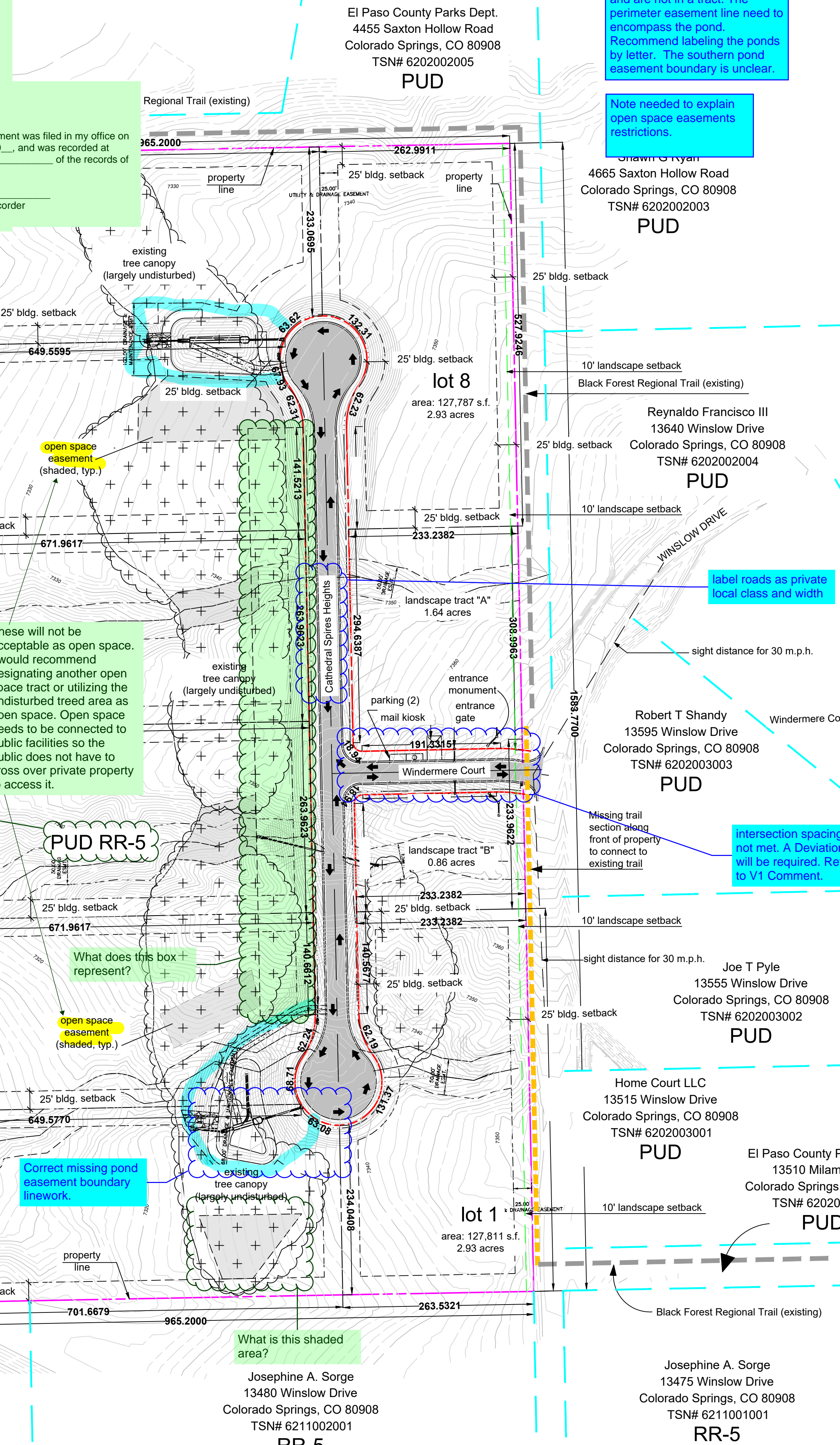


This plan is missing the signature / certification blocks. Please include the following:

AT CATHEDRAL PINES D DEVELOPMENT PLAN PRELIMINARY PLAN

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



Add plan note detailing the ownership and maintenance responsibility of the detention ponds and private road

The ponds cross property lines and are not in a tract. The perimeter easement line need to encompass the pond. Recommend labeling the ponds by letter. The southern pond easement boundary is unclear.

Note needed to explain open space easements restrictions.

label roads as private local class and width

intersection spacing not met. A Deviation will be required. Refer to V4 Comment.

These will not be acceptable as open space. I would recommend designating another open space tract or utilizing the undisturbed treed area as open space. Open space needs to be connected to public facilities so the public does not have to cross over private property to access it.

What does this box + represent?

What is this shaded area?

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:



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).
(NOTARY'S OFFICIAL SIGNATURE)
(TITLE OF OFFICE)
(COMMISSION EXPIRATION)
Surveyors Certificate
I, surveyor's name, 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 date of survey, 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 (name of subdivision or plat) 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 any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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 _____

Zonta Partnership LTD LLLP
13580 Bridle Bit Rd.
Colorado Springs, CO 80908
TSN# 620000733
RR-5

I'm not sure what this label is intended to convey. The current zoning is RR-5, but the proposed zoning is PUD. I recommend removing this label.

PARCEL AREA: 35.09 ACRES
TAX STATUS: TAXABLE
OPEN SPACE PERCENTAGE: 10%
LANDSCAPE AREA PERCENTAGE: 13%

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

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

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.

Line Legend

Setback Line	-----
Black Forest Regional Trail (existing)	-----
Black Forest Regional Trail (proposed connection)	-----
Adjacent Property Lines	-----
10' Landscape Setback	-----
Property Lines	-----
R.O.W.	-----

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.

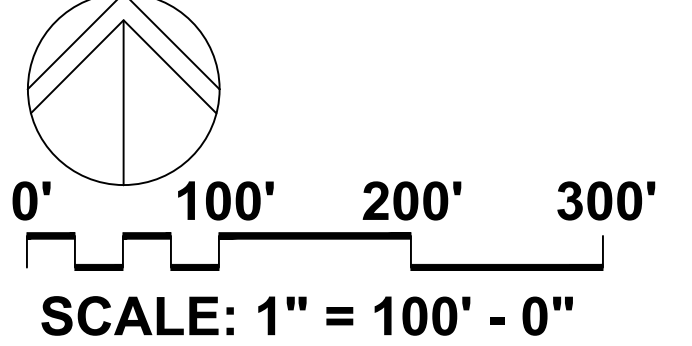
SURVEYOR:
JR ENGINEERING
5475 TECH CENTER DR., STE 235
COLORADO SPRINGS, COLORADO 80919
PHONE: (719) 593-2593
EMAIL: info@jrengineering.com

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

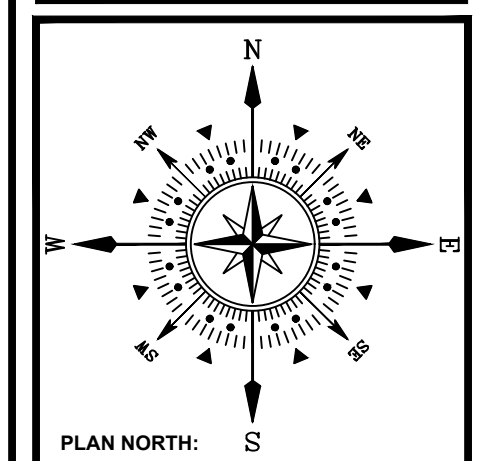
BOARD OF COUNTY COMMISSIONERS:
BOCC
200 SOUTH CASCADE AV., STE 100
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 520-7276
EMAIL: carctb@elpasoco.com

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
MEGGAN HERINGTON
2880 INTERNATIONAL CIRCLE, STE 110
COLORADO SPRINGS, COLORADO 80910
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

REVISIONS:

DATE:	BY:	DESCRIPTION:
12/13/2022	GEM	
	WFG	

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

DATE:	BY:	DESCRIPTION:

SHEET TITLE: PUD DEVELOPMENT PLAN
SHEET NO. 1
1 of 1 SHEETS
FILE NO. PUDSP2210