

# GENERAL PROVISIONS

A. **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.

B. **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.

C. **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 The Retreat@TimberRidge is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; 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.

D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Retreat@TimberRidge, 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 in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

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, 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.

F. **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.

G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity 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 Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

H. **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.

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, and use by special review and variance processes shall apply to this PUD, except as modified below.

# 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 S2128, T12S, R65W, PL3 9853 AND MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED 1/4 S2128, T12S, R65W, PL5 16154; ASSUMED TO BEAR S89°40'14"W WITH A DISTANCE OF 1319.49 FEET.

**COMMENCING** AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N00°25'32"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., A DISTANCE OF 650.11 FEET;

THENCE N89°40'31"E, A DISTANCE OF 2077.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S21°14'10"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2013.88 FEET TO INTERSECT WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE N00°41'27"W ON SAID EAST LINE, A DISTANCE OF 1217.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE S89°40'14"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1313.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,568,534 SQ. FEET, OR 36,009 ACRES.

## 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, PROFESSIONAL LAND SURVEYOR DATE  
 COLORADO PLS NO. 33198  
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

## RETREAT AT TIMBER 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 SOUTHEAST 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 "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S09°54'30"E, A DISTANCE OF 3925.63 FEET;

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S00°54'30"E THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°08'28"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.88 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N21°41'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.84 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID DEED THE FOLLOWING FOUR COURSES:

- N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
- N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27;
- N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
- S89°40'23"W, A DISTANCE OF 736.82 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE N21°41'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1788.07 FEET;

THENCE N59°58'50"E, A DISTANCE OF 694.83 FEET; THENCE S14°30'58"E, A DISTANCE OF 567.09 FEET; THENCE S35°38'59"W, A DISTANCE OF 219.73 FEET; THENCE S40°09'47"W, A DISTANCE OF 310.61 FEET; THENCE S09°56'46"W, A DISTANCE OF 270.03 FEET; THENCE S35°00'25"W, A DISTANCE OF 167.38 FEET;

THENCE S57°24'01"W, A DISTANCE OF 235.36 FEET; THENCE S27°23'34"E, A DISTANCE OF 611.29 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N89°08'56"E ON SAID NORTH LINE, A DISTANCE OF 149.98 FEET;

THENCE N47°35'42"E, A DISTANCE OF 105.23 FEET; THENCE N36°59'01"E, A DISTANCE OF 517.38 FEET; THENCE N56°32'31"E, A DISTANCE OF 489.24 FEET;

THENCE N38°17'19"E, A DISTANCE OF 182.67 FEET; THENCE N89°41'50"E, A DISTANCE OF 1283.66 FEET;

THENCE S00°18'04"E ON A LINE THAT IS 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE S88°38'37"W ON SAID SOUTH LINE, A DISTANCE OF 1300.53 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 11,200,422 SQ. FEET, OR 257,126 ACRES.

## 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, PROFESSIONAL LAND SURVEYOR DATE  
 COLORADO PLS NO. 33198  
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

# 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 293.13 acres of land. The Retreat@TimberRidge is planned as an upscale, amenitized residential community focused on the Sand Creek Open Space Greenway that bisects the property from north to south.

B. Permitted Uses within The Retreat@TimberRidge PUD include Single Family Homes; open space, parks and trails.

- For lots 2.5 acres or greater in size the following additional uses are permitted:
- Agricultural Stand
  - Dwelling, Detached Single-Family
  - Educational Institution, Public
  - Family Care Home
  - Farm (Minimum Lot Size 10 Acres)
  - Firewood Sales (Minimum Lot Size 10 Acres)
  - Manufactured Home
  - Nursery, Wholesale
  - Public Building, Way or Space
  - Public Park and Open Space
  - Ranch (Minimum Lot Size 10 Acres)
  - Religious Institution
  - Riding Academy (Minimum Lot Size 10 Acres)
  - Stables, Commercial (Minimum Lot Size 10 Acres)
  - Stables, Private
  - Tree Farm (period)
- The special use process is defined in the land dev. Code.

- For lots 2.5 acres or greater in size the following uses are permitted as use as Special Use as defined in the Land Development Code:
- Bed and Breakfast Inn (S)
  - Child Care Center (S)
  - Community Building
  - Dwelling, Two-Family
  - Educational Institution, Private
  - Golf Course
  - Greenhouse
  - Greenhouse >1 Acre
  - Hospital, Veterinary
  - Library
  - Recreation Camp
  - Wind/Meteorological Measuring Facilities

For lots 2.5 acres or greater in size, the following uses are permitted as use as Temporary Use-as defined in the Land Development Code:

- Yard Sales

C. Permitted Accessory Uses shall be subject to the regulations of Section 5 of the Land Development Code, as may be amended in the future. 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 chicken, pigeon and bee keeping

- For lots 2.5 acres or greater in size, accessory uses shall be limited to:
- Agricultural Accessory Structures and Uses (Associated with an allowed use)
  - Animal Keeping
  - Bed and Breakfast Home
  - Bee Keeping
  - Cemetery, Personal (Minimum Lot Size 10 Acres)
  - Construction Equipment Storage and Field Offices, Accessory
  - Farm/Ranch Residence (Minimum Lot Size 35 Acres)
  - Guest House
  - Hobby Farm
  - Home Occupation, Residential
  - Home Occupation, Rural
  - Mother-in-Law Apartment
  - Personal Use Greenhouse
  - Residential Accessory Structures and Uses (Associated with an allowed use)
  - Solar Energy System
  - Stables, Private
  - Storage and Repair of Vehicles and Machines
  - Tower, Private (Minimum Lot Size 10 Acres)
  - Wildlife Rehabilitation
  - Wind Powered Generator

- 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
  - Gazebo
  - Hot Tub
  - Fence, wall and hedges
  - Solar energy systems

E. Signs shall be permitted to identify entryways to and within The Retreat@TimberRidge community. There are two classes of signs: Major and Minor. The maximum size of a Major Community Entryway Sign shall be 100 square feet. The maximum size of a Minor Community Entryway Sign shall be 80 square 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.

- F. Development Requirements
- Maximum lot coverage: Lots less than 14,000 sq. ft.
    - 45% for Ranch Style Homes
    - 35% for All Other Homes
  - Maximum building height: thirty (35) feet.
  - Minimum Lot Size: 7200 Sq. Ft.
  - Setback minimums:

a. For lots south of Arroya Lane with a lot size less than 14,000 Sq. Ft.  
 Front - 20 feet minimum  
 Corner Lots - 10 feet for non-garage front  
 Side - 5 feet minimum  
 Rear - 20 feet minimum

b. For lots south of Arroya Lane with a lot size greater than 14,000 Sq. Ft. but less than one acre:  
 Front - 25 feet minimum  
 Corner Lots - 10 feet for non-garage front  
 Side - 10 feet minimum  
 Rear - 25 feet minimum

c. For lots south of Arroya lane with a minimum lot size of one acre:  
 Front - 25 feet minimum  
 Corner Lots - 10 feet for non-garage front  
 Side - 15 feet minimum  
 Rear - 35 feet minimum

d. For lots 2.5 acres and greater in size located north of Arroya Lane and west of Vollmer Road including Tract A:  
 Front - 25 feet minimum  
 Side - 25 feet minimum  
 Rear - 35 feet minimum

5. Tract A may be subdivided into lots with an average lot size of 5 acres per lot without amendment to the PUD Development Plan. The minimum lot size shall be 2.5 acres. Development regulations in paragraph E. above shall apply.

6. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.

7. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.

G. Lot Sizes

- The PUD Development Plan establishes minimum lot sizes. No lot may be less than 7200 Sq. Ft. in size
- 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 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. Construction will be to El Paso County Standards except for deviations and PUD Modifications described in the Letter of Intent. All Streets shall be paved unless otherwise indicated on the Development Plan.

I. Landscape Plan  
 The Retreat@TimberRidge is exempt from LDC Section 6.2.2.B, Table 6.1 requiring trees on local residential streets. Landscape Plans shall be submitted in conjunction with each Final Plat application.

J. Architectural Control Committee Review/Covenants  
 Covenants for The Retreat@TimberRidge have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivision and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

# 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: 522700004; 522800019;  
 522700003; 522700001;  
 5200000398; 5200000397;  
 5222000023; 5222000024;  
 5200000393; 5200000394

DEVELOPMENT SCHEDULE: 2018  
 SITE ACREAGE: 293.135 AC  
 CURRENT ZONING: RR-5  
 PROPOSED ZONING: PUD  
 CURRENT LAND USE: Agriculture Grazing  
 PROPOSED LAND USE:

Residential: 482 Total Lots, 1.644 DU/AC  
 Phase A: 12 Lots  
 2.5 AC Minimum  
 Phase B: 98 Lots  
 60' x 120' Minimum  
 Phase C: 100 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 70' x 120' Minimum  
 Phase D: 190 Lots  
 60' x 125' Minimum  
 Phase E: 82 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 60' x 125' Minimum

Future Residential:  
 Tract A: TBD  
 5 AC Average Lot Size, 2.5 AC Minimum Lot Size

Open Space: 69.12 AC, 23.6% of Total site  
 - Open Space Parcel: 30.23 AC  
 - Park: 3.60 AC  
 - Trails: 2.39 AC  
 - Other (Drainage, Buffer): 32.90 AC

Density: \_\_\_\_\_

Residential: 482 Total Lots, 1.644 DU/AC  
 Phase A: 12 Lots  
 2.5 AC Minimum  
 Phase B: 98 Lots  
 60' x 120' Minimum  
 Phase C: 100 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 70' x 120' Minimum  
 Phase D: 190 Lots  
 60' x 125' Minimum  
 Phase E: 82 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 60' x 125' Minimum

Future Residential:  
 Tract A: TBD  
 5 AC Average Lot Size, 2.5 AC Minimum Lot Size

Open Space: 69.12 AC, 23.6% of Total site  
 - Open Space Parcel: 30.23 AC  
 - Park: 3.60 AC  
 - Trails: 2.39 AC  
 - Other (Drainage, Buffer): 32.90 AC

Density: \_\_\_\_\_

Residential: 482 Total Lots, 1.644 DU/AC  
 Phase A: 12 Lots  
 2.5 AC Minimum  
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 60' x 120' Minimum  
 Phase C: 100 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 70' x 120' Minimum  
 Phase D: 190 Lots  
 60' x 125' Minimum  
 Phase E: 82 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 60' x 125' Minimum

Future Residential:  
 Tract A: TBD  
 5 AC Average Lot Size, 2.5 AC Minimum Lot Size

Open Space: 69.12 AC, 23.6% of Total site  
 - Open Space Parcel: 30.23 AC  
 - Park: 3.60 AC  
 - Trails: 2.39 AC  
 - Other (Drainage, Buffer): 32.90 AC

Density: \_\_\_\_\_

# TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	29.027 AC (1,264,419 SF)	Open Space, Future Residential Lots	TimberRidge MetroDistrict	TimberRidge MetroDistrict
B	30.225 AC (1,316,612 SF)	Open Space, Regional Trails, Existing Detention	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
C	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
D	0.363 AC (15,805 SF)	Buffer Landscaping, Regional Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
E	10.494 AC (457,120 SF)	Buffer Landscaping, Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
F	2.431 AC (105,904 SF)	Buffer Landscaping, Signage	TimberRidge MetroDistrict	TimberRidge MetroDistrict
G	1.923 AC (83,784 SF)	Buffer Landscaping, Signage	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.684 AC (116,623 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
I	3.601 AC (156,857 SF)	Neighborhood Park, Landscaping, Regional & Local Trails	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
J	11.325 AC (493,327 SF)	Open Space, Regional & Local Trails, Existing Drainageway	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
K	4.159 AC (181,167 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
L	0.252 AC (10,972 SF)	Buffer Landscaping	TimberRidge MetroDistrict	TimberRidge MetroDistrict
M	0.055 AC (2,400 SF)	Buffer Landscaping	TimberRidge MetroDistrict	TimberRidge MetroDistrict
N	0.312 AC (13,604 SF)	Buffer Landscaping	TimberRidge MetroDistrict	TimberRidge MetroDistrict

## Arroya Investments LLC

Name of Landowner

Landowner's Signature, notarized

## Ownership Certification

I/we \_\_\_\_\_ (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

## Clerk and Recorder Certification

State of Colorado )  
 ) ss,  
 El Paso County )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

Notarized signature

OR Name of Attorney and registration number

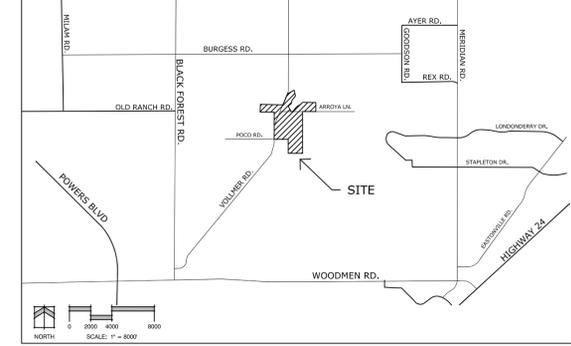
## County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the \_\_\_\_\_ (Board resolution or motion #) \_\_\_\_\_ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners date

Director, Planning & Community Development Department date

# VICINITY MAP



Residential: 482 Total Lots, 1.644 DU/AC  
 Phase A: 12 Lots  
 2.5 AC Minimum  
 Phase B: 98 Lots  
 60' x 120' Minimum  
 Phase C: 100 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 70' x 120' Minimum  
 Phase D: 190 Lots  
 60' x 125' Minimum  
 Phase E: 82 Lots  
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 Other Lots: 60' x 125' Minimum

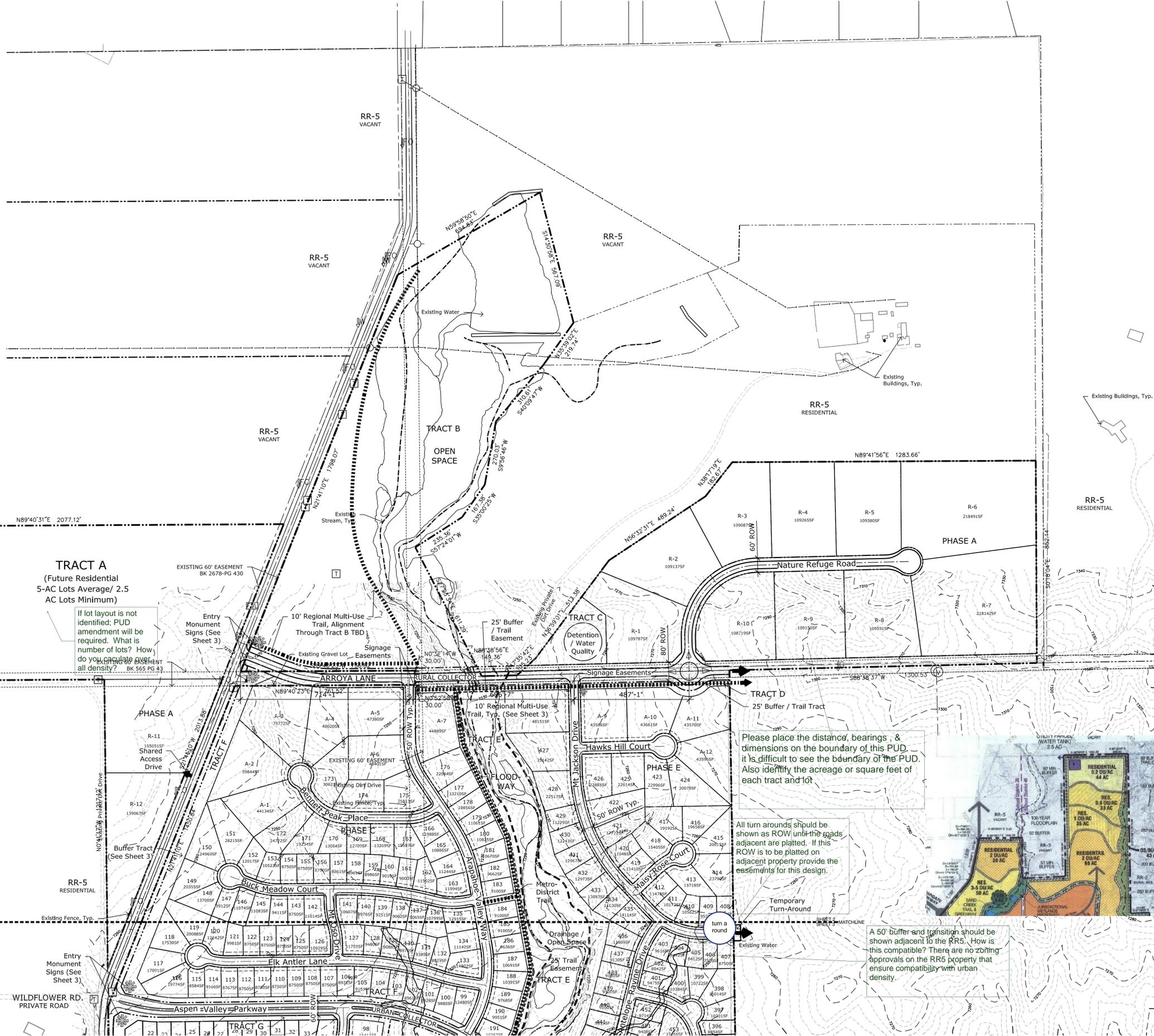
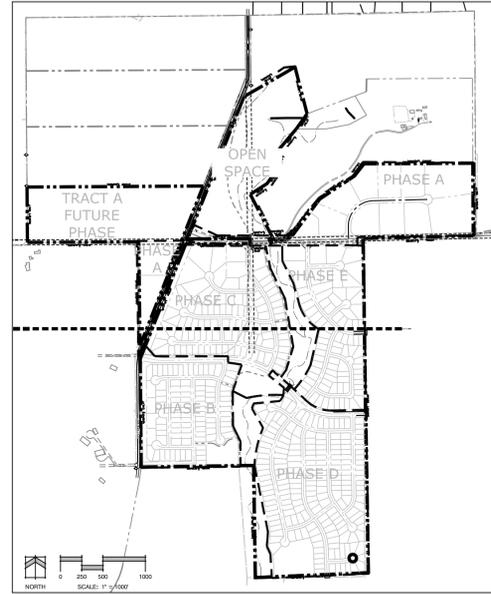
Future Residential:  
 Tract A: TBD  
 5 AC Average Lot Size, 2.5 AC Minimum Lot Size

Open Space: 69.12 AC, 23.6% of Total site  
 - Open Space Parcel: 30.23 AC  
 - Park: 3.60 AC  
 - Trails: 2.39 AC  
 - Other (Drainage, Buffer): 32.90 AC

Density: \_\_\_\_\_

Residential: 482 Total Lots, 1.644 DU/AC  
 Phase A: 12 Lots  
 2.5 AC Minimum  
 Phase B: 98 Lots  
 60' x 120' Minimum  
 Phase C: 100 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 70' x 120' Minimum  
 Phase D: 190 Lots  
 60' x 125' Minimum  
 Phase E: 82 Lots  
 \*A\* Lots: 1 AC Minimum  
 Other Lots: 60' x 125' Minimum

PHASE MAP



**TRACT A**  
(Future Residential)  
5-AC Lots Average/ 2.5  
AC Lots Minimum

If lot layout is not identified; PUD amendment will be required. What is number of lots? How do you calculate area at all density? BK 565 PG 43

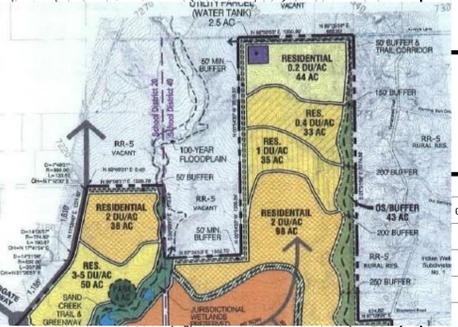
Please place the distance, bearings, & dimensions on the boundary of this PUD. It is difficult to see the boundary of the PUD. Also identify the acreage or square feet of each tract and lot.

All turn arounds should be shown as ROW until the roads adjacent are platted. If this ROW is to be platted on adjacent property provide the easements for this design.

A 50' buffer and transition should be shown adjacent to the RR5. How is this compatible? There are no zoning approvals on the RR5 property that ensure compatibility with urban density.

PROPOSED RESIDENTIAL LOTS:

- PHASE A**  
Lots R-1 to R-10  
10 Lots  
Minimum 2.5 AC
- PHASE B**  
Lots 1-98  
98 Lots  
Minimum 60' by 120'
- PHASE C**  
Lots A-1 to A-7 & 99-191  
100 Lots  
"A" Lots Minimum 1 AC  
Other Lot Sizes Vary to Minimum of 70' x 120'
- PHASE D**  
Lots 192-381  
190 Lots  
Minimum of 60' x 125'
- PHASE E**  
Lots A-8 to A-12 & 382-458  
82 Lots  
"A" Lots Minimum 1 AC  
Other Lot Sizes Vary to Minimum of 60' x 125'
- PHASE F**  
Lots R-11 & R-12  
2 Lots  
Minimum 2.5 AC



Land Planning  
Landscape  
Architecture  
Urban Design

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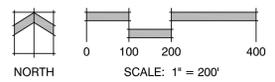
**Retreat at  
TimberRidge**  
PUD Development Plan  
EL PASO COUNTY, CO

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

DATE: 06-21-17  
BY: KMM  
DESCRIPTION: Per County Review Comments

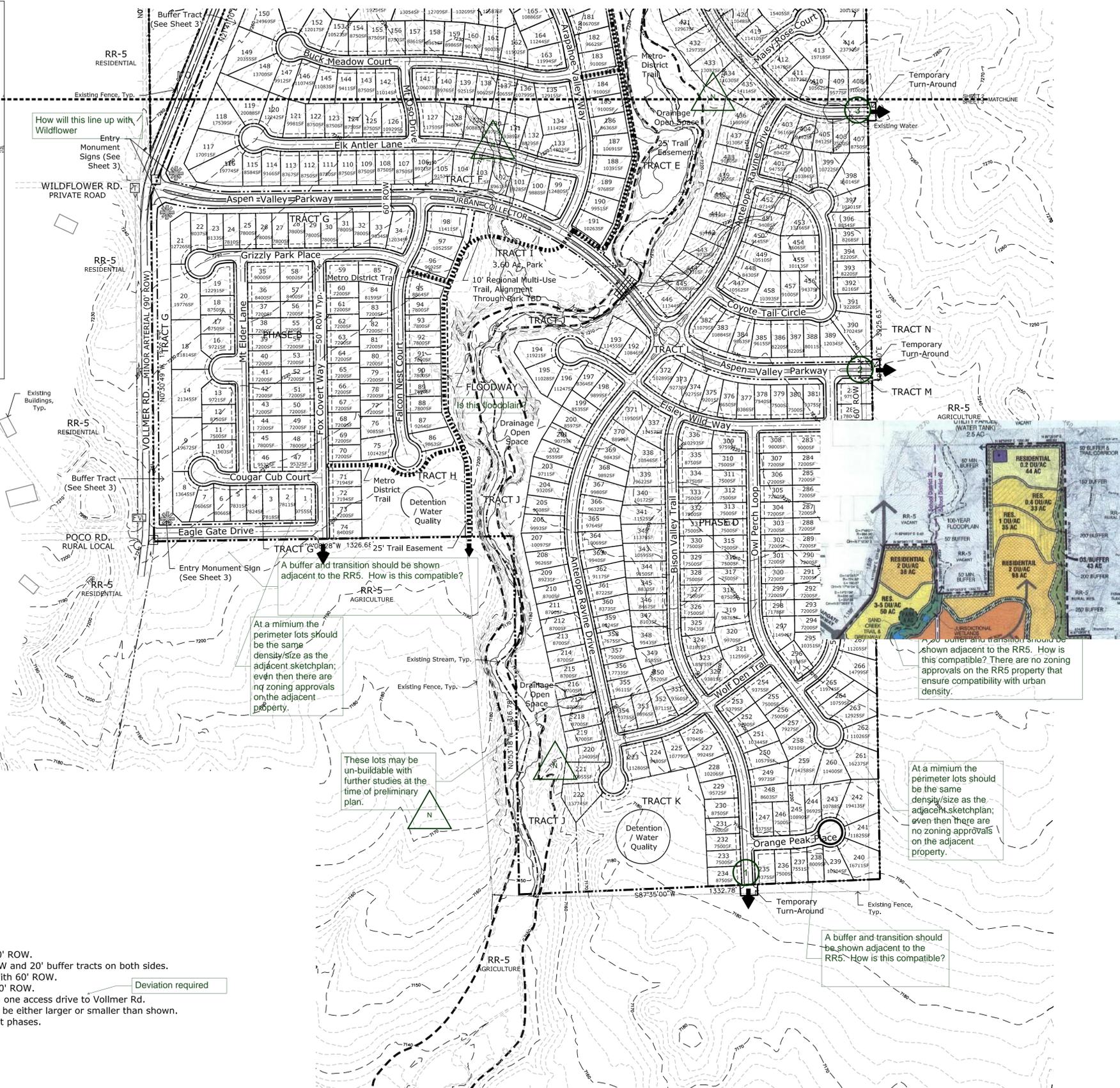
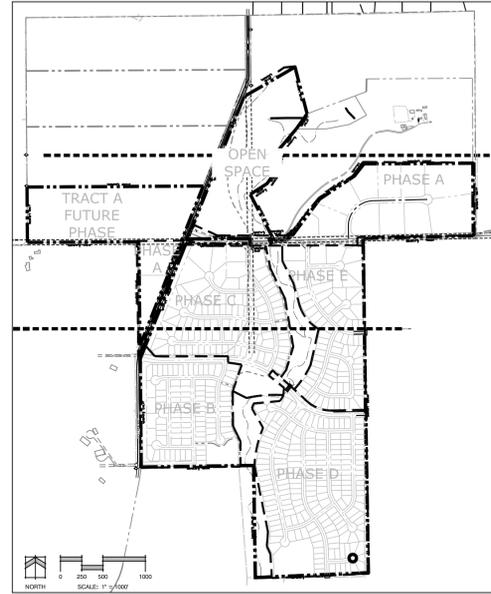
**PUD  
DEVELOPMENT  
PLAN**

**2**  
OF 4



P:\Visual\Howard\Tracts at TimberRidge\Drawings\Planning\Drawings\TimberRidge\_DP.dwg [D:\Plan\_24x36(2) 06/21/2017 1:52:20 PM akumada

PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- |   |  |
|---|--|
| <p><b>PHASE A</b><br/>Lots R-1 to R-12<br/>12 Lots<br/>Minimum 2.5 AC</p> <p><b>PHASE B</b><br/>Lots 1-98<br/>98 Lots<br/>Minimum 60' by 120'</p> <p><b>PHASE C</b><br/>Lots A-1 to A-7 &amp; 99-191<br/>100 Lots<br/>"A" Lots Minimum 1 AC<br/>Other Lot Sizes Vary to Minimum of 70' x 120'</p> | <p><b>PHASE D</b><br/>Lots 192-381<br/>190 Lots<br/>Minimum of 60' x 125'</p> <p><b>PHASE E</b><br/>Lots A-8 to A-12 &amp; 382-458<br/>82 Lots<br/>"A" Lots Minimum 1 AC<br/>Other Lot Sizes Vary to Minimum of 60' x 125'</p> |
|---|--|

GENERAL NOTES:

- Arroya Lane will be reclassified as a Rural Collector with a 80' ROW.
- Aspen Valley Parkway is to be a Urban Collector with 60' ROW and 20' buffer tracts on both sides.
- Nature Refuge Road in Phase A is to be a Rural Local Road with 60' ROW.
- All other proposed roads are to be Urban Local Roads with 50' ROW.
- Lots R-11 and R-12 will have a shared access easement with one access drive to Vollmer Rd.
- 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.

P:\Visual\Howard\Trails at TimberRidge\Drawings\Planning\Development\TimberRidge\_DP.dwg (D:\Tim 24x36x3) 6/21/2017 1:53:07 PM akurata

Land Planning  
Landscape  
Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

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Retreat at  
TimberRidge

PUD Development Plan

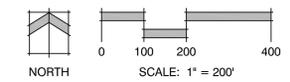
EL PASO COUNTY, CO

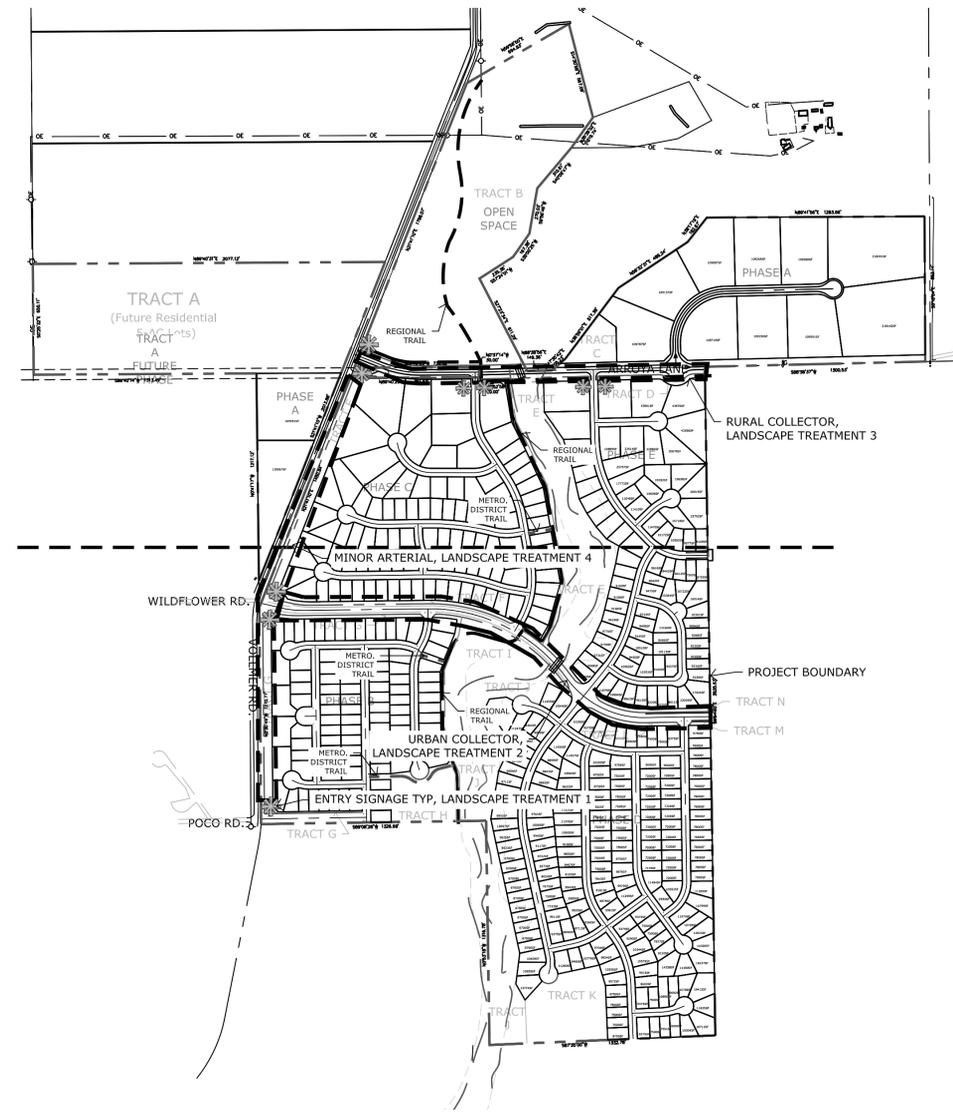
DATE: 04/07/17  
PROJECT MGR: J. MAYNARD  
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments

PUD  
DEVELOPMENT  
PLAN

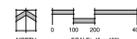
3  
OF 4





OVERALL LANDSCAPE PLAN

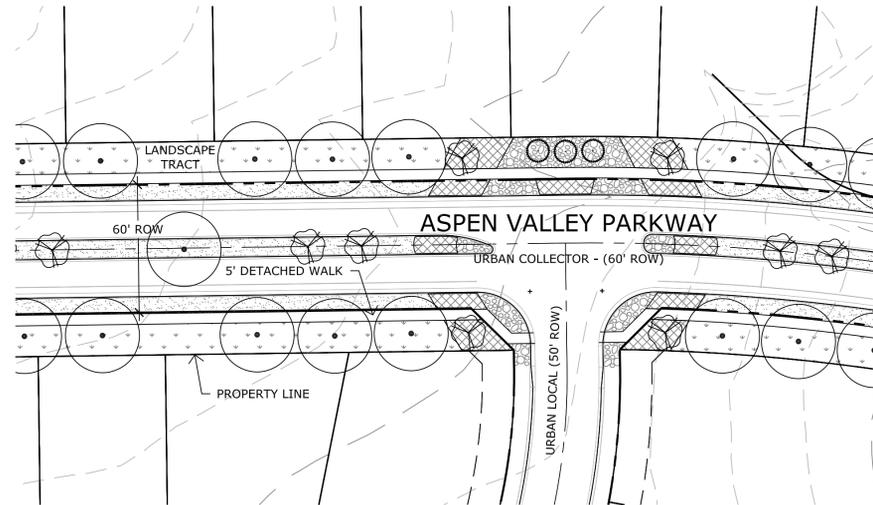
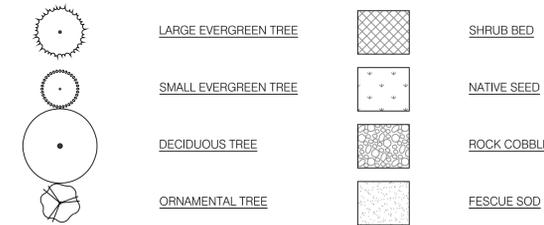
1" = 400'



PRELIMINARY TREE SCHEDULE

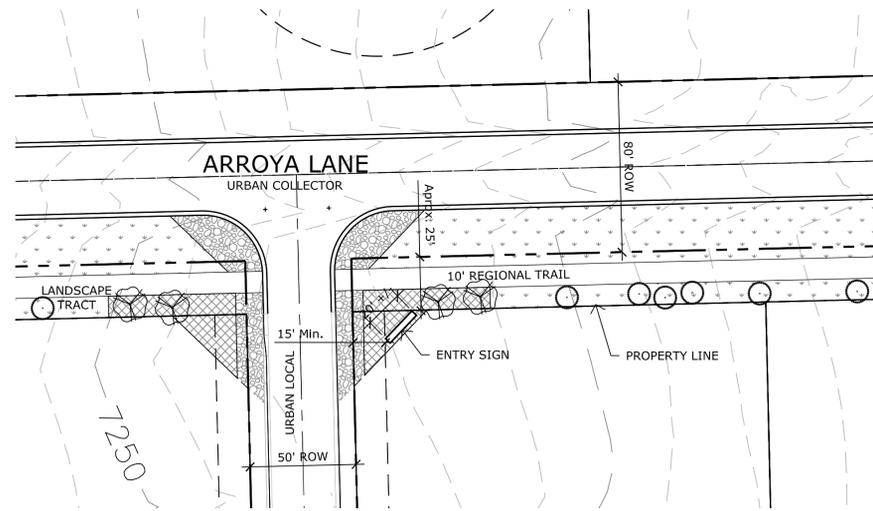
DECIDUOUS TREES					
Acer grandidentatum / Highland Park	40'	25'	2" Cal.	B&B	Xeric
Highland Park Bigtooth Maple	60'	50'	3" Cal.	B&B	Xeric
Celtis occidentalis / Common Hackberry	60'	40'	3" Cal.	B&B	Xeric
Gleditsia triacanthos / Honey Locust	60'	50'	3" Cal.	B&B	NonX
Gymnocladus dioica / Kentucky Coffee Tree	50'	30'	2.5" Cal.	B&B	NonX
Populus angustifolia / Narrowleaf Poplar					
EVERGREEN TREES					
Abies concolor / White Fir	60'	30'	8" HT	B&B	NonX
Juniperus scopulorum / Rocky Mountain Juniper	30'	15'	6" HT	B&B	Xeric
Juniperus virginiana / Eastern Red Cedar	20'	10'	6" HT	B&B	Xeric
Picea pungens glauca / Baby Blue Eyes	15'	10'	6" HT	B&B	NonX
Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric
Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	Xeric
Pinus strobiformis / Southwestern White Pine	50'	30'	8" HT	B&B	NonX
ORNAMENTAL TREE					
Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric
Malus x 'Indian Magic' / Indian Magic Crab Apple	20'	20'	2" Cal.	B&B	NonX
Prunus virginiana 'Shubert' / Canada Red Cherry	30'	25'	2" Cal.	B&B	Xeric
Rhus glabra / Smooth Sumac	15'	10'	2" Cal.	B&B	Xeric

CONCEPT TREE & GROUND COVER LEGEND



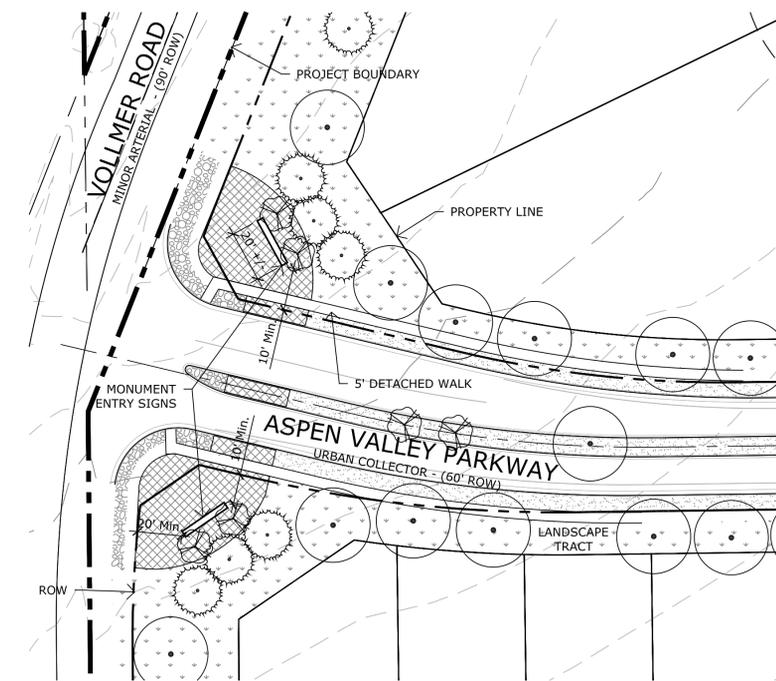
T2 ASPEN VALLEY PARKWAY - TYPICAL LANDSCAPE PLAN

1" = 40'



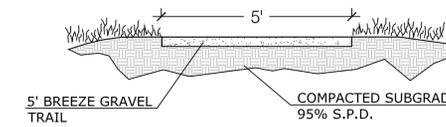
T3 ARROYA LANE - TYPICAL LANDSCAPE PLAN

1" = 40'



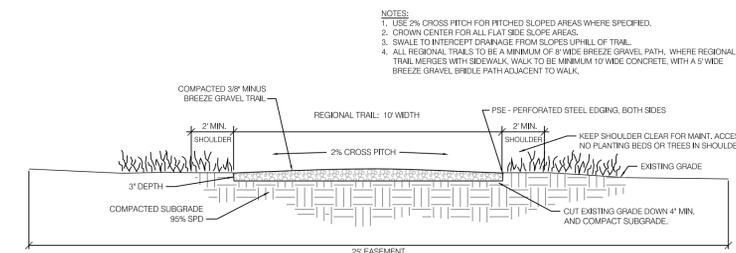
T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN

1" = 40'



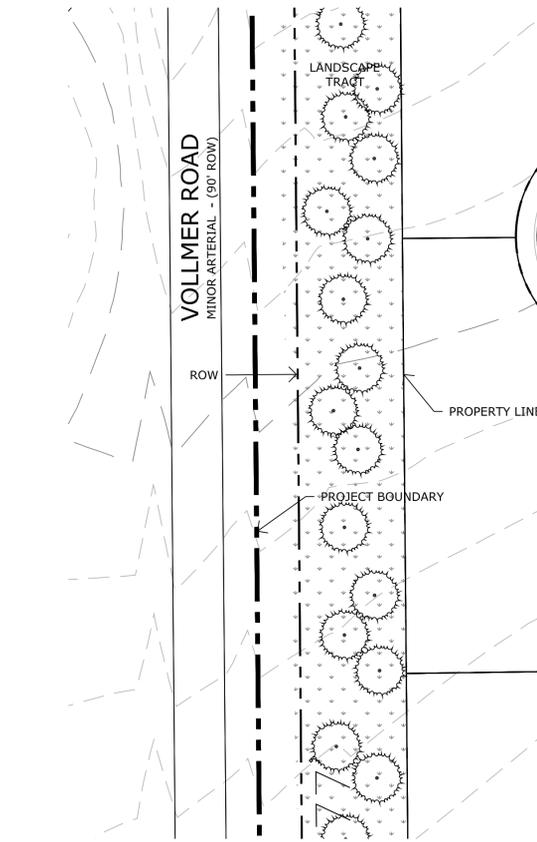
D1 GRAVEL METRO. DISTRICT TRAIL SECTION, TYP.

NOT TO SCALE



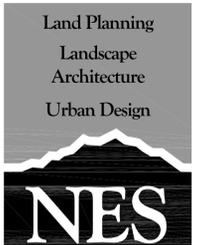
D2 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION, TYP.

NOT TO SCALE



T4 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN

1" = 40'



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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

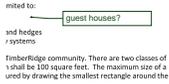
DATE: 06-21-17 BY: KMM DESCRIPTION: Per County Review Comments

LANDSCAPE PLAN & DETAILS

4 OF 4

P:\Visual\Howard\Trails at TimberRidge\Drawings\Planning\Pre-Land\TimberRidge\_LP\_PUD\_06-13-17.dwg [LDR: 24336 (4)] 6/29/2017 11:28:11 AM kmarshall





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**Date:** 7/25/2017 1:33:41 PM  
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guest houses?



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Density: \_\_\_\_\_



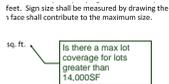
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. (period) The temporary use process is defined in the land dev. Code.



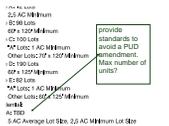
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. (period) The special use process is defined in the land dev. Code.



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Is there a max lot coverage for lots greater than 14,000SF



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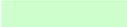
provide standards to avoid a PUD amendment. Max number of units?

or greater in size, the following uses are permitted:  
Institutional, Private  
tertiary  
camp

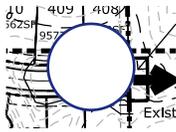
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What is S

2.29 AC  
30.90 AC

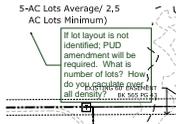


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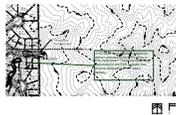
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turn a round



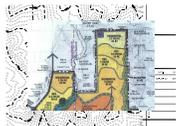
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If lot layout is not identified; PUD amendment will be required. What is number of lots? How do you caculate over all density?



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A 50' buffer and transition should be shown adjacent to the RR5. How is this compatible? There are no zoning approvals on the RR5 property that ensure compatibility with urban density.



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Please place the distance, bearings , & dimensions on the boundary of this PUD. it is difficult to see the boundary of the PUD. Also identify the acreage or square feet of each tract and lot



**Subject:** Callout  
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All turn arounds should be shown as ROW until the roads adjacent are platted. If this ROW is to be platted on adjacent property provide the easements for this design.



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N



**Subject:** Circle  
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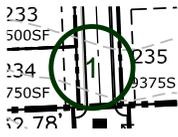


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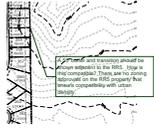
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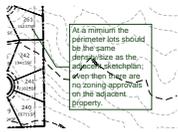


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A 50' buffer and transition should be shown adjacent to the RR5. How is this compatible? There are no zoning approvals on the RR5 property that ensure compatibility with urban density.



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At a minimum the perimeter lots should be the same density/size as the adjacent sketchplan; even then there are no zoning approvals on the adjacent property.



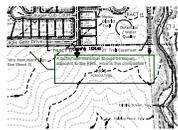
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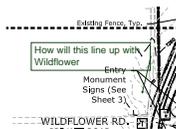


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A buffer and transition should be shown adjacent to the RR5. How is this compatible?



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How will this line up with Wildflower



**Subject:** Callout  
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Is this floodplain?



**Subject:** Callout  
**Page Label:** 3  
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**Author:** dsdparsons  
**Date:** 7/26/2017 2:46:58 PM  
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At a minimum the perimeter lots should be the same density/size as the adjacent sketchplan; even then there are no zoning approvals on the adjacent property.



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A buffer and transition should be shown adjacent to the RR5. How is this compatible?



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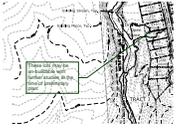
Jake Docotos lots here?

Ter tracks on both sides.  
Elevation required  
Move to Vollmer Rd.  
per or smaller than shown.

---

**Subject:** Callout  
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**Lock:** Unlocked  
**Status:**  
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**Date:** 7/27/2017 9:21:21 AM  
**Color:** ■

Deviation required



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**Subject:** Callout  
**Page Label:** 3  
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**Date:** 7/27/2017 9:21:28 AM  
**Color:** ■

These lots may be un-buildable with further studies at the time of preliminary plan.