



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

April 6, 2023

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: 4-Way Ranch Commercial Metropolitan District Review (ID-23-002)

Hello Kari,

The Park Operations Division of the Parks and Community Services Department has reviewed the development application for the 4-Way Ranch Commercial Metropolitan District, and has the following comments on behalf of El Paso County Parks:

This application was submitted by The O'Neil Group Company, on behalf of Kevin O'Neil of KO1515 LLC., for approval of the 4-Way Ranch Commercial Metropolitan District. The 68.2-acre property is currently zoned CS for commercial land uses and is located on either side of Stapleton Road, between Eastonville Road and East Highway 24 (see attached map).

The 2022 El Paso County Parks Master Plan shows a proposed regional trail impacted by the project. The proposed Arroya Lane Primary Regional Trail runs north-south through the northern portion of the metropolitan district. This trail provides a critical east-west connection from the proposed Sand Creek Primary Regional Trail in the west to the existing Rock Island Primary Regional Trail, near the project's eastern boundary at East Highway 24. The master planned alignment is based upon the original Waterbury preliminary plan and generally follows a major internal street corridor, and as such, the trail would utilize the street's sidewalk system, albeit enlarged to 8-feet in width to follow EPC Parks primary regional trail standards.

Furthermore, the proposed Curtis Road Bicycle Route runs east-west through the project site, utilizing Stapleton Road along this particular section. Dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future.

Lastly, the applicant should understand that the proposed metropolitan district lies within an epicenter of existing and proposed El Paso County Parks recreational facilities, including Falcon Regional Park, the Rock Island Primary Regional Trail, Arroya Lane Primary Regional Trail, Eastonville Primary Regional Trail, and Drake Lake Natural Area. The Meridian Ranch development, located to the west of the project site features many neighborhood parks, a recreation center, and an extensive network of neighborhood trails. The proposed Grandview Reserve and Waterbury developments, located immediately north of the proposed district, will also feature a myriad of recreational facilities, including parks and an interconnected trail system.

The 4-Way Ranch Commercial Metropolitan District Service Plan includes the following statements in regards to parks and recreation:

- The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities or programs including, but not limited to, grading, soil preparation, sprinkler systems, hiking trails, pedestrian trails, pedestrian bridges, picnic

areas, common area landscaping and weed control, outdoor lighting of all types, and other facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. In the event that any park and/or recreation facilities are constructed within the Project, it is anticipated that such park and recreation facilities will be owned, operated, and maintained by the District.

- The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (“GOCO”) discretionary grants.

Due to the commercial nature of the metropolitan district, the development of recreational facilities is not anticipated. However, the applicant should be aware of the impact to the proposed Arroya Lane Primary Regional Trail corridor. The applicant is encouraged to not only work closely with El Paso County Parks staff when designing transportation infrastructure, but also with the developers of Waterbury to determine the most efficient alignment for the aforementioned regional trail. When a final trail alignment is settled upon, El Paso County Parks may or may not require a trail easement for the Arroya Lane Regional Trail, depending on whether the trail is standalone in nature - such as being located in a drainage corridor - or a widened sidewalk as part of the local transportation network.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

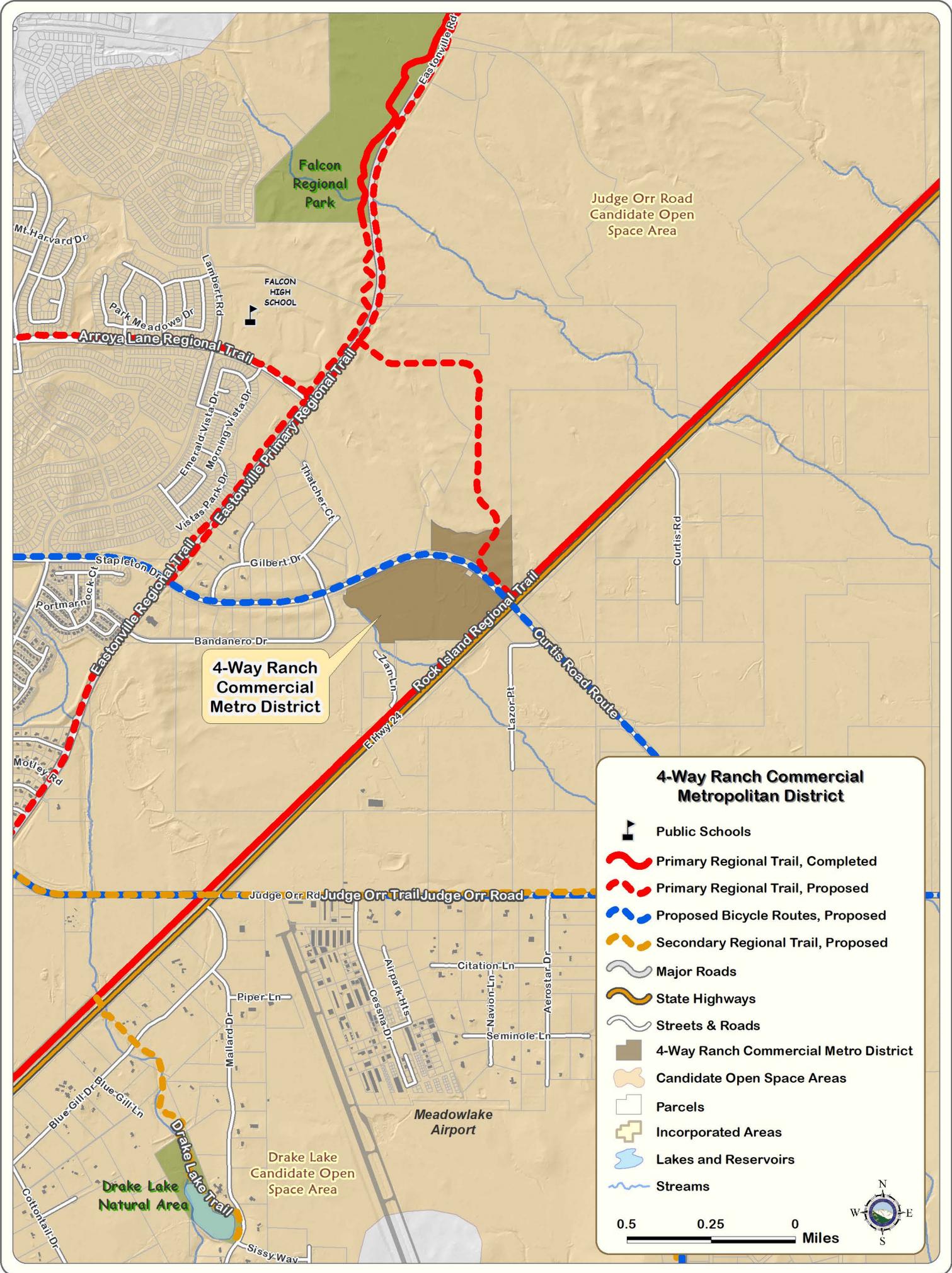
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Parks and Community Services Department
rosswilliams@elpasoco.com





**4-Way Ranch
Commercial
Metro District**

4-Way Ranch Commercial Metropolitan District

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- 4-Way Ranch Commercial Metro District
- Candidate Open Space Areas
- Parcels
- Incorporated Areas
- Lakes and Reservoirs
- Streams

0.5 0.25 0
Miles

WATERBURY PUD Development PLAN

A TRACT OF LAND CONTAINING PORTIONS OF SECTION 28, THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS WATERBURY, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____ AD

BY (NAME) _____ AS (TITLE) _____

OF _____ AN AUTHORIZED SIGNATORY.

OWNER OF RECORD: 4 WAY RANCH JOINT VENTURE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

STATE OF COLORADO) JSS

COUNTY OF EL PASO)

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____ AD

DEVELOPMENT SERVICES DIRECTOR

COUNTY APPROVAL

APPROVAL IS GRANTED THIS _____ DAY OF _____, 20____ AD

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

FEE: _____ SURCHARGE _____

BY: _____ DEPUTY

DEVELOPMENT DATA

EXISTING PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

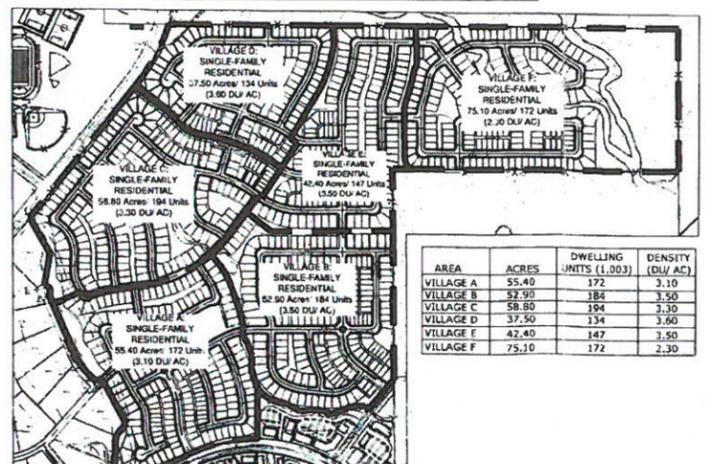
TOTAL GROSS AREA:	322.016 Acres
TOTAL SITE ACREAGE	322.016 AC.
NET DENSITY (LESS DEDICATED R.O.W.)	3.11 D.U./AC.
GROSS DENSITY	5.29 D.U./AC.

LAND USE TABLE

TYPE OF USE	# ACRES	% OF PROPERTY	REQUIRED	PROVIDED
DETACHED SINGLE FAMILY LOTS (1,003 Units)	189.14 AC	59%	N/A	
RIGHTS-OF-WAY	51.65 AC	17%	N/A	
PRIVATE ALLEYWAYS	4.74 AC	1%	N/A	
OPEN SPACE (ALL USES)	74.96 AC	23%	32.0 AC*	74.96 AC
TOTAL	322.0 AC	100%		

*The minimum required open space is 10%, per Section 4.2.6(B); however the approved 4-Way Ranch Phase 1 Zoning and Conceptual Plan approved on September 8, 2011 indicates a minimum of 43 Acres, or 13%, of Open Space would be provided.

WATERBURY VILLAGE AREA PLAN



Legal Description:

A TRACT OF LAND CONTAINING PORTIONS OF SECTION 28, THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF SAID SECTION 28, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ON THE WEST LINE OF SAID SECTION 28, S89°11'05"E A DISTANCE OF 1,319.39 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE ON SAID SOUTHERLY LINE, S89°47'04"E A DISTANCE OF 588.86 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE SAID SOUTHERLY LINE, S89°47'04"E A DISTANCE OF 4,692.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28; THENCE S00°21'42"E ON THE EASTERLY SECTION LINE OF SAID SECTION 28, A DISTANCE OF 1,319.24 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'16"W ON SAID SOUTHERLY LINE, A DISTANCE OF 2,636.91 FEET TO THE CENTER OF SAID SECTION 28; THENCE S00°28'21"E ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,992.82 FEET TO THE NORTHERLY BOUNDARY OF A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20802523 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWENTY-ONE (21) COURSES:

- ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 05°50'33", AN ARC LENGTH OF 65.23 FEET, AND WHOSE LONG CHORD BEARS S41°24'54"W A DISTANCE OF 65.20 FEET TO A POINT OF TANGENCY;
- S36°29'42"W A DISTANCE OF 283.74 FEET;
- N50°51'05"W A DISTANCE OF 50.38 FEET;
- N90°00'00"W A DISTANCE OF 64.36 FEET;
- S81°21'20"W A DISTANCE OF 79.00 FEET;
- S89°17'32"W A DISTANCE OF 67.15 FEET;
- S62°43'20"W A DISTANCE OF 59.22 FEET;
- S80°50'46"W A DISTANCE OF 53.31 FEET;
- N72°21'55"W A DISTANCE OF 39.19 FEET;
- N55°00'13"W A DISTANCE OF 28.10 FEET;
- N80°32'47"W A DISTANCE OF 61.96 FEET;
- N81°09'15"W A DISTANCE OF 52.66 FEET;
- S82°48'11"W A DISTANCE OF 108.85 FEET;
- N81°16'38"W A DISTANCE OF 141.06 FEET;
- N80°48'55"W A DISTANCE OF 101.84 FEET;
- N54°09'57"W A DISTANCE OF 84.87 FEET;
- N47°14'41"W A DISTANCE OF 86.39 FEET;
- N59°21'54"W A DISTANCE OF 38.41 FEET;
- S00°00'00"W A DISTANCE OF 472.54 FEET;
- ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1405.00 FEET, A DELTA ANGLE OF 20°14'01", AN ARC LENGTH OF 543.30 FEET, AND WHOSE LONG CHORD BEARS S71°16'32"W A DISTANCE OF 637.89 FEET TO A POINT OF TANGENCY;
- S64°09'32"W A DISTANCE OF 777.32 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF "4 WAY RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 206712416 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON SAID EASTERLY BOUNDARY OF "4 WAY RANCH FILING NO. 1", THE FOLLOWING THIRTEEN (13) COURSES:

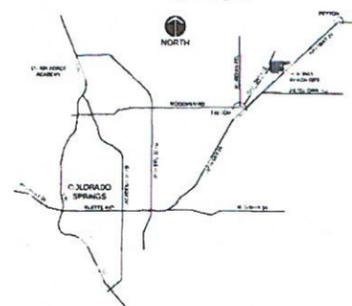
- N01°31'24"E A DISTANCE OF 230.23 FEET;
- N01°51'45"E A DISTANCE OF 267.96 FEET;
- N38°56'07"E A DISTANCE OF 145.18 FEET;
- N28°06'28"W A DISTANCE OF 415.84 FEET;
- N40°31'32"W A DISTANCE OF 70.00 FEET;
- ON A TANGENT ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1125.00 FEET, A DELTA ANGLE OF 02°07'07", AN ARC LENGTH OF 41.97 FEET, AND WHOSE LONG CHORD BEARS S48°19'25"W A DISTANCE OF 41.96 FEET;
- N44°30'10"W A DISTANCE OF 104.01 FEET;
- ON AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 585.00 FEET, A DELTA ANGLE OF 21°00'16", AN ARC LENGTH OF 207.13 FEET, AND WHOSE LONG CHORD BEARS N04°00'02"W A DISTANCE OF 205.87 FEET;
- N23°29'53"W A DISTANCE OF 586.57 FEET;
- ON AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 41°24'35", AN ARC LENGTH OF 28.91 FEET, AND WHOSE LONG CHORD BEARS N02°47'36"W A DISTANCE OF 28.28 FEET;
- ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 98°11'54", AN ARC LENGTH OF 102.94 FEET, AND WHOSE LONG CHORD BEARS N31°14'16"W A DISTANCE OF 90.77 FEET;
- N09°36'47"E A DISTANCE OF 290.54 FEET;
- N28°23'01"W A DISTANCE OF 380.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EASTONVILLE ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

- N38°15'30"E A DISTANCE OF 1,003.28 FEET;
- N07°34'53"E A DISTANCE OF 508.84 FEET;
- ON AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1630.00 FEET, A DELTA ANGLE OF 20°43'34", AN ARC LENGTH OF 588.83 FEET, AND WHOSE LONG CHORD BEARS N27°13'00"E A DISTANCE OF 588.43 FEET TO THE POINT OF BEGINNING;

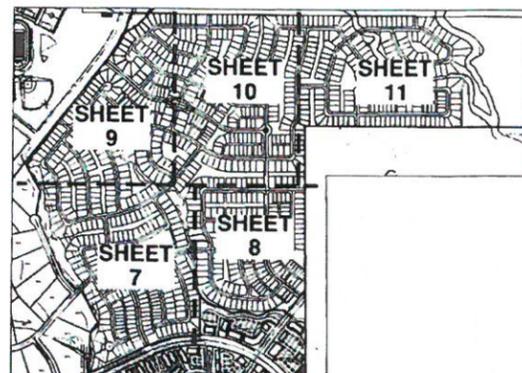
CONTAINING A CALCULATED AREA OF 322.016 ACRES, MORE OR LESS.

Vicinity Map :



SHEET INDEX

PUD Cover Sheet	Sheet 1
PUD Development Notes	Sheet 2
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PURPOSE AND INTENT:

To create a mixed-use residential development to allow a maximum 1,610 dwelling units on 322.02-acres as approved within the 4-Way Ranch Zoning and Conceptual Plan on September 8, 2011 by the El Paso Board of County Commissioners. The proposed development is in general conformity with the Falcov/Feyton Small Area Master Plan approved August 2008. The development will be in harmony with the character of the surrounding area and is suitable for the intended use.

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.

Applicability

The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

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 Waterbury 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 provision 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 Waterbury, provided, however, 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 acknowledgment of the 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 the 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 on any power or regulation otherwise granted by law.

Conflict

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Maximum Level of Development

The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for planning 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 Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

Project Tracking

At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.

Overall Project Standards

The standard zoning requirements of the El Paso County Land Development Code including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified by the PUD.

GENERAL NOTES

- The Waterbury overall density is 3-5 DU/AC, on 322.016 Acres, for a total of 1,610 Units. Density transfers may occur in which specific areas exceed 3-5 DU/AC so long as the overall density of the project remains at 3-5 DU/AC. Any density below this cap may be used in subsequent phases.
- Transitional densities shall occur along boundary areas where appropriate, with higher density development occurring internal to the project.
- There is no proposed phasing plan for Waterbury. The development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market trends dictate. Utilities and improvements will be provided as needed for development.
- Development of this property shall be in accordance with this PUD Development Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
- Central Water and Waste Water services to be provided by the 4 Way Ranch Metropolitan District.
- All tracts are to be owned and maintained by either the 4 Way Ranch Metropolitan District or a Home Owner's Association. Tracts include landscape easements, drainage tracts, stormwater facilities, open space tracts, streetscape plantings, detention ponds, utilities, fences, parks and recreational facilities, trails, and other uses.
- Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
- No residential lots shall have direct access to Eastonville Road, Stapleton Drive, or Dumont Drive.
- All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given easements as required.
- Street lights will be restricted to full-cut-off fixtures and/or per Mountain View Electric Association details and specification.
- Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
- Public Utility Drainage Easements shall be provided on all lots as indicated on the drawings and/or as shown within the details.
- Per the Department of the Army Albuquerque District, Corps of Engineers Action No. SPA-2005-00801 dated May 16, 2011 the site does not contain any jurisdictional waters of the United States. Therefore, it will not require Department of the Army authorization under Section 404 of the Clean Water Act (CWA).
- The project area is located within a designated FEMA Floodplain as determined by the Floodplain Insurance Rate Map (FIRM) Panel No. 8041C0575 F, effective date March 17, 1997 and as amended with the Letter of Map Revision (LOMR) Case N. 04-08-001-CZ dated March 19, 2004.
- The mailbox kiosk locations will be determined with each final plat and in coordination with the U.S. Postal Service.
- The lot layout is a graphic representation and preliminary in nature. The final lot layout will be depicted via Preliminary Plan/ Final Plat submitals.

STREETS

- All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department except for landscape areas which shall be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
- All street names subject to change.
- All alleys are private and to be owned and maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
- All landscaping within the public rights-of-way will be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.

VERSION: 1
DATE: 5-17-12

William Guman & Associates, Ltd.
Professional Surveyors & Engineers, L.L.C. (S.C. 1997) 1998
731 North Weber Street, Suite 110
Colorado Springs, CO 80903
719.633.9700 fax 719.633.9250
Email: Wguman@col.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING FOR ANY PURPOSE IS PERMITTED WITHOUT WRITTEN CONSENT FROM GUMAN.
NOTE: ALL DRAWINGS ARE DIAGRAMMATIC IN THE EVENT OF CONFLICT QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY SUPERSEDE ALL OTHER QUANTITIES.
CHANGES WHICH ARE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OR ARCHITECT SHALL BE VOID AND APPLICABLE TO THE ORIGINAL DRAWING.
DRAWINGS OF CARROLL COUNTY, MISSISSIPPI, WHERE APPLICABLE.
ONLY DRAWINGS WHICH BEAR THE OFFICIAL SEAL OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

WATERBURY PUD DEVELOPMENT PLAN EL PASO COUNTY, CO

DATE: MAY 17, 2012
DRAWN: JRA
CHECKED: WFG

REVISIONS		
DATE:	BY:	COMMENTS:

COVER PAGE / ZONING PLAN

SHEET NO. **1**
OF SHEETS

Owner:
4 WAY RANCH JOINT VENTURE, LLC.
ATTN: Peter Matz
P.O. Box 50223
Colorado Springs, CO 80949-0223
Phone: 719-447-8773

Planner:
WILLIAM GUMAN & ASSOCIATES LTD.
731 North Weber Street, Suite 110
Colorado Springs, Colorado 80903
Phone: 719-633-9700

Engineer:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919
Phone: 719-785-0790

SITE PLAN REVIEW CRITERIA

ALLEY-LOADED LOTS

1. Principal Dwelling, Detached Single-Family Residence
2. Attached or Detached Garage

Minimum Lot Area: 4,400'

Maximum Percentage of Lot Coverage: -70% for Ranch Style Homes
-60% for all other homes
-Detached garage footprint may not exceed the footprint of the principal structure

Maximum structural height: 35'

-Detached garage may not exceed height of the principal dwelling

Minimum Width of lot at Front Building Setback Line: 40'

Minimum Width of lot at Alley: 20'

Build-to-Zone: Per the development plan, a portion of the principal structure, including porches, must be within or touch the build-to-zone.

- a. Front yard: 5' - 20' build-to-zone as measured from the edge of electrical easement.
- b. Side yard at Corner Lots: 5' - 15' build-to-zone as measured from the edge of electrical easement.

Interior Side yard Setback Requirements: 5' as measured from the property line.

Corner Lot Side yard Setback Requirements: 5' as measured from the edge of electrical easement.

Alley Garage Setback Requirements: to be 6' or 18' and beyond as measured from the rear property line.

General Notes:

1. Driveway access must come from the rear unless there is no alley or private street provided.
2. Widths of electrical easements vary, refer to plan for easement widths and locations.
3. The structural coverage of the main residence and any detached garage shall not exceed the maximum lot coverage percentage.
4. Porches, decks, balconies, and stoops may extend into the build-to-zone and may extend up to 1/2 the required side setback.
5. Projections into setbacks and build-to-zones of eaves, chimneys, handicap ramps, and stairways are per the EPCLDC.
6. Bay windows, cantilevers, and vertical projections are treated as part of the principal structure.
7. All fences must meet the requirements of this PUD and Design Guidelines. Covenants will enforce the fencing guidelines.
8. Corner lot is defined as a lot located at the intersection of two (2) or more intersecting streets. Alleys and tract frontages do not constitute corner lots.

Accessory Uses:

1. 6' minimum separation from home excluding breezeways, if detached.
2. In addition to the single-family detached dwelling, no more than one structural use (detached garage) shall be permitted.
3. Maximum structural height of accessory structure may not exceed the height of the principal dwelling.
4. No additional accessory uses may be permitted.

DETACHED SINGLE-FAMILY TYPICAL LOT

1. Principal Dwelling, Detached Single-Family Residence

Minimum Lot Area: 7,200'

Maximum Percentage of Lot Coverage: -45% for Ranch Style Homes
-35% for all other homes

Maximum structural height: 35'

Minimum Width of lot at Front Building Setback Line: 30'

Build-to-Zone: Per the development plan, a portion of the principal structure, including porches, must be within or touch the build-to-zone.

- a. Front yard: 10' - 25' build-to-zone as measured from the edge of electrical easement.
- b. Side yard at Corner Lots: No build-to-zone is required at corner lots.
- c. For those lots located on a cul-de-sac or outside edge of a roadway knuckle, the build-to-zone shall be increased to 10' - 30' as measured from the edge of electrical easement.

Interior Side yard Setback Requirements: 5' as measured from the property line.

Corner Lot Side yard Setback Requirements: 5' as measured from the edge of electrical easement.

Rear yard Setback Requirements: 25' as measured from the rear property line.

General Notes:

1. Widths of electrical easements vary, refer to plan for easement widths and locations.
2. Driveway access to come from the front street.
3. Porches, decks, balconies, and stoops may extend into the build-to-zone. They may not extend into the required side setback.
4. Projections into setbacks and build-to-zones of eaves, chimneys, handicap ramps, and stairways are per the EPCLDC.
5. Bay windows, cantilevers, and vertical projections are treated as part of the principal structure.
6. All fences must meet the requirements of this PUD and Design Guidelines. Covenants will enforce the fencing guidelines.
7. Corner lot is defined as a lot located at the intersection of two (2) or more intersecting streets. Alleys and tract frontages do not constitute corner lots.

Accessory Uses:

1. No accessory uses may be permitted.

DETACHED SINGLE-FAMILY ESTATE LOT

1. Principal Dwelling, Detached Single-Family Residence

Minimum Lot Area: 9,450'

Maximum Percentage of Lot Coverage: -35% for Ranch Style Homes
-25% for all other homes

Maximum structural height: 35'

Minimum Width of lot at Front Building Setback Line: 30'

Build-to-Zone: Per the development plan, a portion of the principal structure including porches must be within or touch the build-to-zone.

- a. Front yard: 10' - 30' build-to-zone as measured from the edge of electrical easement.
- b. Side yard at Corner Lots: No build-to-zone is required at corner lots.
- c. For those lots located on a cul-de-sac or outside edge of a roadway knuckle, the build-to-zone shall be 10' - 40' as measured from the edge of electrical easement.

Interior Side yard Setback Requirements: 5' as measured from the property line.

Corner Lot Side yard Setback Requirements: 5' as measured from the edge of electrical easement.

Rear yard Setback Requirements: 30' as measured from the rear property line.

General Notes:

1. Widths of electrical easements vary, refer to plan for easement widths and locations.
2. Driveway access to come from the front street.
3. Porches, decks, balconies, and stoops may extend into the build-to-zone. They may not extend into the required side setback.
4. Projections into setbacks and build-to-zones of eaves, chimneys, handicap ramps, and stairways are per the EPCLDC.
5. Bay windows, cantilevers, and vertical projections are treated as part of the principal structure.
6. All fences must meet the requirements of this PUD and Design Guidelines. Covenants will enforce the fencing guidelines.
7. Corner lot is defined as a lot located at the intersection of two (2) or more intersecting streets. Alleys and tract frontages do not constitute corner lots.

Accessory Uses:

1. No accessory uses may be permitted.

COMMUNITY RECREATION CENTER

1. Community/ Recreational Center Building

Minimum Lot Area: NA

Maximum Percentage of Lot Coverage: NA

Maximum structural height: 45'

Building Setbacks: Shall be 25' on all sides

Accessory Uses:

1. Pool
2. Gazobo, decks, balconies
3. Patio Space
4. Amphitheater

SECONDARY AND ACCESSORY USES

1. Refer to specific uses outlined within the Waterbury PUD Development Plan for additional accessory use information.
2. In addition to the single-family detached dwelling, no more than one structural use shall be allowed where permitted.
3. Maximum structural height of accessory structure may not exceed the height of the principal structure.
4. The structural coverage of the main residence and any detached garage shall not exceed the maximum lot coverage percentage.
5. Allowable home occupations per the EPCLDC.
6. No guest houses or secondary dwelling units are permitted.

OPEN SPACE

1. All open space features and amenities shall be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
2. At a minimum, there shall be 10% of the total Waterbury development set aside for open space. Within this 10%, no less than 25% of the gross land area of open space shall be contiguous and usable.
3. Open space shall be provided throughout the project area. An inventory of open space shall be provided for each village or planned area and a running tally of open space provided. There shall be no minimum open space acreage set aside for each village provided the overall minimum 10% open space requirement is maintained.
4. Open Space, Internal Pedestrian Trail Corridors, and outdoor gathering space as shown are conceptual only and subject to change. The open space areas, pedestrian trail corridors, and outdoor gathering spaces will be further defined with preliminary/ final plat submittals based on final detailed design, grading, existing conditions, etc.
5. Allowed land uses within open space areas shall be consistent with Section 4.2.6(E)(8)(h) of the EPCLDC. Permitted uses may include but are not limited to:
 - 5.1. Recreational Community Center
 - 5.2. Passive and Active Recreation (i.e. walking, running, picnicking, ball fields, play courts, pools).
 - 5.3. Pedestrian sidewalks, pedestrian trails, trailheads
 - 5.4. Environmental corridors, protected natural areas
 - 5.5. Streams/Ponds/ Water Features
 - 5.6. Landscaping
 - 5.7. Pavilions, open air shelters, picnic areas
 - 5.8. Playground and playground equipment areas
 - 5.9. Signage and information kiosk
 - 5.10. Site Lighting
 - 5.11. Any necessary drainage facilities, stormwater facilities, detention facilities and utilities
 - 5.12. Metropolitan District or Home Owner's Association Maintenance facilities

LANDSCAPING

1. All landscape as shown on this PUD Development Plan is conceptual in nature and subject to change pending final design with future submittals.
2. Phasing and construction of landscaping is to follow the sequence of lot construction, open space development, and roadway implementation.
3. A minimum of one deciduous canopy tree per [30] feet of street frontage for all streets, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced.
4. Street Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.
5. 25' Landscape Setbacks will be provided along Stapleton Dr., Dumont Dr., and Eastonville Rd. Signage and trail connections may be placed within the landscape setback.
6. A Landscape Development Plan showing all proposed trees and shrub plantings, ground covers, and other improvements in all setbacks and open spaces shall be prepared and submitted for approval concurrent with preliminary/ final plans.
7. All landscaping including streams, ponds, and water features will be owned and maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
8. All landscaping within the public rights-of-way will be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
9. All landscaping within Waterbury shall conform to the requirements of the El Paso County Land Development Code, or as established by the PUD, except those requirements as defined by this PUD Development Plan.

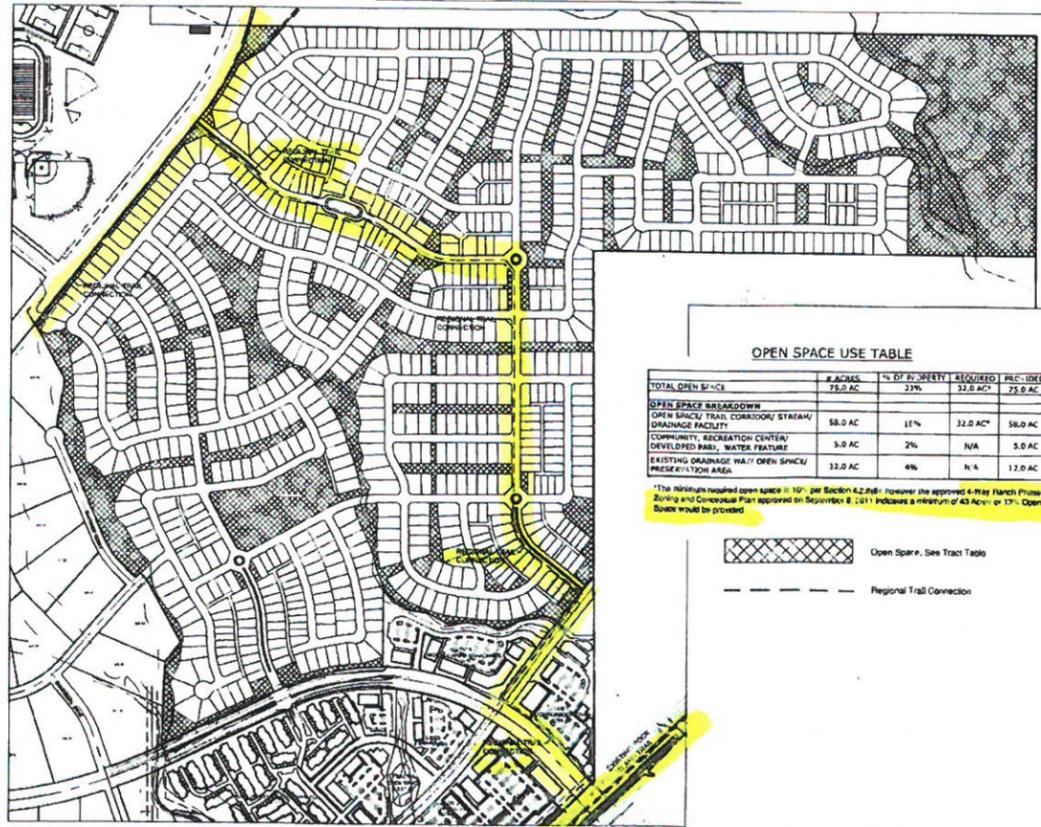
PEDESTRIAN TRAIL NOTES:

1. Regional Trail connections via Wading River Road and River Head Road and along Eastonville Rd. will be established as shown on the PUD Development Plan providing connectivity between the existing Finch Island Trail and a proposed trail corridor along Eastonville Rd. All trail locations as indicated on the PUD Development Plan are conceptual in nature and subject to change pending final detailed design, grading, existing conditions, etc.
2. A Tier 1 Regional Trail Easement will be provided along Eastonville Rd. This easement may occur within any required landscape setbacks/buffers.
3. Detailed layouts will be established and provided with preliminary/ final plat submittals.
4. Phasing and construction of trail corridors is to follow the sequence of lot construction, open space development, and roadway implementation.
5. Internal sidewalks, trail corridors, blue lanes, and pathways will be provided to serve as amenities to the residents and provide a reasonable opportunity for walking and biking. Detailed design will be reviewed and approved through the preliminary/ final plat process.
6. Trail widths will vary depending on type and proposed use.
7. All public regional trails to be maintained by the El Paso County Parks Department.
8. All internal sidewalks and trail corridors to be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.

TRACT TABLE:

TRACT	ACREAGE	LANDSCAPE SETBACK/ DRAINAGE FACILITY
TRACT A:	5.41 AC	COMMUNITY RECREATION CENTER DEVELOPED PARK WATER FEATURE
TRACT B:	0.71 AC	LANDSCAPE SETBACK/ DRAINAGE FACILITY
TRACT C:	0.95 AC	LANDSCAPE SETBACK/ DRAINAGE FACILITY
TRACT D:	0.19 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT E:	5.0 AC	EXISTING DRAINAGE WAY/ OPEN SPACE/ PRESERVATION AREA
TRACT F:	0.1 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT G:	0.09 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT H:	0.89 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT I:	1.17 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT J:	1.11 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT K:	0.30 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT L:	2.16 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT M:	0.73 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT N:	0.10 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT O:	0.55 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT P:	1.05 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT Q:	1.07 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT R:	4.06 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT S:	1.2 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT T:	4.31 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT U:	1.56 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT V:	0.86 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT W:	0.18 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT X:	0.26 AC	LANDSCAPE SETBACK/ TRAIL CORRIDOR/ DRAINAGE FACILITY
TRACT Y:	0.58 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT Z:	2.05 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT AA:	1.26 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT BB:	1.82 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT CC:	0.43 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT DD:	0.80 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT EE:	0.15 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT FF:	2.63 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT GG:	1.26 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT HH:	0.61 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT II:	1.54 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT JJ:	0.42 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT KK:	0.25 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT LL:	8.46 AC	EXISTING DRAINAGE WAY/ OPEN SPACE/ PRESERVATION AREA
TRACT MM:	0.25 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT NN:	0.42 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT OO:	0.26 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT PP:	0.06 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT QQ:	0.95 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT RR:	1.39 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT SS:	1.57 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY
TRACT TT:	16.83 AC	OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY

WATERBURY OPEN SPACE PLAN



OPEN SPACE USE TABLE

TOTAL OPEN SPACE	# ACRES	% OF PROPERTY	REQUIRED	PLC. DED.
TOTAL OPEN SPACE	78.0 AC	21%	33.0 AC*	25.0 AC
OPEN SPACE BREAKDOWN				
OPEN SPACE/ TRAIL CORRIDOR/ STREAM DRAINAGE FACILITY	58.0 AC	15%	32.0 AC*	58.0 AC
COMMUNITY RECREATION CENTER DEVELOPED PARK, WATER FEATURE	5.0 AC	2%	N/A	5.0 AC
EXISTING DRAINAGE WAY/ OPEN SPACE/ PRESERVATION AREA	15.0 AC	4%	N/A	12.0 AC

*The minimum required open space is 10% per Section 4.2.6(E)(8)(h) of the EPCLDC. However, the approved 4 Way Ranch Phase 1 Zoning and Conceptual Plan approved on September 8, 2011 indicates a minimum of 43 Acres or 17% Open Space would be provided.

- Open Space - See Tract Table
- Regional Trail Connection

SIGNAGE NOTES:

1. Entryway, village, and way finding signage or kiosks shall be permitted within the Waterbury development.
2. Signage shall emphasize a uniform design theme and share a common style in terms of size, shape, and/or materials as established per the Architectural Design Guidelines.
3. Main entryway signage at Stapleton Dr., Dumont Dr., and Eastonville Road shall be limited to 20' in height. Columns and architectural features shall be limited at 25' height.
4. Secondary signage, kiosks and way finding signs shall be limited to 8' height, including columns and architectural features.
5. Detailed signage design shall be provided with final landscape plans submitted in conjunction with future preliminary final plat drawings.

FENCING NOTES:

1. Fencing established within Waterbury shall be subject to this approved PUD Development Plan, Architectural Design Guidelines, and the regulations under the standard provisions of the land development code.
2. Detailed design shall be provided with final landscape plans submitted in conjunction with future preliminary final plat drawings.
3. Fencing shall be limited to 8' in height.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

Build out will be in accordance to architectural control committee rules and regulations of the 4 Way Ranch Metropolitan District, Home Owner's Association, and/or Design Guidelines.

William Garcia & Associates, LLC
 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.533.9700 Fax 719.533.4330
 Email: william@william-garcia.com

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ONLY QUALIFIED PERSONS SHOULD BEAR THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE CONSTRUCTION OF THIS PLAN.

WATERBURY PUD DEVELOPMENT PLAN
 EL PASO COUNTY, CO

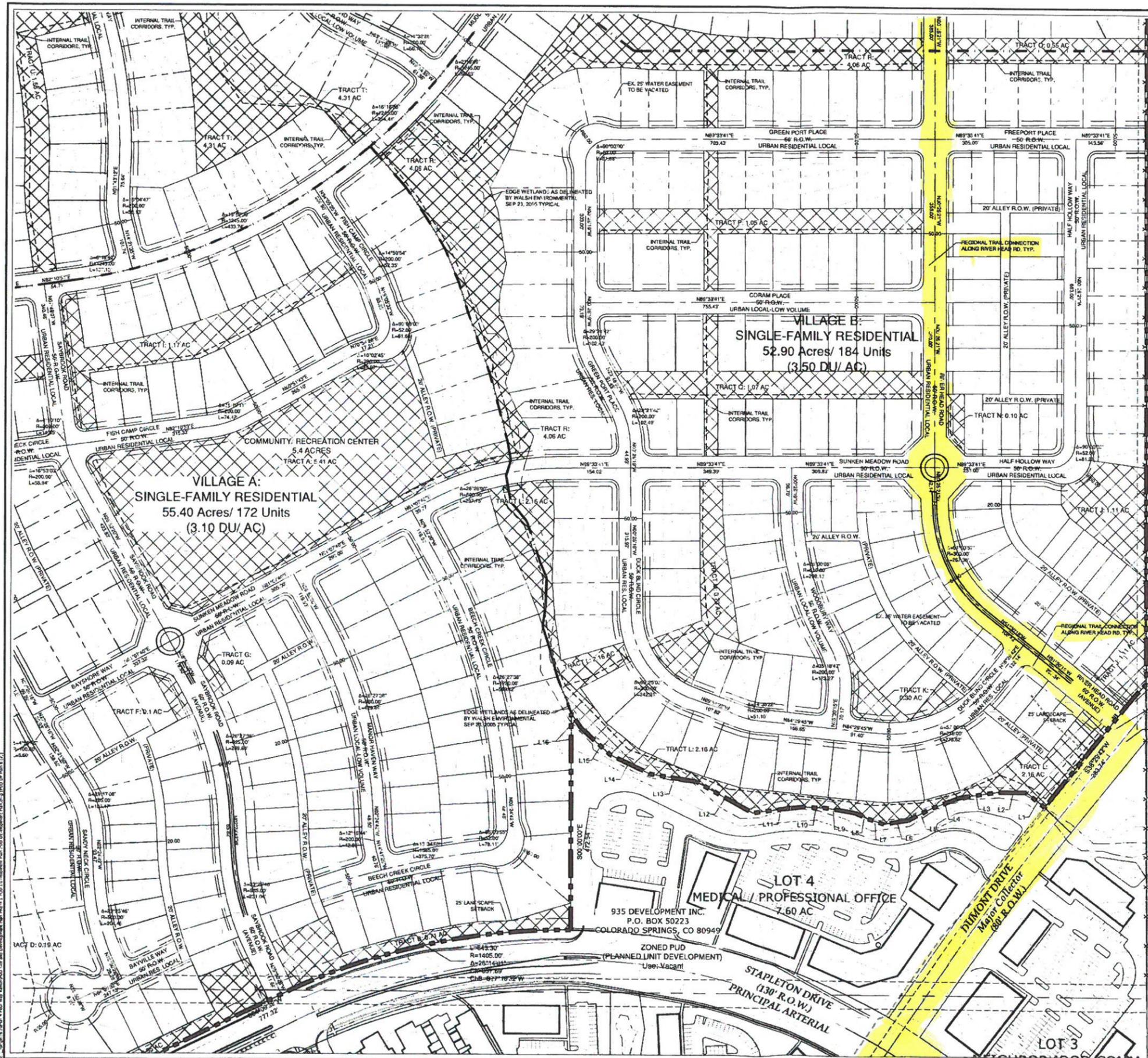
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 CHECKED: WFG

REVISIONS:

DATE	BY	COMMENTS

PUD ZONING NOTES

SHEET NO. **2** OF SHEETS



FUTURE CONNECTION, TYP. CONCEPTUAL ONLY, SUBJECT TO CHANGE

GARY VORHES
14450 E HIGHWAY 24
PEYTON, CO 80831

ZONED AG-35
Use: Agricultural/ Ranching

L=65.23'
R=640.00'
Ch=50.23'
ChB=511'24.54"W

REGIONAL TRAIL CONNECTION VIA RIVER HEAD RD AND DUMONT DR

FUTURE CONNECTION, TYP. CONCEPTUAL ONLY, SUBJECT TO CHANGE

LINE TABLE		
NO.	LENGTH	BEARING
L1	50.33	N50°51'09"W
L2	54.30	N90°00'00"W
L3	79.00	S81°21'20"W
L4	67.16	S63°11'32"W
L5	58.22	S82°43'20"W
L6	53.31	S80°50'46"W
L7	35.19	N72°51'55"W
L8	25.10	N65°00'13"W
L9	61.96	N60°32'47"W
L10	52.66	N68°09'15"W
L11	109.65	S52°48'11"W
L12	141.02	N51°19'36"W
L13	101.84	N80°41'35"W
L14	94.87	N84°08'57"W
L15	66.32	N47°17'41"W
L16	35.41	N33°21'54"W

LEGEND:

- Waterbury PUD Development Plan Boundary
- PUD Area "A-F" Boundary
- Internal Trail Corridors
- Open Space (All Users)
- Existing Contours

NORTH

0 100' 200' 300'

SCALE: 1" = 100' - 0"

William Garret
Associates, Ltd.

231 North Walnut Street, Suite 10
Colorado Springs, CO 80903
719.533.7700 / 719.573.6325
Email: William@wgarret.com

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WATERBURY PUD DEVELOPMENT PLAN

EL PASO COUNTY, CO

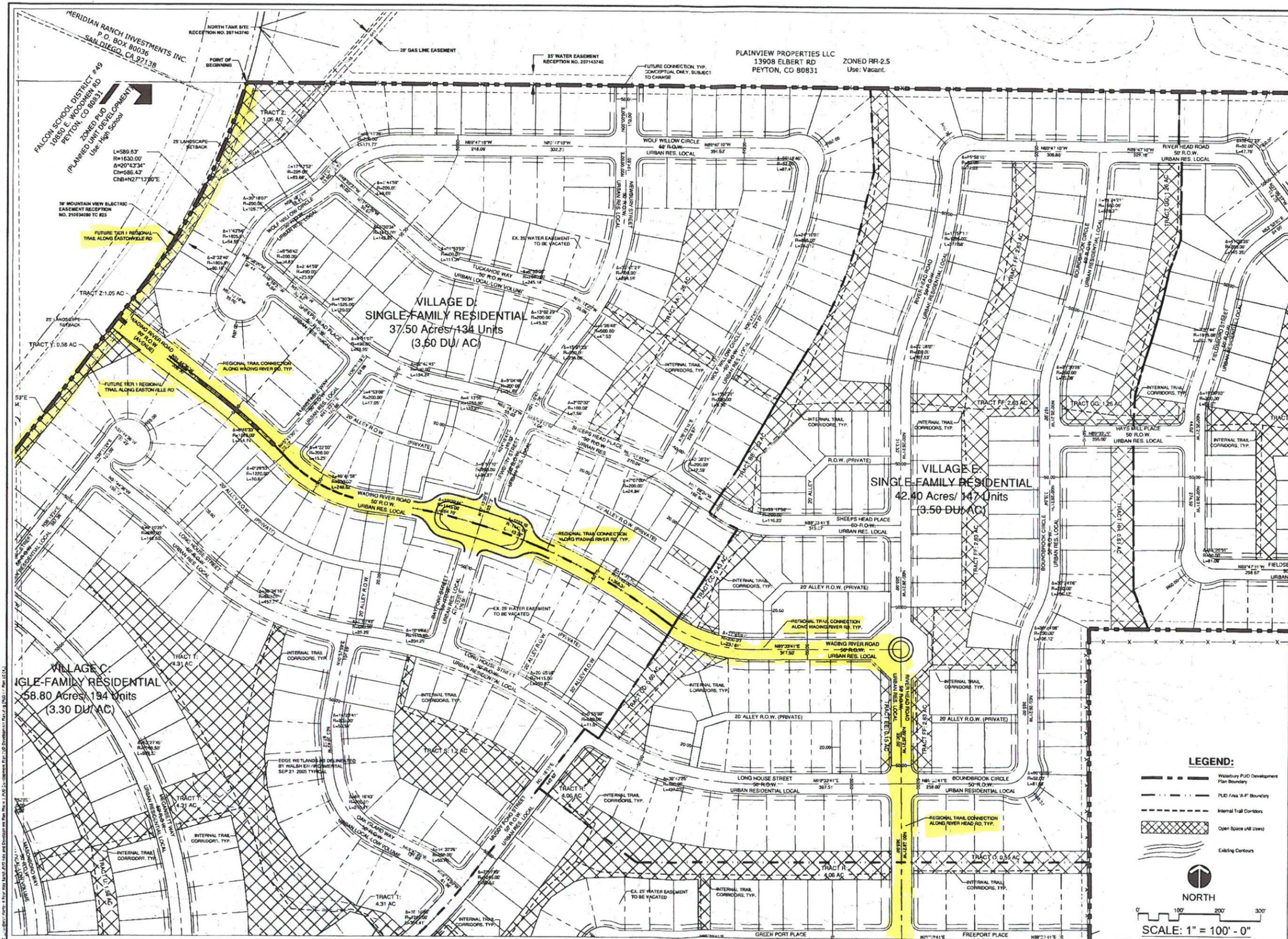
DATE: MAY 17, 2012
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CHECKED: WFG

REVISIONS:

DATE	BY	COMMENTS

SITE PLAN

SHEET NO. **8** OF SHEETS



William Garner
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WATERBURY
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

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CHECKED: V.F.G.

REVISIONS:

DATE	BY	COMMENTS

SITE PLAN

SHEET NO. 10
OF SHEETS