

WALDEN

MA Residential Planned Unit Development & Major Amendment to Tracts A, C, D and Lots 46, and 47 of the Walden Preserve 2, Filing 5

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

and a new area include

PURPOSE AND INTENT

AN AMENDMENT TO THE WALDEN PRESERVE 2 PLANNED UNIT DEVELOPMENT (PUD) FOR THE ADDITION OF 29 SINGLE-FAMILY DETACHED LOTS. THE TOTAL AREA INCLUDED IN THE PUD AMENDMENT IS 37.62 ACRES, INCLUDING TRACTS AND DEDICATED RIGHT OF WAY.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MORE RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR WALDEN PRESERVE 2 – FILING 5 AMENDMENT AND FILING 6 MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WALDEN PRESERVE 2 – FILING 5 AMENDMENT AND FILING 6 MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT, PROVIDED, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE TO PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION OR ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW WITHOUT.

MAXIMUM OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL DENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT A WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115009031), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT C WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115010029), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT D WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115010030), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT MA INFRASTRUCTURE LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS PARCEL NUMBER 6115010031, WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

PREVIOUS PUD DEVELOPMENT PLAN

WALDEN PRESERVE 2 FILING 5 AMENDMENT & FILING 6 REPLACES PORTIONS OF WALDEN PRESERVE 2 – FILING 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN (PCD FILE NO. PUD-18-007).

SIGN, FENCING & PARKING STANDARDS

SIGNS, FENCES, LIGHTING & PARKING TO FOLLOW RESIDENTIAL STANDARDS OF THE LDR, AS AMENDED.

PERMITTED USES

LOTS – SINGLE FAMILY RESIDENTIAL & ACCESSORY LAND-USES PER THE EL PASO COUNTY LAND DEVELOPMENT CODE.

OPEN SPACE TRACTS – NON-MOTORIZED TRAILS, RECREATIONAL FACILITIES, UTILITIES AND DRAINAGE FACILITIES.

FLOODPLAIN CERTIFICATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0285G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE PARCEL OF LAND TO BE LOCATED IN ZONE 'X'. ZONE 'X' ARE AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

DEVELOPMENT DATA & CRITERIA

RIGHT OF WAY – 3.05 AC (8.11%)
SINGLE FAMILY LOTS – 18.45 AC (49.04%)
OPEN SPACE TOTAL – 16.12 AC (42.85%)
OPEN SPACE: RECREATION – 14.95 AC (39.74%, TRACT A, B, C, D, E)
OPEN SPACE: DRAINAGE – 1.17 AC (3.11%, TRACT F)

TOTAL – 37.62 AC (100%)

MINIMUM LOT SIZE – 0.5 AC
AVERAGE LOT SIZE – 0.57 AC
GROSS DENSITY – 1.76 DU/ACRE
LOT COVERAGE – NONE

MAXIMUM BUILDING HEIGHTS – 30'

BUILDING SETBACKS

FRONT – 10'
SIDE – 5'
REAR – 20'

STANDARD UTILITY & DRAINAGE EASEMENTS

FRONT – 15'
SIDE – 5'
REAR – 7'

Perimeter easement is

Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;

- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;

- Provision of a more efficient pedestrian system;

- Provision of additional open space;

- Provision of other public amenities not otherwise required by the Code; or

- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

A statement citing the reason for any modifications to this Code or the ECM shall be provided in the PUD development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria within a PUD district shall become the basis of review and approval for any subsequent development application.

Access Limitation:
There shall be no direct lot access to ____HWY 83 and Pinehurst ____ Road.

STANDARD PCD PLAN NOTES

1. PLAN FOR THIS PUD ZONE ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
2. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT ENVIRONMENTAL ASSESSMENT.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

TRACT USE TABLE				
TRACT NAME	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	0.61	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
B	0.52	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
C	12.18	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
D	0.26	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
E	1.38	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
F	1.17	DRAINAGE	METRO DISTRICT	METRO DISTRICT
Total	16.12			
% Open Space of Total Area	39.74%			
% Drainage of Total Area	3.11%			

PUD MODIFICATION TABLE				
LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
ECM 2.3.2	ROADWAY	300' INTERSECTION SPACING	154'	Refer to Special Standard PUD Zoning District Deviation Request
LDC 8.4.3.B.2.e	FRONTAGE	30' LOT FRONTAGE TO PUBLIC ROAD	0'	Refer to Special Standard PUD Zoning District Deviation Request

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 LDC CHAPTER 8.4.4.(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE THIS ENTIRE COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES AND MULTIPLE PRODUCT LINES PROPOSED ON THE SITE.
2 LDC CHAPTER 8.4.4.(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE ITEM 3 BELOW)	DIRECT ACCESS FROM THE PRIVATE ROADS ALLOWS FOR A MORE EFFICIENT PEDESTRIAN SYSTEM AND THE ABILITY TO PROVIDE ADDITIONAL OPEN SPACE/AMENITY DESIGN WITHIN THE DEVELOPMENT.
3 LDC CHAPTER 8.4.4.C	DIVISION OF LAND, LOTS AND TRACTS SHALL BE SERVED ACCESS FROM A PUBLIC BY PUBLIC ROADS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE ROADS WILL NOT HAVE DIRECT FRONTAGE ON OR ACCESS TO A PUBLIC ROAD. HOWEVER, LOTS WILL HAVE DIRECT ACCESS FROM PRIVATE ROADS (TRACTS) THAT THEN CONNECT DIRECTLY TO A PUBLIC ROAD.	THE PROPOSED MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.

CONTACTS:

OWNER
WALDEN HOLDINGS I LLC/MA INFRASTRUCTURE LLC
1230 SCARSBROOK CT
MONUMENT, CO 80132-8487

DEVELOPER
WALDEN CORPORATI
1230 SCARSBROOK
MONUMENT, CO 801

ENGINEER
ALL TERRAIN ENGINI
1004 W VAN BUREN
COLORADO SPRINGS
ATTN: NICHOLAS JOI
(530) 391-7635

SURVEYOR
RAMPART SURVEYS
1050 TAMARAC PKW
WOODLAND PARK CO
(719) 687-0920

WATER & SEWER
WALDEN CORPORATI
18060 BAKERS FAR
COLORADO SPRINGS

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105 S VICTORIA AVI
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FIRE PROTECTION
BLACK FOREST FIRE
11445 TEACHOUT R
COLORADO SPRINGS
(719) 495-4300

SHEET INDEX

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add the sheets missing please

CLERK AND RECORDERS CERTIFICATION

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF ____, 20____ AND WAS RECORDED AT RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

SURVEYORS CERTIFICATE

I, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST TO THE ABOVE ON THIS ____ DAY OF ____, 20____

OR'S NAME (SIGNATURE) DATE

DO REGISTERED PLS # ____

WITNESSES CERTIFICATE

WITNESSES WHEREOF: ____

EXECUTED THESE PRESENTS THIS ____ DAY OF ____, 20____ A.D., A COLORADO

WITNESS COMPANY

WITNESSED AGENT, MANAGER (SIGNATURE)

DEVELOPMENT GUIDELINES

A. Project Description
Sterling Ranch Filing 5 is a planned residential community on 11.66AC of land located east of Dines Boulevard and North of Sterling Ranch Road. The project is planned as a single family detached and attached community with a range of lot sizes, trails and open space throughout.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below. These uses are also subject to the Covenants and approval of the Sterling Ranch Metro District.

PRINCIPAL USES	
CMRS Facility, Stealth	S**
Dwellings - Detached Single Family	A
Dwellings - Attached Single Family	A
Model Home/Subdivision Sales Office	T***
Public Park, Open Space	A
Yard Sales	T***

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Accessory Living Quarters	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

LEGEND	
A: Allowed Use	
S: Special Use**	
T: Temporary Use***	
Uses not listed in this table are prohibited.	
* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended	
** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.	
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.	

C. Signs: Signs shall be permitted to identify entryways to Sterling Ranch Filing 5. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

Development Standards	
Attached Units - Lots 1-7 and 35-44	35'
a. Maximum building height:	75%
b. Maximum lot coverage:	75%
c. Setback minimums:	
i. Front:	15' (20' garage setback from front property line)
ii. Rear:	15'
iii. Side:	15' on shared lot boundaries
End/Corner:	5' on detached side
Detached Units - Lots 8-34 and 45-77	5' Next to Tract
a. Maximum lot coverage:	10' Next to ROW
b. Setback minimums:	
i. Front:	20'
ii. Rear:	15'
iii. Side:	5'
End/Corner:	5' Next to Tract
Minimum Lot Width:	10'
Minimum Lot Size:	3,000 SF
Landscaping Setback/Buffer:	
a. Sterling Ranch Road:	10'
b. Dines Boulevard:	10'
c. Northern Boundary:	15'
Projections into setbacks are governed by the Land Development Code, as may be amended, and as stated below:	
a. Decks, patios, landings, window wells and other similar features may project into rear setbacks a maximum of 3' provided they do not interfere with utility services and drainage easements.	
b. No projections into the tracts owned and maintained by the Sterling Ranch Metropolitan District will be permitted.	
Accessory buildings must comply with the setbacks established above.	

JOB NO: 25016

LOC
REV DESCRIPTION

WALDEN PRESERVE 2 – FILING 5 AMENDMENT AND FILING 6

COVER SHEET

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

(H-SCALE: 1" = 1000')

(V-SCALE: N/A)

SHEET

1 OF 11

PCD FILE NO: PUD263

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 COINCIDENT 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 56°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;
- 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

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 NORTHEASTERLY 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) CORSES 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 DISTANCE 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 DISTANCE 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±.

Existing and proposed no-build areas and easements (e.g. drainage, utility, etc.) with approximate dimensions. All existing no-build areas and easements are to be identified as "to remain" or "to be removed."

Wildfire Notes:
Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District.)
At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
Wildfire Plat Restriction:
(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by the developer, homeowner, whomever is responsible:
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:
•Forest-wide thinnings
•Fuelbreak thinnings
•Prunings
•Debris disposal
(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider) name(s) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
Water and wastewater provided by _____

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A Soils, Geology and Geologic Hazard Study for Sterling Ranch Filing 5, El Paso County, Colorado was completed by Entech Engineering, Inc. on December 1, 2023.

Geologic Hazard Note:

The following geologic constraints identified below were encountered on Sterling Ranch Filing 5. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering inc. on December 1, 2023 available at the El Paso County Planning and Community Development Department:

- Potentially Seasoned Shallow Groundwater: (Lots 7-9 and 13-17). The mitigation for the shallow groundwater is that no livable basements are proposed in Sterling Ranch Filing 5.
- Expansive soils and shallow bedrock.
- Unstable soils may be encountered where excavations approach the groundwater level.

The property is located on FIRM panel NO. 08041C0533G, Dated 12.07.2018. Said property is located in zone X, area of 0.2% annual chance of flood; areas of 1% annual change flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Entech Engineering inc. concludes in their report that development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

Sample from recorded PUD

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



DESIGN: NJ

REVIEW: REB

DATE: 08/31/2026

H-SCALE: N/A

V-SCALE: N/A

SHEET

2 OF 11

PCD FILE NO:



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AS THESE

VIEWED BY THE

TERRAIN

OWES THEIR

PURPOSES

WRITTEN

"CON."

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

PLANEMETRICS

SECTION LINE _____

RIGHT-OF-WAY LINE _____

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		— C ₁ — C ₂ — C ₃ — C ₄ — C ₅ —
LIMITS OF GRADING		— LOG — LOG — LOG — LOG — LOG —
LIMITS OF DISTURBANCE		— — — — —

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		

DRAINAGE

TRAFFIC

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

LANDSCAPE

	EXISTING	PROPOSED
TREE - put on landscape sheet SHEDDEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

UTILITY SYMBOLS

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

WATER

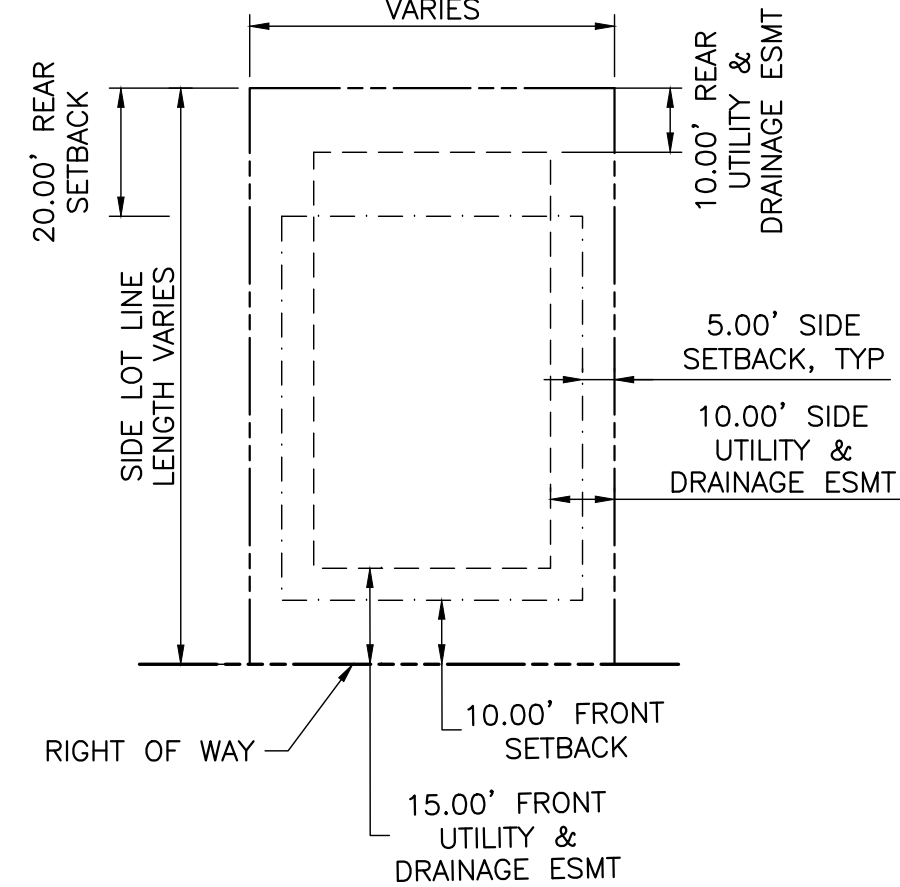
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		

GAS

SERVICE MARKER		
METER		

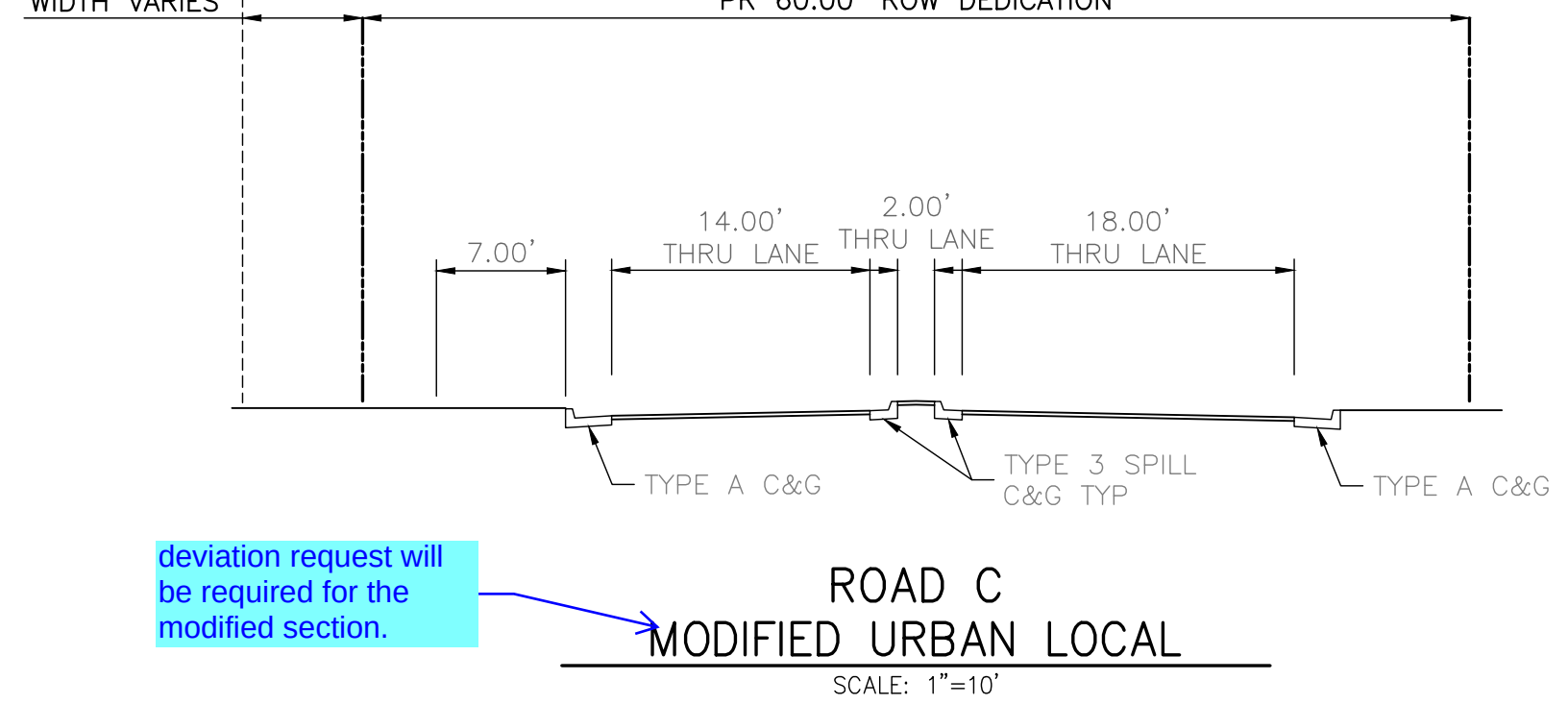
DRY UTILITIES

CABLE TELEVISION PEDESTAL	
ELECTRIC MARKER	<i>Mkr</i> ϵ°
ELECTRIC SERVICE MARKER	
ELECTRICAL PEDESTAL	
ELECTRICAL METER	
ELECTRICAL MANHOLE	
FIBER—OPTIC MARKER	<i>Mkr</i> FO°
IRRIGATION PEDESTAL	
TELEPHONE MARKER	<i>Mkr</i> γ°
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
UTILITY POLE	 
GUY ANCHOR	
GUY POLE	

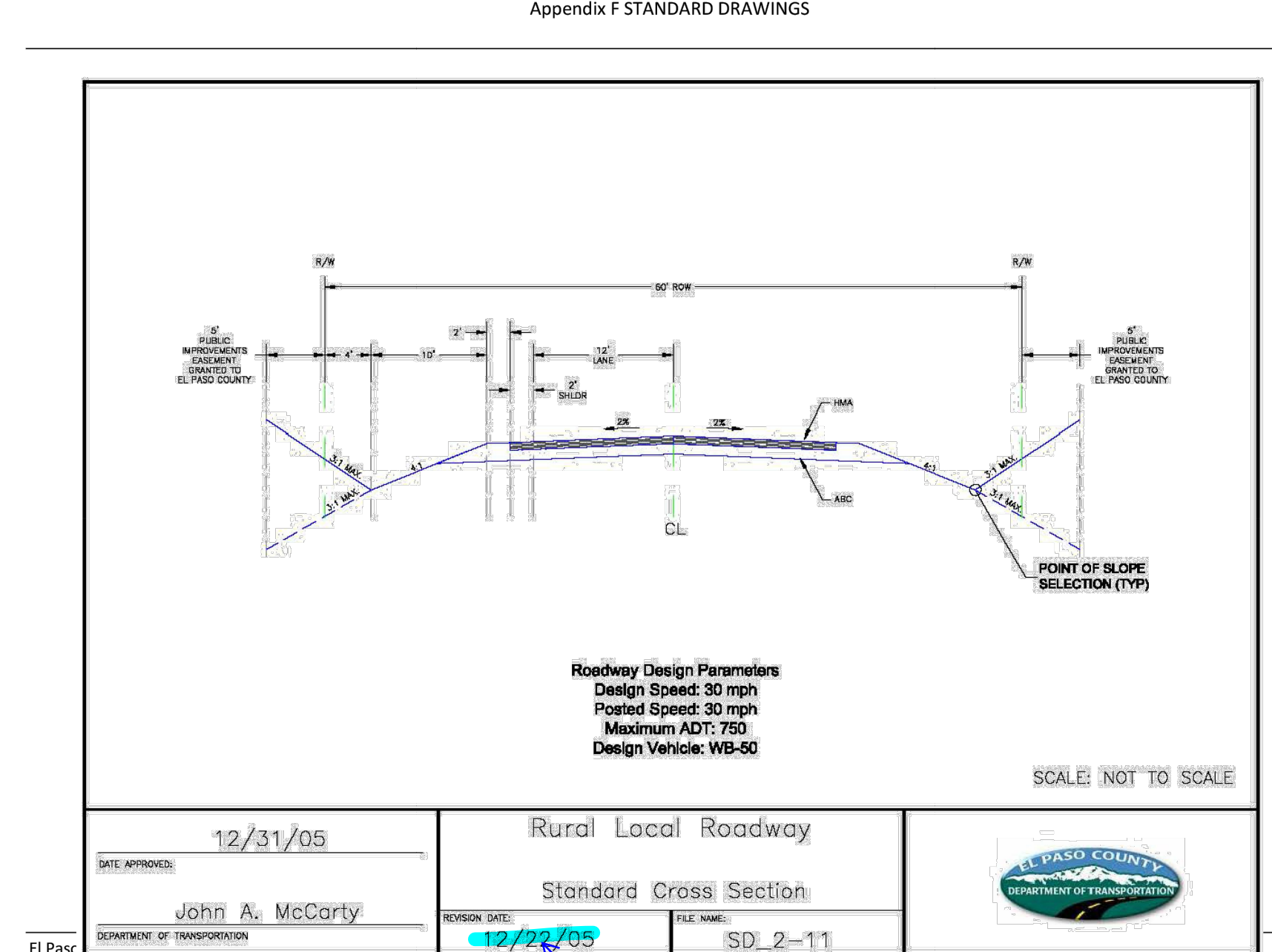


0.5 ACRE SINGLE FAMILY
DETACHED LOT TYPICAL

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.



NOTES:
1. TYPICAL SECTION APPLIES TO ROAD B, C & D.

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100

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.....

UNTIL SUCH TIME AS THESE

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DESIGNATED BY WRITTEN
AUTHORIZATION.

DEV | DESCRIPTION

[illegible]

APPENDIX 2: THEORETICAL FRAMEWORK AND RESEARCH DESIGN

CHICAGO, ILL. (UPI) —

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

$$= 30'$$

-SCALE: N/A

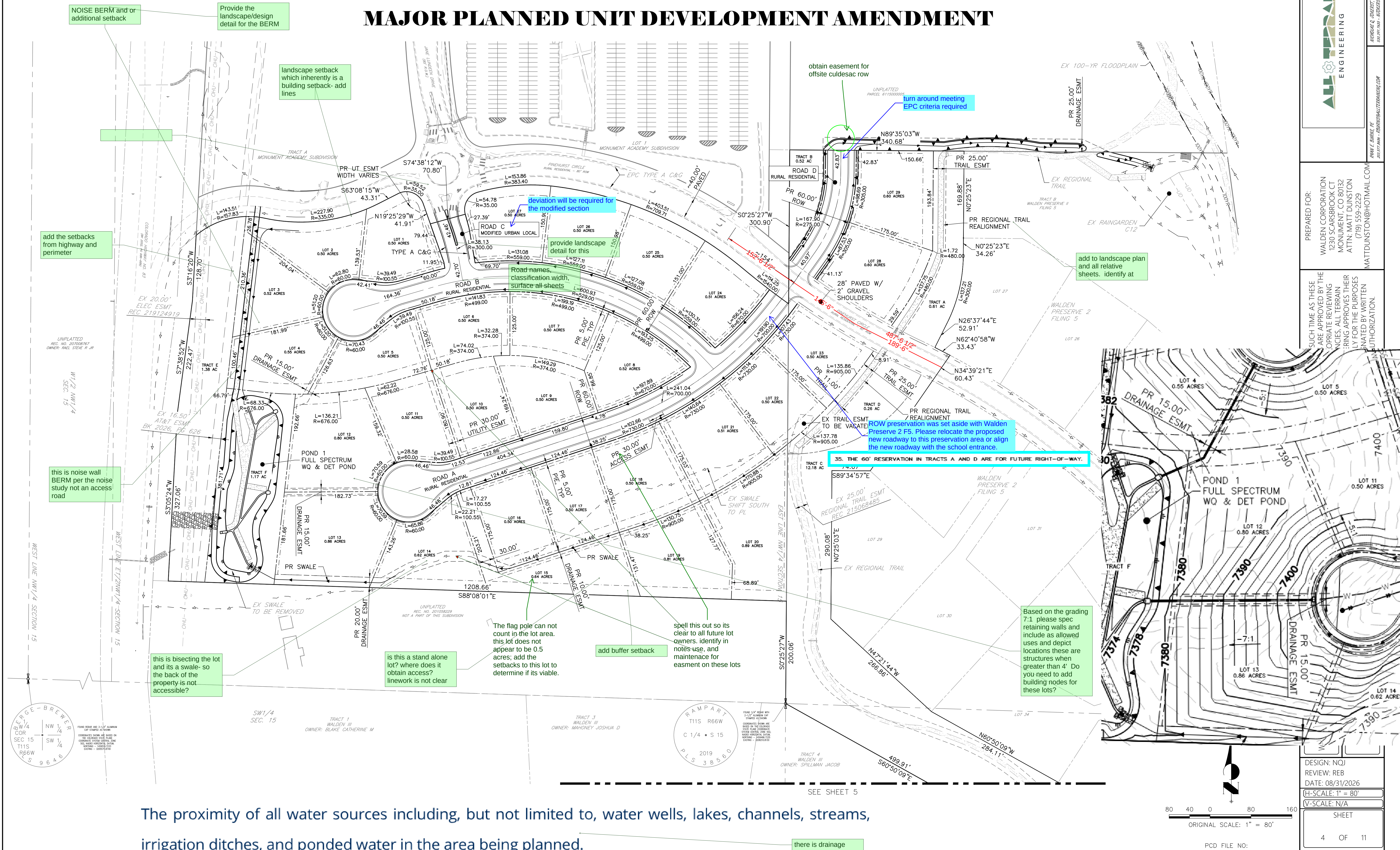
SHEET

OF 11

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

COUNTY OF EL PASO, STATE OF COLORADO

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



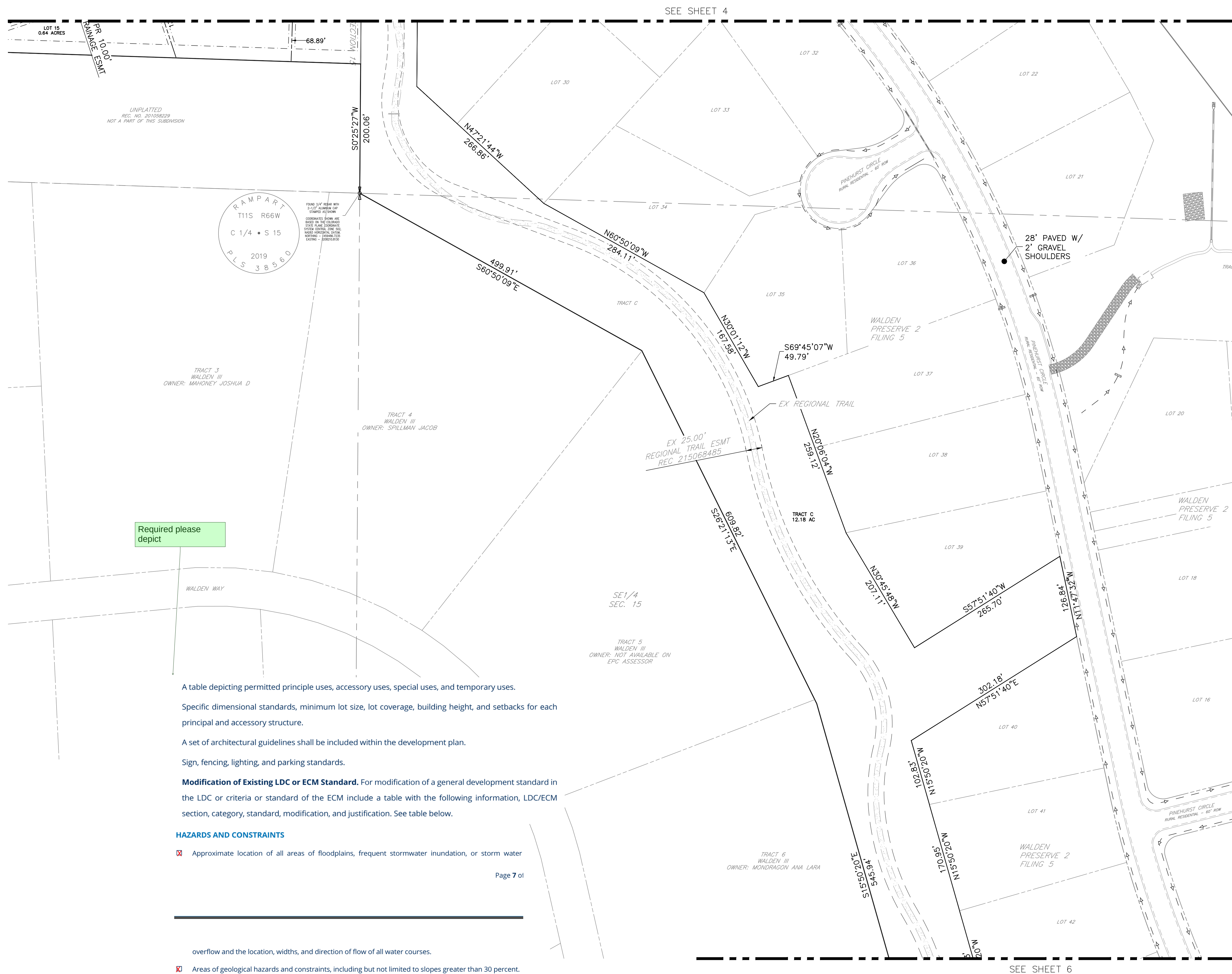
The proximity of all water sources including, but not limited to, water wells, lakes, channels, streams, irrigation ditches, and ponded water in the area being planned.

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INFORM APPROVES THEIR
LY FOR THE PURPOSES
AUTHORIZATION.

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
H-SCALE: 1" = 80'
V-SCALE: N/A
SHEET
4 OF 11
PCD FILE NO:

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



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.

Required please depict

A table depicting permitted principle uses, accessory uses, special uses, and temporary uses.

Specific dimensional standards, minimum lot size, lot coverage, building height, and setbacks for each principal and accessory structure.

A set of architectural guidelines shall be included within the development plan.

Sign, fencing, lighting, and parking standards.

Modification of Existing LDC or ECM Standard. For modification of a general development standard in the LDC or criteria or standard of the ECM include a table with the following information, LDC/ECM section, category, standard, modification, and justification. See table below.

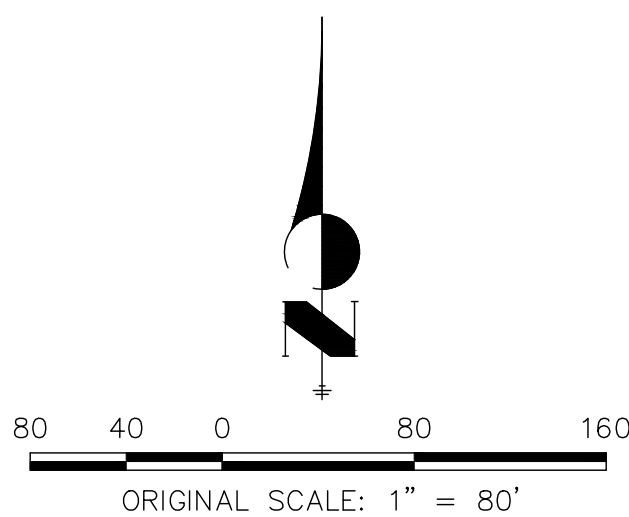
HAZARDS AND CONSTRAINTS

- ☒ Approximate location of all areas of floodplains, frequent stormwater inundation, or storm water

Page 7 c

overflow and the location, widths, and direction of flow of all water courses

- Areas of geological hazards and constraints, including but not limited to slopes greater than 30 percent.



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DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

PUD SITE PLAN

DESIGN: NQJ

REVIEW: REB

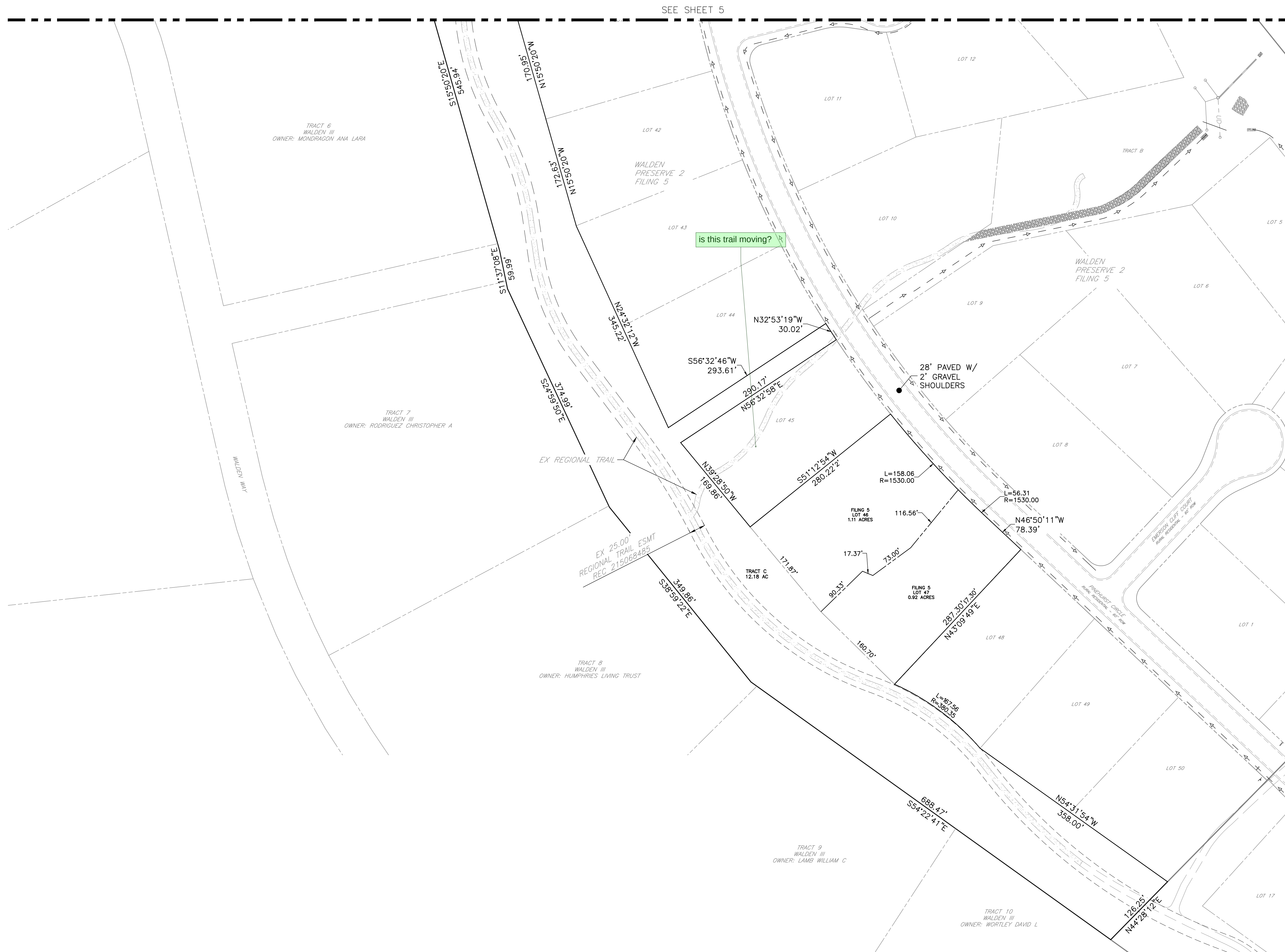
DATE: 08/31/2026

H-SCALE: 1" = 80'

SHEET

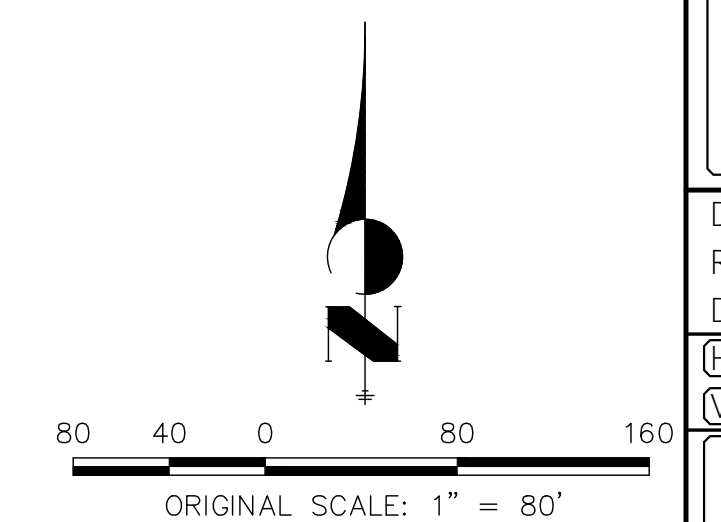
5 OF 11

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.



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AUTHORIZATION.

[illegible]

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

POD SITE PLAN

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

H-SCALE: 1" = 80'

HEET

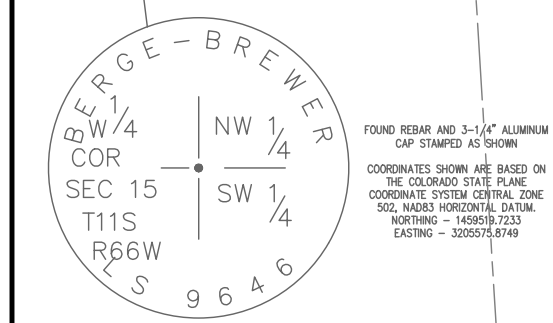
6 OF 11

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MICHAEL R. DORSETT, PE
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DESIGNATED BY WRITTEN
AUTHORIZATION.

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



PCD FILE NO.

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	NICHOLAS Q. VINCIGUERRA, PE 508.997-7630 • NICHOLAS@ALLTERRAINENR.COM

PREPARED FOR:

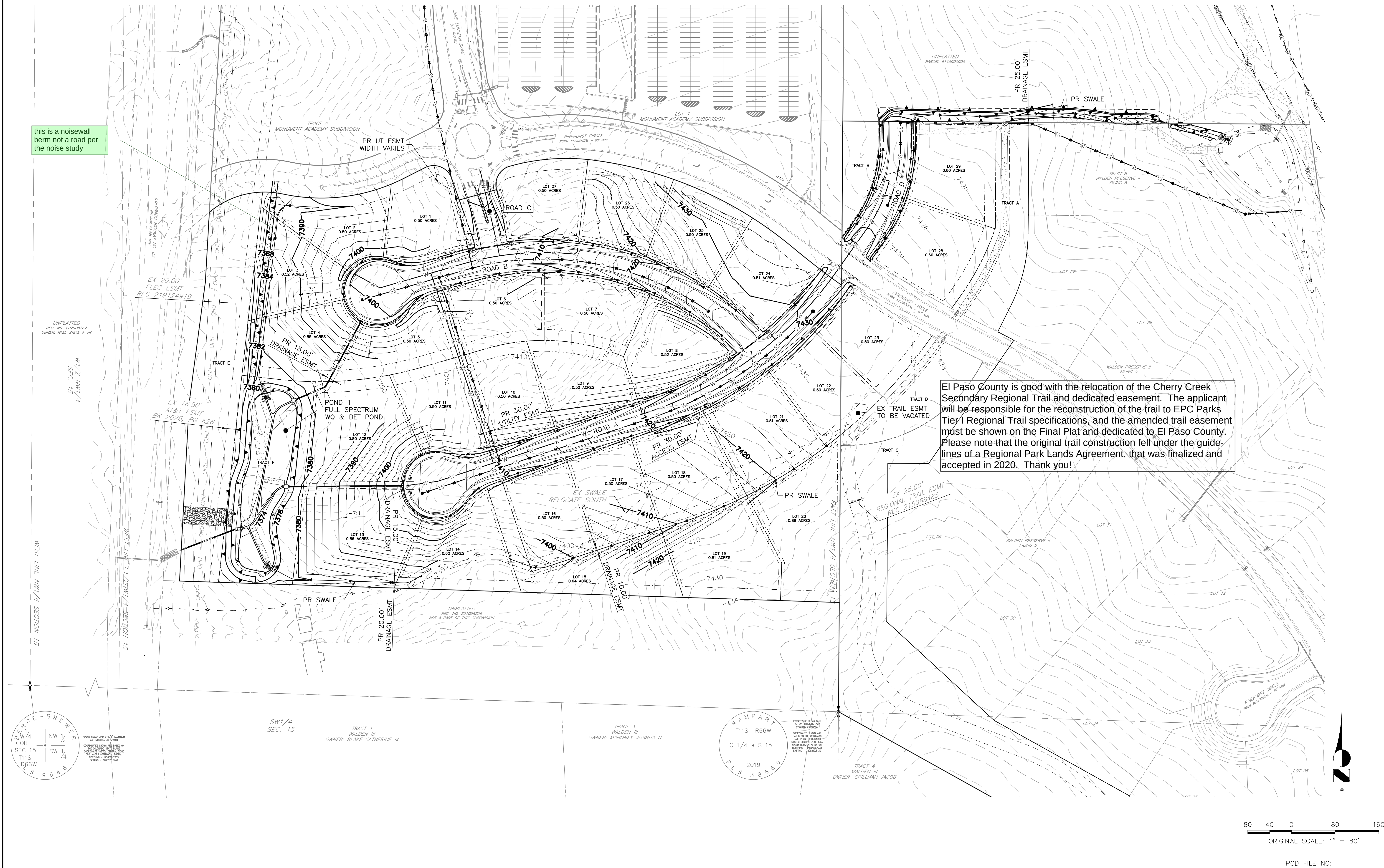
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DRAWINGS ARE APPROVED BY THE
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ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

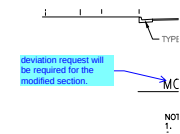
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6	PRELIMINARY GRADING PLAN
--	---------------------------------

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



V1_PUD Development Plan - can include phasing if proposed.pdf Markup Summary

Bret Dilts - DPW Engineering (8)

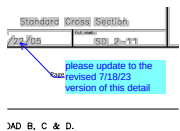


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Page Label: [3] 3 Legend & Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 1:51:39 PM
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Color: ■
Layer:
Space:

deviation request will be required for the modified section.



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Page Label: [3] 3 Legend & Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 1:52:38 PM
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Subject: Engineer
Page Label: [3] 3 Legend & Typical Sections
Author: Bret Dilts - DPW Engineering
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Color: ■
Layer:
Space:

please update to the revised 7/18/23 version of this detail

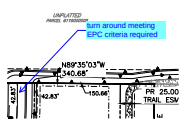


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Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 11:23:32 AM
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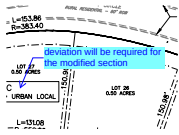
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Page Label: [4] 4 PUD Site Plan
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 11:51:51 AM
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ROW preservation was set aside with Walden Preserve 2 F5. Please relocate the proposed new roadway to this preservation area or align the new roadway with the school entrance.



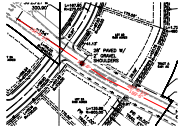
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Author: Bret Dilts - DPW Engineering
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turn around meeting EPC criteria required



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Author: Bret Dilts - DPW Engineering
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Color: ■
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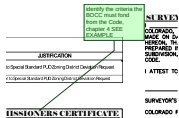
deviation will be required for the modified section



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Page Label: [4] 4 PUD Site Plan
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 12:02:27 PM
Status:
Color: ■
Layer:
Space:

487'-6 1/2"

dsdparsons (64)



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:42:33 PM
Status:
Color: ■
Layer:
Space:

identify the criteria the BOCC must find from the Code, chapter 4 SEE EXAMPLE

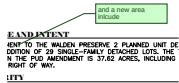


Subject: Text Box
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Author: dsdparsons
Date: 10/14/2026 8:55:25 AM
Status:
Color: ■
Layer:
Space:

Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

A statement citing the reason for any modifications to this Code or the ECM shall be provided in the PUD development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria within a PUD district shall become the basis of review and approval for any subsequent development application.



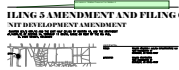
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 8:56:06 AM
Status:
Color: ■
Layer:
Space:

and a new area include



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:06:16 AM
Status:
Color: ■
Layer:
Space:

new number this is a new PUD and it is also amending a small portion sleocifcally lots X and Y from PUD walden



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:53:32 AM
Status:
Color: ■
Layer:
Space:

new name or Walden Preserve 3 or Walden 4



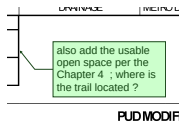
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:07:32 AM
Status:
Color: ■
Layer:
Space:

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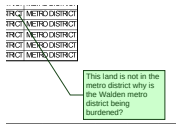
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:43:16 PM
Status:
Color: ■
Layer:
Space:

MA Residential Planned Unit Development
& Major Amendment to Tracts A, C, D and Lots 46, and 47 of the Walden Preserve 2, Filing 5



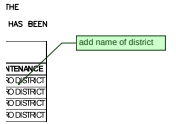
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:45:01 AM
Status:
Color: ■
Layer:
Space:

also add the usable open space per the Chapter 4 ; where is the trail located ?



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:45:44 AM
Status:
Color: ■
Layer:
Space:

This land is not in the metro district why is the Walden metro district being burdened?



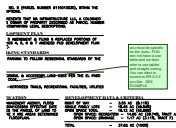
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:45:59 AM
Status:
Color: ■
Layer:
Space:

add name of district



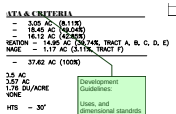
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 9:46:20 AM
Status:
Color: ■
Layer:
Space:

correct name



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:10:56 PM
Status:
Color: ■
Layer:
Space:

you must be specific on the uses...PUD don not have a use table and we dont refer to use tables and straight zoning. You can elect to rezone to RR 0.5 if you like: SEE EXAMPLE



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:07:24 PM
Status:
Color: ■
Layer:
Space:

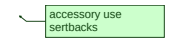
Development Guidelines:

Uses, and dimensional standrds



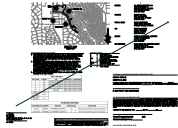
Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:10:15 PM
Status:
Color: ■
Layer:
Space:

list Principle uses and list accessory uses.



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:08:24 PM
Status:
Color: ■
Layer:
Space:

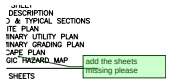
accessory use sertbacks



Subject: Arrow
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:13:11 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:42:26 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:12:19 PM
Status:
Color: ■
Layer:
Space:

add the sheets missing please



Subject: Image
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:17:29 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:18:01 PM
Status:
Color: ■
Layer:
Space:

the setback needs to be equal or greater than the utility and landscape setbacks along HWY 83, pinehurst and buffer

Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:44:02 PM
Status:
Color: ■
Layer:
Space:

the setback needs to be equal or greater than the utility and landscape setbacks along HWY 83, pinehurst and buffer

WV
BUI

Subject: Arrow
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 1:45:08 PM
Status:
Color: ■
Layer:
Space:

Access Limitation:
There shall be no direct lot access to __HWY 83 and Pinehurst____ Road.

Subject: Limited Access
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:40:33 PM
Status:
Color: ■
Layer:
Space:

Access Limitation:
There shall be no direct lot access to __HWY 83 and Pinehurst____ Road.

Access Limitation	
Access Limitation	There shall be no direct lot access to __HWY 83 and Pinehurst____ Road.

Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:42:59 PM
Status:
Color: ■
Layer:
Space:

what lot is this for?

SIDE - 5'
REAR - 7'

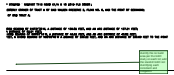
Perimeter easement is _____

Subject: Planner
Page Label: [1] 1 Cover Sheet
Author: dsdparsons
Date: 10/14/2026 2:44:19 PM
Status:
Color: ■
Layer:
Space:

Perimeter easement is _____

Access Limitation	
Access Limitation	There shall be no direct lot access to __HWY 83 and Pinehurst____ Road.

Subject: Image
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 9:50:00 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 9:50:49 AM
Status:
Color: ■
Layer:
Space:

identify the no build area per the GEO study on each lot; add the standrd GEO not identifying each constraint and mitigation



Subject: Soils & Geology
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 9:51:26 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

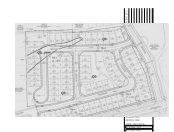


Subject: Image
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:18:38 PM
Status:
Color: ■
Layer:
Space:

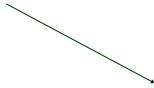


Subject: Planner
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:19:01 PM
Status:
Color: ■
Layer:
Space:

Sample from recorded PUD



Subject: Image
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:21:37 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:21:41 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:42:36 PM
Status:
Color: ■
Layer:
Space: title change all sheets

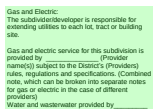


Subject: Planner
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 1:43:39 PM
Status:
Color: ■
Layer:
Space: is this for Tracts A, C, D and Lots 46, and 47 of the
Walden Preserve 2, Filing 5 and tract B MA
subdivision?



Subject: Wildfire
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 2:41:31 PM
Status:
Color: ■
Layer:
Space:

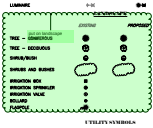
Wildfire Notes:
Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".)
At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
Wildfire Plat Restriction:
(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:
▪Forest-wide thinnings
▪Fuelbreak thinnings
▪Prunings
▪Debris disposal
(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)



Subject: Gas and Electric
Page Label: [2] 2 Legal Description
Author: dsdparsons
Date: 10/14/2026 2:41:59 PM
Status:
Color: ■
Layer:
Space:

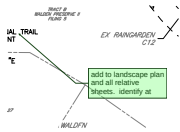
Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
Water and wasterwater provided by _____



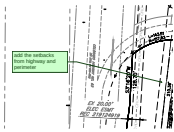
Subject: Planner
Page Label: [3] 3 Legend & Typical Sections
Author: dsdparsons
Date: 10/14/2026 1:44:17 PM
Status:
Color: ■
Layer:
Space:

put on landscape sheet



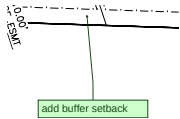
Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:05:54 PM
Status:
Color: ■
Layer:
Space:

add to landscape plan and all relative sheets.
identify at



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:08:39 PM
Status:
Color: ■
Layer:
Space:

add the setbacks from highway and perimeter



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:09:19 PM
Status:
Color: ■
Layer:
Space:

add buffer setback



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:16:47 PM
Status:
Color: ■
Layer:
Space:

landscape setback which inherently is a building
setback- add lines



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:21:50 PM
Status:
Color: ■
Layer:
Space:

Road names, classification width, surface all
sheets

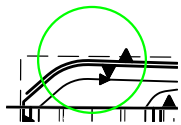


Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:22:17 PM
Status:
Color: ■
Layer:
Space:

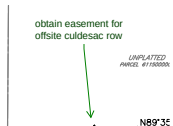
provide landscape detail for this



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:22:36 PM
Status:
Color: ■
Layer:
Space:



Subject: Ellipse
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:23:48 PM
Status:
Color: ■
Layer:
Space:



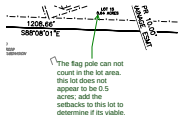
Subject: Callout
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:24:06 PM
Status:
Color: ■
Layer:
Space:

obtain easement for offsite culdesac row



Subject: Callout
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:25:12 PM
Status:
Color: ■
Layer:
Space:

spell this out so its clear to all future lot owners.
identify in notes use, and maintenace for easment
on these lots



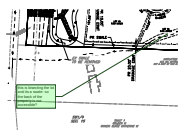
Subject: Callout
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:26:49 PM
Status:
Color: ■
Layer:
Space:

The flag pole can not count in the lot area. this lot
does not appear to be 0.5 acres; add the setbacks
to this lot to determine if its viable.



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:27:10 PM
Status:
Color: ■
Layer:
Space:

is this a stand alone lot? where does it obtain access? linework is not clear



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:27:50 PM
Status:
Color: ■
Layer:
Space:

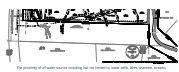
this is bisecting the lot and its a swale- so the back of the property is not accessible?



Subject: Arrow
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:28:13 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:28:22 PM
Status:
Color: ■
Layer:
Space:

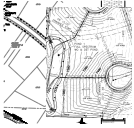


Subject: Image
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:30:13 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:30:19 PM
Status:
Color: ■
Layer:
Space:

there is drainage



Subject: Image
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:36:06 PM
Status:
Color: ■
Layer:
Space:



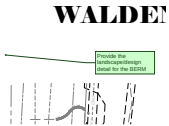
Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 2:38:25 PM
Status:
Color: ■
Layer:
Space:

Based on the grading 7:1 please spec retaining walls and include as allowed uses and depict locations these are structures when greater than 4'
Do you need to add building nodes for these lots?



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 3:42:14 PM
Status:
Color: ■
Layer:
Space:

NOISE BERM and or additional setback



WALDEN

Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 3:42:38 PM
Status:
Color: ■
Layer:
Space:

Provide the landscape/design detail for the BERM



Subject: Planner
Page Label: [4] 4 PUD Site Plan
Author: dsdparsons
Date: 10/14/2026 3:44:33 PM
Status:
Color: ■
Layer:
Space:

this is noise wall BERM per the noise study not an access road



Subject: Image
Page Label: [5] 5 PUD Site Plan (2)
Author: dsdparsons
Date: 10/14/2026 2:31:43 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [5] 5 PUD Site Plan (2)
Author: dsdparsons
Date: 10/14/2026 2:31:53 PM
Status:
Color: ■
Layer:
Space:

Required please depict

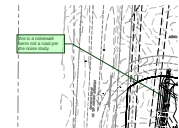


Subject: Image
Page Label: [5] 5 PUD Site Plan (2)
Author: dsdparsons
Date: 10/14/2026 2:32:32 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [6] 6 PUD Site Plan (3)
Author: dsdparsons
Date: 10/14/2026 2:34:09 PM
Status:
Color: ■
Layer:
Space:

is this trail moving?



Subject: Planner
Page Label: [8] 8 Prelim Grading Plan
Author: dsdparsons
Date: 10/14/2026 3:45:28 PM
Status:
Color: ■
Layer:
Space:

this is a noisewall berm not a road per the noise study

Laura Besler (2)



Subject: Callout
Page Label: [1] 1 Cover Sheet
Author: Laura Besler
Date: 10/7/2026 9:27:41 AM
Status:
Color: ■
Layer:
Space:

PUD263



Subject: Callout
Page Label: [7] 7 Prelim UT Plan
Author: Laura Besler
Date: 10/9/2026 9:41:47 AM
Status:
Color: ■
Layer:
Space:

A structure will be required at this location to accommodate the change in pipe direction.



Subject: Text
Page Label: [8] 8 Prelim Grading Plan
Author: Ross Williams
Date: 10/14/2026 11:56:56 AM
Status:
Color: ■
Layer:
Space:

El Paso County is good with the relocation of the Cherry Creek
Secondary Regional Trail and dedicated easement. The applicant will be responsible for the reconstruction of the trail to EPC Parks
Tier I Regional Trail specifications, and the amended trail easement must be shown on the Final Plat and dedicated to El Paso County.
Please note that the original trail construction fell under the guide-lines of a Regional Park Lands Agreement, that was finalized and accepted in 2020. Thank you!