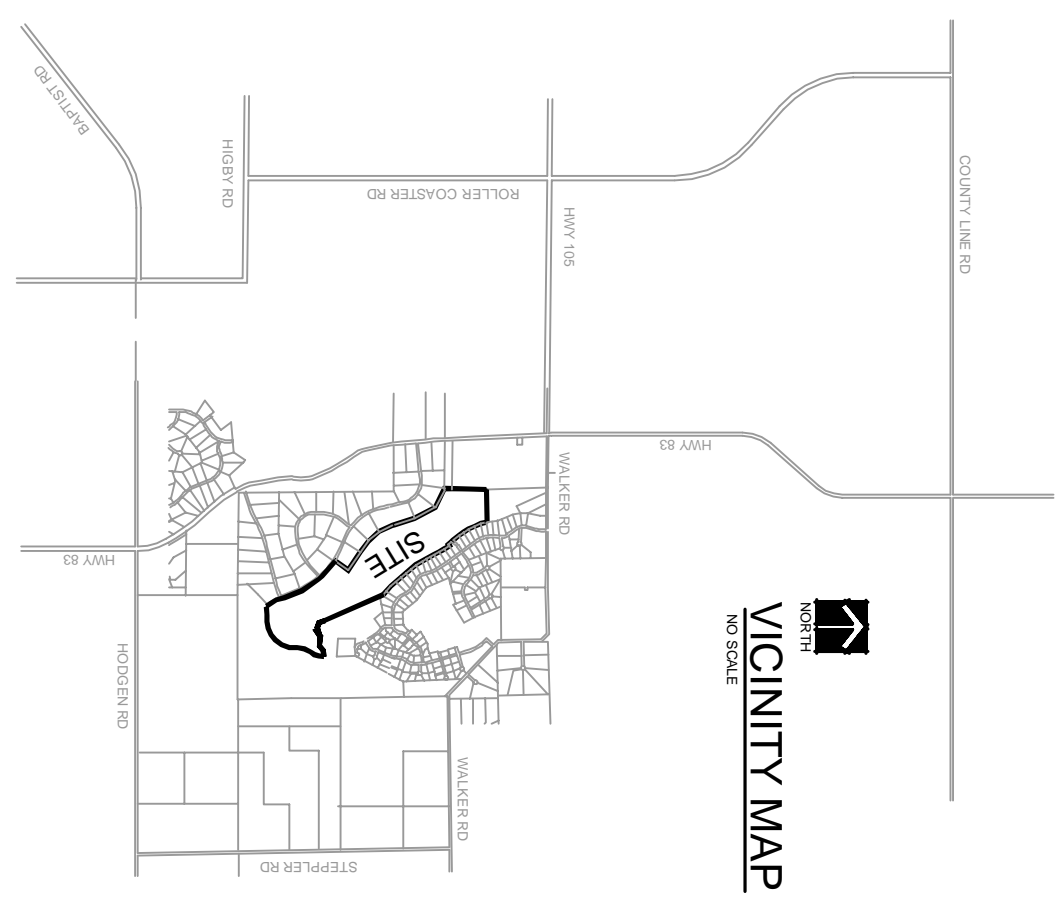
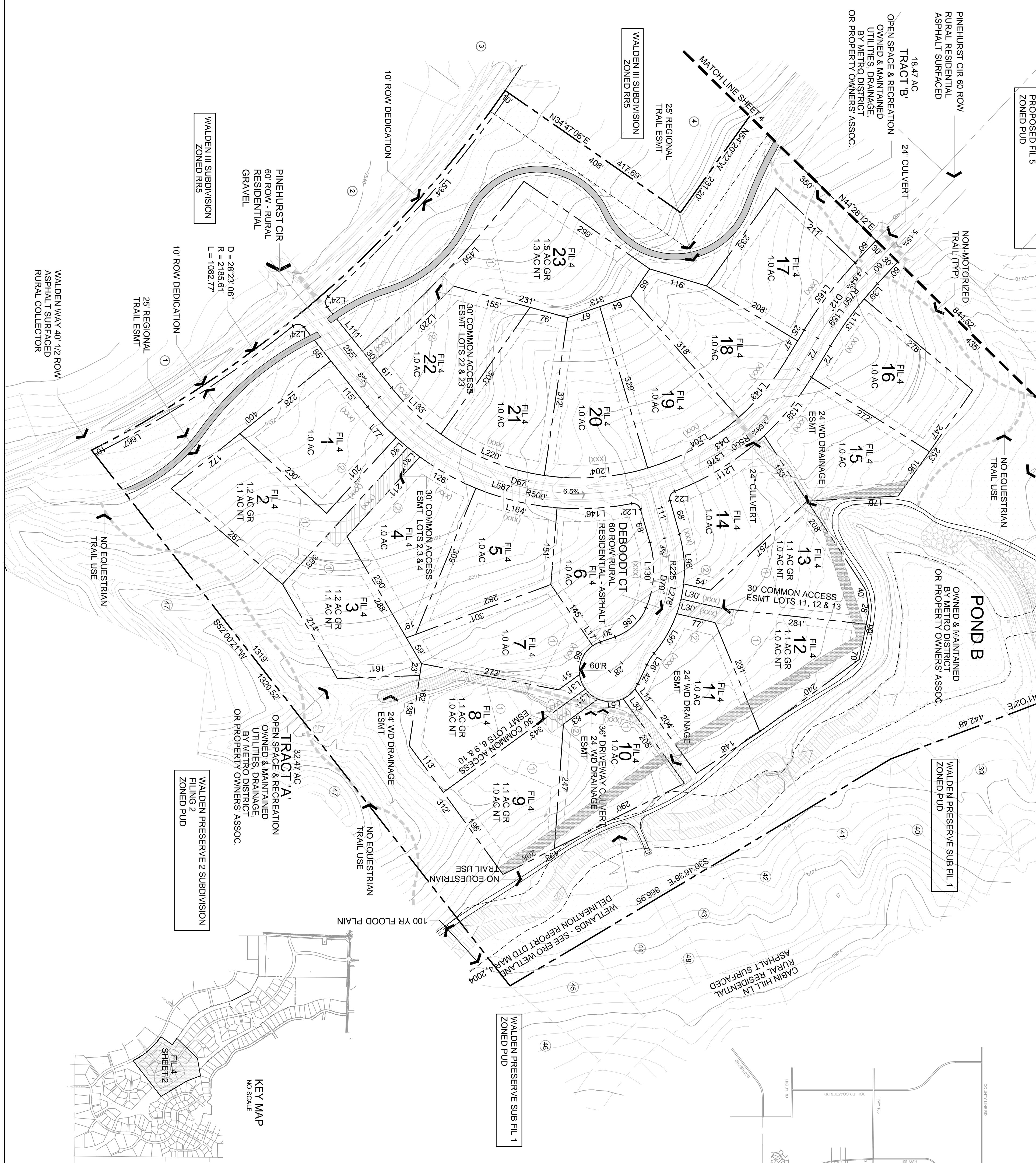


WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

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'

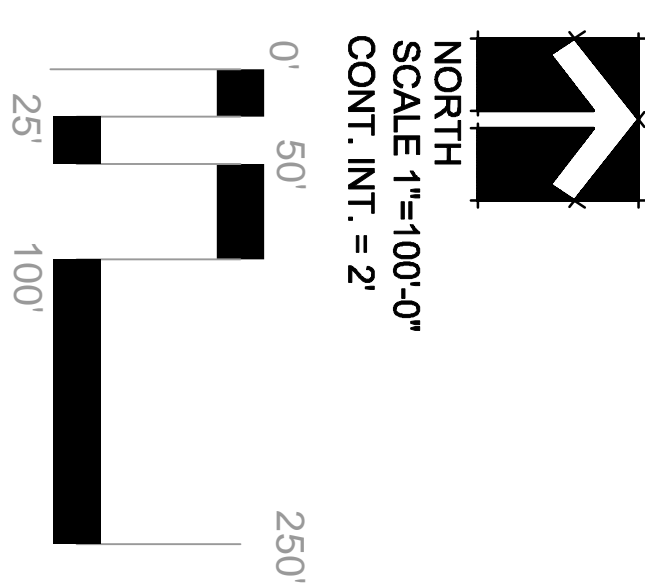
STANDARD UTILITY & DRAINAGE EASEMENTS
(UNLESS OTHERWISE INDICATED)
FRONT 15'
SIDE 10'
REAR 10'

* 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
1	11212002008	Marta Goodman	3645 Pinehurst Ct, Colo Spgs, CO 80906-1330	RR-5
2	11212001006	Rodhi & Laura Goodman	17440 Walden Way, Colo Spgs, CO 80906-1332	RR-5
3	11212001005	David & Sandra Worley	17440 Walden Way, Colo Spgs, CO 80906-1332	RR-5
4	61150003004	William & Dena Lamb	17655 Walden Way, Colo Spgs, CO 80906-1326	RR-5
5	61150003003	Murt & Elaine Humphreys	17655 Walden Way, Colo Spgs, CO 80907-7138	RR-5
6	61150003002	Daniel & Amy Dammeier	17655 Walden Way, Colo Spgs, CO 80907-7138	RR-5
7	61150003001	BLOCKED BY ASSESSOR		RR-5
8	6115001006	William & Dena Lamb	17655 Walden Way, Colo Spgs, CO 80906-1326	RR-5
9	6115001004	William & Dena Lamb	17655 Walden Way, Colo Spgs, CO 80906-1326	RR-5
10	6115001004	William & Dena Lamb	17655 Walden Way, Colo Spgs, CO 80906-1326	RR-5
11	61150000112	Randy & Linda Mann	P.O. Box 281, Pleasant Grove, UT 84602-0281	RR-5
12	61150000005	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5
13	61150000005	Walden Corporation	17145 Colonial Park Dr, Monument, CO 80132	RR-5
14	61150000006	Raymond Silva	18230 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
15	61150000009	Danick Kadyk	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
16	61150000010	Jason & Kelly Callaway	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
17	61150000011	Scott & Carol Pope	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
18	61150000012	Thomas & Debbie Poirier	18120 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
19	61150000013	Christopher & Jessica Omeres	18110 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
20	61150000014	Danick Kadyk	18190 Woodhaven Dr, Colo Spgs, CO 80906-1345	RR-0.5
21	61150000002	Calvera Family Real Estate LLC	18060 Woodhaven Dr, Colo Spgs, CO 80906-1384	RR-0.5
22	61150000003	Danick & Karl Sanders	18020 Woodhaven Dr, Colo Spgs, CO 80906-1384	RR-0.5
23	61150000004	Ashtasia Verne	17880 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5
24	61150000005	Brennan Family Real Estate LLC	17770 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5
25	61150000006	Kevin & Chantell Hackel	17940 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5
26	61150000007	Daniel & Jerome Beck	17920 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5
27	61150000008	Daniel & Jerome Beck	17920 Woodhaven Dr, Colo Spgs, CO 80906-1386	RR-0.5
28	61150000009	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5
29	61150000010	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5
30	61150000011	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5
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100	61150000081	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80906-1380	RR-0.5



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

SHEET TITLE
FILING NO. 4

ISSUED FOR:
COUNTY
REVIEW

PROJECT NUMBER
1

COMPUTER FILE
1

ISSUE DATE
AUG 10, 2018

DRAWN BY
DFJ

CHECKED BY
1

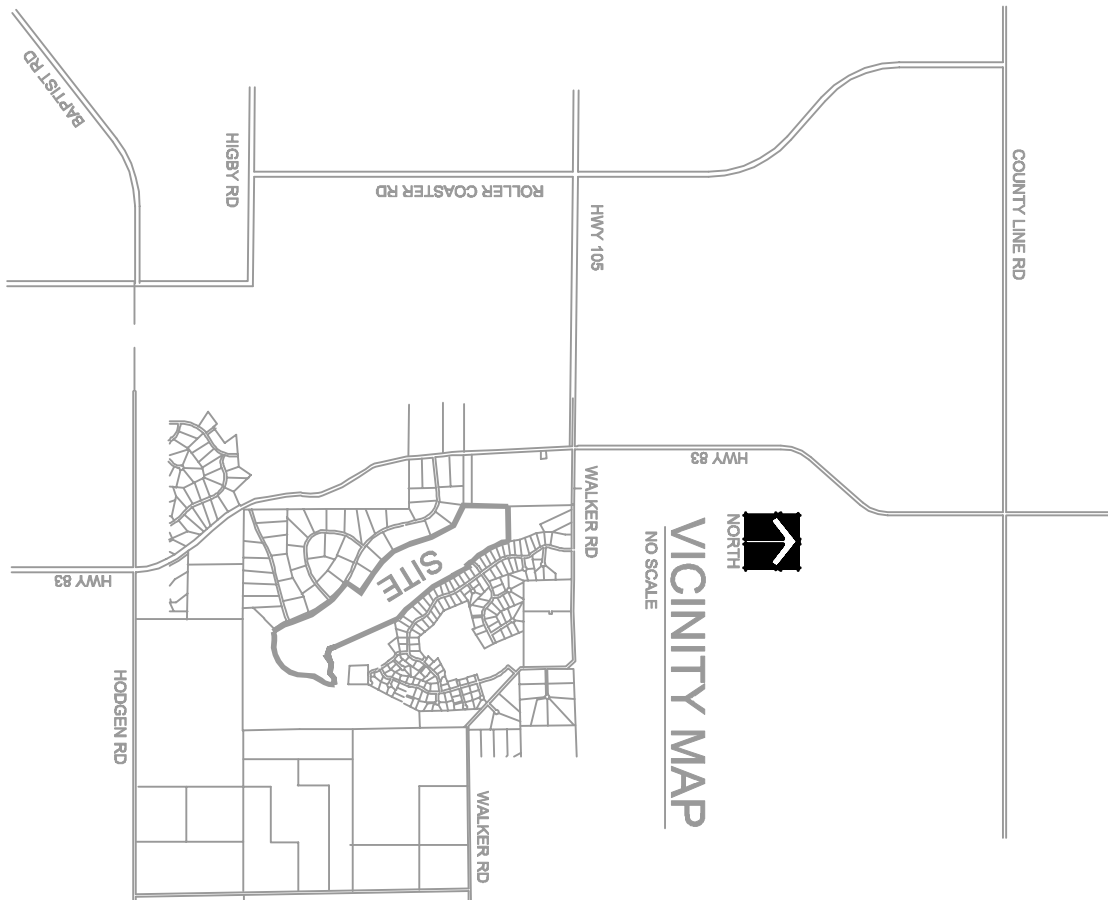
REVISED
SEP 14, 2018
NOV 23, 2018
FEB 21, 2019

SHEET NUMBER
2 OF SIX

POC 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



PLAN SYMBOLS

(SEE SHEET 2 SCHEDULE)

INDICATES CULVERT

INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS

INDICATES MIN 150' LOT
DIST. AT FRONT YARD

BUILDING SETBACK

INDICATES 25' SIDE YARD SETBACK DUE TO EASEL LOT

CONFIGURATION

INDICATES EXISTING TRAIL & MAINTENANCE ROAD

PROPERTY OWNERS ASSOC TO REMAIN NO
OWNED AND MAINTAINED BY THE HOA DURING ON

ADDITIONAL EASEMENTS REQUIRED.

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT

ALIGNMENT TO BE DETERMINED PER PARKS TRAIL

METRO DISTRICT OR PROPERTY OWNERS' ASSOC.

NO ADDITIONAL EASEMENTS REQUIRED.

1

II

WILEY

LAND RESOURCE ASSOCIATES

CHIPITA PARK, CO 80809

[illegible]

FILE 586

ISSUED FOR:

REVIEW

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10

computer file

[illegible]

AUG 10, 2018

drawn by

--	--

revisions

FEB 21, 2019

SCALE 1"=100'-0"

CONT. INT. = 2'

0' 50' 250'

sheet number

[illegible]

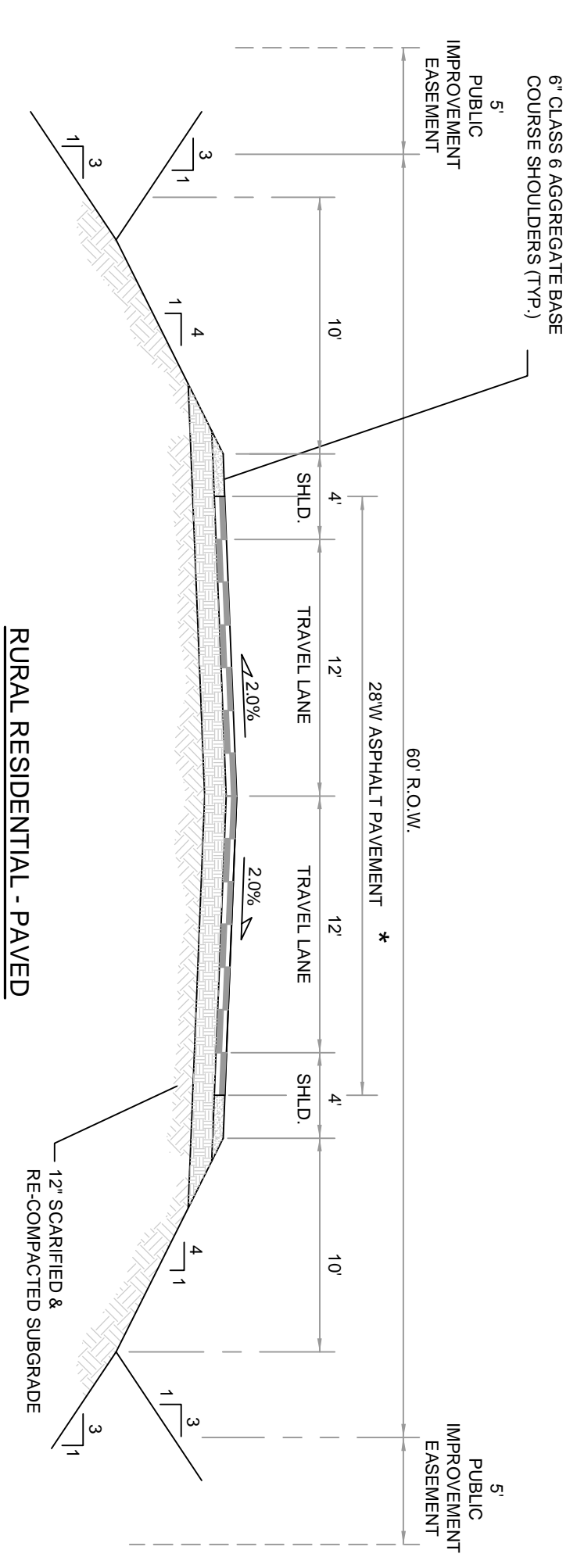
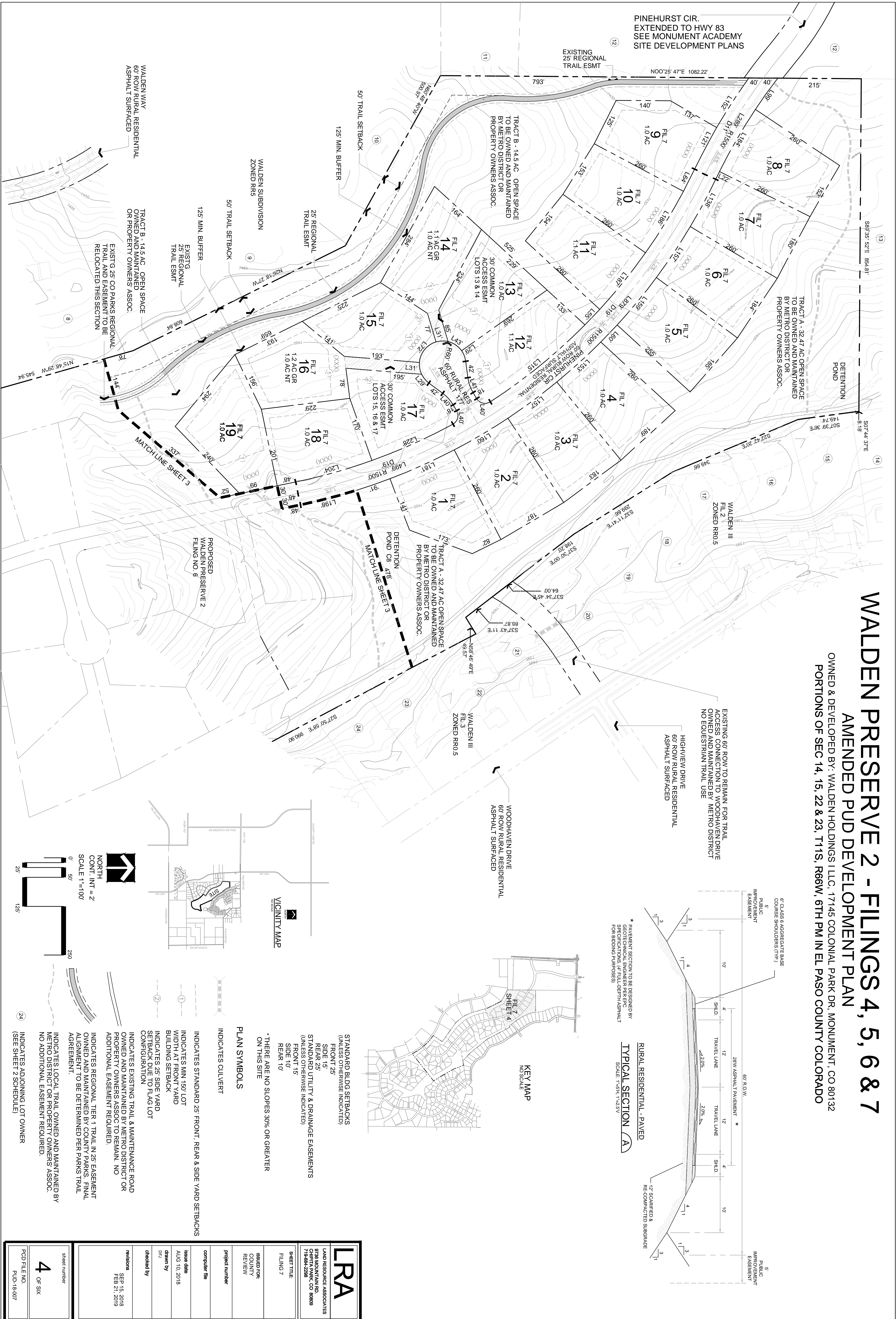
PCD FILE NO. _____

2000

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



LRA	
LAND RESOURCE ASSOCIATES 9726 MOUNTAIN RD CHRYSA PARK, CO 80609 719-694-2298	
SHEET TITLE: FILING 7	
ISSUED FOR: COUNTY REVIEW	
PROJECT NUMBER	
COMPILE 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	

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)

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



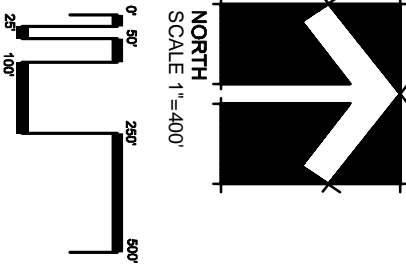
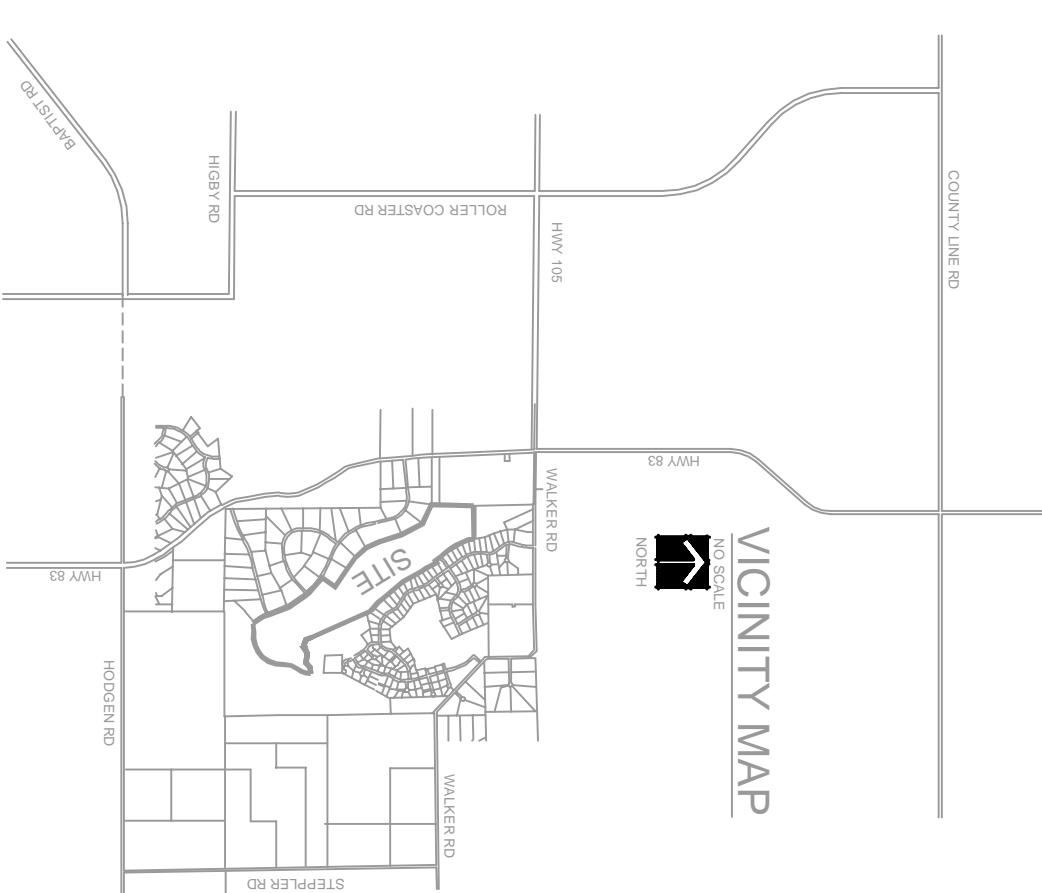
PHASING DATA				
PHASE NO.	FILING NO	NO. LOTS	OPEN SPACE AREA (AC)	TOTAL AREA (AC)
1	1,2,3	43	21.99	73.77
2	4	23		
3	5	15		
4	6	16	50.94	5
5	7	19		135.05
TOTAL		116	72.93	208.82

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 REQUIREMENTS. CONSTRUCTION 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 OF SUCH LOTS.
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.



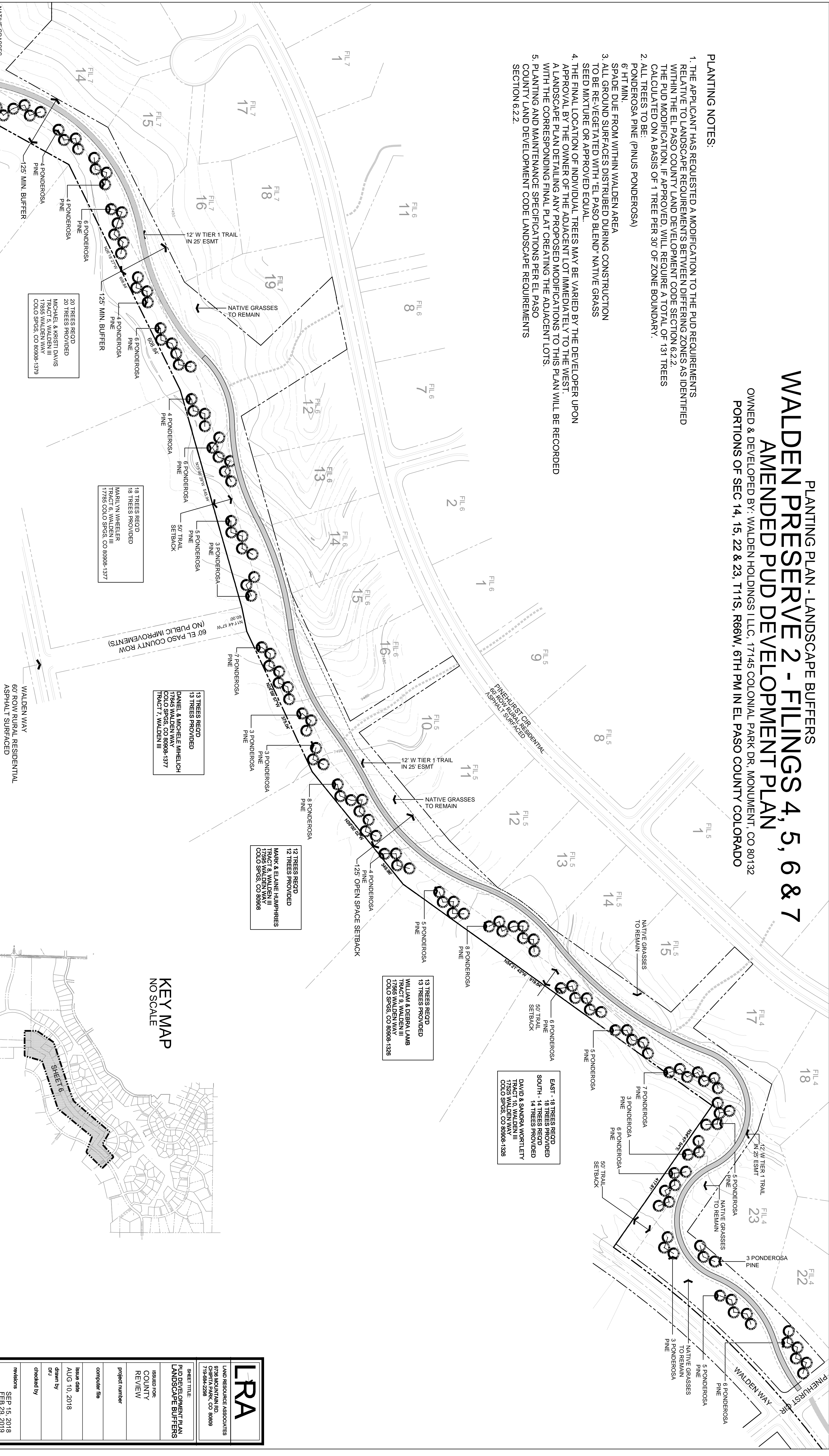
LRA	
LAND RESOURCE ASSOCIATES 9738 MOUNTAIN RD. CHIEFA PARK, CO 80609 719-684-2288	
SHEET TITLE	PHASING PLAN
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER	
COMPUTER FILE	
ISSUE DATE	AUG 10, 2018
DRAWN BY	DFJ
CHECKED BY	
REVISIONS	SEP 14, 2018 FEB 27, 2019
SHEET NUMBER	5 OF SIX
POD FILE NO.	PUD-18-007

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

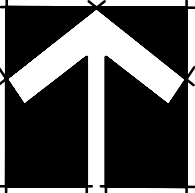
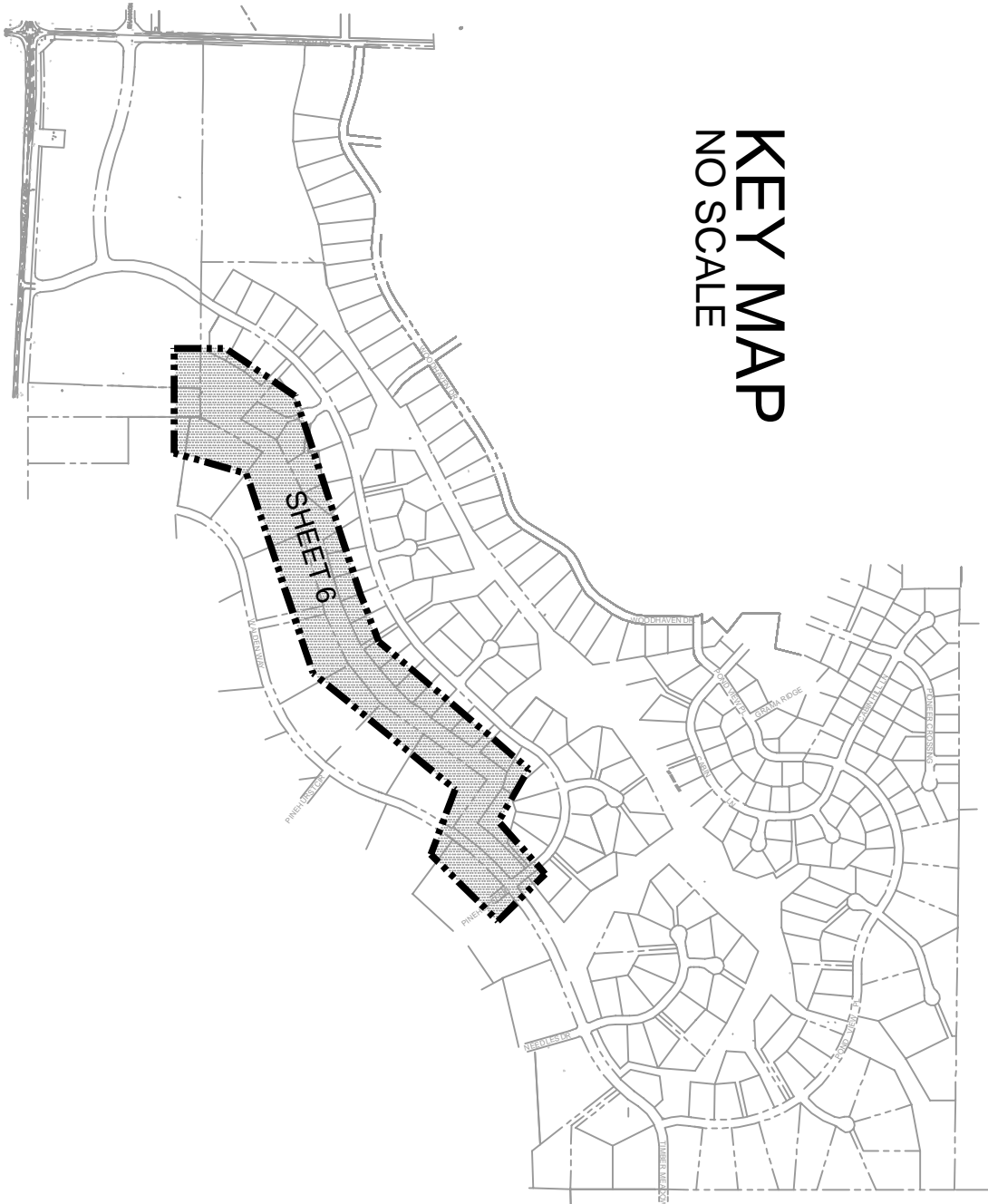
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

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