

**GENERAL PUD PROVISIONS:**

- General 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 from the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Waterbury PUD is in general conformance with the El Paso County Master Plan, Site Development Plan and applicable Small Area Plans; 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 acknowledgement of the PUD changes with the Code), 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 use restrictions, or other requirements of the Board of County Commissioners.
- Project Tracking: At the time of 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**

1. All Tracts 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, determination of utilities, fences, parks and trails, pedestrian trails, and utility clusters.
2. The developer must obtain a permit for development of land under the applicable zoning.
3. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
4. 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.
5. Per the El Paso County Wildfire Hazards Map, the Waterbury site is considered a LOW HAZARD area as the site is non-forested and predominantly grassland.
6. Section 404 of the Clean Water Act (CWA) prohibits the discharge of dredged or fill material into Waters of the U.S. (WOS), including wetland habitat, without a valid permit. The Project developer will obtain WOS permits, obtain a valid permit, and take all reasonable measures to minimize impacts, including, but not limited to any utility crossings, water feature cuttings, sheet stabilization, excavation, grading, earthmoving, and other potential development disruptions in WOS that cannot be avoided, minimized, or mitigated.
7. Road Impact Fees: The Subdivider(s) agrees on behalf of himself/herself and/or 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 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.
8. Traffic noise mitigation: Refer to Noise Impact Study, dated September 29, 2021 by LSC Technology Consultants. The results of the noise prediction show that, in the year 2040, the following lots adjacent to the project area will experience noise levels above 65 dBA during the day (0600-1800 hours) and night (2200-0600 hours) for lots 189 and 190. At this 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/ft<sup>3</sup>, and with no gaps. 4 Way Ranch Metropolitan District No. 2 shall construct and maintain these noise barriers.
9. The project area is located adjacent to a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM), effective date December 7, 2018. Structures, fences or constructed elements that would impede water flow are not permitted within the designated Floodplain areas.
10. The following reports have been submitted in association with the Preliminary Plan for the subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geologic and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
11. The following reports have been submitted in association with the Preliminary Plan for the subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geologic and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
12. 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. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds and smells of agricultural operations as a normal and ordinary part of living in a rural community characterized by a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be unusual so long as they are operated in conformance with the laws and in a neighborly 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 naturally occur as a part of legal and non-negligent agricultural operations.
13. 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.
14. Final engineering drawings will include grading details of streets to be maximum of 2% across pedestrian crosswalk ramps.

# 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, SECTION 33, AND SECTION 29, ALL IN 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 NORTHLINE 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 3-1/4" ALUMINUM SURVEYOR'S CAP, STAMPED "PSINC 30087" AND ASSUMED TO BEAR S89°47'04" A DISTANCE OF 5,285 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712416, AT THE POINT ON THE WESTERLY RIGHT OF WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 121094636; THENCE N01°32'44" E, ON THE EASTERNLY BORDER OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.63 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;

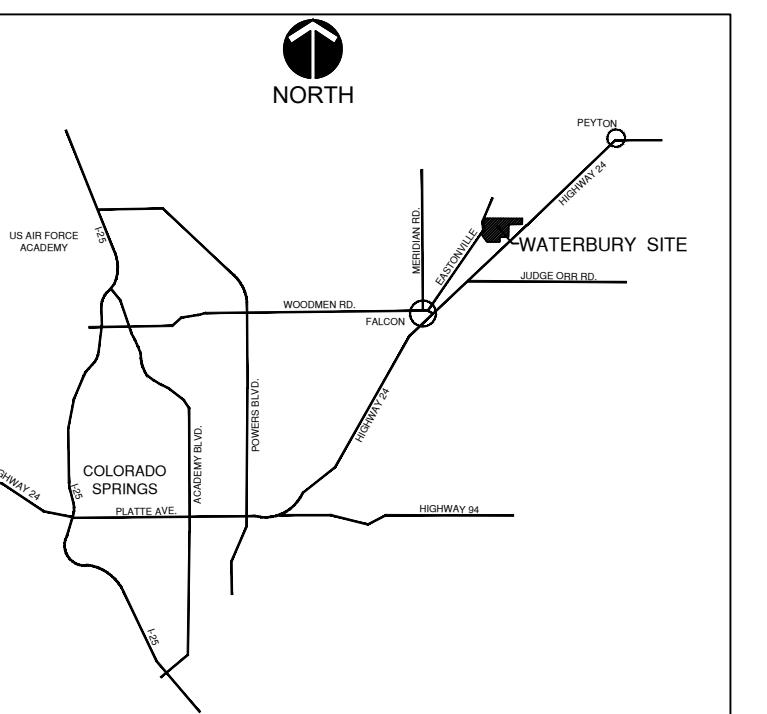
1. N01°31'24" E, A DISTANCE OF 230.23 FEET;
2. N01°58'45" E, A DISTANCE OF 267.98 FEET;
3. N38°56'07" E, A DISTANCE OF 145.18 FEET;
4. N28°06'29" W, A DISTANCE OF 415.84 FEET;
5. N40°37'02" W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S20°30'37" E, HAVING A RADIUS OF 127.07'0", A RADUS OF 1,325.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
7. N44°30'10" W, A DISTANCE OF 104.01 FEET TO A POINT ON CURVE;
8. 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;
9. N23°29'33" W, A DISTANCE OF 588.57 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'30", A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 98°17'54", A RADIUS OF 6.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
12. N09°30'47" E, A DISTANCE OF 181.35 FEET;

THENCE S44°14'11" E, A DISTANCE OF 161.96 FEET, THENCE N31°02'00" E, A DISTANCE OF 114.50 FEET, THENCE N08°54'20" W, A DISTANCE OF 15.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00°22'00", A RADUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE; THENCE N08°43'23" E, A DISTANCE OF 59.00 FEET, THENCE S88°55'30" E, A DISTANCE OF 118.80 FEET, THENCE N09°08'33" E, A DISTANCE OF 24.43 FEET, THENCE N89°59'33" E, A DISTANCE OF 120.60 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 00°10'07", A RADUS OF 225.00 FEET, A DISTANCE OF 4.50 FEET TO A POINT OF TANGENT; THENCE N01°10'07" E, A DISTANCE OF 22.47 FEET, THENCE S88°50'00" E, A DISTANCE OF 50.00 FEET, THENCE N89°55'04" E, A DISTANCE OF 152.16 FEET, THENCE N00°04'56" W, A DISTANCE OF 30.14 FEET, THENCE S88°13'00" W, A DISTANCE OF 201.01 FEET, THENCE S01°45'00" W, A DISTANCE OF 10.00 FEET, THENCE N88°26'47" 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 N58°57'56" 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 N23°28'22" W, HAVING A DELTA OF 00°09'00", A RADUS OF 85.00 FEET, A DISTANCE OF 10.00 FEET, THENCE S34°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 8.87 FEET, THENCE S21°08'32" E, A DISTANCE OF 89.56 FEET, THENCE S19°08'47" E, A DISTANCE OF 73.79 FEET, THENCE S03°18'02" E, A DISTANCE OF 20.74 FEET, THENCE S17°29'05" E, A DISTANCE OF 124.83 FEET, THENCE S16°50'00" E, A DISTANCE OF 18.87 FEET, THENCE S27°59'37" E, A DISTANCE OF 65.16 FEET, THENCE S25°02'25" E, A DISTANCE OF 66.02 FEET, THENCE S22°21'31" E, A DISTANCE OF 66.20 FEET, THENCE S19°54'11" E, A DISTANCE OF 51.22 FEET, THENCE S16°26'35" E, A DISTANCE OF 114.20 FEET, THENCE S21°00'38" E, A DISTANCE OF 85.00 FEET, THENCE S17°08'47" E, A DISTANCE OF 10.00 FEET, THENCE S17°29'05" E, A DISTANCE OF 47.24 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. 121094636, THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°23'39" W, HAVING A DELTA OF 26°14'01", A RADUS OF 1,405.00 FEET, A DISTANCE OF 94.30 FEET TO A POINT OF TANGENT,
2. S64°10'32" W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,694,934 SQUARE FEET OR 61.867 ACRES.

#### VICINITY MAP



#### 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)	37.76	60.2%
RIGHTS OF WAY	11.32	19.1%
DEVELOPED PARKS	2.60	4.2%
OPEN SPACE (FLOODPLAIN, UTILITY, DRAINAGE)*	10.22	16.5%
	61.90	100%

#### 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 USABLE AREA: PASSIVE, PARKS, FLOODPL	9.67	15.6%

#### 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 ) SS.

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

by \_\_\_\_\_ Witness my Hand and SEAL

Notary Public My Commission expires: \_\_\_\_\_

##### COUNTY CERTIFICATION

The rezoning request to 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 ) SS.

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)

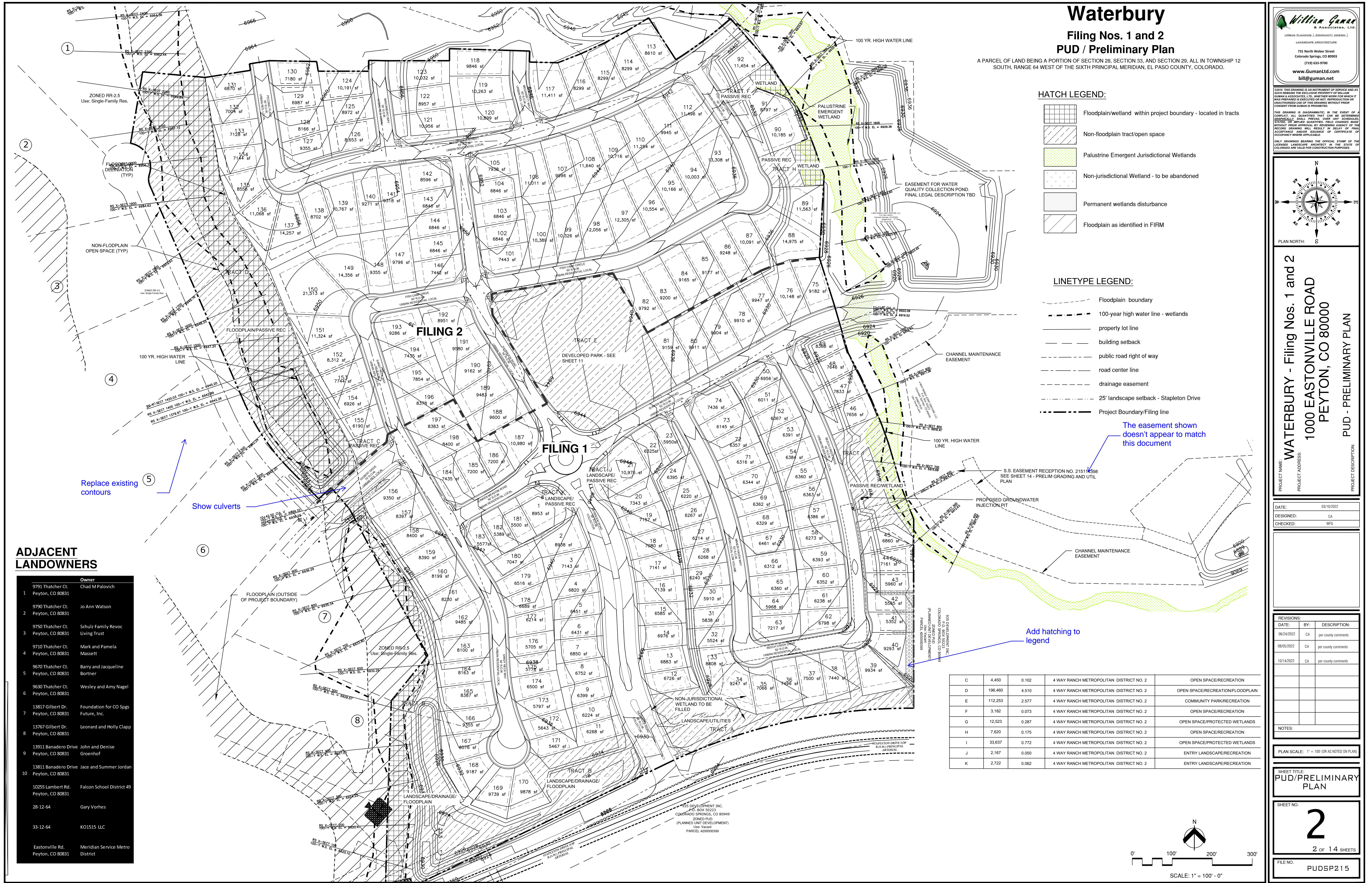
Date \_\_\_\_\_

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



REVISION	BY

**ENTECH**  
ENGINEERING, INC.  
505 EKTON DRIVE (719) 531-5599  
COLORADO SPRINGS, CO. 80907

GEOLOGY/ENGINEERING GEOLOGY MAP  
WATERBURY PUD FILING 1 & 2  
EL PASO COUNTY, CO  
FOR: 4-WAY JOINT VENTURE

DRAWN  
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CHECKED  
DATE  
2/9/22  
SCALE  
AS SHOWN  
JOB NO.  
212803  
FIGURE No.  
3

# 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.

## Legend:

Qal -

Qa<sub>2</sub> -

Qa<sub>3</sub> -

us -

fp -

psw -

sw -

Recent Alluvium of Quaternary Age:  
recent water deposits

Alluvium Two of Quaternary Age:  
lower stream terrace sands

Alluvium Three of Quaternary Age:  
stream terrace sands

unstable slope  
floodplain

potentially seasoned shallow groundwater area  
seasonal shallow groundwater area

## \*GEOHAZARD CONSTRAINTS

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. Basements are not allowed for structures on these lots. If further, long-range groundwater testing determines that this constraint is not necessary, the developer may choose to apply for an amended development plan at that time. If engineered foundation drainage systems are required for any building, they shall be maintained by 4 Way Ranch Metro District #2.

## △ IMPERVIOUS SURFACE CONSTRAINTS

Runoff Reduction: Minimize Directly Connected Impervious Areas (MDCIA): Impervious areas such as roofs and backyard patios should drain to pervious areas.

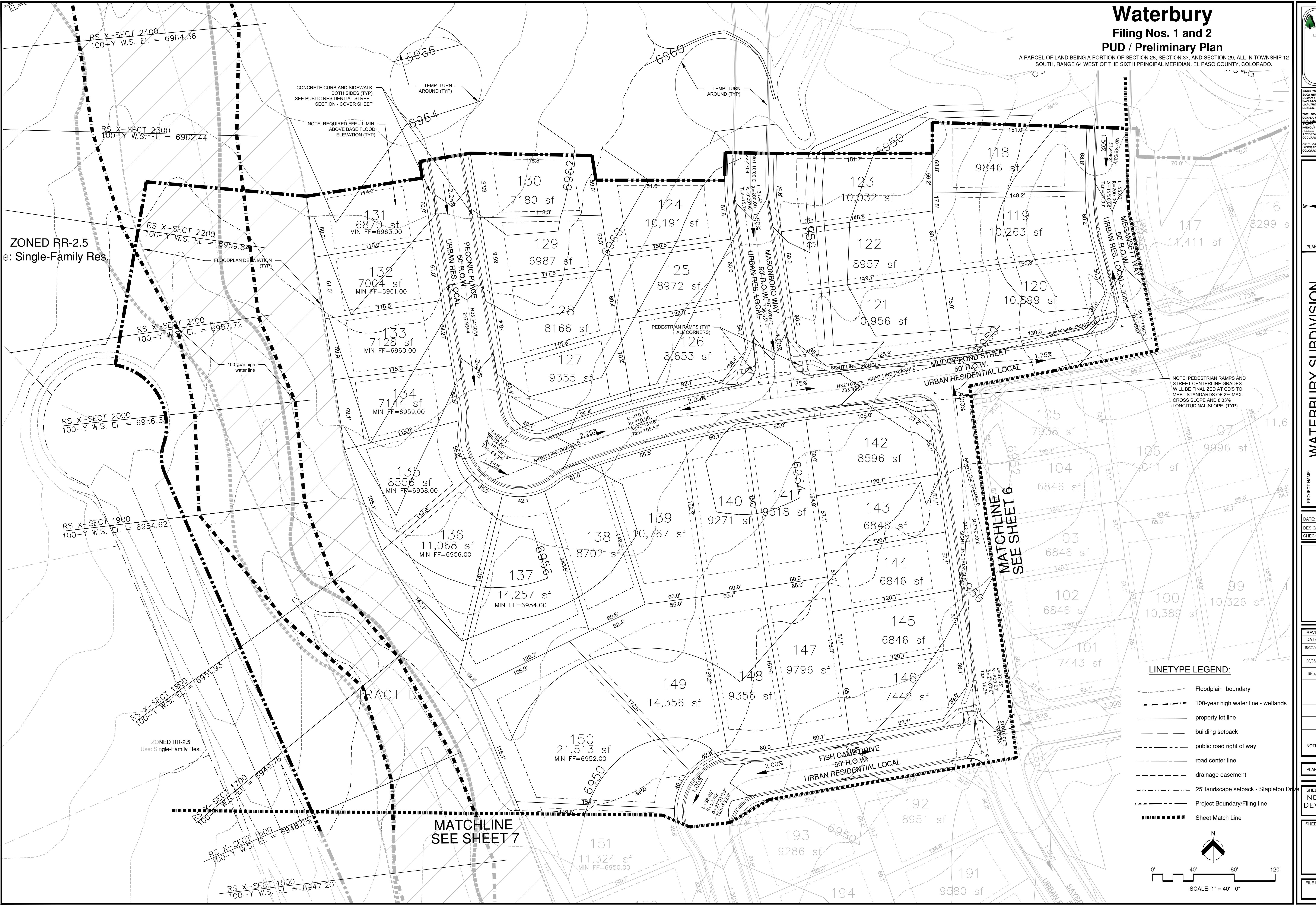
Lots 35-42, 131-137, and 150-162 may not have any impervious improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.), and shall route downspouts across pervious areas, incorporating vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards.

## LOT CONSTRAINTS

TB- APPROXIMATE TEST BORING LOCATIONS AND NUMBERS

N





*William Guman*  
**& Associates, Ltd.**

URBAN PLANNING | COMMUNITY DESIGN |

LANDSCAPE ARCHITECTURE

731 North Weber Street  
Colorado Springs, CO 80903  
(719) 633-9700

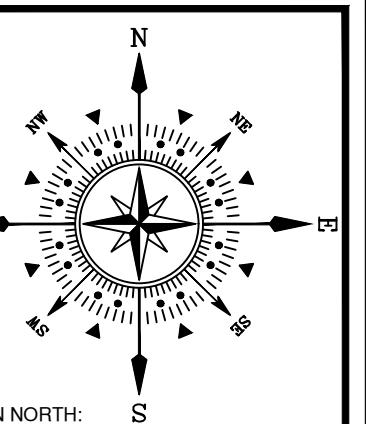
[www.GumanLtd.com](http://www.GumanLtd.com)  
[bill@guman.net](mailto:bill@guman.net)

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CY WHERE APPLICABLE.

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



WATERBON SUBDIVISION  
1000 EASTONVILLE ROAD  
PEYTON, CO 80000

10 EAST VINNIE ROAD  
PEYTON, CO 80000

PUD - PRELIMINARY PLAN

PROJECT ADDRESS:	PROJECT DESCRIPTION
02/12/2021	
NED:	WFG
KED:	CA

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

ET TITLE:  
**NORTHWEST AREA  
DEVELOPMENT PLAN**

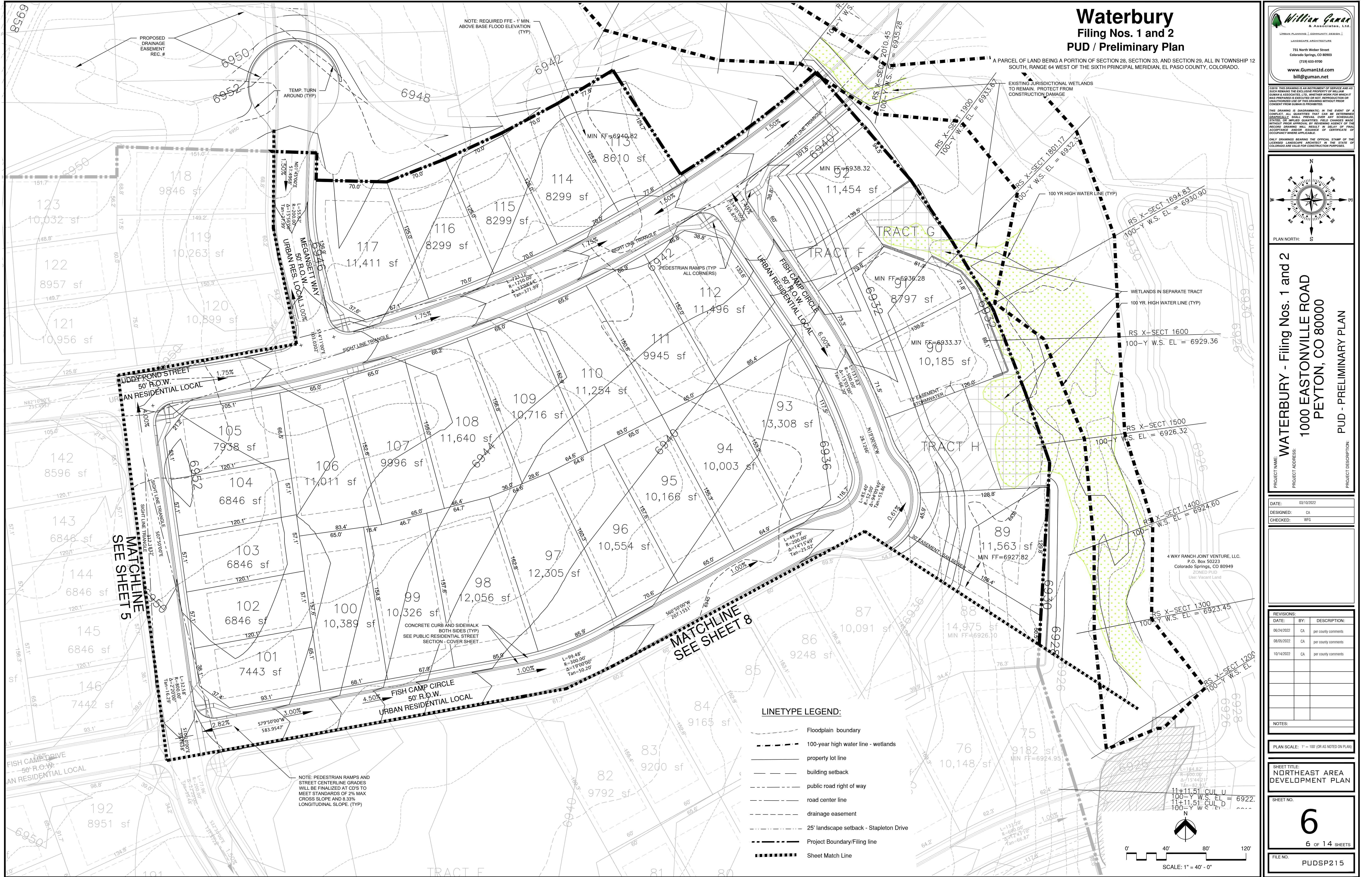
SET NO.

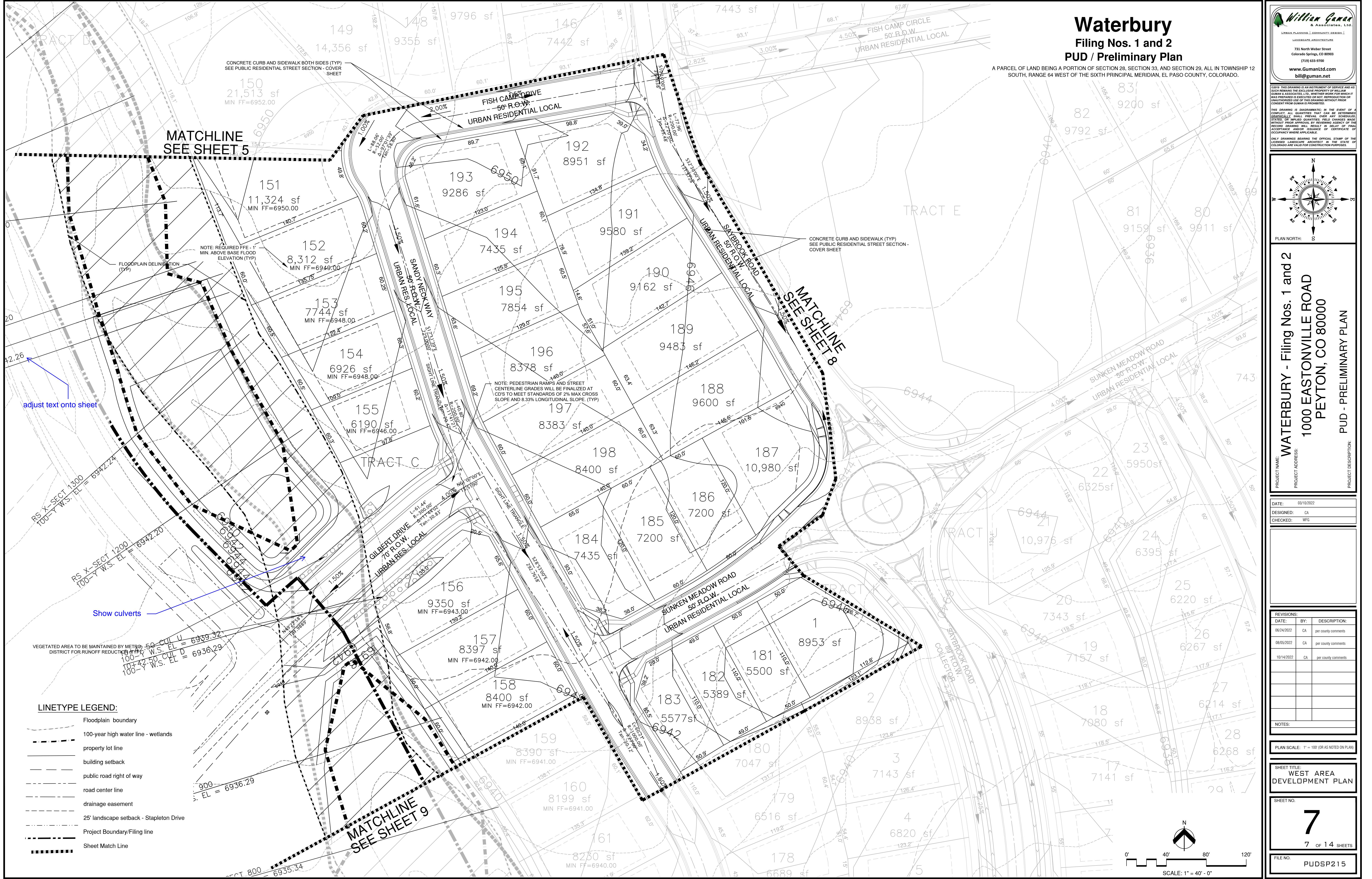
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NO.

PUDSPZTS





# Waterbury

Filing Nos. 1 and 2

PUD / Preliminary Plan

William Guman  
& Associates, Ltd.

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street

Colorado Springs, CO 80903

(719) 633-9700

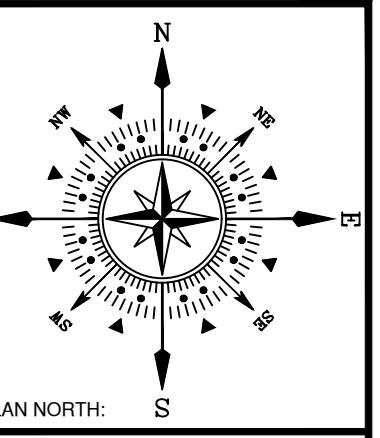
[www.GumanLtd.com](http://www.GumanLtd.com)

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:

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# Waterbury

## Filing Nos. 1 and 2

### PUD / Preliminary Plan

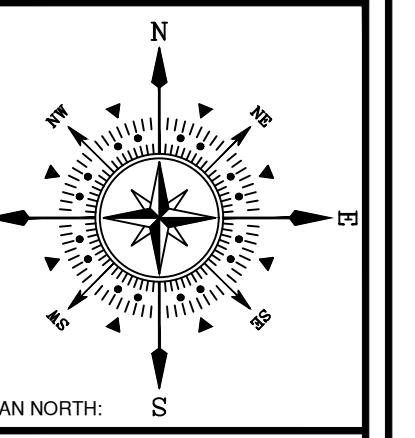
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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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.



**PROJECT NAME:** WATERBURY - Filing Nos. 1 and 2  
**PROJECT ADDRESS:** 1000 EASTONVILLE ROAD  
**PEYTON, CO 80000**  
**PU.D - 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
10/14/2022	CA	per county comments

NOTES:

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

SHEET TITLE:  
SOUTHWEST AREA  
DEVELOPMENT PLAN

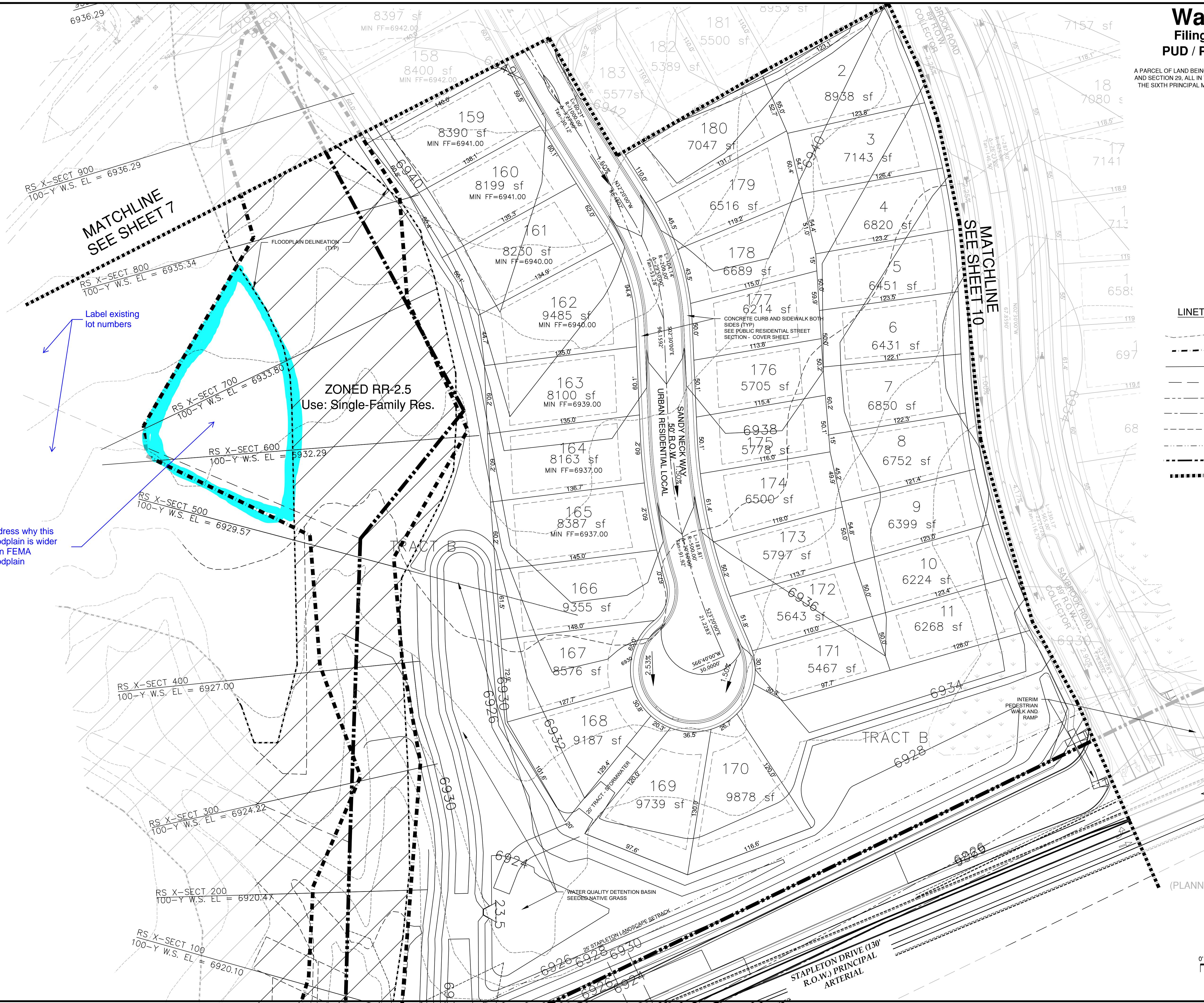
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9

9 OF 14 SHEETS

FILE NO.

PUDSP215



# Waterbury

Filing Nos. 1 and 2

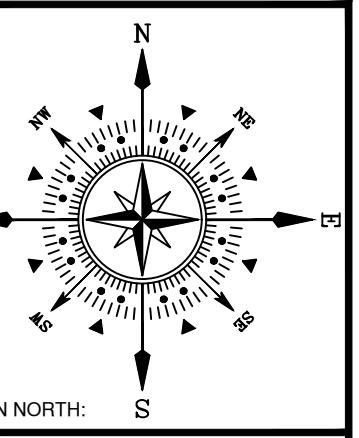
PUD / Preliminary Plan

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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**WATERBURY - Filing Nos. 1 and 2**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80000**  
**PUD - PRELIMINARY PLAN**

PROJECT NAME:	WATERBURY - Filing Nos. 1 and 2
PROJECT ADDRESS:	1000 EASTONVILLE ROAD
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
10/14/2022	CA	per county comments

NOTES:

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

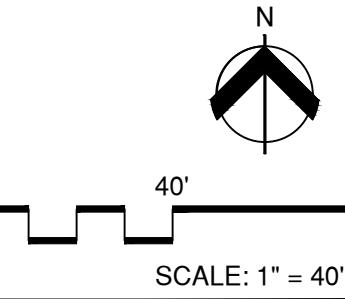
SHEET TITLE:  
**SOUTHEAST AREA DEVELOPMENT PLAN**

SHEET NO.

**10**  
10 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.

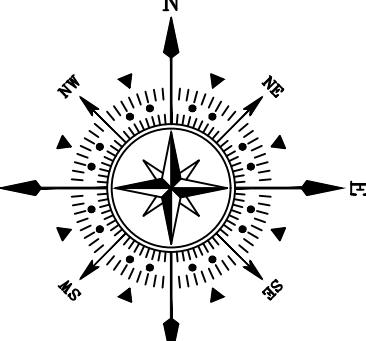


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WITHOUT PRIOR APPROVAL BY REVIEWING AGENCY OF THE INFORMATION CONTAINED HEREIN, THIS DRAWING CANNOT BE ACCEPTED AND/OR ISSUANCE OF CERTIFICATE OF CONSTRUCTION.

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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
10/14/2022	CA	per county comments

NOTES:

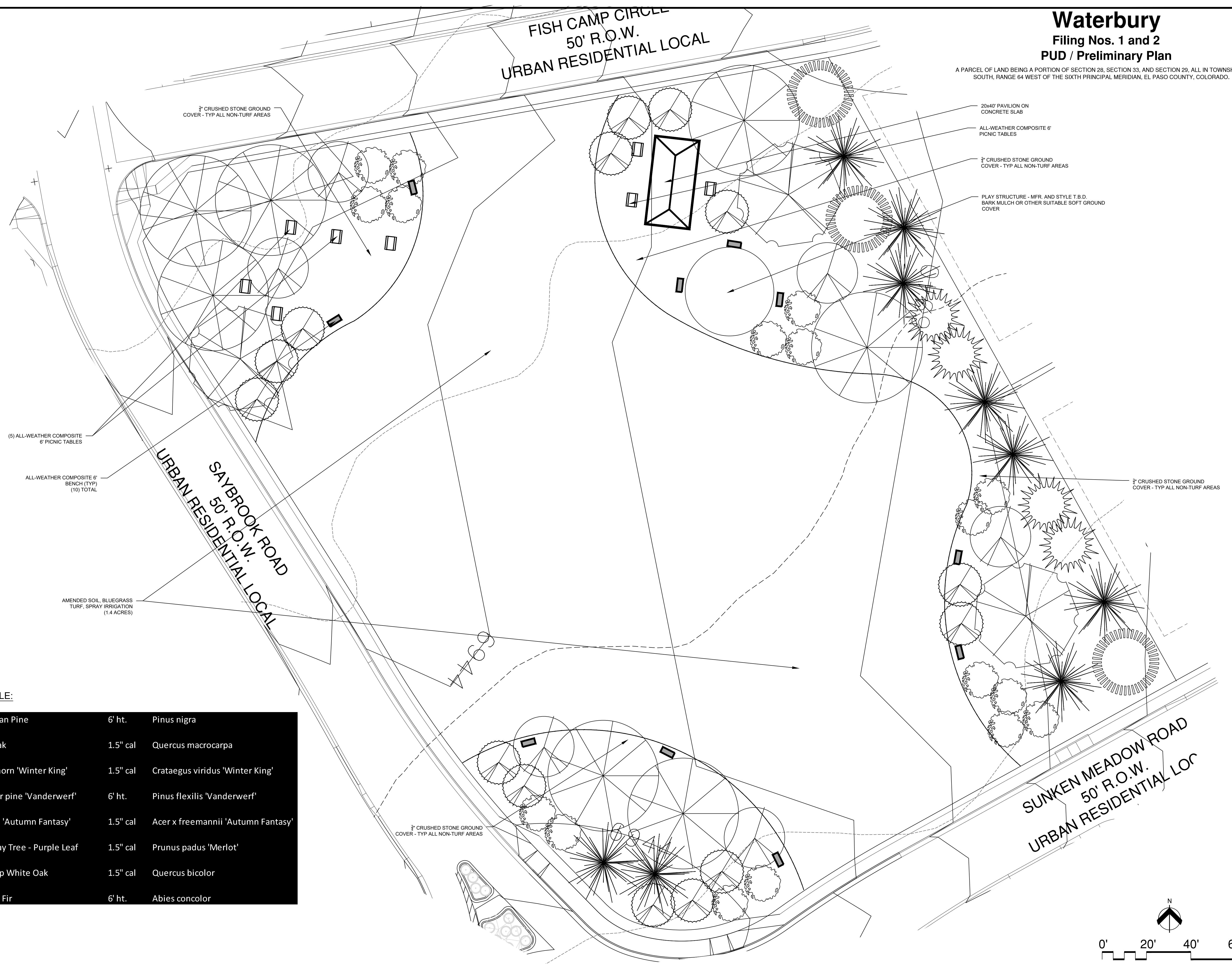
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

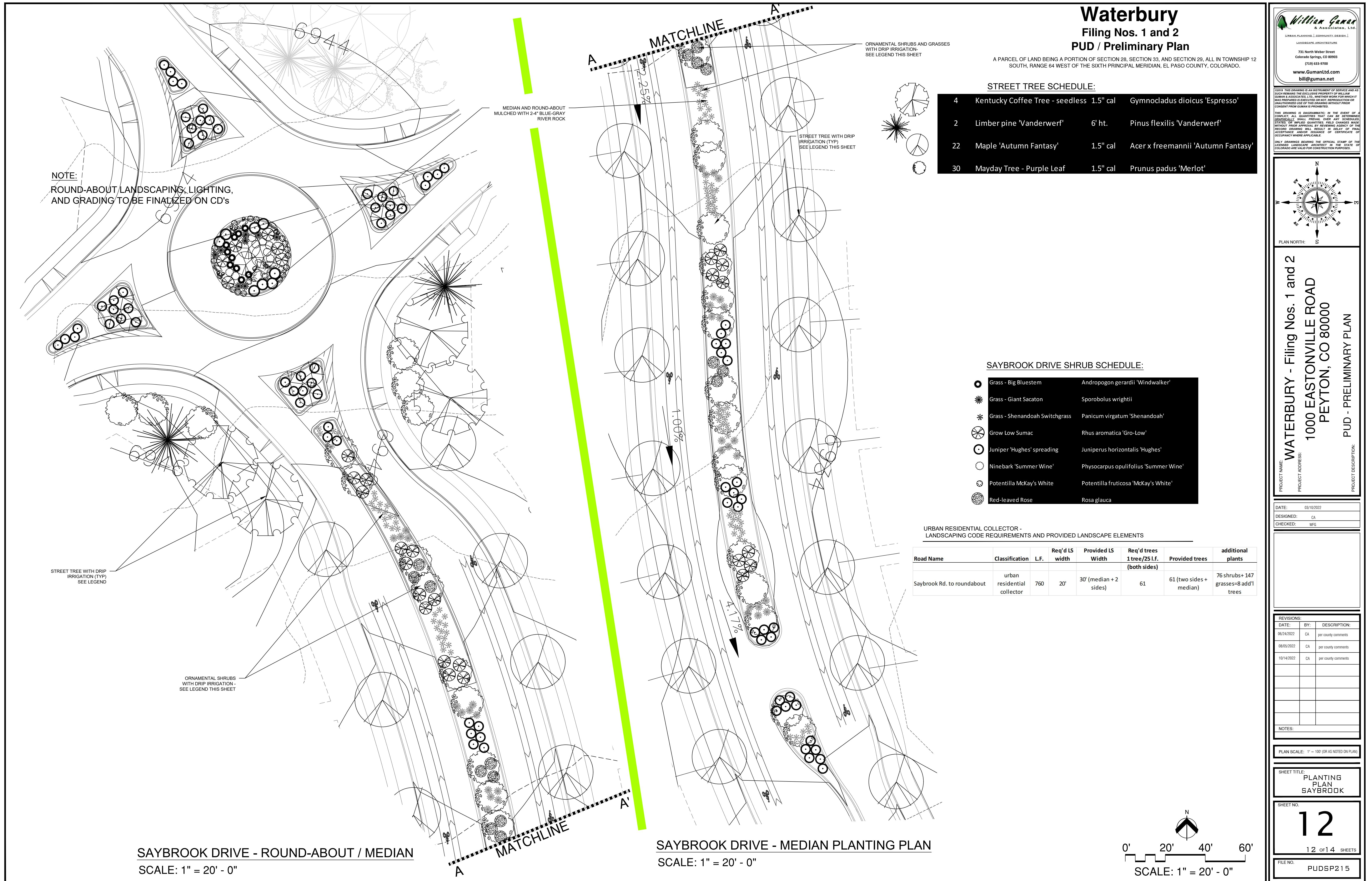
SHEET TITLE: COMMUNITY PARK PLAN

SHEET NO. 11

11 OF 14 SHEETS

FILE NO. PUDSP215





# Waterbury

Filing Nos. 1 and 2

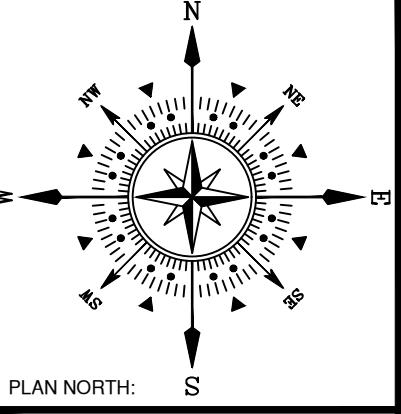
PUD / Preliminary Plan



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**WATERBURY SUBDIVISION**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80000**

PUD - PRELIMINARY PLAN

PROJECT DESCRIPTION:

DATE: 03/10/2022

DESIGNED: CA

CHECKED: WFG

REVISIONS:

DATE: 06/24/2022	BY: CA	DESCRIPTION: per county comments
08/02/2022	CA	per county comments
10/14/2022	CA	per county comments

NOTES:

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

SHEET TITLE: PLANTING PLAN SAYBROOK

SHEET NO. 13

13 OF 14 SHEETS

FILE NO. PUDSP215

## GILBERT DRIVE ENTRY LANDSCAPE

SCALE: 1" = 30' - 0"

### TREE SCHEDULE

6 Swamp White Oak 1.5" cal Quercus bicolor

LANDSCAPE TREES WITH Drip IRRIGATION(TYP)  
SEE TREE SCHEDULE THIS SHEET

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 / Preliminary Plan

### TREE SCHEDULE - WEST

6	Austrian Pine	6' ht.	Pinus nigra
2	Honeylocust - Thornless	1.5" cal	Gleditsia triacanthos inermis 'Shademaster'
11	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
1	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
5	Swamp White Oak	1.5" cal	Quercus bicolor
1	Western Catalpa	1.5" cal	Catalpa speciosa
3	Western Hackberry 'Chicagoland'	1.5" cal	Celtis occidentalis 'Chicagoland'
7	White Fir	6' ht.	Abies concolor

### MAJOR ARTERIAL LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/20 l.f.	Req'd Evergreen (2/3 of total)	Provided trees
Stapleton Drive - east of Saybrook	principal arterial	634	25'	25' min.	32	21	12 decid/ 21 evergreen
Stapleton Drive - west of saybrook	principal arterial	720	25'	25' min.	36	24	12 decid/ 24 evergreen

## STAPLETON DRIVE - SETBACK LANDSCAPE WEST

SCALE: 1" = 30' - 0"

A

MATCHLINE  
A

## STAPLETON DRIVE - SETBACK LANDSCAPE EAST

SCALE: 1" = 30' - 0"

B

MATCHLINE  
B

### TREE SCHEDULE - EAST

11	Austrian Pine	6' ht.	Pinus nigra
3	Honeylocust - Thornless	1.5" cal	Gleditsia triacanthos inermis 'Shademaster'
3	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
1	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
2	Swamp White Oak	1.5" cal	Quercus bicolor
2	Western Catalpa	1.5" cal	Catalpa speciosa
4	Western Hackberry 'Chicagoland'	1.5" cal	Celtis occidentalis 'Chicagoland'
7	White Fir	6' ht.	Abies concolor

