

- GENERAL PUD PROVISIONS:**
- Purpose and Intent 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 Development Services 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 Waterbury PUD 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.
  - Relationship to County Regulations: The provisions of this Development Plan shall prevail and govern the development of Waterbury Filing Nos. 1 and 2, 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 acknowledgment of the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
  - Enforcement: 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 at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
  - Conflict: 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.
  - Maximum Level of Development: The total number of dwellings or the total commercial, business, or industrial intensity 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.
  - Project Tracking: 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.

**GENERAL DEVELOPMENT NOTES**

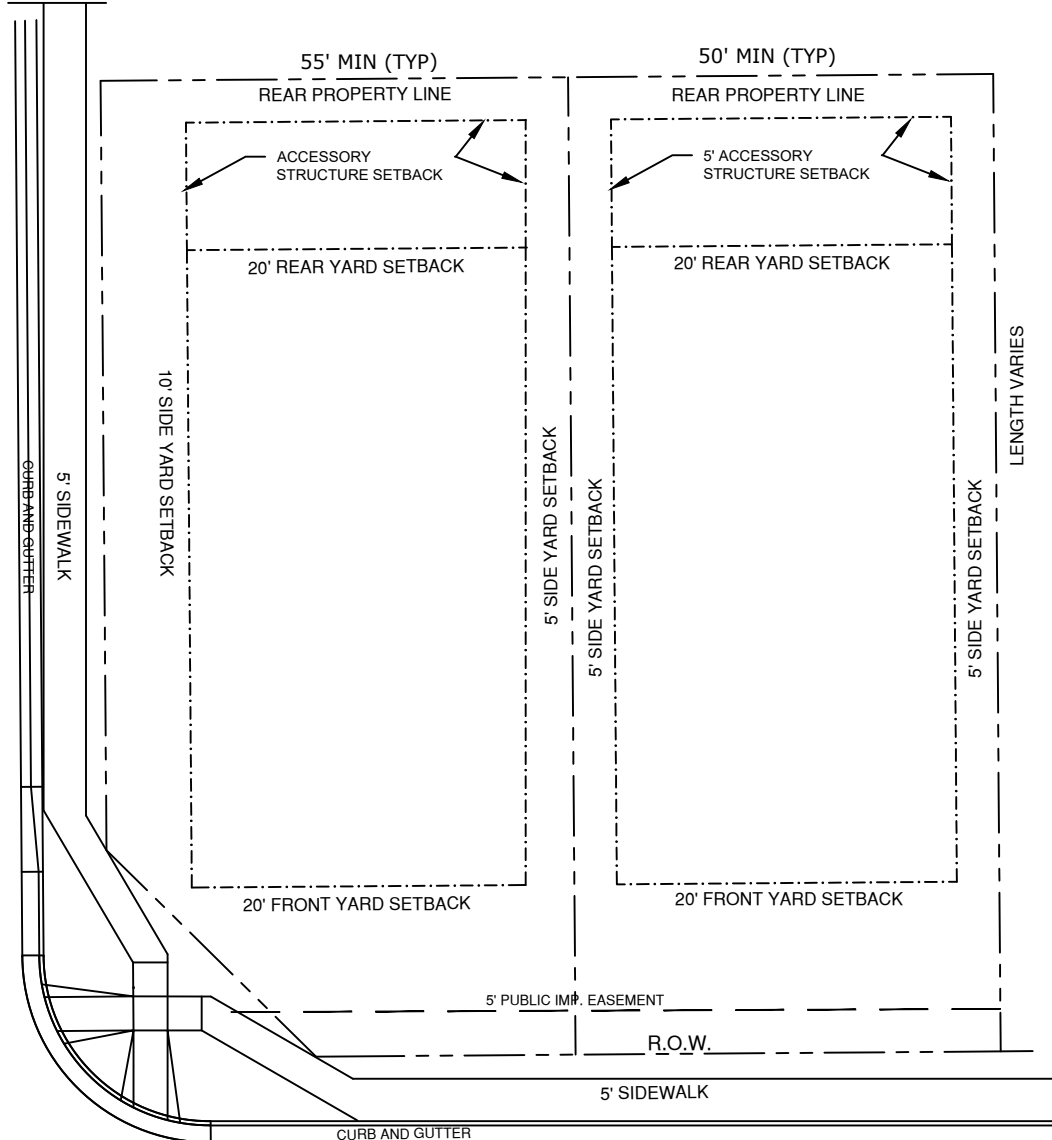
- All Tracts are to be owned and maintained by the 4 Way Ranch Metropolitan District No. 2. Tracts include landscape easements, drainage tracts, stormwater facilities, open space tracts, streetscape plantings, detention ponds, utilities, fences, parks and recreational facilities, pedestrian trails, and mailbox clusters.
- The developer may provide payment in lieu of land dedication for parks and/or school, if applicable.
- Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
- Mailboxes shall be installed in accordance with El Paso County and USPS regulations. Final locations to be determined with each final plat and in coordination with the U.S. Postal Service.
- Per the El Paso County Wildlife Hazards Map, the Waterbury site is considered a LOW HAZARD area as the site is non-forested and predominantly grassland.
- Section 404 of the Clean Water Act (CWA) prohibits the discharge of dredged or fill material into Waters Of The U.S. (WOWUS), including wetland habitat, without a valid permit. The Project developer will obtain CWA Section 404 Permit authorization from the U.S. Army Corps of Engineers (USACE) prior to construction to authorize any development-related impacts, including but not limited to any utility crossings, stormwater outfalls, channel stabilization, excavation or grading operations or other associated development disturbances in WOWUS that cannot be avoided or minimized.
- Road Impact Fees: The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdividers 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 (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 documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Traffic noise mitigation: Refer to Noise Impact Study, dated September 28, 2021 by LSC Transportation Consultants. The results of the noise prediction show that, in the year 2040, the following lots adjacent to Stapleton Drive have predicted noise levels that would exceed 65 decibels Leq: lots 34-38, 169 and 170. At such time as is needed, 6' high noise barriers shall be constructed to mitigate this impact, consisting of rigid material with a density of at least 4 pounds/sf, and with no gaps. 4 Way Ranch Metropolitan District No. 2 shall construct and maintain these noise barriers.
- The project area is located adjacent to a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM) No. 8041C0552G, effective date December 7, 2018. Structures, fences or constructed elements that would impede water flow are not permitted within the designated Floodplain areas.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report.
- Special District Disclosure: A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each Plat. Property is within the 4-Way Ranch Metropolitan District No. 2.
- This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3-3-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

**TYPICAL LOT LAYOUTS**

N.T.S.

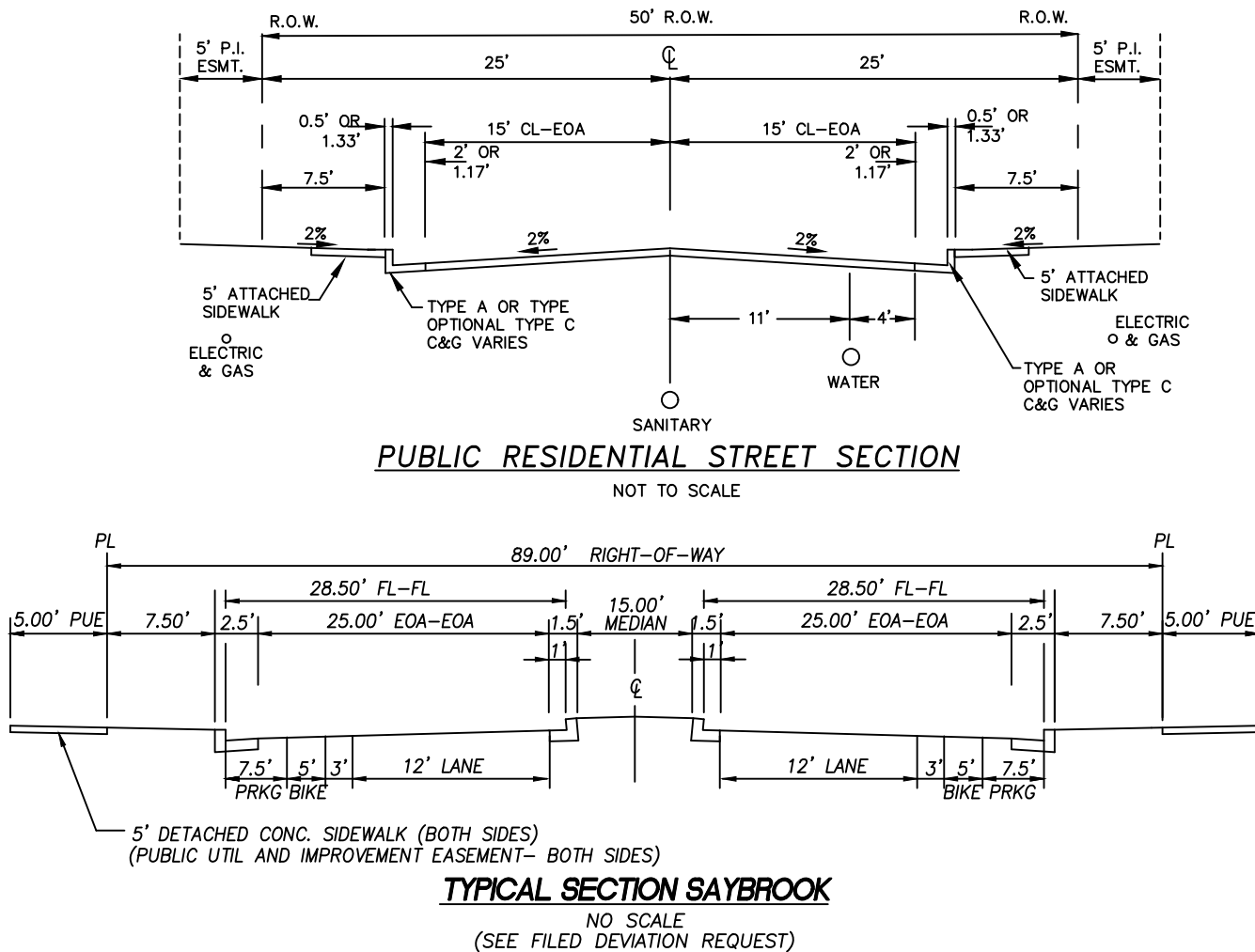
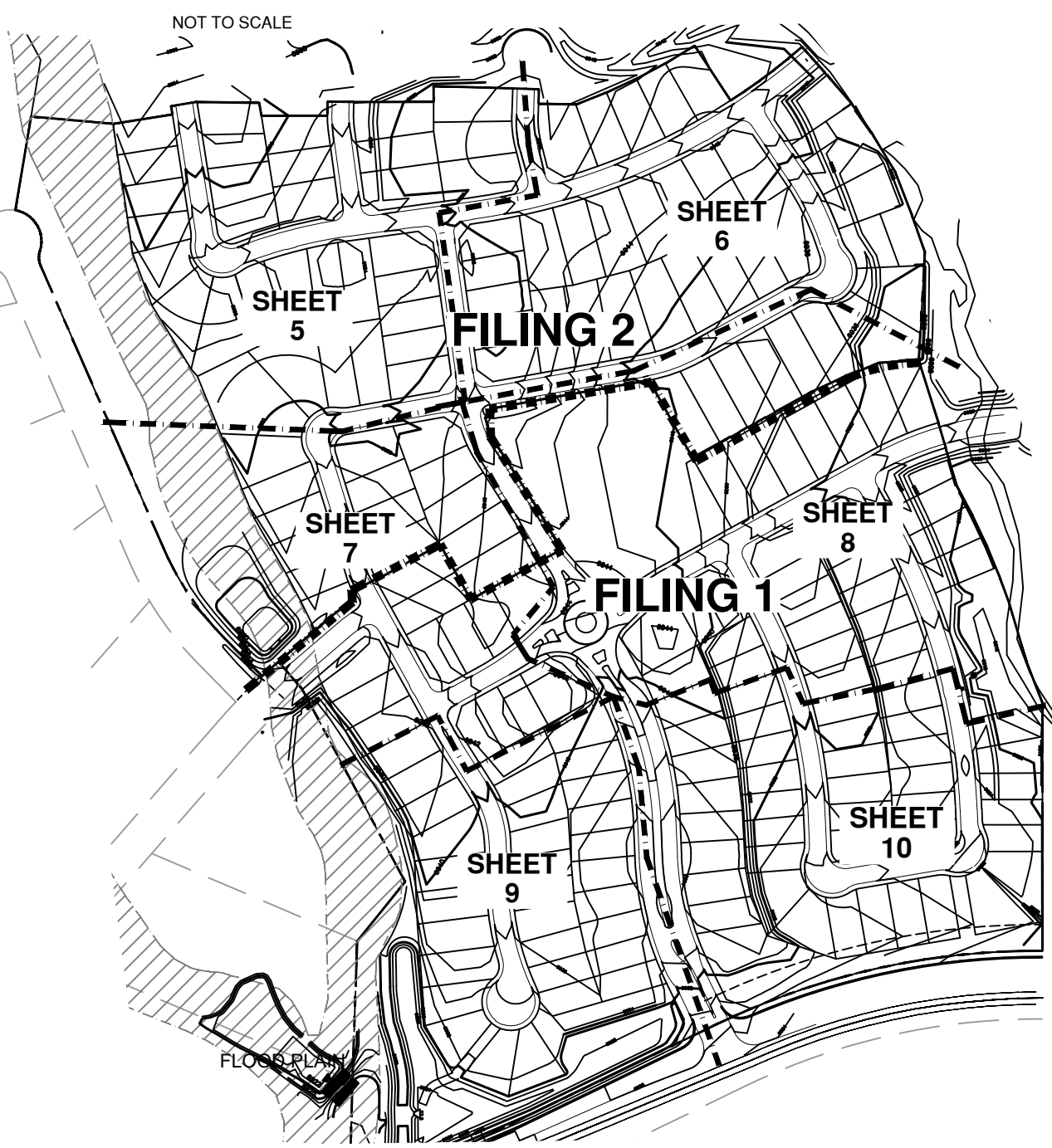
**CORNER LOT**

**INTERNAL LOT**



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**Waterbury**

**Filing Nos. 1 and 2**

**PUD / Preliminary Plan**

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**Waterbury Filing Nos. 1 and 2 - PUD Development Plan and Preliminary Plan  
LEGAL DESCRIPTION**

**WATERBURY FILINGS 1 AND 2 PUD/PRELIMINARY PLAN**

A PARCEL OF LAND BEING A PORTION OF SECTION 28, A PORTION OF SECTION 29, AND A PORTION SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3" X 1/4" ALUMINUM SURVEYOR'S CAP STAMPEDED "P.S.I.C. LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712418, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF: STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636, THENCE N01°31'24"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID 4 WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES;

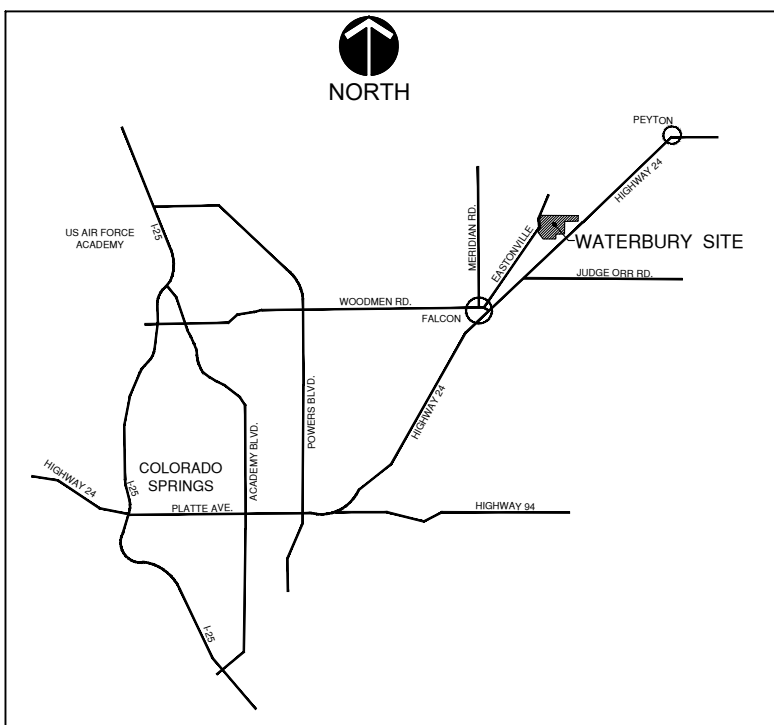
- N01°31'24"E, A DISTANCE OF 230.23 FEET;
- N01°58'45"E, A DISTANCE OF 267.98 FEET;
- N38°50'07"E, A DISTANCE OF 145.18 FEET;
- N28°06'29"W, A DISTANCE OF 415.84 FEET;
- N40°32'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S40°37'02"E, HAVING A DELTA OF 02°07'07", A RADIUS OF 1,135.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
- N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
- ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 21°00'17", A RADIUS OF 565.00 FEET, A DISTANCE OF 207.13 FEET TO A POINT OF TANGENT;
- N23°29'53"W, A DISTANCE OF 588.57 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'35", A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 98°17'54", A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
- N09°38'47"E, A DISTANCE OF 181.35 FEET;

THENCE S84°51'41"E, A DISTANCE OF 156.95 FEET, THENCE N81°05'30"E, A DISTANCE OF 114.50 FEET, THENCE N08°54'30"W, A DISTANCE OF 13.30 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°22'00", A RADIUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE, THENCE N80°43'23"E, A DISTANCE OF 50.00 FEET, THENCE S88°55'30"E, A DISTANCE OF 118.82 FEET, THENCE S09°08'33"E, A DISTANCE OF 24.43 FEET, THENCE N80°50'33"E, A DISTANCE OF 126.65 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°50'53"E, HAVING A DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT, THENCE N01°10'00"E, A DISTANCE OF 22.47 FEET, THENCE S88°50'00"E, A DISTANCE OF 50.00 FEET, THENCE N85°50'04"E, A DISTANCE OF 152.10 FEET, THENCE N00°04'55"W, A DISTANCE OF 30.14 FEET, THENCE S88°15'00"E, A DISTANCE OF 201.01 FEET, THENCE S01°45'00"W, A DISTANCE OF 27.39 FEET, THENCE S88°35'57"E, A DISTANCE OF 70.97 FEET, THENCE N83°36'47"E, A DISTANCE OF 62.85 FEET, THENCE N65°20'20"E, A DISTANCE OF 62.85 FEET, THENCE N62°03'54"E, A DISTANCE OF 62.85 FEET, THENCE N50°07'06"E, A DISTANCE OF 65.28 FEET, THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°58'22"W, HAVING A DELTA OF 08°00'19", A RADIUS OF 1225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE, THENCE S41°02'14"E, A DISTANCE OF 144.45 FEET, THENCE S34°05'25"E, A DISTANCE OF 72.65 FEET, THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET, THENCE S21°08'32"E, A DISTANCE OF 89.56 FEET, THENCE S10°08'47"E, A DISTANCE OF 13.79 FEET, THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET, THENCE S17°28'03"E, A DISTANCE OF 124.83 FEET, THENCE S10°09'00"E, A DISTANCE OF 50.00 FEET, THENCE S10°07'17"E, A DISTANCE OF 73.88 FEET, THENCE S27°50'37"E, A DISTANCE OF 65.16 FEET, THENCE S25°07'28"E, A DISTANCE OF 66.02 FEET, THENCE S22°21'01"E, A DISTANCE OF 66.20 FEET, THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET, THENCE S16°28'35"E, A DISTANCE OF 114.20 FEET, THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S00°00'00"E, ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636, THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1,405.00 FEET, A DISTANCE OF 643.30 FEET TO A POINT OF TANGENT;
- S64°08'32"W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,894.93 SQUARE FEET OR 61.867 ACRES.

**VICINITY MAP**



**DEVELOPMENT GUIDELINES:**

**USES**

- The primary defined use for this project is the development of single-family residence lots and associated infrastructure.
- Auxiliary uses of the land include a 2.6 acre developed community park, general open space areas associated with defined drainage ways to be used for passive recreation, and dedicated land tracts and rights of way for provision of utilities which serve the subdivision. Parks, road frontages and other open space areas will be landscaped according to guidelines and requirements as stated in the El Paso County LDC and Your El Paso County Master Plan.
- All secondary uses shall conform to and be regulated by the El Paso County Master Plan and Land Development Code, and all applicable subsets thereof.

**PROJECT PHASING**

Construction of Filing 1 is planned to commence within 90 days of approval of the final plat. Scheduling for Filing 2 has not yet been determined.

**LOT DEVELOPMENT STANDARDS**

- Maximum building height: thirty five (35) feet
- Maximum lot coverage: 40%
- Setback minimums:
  - Front: 20' minimum
  - Side: 5' minimum/ 10' minimum on corner lots
  - Rear: 20' minimum primary structure, 5' accessory structures
  - Minimum lot Size: 5,300 SF
  - Minimum Lot Width: 50' at 20' front yard setback
  - Minimum Lot Depth: 110'
  - No projections permitted into tracts owned and maintained by 4-Way Ranch Metropolitan district No. 2.

**EASEMENTS**

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

**LOT CONSTRAINTS**

- Runoff Reduction:** Minimize Directly Connected Impervious Areas (DCIA): Impervious areas such as roofs and backyard patios should drain to pervious areas. Lots 34-43, 131-137, and 150-162 will route downspouts across pervious areas, and incorporate vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. Lots 34-43, 131-137, and 150-162 shall have a percentage limitation on installation of impervious surfaces. One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards.
- Geologic Hazard Note:** The following lots may have shallow groundwater conditions: 12, 13, 32-35, 43-49, 75, 88-90, 93-95, 107-112, and 115-118, per the Soil, Geology and Geologic Hazard Addendum prepared by Entech Engineering, dated February 2, 2022. The developer is required to disclose this information to potential lot purchasers. Prior to construction these lots shall be further tested to determine the extent of the geohazard conditions, and the constraints that shall be required in construction (no basements, engineered foundation drainage systems, and any other special mitigation as determined by the engineer.) 4 Way Ranch Metropolitan District No. 2 shall maintain engineered drainage systems if underdrain systems are required for structures located in high groundwater areas, they shall discharge into a groundwater recharge facility, not a storm drain system.
- Sump pumps are prohibited from discharging onto a public road per ECM 3.3.6.
- UTILITIES**
  - All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given easements as required.
  - Natural gas will be provided by Black Hills Energy.
  - Central Water to be provided by the 4 Way Ranch Metropolitan District No. 2.
  - Waste Water collection services to be provided by Grandview Reserve Metropolitan District in agreement with Cherokee Metropolitan District.

**STORMWATER MANAGEMENT**

- All stormwater facilities in designated tracts shall be maintained by 4-Way Ranch Metro District No.2.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the PUD shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

**STREETS AND ACCESS**

- All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department.
- All street names subject to change.
- All private driveways shall have access to a public street. An access permit shall be granted by El Paso County prior to construction.
- There shall be no direct lot access to Stapleton Drive.

**LANDSCAPING**

- Homeowners shall landscape private property with Xeriscaping principles in mind, utilizing native and low-water plants wherever possible. Irrigated turfgrass shall be limited to 30% of the lot area.
- All landscaping within the public rights-of-way will be maintained by the 4 Way Ranch Metropolitan District No.2 via a Development Agreement, License Agreement or Inter-Governmental Agreement to occur at final platting.
- All tracts including parks, utility and open space areas, including wetlands and floodplain as designated on the PUD/Preliminary Plan, shall be maintained by the 4 Way Ranch Metropolitan District No.2.

**ENVIRONMENTAL:**

Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

**DEVELOPMENT DATA**

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)

EXISTING USE: VACANT LAND

PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL

PRELIMINARY PLAN AREA: 61.9 Acres (2,697,540 SF)	198 UNITS
GROSS DENSITY	3.20 D.U./AC.
NET DENSITY (LESS R.O.W., DETENTION, AND PARKS/OPEN SPACE)	5.31 D.U./AC.

**LAND USE TABLE:**

TYPE OF USE	ACRES	% OF PROPERTY
DETACHED SINGLE FAMILY LOTS (198 UNITS)	37.26	60.2%
RIGHTS OF WAY	11.82	19.1%
DEVELOPED PARKS	2.60	4.2%
OPEN SPACE (FLOODPLAIN, UTILITY, DRAINAGE)*	10.22	16.5%
	<b>61.90</b>	<b>100%</b>
USABLE OPEN SPACE ANALYSIS		
DEVELOPED PARKS (FROM ABOVE)	2.60	4.2%
* PASSIVE RECREATION	3.09	5.0%
* FLOODPLAINS AND WETLANDS	3.98	6.4%
TOTAL USEABLE AREA: PASSIVE, PARKS, FLOODPL	<b>9.67</b>	<b>15.6%</b>

**CERTIFICATION STATEMENTS:**

**LANDOWNER CERTIFICATION**

To Witness Whereof: 4-Way Ranch Joint Venture, LLC as Nominee, a Colorado limited liability company, has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Authorized Agent, Partner

STATE OF COLORADO )

EL PASO COUNTY )

The above and foregoing statement was acknowledged before me the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

by \_\_\_\_\_ Witness My Hand and SEAL

\_\_\_\_\_ My Commission expires: \_\_\_\_\_

Notary Public

**COUNTY CERTIFICATION**

The rezoning request for PUD has been reviewed and found to be complete and in accordance with the Board resolution # \_\_\_\_\_ and dated \_\_\_\_\_ approving the PUD and all applicable El Paso County regulations.

Chair, Board of Commissioners Date

Director, Planning and Community Development Date

**CLERK AND RECORDER CERTIFICATION**

STATE OF COLORADO )

EL PASO COUNTY )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_

El Paso County Clerk and Recorder

**Surveyors Certificate**

I, \_\_\_\_\_, a duly registered Professional Land Surveyor in the State

of Colorado, do hereby certify that this PUD 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 PUD 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 # \_\_\_\_\_

**Owner:**

4 WAY RANCH JOINT VENTURE, LLC.  
ATTN: Peter Martz  
P.O. Box 50223  
Colorado Springs, CO 80949-0223  
Phone: 719-491-3150

**Planner/Applicant**

WILLIAM GUMAN & ASSOCIATES LTD.  
731 North Weber Street, Suite 10  
Colorado Springs, Colorado 80903  
Phone: 719-633-9700

**Engineer**

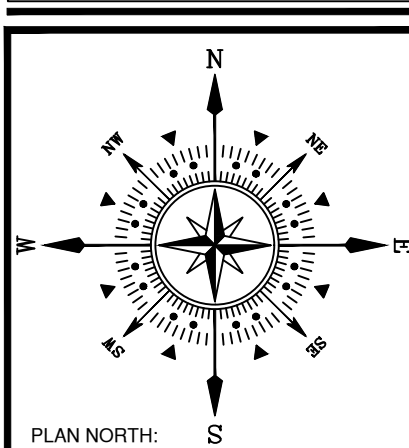
TERRA NOVA ENGINEERING  
721 S. 23rd St.  
Colorado Springs, Colorado 80904  
Phone: 719-635-6422



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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.



**WATERBURY - Filing Nos. 1 and 2**

100 EASTONVILLE ROAD  
PEYTON, CO 80831

PUD - PRELIMINARY PLAN

PROJECT NAME:

PROJECT ADDRESS:

PROJECT DESCRIPTION:

DATE: 03/10/2022  
DESIGNED: CA  
CHECKED: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
	08/05/2022	CA	per county comments

NOTES:

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

SHEET TITLE:  
**COVER SHEET**

SHEET NO.

**1**

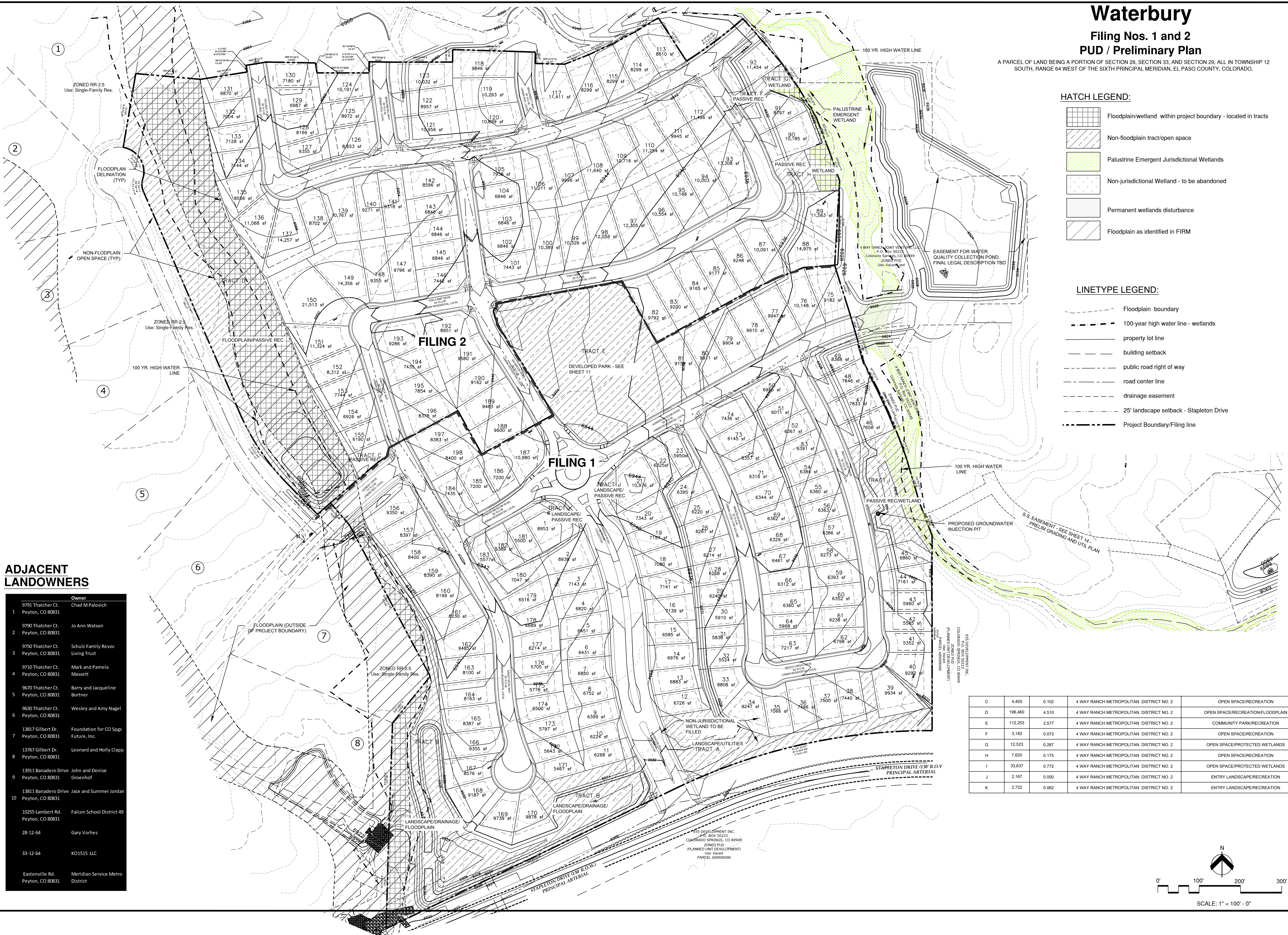
1 OF 14 SHEETS

FILE NO.  
**PUDSP215**



ADJACENT  
LANDOWNERS

Owner	
9791 Thatcher Ct. 1 Peyton, CO 80831	Chad M Palovich
9790 Thatcher Ct. 2 Peyton, CO 80831	Jo Ann Watson
9750 Thatcher Ct. 3 Peyton, CO 80831	Schulz Family Revoc Living Trust
9710 Thatcher Ct. 4 Peyton, CO 80831	Mark and Pamela Masset
9670 Thatcher Ct. 5 Peyton, CO 80831	Barry and Jacqueline Bortner
9630 Thatcher Ct. 6 Peyton, CO 80831	Wesley and Amy Nagel
13817 Gilbert Dr. 7 Peyton, CO 80831	Foundation for CO Spgs Future, Inc.
13767 Gilbert Dr. 8 Peyton, CO 80831	Leonard and Holly Clapp
13911 Banadero Drive 9 Peyton, CO 80831	John and Denise Greenhof
13811 Banadero Drive 10 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



Waterbury

Filing Nos. 1 and 2  
PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

HATCH LEGEND:

- Floodplain/wetland within project boundary - located in tracts
- Non-floodplain tract/open space
- Palustrine Emergent Jurisdictional Wetlands
- Non-jurisdictional Wetland - to be abandoned
- Permanent wetlands disturbance
- Floodplain as identified in FIRM

LINETYPE LEGEND:

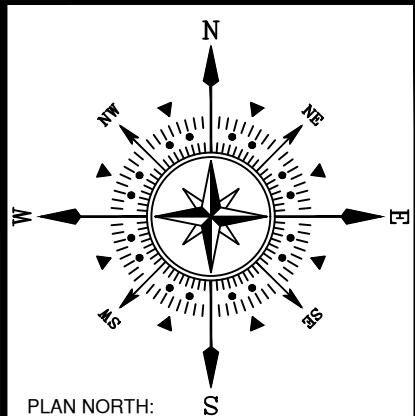
- Floodplain boundary
- 100-year high water line - wetlands
- property lot line
- building setback
- public road right of way
- road center line
- drainage easement
- 25' landscape setback - Stapleton Drive
- Project Boundary/Filing line

**William Guman & Associates, Ltd.**  
LANDSCAPE ARCHITECTURE  
731 North Weber Street  
Colorado Springs, CO 80903  
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PROJECT NAME: **WATERBURY - Filing Nos. 1 and 2**  
PROJECT ADDRESS: **1000 EASTONVILLE ROAD PEYTON, CO 80800**  
PROJECT DESCRIPTION: **PUD - PRELIMINARY PLAN**

DATE:	03/19/2022
DESIGNED:	CA
CHECKED:	WFG

REVISIONS:		
DATE:	BY:	DESCRIPTION:
06/24/2022	CA	per county comments
08/05/2022	CA	per county comments

NOTES:

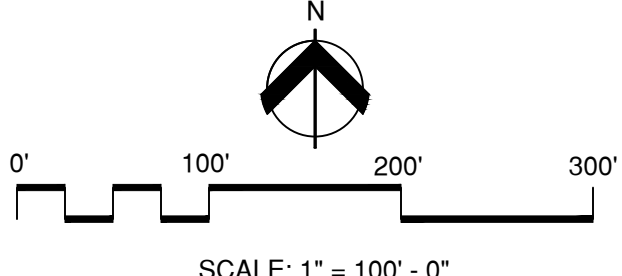
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**PUD/PRELIMINARY PLAN**

SHEET NO.  
**2**  
2 OF 14 SHEETS

FILE NO.  
**PUDSP215**

C	4,450	0.102	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
D	196,460	4.510	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION/FLOODPLAIN
E	112,253	2.577	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	COMMUNITY PARK/RECREATION
F	3,182	0.073	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
G	12,523	0.287	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/PROTECTED WETLANDS
H	7,620	0.175	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
I	33,637	0.772	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/PROTECTED WETLANDS
J	2,167	0.050	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	ENTRY LANDSCAPE/RECREATION
K	2,722	0.062	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	ENTRY LANDSCAPE/RECREATION





A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

## TB- APPROXIMATE TEST BORING LOCATIONS AND NUMBERS



# Waterbury

## Filing Nos. 1 and 2 PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

TRACT TABLE				
TRACT	AREA SF	AREA ACRES	OWNER/MAINTENANCE	PURPOSE
A	44,458	1.021	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	LANDSCAPE/UTILITIES
B	151,426	3.476	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	LANDSCAPE/DRAINAGE/WATER QUALITY/FLOODPLAIN
C	4,450	0.102	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
D	196,460	4.510	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION/FLOODPLAIN
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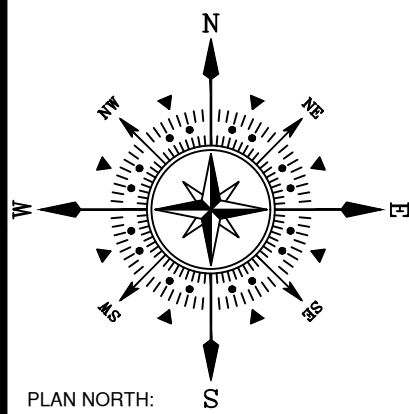
WILLIAM GUMAN & ASSOCIATES, LTD.  
URBAN PLANNING | ENVIRONMENTAL DESIGN | LANDSCAPE ARCHITECTURE

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PROJECT NAME:  
**WATERBURY - Filing Nos. 1 and 2**

PROJECT ADDRESS:  
**1000 EASTONVILLE ROAD  
PEYTON, CO 80800**

PROJECT DESCRIPTION:  
**PUD - PRELIMINARY PLAN**

DATE:	02/12/2022
DESIGNED:	WFG
CHECKED:	CA

REVISIONS:		
DATE:	BY:	DESCRIPTION:
06/24/2022	CA	per county comments
08/05/2022	CA	per county comments

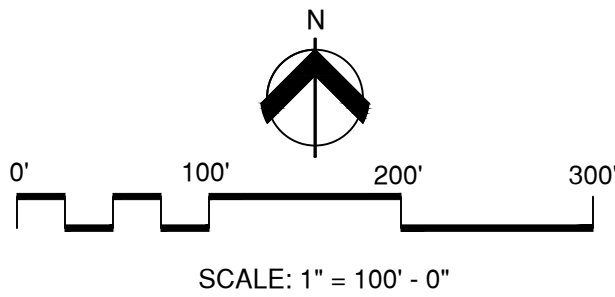
NOTES:

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

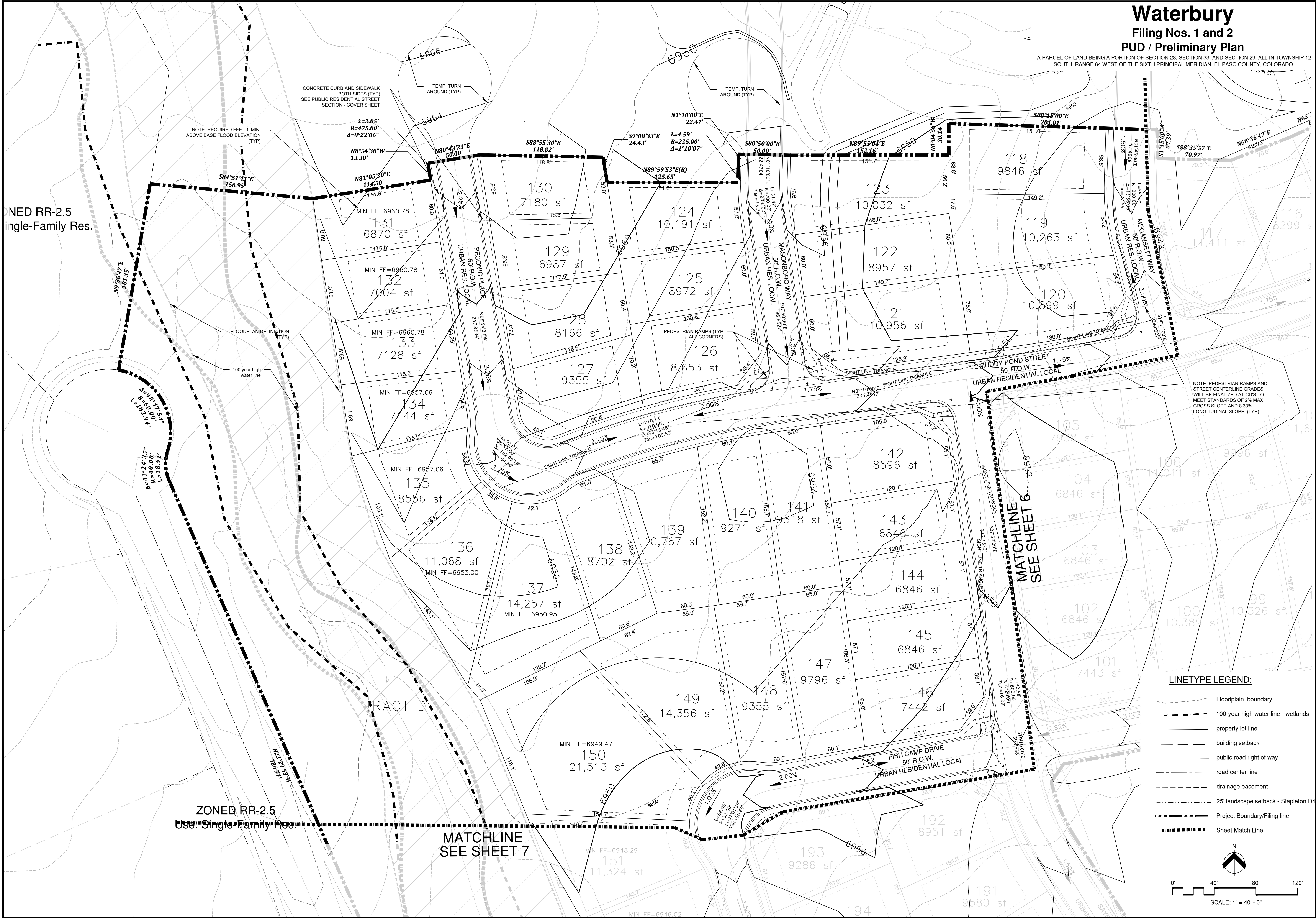
SHEET TITLE:  
**TRACTS  
PLAN**

SHEET NO.  
**4**  
4 OF 14 SHEETS

FILE NO.  
**PUDSP215**







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PLAN NORTH

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

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION:

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

REVISIONS:  
 DATE: 06/24/2022 BY: CA DESCRIPTION: per county comments  
 08/05/2022 CA per county comments

NOTES:

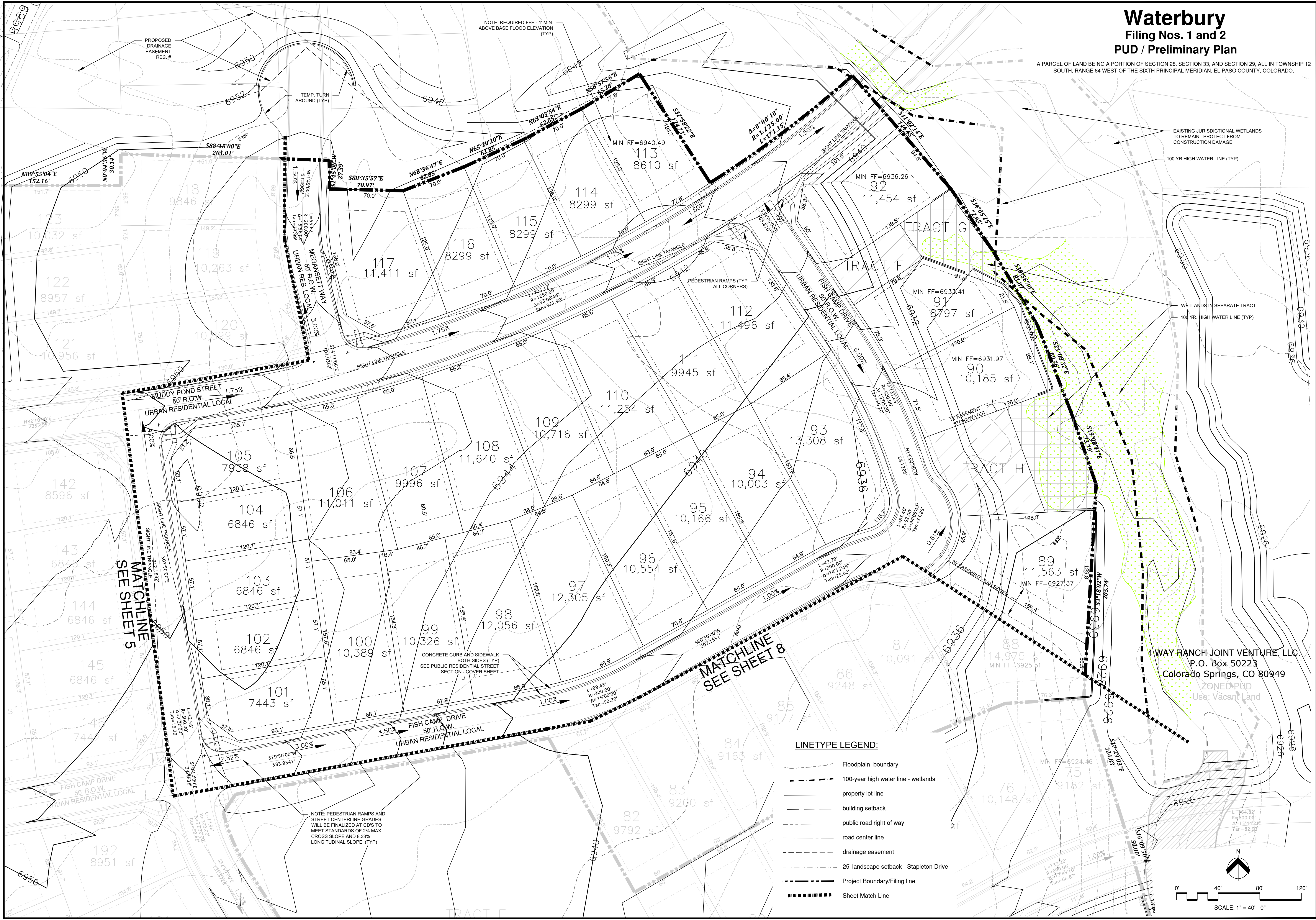
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**NORTHWEST AREA DEVELOPMENT PLAN**

SHEET NO.  
**5**  
 5 OF 14 SHEETS

FILE NO.  
**PUDSP215**





# Waterbury

## Filing Nos. 1 and 2

### PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

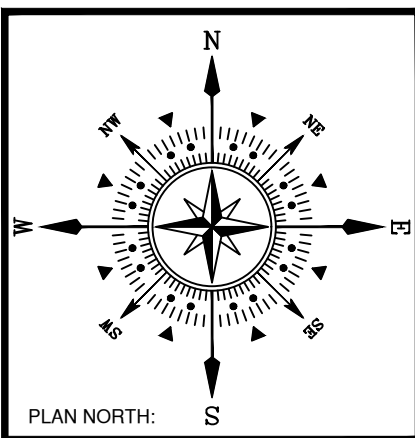


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PROJECT NAME: WATERBURY - Filing Nos. 1 and 2  
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80000  
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
DESIGNED: CA  
CHECKED: WFB

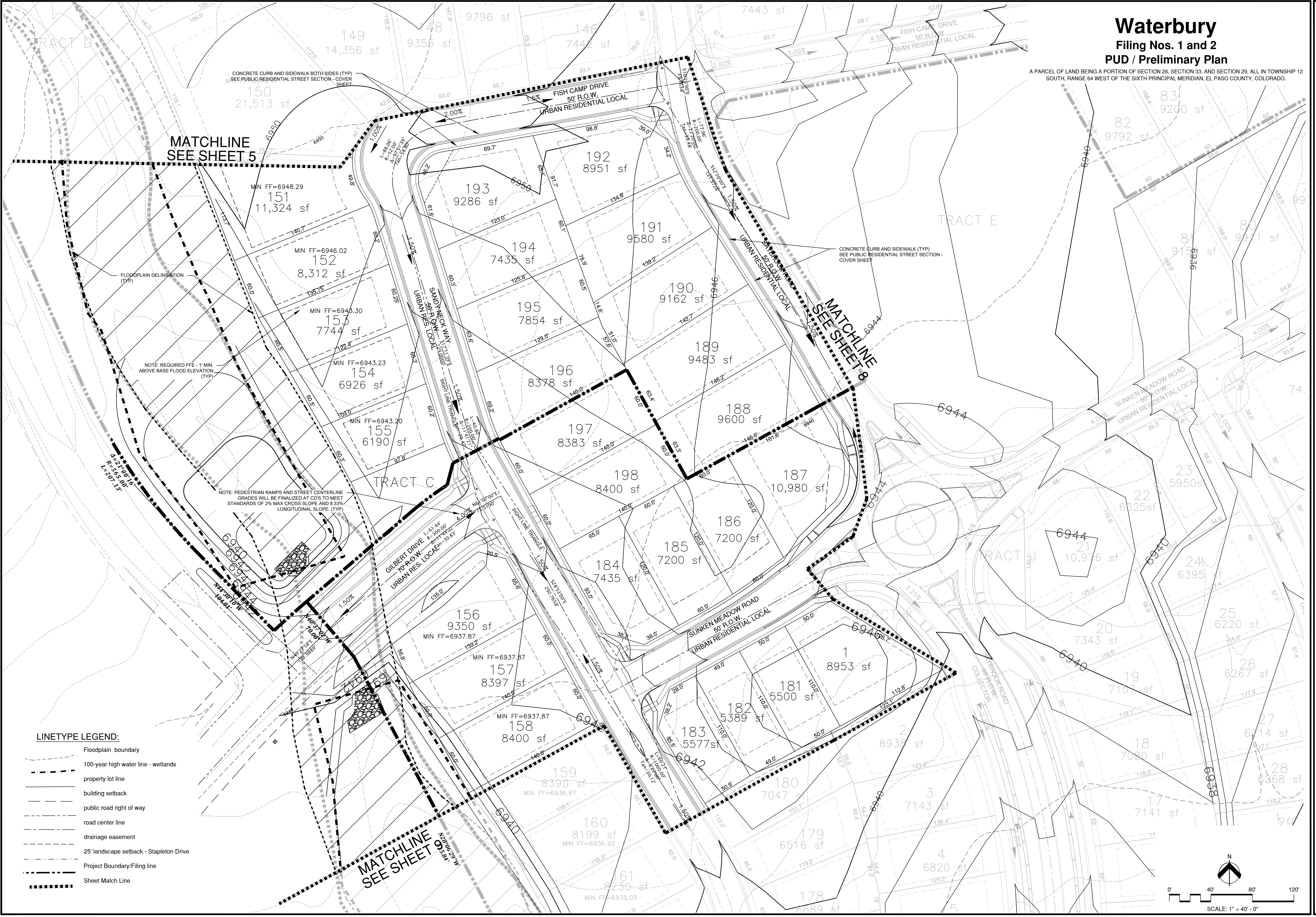
REVISIONS:		
DATE:	BY:	DESCRIPTION:
06/24/2022	CA	per county comments
08/05/2022	CA	per county comments

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

SHEET TITLE: NORTHEAST AREA DEVELOPMENT PLAN

SHEET NO. 6  
6 OF 14 SHEETS  
FILE NO. PUDSP215





# Waterbury

## Filing Nos. 1 and 2

### PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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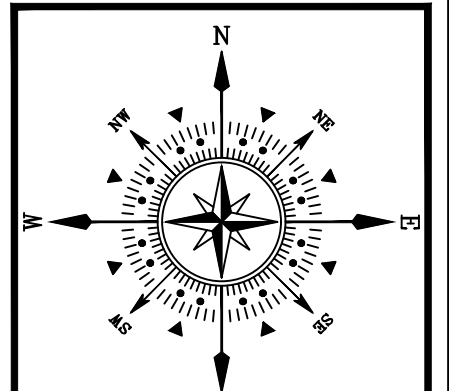
731 North Weber Street  
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PROJECT NAME: **WATERBURY - Filing Nos. 1 and 2**

PROJECT ADDRESS: **1000 EASTONVILLE ROAD  
PEYTON, CO 80000**

PROJECT DESCRIPTION: **PUD - PRELIMINARY PLAN**

DATE:	03/10/2022
DESIGNED:	CA
CHECKED:	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
	08/05/2022	CA	per county comments

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

SHEET TITLE:  
**WEST AREA  
DEVELOPMENT PLAN**

SHEET NO.  
**7**  
7 OF 14 SHEETS

FILE NO.  
**PUDSP215**







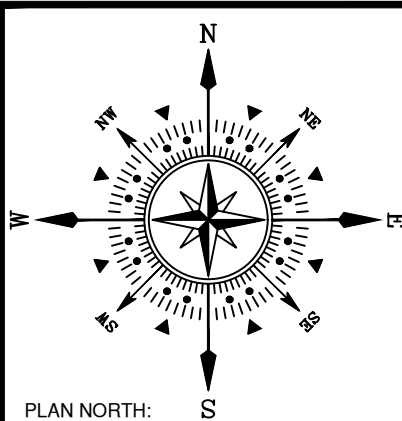
Waterbury  
Filing Nos. 1 and 2  
PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33,  
AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**William Guman**  
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PROJECT NAME: WATERBURY - Filing Nos. 1 and 2  
PROJECT ADDRESS: 1000 EASTONVILLE ROAD  
PEYTON, CO 80800  
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
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CHECKED: WFG

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DATE:	BY:	DESCRIPTION:
06/24/2022	CA	per county comments
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NOTES:

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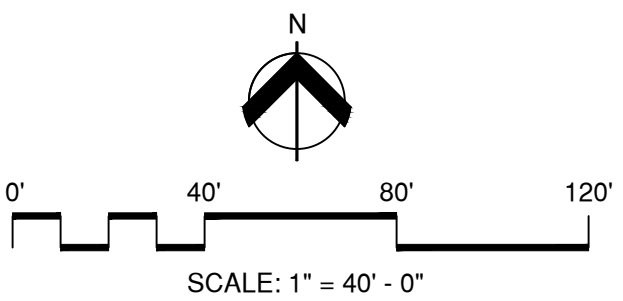
SHEET TITLE:  
SOUTHWEST AREA  
DEVELOPMENT PLAN

SHEET NO.  
**9**  
9 OF 14 SHEETS

FILE NO.  
PUDSP215

LINETYPE LEGEND:

- Floodplain boundary
- 100-year high water line - wetlands
- property lot line
- building setback
- public road right of way
- road center line
- drainage easement
- 25' landscape setback - Stapleton Drive
- Project Boundary/Filing line
- Sheet Match Line





# Waterbury

Filing Nos. 1 and 2

PUD / Preliminary Plan

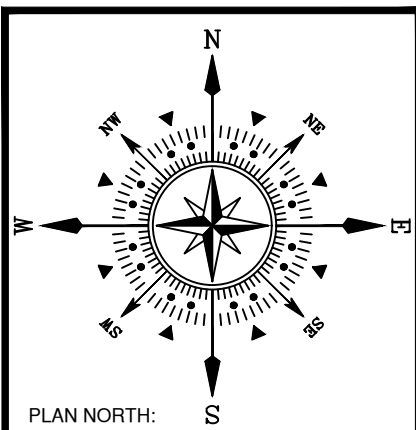
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33,  
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**WATERBURY - Filing Nos. 1 and 2**  
**100 EASTONVILLE ROAD**  
**PEYTON, CO 80800**  
**PUD - PRELIMINARY PLAN**

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

DATE: 03/10/2022  
DESIGNED: CA  
CHECKED: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
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NOTES:

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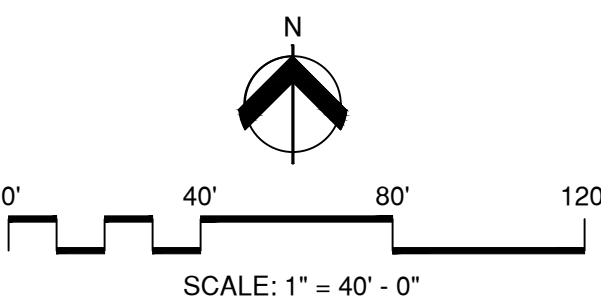
SHEET TITLE:  
**SOUTEAST AREA  
DEVELOPMENT PLAN**

SHEET NO.  
**10**  
10 OF 14 SHEETS  
FILE NO.  
**PUDSP215**

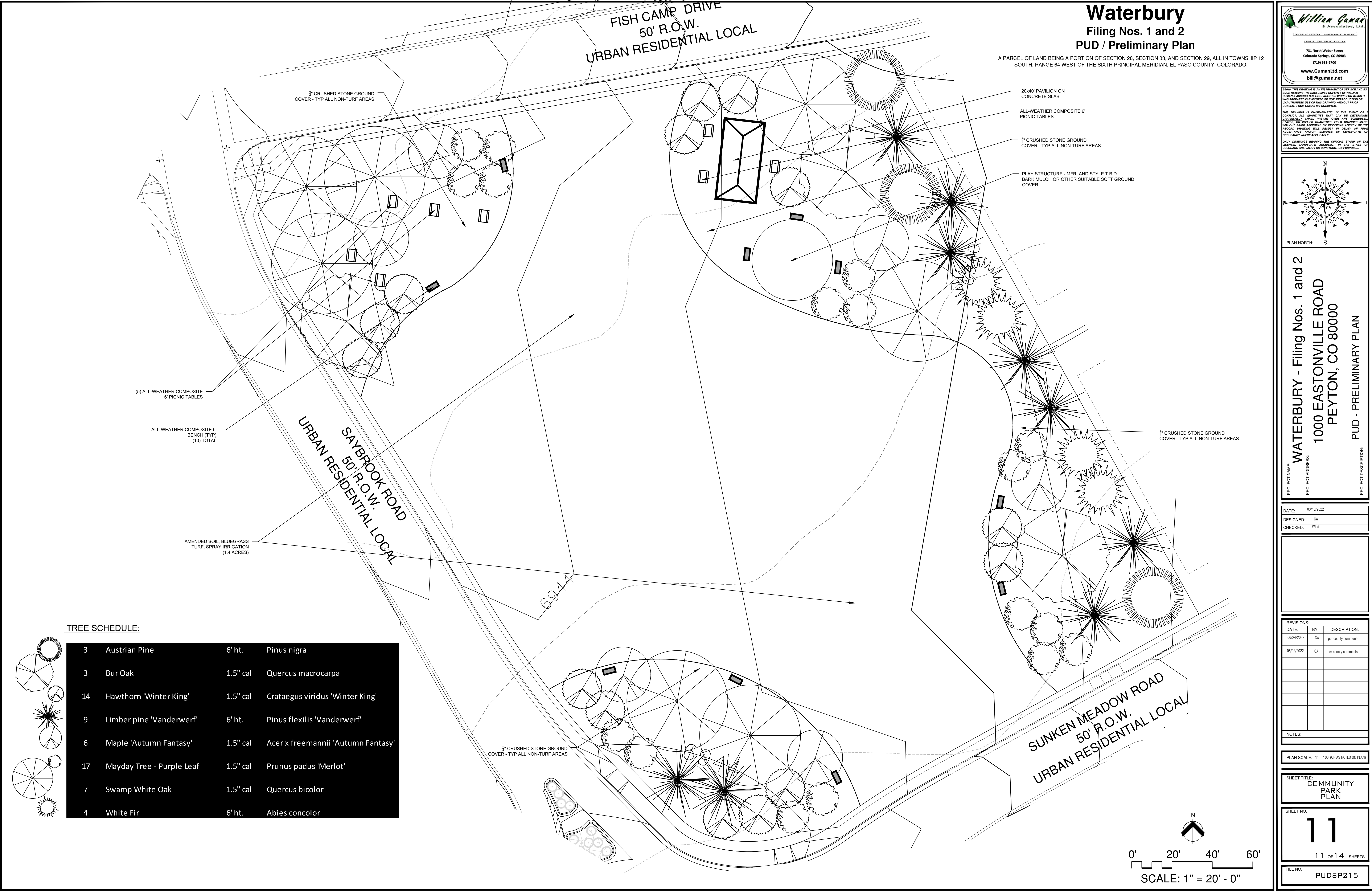


## LINETYPE LEGEND:

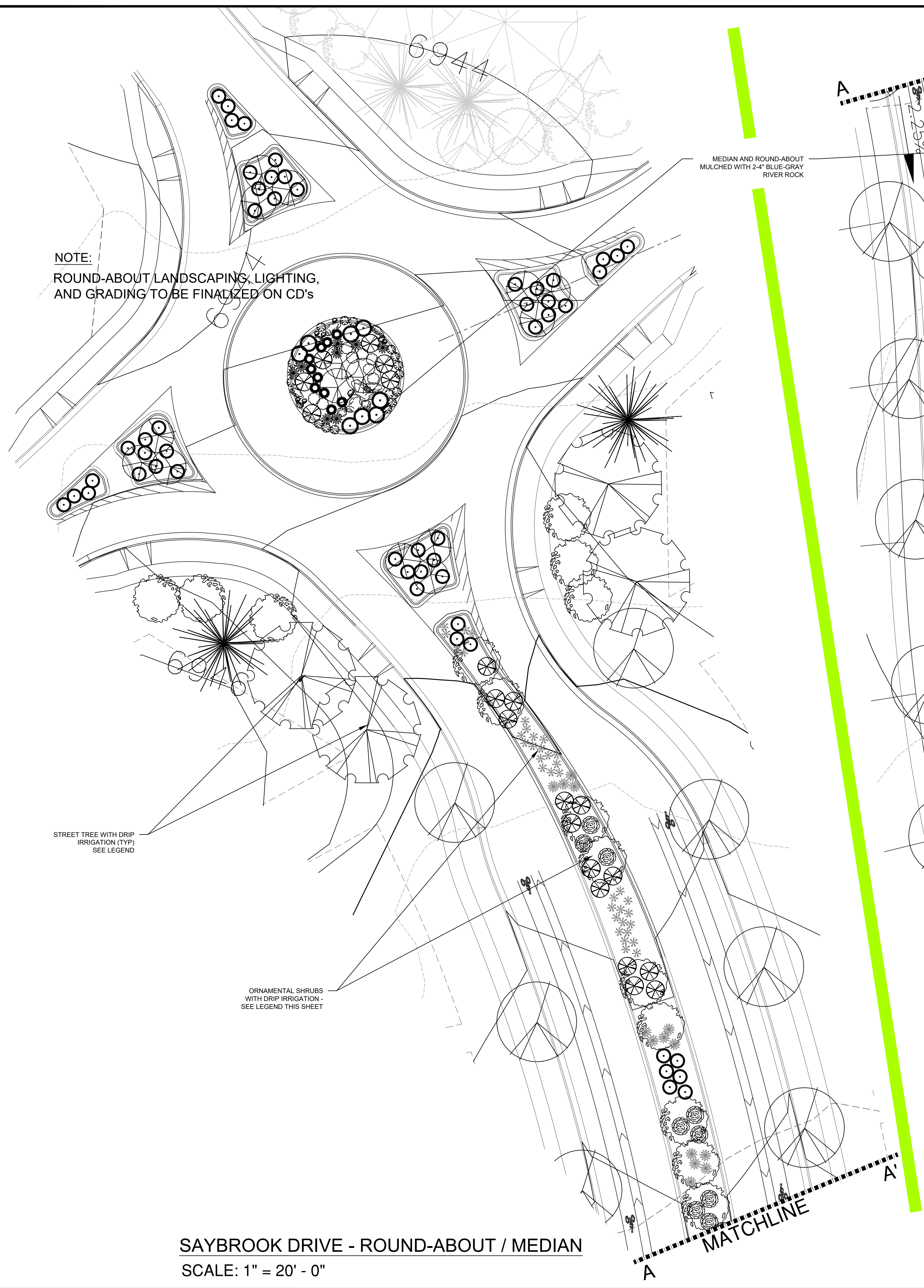
- Floodplain boundary
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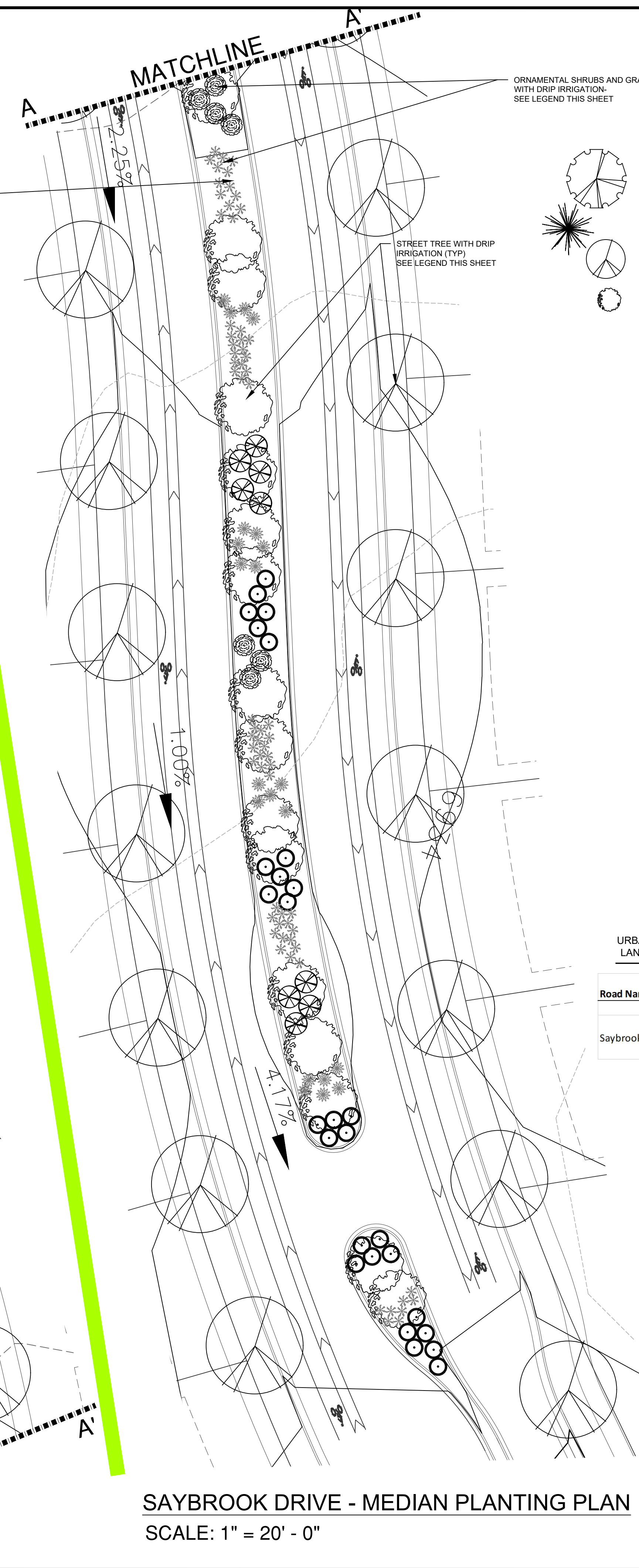








SAYBROOK DRIVE - ROUND-ABOUT / MEDIAN  
SCALE: 1" = 20' - 0"



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

Waterbury  
Filing Nos. 1 and 2  
PUD / Preliminary Plan

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STREET TREE SCHEDULE:

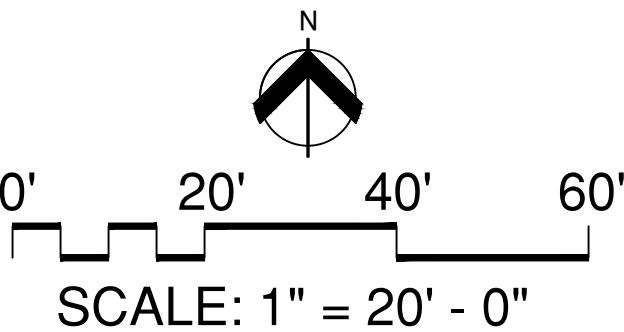
4	Kentucky Coffee Tree - seedless	1.5" cal	Gymnocladus dioicus 'Espresso'
2	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
22	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
30	Mayday Tree - Purple Leaf	1.5" cal	Prunus padus 'Merlot'

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

URBAN RESIDENTIAL COLLECTOR -  
LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/25 l.f. (both sides)	Provided trees	additional plants
Saybrook Rd. to roundabout	urban residential collector	760	20'	30' (median + 2 sides)	61	61 (two sides + median)	76 shrubs+ 147 grasses+8 add'l trees

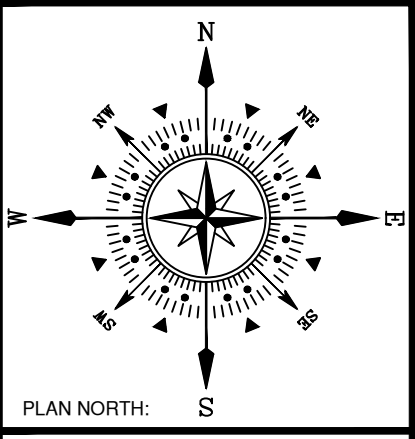


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PROJECT ADDRESS: **1000 EASTONVILLE ROAD  
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NOTES:

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

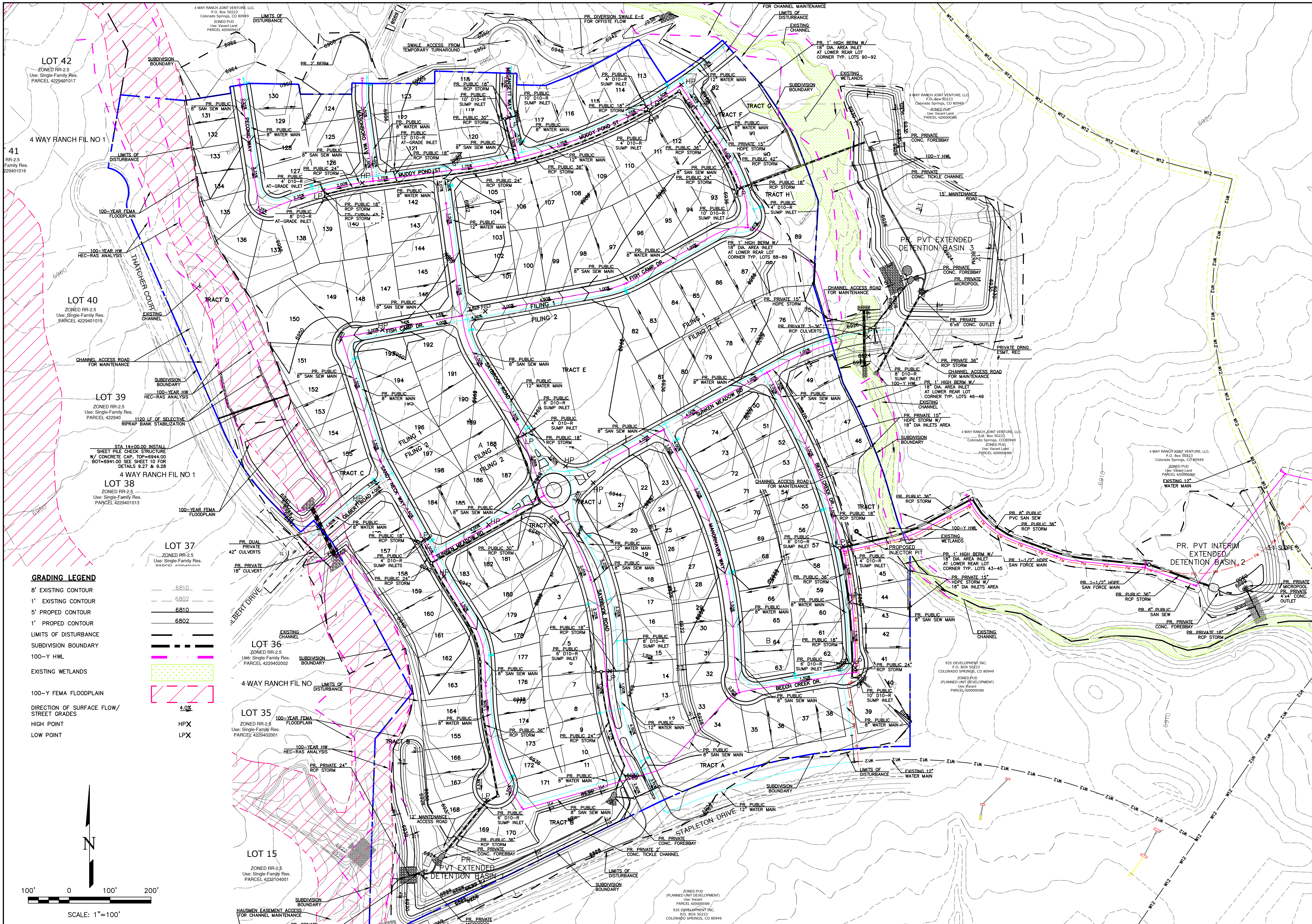
SHEET TITLE:  
**PLANTING  
PLAN  
SAYBROOK**

SHEET NO.  
**12**  
12 OF 14 SHEETS  
FILE NO.  
**PUDSP215**









**GRADING LEGEND**

- 8' EXISTING CONTOUR
- 1' EXISTING CONTOUR
- 5' PROPOSED CONTOUR
- 1' PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- SUBDIVISION BOUNDARY
- 100-Y HWL
- EXISTING WETLANDS
- 100-Y FEMA FLOODPLAIN
- DIRECTION OF SURFACE FLOW/  
STREET GRADES
- HIGH POINT
- LOW POINT

- 6810
- 6802
- 6810
- 6802
- 4.0%
- HPX
- LPX

REVISIONS	
NO.	DESCRIPTION

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE COLORADO ENGINEERING BOARD, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**4-WAY RANCH JOINT VENTURE**  
ATTN: PETER MARTZ  
P.O. BOX 50223  
COLORADO SPRINGS, CO 80949  
719-491-3150

DESIGNED BY DLF  
DRAWN BY QNA  
CHECKED BY QNA  
H-SCALE 1" = 100'  
V-SCALE N/A  
JOB NO. 1715.00  
DATE ISSUED 7/20/22  
SHEET NO. 1 OF 1

WATERBURY FILING NO. 1 & 2  
GRADING AND UTILITIES PLAN

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
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Engineering, Inc.  
Creative Civil Engineering