

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 #200022778. EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER: 6200000411

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND ACCESSORY DWELLING UNITS

EXISTING ZONING: RR-5 PROPOSED ZONING: PUD

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 AREAS: Tract "A": 1.64 acres

Tract "B": 0.86 acres

Open Space Easement: 2.30 acres

Total area: 4.80 acres

OPEN SPACE PERCENTAGE: 13.6%

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:

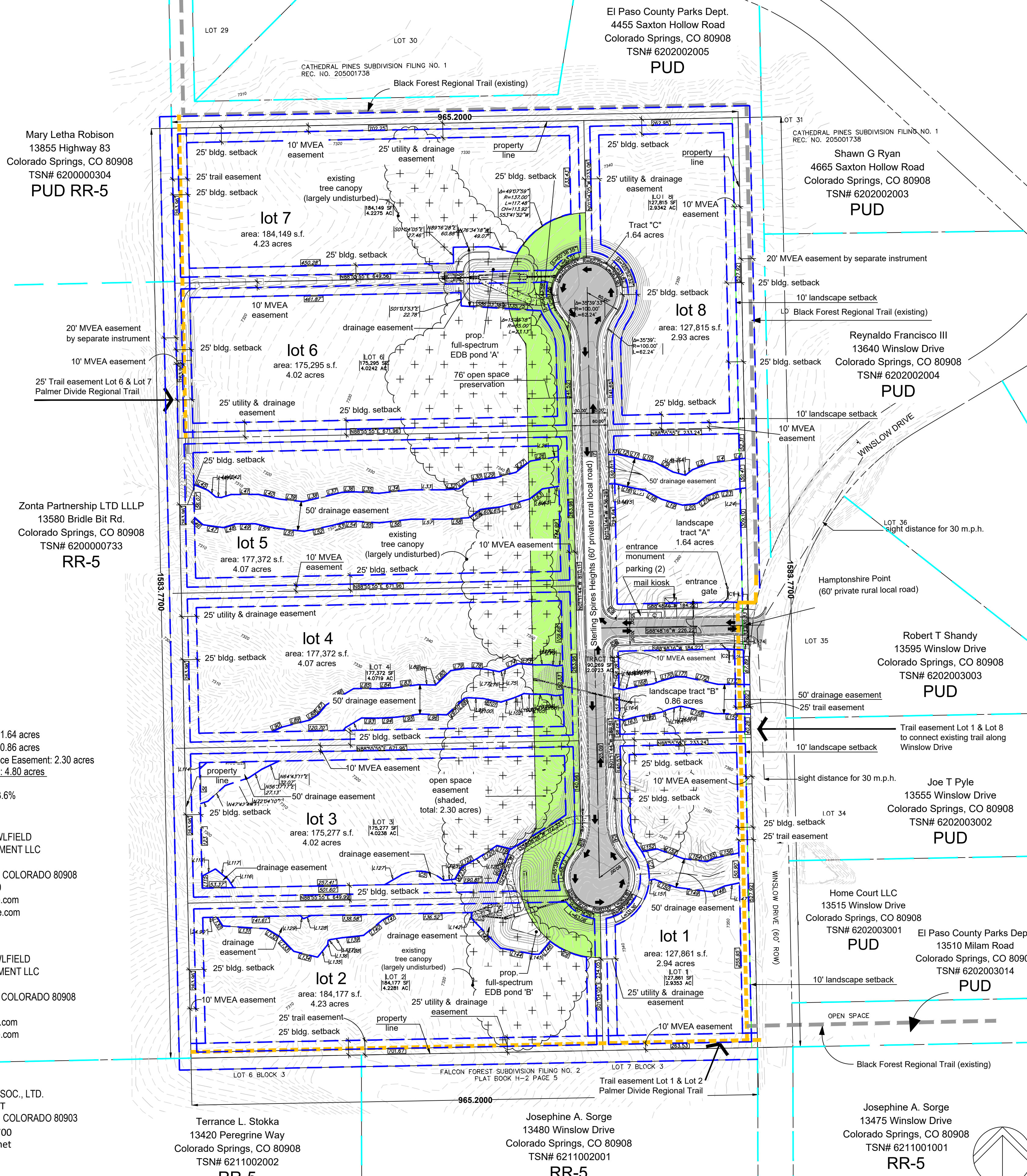
GREGG & ELAINE CAWLFIELD  
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 COLORADO SPRINGS, COLORADO 80908  
 PHONE: (719) 413-6900  
 EMAIL: gregg@villagree.com  
 Elaine@villagree.com

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 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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

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

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

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

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 Dept.  
 13510 Milam Road  
 Colorado Springs, CO 80908  
 TSN# 6202003014  
 PUD

A "Soils and Geology Study, Winslow Drive, Estates at Cathedral Pines, El Paso County, Colorado" prepared by RMG - Rocky Mountain Group (July 21, 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.

### Line Legend

- Black Forest Regional Trail (existing)
- Proposed Trail Connections
- Adjacent Property Lines
- 10' Landscape Setback
- Property Lines
- Easement Line
- Open Space Easement
- Tract C
- For PUD

### LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: \_\_\_\_\_  
 HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 A.D., A COLORADO LIMITED LIABILITY COMPANY

### AUTHORIZED AGENT, MANAGER

STATE OF COLORADO  
 COUNTY OF \_\_\_\_\_

SIGNED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
 BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT),

Clerk and Recorder

(NOTARY'S OFFICIAL SIGNATURE) STATE OF COLORADO  
 COUNTY OF EL PASO  
 I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and was recorded at Reception No. \_\_\_\_\_ of the records of El Paso County  
 (COMMISSION EXPIRATION)

Surveyor's Certificate El Paso County Clerk and Recorder

I, \_\_\_\_\_, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on \_\_\_\_\_, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
 Colorado registered PLS # \_\_\_\_\_

### Board of County Commissioners Certificate

This plat for \_\_\_\_\_ was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, subject to any notes specified hereon and on the conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

### TITLE VERIFICATION:

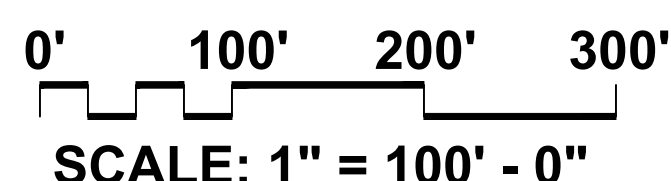
STEWART TITLE CO. dba UNIFIED TITLE  
 1710 JET STREAM DR., STE 200  
 COLORADO SPRINGS, COLORADO 80921  
 PHONE: (719) 578-5900  
 EMAIL: lsimon@unifiedtitle.com

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

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

PCD DIRECTOR  
 MEGGAN HERINGTON  
 2880 INTERNATIONAL CIRCLE, STE 110  
 COLORADO SPRINGS, COLORADO 80910  
 PHONE: (719) 520-7941  
 EMAIL: megganherington@elpasoco.com

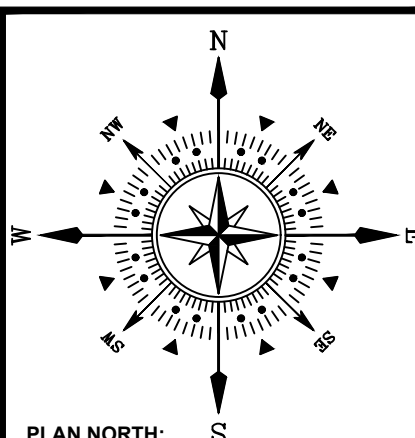
CLERK AND RECORDER  
 STEVE SCHLEIKER  
 1675 W. GARDEN OF THE GODS RD., STE 2201  
 COLORADO SPRINGS, COLORADO 80907  
 PHONE: (719) 520-6202  
 EMAIL: steveschleiker@elpasoco.com



SCALE: 1" = 100' - 0" signature block



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PLAN NORTH:

PROJECT NAME: ESTATES AT CATHEDRAL PINES  
 PROJECT ADDRESS: WINSLOW DRIVE, BLACK FOREST, CO 80908  
 PROJECT DESCRIPTION: PUD DEVELOPMENT PLAN

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

| REVISIONS: | DATE:      | BY: | DESCRIPTION:            |
|------------|------------|-----|-------------------------|
|            | 05/17/2024 | GEM | ADDRESS COUNTY COMMENTS |

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

SHEET TITLE: PUD DEVELOPMENT PLAN

SHEET NO. 1

1 of 2 SHEETS

FILE NO. PUDSP2110

# 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

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 drainage tract, open space and pedestrian access. Ownership and maintenance of said Tracts A&B shall be vested to The Estates at Cathedral Pines Homeowners Association.

Tract C shall be utilized as a private road. Ownership and maintenance of said Tract C shall be vested to Estates at Cathedral Pines Homeowners Association.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees 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.

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

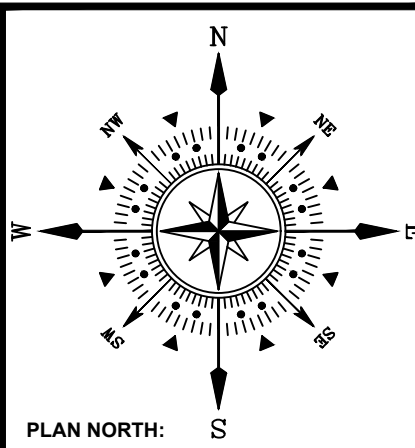
The open space easement crossing through Lots 2 through 7 shall be maintained by the individual lot owners.



signature block

*William Guman*  
& Associates, Ltd.  
URBAN PLANNING | SCENARIO DESIGN | LANDSCAPE ARCHITECTURE  
731 North Weber Street  
Colorado Springs, CO 80903  
(719) 633-9700  
www.GumanLtd.com  
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



PLAN NORTH:

**ESTATES AT CATHEDRAL PINES**  
**WINSLOW DRIVE**  
**BLACK FOREST, CO 80908**  
 PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: PUD DEVELOPMENT PLAN

DATE: 12/13/2022  
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| REVISIONS: |     |                         |
|------------|-----|-------------------------|
| DATE:      | BY: | DESCRIPTION:            |
| 05/7/2024  | GEM | ADDRESS COUNTY COMMENTS |
|            |     |                         |
|            |     |                         |
|            |     |                         |
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|            |     |                         |
|            |     |                         |
|            |     |                         |

NOTES:

PLAN SCALE: 1" = 1000' (OR AS NOTED ON PLAN)

SHEET TITLE: PUD DEVELOPMENT PLAN

SHEET NO.  
2  
 2 OF 2 SHEETS

FILE NO.  
 PUDSP2210