

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 - Filing Nos. 1 and 2
1000 EASTONVILLE ROAD
PEYTON, CO 80800
PUD - PRELIMINARY PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

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

DATE: 03/19/2022
BY: CA
DESCRIPTION: per county comments

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

DATE: 10/14/2022
BY: CA
DESCRIPTION: 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

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

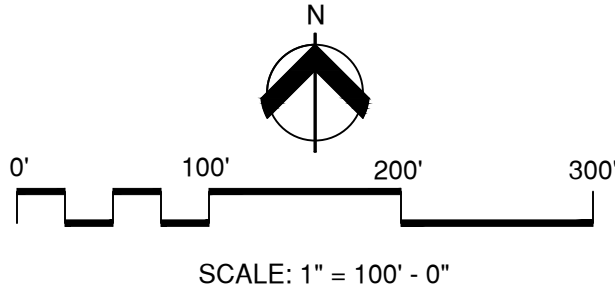


Waterbury

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.

| 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 |
| 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 |



URBAN PLANNING | COMMUNITY DESIGN |

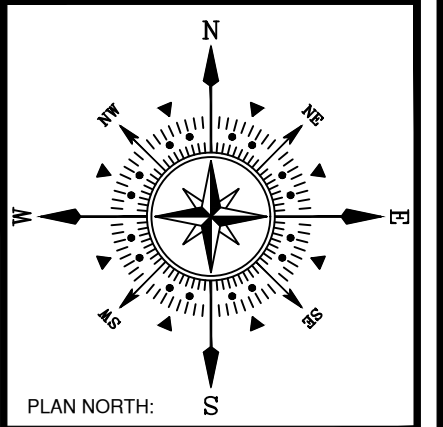
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PROJECT NAME:
WATERBURY - Filing Nos. 1 and 2

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 |
| 10/14/2022 | CA | per county comments |
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| NOTES: | | |

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

SHEET TITLE:
**TRACTS
PLAN**

SHEET NO.
4
4 OF 14 SHEETS

FILE NO.
PUDSP215

Filing Nos. 1 and 2
PUD / Preliminary Plan

 *William Guman*
& Associates, Ltd.

URBAN PLANNING | COMMUNITY DESIGN |

LANDSCAPE ARCHITECTURE

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COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



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| PROJECT NAME: | W |
| PROJECT ADDRESS: | |
| PROJECT DESCRIPTION: | |

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SHEET TITLE:
NORTHWEST AREA
DEVELOPMENT PLAN

5
5 OF 14 SHEETS

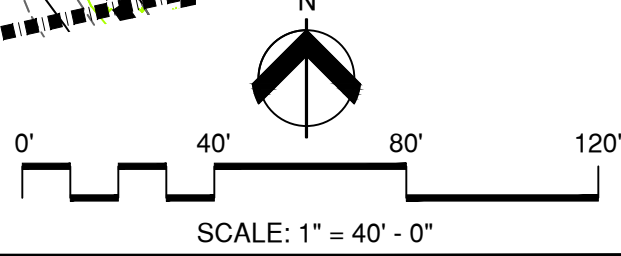
Page 10 of 10

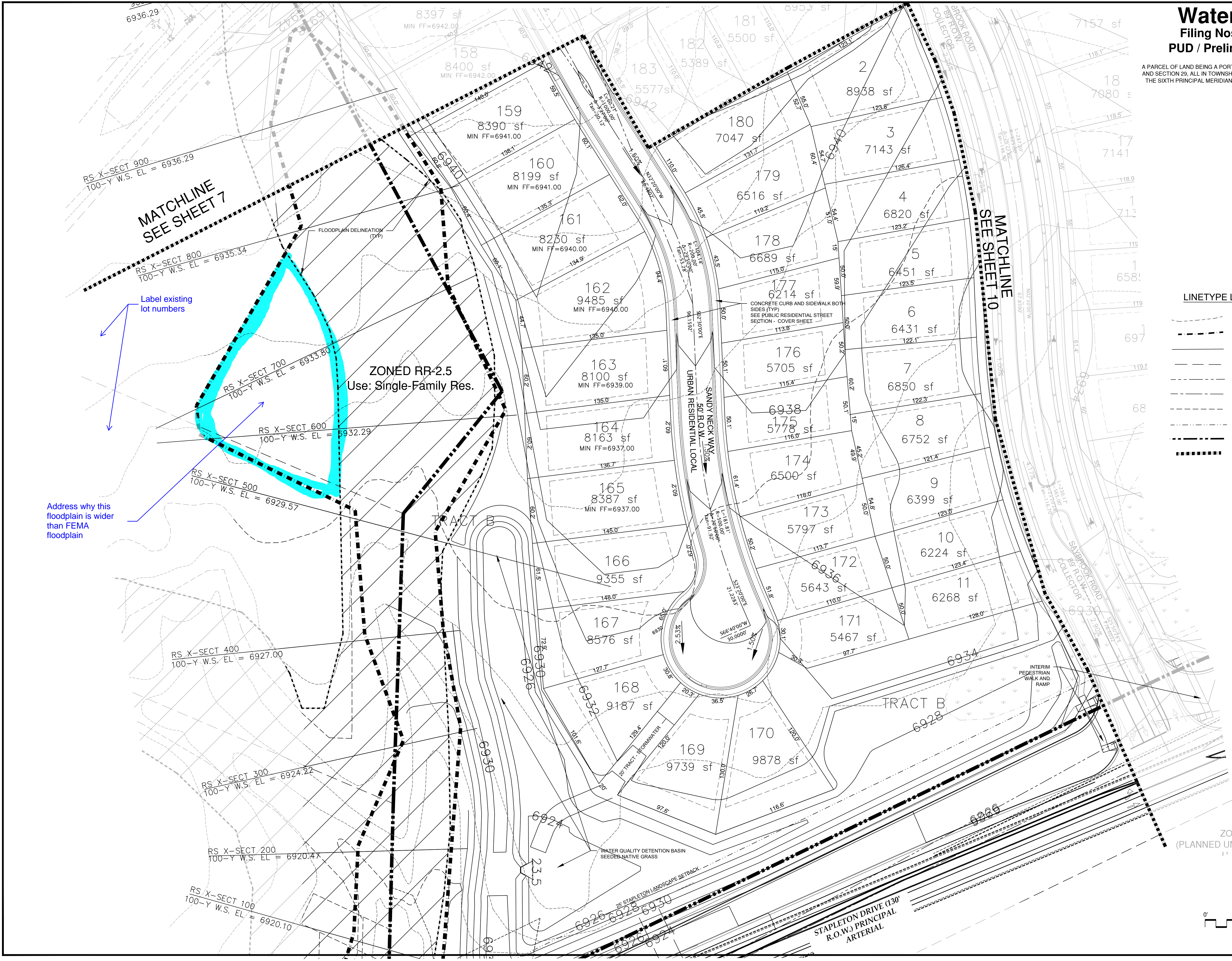
NOTE: REQUIRED FFE - 1' MIN.
ABOVE BASE FLOOD
ELEVATION (TYP.)

LINETYPE LEGEND:

-

57
MATCHLINE
SEE SHEET 6





Waterbury

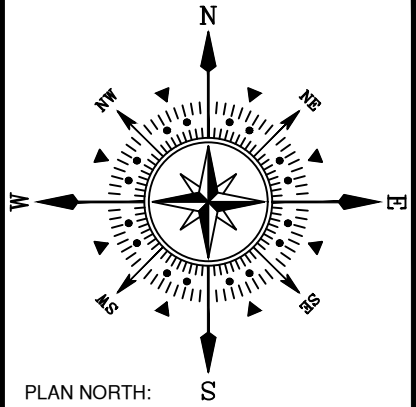
Filing Nos. 1 and 2

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.

URBAN PLANNING, LANDSCAPE ARCHITECTURE, DESIGN, ENGINEERING
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PROJECT ADDRESS: 1000 EASTONVILLE ROAD
PEYTON, CO 80800

PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

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| CHECKED: | WFG |

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

SHEET TITLE:
SOUTHWEST AREA
DEVELOPMENT PLAN

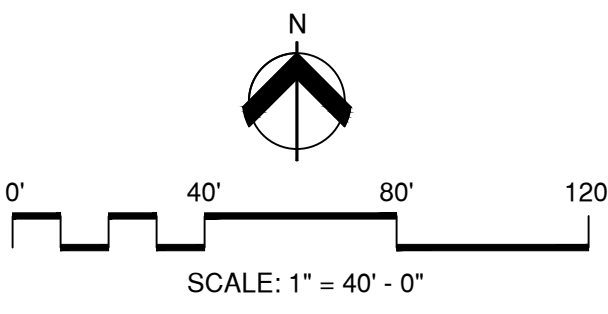
SHEET NO.

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

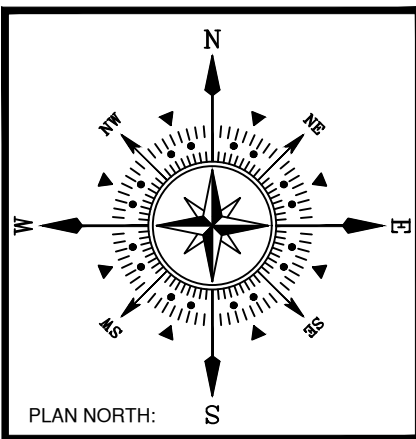
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NOTES:

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SHEET TITLE:
SOUTHEAST AREA
DEVELOPMENT PLAN

SHEET NO.
10
10 of 14 SHEETS
FILE NO.
PUDSP215

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URBAN PLANNING | COMMUNITY DESIGN |
LANDSCAPE ARCHITECTURE

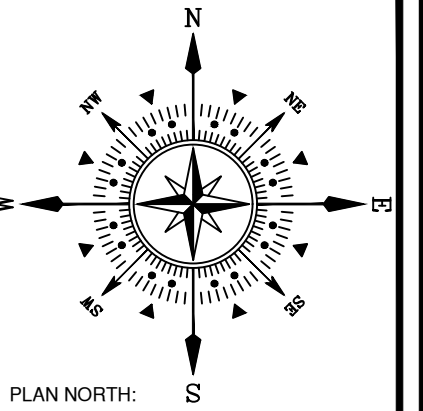
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PEYTON, CO 80000
PUD - PRELIMINARY PLAN
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NOTES:

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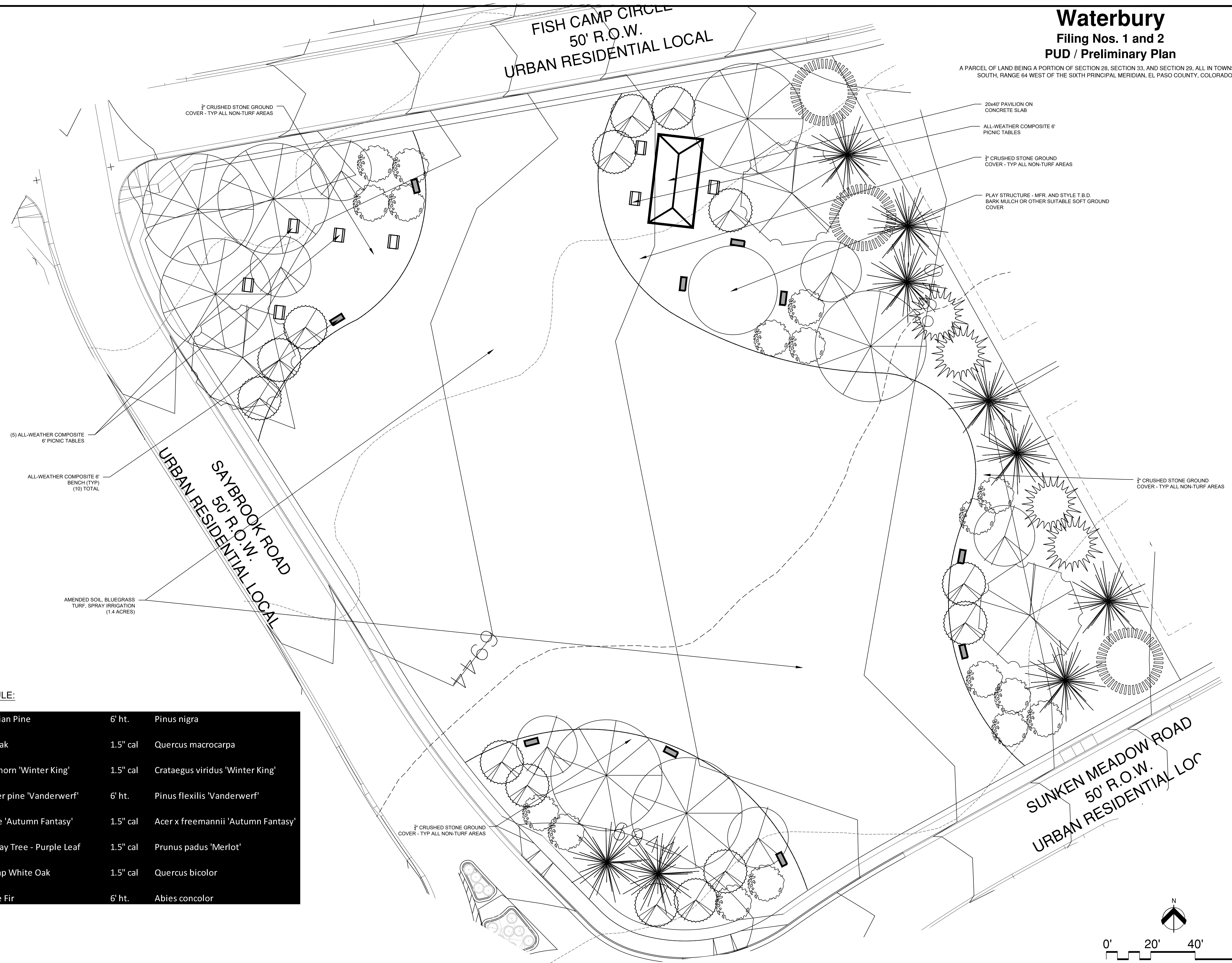
SHEET TITLE:
COMMUNITY
PARK
PLAN

SHEET NO.

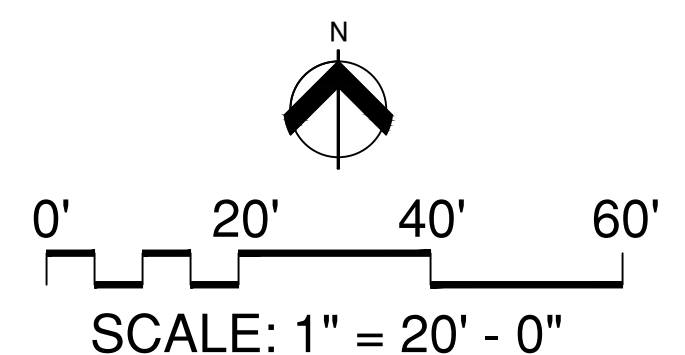
11

11 OF 14 SHEETS

FILE NO. PUDSP215



| | | | |
|----|---------------------------|----------|------------------------------------|
| 3 | Austrian Pine | 6' ht. | Pinus nigra |
| 3 | Bur Oak | 1.5" cal | Quercus macrocarpa |
| 14 | Hawthorn 'Winter King' | 1.5" cal | Crataegus viridis 'Winter King' |
| 9 | Limber pine 'Vanderwerf' | 6' ht. | Pinus flexilis 'Vanderwerf' |
| 6 | Maple 'Autumn Fantasy' | 1.5" cal | Acer x freemannii 'Autumn Fantasy' |
| 17 | Mayday Tree - Purple Leaf | 1.5" cal | Prunus padus 'Merlot' |
| 7 | Swamp White Oak | 1.5" cal | Quercus bicolor |
| 4 | White Fir | 6' ht. | Abies concolor |



Filing Nos. 1 and 2
PUD / Preliminary Plan

STREET TREE SCHEDULE:

| 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 |

SAYBROOK DRIVE SHRUB SCHEDULE:

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

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 |

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

STREET TREE WITH DRIP
IRRIGATION (TYP)
SEE LEGEND

ORNAMENTAL SHRUBS
WITH DRIP IRRIGATION -
SEE LEGEND THIS SHEET



— ORNAMENTAL SHRUBS AND GRASSES
WITH DRIP IRRIGATION-
SEE LEGEND THIS SHEET

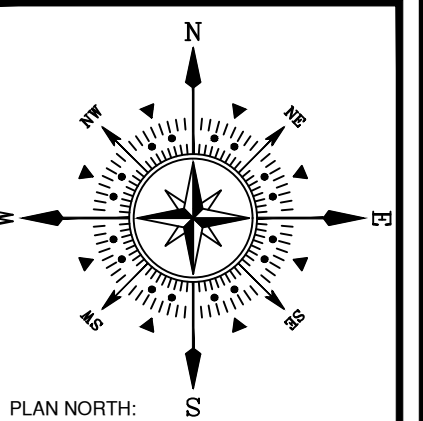
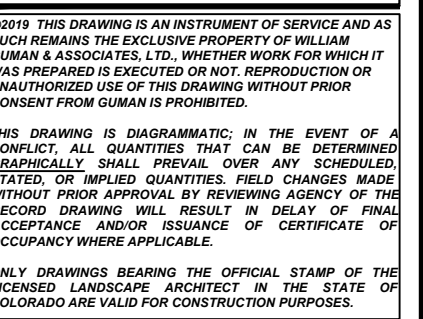
STREET TREE WITH DRIP
IRRIGATION (TYP)
SEE LEGEND THIS SHEET

SAYBROOK DRIVE - MEDIAN PLANTING PLAN

SCALE: 1" = 20' - 0"

SAYBROOK DRIVE - ROUND-ABOUT / MEDIAN

SCALE: 1" = 20' - 0"



PROJECT NAME: WATERBURY - Filing Nos. 1 and 2
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PEYTON, CO 80000
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SHEET TITLE:
PLANTING
PLAN
SAYBROOK

SHEET NO.

12

12 OF 14 SHEETS

FILE NO. PUDSP215

