









POND C  
OWNED AND MAINTAINED  
OR PROPERTY OWNERS ASSOC.

WALDEN III  
FIL 3  
ZONED RRO.5

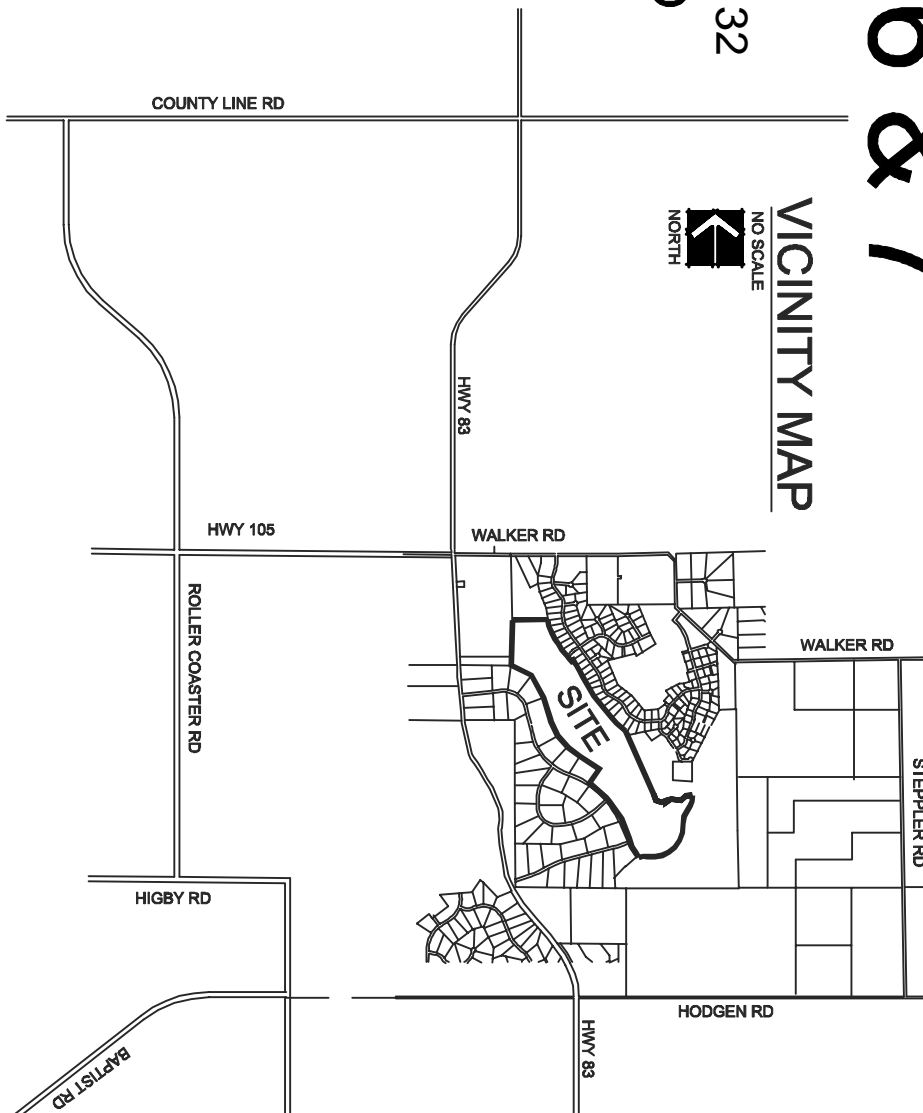
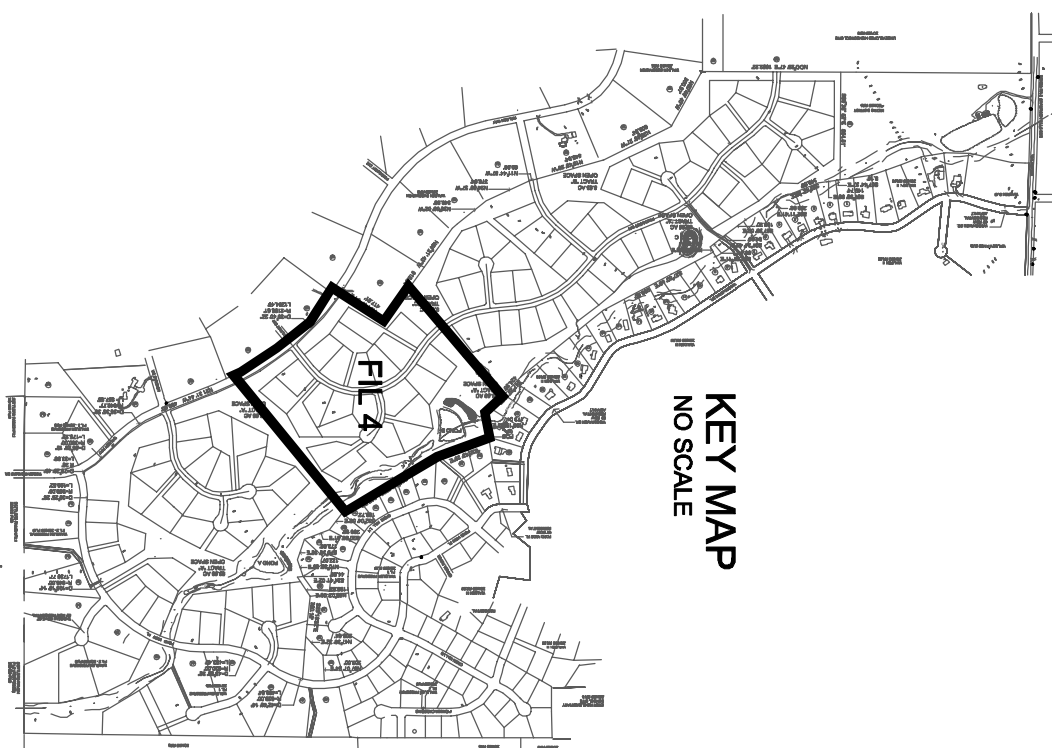
# WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

## 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

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 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

INDICATES CULVERT

INDICATES MIN 150' LOT  
WIDTH AT FRONT YARD  
BUILDING SETBACK

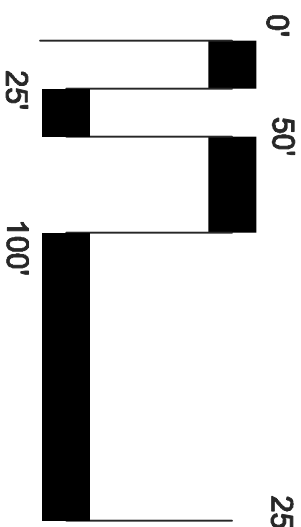
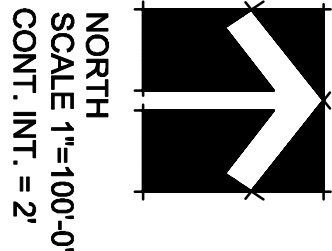
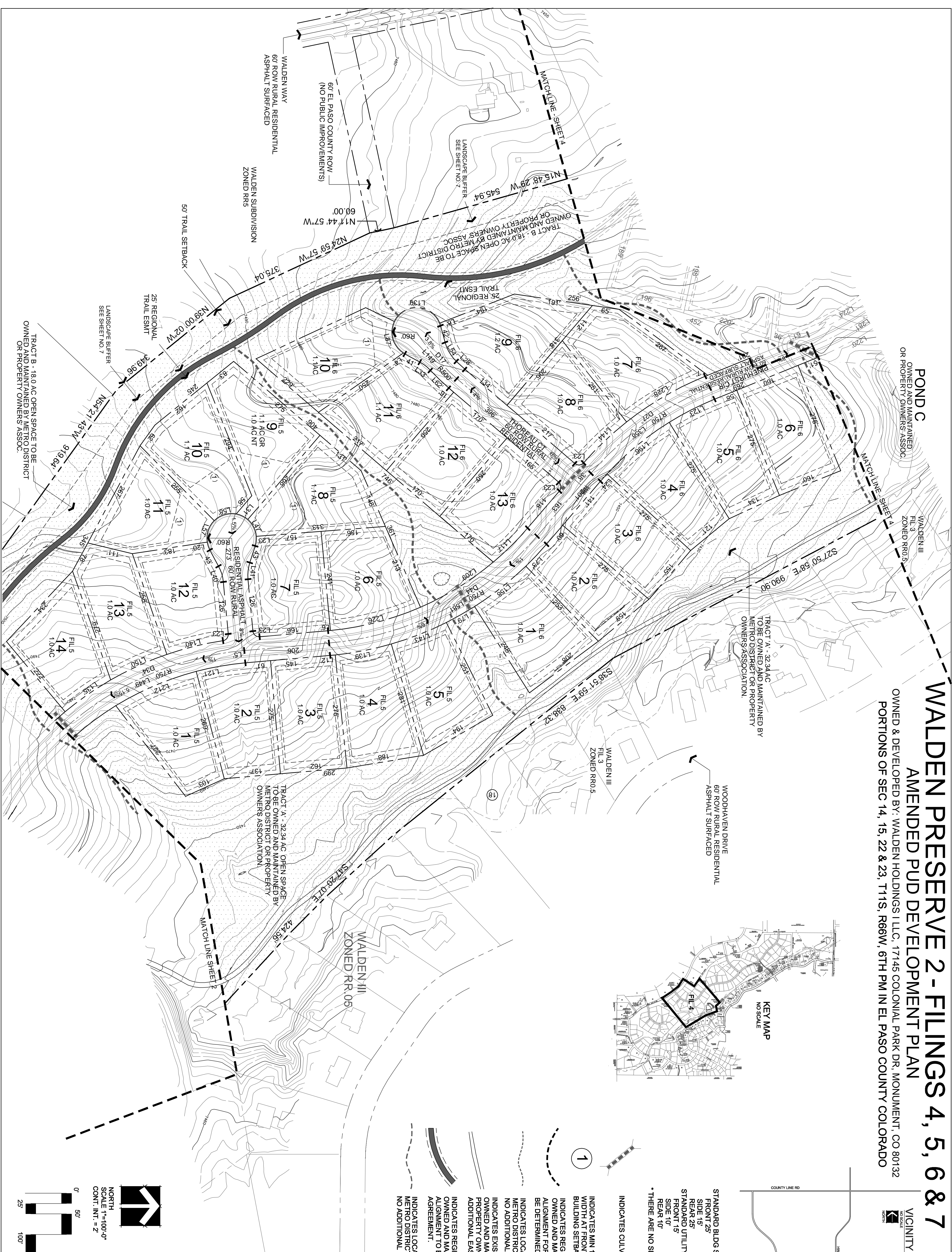
INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT  
OWNED AND MAINTAINED BY COUNTY PARKS. FINAL  
ALIGNMENT FOR TRAIL NOT ADJOINING PROPERTY LINE TO  
BE DETERMINED PER PARKS TRAIL AGREEMENT

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.



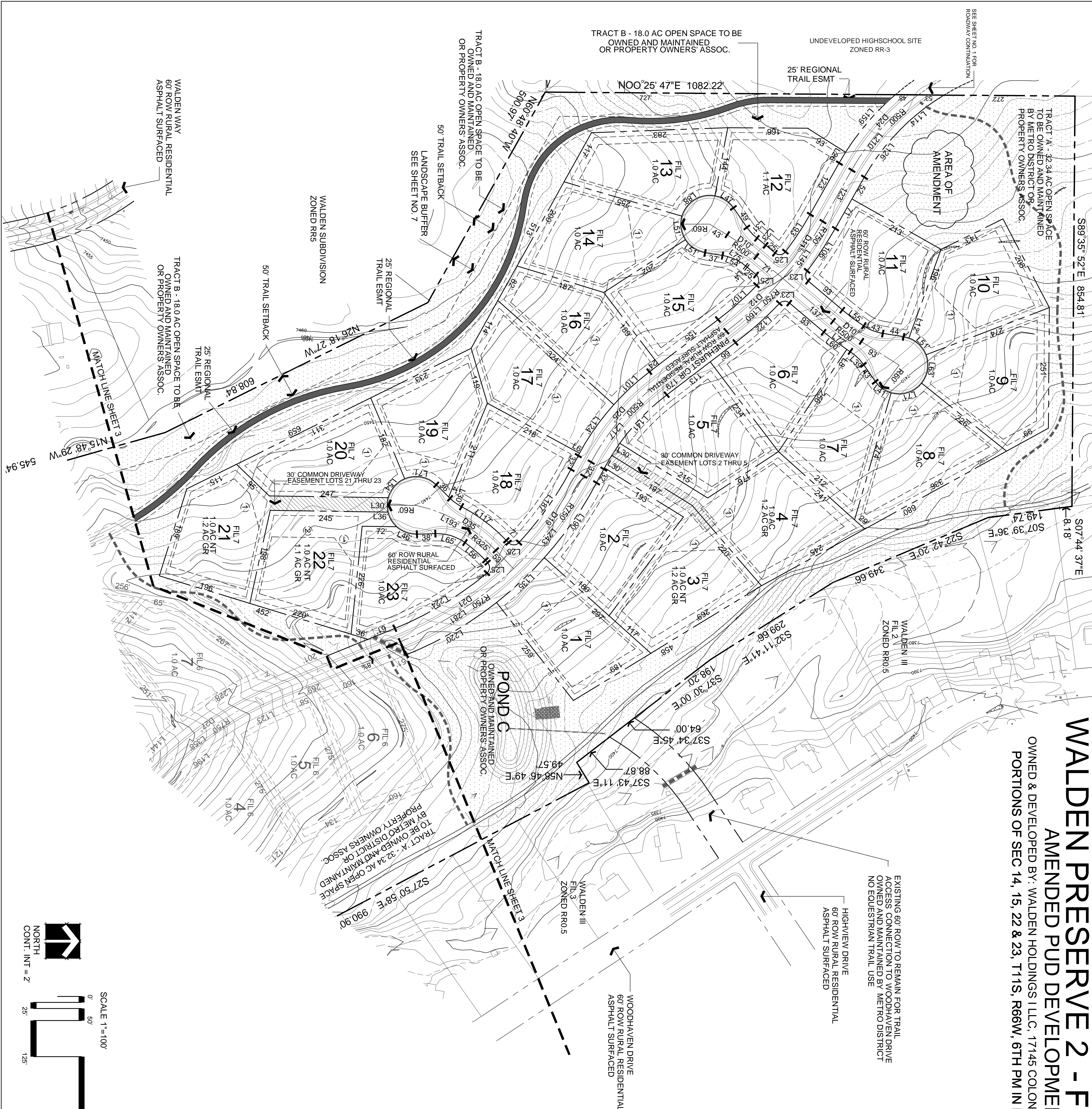
<b>LRA</b>	
LAND RESOURCE ASSOCIATES 8738 MOUNTAIN RD CHAPARRAL PARK, CO 80869 719.597.4289	
SHEET TITLE:	FIL 5 & 6
ISSUED FOR:	COUNTY
REVIEW:	REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	AUG 10, 2018
DRAWN BY:	PS
CHECKED BY:	
REVISIONS:	SEP 15, 2018
SHEET NUMBER:	3 OF SIX
PUD FILE NO.:	



# 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

POND C  
OWNED AND MAINTAINED  
OR PROPERTY OWNERS ASSOC.

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

WALDEN WAY  
60' ROW RURAL RESIDENTIAL  
ASPHALT SURFACED

TRACT B - 18.0 AC OPEN SPACE TO BE  
OWNED AND MAINTAINED  
OR PROPERTY OWNERS ASSOC.

WALDEN SUBDIVISION  
ZONED RRS

50' TRAIL SETBACK  
LANDSCAPE BUFFER  
SEE SHEET NO. 7

25' REGIONAL  
TRAIL ESMT

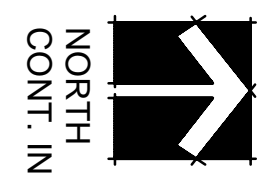
50' TRAIL SETBACK

25' REGIONAL  
TRAIL ESMT

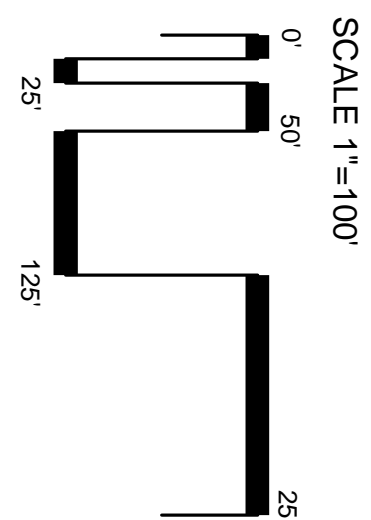
TRACT B - 18.0 AC OPEN SPACE TO BE  
OWNED AND MAINTAINED  
OR PROPERTY OWNERS ASSOC.

MATCH LINE SHEET 3

545.94'



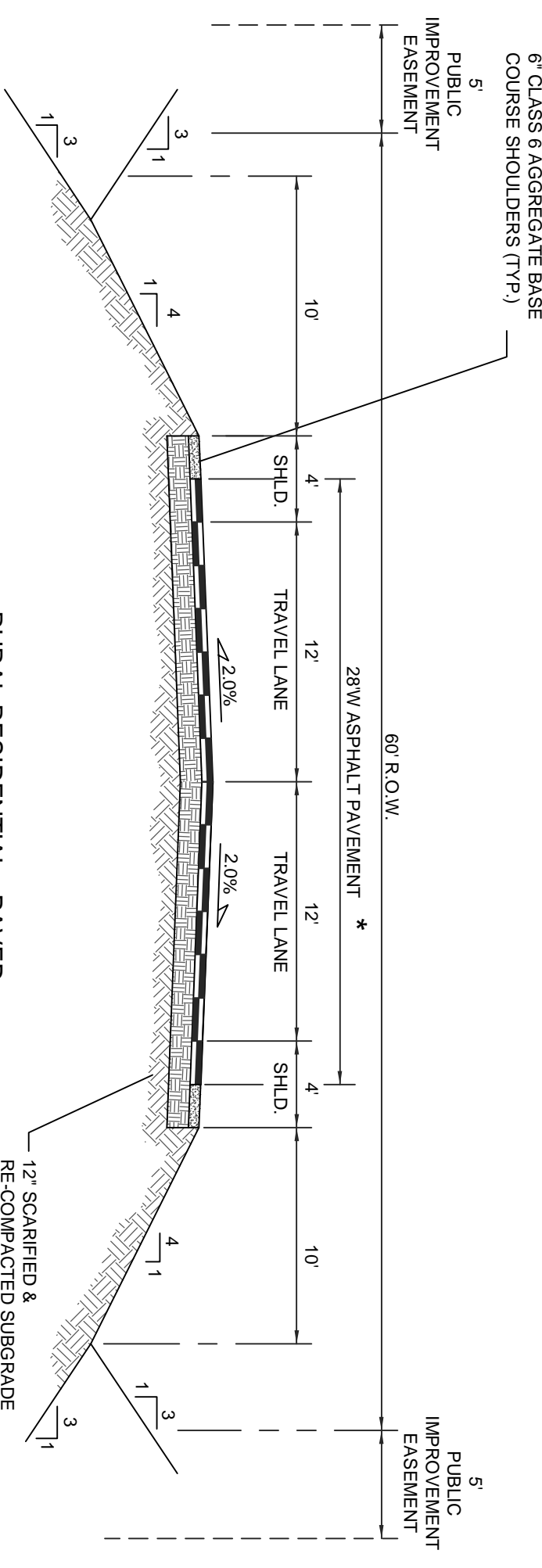
NORTH  
CONT. INT = 2



SCALE 1"=100'

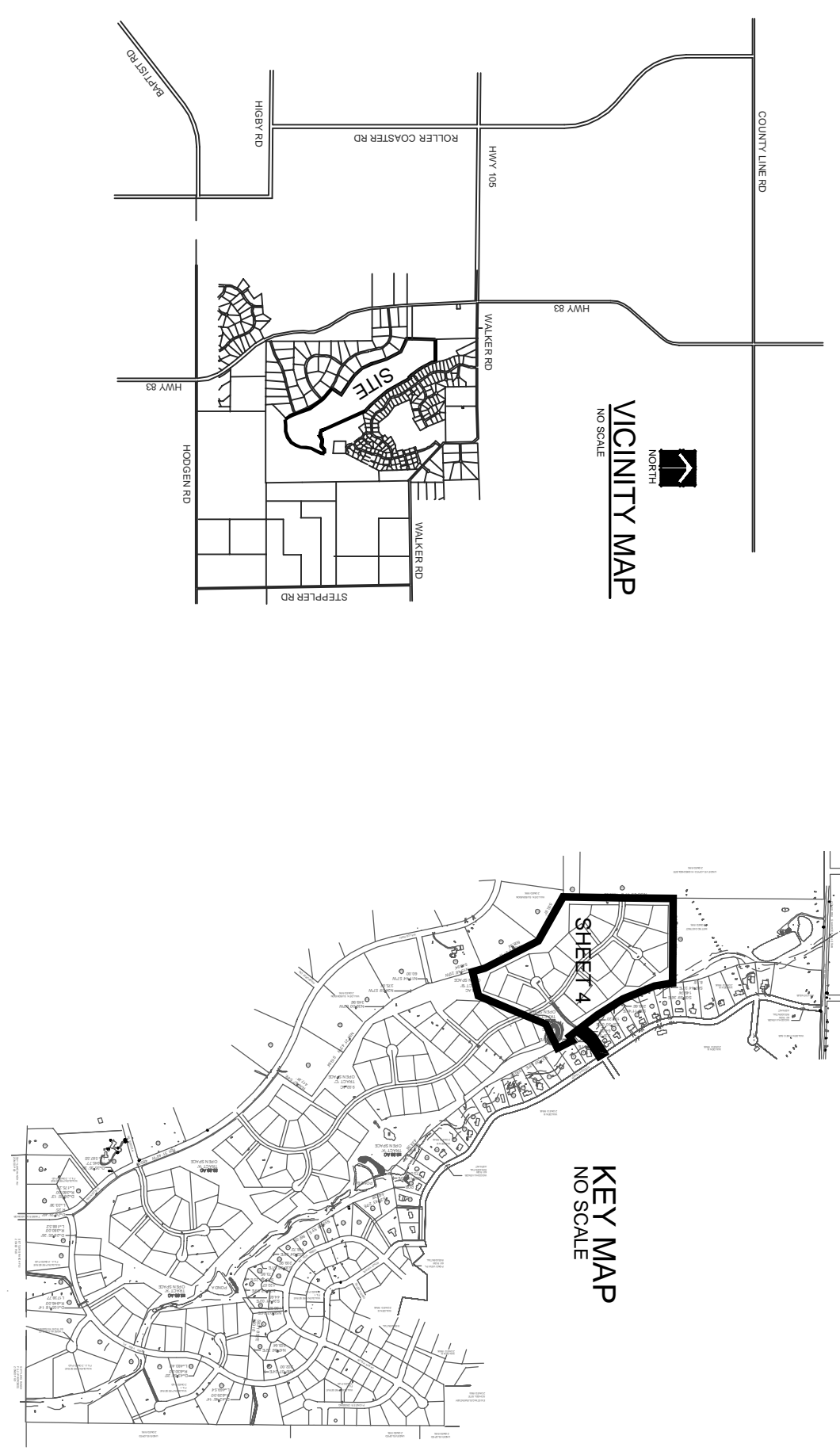
\* PAYMENT SECTION TO BE DESIGNED BY  
GEOTECHNICAL ENGINEERS PER EPC  
SPECIFICATIONS (4" FULL-DEPTH ASPHALT  
FOR BIDDING PURPOSES)

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'  
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 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.

**LRA**

LAND RESOURCE ASSOCIATES  
8728 MOUNTAIN RD  
CHAPARRAL, CO 80849  
719.597.4258

SHEET TITLE  
FILING 7

ISSUED FOR  
COUNTY  
REVIEW

PROJECT NUMBER

COMPUTER FILE

Issue date  
AUG 10, 2018

drawn by  
BS

checked by

revisions  
SEP 15, 2018

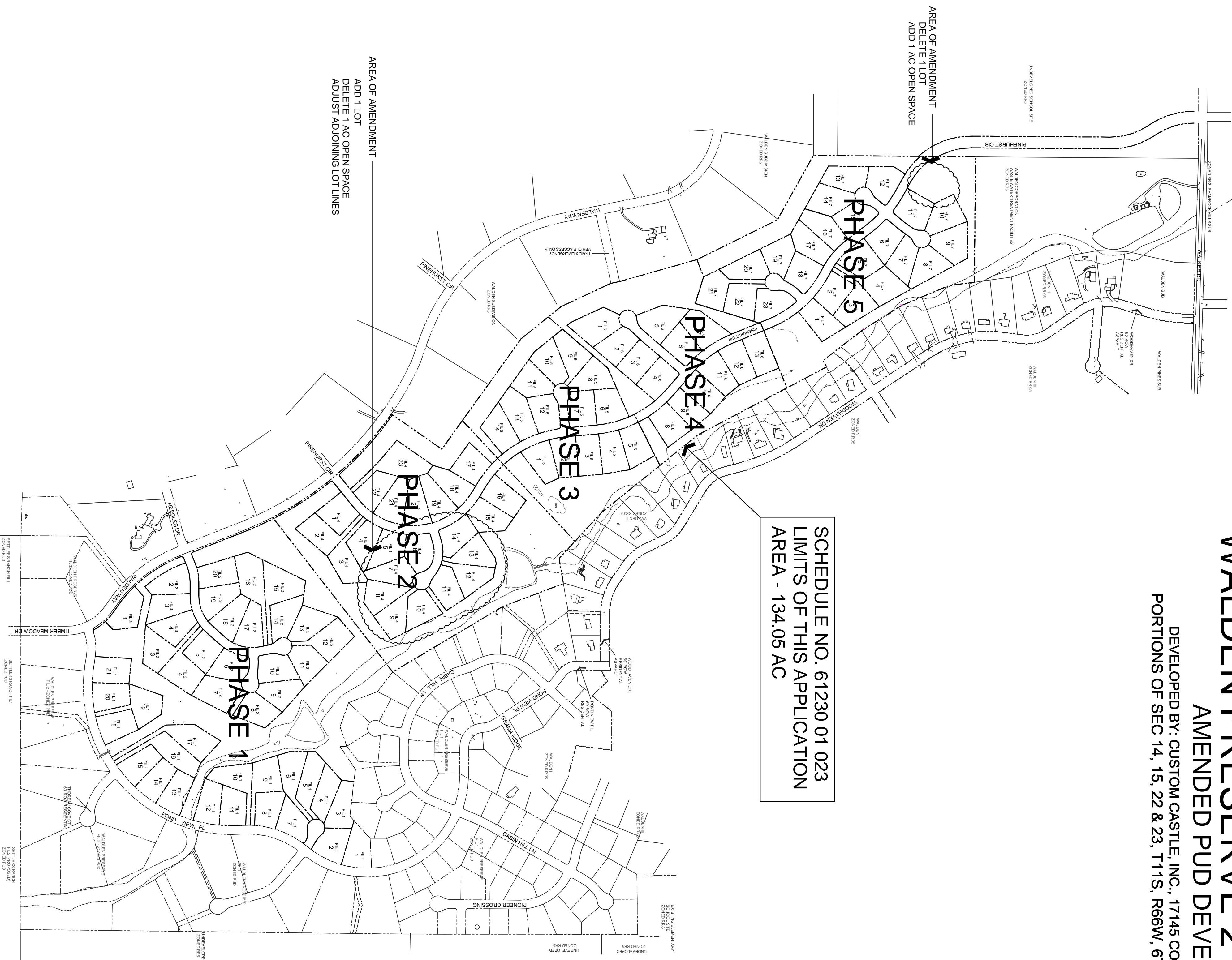
sheet number  
**4**  
OF SIX

PUD FILE NO.



# 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



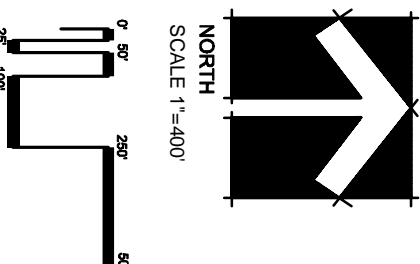
PHASING DATA	PHASE NO.		TOTAL				
	FILING NO						
	NO. LOTS						
	OPEN SPACE AREA (AC)						
	TOTAL AREA (AC)						
1	2	1.23	21.99	73.77	135.05	72.33	208.82
2	4	23					
3	5	14	50.34				
4	6	13					
5	7	23					

## PHASING NOTES

1. THE TOTAL NUMBER OF LOTS CANNOT EXCEED 66 UNITS, SUCH TIME AS PINEHURST CIRCLE IS COMPLETED BETWEEN VALKNER ROAD AND WALDEN WAY. SEE BOCC PUD APPROVAL CONDITIONS FOR ADDITIONAL INFORMATION.
2. THE TOTAL NUMBER OF PLATTED LOTS IS 66.
3. SEE PARKS LAND AGREEMENT FOR PHASING REQUIREMENTS RELATED TO THE DEDICATION OF THE REGIONAL TRAIL ELEMENTS AND CONSTRUCTION OF THE HIER ONE OF THE REGIONAL TRAIL.
4. THE DEMAND RELATED TO THE CONSTRUCTION OF INDIVIDUAL PHASES WILL BE UPON MARKET FORCES AND ACTUAL ABSORPTION RATES EXPERIENCED.
5. PHASE ONE, INCLUDING PLINGS 1, 2 & 3, HAVE RECORDED PLATS AND FULLY CONSTRUCTED PUBLIC IMPROVEMENTS AND ARE NOT INCLUDED WITHIN THIS PUD DEVELOPMENT PLAIN AMENDMENT.

## MAINTENANCE STATEMENT

1. ALL OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION ON BEHALF OF THE EL PASO COUNTY DISTRICT.
2. ALL OPEN SPACE TRACTS 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 TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
5. ALL DRAINAGE FACILITIES LOCATED ON OPEN SPACE TRACTS OWNED BY A PROPERTY OWNER IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.



<div> <div>LRA</div> <div>LAND RESOURCE ASSOCIATES 9736 MOUNTAIN DR CHILITA PARK, CO 80809 719-584-2298</div> </div>	
<div> <div>SHEET TITLE:</div> <div>PHASING PLAN</div> </div>	<div> <div>ISSUED FOR:</div> <div>COUNTY REVIEW</div> </div>
<div> <div>project number</div> </div>	<div> <div>computer file</div> </div>
<div> <div>issue date</div> <div>AUG 10, 2018</div> </div>	<div> <div>drawn by</div> <div>DRJ</div> </div>
<div> <div>checked by</div> </div>	<div> <div>revisions</div> <div>SEP 14, 2018</div> </div>
<div> <div>sheet number</div> <div>5 OF SIX</div> </div>	<div> <div>POI FILE NO.</div> </div>



