

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

TRACT B, MA SUBDIVISION, RECORDED AT RECEPTION NO. 223715214 ON NOVEMBER 1, 2023, AND LOTS 46 AND 47, LOT A, LOT C AND LOT D OF WALDEN PRESERVE 2, FILING NO. 5 RECORDED AT RECEPTION NO. 222715042 ON OCTOBER 21, 2022, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED " RAMPART T11S R66W C1/4 S 15 2019 PLS 38560";

WHENCE THE WEST QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "CHRISTPHER-BREWER W1/4 COR NW 1/4 SEC 15 SW 1/4 T11S R66W RLS 13830" BEARS N88°08'01"W A DISTANCE OF 2636.22 FEET (BASIS OF BEARINGS - ASSUMED);

THENCE N00°25'27"E, COINCIDENT WITH THE N-S CENTERLINE OF SAID SECTION 15 AND THE WESTERLY LINE OF SAID WALDEN PRESERVE 2, FILING NO. 5, A DISTANCE OF 200.06 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B OF MA SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N88°08'01"W, COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT B, A DISTANCE OF 1208.66 FEET;

THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT B:

- 1)N03°05'24"E, A DISTANCE OF 327.06 FEET;
- 2)N07°38'52"E, A DISTANCE OF 222.47 FEET;
- 3)N03°16'20"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 128.70 FEET;

THENCE THE FOLLOWING TEN (10) COURSES COINSIDENT WITH THE NORTHERLY LINE OF SAID TRACT B:

- 1)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°05'45", A RADIUS OF 157.83 FEET, A CHORD BEARING OF N76°04'04"E, A DISTANCE OF 138.61 FEET, AND AN ARC DISTANCE OF 143.51 FEET;
- 2)ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°58'41", A RADIUS OF 335.00 FEET, A CHORD BEARING OF N82°37'36"E A DISTANCE OF 223.52 FEET, AND AN ARC DISTANCE OF 227.90 FEET;
- 3)N63°08'15"E, TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES, A DISTANCE OF 43.31 FEET;
- 4)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 97°26'15", A RADIUS OF 35.00 FEET, A CHORD BEARING OF S68°08'37"E A DISTANCE OF 52.60 FEET, AND AN ARC DISANCE OF 59.52 FEET;
- 5)S19°25'29"E, TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 41.91 FEET;
- 6)N74°38'12"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 70.80 FEET,
- 7)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°40'15", A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF N29°28'19"E A DISTANCE OF 49.36 FEET, AND AN ARC DISTANCE 54.78 FEET;
- 8)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°59'33", A RADIUS OF 383.40 FEET, A CHORD BEARING OF N85°48'13" A DISTANCE OF 152.83 FEET, AND AN ARC DISTANCE OF 153.86 FEET;
- 9)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°34'34", A RADIUS OF 709.71 FEET, A CHORD BEARING OF S66°24'44"E A DISTANCE OF 398.10 FEET, AND AN ARC DISTANCE OF 403.51 FEET;
- 10) ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°15'03", A RADIUS OF 1540.00 FEET, A CHORD BEARING OF S52°14'59"E A DISTANCE OF 114.23 FEET, AND AN ARC DISTANCE OF 114.25 FEET TO SAID N-S CENTERLINE;

THENCE N00°25'27"E, COINCIDENT WITH SAID N-S CENTERLINE AND THE WESTERLY LINE OF SAID TRACT D OF WALDEN PRESERVE 2, FILING NO. 5, NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES, A DISTANCE OF 12.28 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT D;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID TRACT D, HAVING A CENTRAL ANGLE OF 09°37'37", A RADIUS OF 1531.75 FEET, A CHORD BEARING OF S58°58'42"E A DISTANCE OF 257.06 FEET, AND AN ARC DISTANCE OF 257.37 FEET;

THENCE ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID TRACT D AND SAID TRACT C OF WALDEN PRESERVE 2, FILING NO. 5, HAVING A CENTRAL ANGLE OF 02°38'43", A RADIUS OF 1470.00 FEET, A CHORD BEARING OF S63°39'17"E A DISTANCE OF 67.86 FEET, AND AN ARC DISTANCE OF 67.87 FEET;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT C:

- 1)S34°39'21"W, A DISTANCE OF 214.24 FEET;
- 2)N89°34'57"W, A DISTANCE OF 74.67 FEET;
- 3)S00°25'03"W, A DISTANCE OF 290.08 FEET;
- 4)S47°21'44"E, A DISTANCE OF 266.86 FEET;
- 5)S60°50'09"E, A DISTANCE OF 284.11 FEET;
- 6)S30°01'12"E, A DISTANCE OF 167.58 FEET;
- 7)N69°45'07"E, A DISTANCE OF 49.79 FEET;
- 8)S20°06'04"E, A DISTANCE OF 259.12 FEET;
- 9)S30°45'48"E, A DISTANCE OF 207.11 FEET;
- 10) N57°51'40"E, A DISTANCE OF 265.70 FEET;
- 11) S11°47'32"E, A DISTANCE OF 126.84 FEET;
- 12) S57°51'40"W, A DISTANCE OF 302.18 FEET;
- 13) S15°50'20"E, A DISTANCE OF 446.40 FEET;
- 14) S24°32'12"E, A DISTANCE OF 345.22 FEET;
- 15) N56°32'46"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 293.61 FEET;
- 16) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°07'27", A RADIUS OF 1530.00 FEET, A CHORD BEARING OF S32°53'19"E A DISTANCE OF 30.02 FEET, AND AN ARC DISTANCE OF 30.02 FEET TO THE NORTH CORNER OF SAID LOT 45 OF WALDEN PRESERVE 2, FILING NO. 5;
- 17) S56°32'58"W, NON-TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 290.17 FEET;
- 18) S 39°28'50"E, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 169.86 FEET;

THENCE N51°12'54"E, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOT 46, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 280.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 46;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID LOT 46 AND SAID LOT 47, HAVING A CENTRAL ANGLE 08°01'40", A CHORD BEARING OF S42°49'21"E A DISTANCE OF 214.20 FEET, AND AN ARC DISTANCE OF 214.37 FEET;

THENCE S46°50'11"E, TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH THE NORTEASTERLY LINE FO SAID LOT 47, A DISTANCE OF 78.32 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 47;

THENCE S43°09'49"W, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID 47, A DISTANCE OF 287.30 FEET TO SAID EASTERLY LINE OF TRACT C;

THENCE THE FOLLOWING TWO (2) COURSES OF SAID EASTERLY LINE:

- 1)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°14'29", A RADIUS OF 380.35 FEET, A CHORD BEARING OF S53°11'56"E A DISTANCE OF 166.21 FEET, AND AN ARC DISTANCE OF 167.56 FEET;
- 2)S54°31'54"E, A DISTANCE OF 358.00 FEET;

THENCE S44°28'12"W, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 126.25 FEET;

THENCE THE FOLLOWING SEVEN (7) CORSSES COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT C:

- 1)N54°22'41"W, A DISTANCE OF 688.47 FEET;
- 2)N38°59'22"W, A DISTANCE OF 349.86 FEET;
- 3)N24°59'50"W, A DISTANCE OF 374.99 FEET;
- 4)N11°37'08"W, A DISTANCE OF 59.99 FEET;
- 5)N15°50'20"W, A DISTANCE OF 545.94 FEET;
- 6)N26°21'13"W, A DISANCE OF 609.82 FEET;
- 7)N60°50'09"W, A DISTANCE OF 499.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 35.20 ACRES OF LAND, MORE OR LESS.

AND

COMMENCING AT THE CENTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED " RAMPART T11S R66W C1/4 S 15 2019 PLS 38560";

THENCE N00°25'27"E, COINCIDENT WITH SAID N-S CENTERLINE OF SECTION 15, A DISTANCE OF 867.89 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A OF SAID WALDEN PRESERVE 2, FILING NO. 5, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING SEVEN (7) COURSES COINCIDENT WITH THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT A;

- 1)CONTINUING N00°25'27"E, A DISTANCE OF 214.22 FEET;
- 2)S89°35'03"E, A DISTANCE OF 340.68 FEET;
- 3)S00°25'23"W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 204.14 FEET;
- 4)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°12'21", A RADIUS OF 300.00 FEET, A CHORD BEARING OF S13°31'33"W, A DISTANCE OF 136.02 FEET, AND AN ARC DISTANCE OF 137.21 FEET;
- 5)S26°37'44"W, TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 52.91 FEET;
- 6)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°36'40", A RADIUS OF 1530.00 FEET, A CHORD BEARING OF N64°07'19"W, A DISTANCE OF 43.02 FEET, AND AN ARC DISTANCE OF 43.02 FEET;
- 7)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°19'49", A RADIUS OF 1470.00 FEET, A CHORD BEARING OF N58°08'48"W A DISANCE OF 290.22 FEET, AND AN ARC DISTANCE OF 290.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.42 ACRES±.

NET AREA: 37.62 ACRES±.



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UNTIL SUCH TIME AS THESE
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AUTHORIZATION.

LOCATION: EPC

JOB NO: 25016

REV DESCRIPTION DATE

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

LEGAL DESCRIPTION

DESIGN: NQJ

REVIEW: REB

DATE: 08/31/2026

H-SCALE: N/A

V-SCALE: N/A

SHEET

2 OF 11

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

PLANOMETRICS

SECTION LINE _____

RIGHT-OF-WAY _____

PARCEL LINE _____

EASEMENT LINE _____

BOUNDARY LINE _____

CENTER LINE _____

CONSTRUCTION

C&G		
EDGE OF ASPHALT		
CONCRETE		
SIDE WALK		
CROSS PAN		
PARKING LOT STRIPING		
ROADWAY STRIPING — DHASED		
ROADWAY STRIPING — DOTTED		
GUARDRAIL		
FENCE		
SOUNDWALL		
DEMO		
GRAVEL		
RIPRAP		
DIRT		
TRAIL/PATH		
RAIL LINE		

GRADING

CONTOUR INTERMEDIATE

CONTOUR INDEX

TOP OF SLOPE

TOE OF SLOPE

CUT/FILL BOUNDARY

LIMITS OF GRADING

LIMITS OF DISTURBANCE

1 2 3 4 5

UTILITIE

Sanitary Sewer	Sanitary Sewer Service	Potable Water Main	Potable Water Service	Raw Water Main	Irrigation Main	Sanitary Force Main	Under-Drain	Gas Pipe	High Pressure Gas	Oil/Petroleum Line	Under-Ground Electric	Over-Head Electric	Fiber Optic	Communication Lines Misc.	Storm Pipe	HGL Minor	HGL Major
SS	SS	W	W	RAW	FM	UD	G	HPG	O	UGE	OHU	FO	COM	COM	SS	SS	SS

DRAINAGE

Figure 1 illustrates a cross-section of a stream with floodplains. The diagram shows a central stream channel (thalweg) with floodplains on either side. The floodplains are divided into 100-year and 500-year flood plains. The stream channel is labeled 'THALWEG (STREAM/CREEK)'. The floodplains are labeled '100-YR FLOOD PLAIN' and '500-YR FLOOD PLAIN'. The stream channel is labeled 'FLOODWAY'. The floodplains are labeled 'FLOOD'. The stream channel is labeled 'SWALE/DITCH'. The floodplains are labeled 'LIMITS OF WETLANDS'. The stream channel is labeled 'STORM MANHOLE'. The floodplains are labeled 'STORM INLET'. The stream channel is labeled 'AREA INLET - SQUARE'. The floodplains are labeled 'AREA INLET - ROUND'. The stream channel is labeled 'FLARED END SECTION'.

TRAFFIC

TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		

LANDSCAPE

TREE — CONIFEROUS		
TREE — DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

UTILITY SYMBOLS

	EXISTING	PROPOSED
SANITARY		
LINE MARKER	<i>Mkr San</i> 	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE		

WATER

LINE MARKER	Mkr W ^o		
SERVICE MARKER			
FIRE HYDRANT			
FIRE CONNECTION			
MANHOLE			
BEND			
BLOW-OFF VALVE			
WELL			
METER			
VALVE			
REDUCER			
THRUST BLOCK			
CROSS			
PLUG W/ THRUST BLOCK			
TEE			
REVERSE ANCHOR			
ANODE			
AIR & VACUUM VALVE			
ASSEMBLY			

GAS

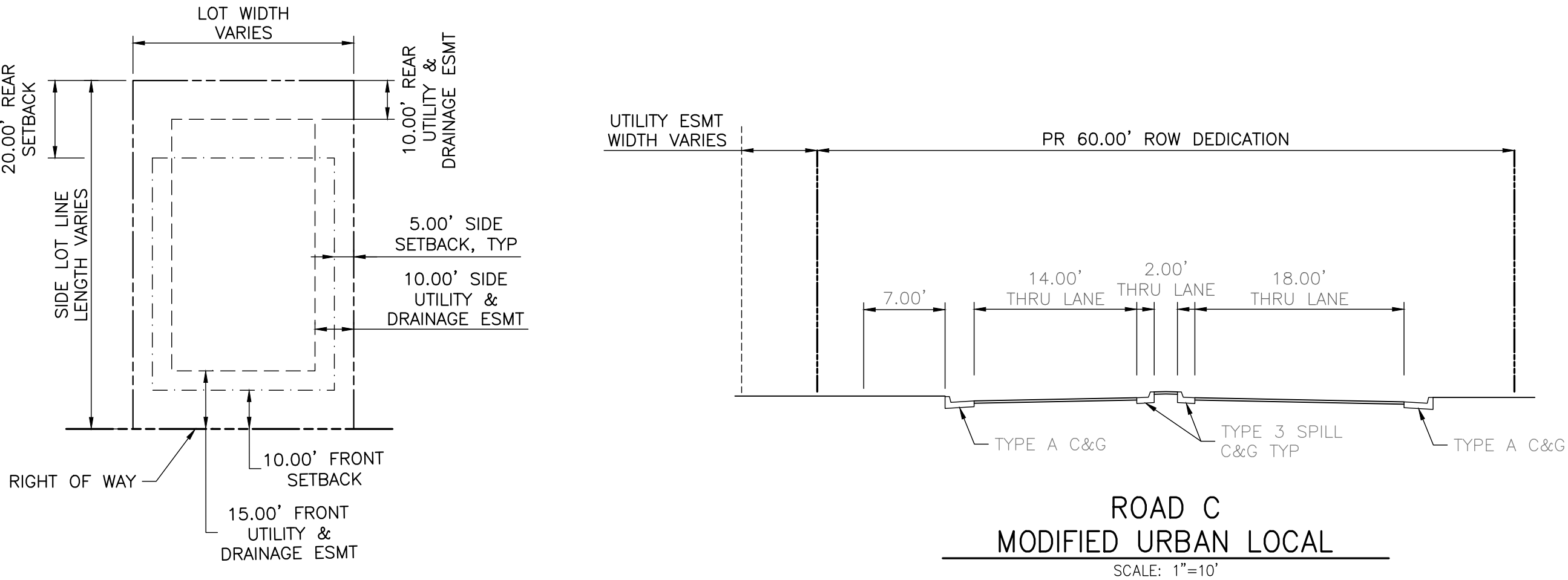
MARKER $Mkr\ G^{\circ}$

SERVICE MARKER 

METER  

DRY UTILITIES

CABLE TV MARKER	<i>Mkr</i> TV ^o	
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER	<i>Mkr</i> E ^o	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER—OPTIC MARKER	<i>Mkr</i> FO ^o	
IRRIGATION PEDESTAL		
TELEPHONE MARKER	<i>Mkr</i> T ^o	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		



0.5 ACRE SINGLE FAMILY
DETACHED LOT TYPICAL

NOTES:
1. IN LOCATIONS THAT SIDE LOT LINE IS ADJACENT TO RIGHT OF WAY, SIDE SETBACK IS 10'.

NOTES:
1. POSTED SPEED = 25 MPH
2. REFER TO PUD SITE PLAN FOR UTILITY EASEMENT LIMITS.

PREPARED FOR:

UNTIL SUCH TIME AS THESE
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OB NO: 25016 LOCATION: EPC

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

LEGEND & TYPICAL SECTIONS

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026

$$1^{\circ} = 30$$

V-SCALE: N/A

SHEET

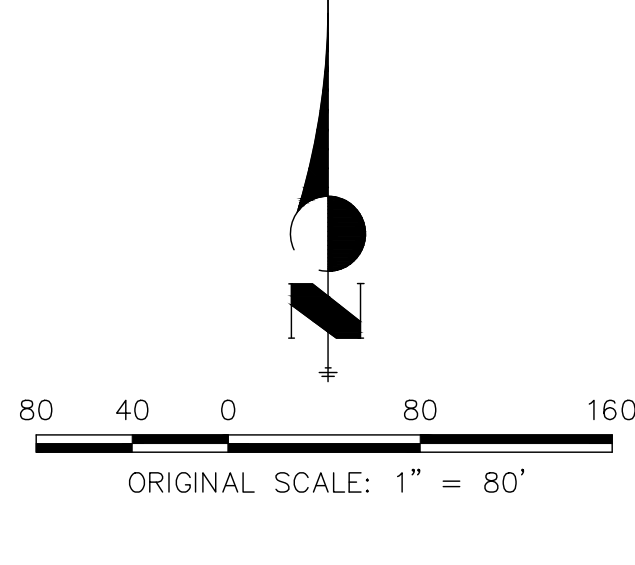
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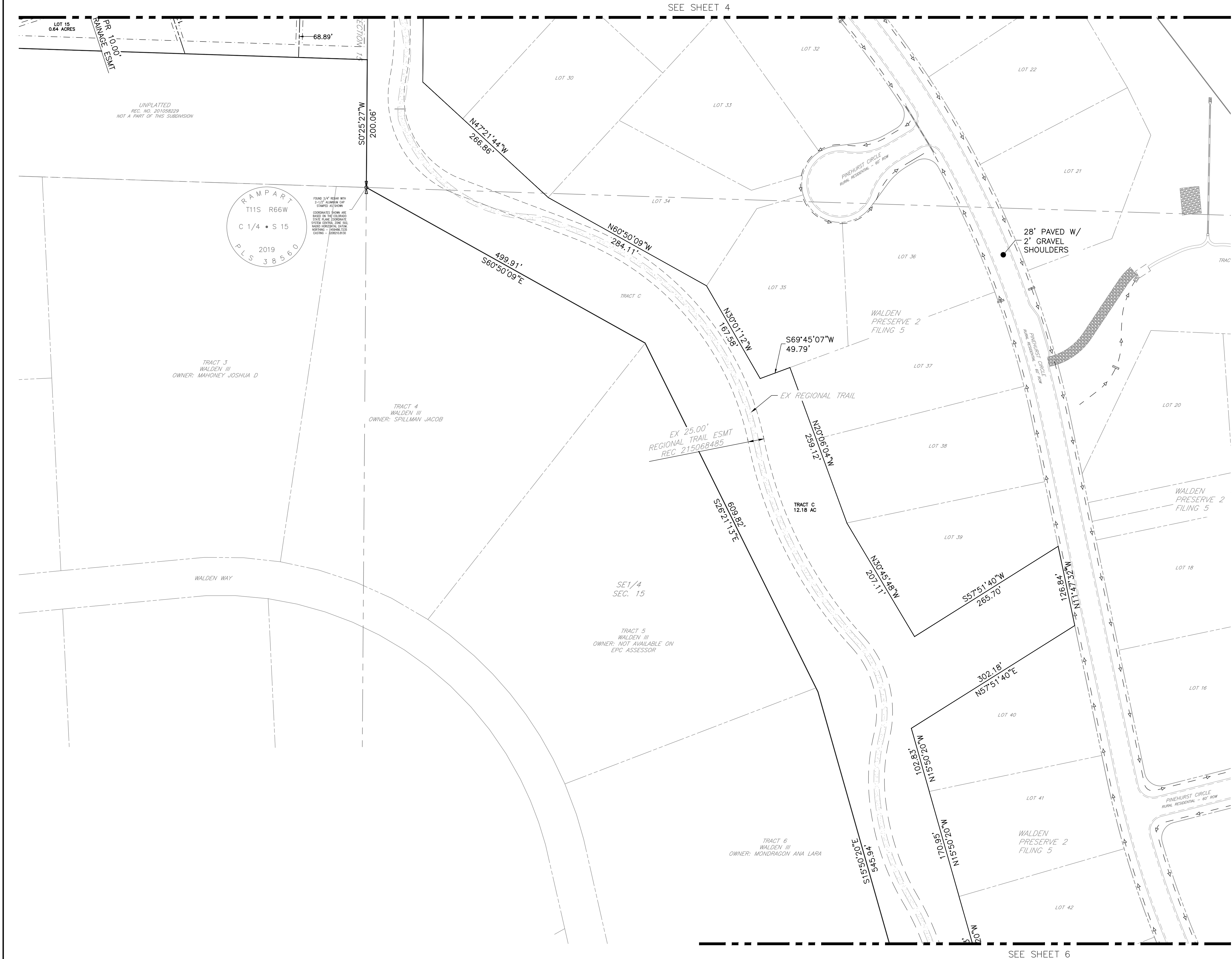
	AVAN E. BURKE, PE 203.577-8600 • AVAN@ALLTERRAINENR.COM
	NICHOLAS Q. DINEERT, PE 530.397.7630 • NICH@ALLTERRAINENR.COM

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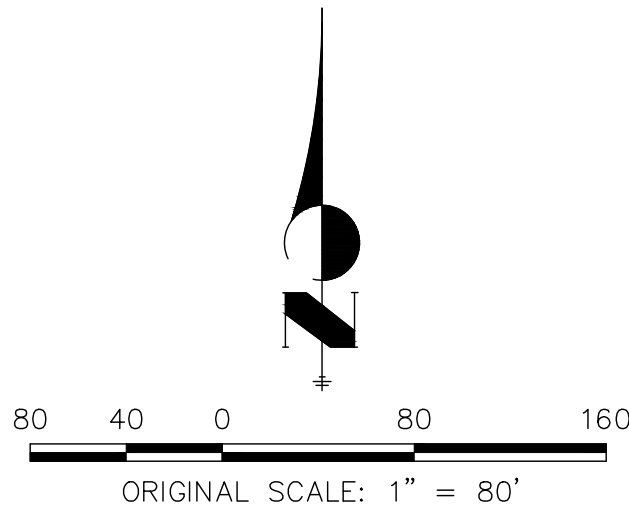
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6	PUD SITE PLAN
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WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



- GENERAL NOTES:**
1. ACCORDING TO THE COLORADO STATE FOREST SERVICE - COLORADO WILDFIRE RISK VIEWER, THE SITE IS CLASSIFIED AS A LOW AND MODERATE FIRE INTENSITY.
 2. REFER TO SHEET 7 FOR EXISTING AND PROPOSED UTILITIES.
 3. ALL EXISTING ROADS WITHIN THE PUD ARE PAVED.
 4. ALL PROPOSED ROADS WITHIN THE PUD WILL BE PAVED.





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JOB NO. 25016	LOCATION: ###	DATE
REV	DESCRIPTION	

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

PUD SITE PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
H-SCALE: 1" = 80'
V-SCALE: N/A

SHEET
5 OF 11

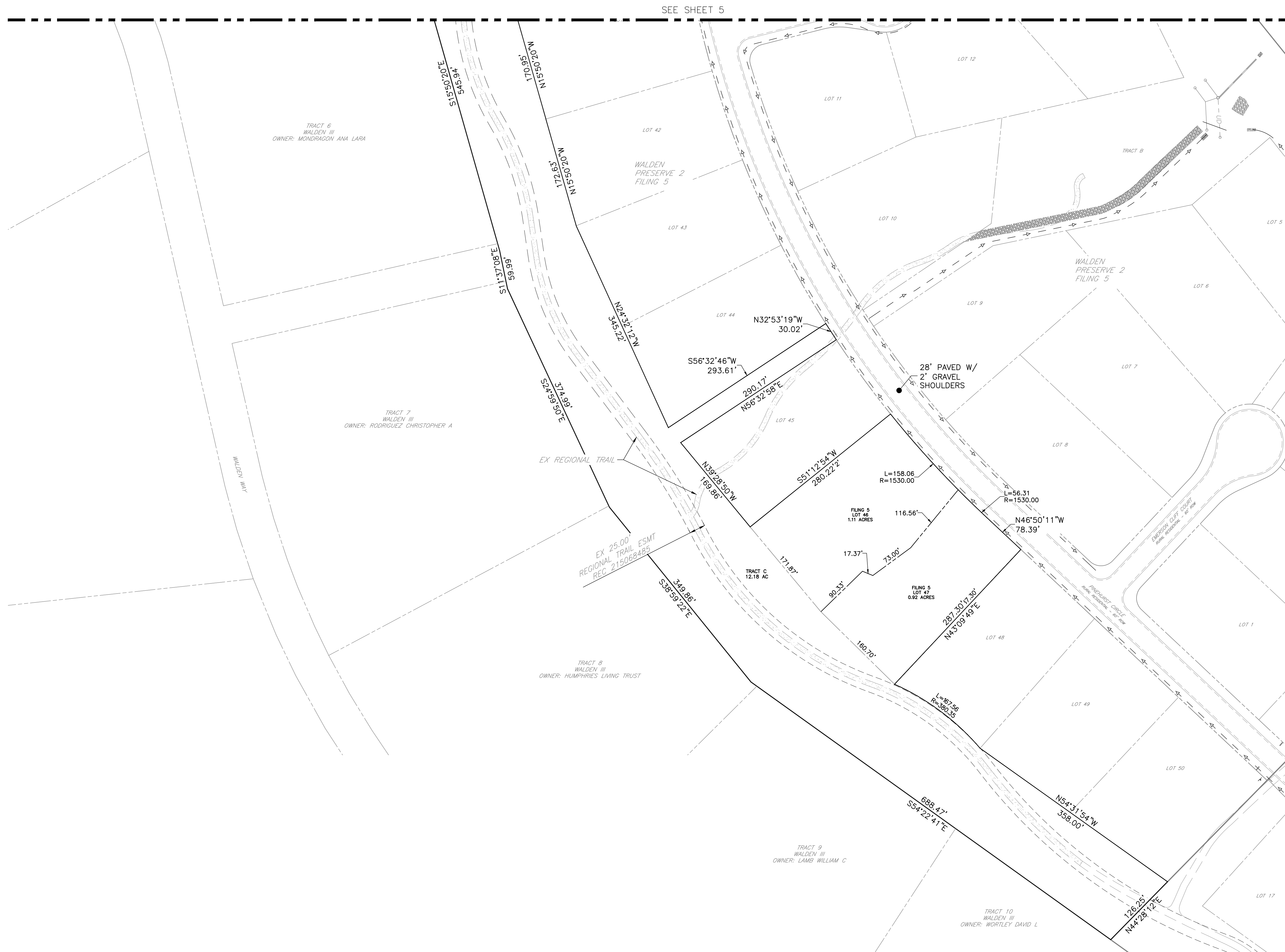
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

PCD FILE NO:

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

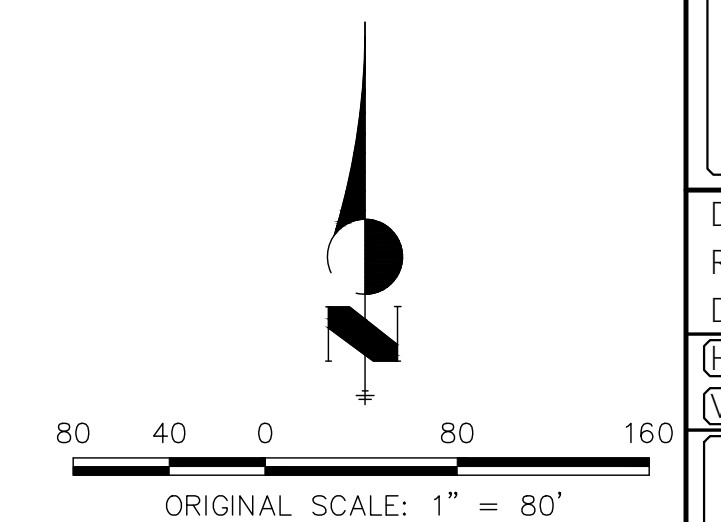
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RESERVE 2 - FILING 5 AMENDMENT AND COUNTY OF EL PASO, STATE OF COLORADO MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



GENERAL NOTES:

1. ACCORDING TO THE COLORADO STATE FOREST SERVICE - COLORADO WILDFIRE RISK VIEWER, THE SITE IS CLASSIFIED AS A LOW AND MODERATE FIRE INTENSITY.
2. REFER TO SHEET 7 FOR EXISTING AND PROPOSED UTILITIES.
3. ALL EXISTING ROADS WITHIN THE PUD ARE PAVED.
4. ALL PROPOSED ROADS WITHIN THE PUD WILL BE PAVED.



PCD FILE NO:



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[illegible]

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

POD SITE PLAIN

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026

H-SCALE: 1" = 80'

HEET

6 OF 11

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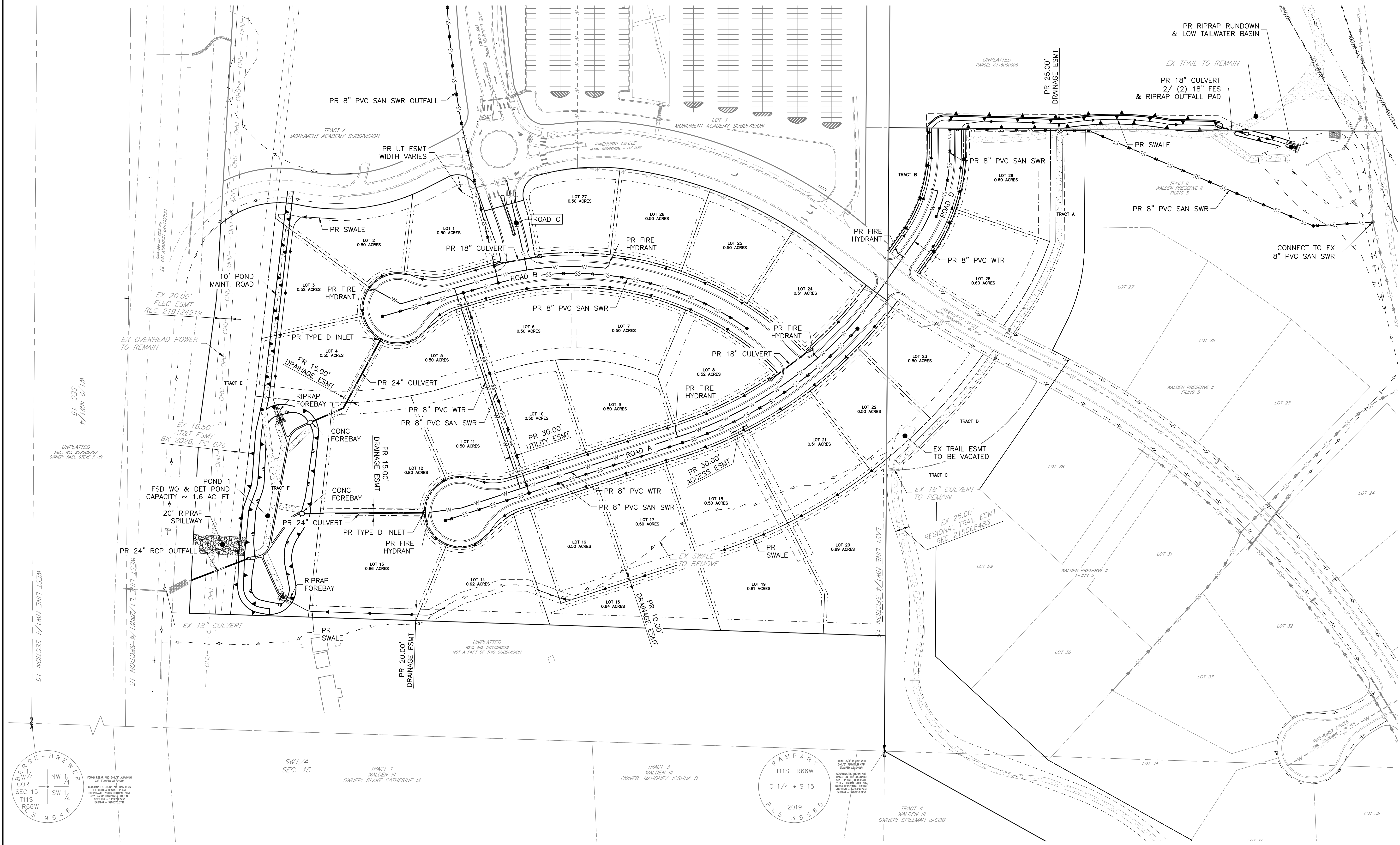
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WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6	PRELIMINARY UTILITY PLAN
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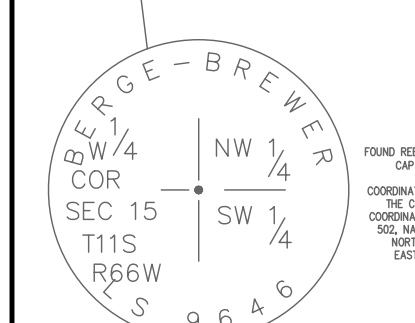
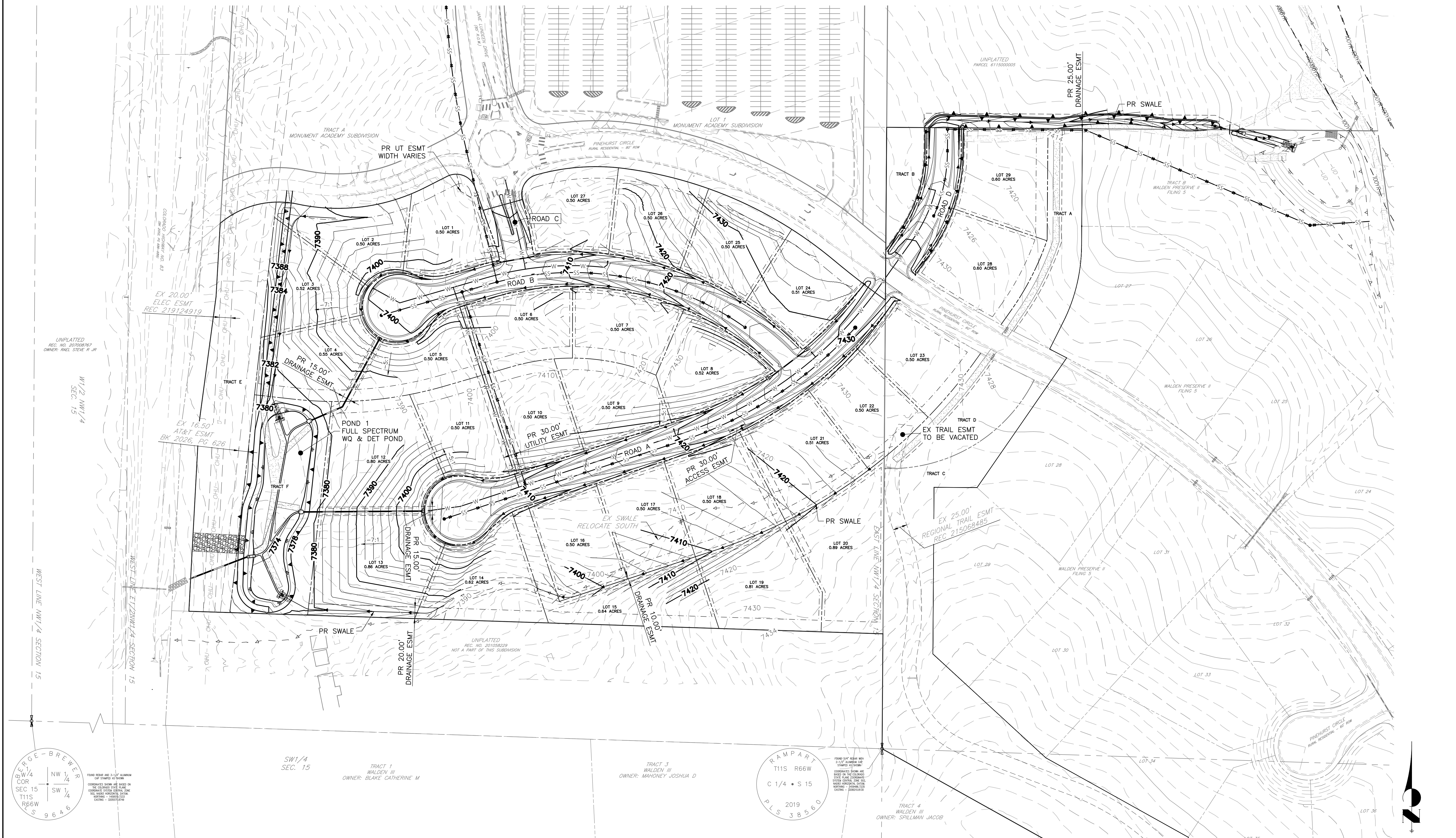
SHEET

ORIGINAL SCALE: 1" = 80'

PCD FILE NO:



WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



80 40 0 80 160
ORIGINAL SCALE: 1" = 80'

PCD FILE NO:

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REV	DESCRIPTION	DATE

JOB NO: 25016 LOCATION: EPC

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
H-SCALE: 1" = 80'
V-SCALE: N/A

PRELIMINARY GRADING PLAN

8 OF 11

ALL TERRAIN
ENGINEERING

PREPARED FOR:
WALDEN CORPORATION
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UNTIL SUCH TIME AS THESE
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JOB NO: 25016 LOCATION: EPC

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PRELIMINARY GRADING PLAN

8 OF 11

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



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REV	DESCRIPTION	DATE

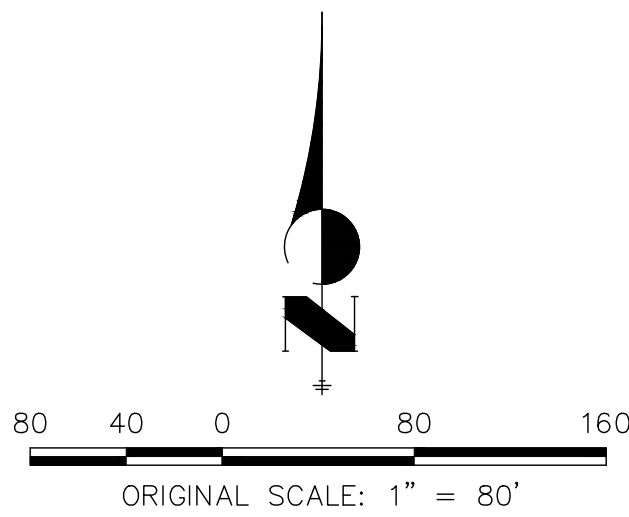
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
GEOLOGIC HAZARD MAP

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
H-SCALE: 1" = 80'
V-SCALE: N/A
SHEET
11 OF 11



- GEOLOGIC HAZARD LEGEND**
- 3:1 SLOPE AREA
- AREA OF IDENTIFIED GEOLOGIC HAZARD
- WOODED AREA
- EXISTING DRAINAGE PATH
- Qx/Tkd — COLLUVIUM OF QUATERNARY AGE OVERLYING THE DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE
- psw — POTENTIALLY SEASONALLY WET
- dsc — DOWNSLOPE CREEP

- GEOLOGIC HAZARD NOTES**
1. GEOLOGIC HAZARDS SHOWN ON THIS PLAN ARE PER THE "SOILS AND GEOLOGY STUDY MONUMENT ACADEMY 29 LOT SUBDIVISION PINEHURST CIRCLE AND HIGHWAY 83" BY ENTECH ENGINEERING, JULY 28, 2026.



PCD FILE NO: