ESTATES AT CATHEDRAL PINES

TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00<49'17" W 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

A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT

This should be an actual statement establishing the purpose of the PUD

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 08041CO315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

Add the following note:

- There shall be no direct lot access to Winslow Drive.

TAX SCHEDULE NUMBER: 6200000411

PARCEL AREA: 35 ACRES — Make sure this is the exact acreage

LOT AREA COVERAGE CALCULATION (BLDGS.): 28,304 SQUARE FEET (2% OF SITE AREA)

LOT AREA COVERAGE CALCULATION (TOTAL IMPERVIOUS.): 74,000 SQUARE FEET (5% OF SITE AREA) — How are you making these calculations?

TAX STATUS: TAXABLE

ZONING: PUD RR-5

EXISTING LAND USE: VACANT

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

TOTAL GROSS BUILDING SQUARE FOOTAGE: 28,304 SQUARE FEET

OPEN SPACE PERCENTAGE: 7% — PUD requires a minimum of 10% open space.

LANDSCAPE AREA PERCENTAGE: 19%

PROPOSED DENSITY: 228 DU/AC (Gross) 262 DU/AC (Net)

TOTAL NUMBER OF DWELLING UNITS: 8

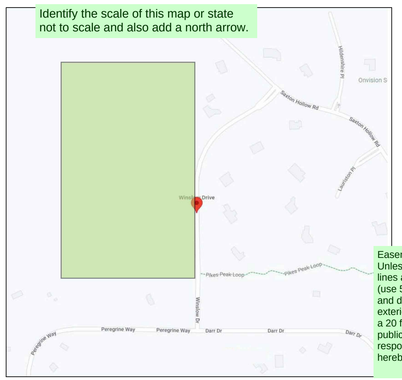
Add Site Geology statement

Remember gross density includes all of the proeprty and net density lesses out the open space areas and the ROW areas

Please add a sheet for general PUD plan notes or shift drawing to allow space for general plan notes

VICINITY MAP:

Identify the scale of this map or state not to scale and also add a north arrow.



Include in the title block the words "PUD Development Plan" and "Preliminary Plan" and indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. I would recommend to remove the full legal description from the title block and include the legal description elsewhere on the face of the plan.

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

The following certifications shall be provided on a single sheet, which is typically the cover sheet: Surveyor, Title Verification, Board of County Commissioners, Clerk and Recorder, and PCD Director.

Include Acknowledgments of the execution of the development plan by the property owner(s) (Statement of ownership and acknowledgment) before a notary public

Since this is a PUD, you will need to identify what the dimensional standards are proposed to be (it appears that they will mirror the RR-5 district) or defer to a zoning district for dimensional standards and permitted principal / accessory uses.

Include the boundary lines of the adjacent properties with dashed lines

Add parcel #s for all adjoining properties

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

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add PCD Plan Note: 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.

Add easement note

Add PCD Plan Note: No driveway shall be established unless an access permit has been granted by El Paso County.

Add PCD Plan note: Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Add PCD Plan Note: 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.

Provide a road cross section (shown on PRELIM grading sheet, add to the PUD plan sheet)

Add PCD Plan Note 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.

Add PCD Plan Note Sewage treatment is the responsibility of each individual 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.

Add PCD Plan Note: Except as otherwise notes 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 driveway must be approved by the Fire District

Show EDB in an easement

Areas depicted on the soils & geology report as "psw" shall be shown on this plan and those areas should be identified as no-build areas. There are also noted areas of high slope on this property - these areas also should be depicted and avoided for construction.

Shawn G Ryan
4665 Saxton Hollow
Colorado Springs, CO
PUD

Black Forest Regional Trail (existing)

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

Provide names for the roads

Add contour spacing

Update linework highlighted in yellow to match the road alignment.

Label as tract, provide table of tracts with ac total

Update road layout to meet intersection spacing criteria. See ECM Table 2-5

13[illegible]
Colorado Springs, CO 80908
PUD

Call out these roads by Public/PVT and road class, width

Note all driveway entrances from the road must meet grade limits per LDC 6.3.3.C.3 Grading plan and Road CDs must ensure lots do not have driveway slopes exceeding 10% and driveway entrances do not exceed 4% for the first 20ft. Transition grades are 6% maximum for a distance of 50 feet minimum. This note will need to be added to the Plat. Ensure all building pad sites will accommodate required FD turn arounds (to std) based on driveway length and that driveway entrances off public/pvt road and driveways do not exceed grade limits.

provide line legend

uncover text

Missing trail section along front of property to connect to existing

Label as tract

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

Please remove this note and add the appropriate trail easement

fix text overlap.

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

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

I would hesitate in calling this an envelope - otherwise you will be limited to this area and will not be able to place a residence outside of this box. These envelopes will be carried over to the final plat.

Show EDB in an easement or tract

El Paso County Parks Dept.
13510 Milam Road
Colorado Springs, CO 80908
PUD

Black Forest Regional Trail (existing)

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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

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

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

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

0' 100' 200' 300'
SCALE: 1" = 100' - 0"

signature block

bill@guman.net

THIS PLAN WAS PREPARED IN ELECTRONIC FORM AND MAY BE ALTERED WHEN IT WAS PREPARED IS EXECUTED OR NOT. REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT PRIOR APPROVAL BY REVIEWING AGENCY OF THIS RECORD DRAWING WILL RESULT IN DELAY OF FINAL

PROJECT NAME: ESTATES AT C
PROJECT ADDRESS: WINSLOW DRI
BLACK FORES
PROJECT DESCRIPTION: PUD DEVELOPMENT

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

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

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

SHEET TITLE: PUD DEVELOPMENT PLAN

SHEET NO. 1

1 OF 1 SHEETS

FILE NO. FILE: PUDSP2210