

OWNED AND DEVELOPED BY: WALDEN HOLDINGS, L.L.C., 17145 COLONIAL PARK DR, MONUMENT, CO 80133
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

1. PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. TRANSPORTATION IMPACT STUDY. DRAINAGE REPORT. WATER RESOURCES REPORT. WASTE WATER DISPOSAL REPORT. GEOLOGY AND SOIL REPORT. FIRE PROTECTION REPORT. NATURAL FEATURES REPORT.

2. 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 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 RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.

3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

1. NO CHANGE TO THE TOTAL NUMBER OF LOTS OR THE TOTAL AREA OF OPEN SPACE IS PROPOSED WITHIN THE AMENDMENT.
2. ALL TRAILS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.
3. SEE SHEET 4 OF SIX FOR PROPOSED ROADWAY CROSS SECTION.
4. WATER SHALL BE PROVIDED BY THE WALDEN CORPORATION
5. WASTE WATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY THE WALDEN CORPORATION
6. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
7. ALL DRAINAGE FACILITIES LOCATED WITHIN THE PUD OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR PROPOSED METROPOLITAN DISTRICT IN ACCORDANCE WITH A STANDARD E.I. PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
8. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO E.I. PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY E.I. PASO COUNTY
9. ALL PROPERTY WITHIN THIS PUD ZONE IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE E.I. PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 16-454) AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION AND AT THE TIME OF FINAL PLAT RECORDATION.
10. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
11. THE OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR, IF CREATED, THE PROPOSED METROPOLITAN DISTRICT. THE COMMUNITY WATER FACILITIES AND THE COMMUNITY WASTEWATER FACILITIES IN THIS PUD SHALL BE OPERATED AND MAINTAINED BY THE WALDEN CORPORATION EXCEPT TO THE EXTENT SUCH OPERATION AND MAINTENANCE ARE UNDERTAKEN BY THE PROPOSED METROPOLITAN DISTRICT.
12. OPEN SPACE WILL BE INCLUDED IN EACH FINAL PLAT SUCH THAT THE CUMULATIVE AMOUNT EQUALS OR EXCEEDS THE MINIMUM OPEN SPACE REQUIREMENT IDENTIFIED WITHIN THE E.I. PASO COUNTY LAND DEVELOPMENT CODE'S PUD ZONE REQUIREMENTS.
13. NO MORE THAN 66 LOTS MAY BE PLATED IN THE PUD UNTIL CONSTRUCTION DRAWINGS, ADEQUATE FINANCIAL ASSURANCES ARE APPROVED AND/OR ACCEPTED FOR CONSTRUCTION CONNECTING (A) THE MAIN ROAD THROUGH THE NORTHERN PORTION OF THE PUD WITH (B) A PUBLIC ROAD EXTENDING SOUTH FROM WALKER RD. AND SUCH PUBLIC RIGHT OF WAY HAS DEDICATED TO AND ACCEPTED BY THE COUNTY.
14. ALL TRAILS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.

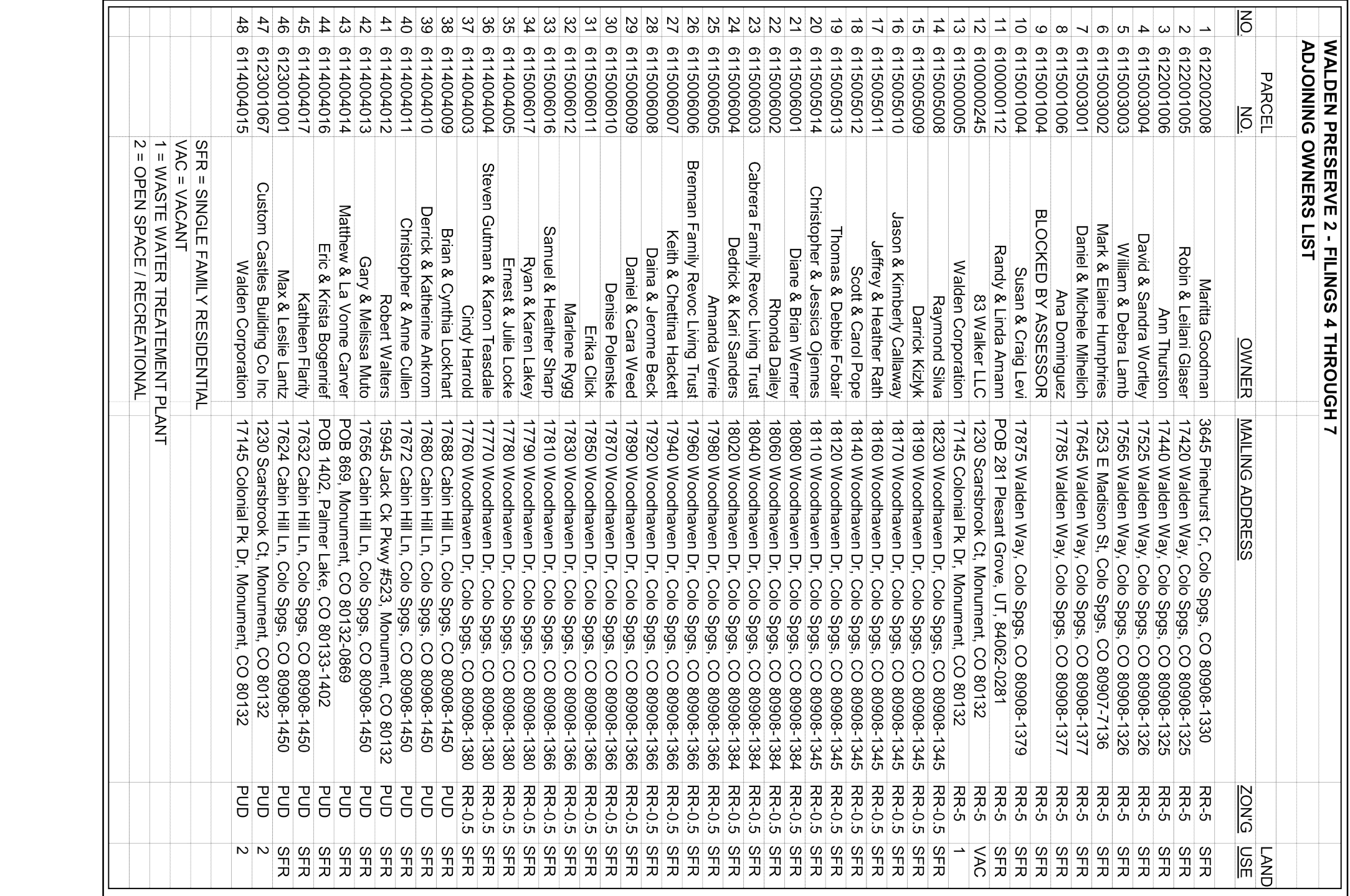
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP NUMBER 08041C0285 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.

SF LOTS - 73 LOTS, 78.08 AC (56.7%)
 OPEN SPACE (TOTAL) - 50.94 AC (37.6%)
 OPEN SPACE - RECREATIONAL - 45.85 AC
 OPEN SPACE - DRAINAGE - 5.09 AC
 ROAD ROW (INCL WALDEN WY) - 5.03 AC (3.7%)
 TOTAL - 73 LOTS, 135.05 AC (100%)

LAND RESOURCE ASSOCIAT
9736 MOUNTAIN RD.
CHIPITA PARK, CO 80809

SHEET TITLE: COVER SHEET	ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER	COMPUTER FILE	ISSUE DATE AUG 10, 2018	DRAWN BY DJJ	CHECKED BY DJJ	REVISIONS SEP 14, 2018 FEB 21, 2019
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SHEET 1 - COVER SHEET & MASTER PLAN
SHEET 2 - FIL 4 AMENDED PRELIMINARY PLAN
SHEET 3 - FIL 5 & 6 AMENDED PRELIMINARY PLAN

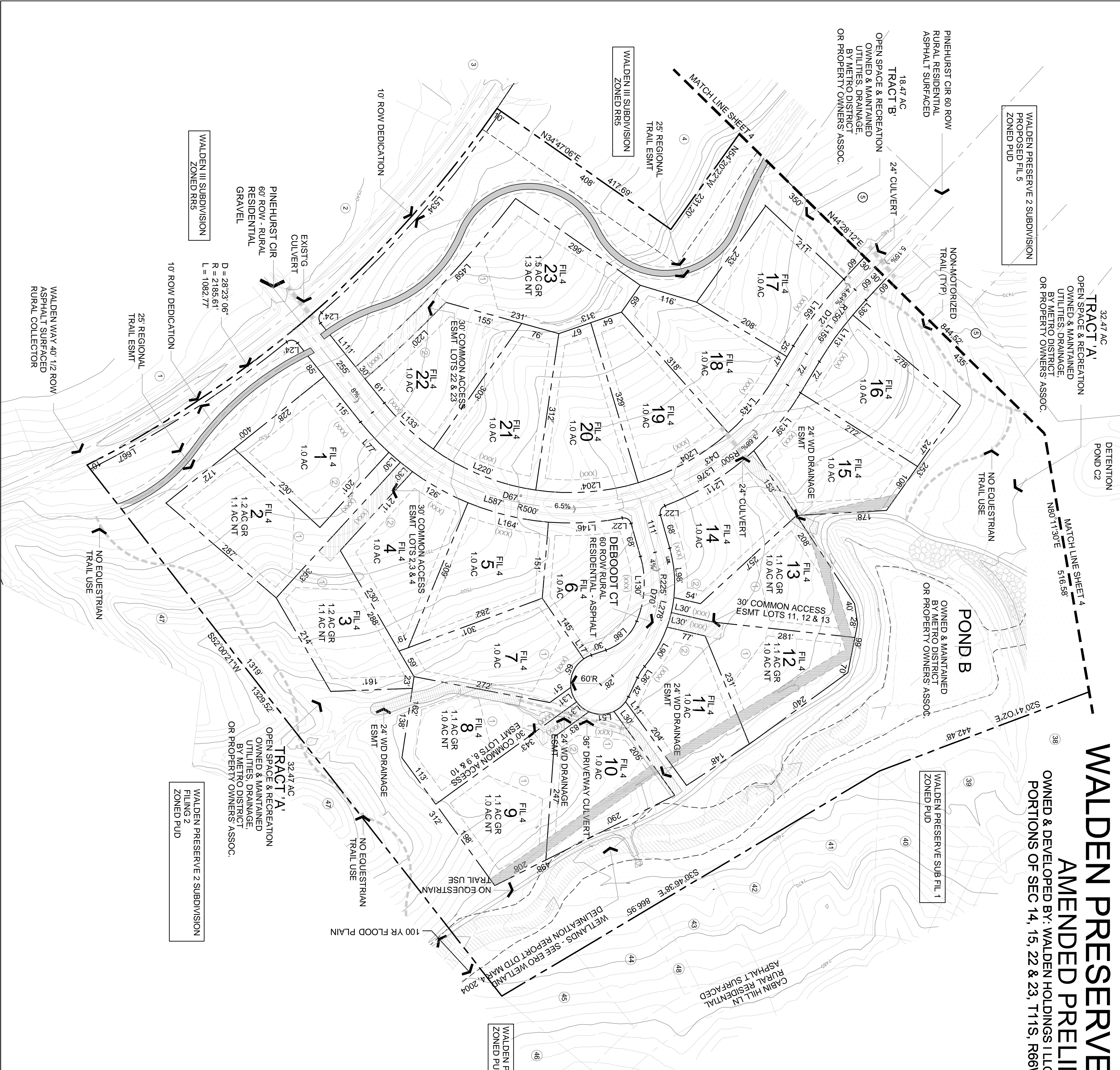
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WALDEN PRESERVE 2 - PLINGS 4 THROUGH 7						
ADJOINING OWNERS LIST			OWNER	MAILING ADDRESS	ZONE	LAND USE
NO.	PARCEL NO.					
1	61722002008		Martha Goodman	3645 Penhurst Cr., Colo Spgs., CO 80909-1320	RR-5	SFR
2	61722001005		Robin & Jeanne Schaefer	17740 Walden Way, Colo Spgs., CO 80908-1335	RR-5	SFR
3	61722001006		Ann Thruson	17420 Walden Way, Colo Spgs., CO 80908-1325	RR-5	SFR
4	61722003004		David & Sandra Worley	17525 Walden Way, Colo Spgs., CO 80908-1326	RR-5	SFR
5	61750030003		William & Doreen Lamb	17525 Walden Way, Colo Spgs., CO 80907-1326	RR-5	SFR
6	61750030002		Mark & Elaine Harman	17235 E. Wadsworth St., Colo Spgs., CO 80907-1326	RR-5	SFR
7	61750030004		Daniel & Michele Muehle	17525 Walden Way, Colo Spgs., CO 80907-1326	RR-5	SFR
8	61750030005		Robert & Susan Muehle	17765 Walden Way, Colo Spgs., CO 80908-1917	RR-5	SFR
9	61750010004		BLOCKED BY ASSESSOR		RR-5	SFR
10	61750010004		Susan & Carol Lawl	17525 Walden Way, Colo Spgs., CO 80908-1319	RR-5	SFR
11	61700000112		Randy & Linda Hamer	POB 281 Pleasant Grove, UT #4962-0251	RR-5	SFR
12	6170000012		83 Walker, LLC	17235 Sashcroft Ct., Monument, CO 80132	RR-5	VAC
13	61700000245		Walden Corporation	17455 Colonial Pk. Dr., Monument, CO 80132	RR-5	VAC
14	61750005005		Raymond Smith	18230 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
15	61750005008		Darreck Kizjak	18190 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
16	61750005009		Jason & Kimberly Cahaly	18170 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
17	61750005011		Jeffrey & Heather Rainey	18160 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
18	61750005013		Scott & Carol Fogar	18140 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
19	61750005013		Thomas & Debbie Fogar	18120 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
20	61750005013		Christopher & Susan Ojames	18100 Walden Dr., Colo Spgs., CO 80908-1345	RR-0.5	SFR
21	61750005017		Diane & Richard Ojames	18090 Walden Dr., Colo Spgs., CO 80908-1384	RR-0.5	SFR
22	61750009002		Rhonda Dillard	18080 Walden Dr., Colo Spgs., CO 80908-1384	RR-0.5	SFR
23	61750009004		Chelera Family Recre. Land Trust	18070 Walden Dr., Colo Spgs., CO 80908-1384	RR-0.5	SFR
24	61750006004		Derrick & Karl Sanders	18020 Walden Dr., Colo Spgs., CO 80908-1384	RR-0.5	SFR
25	61750006005		Ananda Verne	17980 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
26	61750006006		Brennan Family Recre. Land Trust	17960 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
27	61750006007		Kath & Christina Heckel	17940 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
28	61750006008		Dani & Jerome Beck	17920 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
29	61750006009		Daniel & Cara Wiedel	17890 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
30	61750006010		Frank Clark	17870 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
31	61750006011		Sammy & Helen Rogers	17850 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
32	61750006012		Ryan & Heather Rogers	17830 Walden Dr., Colo Spgs., CO 80908-1386	RR-0.5	SFR
33	61750009017		Ernest & Julie Locke	17780 Walden Dr., Colo Spgs., CO 80908-1380	RR-0.5	SFR
34	61750009017		Steven Gorman & Karen Harrold	17770 Walden Dr., Colo Spgs., CO 80908-1380	RR-0.5	SFR
35	61750004005		Andy Harrold	17770 Walden Dr., Colo Spgs., CO 80908-1380	RR-0.5	SFR
36	61750004004		Brian & Kristina Lockman	17680 Cahn Hill Ln., Colo Spgs., CO 80908-1450	PUD	SFR
37	61750004003		Doreis & Catherine Lockman	17672 Cahn Hill Ln., Colo Spgs., CO 80908-1450	PUD	SFR
38	61750004009		Christopher & Anne Calam	17652 Judd Cr. Pkwy #233, Monument, CO 80132	PUD	SFR
39	61750004011		Robert Walters	17645 Judd Cr. Pkwy #233, Monument, CO 80132	PUD	SFR
40	61750004012		Matthew & La Monna Carter	17665 Cahn Hill Ln., Colo Spgs., CO 80908-1450	PUD	SFR
41	61750004013		Eric & Krista Bogner	POB 868, Monument, CO 80732-0089	PUD	SFR
42	61750004016		Robert & Susan Muehle	17525 Walden Way, Colo Spgs., CO 80908-1917	PUD	SFR
43	61750004016		Robert & Susan Muehle	17525 Walden Way, Colo Spgs., CO 80908-1917	PUD	SFR
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61	61750004016		Robert & Susan Muehle	17525 Walden Way, Colo Spgs., CO 80908-1917	PUD	SFR
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71	61750004016		Robert & Susan Muehle	17525 Walden Way, Colo Spgs., CO 80908-1917	PUD	SFR
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81	61750004016		Robert & Susan Muehle	17525 Walden Way, Colo Spgs., CO 80908-1917	PUD	SFR
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WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

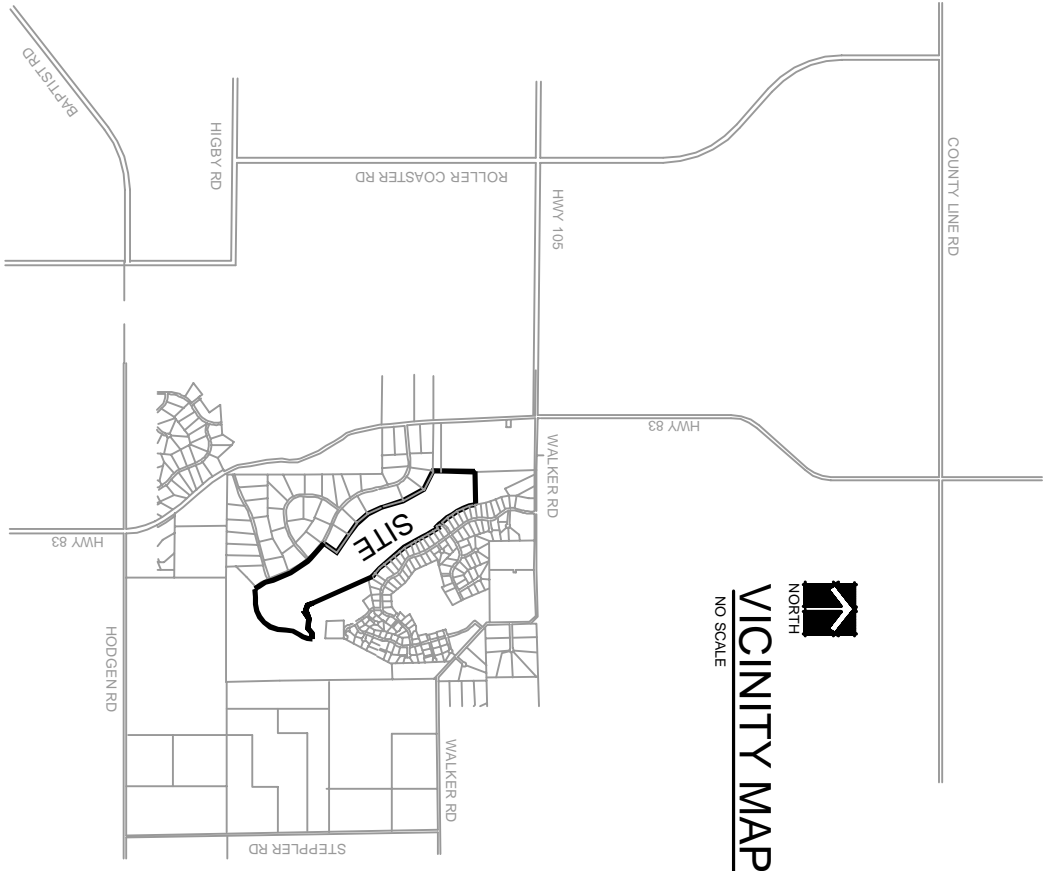
AMENDED PRELIMINARY PLAN

OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



FIL 4 DEVELOPMENT DATA

- SINGLE FAMILY LOTS - 23 LOTS, 24.23 AC (64%)
- OPEN SPACE - 18.16 AC (40%)
- ROAD ROW - 1.912 LF, 2.88 AC (6%)
- TOTAL - 45.27 AC (100%)
- MIN. LOT SIZE - 1.00 AC
- AVE. LOT SIZE - 1.05 AC
- GR. DENSITY - 1 LOT / 1.97 AC
- STANDARD BLDG SETBACKS (UNLESS OTHERWISE INDICATED)
- FRONT 25'
- SIDE 15'
- REAR 25'
- STANDARD UTILITY & DRAINAGE EASEMENTS (UNLESS OTHERWISE INDICATED)
- FRONT 15'
- SIDE 10'
- REAR 10'
- * THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE



PLAN SYMBOLS

INDICATES CULVERT

INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS

INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK

INDICATES 25' SIDE YARD SETBACK DUE TO FLAG LOT CONFIGURATION

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT FOR TRAIL NOT ADJOINING PROPERTY LINE TO BE DETERMINED PER PARKS TRAIL AGREEMENT

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. NO ADDITIONAL EASEMENT REQUIRED

INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. NO ADDITIONAL EASEMENT REQUIRED.

20' SANITARY SEWER EASEMENT

ADJOINING PROPERTY OWNER (SEE SHEET 1)

LRA	
LAND RESOURCE ASSOCIATES 9738 MOUNTAIN RD. CHIPPRA PARK, CO 80609 778-684-2288	
SHEET TITLE	FILING NO. 4
ISSUED FOR:	COUNTY
REVIEW	COUNTY
PROJECT NUMBER	
COMPUTER FILE	
ISSUE DATE	AUG 10, 2018
DRAWN BY	DFJ
CHECKED BY	
REVISED	SEP 14, 2018 NOV 23, 2018 FEB 21, 2019
SHEET NUMBER	2 OF FOUR
POD FILE NO.	SP-18-005

TRACT A - 32.47 AC OPEN SPACE
TO BE OWNED AND MAINTAINED BY
METRO DISTRICT OR PROPERTY
OWNERS ASSOCIATION.

POND C8

ATCH LINE

MEET 4

* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

EXIST'G 25' CO PARKS REGIONAL TRAIL AND EASEMENT TO BE RELOCATED THIS SECTION

INDICATES CULVERT

INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS

INDICATES MIN 150' LOT
WIDTH AT FRONT YARD
BUILDING SETBACK

INDICATES 20 SIDE TANK
SETBACK DUE TO FLAG LOT
CONFIGURATION

INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. NO ADDITIONAL EASEMENT REQUIRED.

INDICATES ADJOINING PROPERTY OWNER
(SEE SHEET NO. 1)

LRA

SHEET TITLE:
FIL 5 & 6

SEP 15, 2018
FEB 21, 2019

sheet number

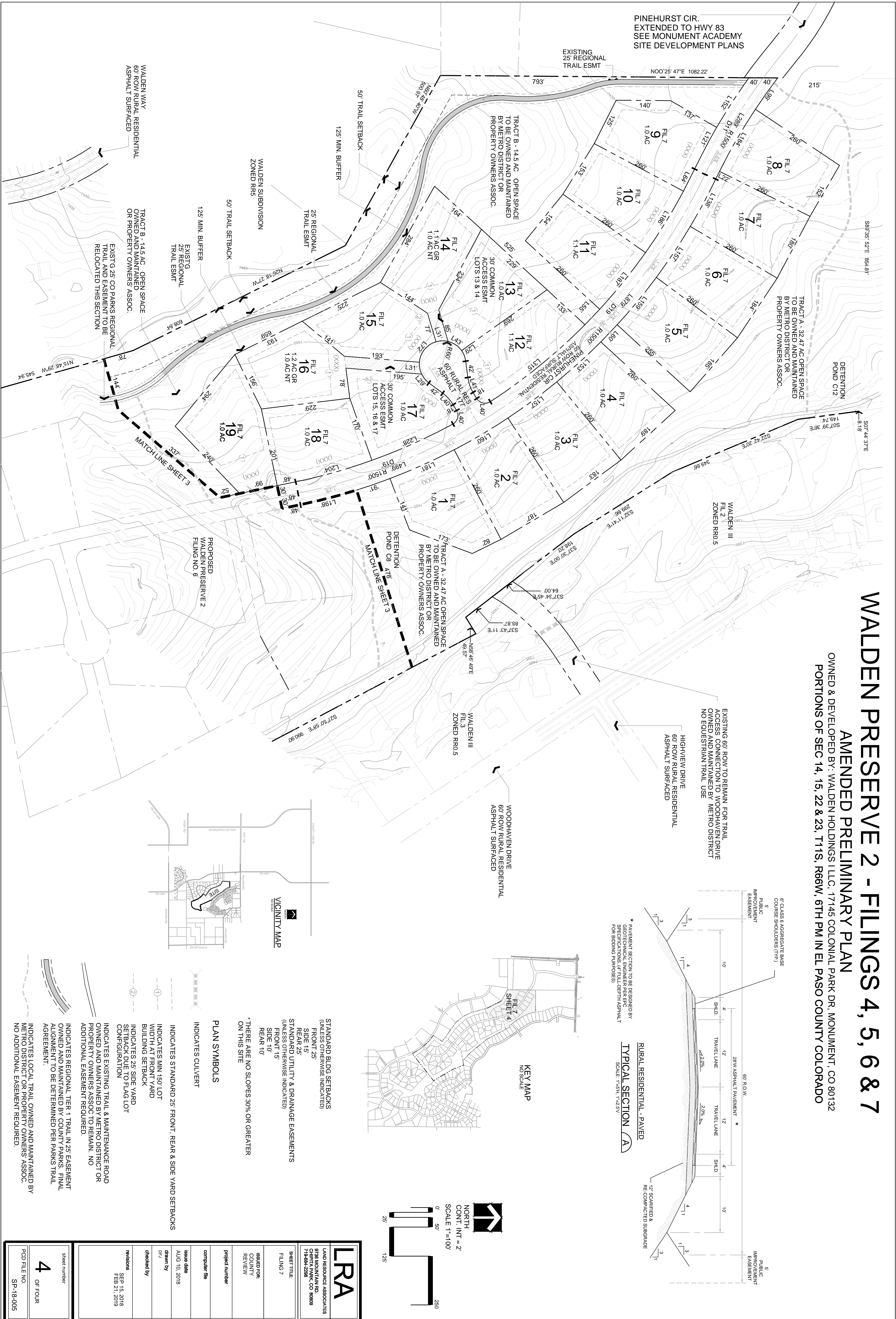
OF FOUR

PCD FILE NO.
SP-18-004

WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

AMENDED PRELIMINARY PLAN

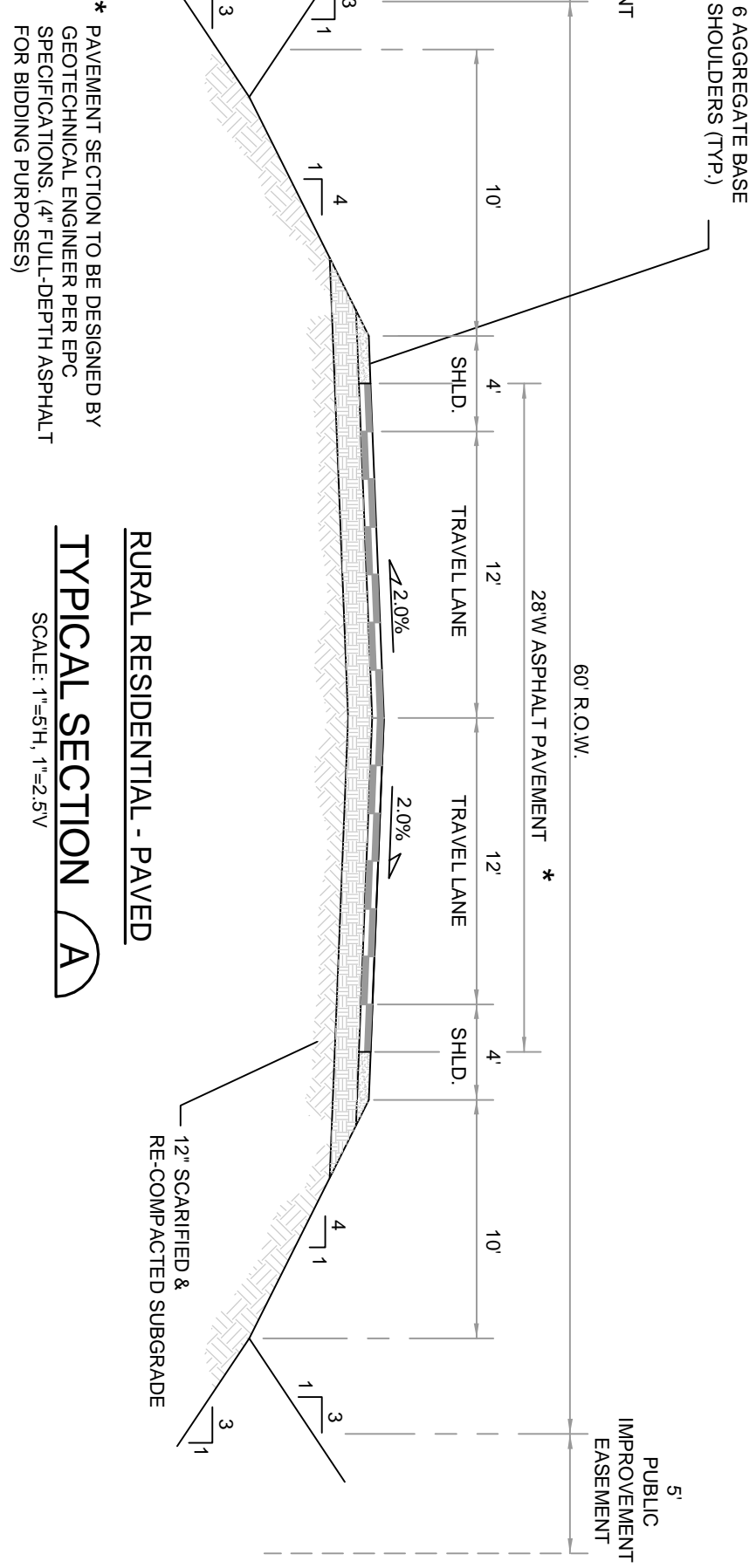
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



EXISTING 60' ROW TO REMAIN FOR TRAIL ACCESS CONNECTION TO WOODHAVEN DRIVE OWNED AND MAINTAINED BY METRO DISTRICT NO EQUESTRIAN TRAIL USE

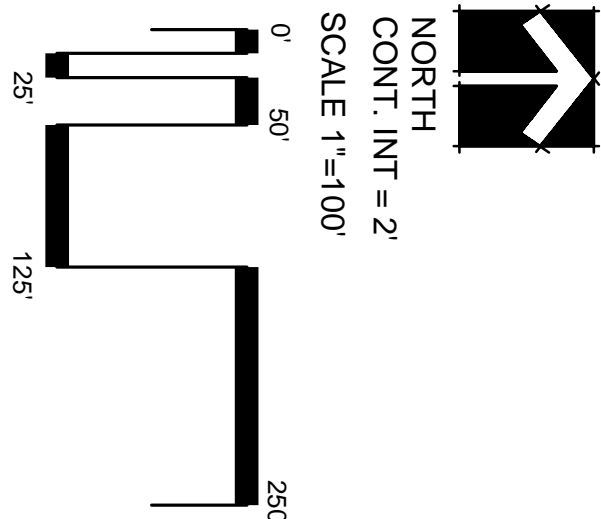
HIGHWAY DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

WOODHAVEN DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

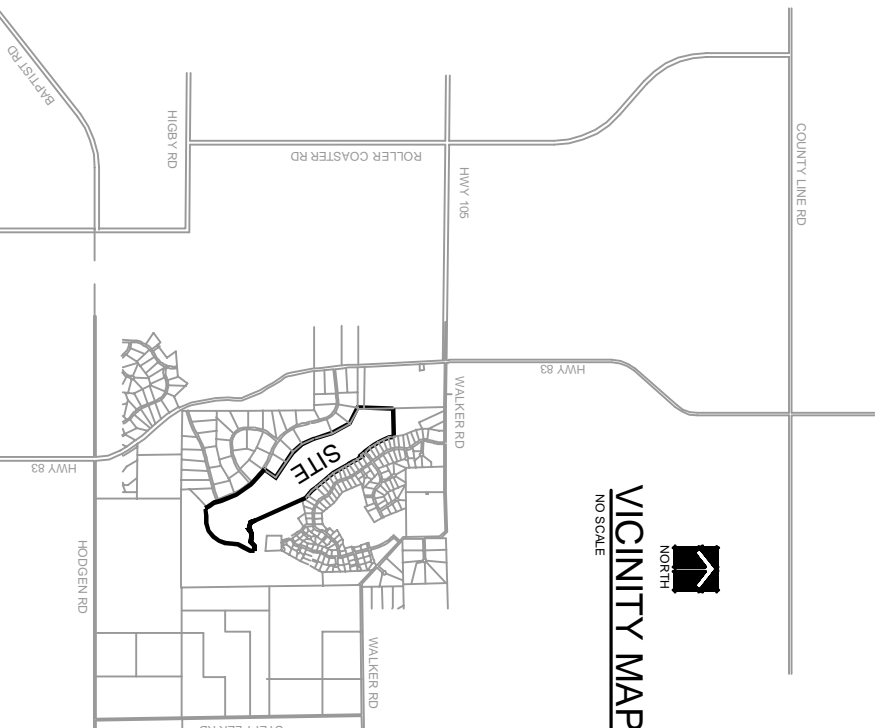


* PAYMENT SECTION TO BE DESIGNED BY
SPECIFICATIONS 14" FILLER IN ASPHALT
FOR BIDDING PURPOSES)

RURAL RESIDENTIAL - PAVED
TYPICAL SECTION (A)
SCALE: 1"=50', 1"=25'



VICINITY MAP
SCALE: 1"=250'



STANDARD BLDG SETBACKS
(UNLESS OTHERWISE INDICATED)
FRONT 25'
SIDE 15'
REAR 25'
STANDARD UTILITY & DRAINAGE EASEMENTS
(UNLESS OTHERWISE INDICATED)
FRONT 15'
SIDE 10'
REAR 10'

* THERE ARE NO SLOPES 30% OR GREATER
ON THIS SITE

PLAN SYMBOLS

INDICATES CULVERT

INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS

INDICATES MIN 150' LOT

WIDTH AT FRONT YARD

INDICATES 25' SIDE YARD

SETBACK DUE TO FLAG LOT

CONFIGURATION

INDICATES EXISTING TRAIL & MAINTENANCE ROAD

OWNED AND MAINTAINED BY METRO DISTRICT OR

PROPERTY OWNERS ASSOC TO REMAIN. NO

ADDITIONAL EASEMENT REQUIRED.

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT

OWNED AND MAINTAINED BY COUNTY PARKS. FINAL

ALIGNMENT TO BE DETERMINED PER PARKS TRAIL

AGREEMENT.

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY

METRO DISTRICT OR PROPERTY OWNERS ASSOC.

NO ADDITIONAL EASEMENT REQUIRED.

LRA	
LAND RESOURCE ASSOCIATES 9738 MOUNTAIN RD CHIPPRA PARK, CO 80609 719-684-2288	
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