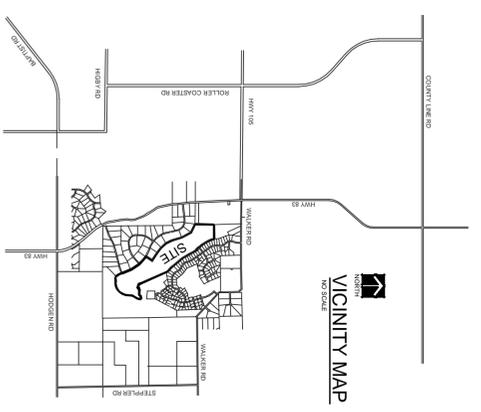
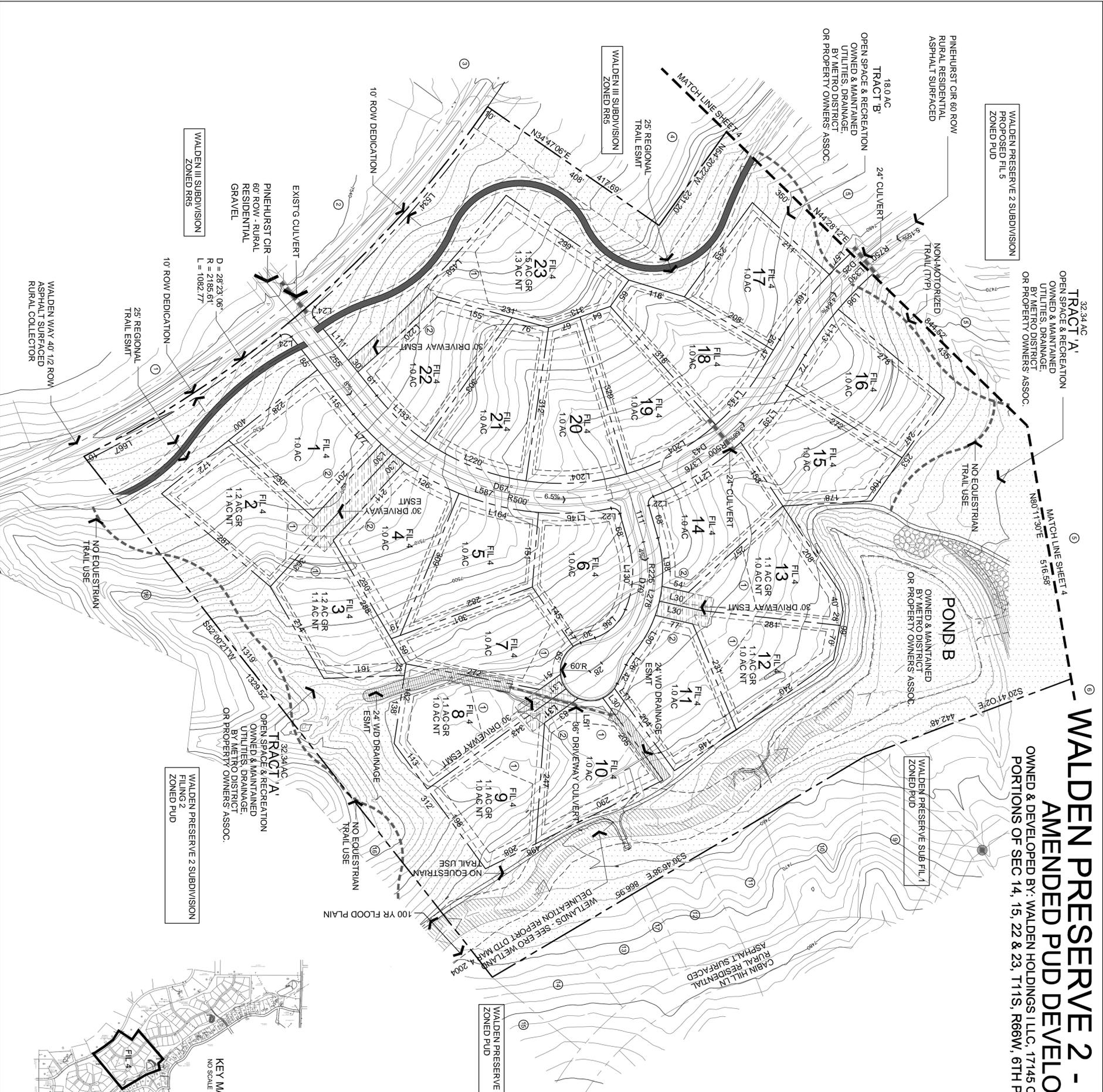




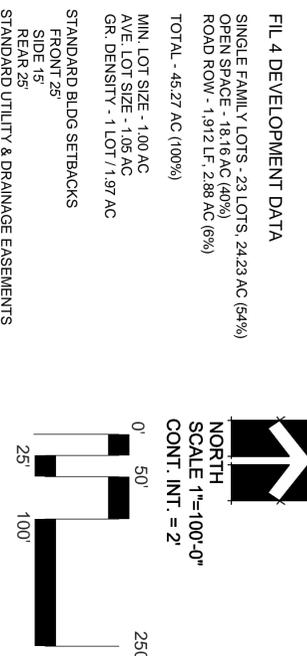
# WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

## 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



- FILING NO. 4 - ADJOINING OWNERS**
- 61229.02.008
  - 61229.02.009
  - 61229.01.002
  - 61229.01.006
  - 61140.04.004
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**FL 4 DEVELOPMENT DATA**

SINGLE FAMILY LOTS - 23 LOTS, 24.23 AC (94%)  
 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 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 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  
 5040 ROCKY MOUNTAIN  
 CHEFEN PARK, CO 80609  
 719-884-2288

SHEET TITLE: WALDEN PRESERVE 2 SUBDIVISION  
 FILING NO. 4

ISSUED FOR: COUNTY REVIEW

PROJECT NUMBER: SEP 14, 2018

DATE: AUG 10, 2018

DRAWN BY: DJJ

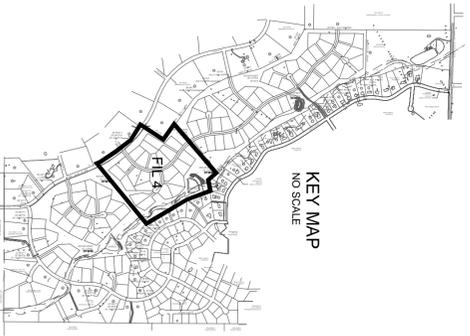
CHECKED BY: [Signature]

DATE: SEP 14, 2018

SCALE: 1"=100'-0"

SHEET NUMBER: 2 OF SIX

PCD FILE NO.

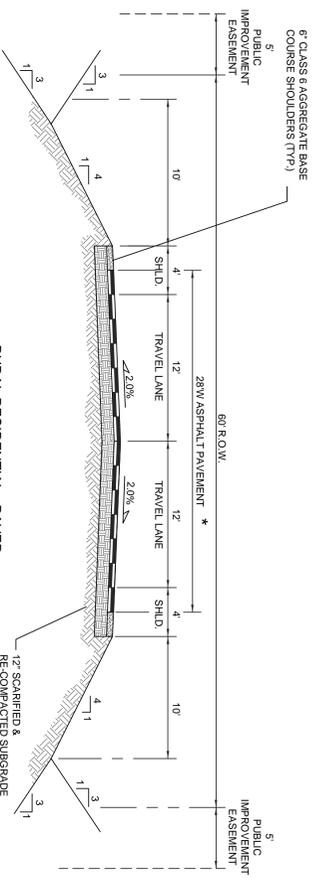
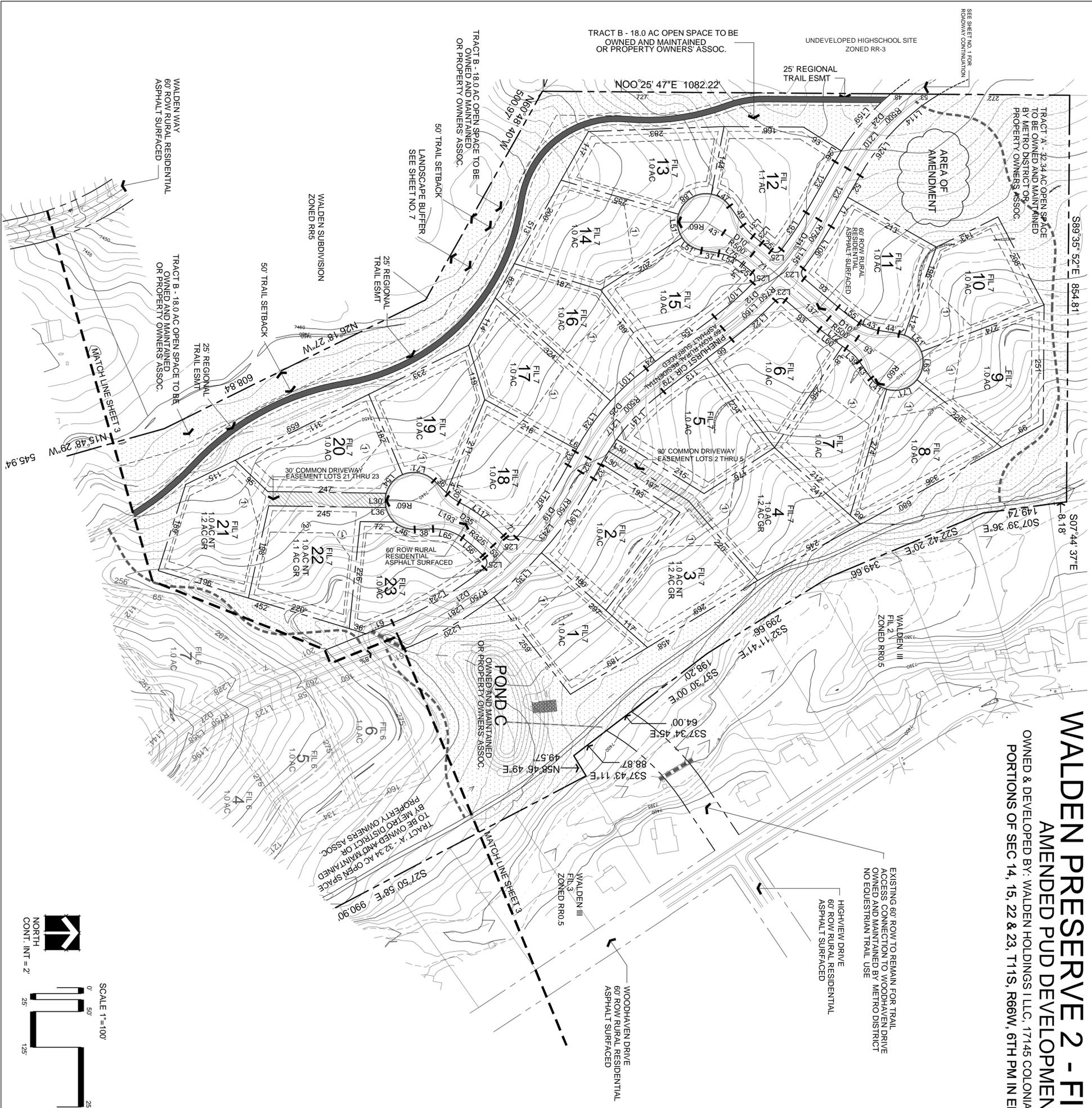




# WALDEN PRESERVE 2 - FILLINGS 4, 5, 6 & 7

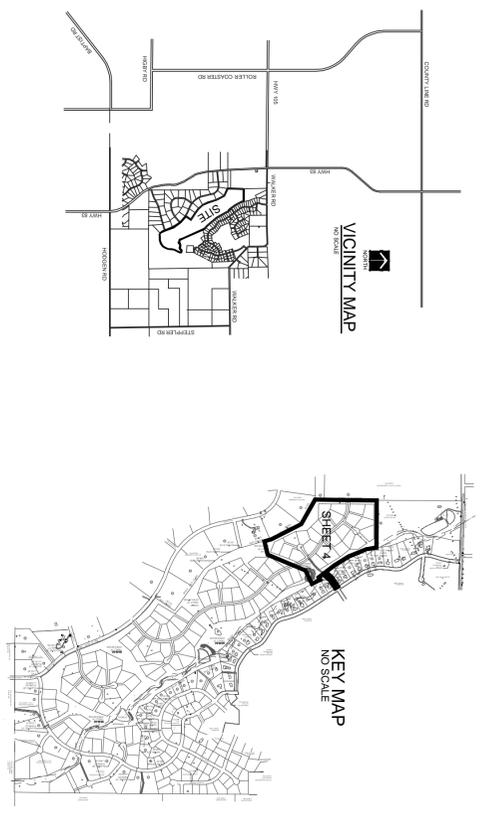
## AMENDED PUD DEVELOPMENT PLAN

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



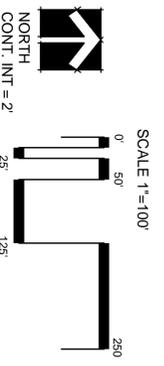
\* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEERS PER EPC SPECIFICATIONS (4" FILL DEPTH ASPHALT FOR BIDDING PURPOSES)

**TYPICAL SECTION - PAVED**  
 SCALE: 1"=50', 1"=25.0'



- 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

- (1) INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
- (2) 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.



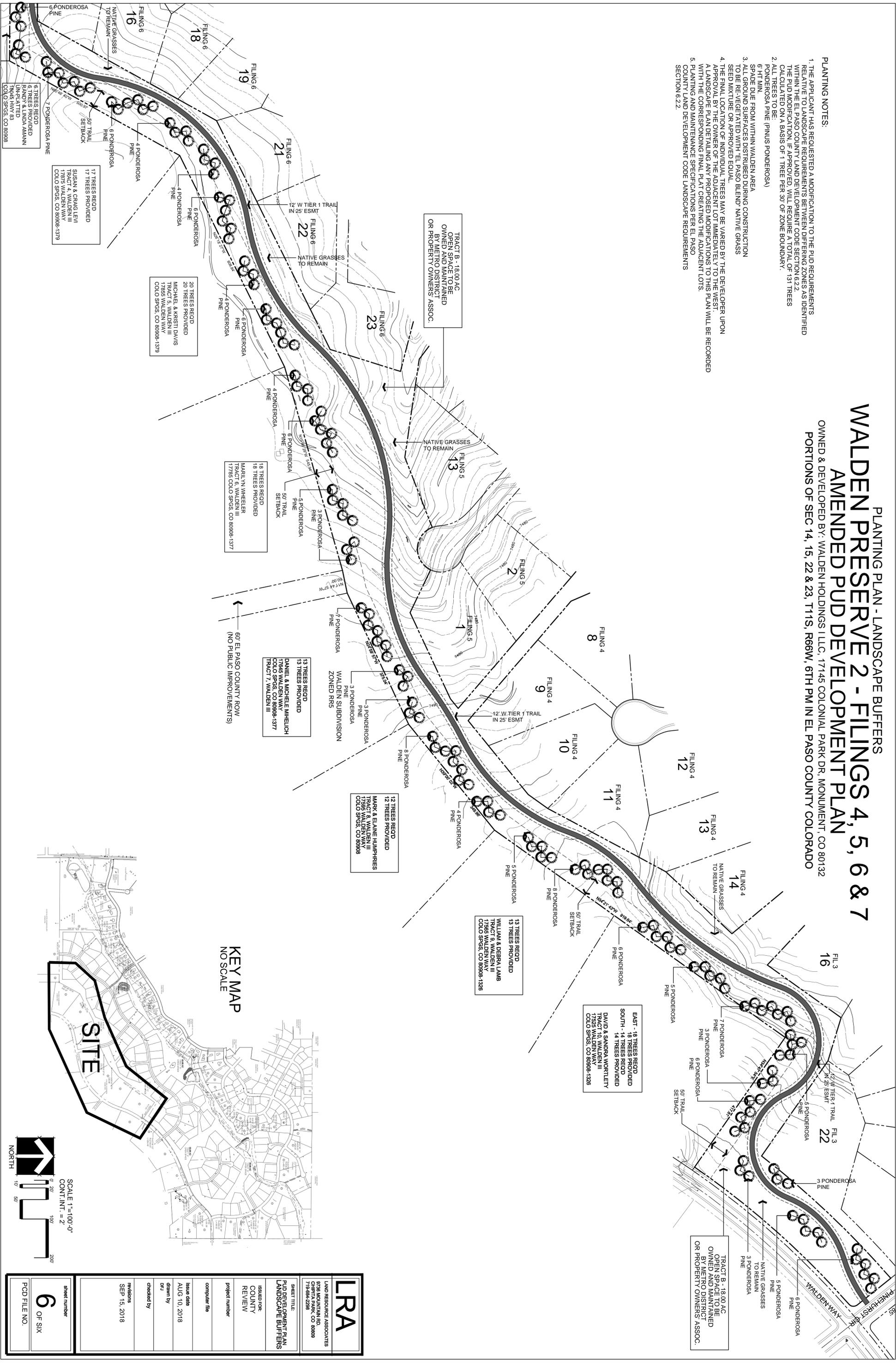
<b>LRA</b>	
LAND RESOURCE ASSOCIATES 9728 MOUNTAIN RD CHERRY PARK, CO 80869 719.597.2589	
SHEET TITLE:	FILLING 7
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	AUG 10, 2018
DRAWN BY:	DS
CHECKED BY:	
REVISIONS:	SEP 15, 2018
SHEET NUMBER:	<b>4</b>
OF SIX	
PCDD FILE NO.:	



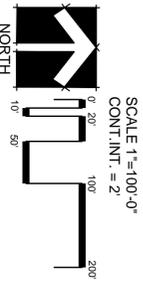
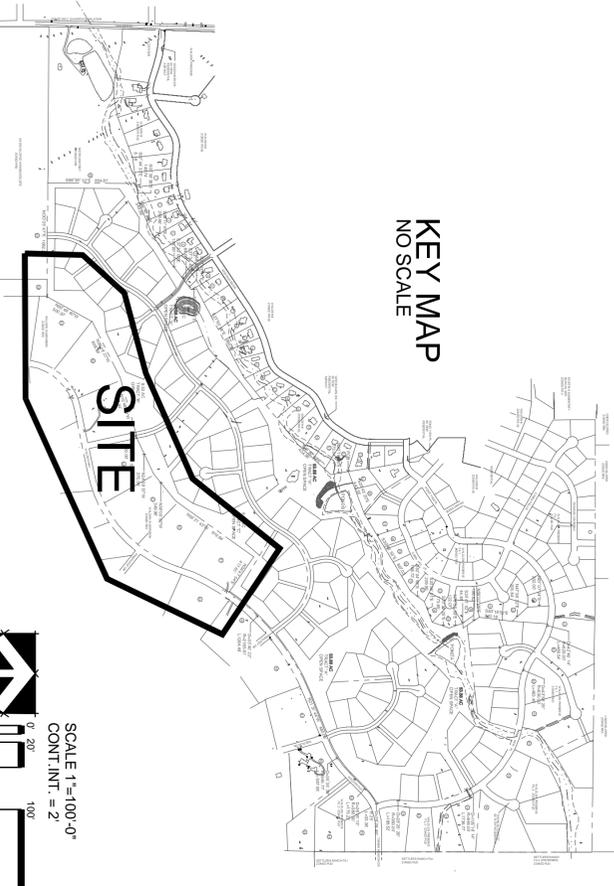
# PLANTING PLAN - LANDSCAPE BUFFERS WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN

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.
  3. SPADE DUE FROM WITHIN WALDEN AREA 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>LRA</b>	
LAND RESOURCE ASSOCIATES 8728 MOUNTAIN RD. CHRYTA PARK, CO 80609 719-644-2288	
SHEET TITLE: PUD DEVELOPMENT PLAN LANDSCAPE BUFFERS	
ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER:
COMPUTER FILE:	ISSUE DATE:
DRAWN BY: DPL	AUG 10, 2018
CHECKED BY:	REVISIONS:
	SEP 15, 2018
SHEET NUMBER: <b>6</b> OF SIX	
PCD FILE NO.	