

A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT
 In maintaining consistency with the zoning of surrounding properties, this development shall be a PUD. Further, the lot sizes are of similar area to those neighboring the development. PUD zoning allows for the accommodation of lot sizes sought, while taking into account those natural features within the property, and minimizing developmental impact on the environment therein.

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.

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.

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 Estates at Cathedral Pines is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); 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.

The provisions of this Development Plan shall prevail and govern the development of Estates at Cathedral Pines, 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, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any applicable resolutions or regulations of El Paso County, shall be applicable.

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 law or in equity by the County without limitation on any power or regulation otherwise granted by law.

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.

The total number of dwellings 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.

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.

The cover sheet shall include any cross reference to the ZCP or previous PUD Development Plan, including any recording references.

Floodplain statement: The parcel is within FEMA Floodplain Map number 0804100315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

There shall be no direct lot access to Winslow Drive.

Easements:
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of the easements is hereby vested with the individual property owners.

LEGAL DESCRIPTION: TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00°49'17" 1583.77 FT, N 89°17'56" E 965.20 FT, S 00°49'17" E 1583.77 FT TO A PT ON S LN OF SD SE4, TH S 89°17'56" W 965.20 FT TO POB, TOG WITH INGRESS-EGRESS EASEMENT DES BY REC #200027778. EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER: 6200000411
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
 ZONING: PUD RR-5
 EXISTING LAND USE: VACANT
 PROPOSED DENSITY: .228 DU/AC (Gross), .276 DU/AC (Net)

TOTAL NUMBER OF DWELLING UNITS: 8
 SETBACKS: 25' FRONT, 25' SIDE AND 25' REAR
 WIDTH AT SETBACK LINE: 200'
 MAX. LOT COVERAGE: 25%
 MAXIMUM HEIGHT: 30'

VICINITY MAP:



PARCEL AREA: 35.09 ACRES
 TAX STATUS: TAXABLE
 OPEN SPACE PERCENTAGE: 10%
 LANDSCAPE AREA PERCENTAGE: 19%

OWNER NAME AND ADDRESS:
 GREGG & ELAINE CAWLFIELD
 VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, COLORADO 80908
 PHONE: (719) 413-6900
 EMAIL: gregg@villagree.com
 Elaine@villagree.com

APPLICANT:
 GREGG & ELAINE CAWLFIELD
 VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, COLORADO 80908
 PHONE: (719) 413-6900
 EMAIL: gregg@villagree.com
 Elaine@villagree.com

PLAN PREPARER:
 WILLIAM GUMAN & ASSOC., LTD.
 731 N. WEBER STREET
 COLORADO SPRINGS, COLORADO 80903
 PHONE: (719) 633-9700
 EMAIL: bill@guman.net

ESTATES AT CATHEDRAL PINES PUD DEVELOPMENT PLAN PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

El Paso County Parks Dept.
 4455 Saxton Hollow Road
 Colorado Springs, CO 80908
 TSN# 6202002005
 PUD

Shawn G Ryan
 4665 Saxton Hollow Road
 Colorado Springs, CO 80908
 TSN# 6202002003
 PUD

Reynaldo Francisco III
 13640 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6202002004
 PUD

Robert T Shandy
 13595 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6202003003
 PUD

Joe T Pyle
 13555 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6202003002
 PUD

Home Court LLC
 13515 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6202003001
 PUD

El Paso County Parks D
 13510 Milam Road
 Colorado Springs, CO 80908
 TSN# 6202003014
 PUD

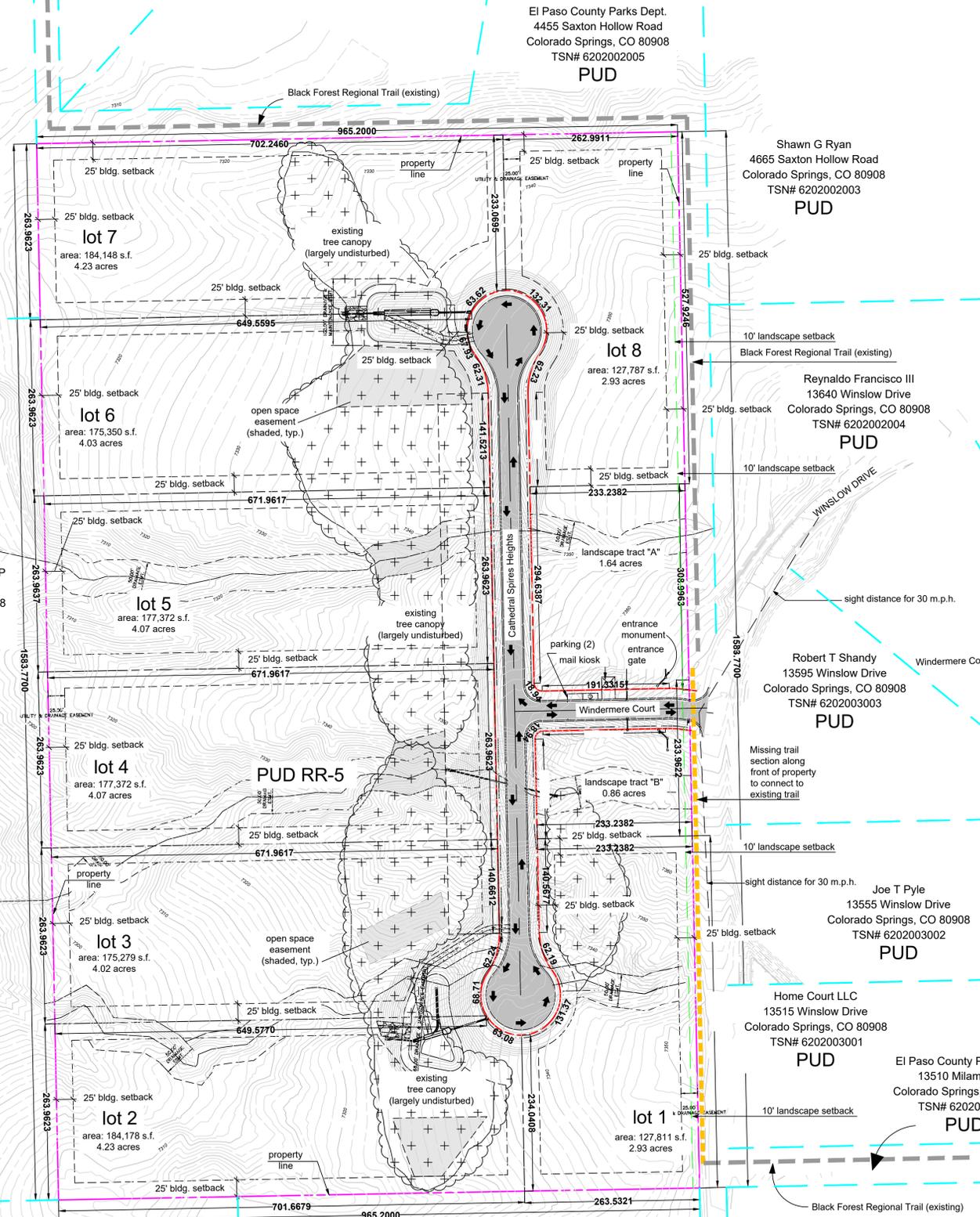
Josephine A. Sorge
 13475 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6211001001
 RR-5

Josephine A. Sorge
 13480 Winslow Drive
 Colorado Springs, CO 80908
 TSN# 6211002001
 RR-5

Terrance L. Stokka
 13420 Peregrine Way
 Colorado Springs, CO 80908
 TSN# 6211002002
 RR-5

Mary Letha Robison
 13855 Highway 83
 Colorado Springs, CO 80908
 TSN# 6200000304
 PUD RR-5

Zonta Partnership LTD LLLP
 13580 Bridle Bit Rd.
 Colorado Springs, CO 80908
 TSN# 6200000733
 RR-5



A "Soils and Geology Study, Winslow Drive, Estates at Cathedral Pines, El Paso County, Colorado" prepared by RMG - Rocky Mountain Group (July XX, 2023), indicated geologic hazards were not found to be present at this site. Potential geologic constraints were found onsite and include: potentially expansive soils/bedrock, potentially compressible soils, hard bedrock, seasonally shallow groundwater and potentially seasonally wet (psw) areas. The areas indicated as psw are identified as "No Build Areas".
 The study concluded that the proposed development is feasible, and the geologic conditions identified are typical for the Front Range region of Colorado. Appropriate planning, engineering and suitable construction practices will be implemented to mitigate geologic conditions in areas where avoidance is not possible.



All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

No driveway shall be established unless an access permit has been granted by El Paso County.

Tracts A & B shall be utilized as landscaped areas / neighborhood parks. Ownership and maintenance of Tracts A&B shall be vested to The Estates at Cathedral Pines Homeowners Association.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer, who by law, has the authority to set conditions for the issuance of these permits.

Sewage treatment is the responsibility of each property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

Except as otherwise noted on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length, some of the driveways must be approved by the Fire District.

The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

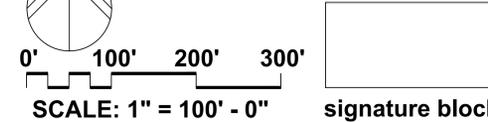
SURVEYOR:
 JR ENGINEERING
 5475 TECH CENTER DR., STE 235
 COLORADO SPRINGS, COLORADO 80919
 PHONE: (719) 593-2593
 EMAIL: info@jrengineering.com

TITLE VERIFICATION:
 STEWART TITLE CO. dba UNIFIED TITLE
 1710 JET STREAM DR., STE 200
 COLORADO SPRINGS, COLORADO 80921
 PHONE: (719) 578-5900
 EMAIL: LSimon@unifiedtitle.com

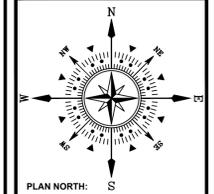
BOARD OF COUNTY COMMISSIONERS:
 BOCC
 200 SOUTH CASCADE AV., STE 100
 COLORADO SPRINGS, COLORADO 80903
 PHONE: (719) 520-7276
 EMAIL: carctb@elpasoco.com

CLERK AND RECORDER
 STEVE SCHLEIKER
 1675 W. GARDEN OF THE GODS RD., STE 2201
 COLORADO SPRINGS, COLORADO 80907
 PHONE: (719) 520-6202
 EMAIL: steveschleiker@elpasoco.com

PCD DIRECTOR
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 2880 INTERNATIONAL CIRCLE, STE 110
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 PHONE: (719) 520-7941
 EMAIL: megganherington@elpasoco.com



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ESTATES AT CATHEDRAL PINES
 WINSLOW DRIVE
 BLACK FOREST, CO 80908
 PUD DEVELOPMENT PLAN

DATE: 12/13/2022
 DESIGNED: GEM
 CHECKED: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: PUD DEVELOPMENT PLAN

SHEET NO. 1 OF 1 SHEETS

FILE NO. PUDSP2210