

# GENERAL PROVISIONS

A landscape plan is Required with a PUD development plan. Provide or identify PUD modification and justify per Chapter 4 pg 4-21 findings that the BoCC shall make.

- 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 Planning and Community Development 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 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 Planning and Community Development 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 in Development Guidelines.

# 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, PLS 9853 AND MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED 1/4 S2128, T12S, R65W, PLS 16154; 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 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°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 36,009 ACRES.

Provide a graphic (small inset illustrating which parcels this legal describes please). There is confusion as to what is being rezoned post the revisions.

## 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 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 E81 PLS 10376 AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED 2006 E81 PLS 10376 AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.64 FEET;

**BEGINNING** 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.;

THENCE S00°54'30"E THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.64 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 1326.68 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 113.86 FEET;
- THENCE S89°26'02"E, A DISTANCE OF 147.37 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 21°53'35 FOR A LENGTH OF 213.98 FEET;
- THENCE N89°40'23"E, A DISTANCE OF 347.99 FEET;
- THENCE N88°38'56"E, A DISTANCE OF 262.99 FEET;
- THENCE S27°23'34"E, A DISTANCE OF 44.50 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
- THENCE N88°38'56"E ON SAID NORTH LINE, A DISTANCE OF 149.36 FEET;
- THENCE N47°34'24"E, A DISTANCE OF 105.29 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°41'56"E, A DISTANCE OF 1283.66 FEET TO A POINT THAT IS 30.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22;
- THENCE S00°18'04"E ON A LINE THAT IS 30.00 FEET WESTERLY OF AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
- 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 9,884,109 SQ. FEET, OR 226,908 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.

# DEVELOPMENT GUIDELINES

IS the font legible at 24 x 36 prints on all sheets including acreage and lot numbers for recording? If not please increase font.

- 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. 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
  - Educational Institution, Public
  - Farm (Minimum Lot Size 10 Acres)
  - Manufactured Home
  - Public Building, Way or Space
  - Ranch (Minimum Lot Size 10 Acres)
  - Riding Academy (Minimum Lot Size 10 Acres)
  - Stables, Private
  - Dwelling, Detached Single-Family
  - Family Care Home
  - Firewood Sales (Minimum Lot Size 10 Acres)
  - Nursery, Wholesale
  - Public Park and Open Space
  - Religious Institution
  - Stables, Commercial (Minimum Lot Size 10 Acres)
  - Tree Farm

- For lots 2.5 acres or greater in size the following uses are permitted as use as Special Use:**
  - Bed and Breakfast Inn
  - Community Building
  - Educational Institution, Private
  - Greenhouse
  - Hospital, Veterinary
  - Wind/Meteorological Measuring Facilities

- For lots 2.5 acres or greater in size, the following uses are permitted as use as Temporary Use:**
  - Yard Sales

- 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 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. Restrictions to Permitted & Accessory Uses:**  
For all lots, the following uses shall not be permitted:
  - Marijuana (recreational or medical) and hemp growing

- E. 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

- F. 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:
    - For lots less than 20,000 Sq. Ft. - 35%
    - For lots with a minimum lot size of 20,000 Sq. Ft. - 30%
    - For lots 2.5 acres and greater including Tract A - 20%
  - Maximum building height: thirty (35) feet.
  - Minimum Lot Size: 12,000 Sq. Ft.
  - Setback minimums:
    - 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, except that lots 41 - 65 shall have a rear yard setback of 40 feet minimum
    - 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
    - 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 R20 - R26 shall have a rear yard setback of 100 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 F. above shall apply. A maximum of 7 lots may be created on Tract A.

- 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.** Note: two dwellings allowed on lot may create conflict when home owners want to but the second home.

- H. Lot Sizes**
  - The PUD Development Plan establishes minimum lot sizes. No lot may be less than 12,000 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 a maximum of 7 lots with an average density of 5 acres per lot.

- I. 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.

- J. 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.

- K. 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.

- L. Delete the note.** Landscape is required on all roadways above local residential (non-arterials) classification for residential development only. Provide a landscape plan for the Vollmer and Arroya or ask for a PUD modification which may not be supported by staff to eliminate the requirement. Typical can be used for street-scape plans

# 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:**  
522700004; 5228000019;  
522700003; 522700001;  
5200000398; 5200000397;  
5222000023; 5222000024;  
5200000393; 5200000394

**DEVELOPMENT SCHEDULE:**  
2018  
**SITE ACREAGE:**  
262.92 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**  
"R" Lots 1-12, 2.5 AC Minimum  
3.1 AC Average Lot Size.

**Phase B: 29 Lots**  
"R" Lots 13-41, 2.5 AC Minimum  
2.64 AC Average Lot Size.

**Phase C: 19 Lots**  
"A" Lots, 1 AC Minimum  
Lots 14-21: 100'x150' Minimum  
38,680 SF Avg. Lot Size.

**Phase D: 145 Lots**  
80' x 150' Minimum  
15,890 SF Avg. Lot Size.

**Phase E: 7 Lots Maximum**  
2.5 AC Minimum Lot Size  
4.15 AC Average Lot Size.

**Open Space:** 23.97 AC, 9.1% of Total site  
- Open Space: 19.80 AC  
- Sign/Landscape: 5.047 SF, (0.12 AC)  
- Detention/Water Quality: 4.05 AC

Delete the letters- this is not a concept plan or skp. This is a development plan establishing lot sizes and standards.

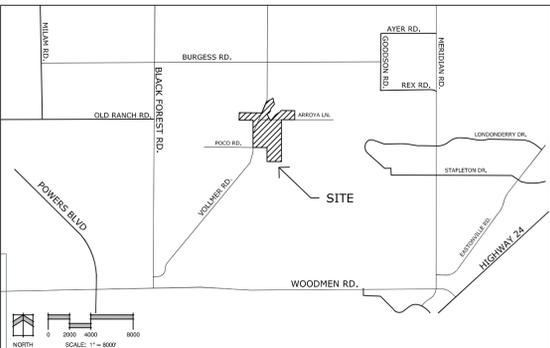
Density in each phase and overall?

Comment not addressed from 1st submittal on this revised layout. Numbering was corrected on Version 3 and was undone with this Version 4. Number the lots 1-212 etc.. No duplicate lot numbers. There are multiple phases as noted.

PUD modification is required for lack of 10% requirement

Identify what tracts will be developed with each phase.

# VICINITY MAP



# SHEET INDEX

- Sheet 1 of 3: Cover Sheet
- Sheet 2 of 3: PUD Development Plan
- Sheet 3 of 3: PUD Development Plan

# TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	29.027 AC (1,264,419 SF)	Future Residential Lots	TimberRidge MetroDistrict	TimberRidge MetroDistrict
B	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.116 AC (5,047 SF)	Signage, Landscaping	TimberRidge MetroDistrict	TimberRidge MetroDistrict
D	0.251 AC (10,955 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
E	0.241 AC (10,500 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
F	16.308 AC (710,377 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict + El Paso County Parks	TimberRidge MetroDistrict + El Paso County Parks
G	3.493 AC (152,146 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.262 AC (98,526 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict

Add Arroya tract for trail Ownership and maintenance

Regional and Arroya trail will be maintained by Parks within a 25' easement - place this in a tract or within a larger tract not private single-family lots.

Are all the owners represented? Add Mr. Turner (ROW easement) and Mr Scott for Lots north of Arroya Lane.

Arroya Investments LLC  
Name of Landowner

Landowner's Signature, notarized

**Ownership Certification**  
I/we \_\_\_\_\_ a (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

Jacob Decoto  
Name of Landowner

Landowner's Signature, notarized

**Ownership Certification**  
I/we \_\_\_\_\_ a (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 )

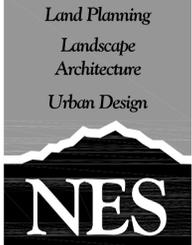
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

El Paso County Clerk and Recorder

**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 \_\_\_\_\_



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

## PUD Development Plan

EL PASO COUNTY, CO

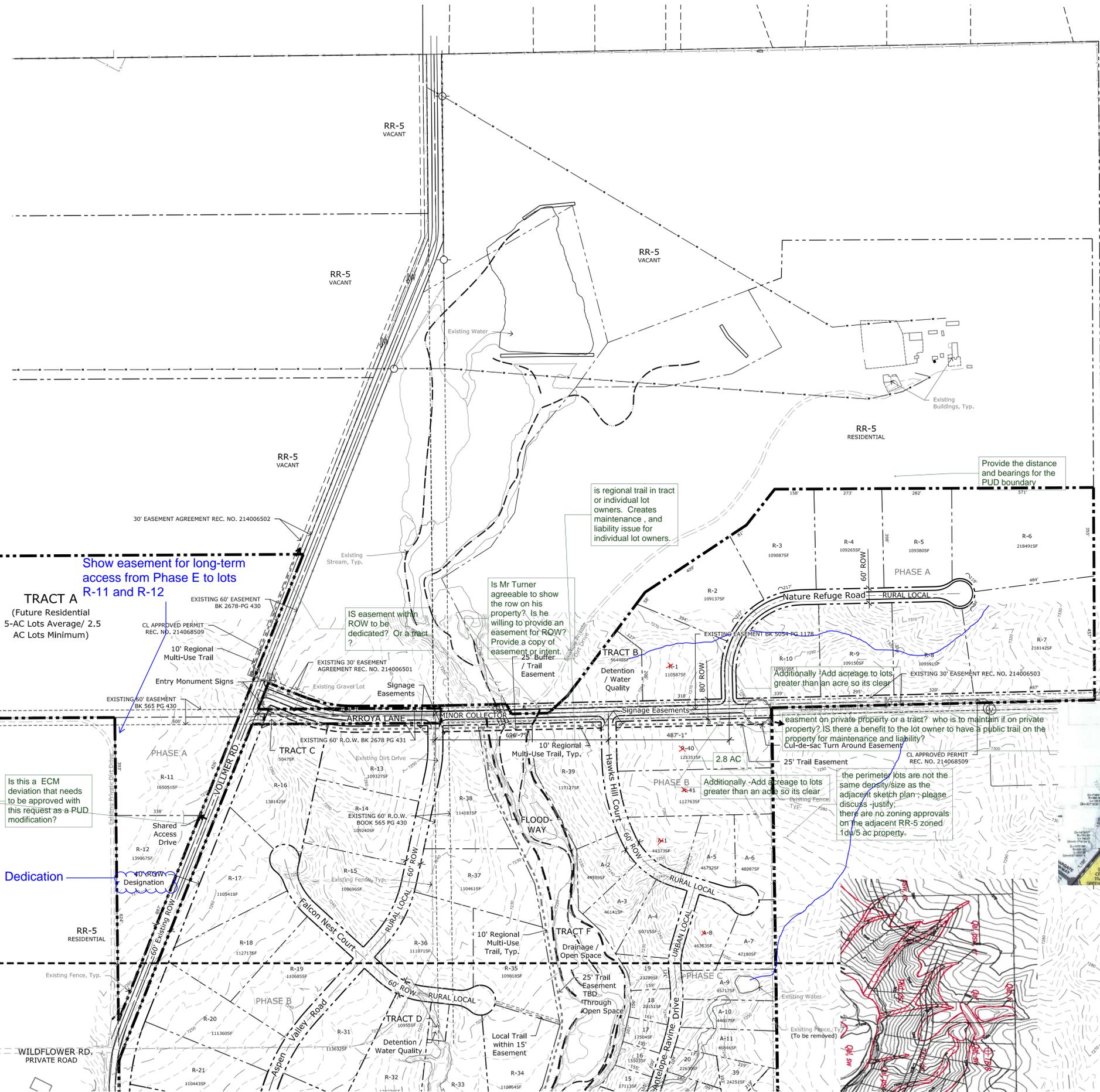
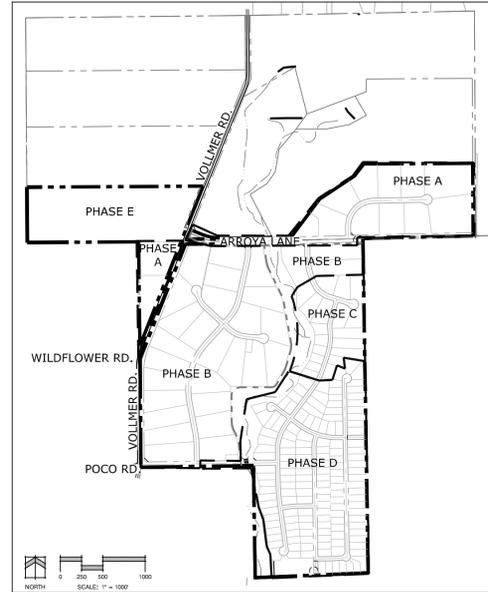
DATE: 04/07/17  
PROJECT MGR: J. MAYNARD  
PREPARED BY: K. MARSHALL

## COVER SHEET

1 OF 3

PUD 17-003

PHASE MAP



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

www.nescolorado.com

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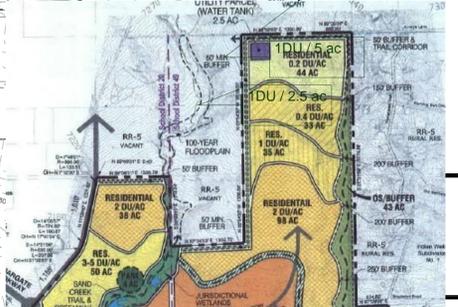
Retreat at  
TimberRidge

PUD Development Plan

EL PASO COUNTY, CO

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

- PROPOSED RESIDENTIAL LOTS:
- PHASE A  
Lots R-1 to R-12  
12 Lots  
Minimum 2.5 AC
  - PHASE B  
Lots R-13 to R-41  
29 Lots  
Minimum 2.5 AC
  - PHASE C  
Lots A-1 to A-11 & 14-21  
19 Lots  
"A" Lots Minimum 1 AC  
Other Lots Min 100' x 150'
  - PHASE D  
Lots 1-13 & 22-153  
145 Lots  
Minimum of 80' x 150'
  - PHASE E  
Future Residential Lots  
7 Lots Maximum  
Minimum 2.5 AC



DATE	BY	DESCRIPTION
06-21-17	KMM	Per County Review Comments
09-05-17	KMM	Per County Review Comments
09-14-17	KMM	Minor Review Revision
12-04-17	KMM	Density Revisions Per Review Comments

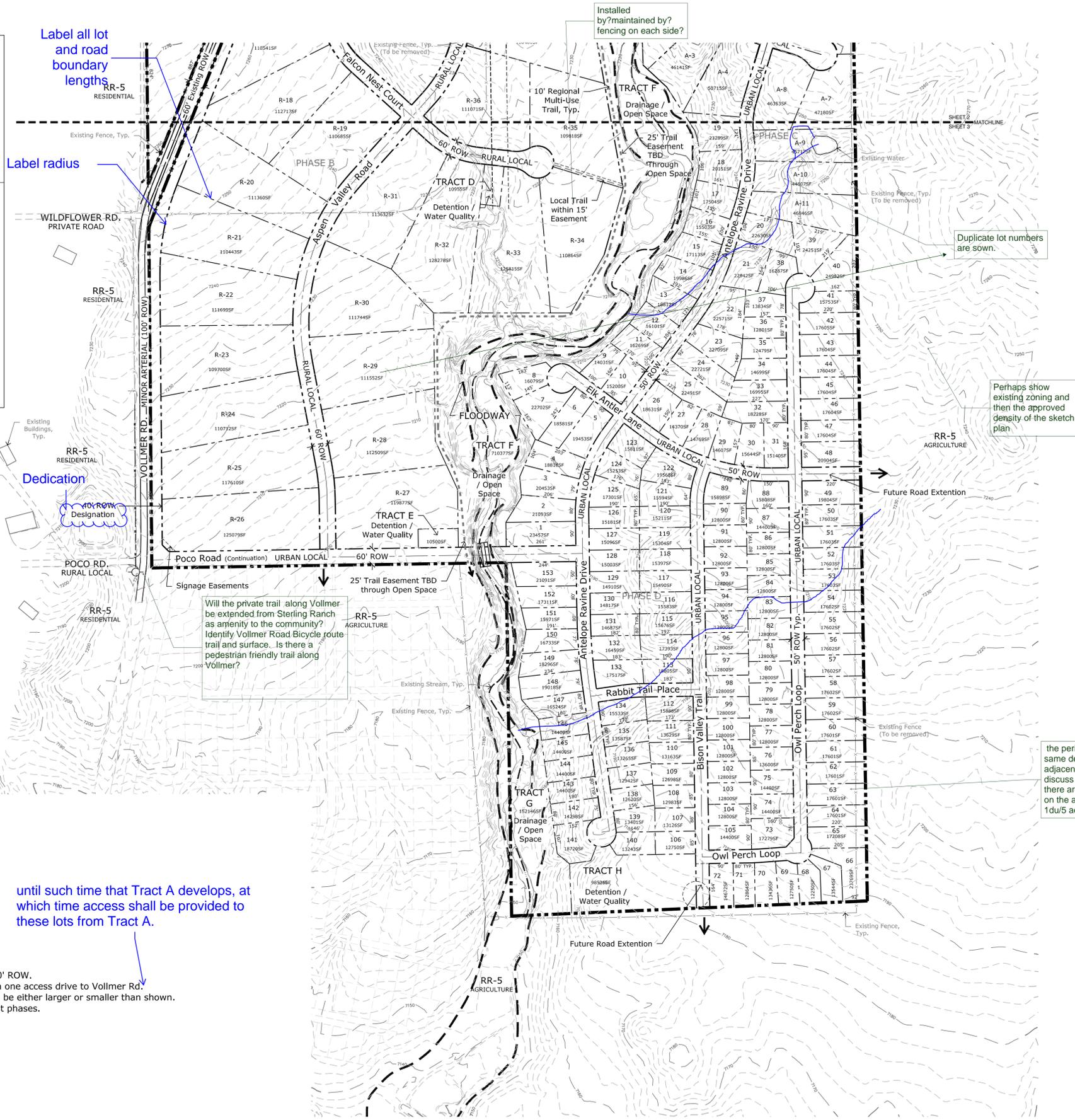
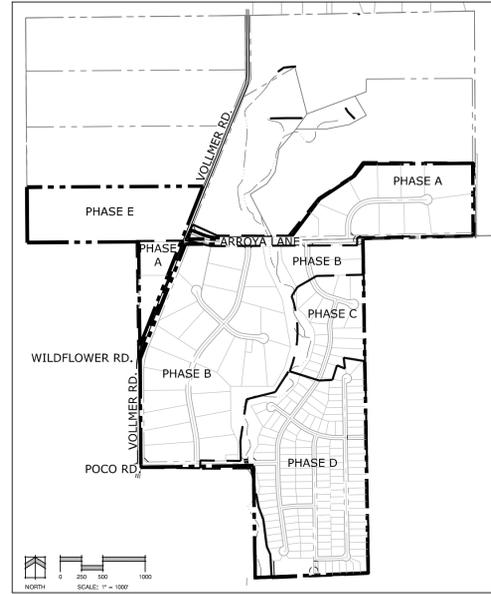
PUD  
DEVELOPMENT  
PLAN

2  
OF  
3

PUD 17-003

P:\Visual\Howard\Trails at TimberRidge\Drawings\Planning\Drawings\TimberRidge\_CO.dwg [D:\Tim 24x36(2)] 12/4/2017 7:11:48 PM kmarshall

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 R-13 to R-14<br/>29 Lots<br/>Minimum 2.5 AC</p> <p><b>PHASE C</b><br/>Lots A-1 to A-11 &amp; 14-21<br/>19 Lots<br/>"A" Lots Minimum 1 AC<br/>Other Lots Min 100' x 150'</p> | <p><b>PHASE D</b><br/>Lots 1-13 &amp; 22-153<br/>145 Lots<br/>Minimum of 80' x 150'</p> <p><b>PHASE E</b><br/>Future Residential Lots<br/>7 Lots Maximum<br/>Minimum 2.5 AC</p> |
|--|---|

GENERAL NOTES:

- Arroya Lane will be reclassified as a Rural Collector with a 80' 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.
- 25' Sand Creek Trail Easement to be field located.

until such time that Tract A develops, at which time access shall be provided to these lots from Tract A.

Land Planning  
Landscape Architecture  
Urban Design

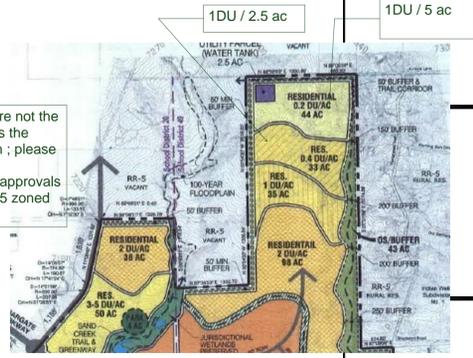
N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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Retreat at TimberRidge  
PUD Development Plan  
EL PASO COUNTY, CO



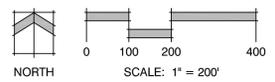
the perimeter lots are not the same density/size as the adjacent sketch plan; please discuss - justify, there are no zoning approvals on the adjacent RR-5 zoned 1du/5 ac property.

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
09-05-17	KMM	Per County Review Comments
09-14-17	KMM	Minor Review Revision
12-04-17	KMM	Density Revisions Per Review Comments

PUD DEVELOPMENT PLAN

3 OF 3

PUD 17-003



P:\Visual\Howard\Trails at TimberRidge\Drawings\Planning\Development\TimberRidge\_PUD.dwg (D:\Tim 24x36(3)) 12/14/2017 7:25:02 PM kmanhall

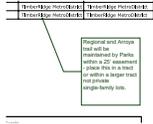
Markup Summary

dsdparsons (58)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 1/8/2018 10:22:21 AM
Color: [redacted]

corner?



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 1/8/2018 11:35:49 AM
Color: [redacted]

Regional and Arroya trail will be maintained by Parks within a 25' easement - place this in a tract or within a larger tract not private single-family lots.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 1/8/2018 3:39:33 PM
Color: [redacted]

A landscape plan is Required with a PUD development plan. Provide or identify PUD modification and justify per Chapter 4 pg 4-21 findings that the BoCC shall make.

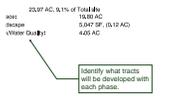


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Author: dsdparsons
Date: 1/8/2018 11:41:00 AM
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Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 1/8/2018 10:35:16 AM
Color: [redacted]

Delete the letters- this is not a concept plan or skp. This is a development plan establishing lot sizes and standards.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 1/8/2018 10:33:37 AM
Color: [redacted]

Identify what tracts will be developed with each phase.



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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdparsons  
**Date:** 1/8/2018 3:33:13 PM  
**Color:** ■

Are all the owners represented? Add Mr. Turner (ROW easement) and Mr Scott for Lots north of Arroya Lane.



**Subject:** Arrow  
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**Author:** dsdparsons  
**Date:** 1/8/2018 10:13:33 AM  
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**Subject:** Callout  
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**Date:** 1/8/2018 11:43:59 AM  
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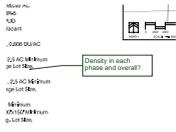
Delete the note. Landscape is required on all roadways above local residential (non-arterials) classification for residential development only. Provide a landscape plan for the Vollmer and Arroya or ask for a PUD modification which may not be supported by staff to eliminate the requirement. Typical can be used for street-scape plans



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**Date:** 1/8/2018 10:09:40 AM  
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**Author:** dsdparsons  
**Date:** 1/8/2018 10:32:32 AM  
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Density in each phase and overall?



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**Author:** dsdparsons  
**Date:** 1/8/2018 11:08:18 AM  
**Color:** ■

Comment not addressed from 1st submittal on this revised layout. Numbering was corrected on Version 3 and was undone with this Version 4. Number the lots 1-212 etc.. No duplicate lot numbers. There are multiple phases as noted.



**Subject:** Text Box  
**Page Label:** 1  
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**Status:**  
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**Author:** dsdparsons  
**Date:** 1/8/2018 11:40:46 AM  
**Color:** ■

PUD modification is required for lack of 10% requirement



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**Author:** dsdparsons  
**Date:** 1/8/2018 10:17:19 AM  
**Color:** ■

gazebo, guest house, mother in law, detached garage (how big) Merge C and E.



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**Author:** dsdparsons  
**Date:** 1/8/2018 10:12:56 AM  
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really?



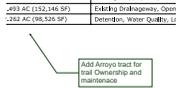
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**Author:** dsdparsons  
**Date:** 1/8/2018 3:35:01 PM  
**Color:** ■

Provide a graphic (small inset illustrating which parcels this legal describes please). There is confusion as to what is being rezoned post the revisions.



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**Date:** 1/8/2018 10:14:38 AM  
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delete- there is no way for the County to enforce



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**Date:** 1/8/2018 11:34:05 AM  
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Add Arroyo tract for trail Ownership and maintenance



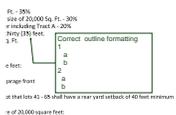
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That will change the density. You are permitting 2 separate full time homes per lot? Staff will point the Some of these uses are out of place-is that correct please specify realistic uses for this residential development. A golf course? A vet hospital? a recreation camp?  
 The uses allowed are very intensive. Is this correct? A riding academy/ stables with no restrictions?



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Note:two dwellings allowed on lot may create conflict when home owners want to but the second home.



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**Date:** 1/8/2018 11:37:40 AM  
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Correct outline formatting  
 1  
 a  
 b  
 2  
 a  
 b



**Subject:** Callout  
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IS the font legible at 24 x 36 prints on all sheets including acreage and lot numbers for recording?  
 If not please increase font.



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**Date:** 1/8/2018 11:37:34 AM  
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This is very low lot coverage for todays market.



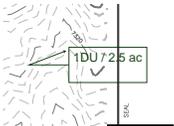
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Additionally -Add acreage to lots greater than an acre so its clear



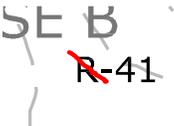
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easement on private property or a tract? who is to maintain if on private property? IS there a benefit to the lot owner to have a public trail on the property for maintenance and liability?



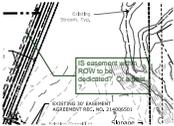
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1DU / 2.5 ac



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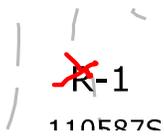
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IS easement within ROW to be dedicated? Or a tract ?



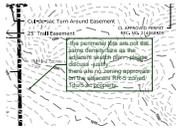
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Is Mr Turner agreeable to show the row on his property? Is he willing to provide an easement for ROW? Provide a copy of easement or intent.



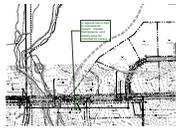
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x



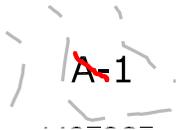
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the perimeter lots are not the same density/size as the adjacent sketch plan ; please discuss -justify; there are no zoning approvals on the adjacent RR-5 zoned 1du/5 ac property.



**Subject:** Callout  
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**Date:** 1/8/2018 11:24:33 AM  
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is regional trail in tract or individual lot owners. Creates maintenance , and liability issue for individual lot owners.



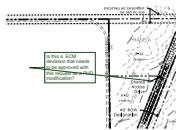
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**Subject:** Callout  
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Will the private trail along Vollmer be extended from Sterling Ranch as amenity to the community? Identify Vollmer Road Bicycle route trail and surface. Is there a pedestrian friendly trail along Vollmer?



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**Date:** 1/8/2018 12:04:49 PM  
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Is this a ECM deviation that needs to be approved with this request as a PUD modification?



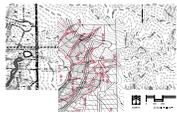
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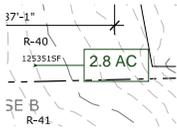
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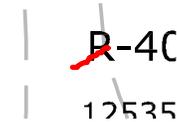


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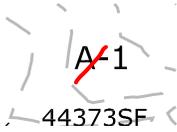
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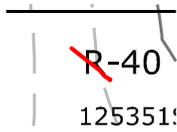
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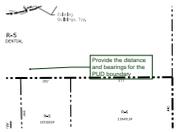
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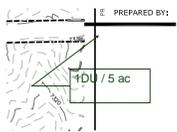


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Provide the distance and bearings for the PUD boundary



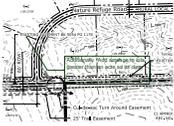
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1DU / 5 ac



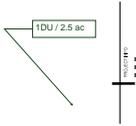
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note the constraints to be mitigated or avoided in no build areas. A more detailed analysis will be completed at the preliminary plan stage.



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Additionally -Add acreage to lots greater than an acre so its clear

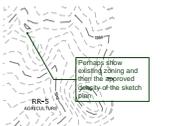


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1DU / 2.5 ac

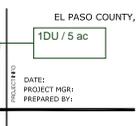


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Perhaps show existing zoning and then the approved density of the sketch plan



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1DU / 5 ac



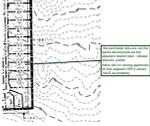
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Installed by?maintained by? fencing on each side?



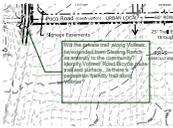
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Duplicate lot numbers are shown.



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**Date:** 1/8/2018 11:13:49 AM  
**Color:** ■

the perimeter lots are not the same density/size as the adjacent sketch plan ; please discuss -justify; there are no zoning approvals on the adjacent RR-5 zoned 1du/5 ac property.



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Will the private trail along Vollmer be extended from Sterling Ranch as amenity to the community? Identify Vollmer Road Bicycle route trail and surface. Is there a pedestrian friendly trail along Vollmer?



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dsdrice (12)



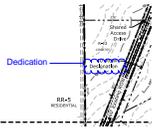
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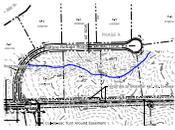
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**Date:** 1/8/2018 12:14:38 PM  
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Show easement for long-term access from Phase E to lots R-11 and R-12



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**Author:** dsdrice  
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Dedication



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**Date:** 1/5/2018 9:58:53 AM  
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e



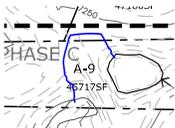
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**Date:** 1/5/2018 9:59:04 AM  
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w



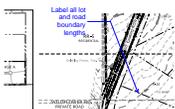
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n



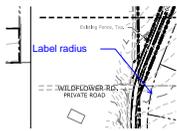
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.



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**Date:** 1/5/2018 9:53:50 AM  
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Label all lot and road boundary lengths



**Subject:** Callout  
**Page Label:** 3  
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**Author:** dsdrice  
**Date:** 1/5/2018 9:52:49 AM  
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Label radius



**Subject:** Cloud+  
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Dedication



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until such time that Tract A develops, at which time access shall be provided to these lots from Tract A.



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