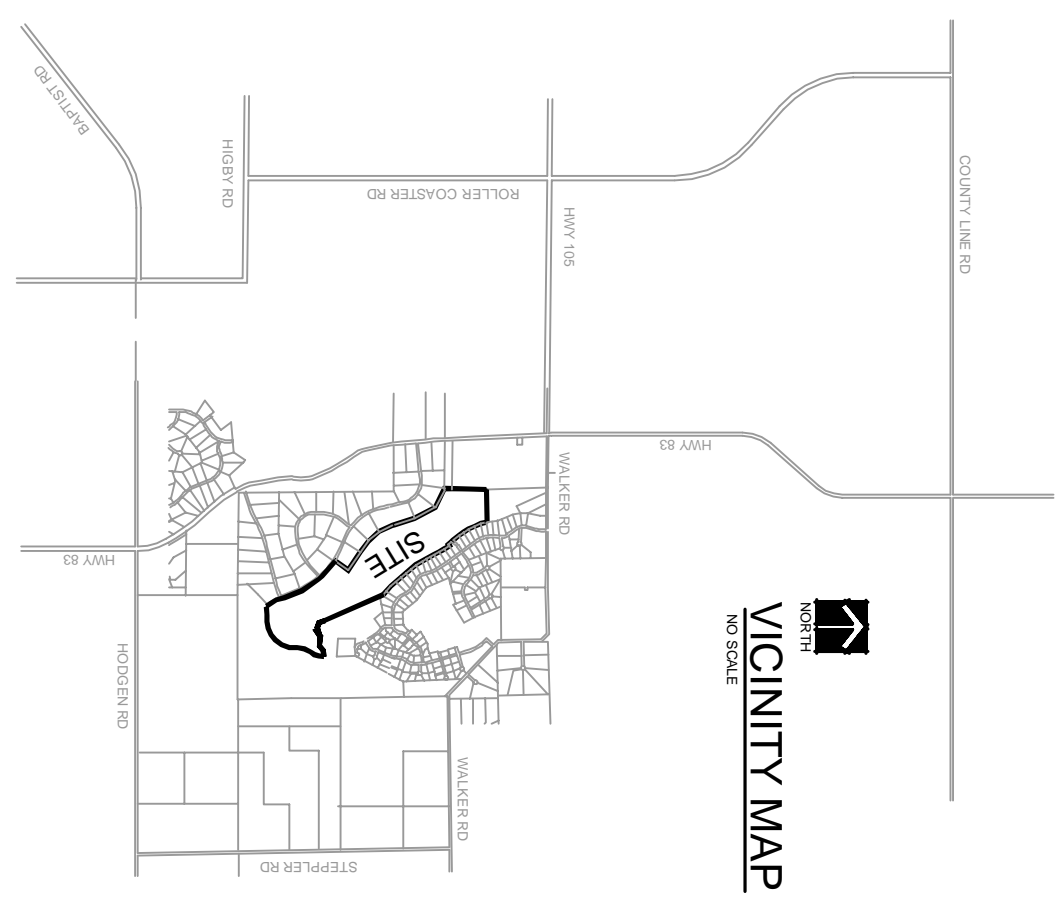
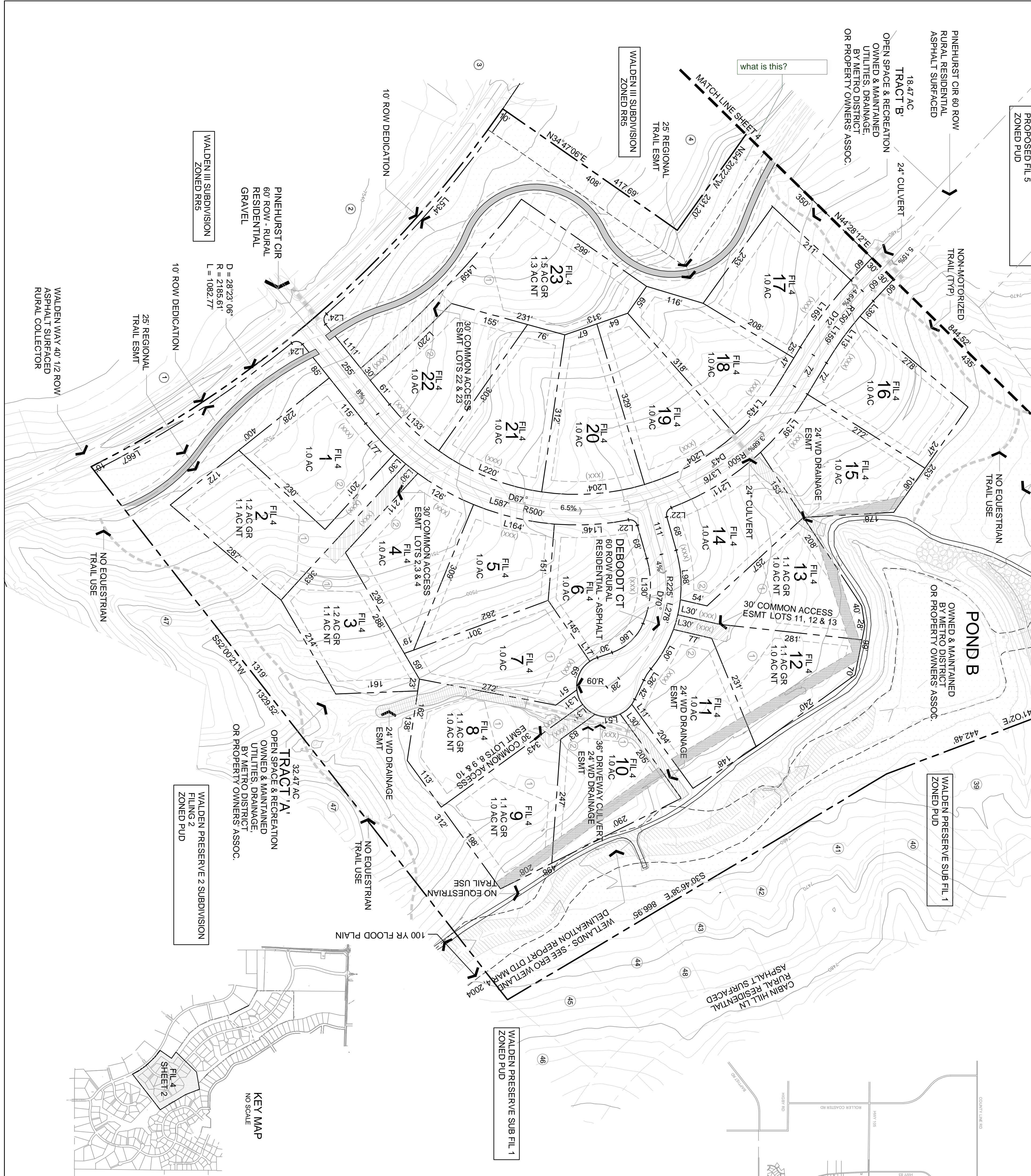


WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

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'

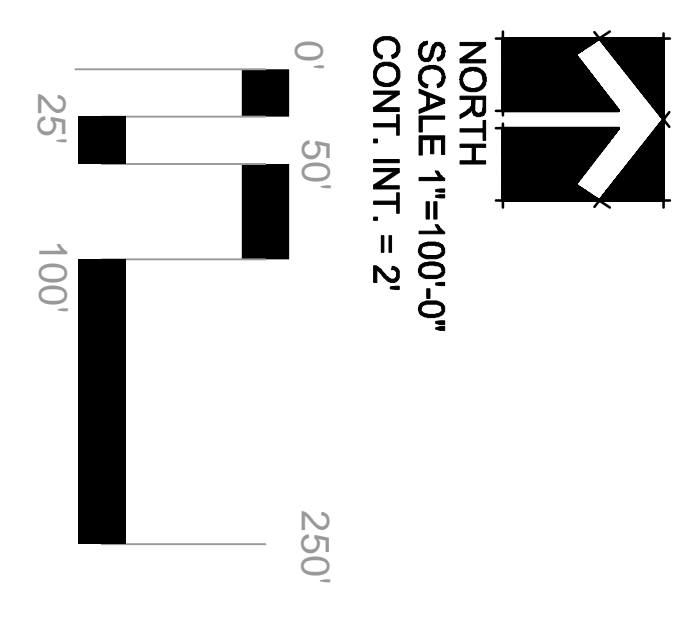
STANDARD UTILITY & DRAINAGE EASEMENTS
(UNLESS OTHERWISE INDICATED)
FRONT 15'
SIDE 10'
REAR 10'

* 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)

WALDEN PRESERVE 2 - FILINGS 4 THROUGH 7				
ADJOINING OWNERS LIST				
NO.	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING USE
1	6123002008	Marta Goodman	3645 Pinehurst Cir, Colo Spgs, CO 80906-1330	RR-5 SFR
2	6123001006	Rodhi & Laura Dorian	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
3	6123001005	David & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
4	6115003004	William & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
5	6115003003	William & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
6	6115003002	Maria & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
7	6115003001	William & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
8	6115001006	Daniel & Amy Dammer	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
9	6115001004	BLOCKED BY ASSESSOR		RR-5 SFR
10	6115001004	Susan & Craig Levi	17440 Walden Way, Colo Spgs, CO 80906-1326	RR-5 SFR
11	6115000012	Randy & Linda Mann	P.O. Box 281, Pleasant Grove, UT 84602-0281	RR-5 SFR
12	6115000006	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5 1
13	6115000005	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5 1
14	6115000004	Raymond Silva	18230 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
15	6115000003	Darick Kadyk	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
16	6115000002	Jason & Kelly Callaway	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
17	6115000001	Scott & Carol Pope	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
18	6115000012	Thomas & Debbie Robar	18120 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
19	6115000013	Christopher & Jessica Omeres	18110 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
20	6115000014	Daniel & Andrea Omeres	18110 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
21	6115000002	Daniel & Andrea Omeres	18110 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5 SFR
22	6115000003	Calvera Family Real Estate LLC	18020 Woodhaven Dr, Colo Spgs, CO 80906-1384	RR-0.5 SFR
23	6115000004	Darick & Karl Sanders	18020 Woodhaven Dr, Colo Spgs, CO 80906-1384	RR-0.5 SFR
24	6115000005	Ashtasia Verne	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
25	6115000006	Brennan Family Real Estate LLC	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
26	6115000007	Kevin & Chantel Hackel	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
27	6115000007	Daniel & Jerome Beck	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
28	6115000009	Daniel & Jerome Beck	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
29	6115000009	Daniel & Jerome Beck	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
30	6115000010	Daniel & Jerome Beck	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
31	6115000011	Daniel & Jerome Beck	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
32	6115000012	Samuel & Heather Sharp	17830 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
33	6115000016	Ryan & Karen Lakey	17830 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5 SFR
34	6115000017	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
35	6115000018	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
36	6115000019	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
37	6115000020	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
38	6115000021	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
39	6115000022	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
40	6115000023	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
41	6115000024	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
42	6115000025	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
43	6115000026	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
44	6115000027	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
45	6115000028	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
46	6115000029	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
47	6115000030	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
48	6115000031	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
49	6115000032	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
50	6115000033	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
51	6115000034	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
52	6115000035	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
53	6115000036	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
54	6115000037	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
55	6115000038	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
56	6115000039	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
57	6115000040	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
58	6115000041	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
59	6115000042	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
60	6115000043	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
61	6115000044	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
62	6115000045	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
63	6115000046	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
64	6115000047	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
65	6115000048	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
66	6115000049	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
67	6115000050	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
68	6115000051	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
69	6115000052	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
70	6115000053	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
71	6115000054	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
72	6115000055	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
73	6115000056	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
74	6115000057	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
75	6115000058	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
76	6115000059	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
77	6115000060	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
78	6115000061	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
79	6115000062	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
80	6115000063	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
81	6115000064	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
82	6115000065	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
83	6115000066	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
84	6115000067	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
85	6115000068	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
86	6115000069	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
87	6115000070	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
88	6115000071	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
89	6115000072	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
90	6115000073	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
91	6115000074	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
92	6115000075	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
93	6115000076	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
94	6115000077	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
95	6115000078	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
96	6115000079	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
97	6115000080	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
98	6115000081	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
99	6115000082	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR
100	6115000083	Blair & Cynthia Lochart	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5 SFR



LRA

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

SHEET TITLE
FILING NO. 4

ISSUED FOR:
COUNTY
REVIEW

PROJECT NUMBER

COMPUTER FILE

ISSUE DATE
AUG 10, 2018

DRAWN BY
DFJ

CHECKED BY

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

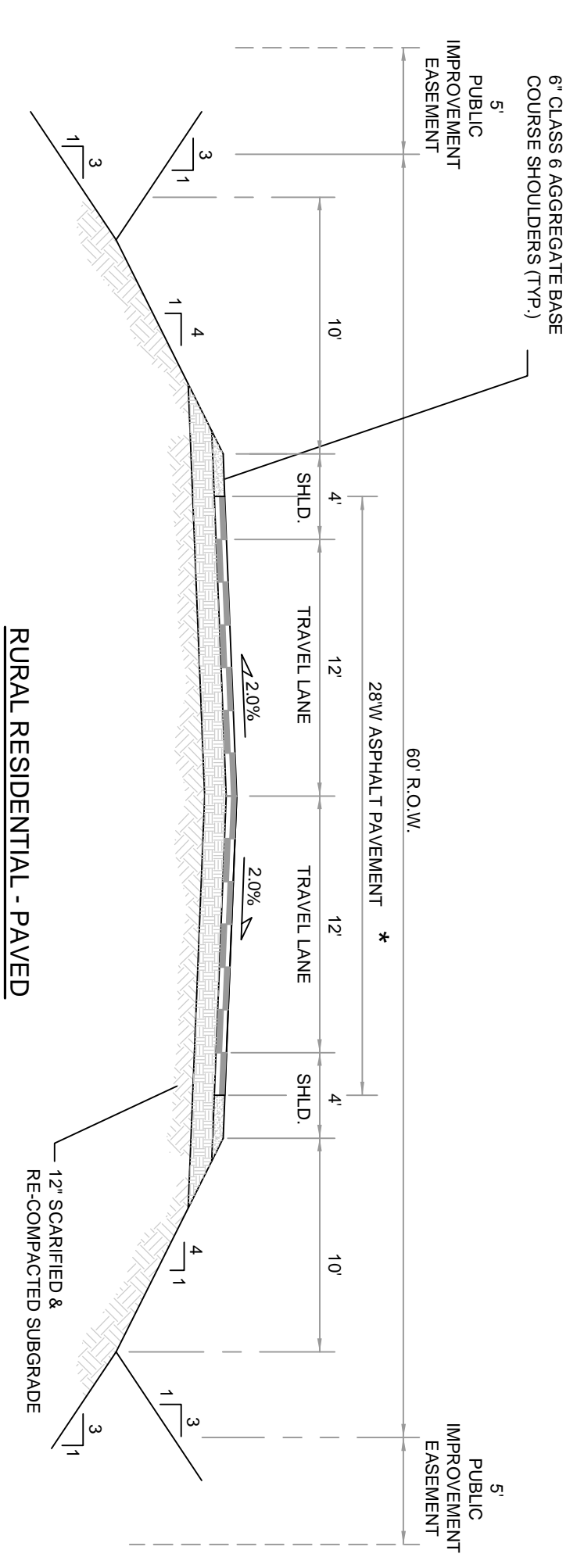
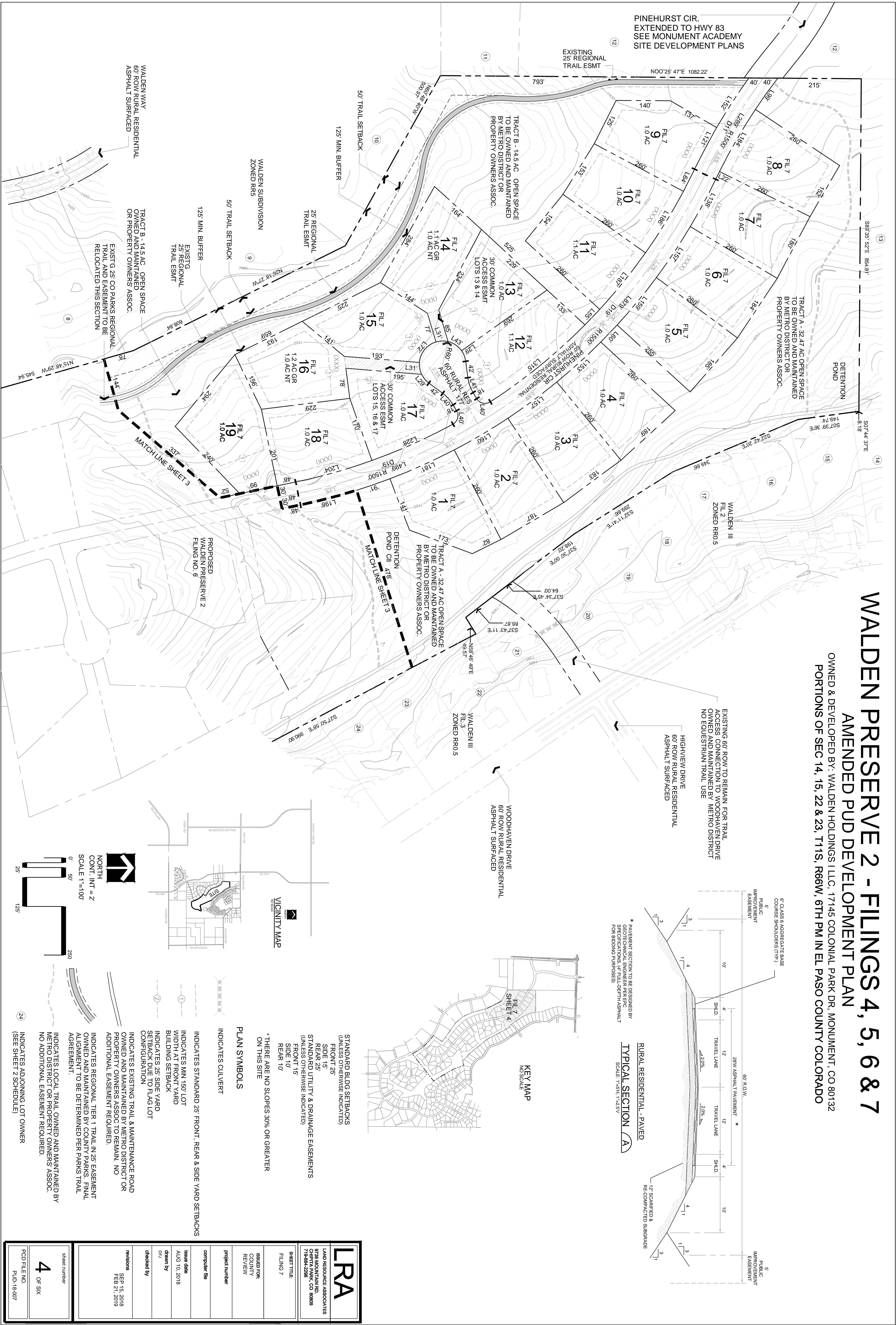
SHEET NUMBER
2 OF SIX

POC 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



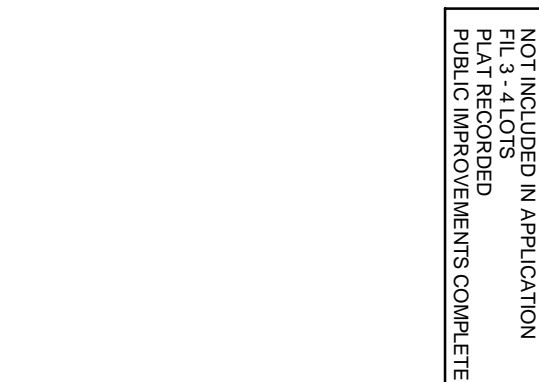
- STANDARD BLDG SETBACKS**
(UNLESS OTHERWISE INDICATED)
- FRONT 25'
 - REAR 25'
 - STANDARD UTILITY & DRAINAGE EASEMENTS (UNLESS OTHERWISE INDICATED)
 - FRONT 15'
 - REAR 10'
- * THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE**

- 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)

LRA	
LAND RESOURCE ASSOCIATES 9726 MOUNTAIN RD CHRYSA PARK, CO 80609 719-694-2298	
SHEET TITLE: FILING 7	
ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER
COMPILED FILE	ISSUE DATE AUG 10, 2018
DRAWN BY DPS	CHECKED BY
REVISIONS SEP 15, 2018 FEB 21, 2019	SHEET NUMBER 4 OF SIX
PUD FILE NO. PUD-18-007	

AMENDED PUD DEVELOPMENT PLAN

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



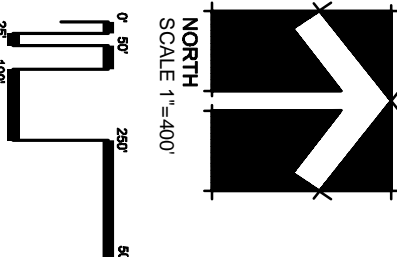
		PHASING DATA	
		PHASE NO.	FILING NO
1	2	NO. LOTS	
1	1.23		
2	4.23		
3	5		
4	6		
5	7		
TOTAL	116	72.93	208.82

PHASING NOTES

1. THE TOTAL NUMBER OF LOTS CANNOT EXCEED 60 UNITS, SUCH THAT THE PHASENRYTH PROJECT IS COMPLETED BETWEEN VALKER ROAD AND SUNDEN WAY, SEE BOXED AREA FOR CONDITIONS FOR THE DEVELOPMENT.
2. THE TOTAL NUMBER OF LOTS TO BE COMPLETED BY PHASE 4 WILL BRING THE TOTAL NUMBER OF PLANNED LOTS TO 66.
3. SEE PARKS LAND AGREEMENT FOR PHYSICNG REQUIREMENTS RELATED TO THE DEDICATION OF THE REGIONAL TRAIL EASEMENT AND CONSTRUCTION OF THE TIER ONE REGIONAL TRAIL.
4. THE ITEMING RELATED TO THE CONSTRUCTION OF INDIVIDUAL PHASES WILL DEPEND UPON MARKET FORCES AND ACTUAL ABSORPTION RATES EXPERIENCED.
5. A PHASE ONE, INCLUDING PHASINS 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 LOT EASEMENTS 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 OPER SPACE ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
5. ALL DETENTION BASINS LOCATED WITHIN A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.



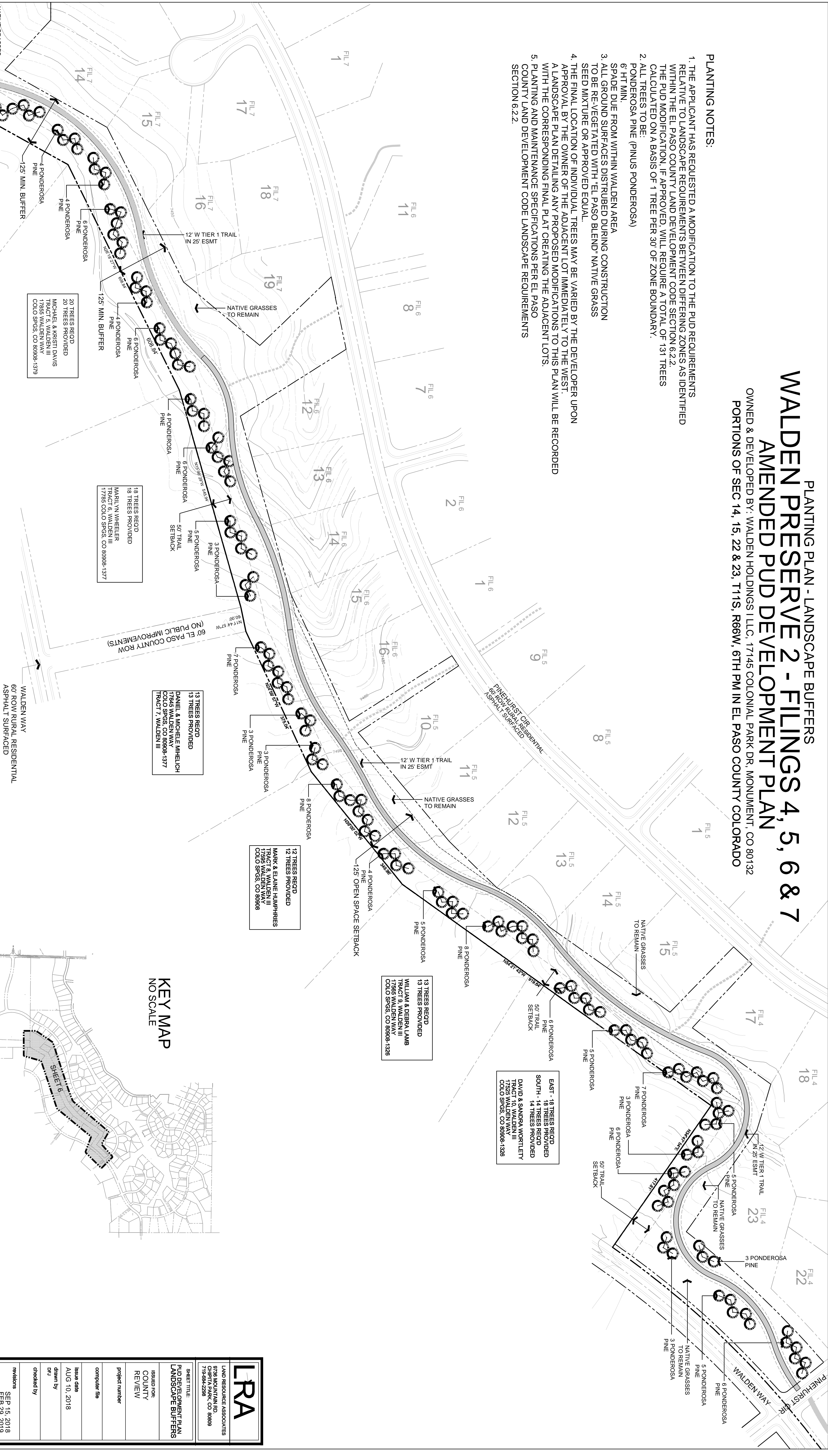
<div> <div>LRA</div> <div>LAND RESOURCE ASSOCIATES</div> <div>978 MOUNTAIN RD</div> <div>CHAPLIN PARK, CO 80030</div> <div>719-684-2288</div> </div>	<div>SHEET TITLE:</div> <div>PHASING PLAN</div>
	<div>ISSUED FOR:</div> <div>COUNTY</div> <div>REVIEW</div> <div>PROJECT NUMBER</div>
<div>COMPUTER FILE</div>	<div>ISSUE DATE</div> <div>AUG 10, 2018</div>
<div>DRAWN BY</div> <div>DPJ</div>	<div>CHECKED BY</div>
<div>REVISIONS</div> <div>SEP 14, 2018</div> <div>FEB 21, 2019</div>	<div>STREET NUMBER</div> <div>5</div> <div>OF SIX</div>
<div>POD FILE NO.</div> <div>PUD-18-007</div>	

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

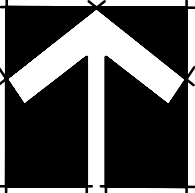
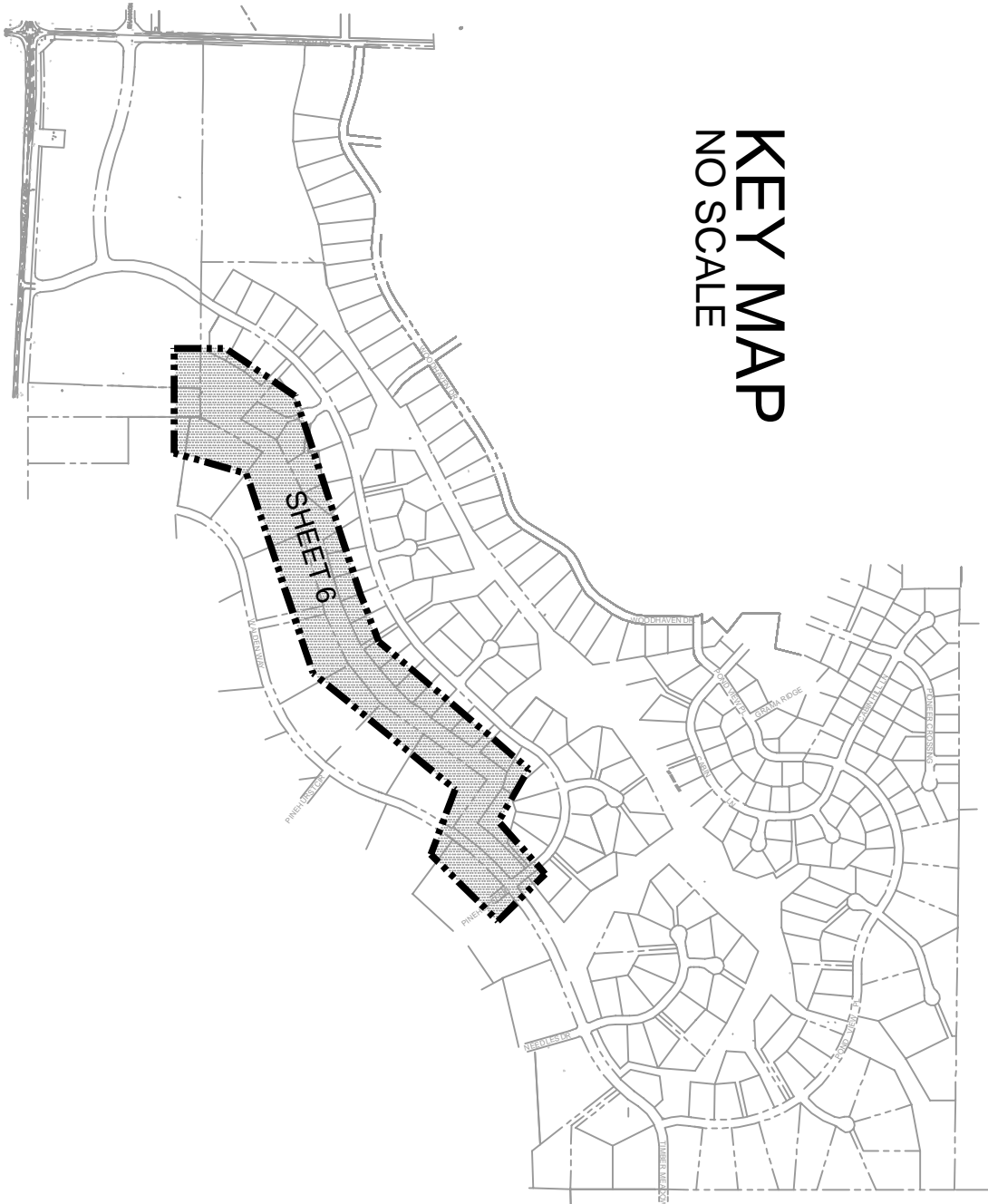
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

PLANTING NOTES:

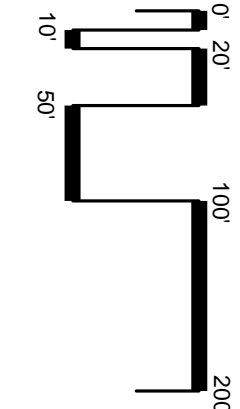
1. THE APPLICANT HAS REQUESTED A MODIFICATION TO THE PUD REQUIREMENTS RELATIVE TO LANDSCAPE REQUIREMENTS BETWEEN DIFFERING ZONES AS IDENTIFIED WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2. THE PUD MODIFICATION, IF APPROVED, WILL REQUIRE A TOTAL OF 131 TREES CALCULATED ON A BASIS OF 1 TREE PER 30' OF ZONE BOUNDARY.
2. ALL TREES TO BE:
PONDEROSA PINE (PINUS PONDEROSA)
6' HT MIN.
SPADE DUE FROM WITHIN WALDEN AREA
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



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



LRA	
LAND RESOURCE ASSOCIATES 8726 MOUNTAIN RD. CHRYTA PARK, CO 80909 719-564-2286	
SHEET TITLE:	PUD DEVELOPMENT PLAN LANDSCAPE BUFFERS
ISSUED FOR:	COUNTY REVIEW
project number	
computer file	
Issue date	AUG. 10, 2018
drawn by	DRS
checked by	
revisions	SEP. 15, 2018 FEB. 23, 2019
Sheet number	6 OF SIX
PCD FILE NO.	PUD-18-007