





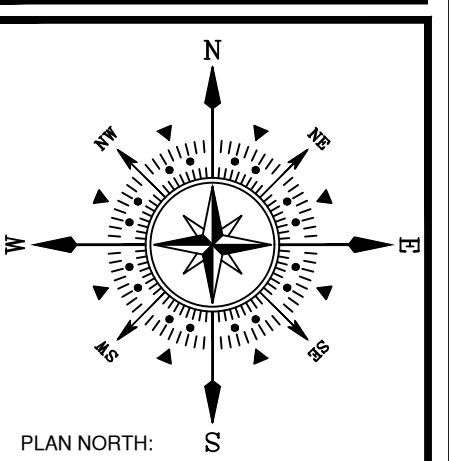


# Waterbury

## PUD Development Plan and Preliminary Plan, Filings 1 and 2

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

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**WATERBURY SUBDIVISION**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80800**  
**PUD PRELIMINARY PLAN AMENDMENT**

### ADJACENT LANDOWNERS

Owner	
1 9791 Thatcher Ct. Peyton, CO 80831	Chad M Palovich
2 9790 Thatcher Ct. Peyton, CO 80831	Jo Ann Watson
3 9750 Thatcher Ct. Peyton, CO 80831	Schulz Family Revoc Living Trust
4 9710 Thatcher Ct. Peyton, CO 80831	Mark and Pamela Masset
5 9670 Thatcher Ct. Peyton, CO 80831	Barry and Jacqueline Bortner
6 9630 Thatcher Ct. Peyton, CO 80831	Wesley and Amy Nagel
7 13817 Gilbert Dr. Peyton, CO 80831	Foundation for CO Spgs Future, Inc.
8 13767 Gilbert Dr. Peyton, CO 80831	Leonard and Holly Clapp
9 13911 Banadero Drive Peyton, CO 80831	John and Denise Greenhof
10 13811 Banadero Drive Peyton, CO 80831	Jace and Summer Jordan
10255 Lambert Rd. Peyton, CO 80831	Falcon School District 49
28-12-64	Gary Vorhes
33-12-64	KO1515 LLC
Eastonville Rd. Peyton, CO 80831	Meridian Service Metro District

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



**PUD Development Plan and Preliminary Plan,  
Filings 1 and 2**



**William Guman**  
& Associates, Ltd.

URBAN PLANNING | COMMUNITY DESIGN |  
LANDSCAPE ARCHITECTURE

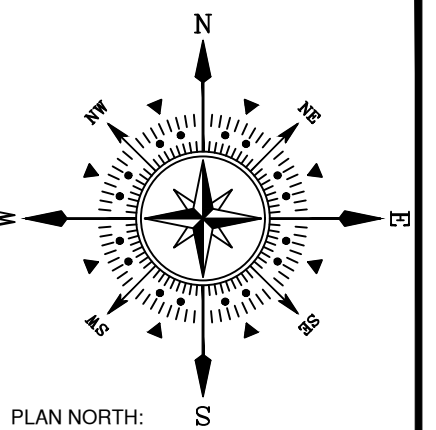
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PROJECT NAME:	WATERBURY SUBDIVISION
PROJECT ADDRESS:	1000 EASTONVILLE ROAD PEYTON, CO 80000
PROJECT DESCRIPTION:	PUD PRELIMINARY PLAN AMENDMENT

DATE:	02/12/2021
DESIGNED:	WFG
CHECKED:	CA

[illegible]

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

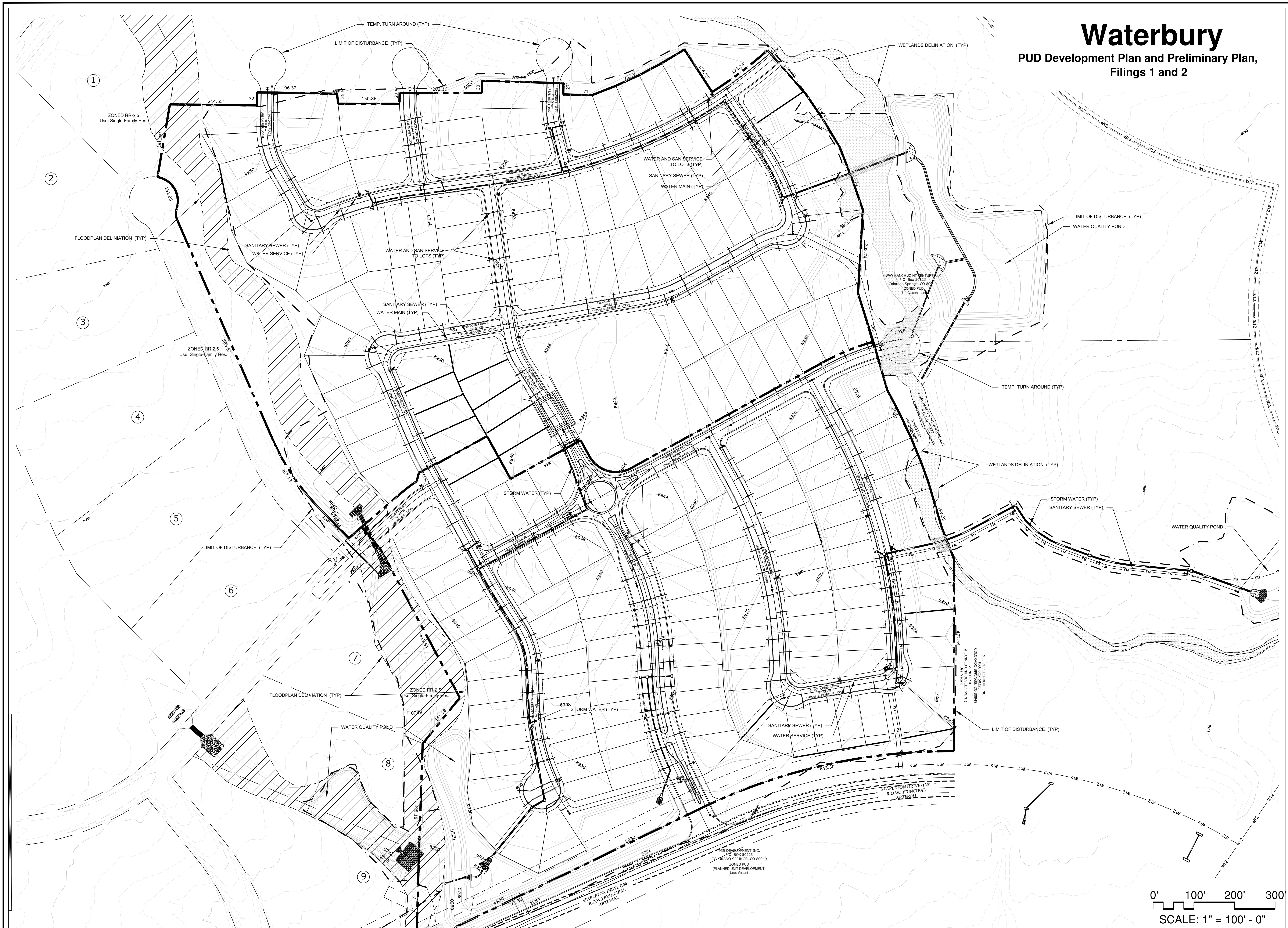
SHEET TITLE:  
UTILITIES  
PLAN

SHEET NO.

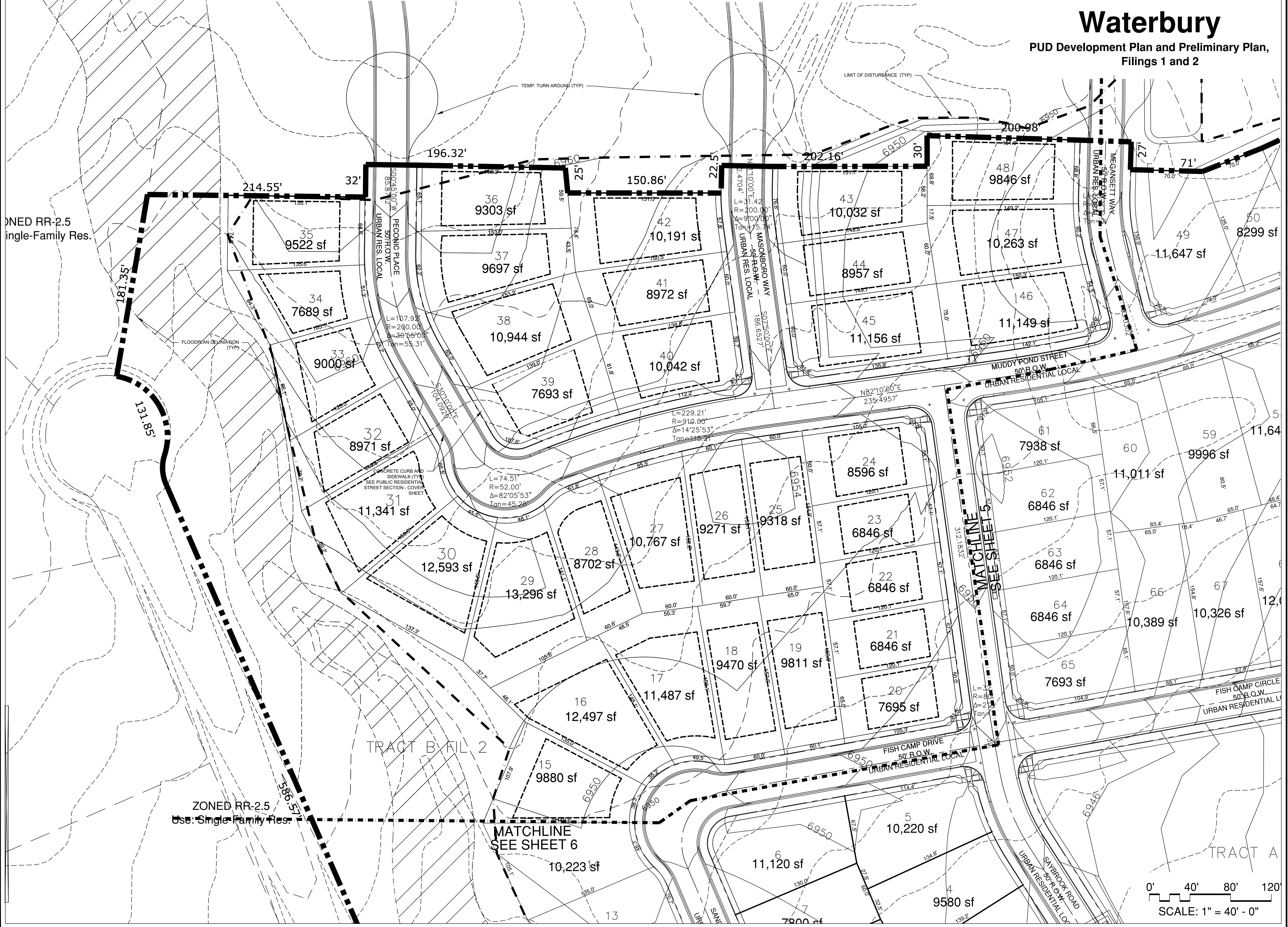
3

3 OF 10 SHEETS

FILE NO.







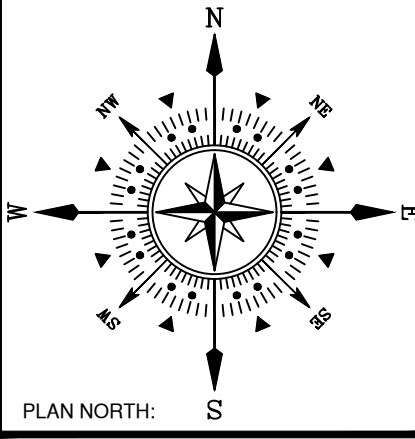
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**1000 EASTONVILLE ROAD  
PEYTON, CO 80000**

PROJECT DESCRIPTION:  
**PUD PRELIMINARY PLAN AMENDMENT**

DATE: 02/12/2021  
DESIGNED: WFG  
CHECKED: GEM

REVISIONS:		
DATE:	BY:	DESCRIPTION:
NOTES:		

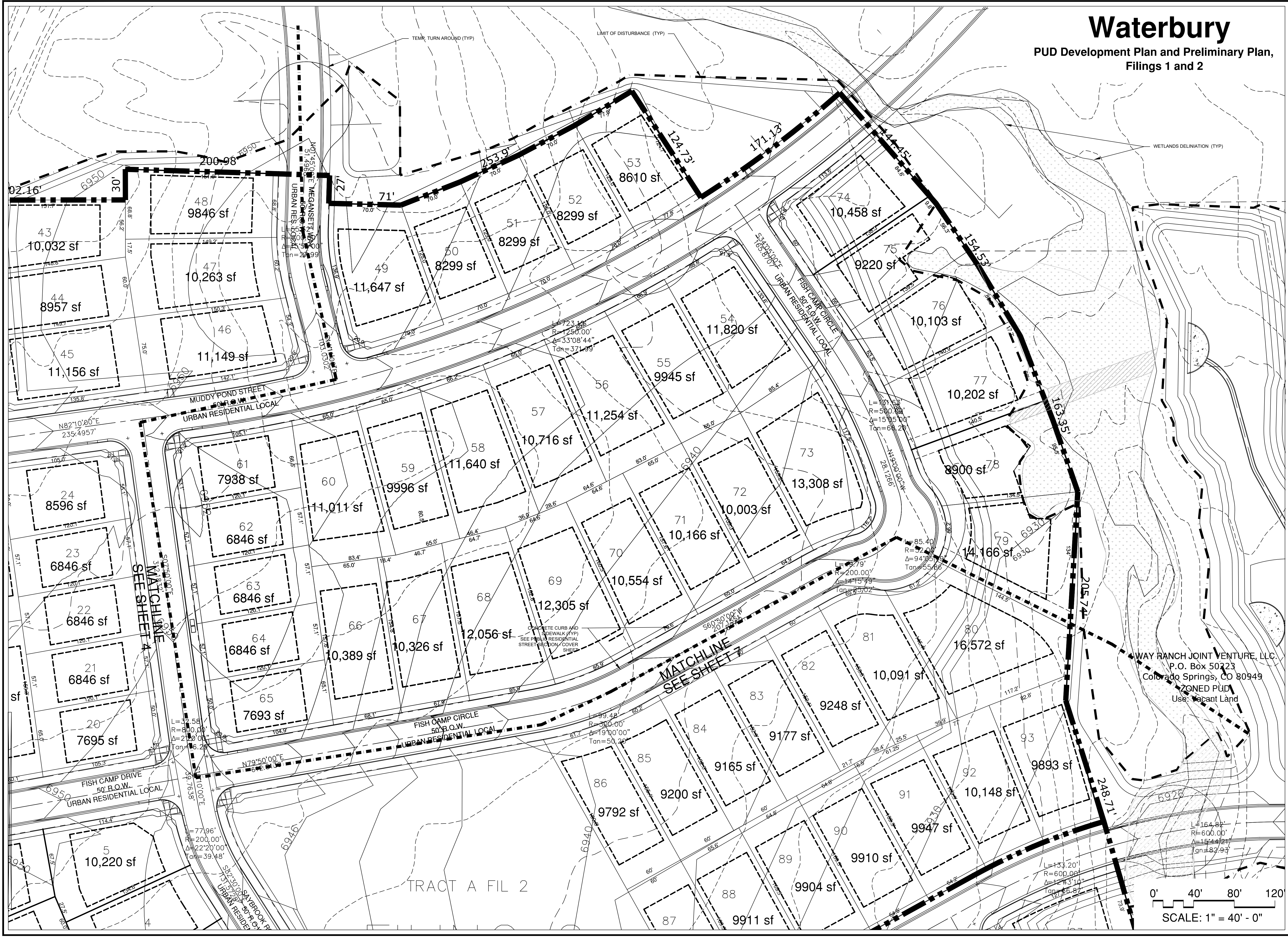
PLAN SCALE: 1" = 40' (OR NOTED ON PLAN)

SHEET TITLE:  
**NORTHWEST AREA  
DEVELOPMENT PLAN**

SHEET NO.  
**4**  
4 OF 10 SHEETS

FILE NO.  
**FILE#**





# Waterbury

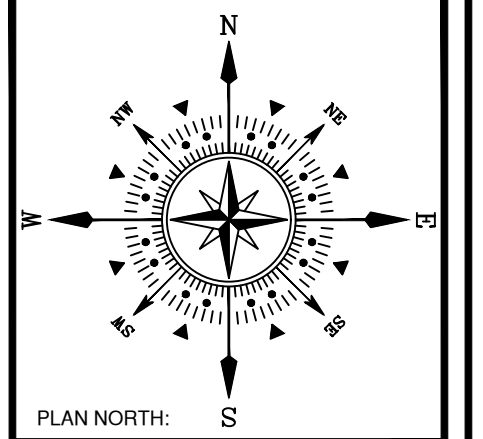
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PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80000  
PROJECT DESCRIPTION: PUD PRELIMINARY PLAN AMENDMENT

DATE: 02/12/2021  
DESIGNED: WFG  
CHECKED: CA

REVISIONS:	
DATE:	
02/12/2021	
DESIGNED:	WFG
CHECKED:	CA

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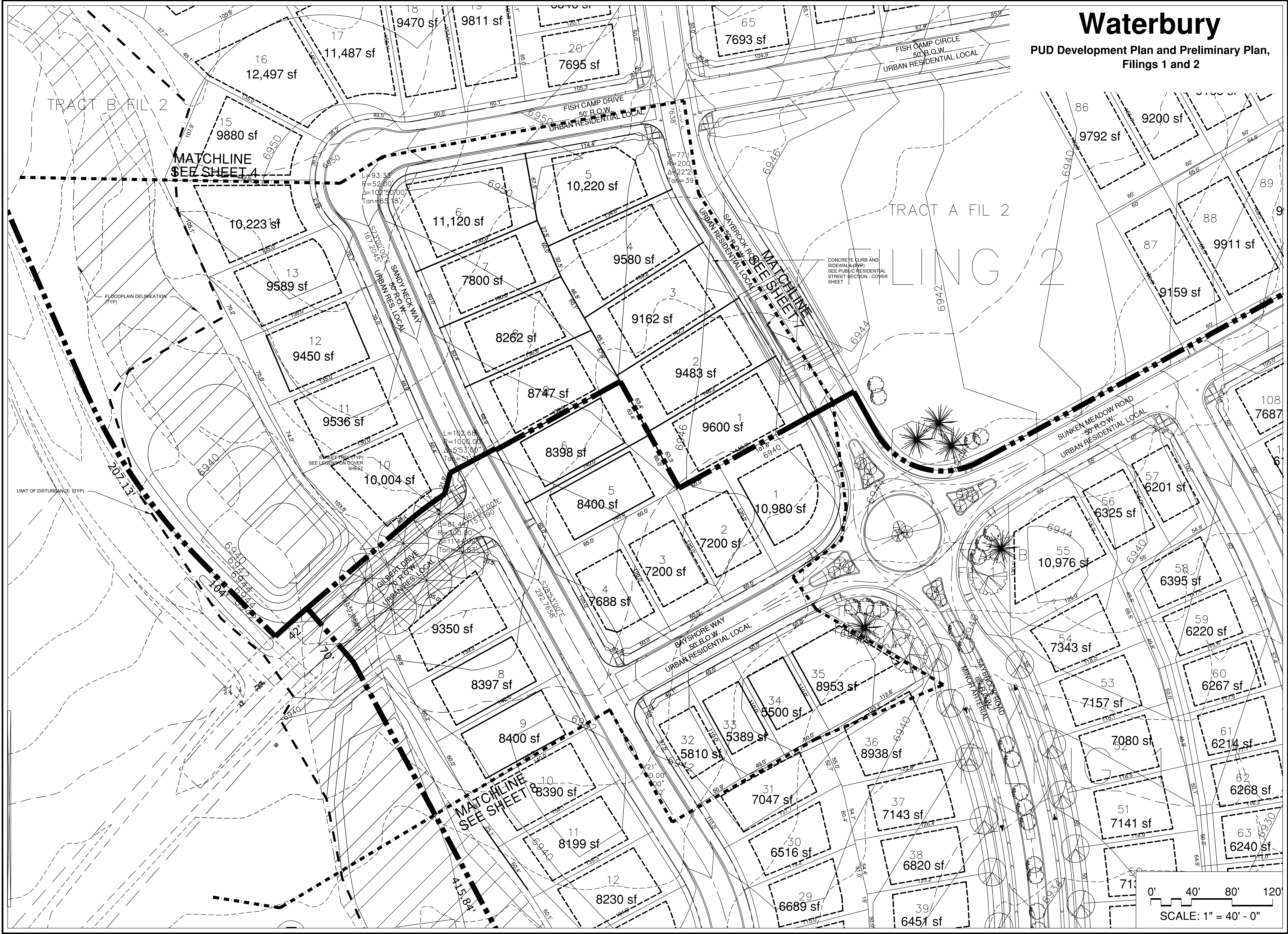
PLAN SCALE: 1" = 40' (OR NOTED ON PLAN)

SHEET TITLE: NORTHEAST AREA DEVELOPMENT PLAN

SHEET NO. 5 OF 10 SHEETS

FILE NO. FILE#





# Waterbury

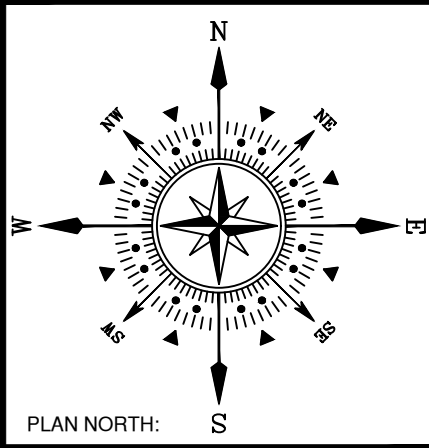
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**WATERBURY SUBDIVISION**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80000**  
**PUD PRELIMINARY PLAN AMENDMENT**

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

DATE: 02/12/2021  
DESIGNED: WFG  
CHECKED: CA

REVISIONS:		
DATE:	BY:	DESCRIPTION:

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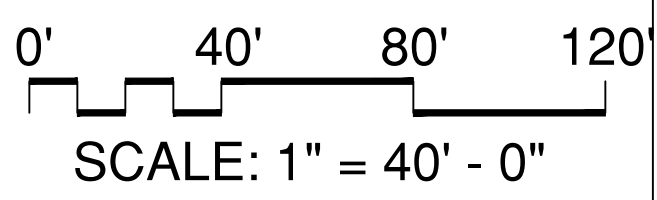
PLAN SCALE: 1" = 40' (OR NOTED ON PLAN)

SHEET TITLE:  
**WEST AREA  
DEVELOPMENT PLAN**

SHEET NO.

**6**  
6 OF 10 SHEETS

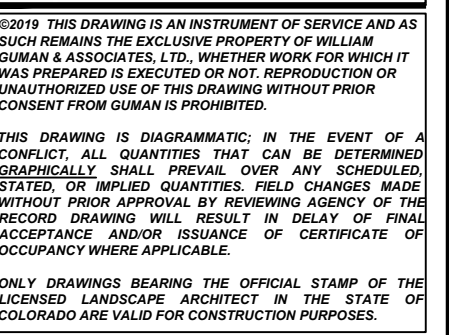
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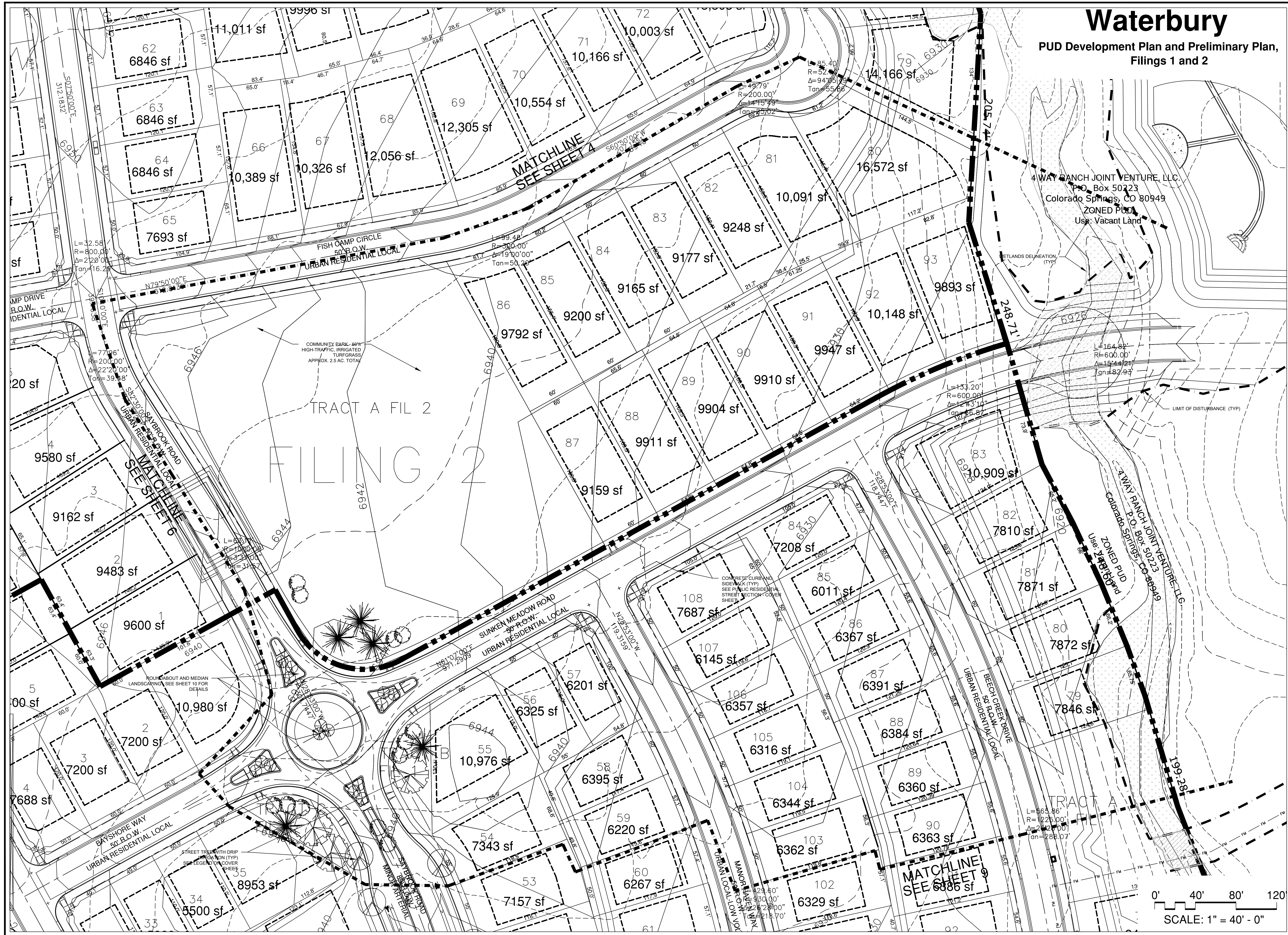
**PUD Development Plan and Preliminary Plan,  
Filings 1 and 2**

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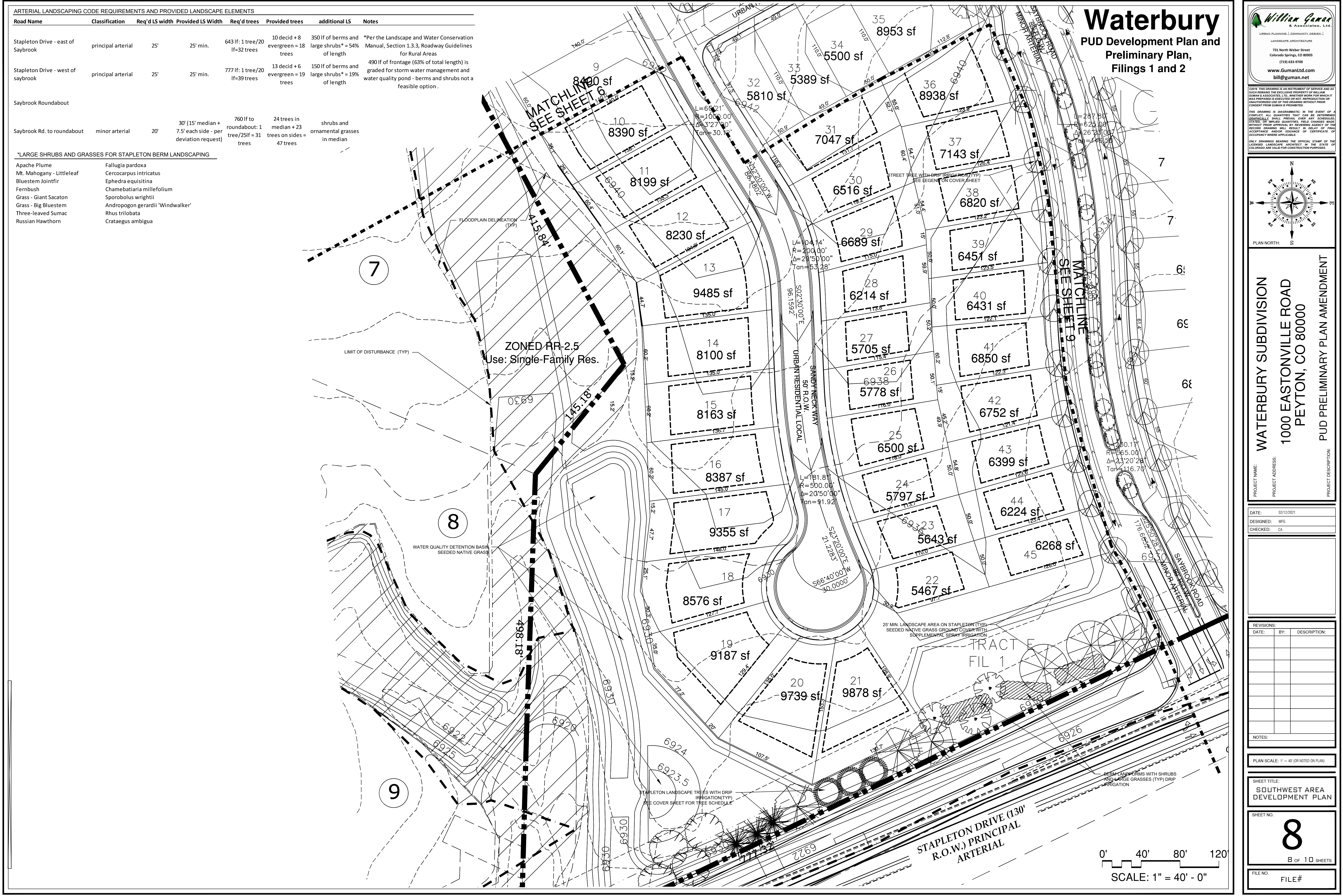
SHEET TITLE:

EAST AREA  
DEVELOPMENT PLAN

SHEET NO.	7
	7 OF 10 SHEETS
FILE NO.	FILE#







ARTERIAL LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS							
Road Name	Classification	Req'd LS width	Provided LS Width	Req'd trees	Provided trees	additional LS	Notes
Stapleton Drive - east of Saybrook	principal arterial	25'	25' min.	643 lf: 1 tree/20 lf=32 trees	10 decid + 8 evergreen = 18 trees	350 lf of berms and large shrubs* = 54% of length	*Per the Landscape and Water Conservation Manual, Section 1.3.3, Roadway Guidelines for Rural Areas
Stapleton Drive - west of saybrook	principal arterial	25'	25' min.	777 lf: 1 tree/20 lf=39 trees	13 decid + 6 evergreen = 19 trees	150 lf of berms and large shrubs* = 19% of length	490 lf of frontage (63% of total length) is graded for storm water management and water quality pond - berms and shrubs not a feasible option .
Saybrook Roundabout							
Saybrook Rd. to roundabout	minor arterial	20'	30' (15' median + 7.5' each side - per deviation request)	760 lf to roundabout: 1 tree/25lf = 31 trees	24 trees in median + 23 trees on sides = 47 trees	shrubs and ornamental grasses in median	

*LARGE SHRUBS AND GRASSES FOR STAPLETON BERM LANDSCAPING	
Apache Plume	Fallugia pardoxa
Mt. Mahogany - Littleleaf	Cercocarpus intricatus
Bluestem Jointfir	Ephedra equisetina
Fernbush	Chamebatiaria millefolium
Grass - Giant Sacaton	Sporobolus wrightii
Grass - Big Bluestem	Andropogon gerardii 'Windwalker'
Three-leaved Sumac	Rhus trilobata
Russian Hawthorn	Crataegus ambigua

# Waterbury

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PLAN NORTH: S

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

WATERBURY SUBDIVISION  
1000 EASTONVILLE ROAD  
PEYTON, CO 80000  
PUD PRELIMINARY PLAN AMENDMENT

DATE: 02/12/2021  
DESIGNED: WFG  
CHECKED: CA

REVISIONS:  
DATE: BY: DESCRIPTION:

NOTES:

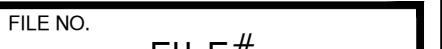
PLAN SCALE: 1" = 40' (OR NOTED ON PLAN)

SHEET TITLE:  
SOUTHWEST AREA  
DEVELOPMENT PLAN

SHEET NO.  
8  
8 OF 10 SHEETS

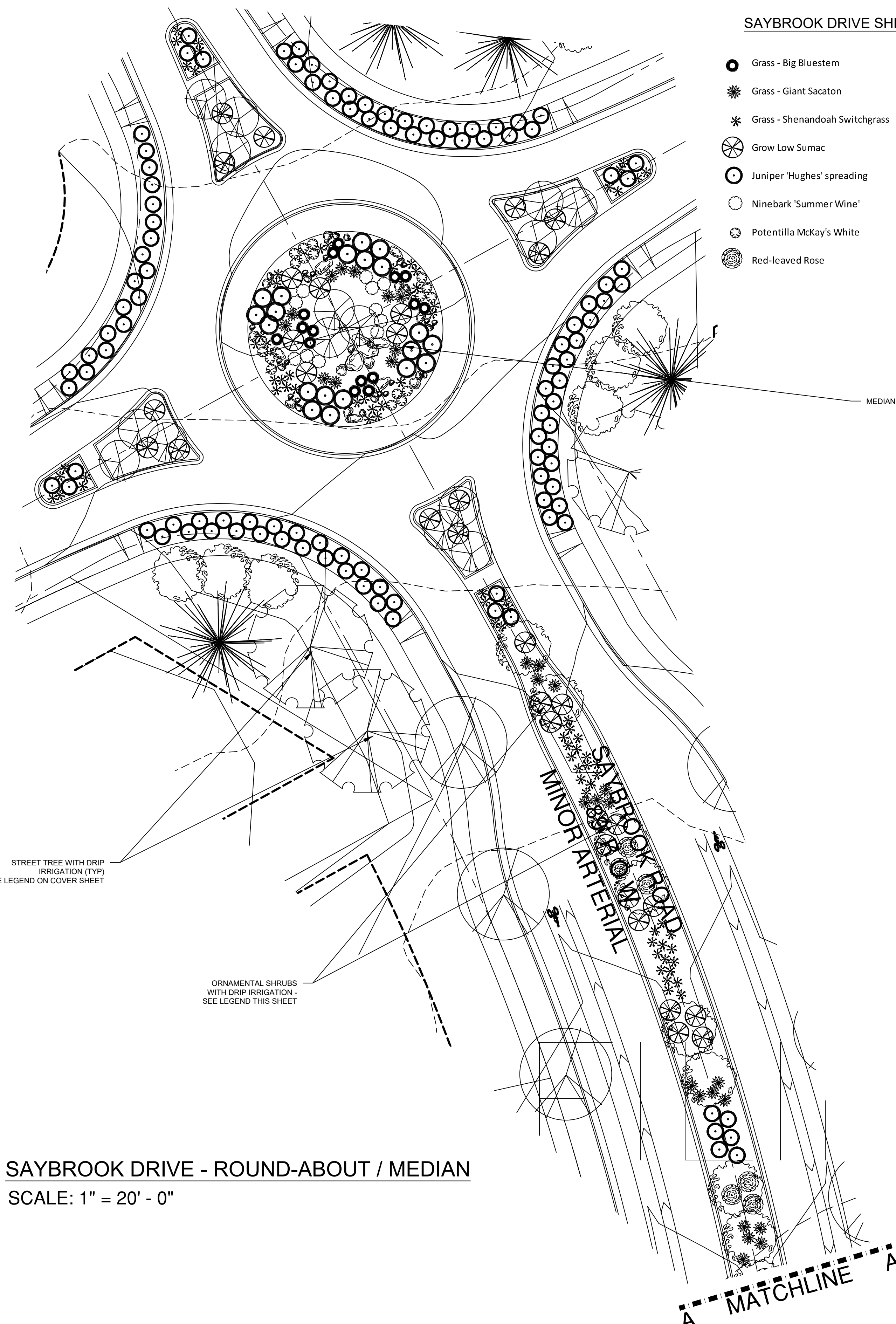
FILE NO.  
FILE#





LARGE SHRUBS AND GRASSES FOR STAPLETON BERM LANDSCAPING	
Apache Plume	<i>Fallugia pardoxa</i>
Mt. Mahogany - Littleleaf	<i>Cercocarpus intricatus</i>
Bluestem Jointfir	<i>Ephedra equisetina</i>
Fernbush	<i>Chamaebatia millefolium</i>
Grass - Giant Sacaton	<i>Sporobolus wrightii</i>
Grass - Big Bluestem	<i>Andropogon gerardii</i> 'Windwalker'
Three-leaved Sumac	<i>Rhus trilobata</i>
Russian Hawthorn	<i>Crataegus ambigua</i>





SAYBROOK DRIVE SHRUB SCHEDULE:

- |   |                                |                                       |
|---|--------------------------------|---------------------------------------|
| ● | Grass - Big Bluestem           | Andropogon gerardii 'Windwalker'      |
| ✱ | Grass - Giant Sacaton          | Sporobolus wrightii                   |
| ✱ | Grass - Shenandoah Switchgrass | Panicum virgatum 'Shenandoah'         |
| ⊗ | Grow Low Sumac                 | Rhus aromatica 'Gro-Low'              |
| ○ | Juniper 'Hughes' spreading     | Juniperus horizontalis 'Hughes'       |
| ○ | Ninebark 'Summer Wine'         | Physocarpus opulifolius 'Summer Wine' |
| ⊗ | Potentilla McKay's White       | Potentilla fruticosa 'McKay's White'  |
| ⊗ | Red-leaved Rose                | Rosa glauca                           |

MEDIAN AND ROUND-ABOUT MULCHED WITH 2-4" BLUE-GRAY RIVER ROCK

ORNAMENTAL SHRUBS WITH DRIP IRRIGATION- SEE LEGEND THIS SHEET

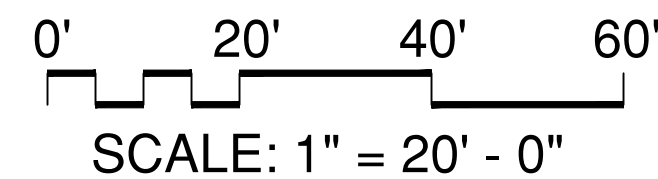
STREET TREE WITH DRIP IRRIGATION (TYP) SEE LEGEND ON COVER SHEET

STREET TREE WITH DRIP IRRIGATION (TYP) SEE LEGEND ON COVER SHEET

ORNAMENTAL SHRUBS WITH DRIP IRRIGATION - SEE LEGEND THIS SHEET

SAYBROOK DRIVE - ROUND-ABOUT / MEDIAN  
SCALE: 1" = 20' - 0"

SAYBROOK DRIVE - MEDIAN PLANTING PLAN  
SCALE: 1" = 20' - 0"



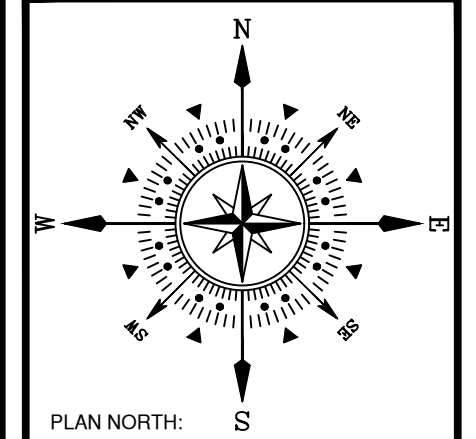
Waterbury  
PUD Development Plan and Preliminary Plan,  
Filings 1 and 2



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PLAN SCALE: AS NOTED ON PLAN

SHEET TITLE:  
PLANTING  
DETAILS

SHEET NO.  
10  
10 OF 10 SHEETS

FILE NO.  
FILE#