

# PUD DEVELOPMENT PLAN OLDBOROUGH SUBDIVISION EL PASO COUNTY, COLORADO

PPL DEVELOPMENT, LLC 6189 LEHMAN DRIVE, SUITE 201, COLORADO SPRINGS, CO 80918

**"AUTHORITY"**

THE AUTHORITY OF THIS DEVELOPMENT PLAN IS PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

**"ADOPTION"**

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR THE OLDBOROUGH SUBDIVISION IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY 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 THE OLDBOROUGH SUBDIVISION, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

**OWNERSHIP**

**KNOW ALL MEN BY THESE PRESENTS:**

PPL DEVELOPMENT, LLC, DAN POTTER MANAGING MEMBER, AND CHRISTOPHER PHILLIPS BEING THE OWNERS OF A PARCEL OF LAND IN THE SOUTHWEST ONE QUARTER OF SECTION 21, TOWNSHIP 11, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SW 1/4 OF SEC 21 AS MONUMENTED BY A 2 1/2" DIA ALUMINUM CAP LS #23890; THENCE S88.46.41E ON THE NORTH LINE OF THE SW 1/4 A DISTANCE OF 1732.50 FEET (THE NORTH LINE OF THE SW 1/4 IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THE LINE S88.46.41E A DISTANCE OF 2639.79 FEET IS MONUMENTED BY A 2-1/2" DIA ALUMINUM CAP LS#23890 ON THE EAST AND A 2-1/2" DIA ALUMINUM CAP LS#9853 ON THE WEST; THE DIRECTION IS BASED ON THE DEED RECORDED AT RECEPTION NO. 99034703 OF THE EL PASO COUNTY RECORDS; TO THE NW CORNER OF SAID TRACT DESCRIBED AT RECEPTION NO. 99034703; THENCE S01.13.19E ON THE WEST LINE OF SAID TRACT A DISTANCE OF 880.77 FEET TO THE SW CORNER THEREOF; THENCE N88.46.41E ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 1729.48 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SECTION 21; THENCE N1.01.31W ON SAID EAST LINE A DISTANCE OF 880.77 FEET TO THE POINT OF BEGINNING; THE DESCRIBED TRACT CONTAINING 35,000 ACRES, MORE OR LESS, AND EXCEPTING THEREFROM ANY RIGHTS-OF-WAY OR CLAIMS TO RIGHTS-OF-WAY FOR HIGHWAY OR ROLLER COASTER ROAD AND RESERVING ANY EASEMENTS OR RIGHTS-OF-WAY WHETHER OR NOT OF PUBLIC RECORD ENCUMBERING SAID DESCRIBED TRACT.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

DAN POTTER AS MEMBER, PPL DEVELOPMENT, LLC

STATE OF COLORADO)  
COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2003 BY DAN POTTER WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

CHRISTOPHER PHILLIPS

STATE OF COLORADO)  
COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2003 BY CHRISTOPHER PHILLIPS WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVALS:**

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

PLANNING DIRECTOR \_\_\_\_\_

APPROVED BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

CHAIRMAN OF BOARD \_\_\_\_\_

STATE OF COLORADO)  
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

J. PATRICK KELLY, RECORDER

**DEVELOPMENT DATA**

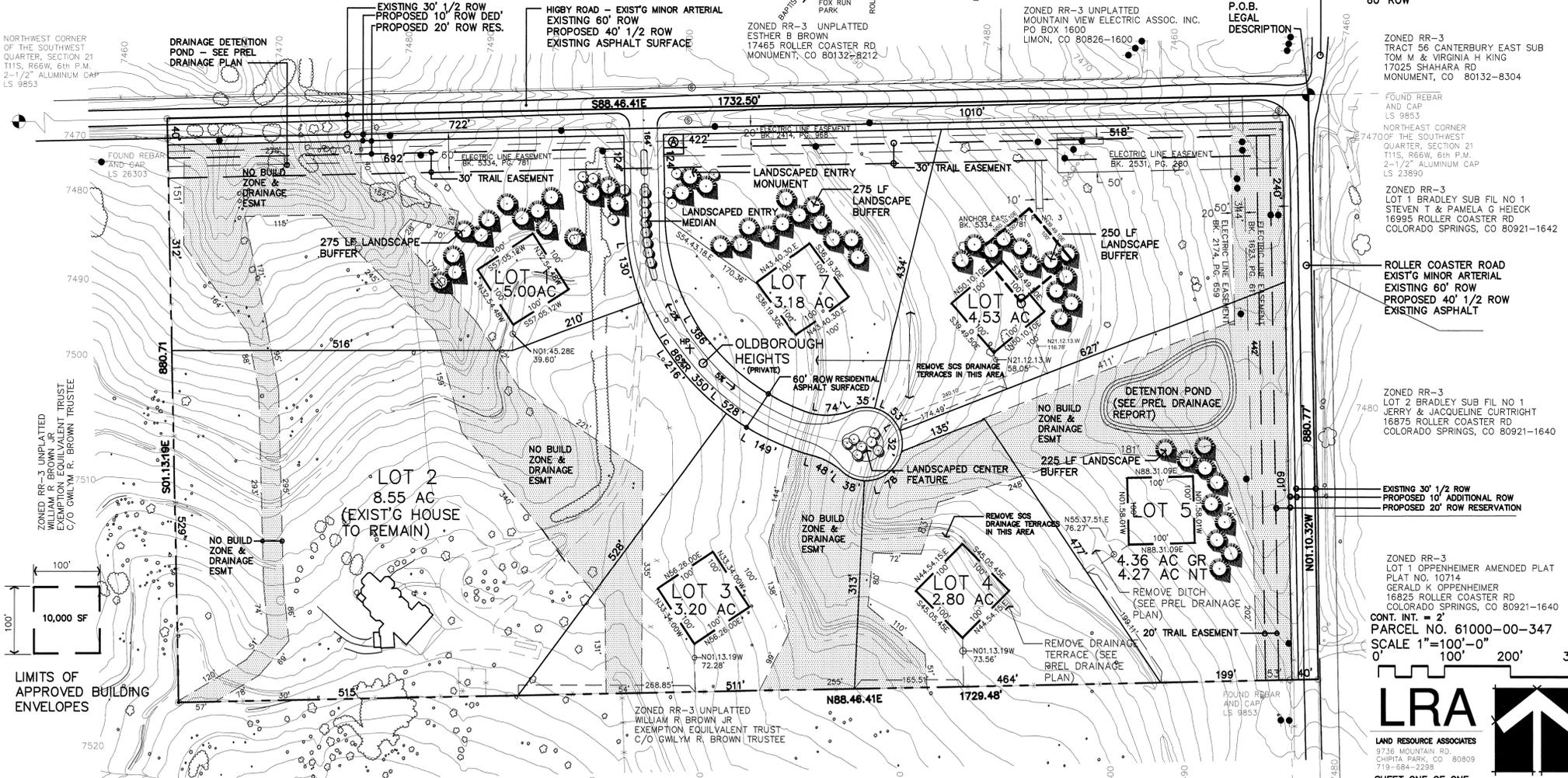
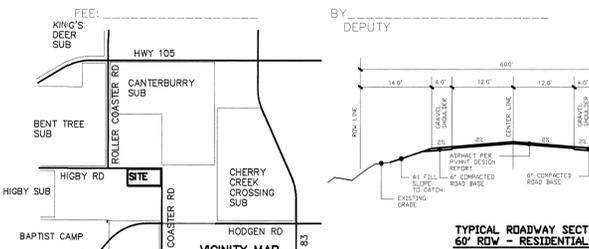
S.F. LOTS - 7 LOTS - 31.62 AC (90%)  
ARTERIAL ROW DEDICATION - 2,533 LF - 2.33 AC (10%)  
RESIDENTIAL ROW - 707 LF - 1.05 AC (3%)  
TOTAL - 35.0 AC (100%)  
AVERAGE LOT SIZE - 4.52 AC  
MIN LOT SIZE 2.80 AC  
GR DENSITY - 1 LOT PER 5.0 AC

**DEVELOPMENT CRITERIA**

EXISTING ZONING - RR-3  
PROPOSED ZONING - PUD PLANNED UNIT DEVELOPMENT  
PERMITTED USES - SINGLE FAMILY RESIDENTIAL  
MINIMUM LOT SIZE - 2.80 AC  
MAXIMUM BUILDING HEIGHT - 30'  
STANDARD UTILITY AND DRAINAGE EASEMENTS  
FRONT - 15'  
SIDE - 10'  
REAR - 10'  
PERIMETER - 30'  
MINIMUM BUILDING SETBACKS - SEE APPROVED BUILDING ENVELOPE LOCATIONS

**DEVELOPMENT NOTES**

1. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE FOLLOWING DISTRICTS: LEWIS-PALMER SCHOOL NO. 38, PIKES PEAK LIBRARY, EL PASO COUNTY SOIL CONSERVATION, THE TRI-LAKES PARK & RECREATION AND THE TRI-LAKES FIRE PROTECTION DISTRICTS.
2. ALL ROADWAYS AND DRAINAGE FACILITIES TO BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. NATURAL GAS SERVICE TO BE PROVIDED BY PEOPLES GAS. ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
4. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED UNDER STATE APPROVED WATER AUGMENTATION PLAN.
5. WASTE WATER TO BE TREATED VIA INDIVIDUAL ON SITE SEPTIC SYSTEMS.
6. ALL SEPTIC SYSTEMS AND FOUNDATIONS TO BE DESIGNED BY A COLORADO STATE REGISTERED PROFESSIONAL ENGINEER.
7. THE DEVELOPER INTENDS TO PAY FEES IN LIEU OF LAND DEDICATION FOR PARKS AND SCHOOLS.
8. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO HIGHWAY AND ROLLER COASTER ROAD.
9. ADDITIONAL EASEMENTS RELATED TO DRAINAGE AND EXISTING EROSION TERRACES MAY BE REQUIRED UPON COMPLETION OF THE FINAL DRAINAGE PLAN.
10. SEE DEVELOPMENT GUIDELINES FOR ADDITIONAL REQUIREMENTS RELATED TO WILDFIRE HAZARD MITIGATION, AND EL PASO COUNTY PLANNING DEPT SUBMITTALS, REVIEWS, AND APPROVALS.
11. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED IN RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARING.
12. THIS SUBDIVISION IS NOT LOCATED WITHIN ONE MILE OF A CENTRAL WATER AND SEWER DISTRICT.
13. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES. FENCES SHALL NOT IMPED EROSION FROM REACHING DRAINAGE CHANNELS.
14. ALL LANDSCAPE BUFFERS TO MEET OR EXCEED THE LANDSCAPE BUFFER CRITERIA AS SPECIFIED WITHIN THE EL PASO COUNTY LANDSCAPE DEVELOPMENT CODE.
15. (C) INDICATES A 30' X 30' EASEMENT GRANTED TO THE TRI LAKES FIRE PROTECTION DIST FOR A 10,000 GAL WATER CISTERN.
16. NO PRIVATE STABLES / HORSES SHALL BE ALLOWED WITHIN THIS SUBDIVISION.



REVISION NO. 1 - MARCH 30, 2002  
REVISION NO. 2 - APRIL 28, 2002  
REVISION NO. 3 - FEBRUARY 10, 2003 (PUD-02-003 & SP-02-004)

REVISION: 5/16/23  
RELOCATE BUILDING ENVELOPE  
LOT 6

NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:  
DESIGN, DRAFTING & DOCUMENTATION SERVICES  
PO BOX 77162, COLORADO SPRINGS, CO, 80970  
(719)637-0522

DATE:  
5/16/2023

SCALE:

SHEET: