

GENERAL PROVISIONS

- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code...
B. Applicability. The provisions of this PUD shall run with the land.
C. Adoption. The adoption of this Development Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners...
D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of The Retreat@TimberRidge...
E. 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...
F. Conflict. Where there is more than one provision within the Development Plan that covers the same subject matter...
G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the Development Plan...
H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department...
I. Overall Project Standards. The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses...

LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE PARCEL 1
A PORTION OF SECTION 21 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED E 1/16 S21/28, T12S, R65W, PLS 8853 AND MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED 1/4 S21/28, T12S, R65W, PLS 10164 ASSUMED TO BEAR S89°40'14"W WITH A DISTANCE OF 1313.49 FEET.

RETREAT AT TIMBERLINE RIDGE PARCEL 2
A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: A LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 27 AND THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED *008 ESI PLS 10370 AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED *006 ESI PLS 10376 AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.64 FEET;

LEGAL DESCRIPTION STATEMENT
I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.

JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.

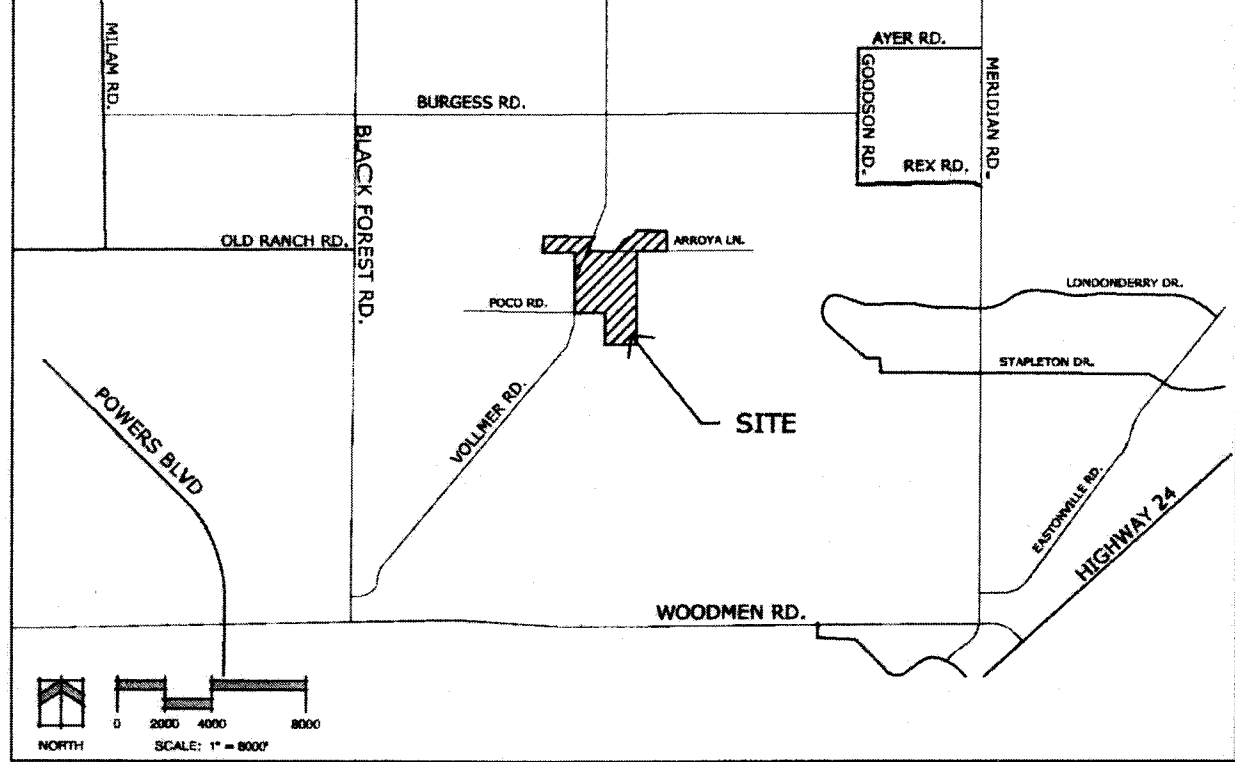
DEVELOPMENT GUIDELINES

- A. Project Description. The Retreat@TimberRidge is a planned residential community located generally east of Vollmer Road between Poco Road and Arroya Lane in El Paso County, Colorado. The property consists of 262.92 acres of land.
B. Permitted Uses within The Retreat@TimberRidge PUD include Single Family Homes; open space, parks and trails.
C. Accessory Uses. For lots less than 2.5 acres in size, accessory uses shall be limited to: Residential home occupations where no clients visit the home; Animal keeping of up to four pets, excluding chickens and pigeons.
D. Permitted Accessory Structures for lots less than 2.5 acres in size shall be limited to: Storage Shed; Deck (attached, detached, covered or uncovered); Private Greenhouse; Antennas, radio facilities and satellite dishes.
E. Signs shall be permitted to identify entryways to and within The Retreat@TimberRidge community. There are two classes of signs: Major and Minor.
F. Development Requirements. 1. Maximum lot coverage: a. For lots less than 20,000 Sq. Ft. - 45% b. For lots with a minimum lot size of 20,000 Sq. Ft. - 45% c. For lots 2.5 acres and greater including Tract A - 20% 2. Maximum building height: thirty (35) feet. 3. Minimum lot size: 12,000 Sq. Ft. 4. Setback minimums: a. For lots less than 20,000 square feet: Front - 25 feet minimum; Corner Lots - 10 feet for non-garage front; Side - 7.5 feet minimum; Rear - 25 feet minimum. b. For lots with a minimum lot size of 20,000 square feet: Front - 25 feet minimum; Corner Lots - 15 feet for non-garage front; Side - 15 feet minimum; Rear - 35 feet minimum. c. For lots 2.5 acres and greater including Tract A: Front - 35 feet minimum; Side - 25 feet minimum; Rear - 50 feet minimum, except that lots 20 - 28 shall have a rear yard setback of 100 feet minimum.
G. Lot Sizes, Design Details. 1. The PUD Development Plan establishes minimum lot sizes. No lot may be less than 12,000 Sq. Ft. in size. 2. Minor adjustments to lot configuration and layout may be made so long as the total number of lots is not increased. 3. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots except that Tract A may be subdivided into a maximum of 7 lots with an average density of 5 acres per lot.
H. Streets. Streets within The Retreat@TimberRidge Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained.

SITE DATA

OWNERS: Arroya Investments LLC, 1283 Kelly Johnson Blvd, Colorado Springs, CO 80920
APPLICANT: N.E.S. Inc., 619 N Cascade Ave., Suite 200, Colorado Springs, CO 80903
TAX ID NUMBER: 5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393
DEVELOPMENT SCHEDULE: 282.92 AC
SITE ACREAGE: 282.92 AC
CURRENT ZONING: RR-5
PROPOSED ZONING: PUD
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Residential: 212 Total Lots, 0.806 DU/AC
Phase A: 12 Lots
Lots 1-12, 2.5 AC Minimum
3.1 AC Average Lot Size,
Phase B: 29 Lots
Lots 13-41, 2.5 AC Minimum
2.58 AC Average Lot Size.
Phase C: 19 Lots
Lots 42-62, 1 AC Minimum
1.06 AC Average Lot Size,
Lots 63-68 & 204-205, 100' x 150' Minimum
19,290 SF Avg. Lot Size,
Phase D: 145 Lots
Lots 69-203, 80' x 150' Minimum
15,300 SF Avg. Lot Size,
Phase E: 7 Lots Maximum
2.5 AC Minimum Lot Size,
4.15 AC Average Lot Size.

VICINITY MAP



SHEET INDEX

Table with 2 columns: Sheet number and Description. Sheet 1 of 4: Cover Sheet; Sheet 2 of 4: PUD Development Plan; Sheet 3 of 4: PUD Development Plan; Sheet 4 of 4: Landscape Plan & Details.

TRACT TABLE

Table with 5 columns: Tract, Size, Use, Ownership, Maintenance. Lists 11 tracts (A-K) with their respective sizes, uses (e.g., Future Residential Lots, Detention, Water Quality), and ownership/maintenance responsibilities.

Ownership Certification form for Robert Scott General Contractors, signed by Robert Scott, dated 04/11/2018.

Ownership Certification form for Arroya Investments LLC, signed by Jacob Decoto, dated 04/11/2018.

Clerk and Recorder Certification form for El Paso County, signed by Chuck Broerman, dated 4/16/2018.

Ownership Certification form for Jacob Decoto, signed by Jacob Decoto, dated 04/11/2018.

County Certification form signed by Jacob Decoto, dated 4/16/2018.

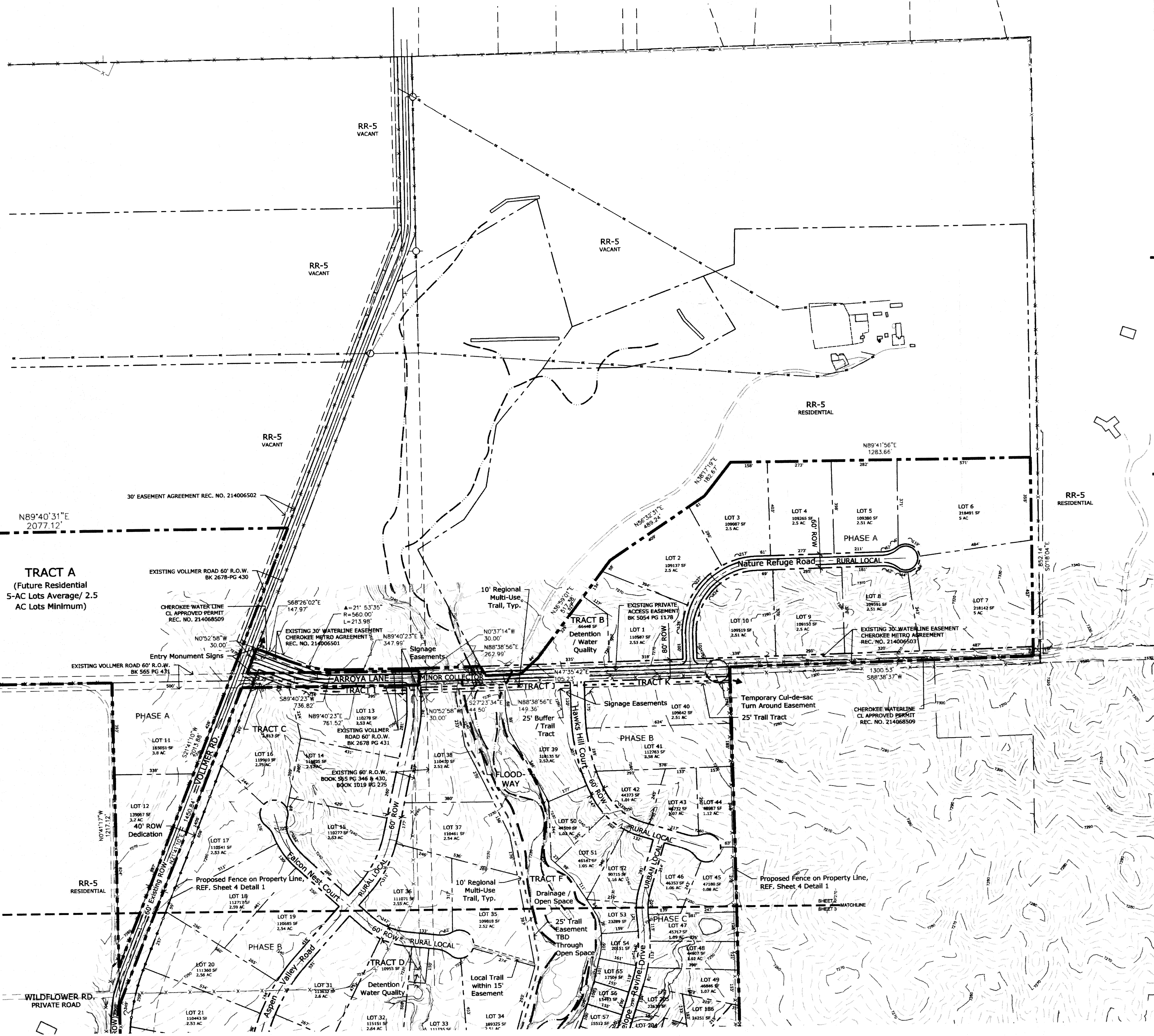
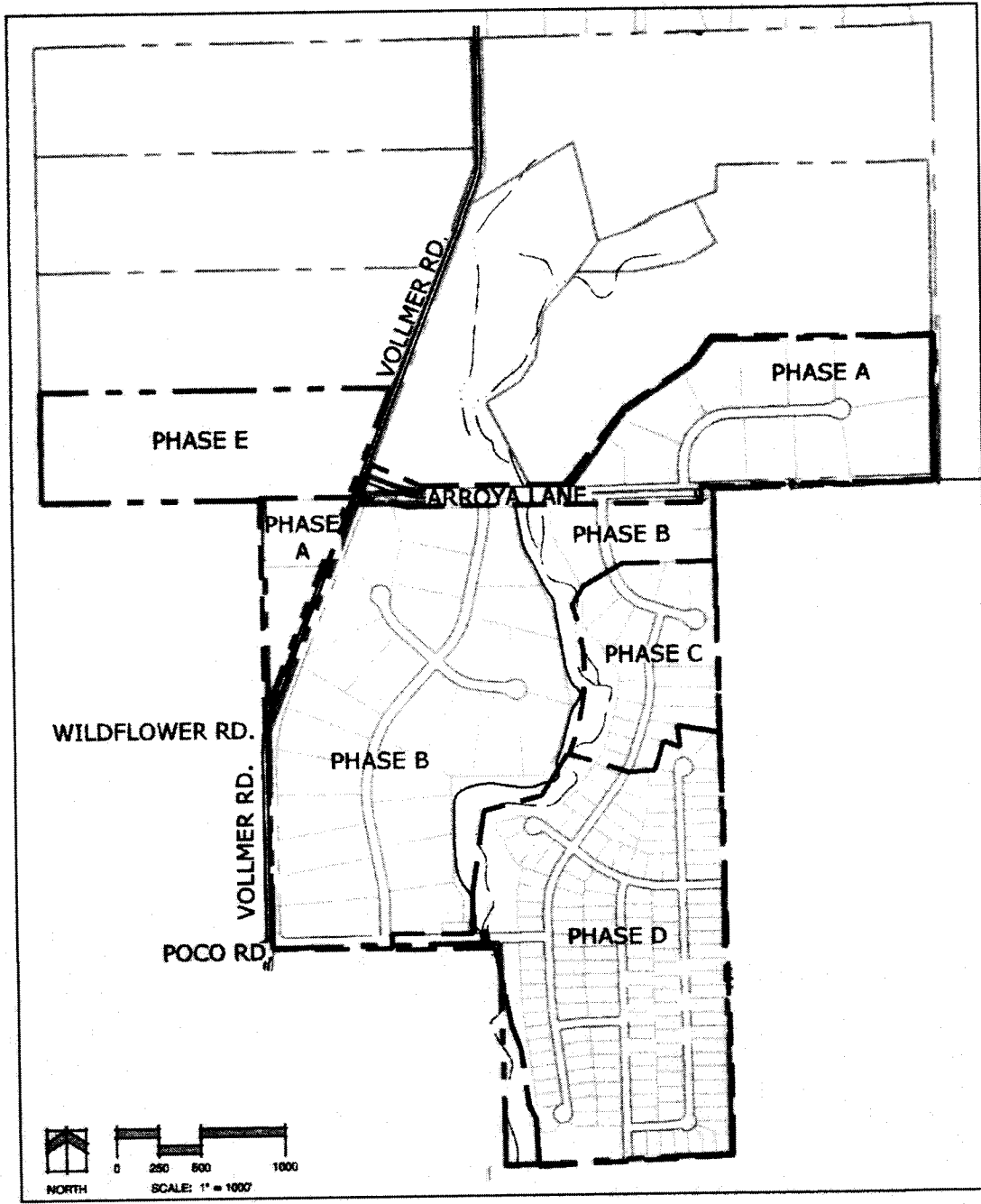
NES logo and contact information: N.E.S. Inc., 619 N. Cascade Avenue, Suite 200, Colorado Springs, CO 80903. Tel: 719.471.0073, Fax: 719.471.0267.

Retreat at TimberRidge PUD Development Plan EL PASO COUNTY, CO

Project information and review table. Review table includes columns for Date, By, and Description, listing reviews from 06-21-17 to 03-28-18. Below the table is a 'COVER SHEET' section with a large '1' and 'OF 4' indicating this is the first of four sheets. The sheet title is 'PUD 17-003'.

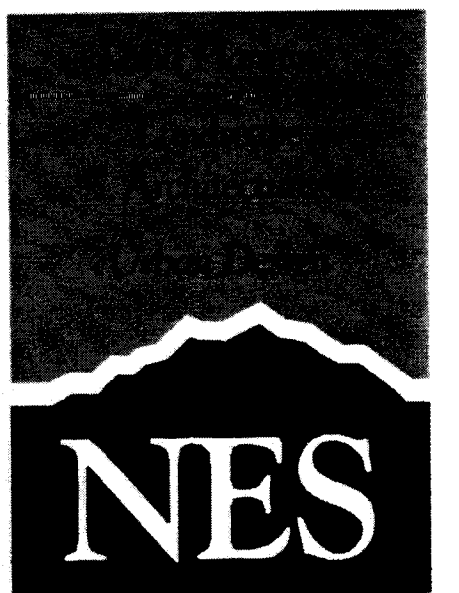
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PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- PHASE A
12 Lots
Lots 1 - 12
Minimum 2.5 AC
- PHASE B
29 Lots
Lots 13 - 41
Minimum 2.5 AC
- PHASE C
19 Lots
Lots 42 - 52
Minimum 1 AC
Lots 53 - 58 & 204 - 205
Minimum 100' x 150'
- PHASE D
145 Lots
Lots 59 - 203
Minimum of 80' x 150'
- PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC



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Retreat at TimberRidge

PUD Development Plan
EL PASO COUNTY, CO

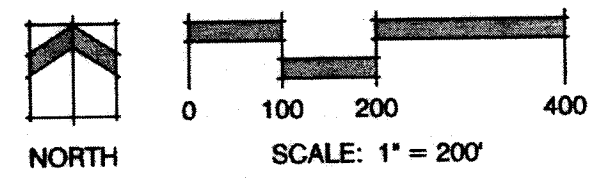
DATE: 04/07/17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
09-05-17	KMM	Per County Review Comments
12-04-17	KMM	Density Revisions Per Review Comments
02-08-18	KMM	Per County Review Comments
02-15-18	KMM	Per County Review Comments
03-28-18	KMM	Minor Guideline Revisions

PUD DEVELOPMENT PLAN

2 OF 4

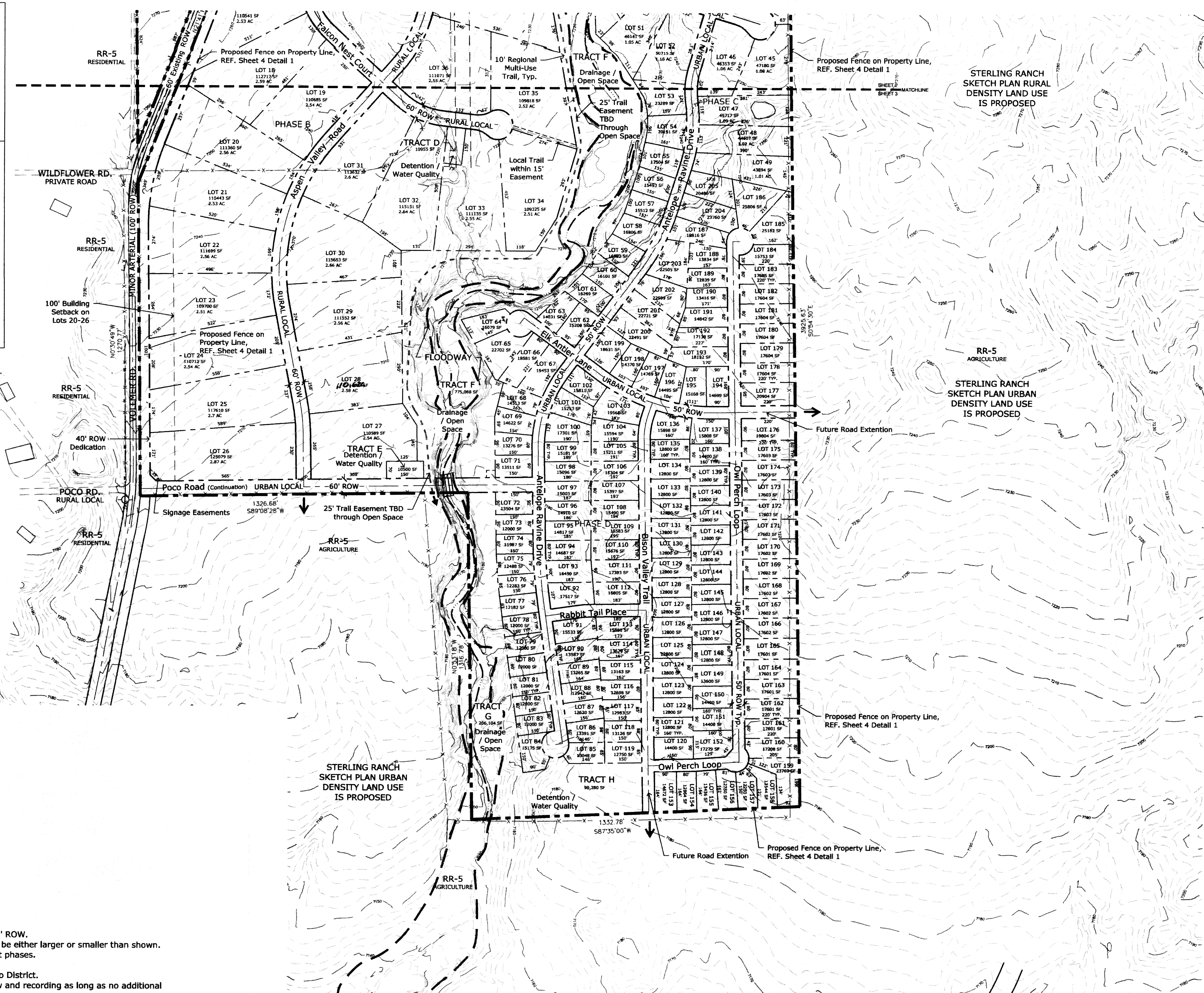
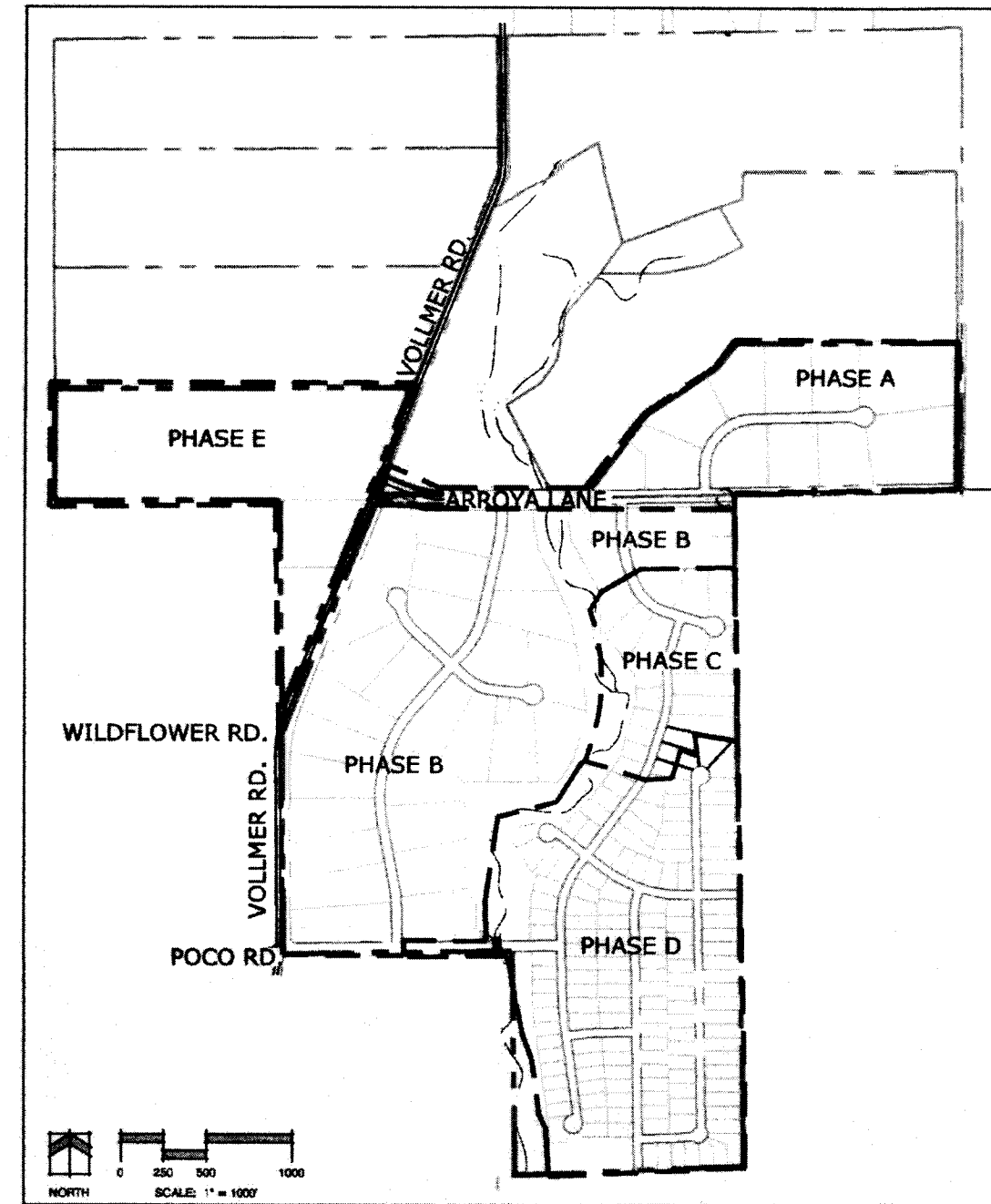
PUD 17-003



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4/11/18

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PHASE MAP

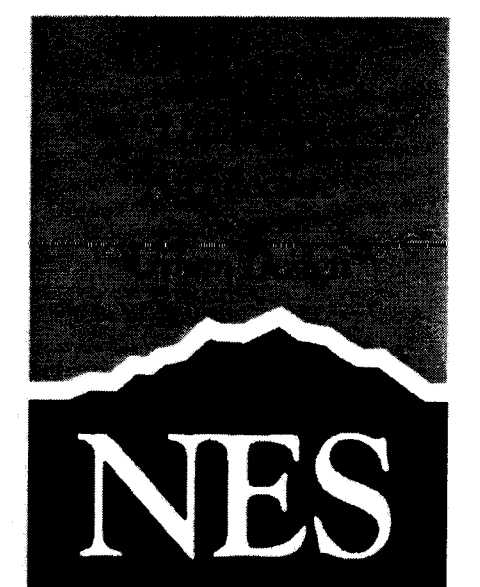


PROPOSED RESIDENTIAL LOTS:

- | | |
|---|--|
| <p>PHASE A
12 Lots
Lots 1 - 12
Minimum 2.5 AC</p> <p>PHASE B
29 Lots
Lots 13 - 41
Minimum 2.5 AC</p> <p>PHASE C
19 Lots
Lots 42 - 52
Minimum 1 AC
Lots 53 - 58 & 204 - 205
Minimum 100' x 150'</p> | <p>PHASE D
145 Lots
Lots 59 - 203
Minimum of 80' x 150'</p> <p>PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC</p> |
|---|--|

GENERAL NOTES:

- Arroya Lane will be reclassified as a Rural Collector with a 80' ROW.
- Phases as shown are a general depiction and may change to be either larger or smaller than shown. No additional Land Use approvals are to be required to adjust phases.
- 25' Sand Creek Trail Easement to be field located.
- All tracts will be owned and maintained by TimberRidge Metro District.
- Minor adjustments to the PUD may be allowed without review and recording as long as no additional lots are created.



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Colorado Springs, CO 80903
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www.nescolorado.com
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Retreat at TimberRidge
PUD Development Plan
EL PASO COUNTY, CO

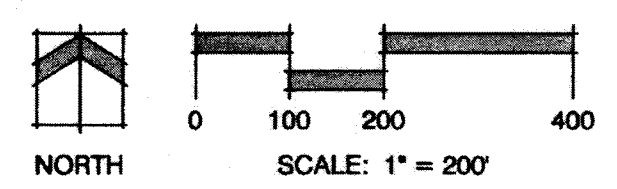
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PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE	BY	DESCRIPTION
06-21-17	KMM	Per County Review Comments
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PUD DEVELOPMENT PLAN

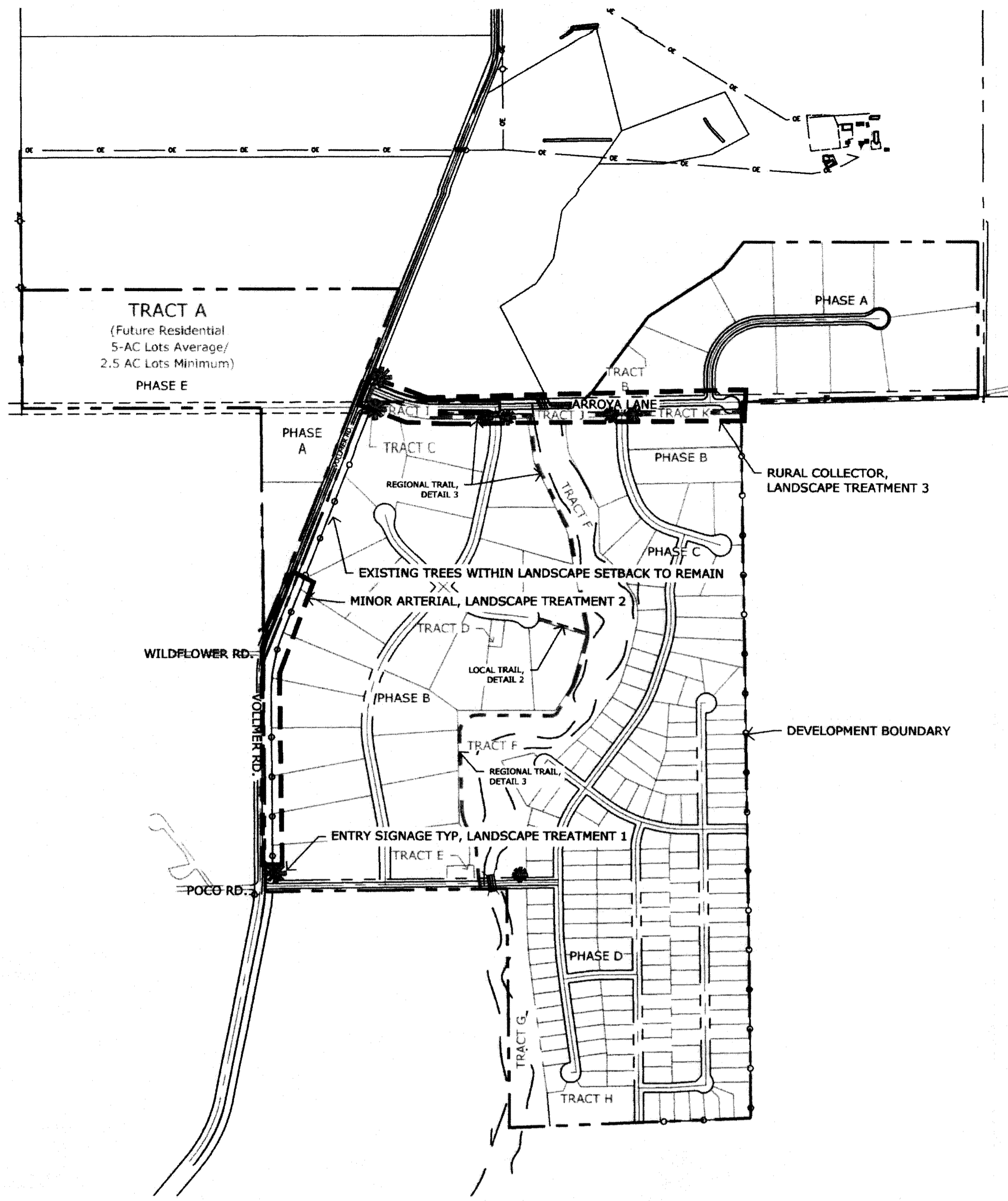
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OF 4

PUD 17-003



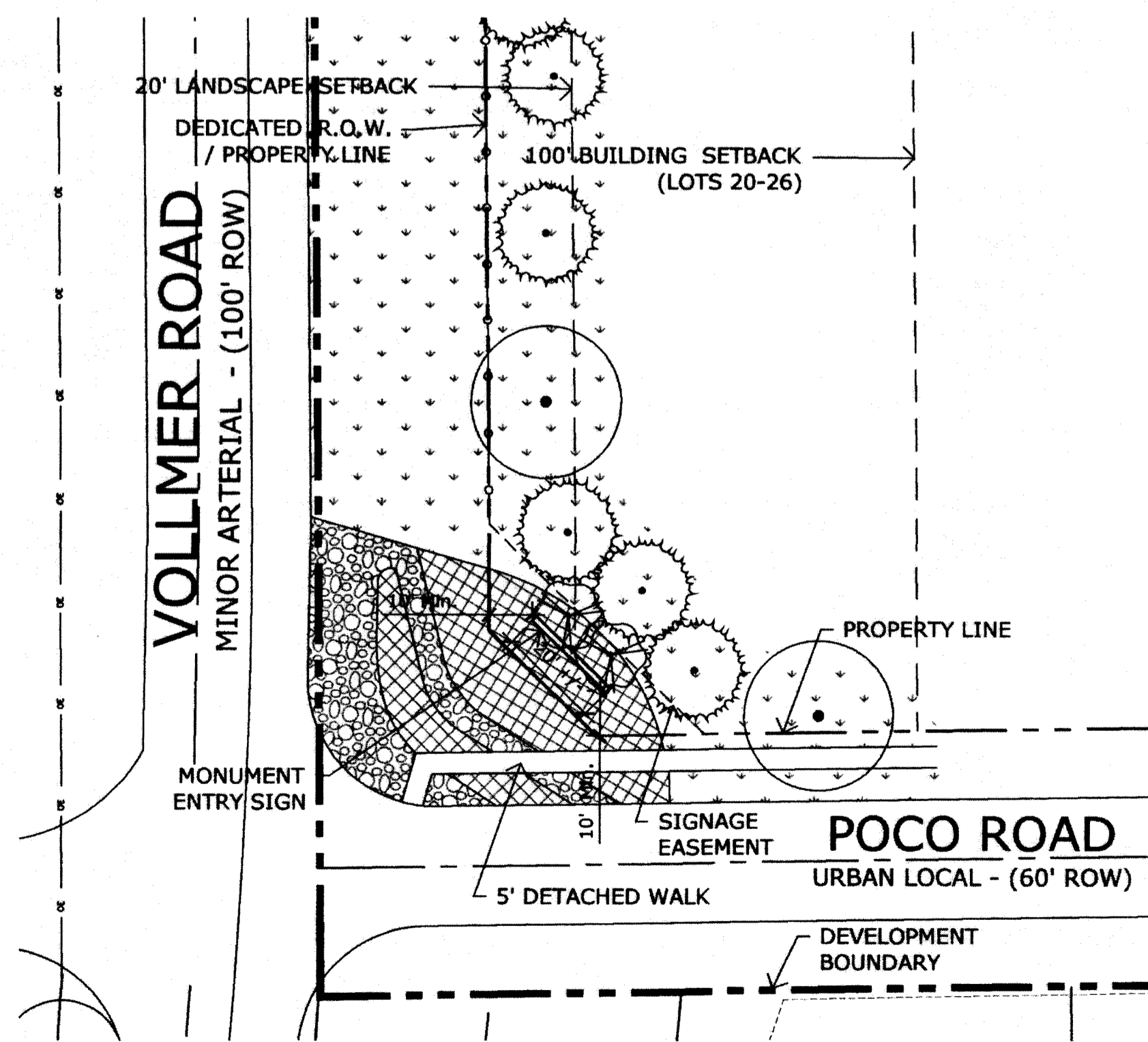
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OVERALL LANDSCAPE PLAN

1" = 400'



T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN

Scale: 1" = 30'

LANDSCAPE REQUIREMENTS

Roadway Landscape

Street Name or Zone Boundary	Classification	Width (In Ft.) Req./Prov.	Tree/Feet Required
Vollmer Road	Minor Arterial	20' / 20'	1 / 25'
Arroya Lane	Rural Collector	10' / 25'	1 / 30'

PRELIMINARY TREE SCHEDULE

DECIDUOUS TREES

- Acer grandidentatum `Highland Park` / Highland Park Bigtooth Maple
- Celtis occidentalis / Common Hackberry
- Gleditsia triacanthos / Honey Locust
- Gymnocladus dioica `Kentucky Coffee Tree
- Populus angustifolia / Narrowleaf Poplar

HEIGHT	WIDTH	SIZE	COND	KEY
40'	25'	2" Cal.	B&B	Xeric
60'	50'	3" Cal.	B&B	Xeric
60'	40'	3" Cal.	B&B	Xeric
60'	50'	3" Cal.	B&B	NonX
50'	30'	2.5" Cal.	B&B	NonX

EVERGREEN TREES

- Abies concolor / White Fir
- Juniperus scopulorum / Rocky Mountain Juniper
- Juniperus virginiana / Eastern Red Cedar
- Picea pungens glauca `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce
- Pinus flexilis / Limber Pine
- Pinus ponderosa / Ponderosa Pine
- Pinus strobfomis / Southwestern White Pine

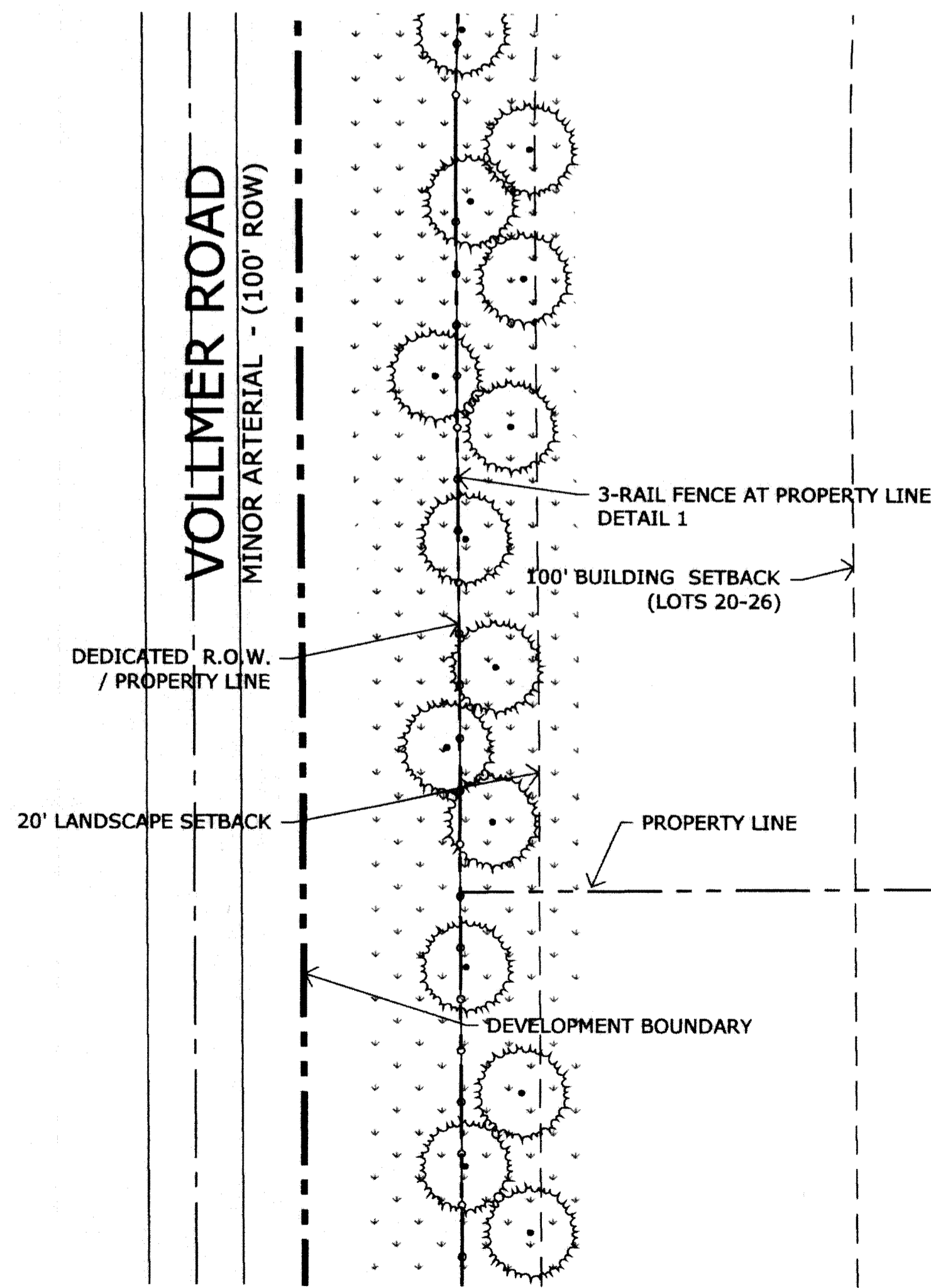
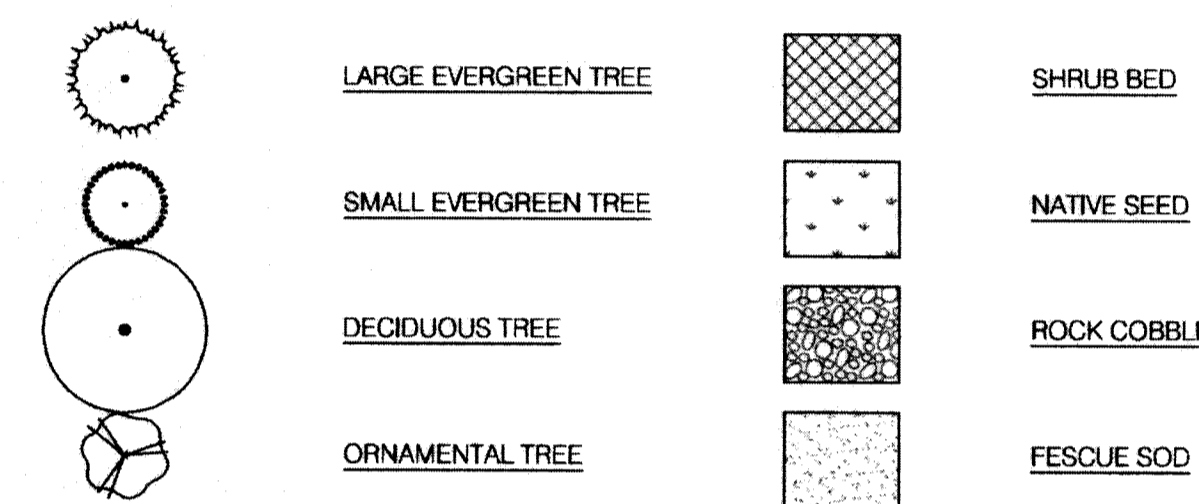
HEIGHT	WIDTH	SIZE	COND	KEY
60'	30'	8" HT	B&B	NonX
30'	15'	6" HT	B&B	Xeric
20'	10'	6" HT	B&B	Xeric
15'	10'	6" HT	B&B	NonX
50'	30'	6" HT	B&B	Xeric
80'	40'	8" HT	B&B	Xeric
50'	30'	8" HT	B&B	NonX

ORNAMENTAL TREE

- Crataegus crus-galli / Cockspur Hawthorn
- Malus x `Indian Magic` / Indian Magic Crab Apple
- Prunus virginiana `Shubert` / Canada Red Cherry
- Rhus glabra / Smooth Sumac

HEIGHT	WIDTH	SIZE	COND	KEY
30'	30'	2" Cal.	B&B	Xeric
20'	20'	2" Cal.	B&B	NonX
30'	25'	2" Cal.	B&B	Xeric
15'	10'	2" Cal.	B&B	Xeric

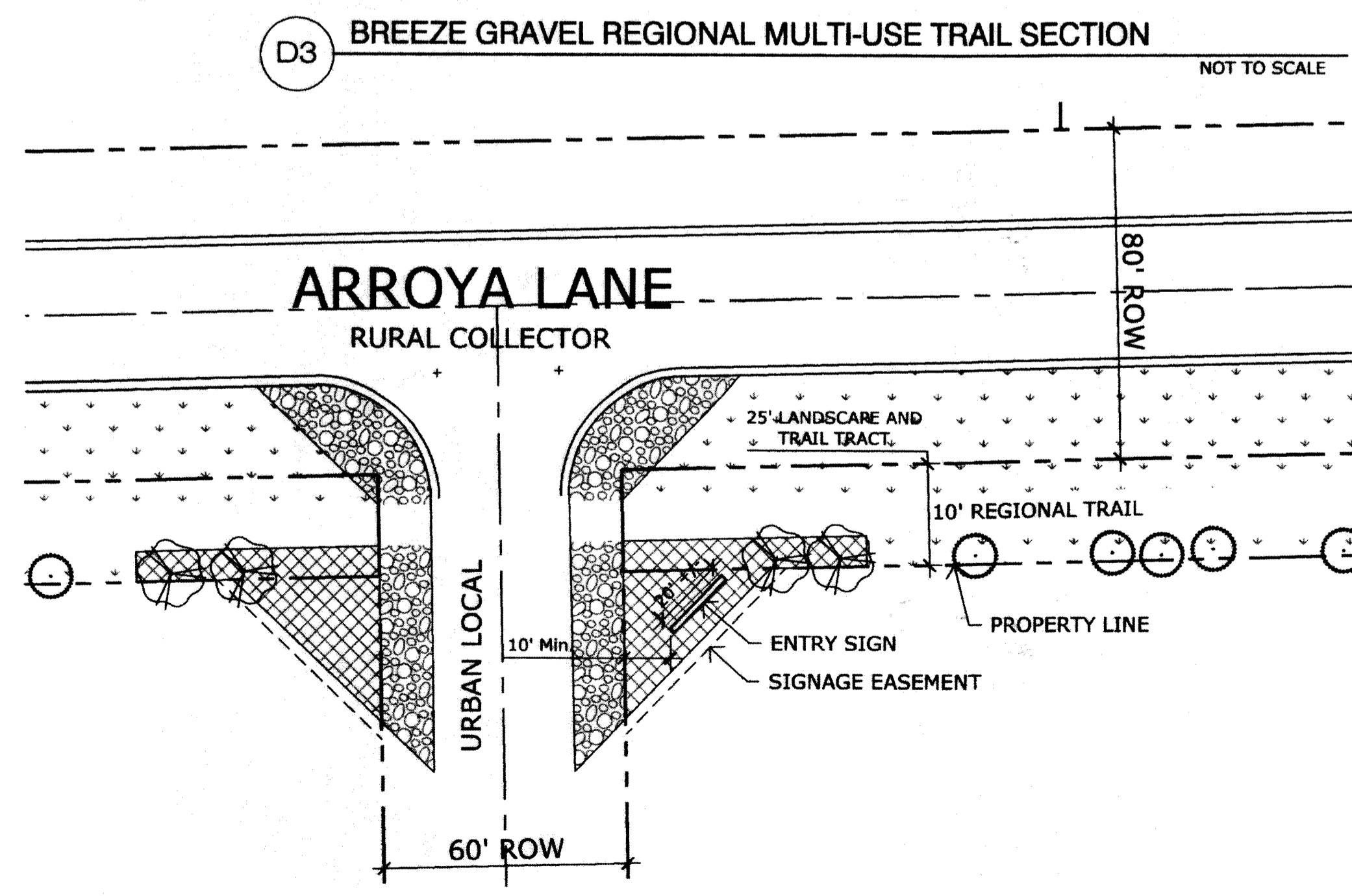
CONCEPT TREE & GROUND COVER LEGEND



T2 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN

1 TREE / 25', MINIMUM 1/3 EVERGREEN

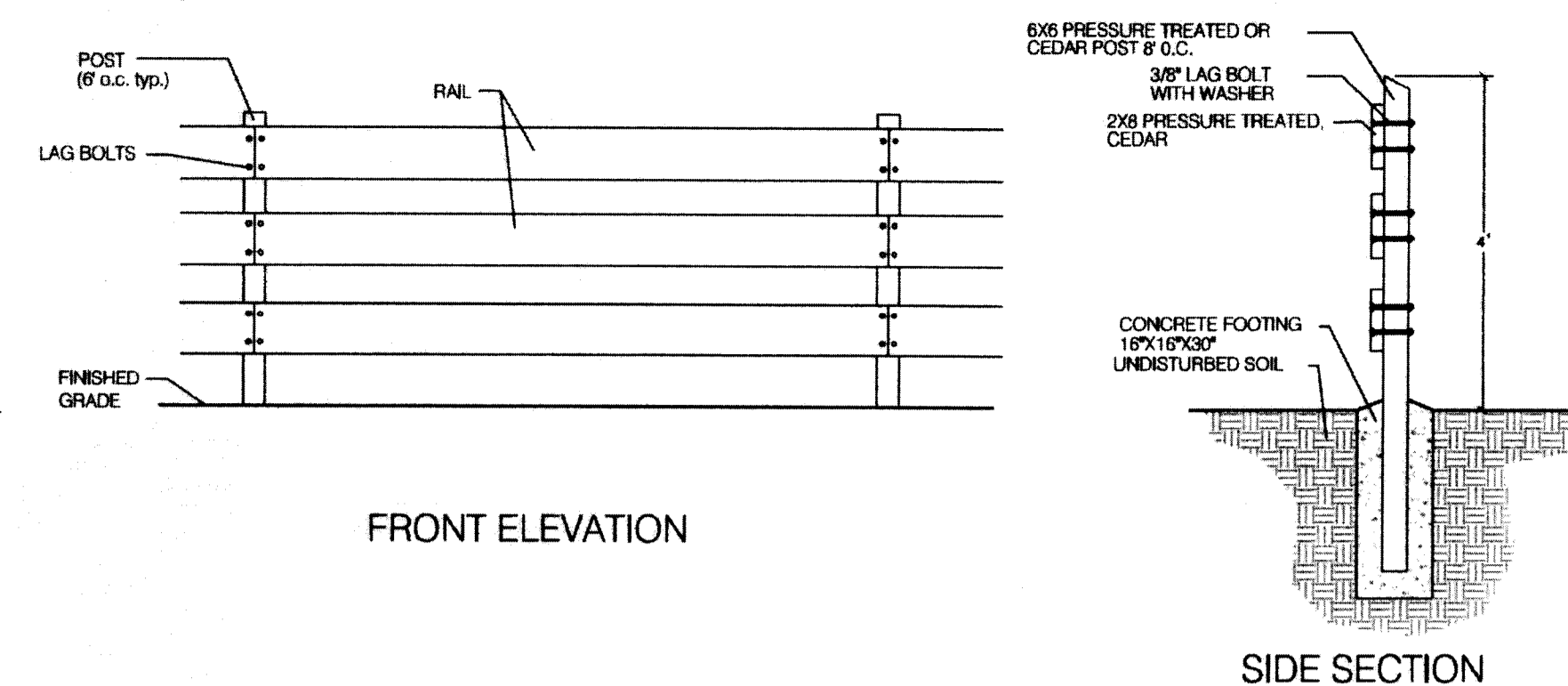
Scale: 1" = 30'



T3 ARROYA LANE - TYPICAL LANDSCAPE PLAN

1 TREE / 30', MINIMUM 1/3 EVERGREEN

Scale: 1" = 30'

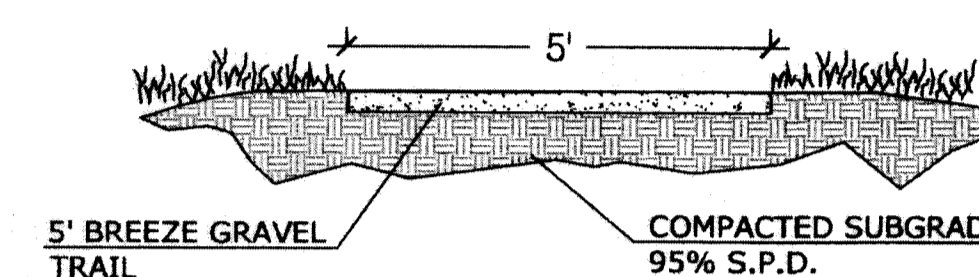


FRONT ELEVATION

SIDE SECTION

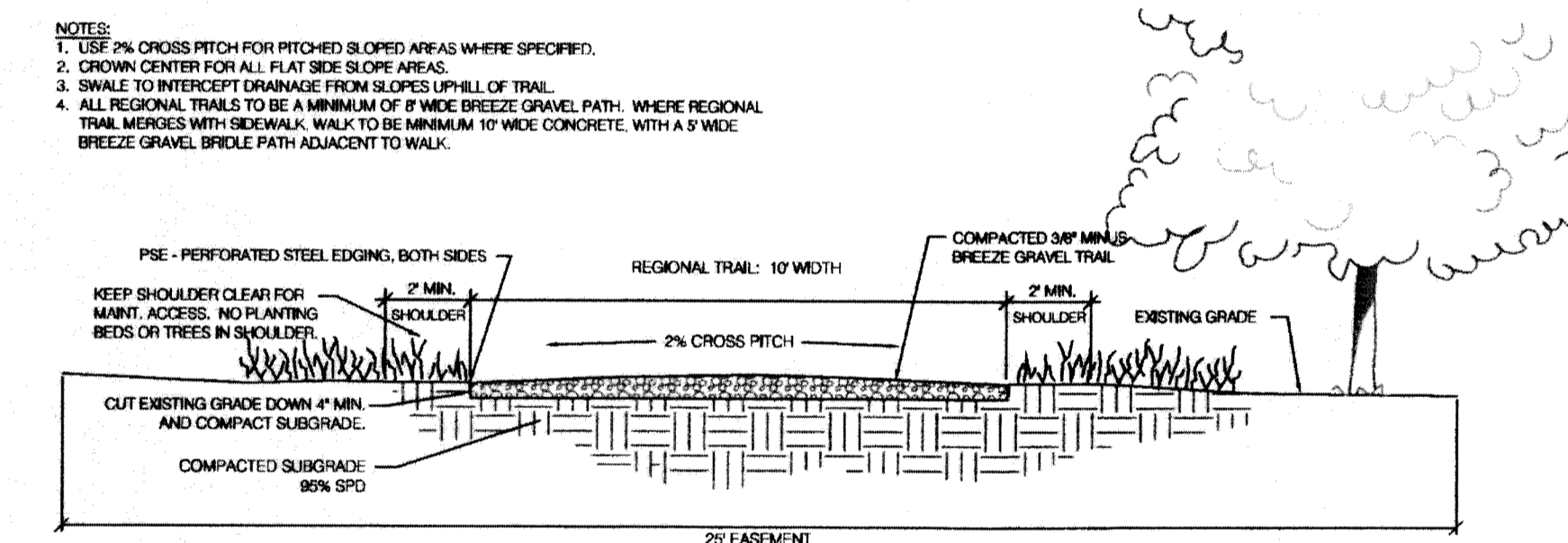
D1 3-RAIL WOODEN FENCE

NOT TO SCALE



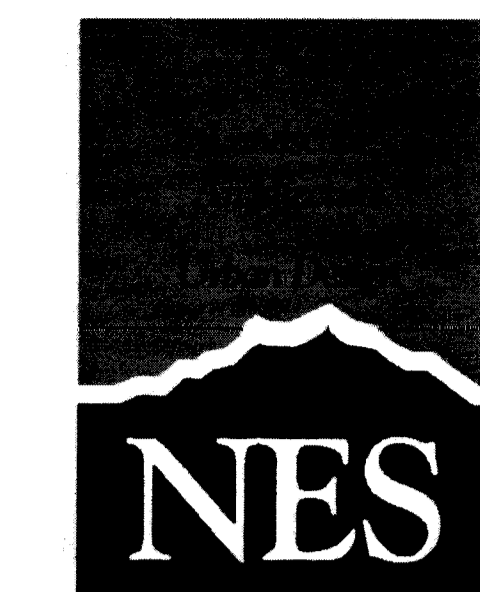
D2 GRAVEL METRO. DISTRICT (LOCAL) TRAIL SECTION

NOT TO SCALE



D3 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION

NOT TO SCALE



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Retreat at TimberRidge

PUD Development Plan

VOLLMER RD &
ARROYA LN

EL PASO COUNTY, CO
80908

DATE: 04-12-17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
08-24-17	KMM	Per County Review Comments
01-19-18	KMM	Density and Layout Changes
02-08-18	KMM	Per County Review Comments

LANDSCAPE PLAN & DETAILS

4

OF 4

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4/11/18