

Retreat at TimberRidge

PLANNED UNIT DEVELOPMENT PLAN

see comments on dev guide sheets

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 Flying Horse North, 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.

DEVELOPMENT GUIDELINES

- A. Project Description**
The Retreat@ TimberRidge is a planned residential community located generally west of Vollmer Road between Peco 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 uses permitted in the RR - 5 Zone District as of January 1, 2017 shall apply. Ranch and Farm shall be allowed principal uses on lots 10 acres or greater in size
- C. Permitted Accessory Uses** shall include and be subject to the regulations of Section 5 of the 2008 LDC, as may be amended in the future.
- D. 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.
- E. 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:
 - For Urban 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
 - For urban 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 - 15 feet minimum
 - Rear - 35 feet minimum
 - For urban 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 - 10 feet minimum
 - Rear - 25 feet minimum
 - For Rural Residential Lots north of Arroya Lane and west of Vollmer Road including Tract A
 - Front - 25 feet minimum
 - Side - 25 feet minimum
 - Rear - 35 feet minimum
6. Tract A may be subdivided into lots without amendment to the PUD Development Plan.
7. 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.
8. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.
- F. Lot Sizes**
- The PUD Development Plan and the Final Plat establish the lot sizes for each lot. 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.
- G. 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 waivers described in the Letter of Intent. All Streets shall be paved unless otherwise indicated on the Development Plan.
- H. 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.
- I. 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

Jacob Decoto
10620 Vollmer Rd
Colorado Springs, CO 80910

APPLICANT: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

TAX ID NUMBER: 5270000004; 5228000019;
5227000003; 5227000001;
5200000398; 5200000397;
5220000024; 5222000023

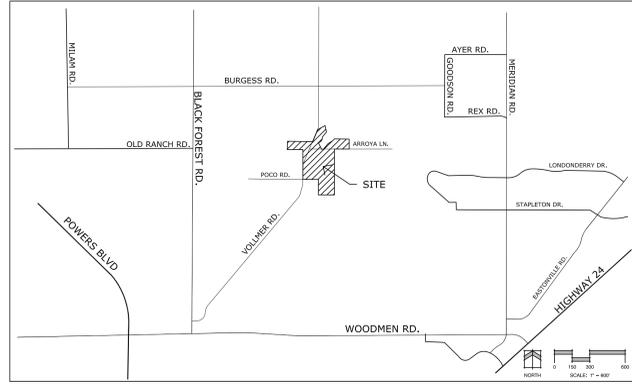
DEVELOPMENT SCHEDULE: 2018
SITE ACREAGE: 293.135 AC
CURRENT ZONING: RR-5
PROPOSED ZONING: PUD
CURRENT LAND USE: Agriculture Grazing
PROPOSED LAND USE:

invalid parcel numbers. please check and change on all docs

The word parcel created confusion. lots tracts are parcels. Do you mean to separate these as phases or density categories?

PUD modifications and/or deviations?

VICINITY MAP



Residential: 482 Total Lots, 1.644 DU/AC

Parcel A: 10 Lots
2.5 AC Minimum

Parcel B: 98 Lots
60' x 120' Minimum

Parcel C: 100 Lots
A Lots: 1 AC Minimum
Other Lots: 70' x 120' Minimum

Parcel D: 190 Lots
60' x 125' Minimum

Parcel E: 82 Lots
A Lots: 1 AC Minimum
Other Lots: 60' x 125' Minimum

Parcel F: 2 Lots
2.5 AC Minimum

Future Residential:
Tract A: TBD
5 AC Minimum

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

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' 52.028" T12S, R65W, PLS 9863 AND MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED 1°4 52'128" T12S, R65W, PLS 18154; ASSUMED TO BEAR S89°40'14"W WITH A DISTANCE OF 1313.49 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 660.11 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°41'10"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°41'17"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 36,000 ACRES.

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 SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 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 2°06' 58" PLS 10376; AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED 2°06' 58" PLS 10376; AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3825.83 FEET;
COMMENCING AT THE NORTHEAST CORNER 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 SAID SECTION 27;
THENCE S87°39'07"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.79 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 1318.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE S89°02'28"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE N00°32'49"W ON THE WEST LINE OF SAID SOUTHWEST 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 RECORDED;
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:
1. 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;
2. N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27;
3. N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
4. 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 1798.07 FEET;
THENCE N89°58'50"E, A DISTANCE OF 694.83 FEET;
THENCE S14°30'56"E, A DISTANCE OF 567.89 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°58'46"W, A DISTANCE OF 270.03 FEET;
THENCE S35°00'25"W, A DISTANCE OF 167.38 FEET;
THENCE S57°24'03"W, A DISTANCE OF 235.38 FEET;
THENCE S32°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°38'56"E ON SAID NORTH LINE, A DISTANCE OF 149.36 FEET;
THENCE N47°35'42"E, A DISTANCE OF 165.23 FEET;
THENCE N38°59'01"E, A DISTANCE OF 517.38 FEET;
THENCE N60°32'31"E, A DISTANCE OF 488.24 FEET;
THENCE S81°17'19"E, A DISTANCE OF 162.87 FEET;
THENCE N89°41'56"E, A DISTANCE OF 1283.86 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°39'37"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
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

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COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

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
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
E	10,494 AC (457,120 SF)	Buffer Landscaping, Regional & Local Trails, Existing Drainage, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
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
J	11,325 AC (493,327 SF)	Open Space, Regional & Local Trails, Existing Drainage	TimberRidge MetroDistrict	TimberRidge MetroDistrict
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

SHEET INDEX

Sheet 1 of 3: Cover Sheet
Sheet 2 of 3: Development Plan
Sheet 3 of 3: Preliminary Landscape Plans & Details

add PUD to all red clouds, this is not a preliminary plan- all the sheets are recorded and compose the PUD Development Plan



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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Retreat at TimberRidge

VOLLMER RD & ARROYA LN
EL PASO COUNTY, CO 80908

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

ENTITLEMENT

DATE	BY	DESCRIPTION

COVER SHEET

1 OF 3
CPC #

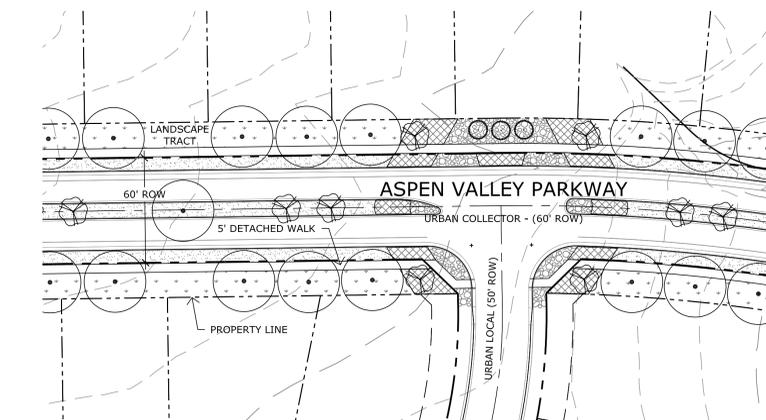
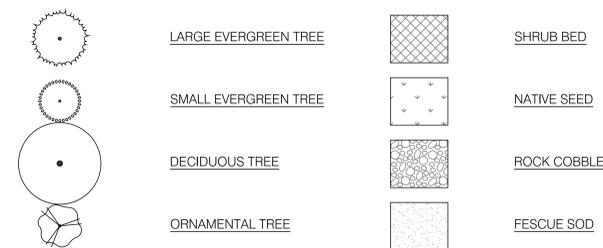
PRELIMINARY TREE SCHEDULE

DECIDUOUS TREES	HEIGHT	WIDTH	SIZE	COND	KEY
Acer grandidentatum 'Highland Park' / Highland Park Bigtooth Maple	40'	25'	2" Cal.	B&B	Xeric
Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric
Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B	Xeric
Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX
Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5" Cal.	B&B	NonX

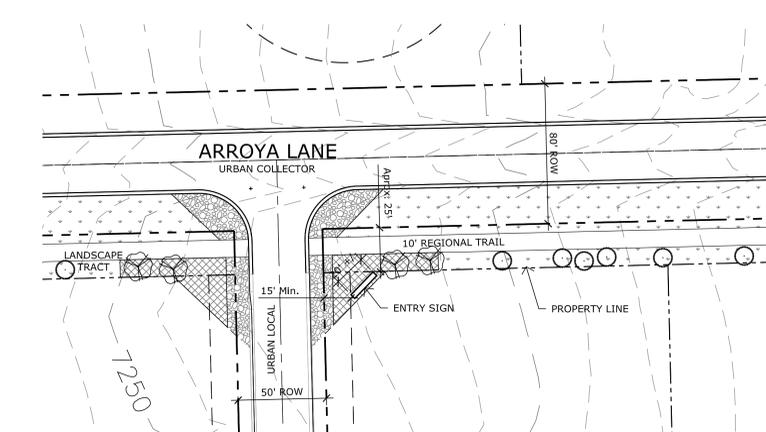
EVERGREEN TREES	HEIGHT	WIDTH	SIZE	COND	KEY
Abies concolor / White Fir	60'	30'	8' HT	B&B	NonX
Juniperus scopulorum / Rocky Mountain Juniper	30'	15'	6' HT	B&B	Xeric
Juniperus virginiana / Eastern Red Cedar	20'	10'	6' HT	B&B	Xeric
Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	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	HEIGHT	WIDTH	SIZE	COND	KEY
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

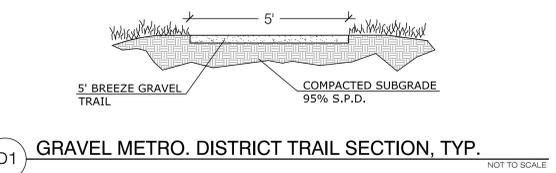
CONCEPT TREE & GROUND COVER LEGEND



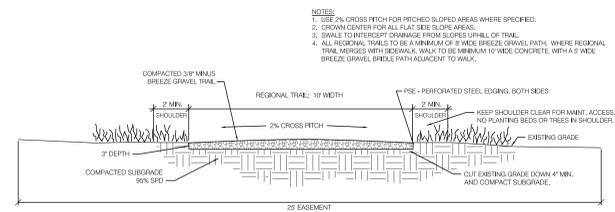
T2 ASPEN VALLEY PARKWAY - TYPICAL LANDSCAPE PLAN



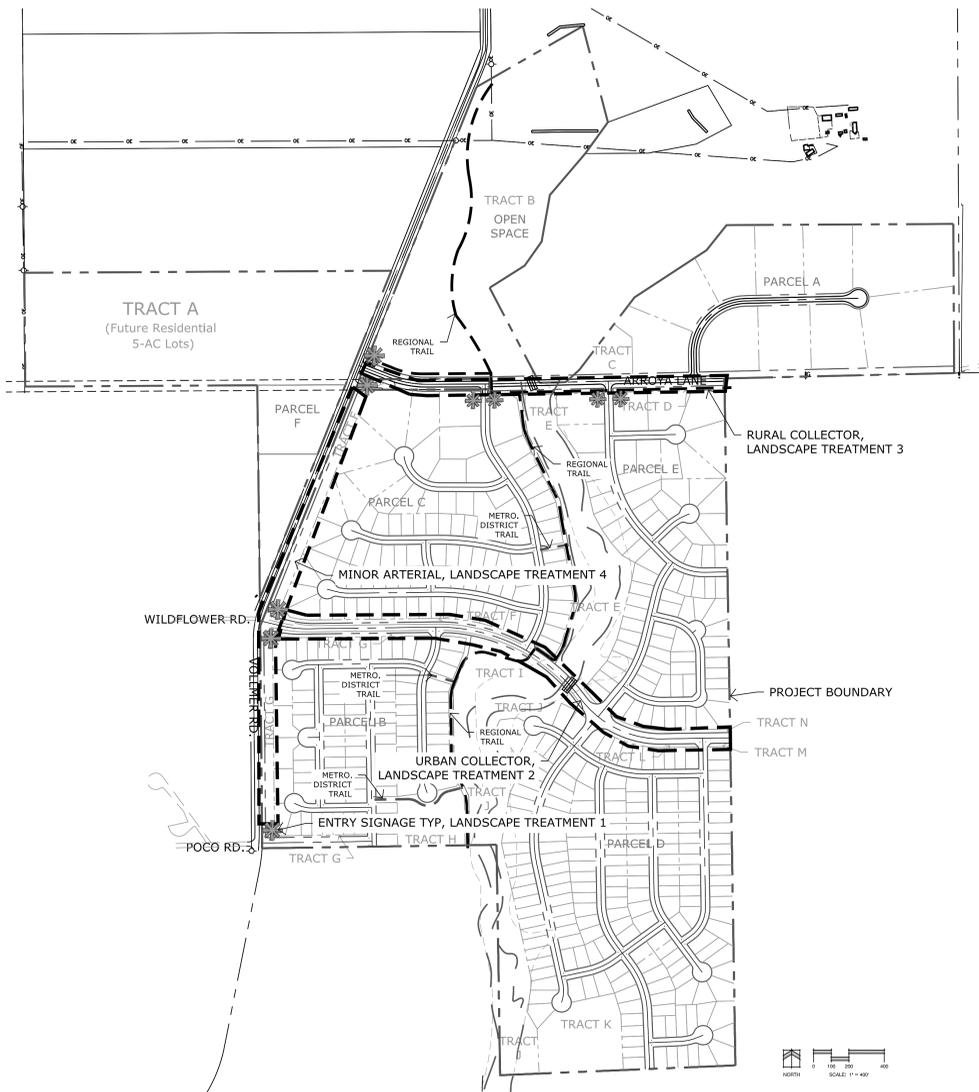
T3 ARROYA LANE - TYPICAL LANDSCAPE PLAN



D1 GRAVEL METRO. DISTRICT TRAIL SECTION, TYP.

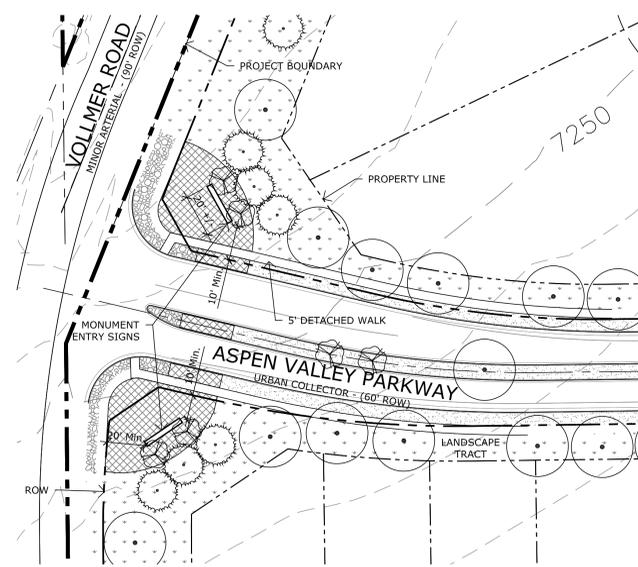


D2 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION, TYP.



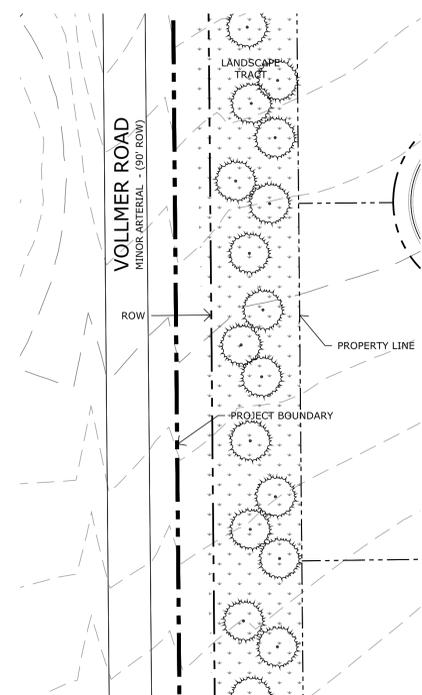
OVERALL LANDSCAPE PLAN

1" = 400'



T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN

1" = 40'



T4 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN

Retreat at TimberRidge

VOLLMER RD &
ARROYA LN
EL PASO COUNTY, CO
80908

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

ENTITLEMENT

PRELIMINARY LANDSCAPE PLANS & DETAILS

3
3 OF 3

CPC #

Markup Summary

Unlocked (38)

El Paso County Land Development Code, adopted in 2011, is the legal authority for the Development Services Department Director. All evidence the findings and decisions of the El Paso County Board of Commissioners is in general conformity with the Area Plan, is authorized under the provision of the Land Development Code and this development plan complies with the

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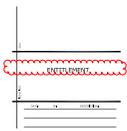
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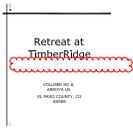
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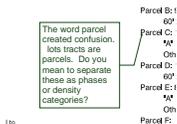


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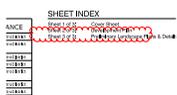
Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:34:34 PM
Color: ■

add PUD to all red clouds, this is not a preliminary plan- all the sheets are recorded and compose the PUD Development Plan



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/18/2017 9:04:40 AM
Color: ■

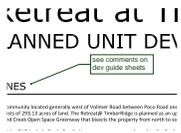
The word parcel created confusion. lots tracts are parcels. Do you mean to separate these as phases or density categories?



Subject: Cloud
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:32:35 PM
Color: ■

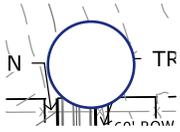


Subject: Rectangle
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:26:26 PM
Color: ■



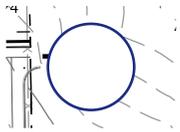
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:41:29 PM
Color: ■

see comments on dev guide sheets



Subject: Circle
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:13:48 PM
Color: ■

turn a round



Subject: Circle
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:13:41 PM
Color: ■

turn a round

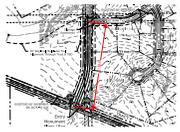


Subject: Circle
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:12:59 PM
Color: ■

turn a round



Subject: Cloud
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:31:38 PM
Color: ■



Subject: Length Measurement
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:20:58 PM
Color: ■

715'-8"



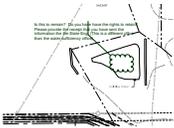
Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/18/2017 9:00:00 AM
Color: ■

Please thicken the floodplain line. Lots can not be created if they are in the floodplain unless they are 2.5 acres or more pg 8-6.



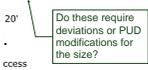
Subject: Re: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/23/2017 12:47:18 PM
Color: ■

This is not the current floodplain boundary



Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/18/2017 8:36:17 AM
Color: ■

Is this to remain? Do you have have the rights to retain? Please provide the receipt that you have sent the information the the State Eng. (This is a different office than the water sufficiency office)



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:27:13 PM
Color: ■

Do these require deviations or PUD modifications for the size?



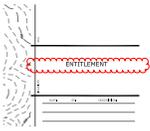
Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:24:45 PM
Color: ■

Some lots repeat the numbering. They should be lots 1 through 100, etc... It is very difficult to see what is Parcel b,c,d,e, etc. boundary is.. Do you mean this to be groups of design standards? Please clarify and depict. Staff recommends removing the parcel label and identifying the lots by numeric value starting with 1 and ending with the last lot.



Subject: Length Measurement
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:14:25 PM
Color: ■

486'-5"



Subject: Cloud
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:31:55 PM
Color: ■



Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/18/2017 9:00:27 AM
Color: ■

Will a public turn around be provided? How will plows turn around as they will not maintain the private easement. Provide documentation for right to use private property for a road for traffic generated from this development.



Subject: Engineer
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/24/2017 10:55:31 AM
Color: ■

Include existing easement purposes in labels or note.



Subject: Engineer
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:22:53 PM
Color: ■

- Ensure that all street centerline radii, intersection spacing, roundabout size, required tangent lengths, etc. meet criteria. Without dimension labels these cannot be verified. Approval of the PUD development plan does not imply approval of any substandard design features that have not been specifically addressed.



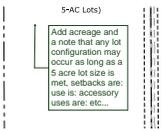
Subject: Engineer
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/23/2017 12:29:18 PM
Color: ■

Remove this floodplain, show only the current floodplain



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/18/2017 8:59:09 AM
Color: ■

Please see the plat naming standards- section 7.2.5. There should be tracts and lots. Phase lines could be included.



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:16:14 PM
Color: ■

Add acreage and a note that any lot configuration may occur as long as a 5 acre lot size is met, setbacks are: use is: accessory uses are: etc...



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 3:47:35 PM
Color: ■

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: Length Measurement
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:21:14 PM
Color: ■

703'-2"



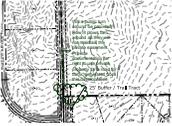
Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:40:23 PM
Color: ■

Please orient the drawing to the north (up- see sheets 3 and 1) please and break into two sheets so plan is legible. It is very difficult to read the line work and labels etc....This has to be recored on 24x36 and should be legible.

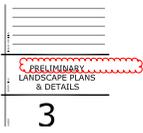


Subject: Ellipse
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/25/2017 1:13:20 PM
Color: ■

Will a public turn around be provided? How ill plows turn around as they will not maintain the private easement. Provide documentation for right to use private property for a road for traffic generated from this development.



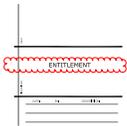
Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:14:33 PM
Color: ■



Subject: Cloud
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:36:47 PM
Color: ■



Subject: Cloud
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:36:53 PM
Color: ■



Subject: Cloud
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/17/2017 4:37:02 PM
Color: ■