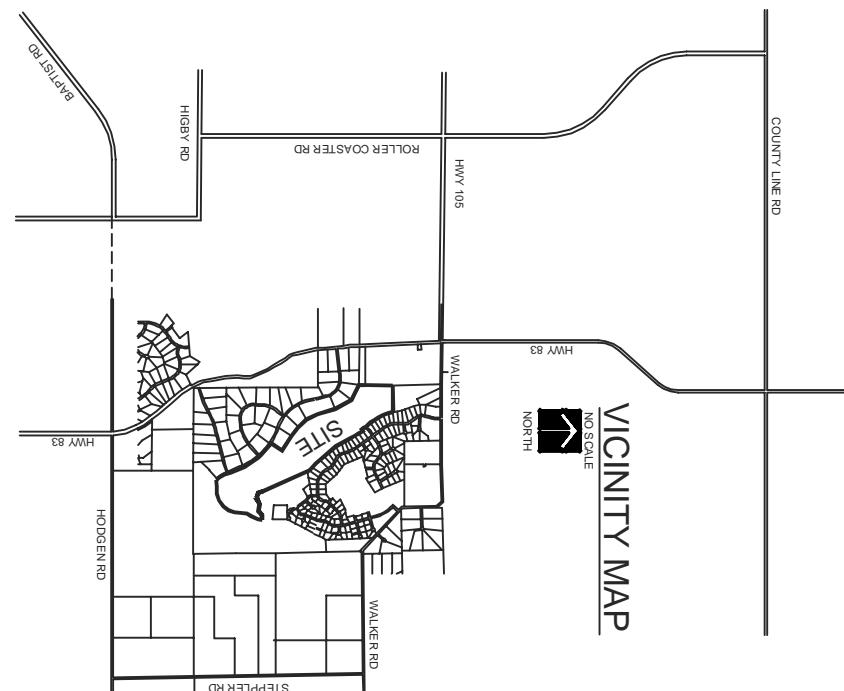


WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7
AMENDED PRELIMINARY PLAN
OWNED AND DEVELOPED BY: WALDEN HOLDINGS I, LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

SCHEDULE NO. 61230 01 023
LIMITS OF THIS APPLICATION
AREA - 134.05 AC



PROPERTY OWNER
WALDEN HOLDINGS I, LLC
A COLORADO LIMITED LIABILITY COMPANY
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

PROPERTY DEVELOPER
CUSTOM CASTLES BUILDING COMPANY, INC.
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

DEVELOPMENT NOTES:

1. NO CHANGE TO THE TOTAL NUMBER OF LOTS OR THE TOTAL AREA
2. OPEN SPACE IS PROPOSED WITHIN THE AMENDMENT
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 PLATTED OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WALDEN CORPORATION
7. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY
8. 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.L. PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
9. DEDICATED COUNTRY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO E.L. PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY E.L. PASO COUNTY.
10. THE PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY THE EL PASO COUNTY BOARD OF COMMISSIONERS.
11. THIS LAND USE APPLICATION INCLUDES CONSTRUCTION OF CENTRAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS, AND THE FOLLOWING POTENTIAL FUTURE INFRASTRUCTURE IMPROVEMENTS TO THE WALDEN CORPORATION WATER AND WASTE WATER SYSTEMS:
 - CONSTRUCTION OF WATER STORAGE TANK NO. 2
 - CONSTRUCTION OF WASTE WATER TREATMENT FACILITY
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION
 - CONSTRUCTION OF UTILITY EASEMENTS
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION
12. ALL FACILITIES INCLUDED IN THIS NOTATION, AND ANY OTHER FUTURE FACILITIES, MAY BE SUBJECT TO THE COUNTY ADOPTED 1041 REGULATIONS.
13. IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382) AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION FOR THE FINAL PLAT RECONSTRUCTION OF LAND DEDICATION TO THE WALDEN CORPORATION, THE DEVELOPER SHALL DEDICATE TO THE WALDEN CORPORATION THE FOLLOWING POTENTIAL FUTURE INFRASTRUCTURE IMPROVEMENTS TO THE WALDEN CORPORATION WATER AND WASTE WATER SYSTEMS:
 - CONSTRUCTION OF WATER STORAGE TANK NO. 2
 - CONSTRUCTION OF WASTE WATER TREATMENT FACILITY
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION
 - CONSTRUCTION OF UTILITY EASEMENTS
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION

Replace with 16-454

Please remove all notes that are no longer applicable.

Replace any and all references from "Development Services Department" to "Planning and Community Development Department"

Spell out "Preliminary"

STANDARD POD PREL PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, NATURAL FEATURES REPORT, AND SOLID REPORT. THE PROTECTION 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, AND THE U.S. ENVIRONMENTAL AGENCY REGARDING THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

SHEET INDEX

- SHEET 1 - COVER SHEET & MASTER PLAN
SHEET 2 - FIL 4 AMENDED PRELIMINARY PLAN
SHEET 3 - FIL 5 & 6 AMENDED PRELIMINARY PLAN
SHEET 4 - FIL 7 AMENDED PRELIMINARY PLAN

DEVELOPMENT DATA & CRITERIA

SF LOTS - 73 LOTS, 78.68 AC (68.7%)
OPEN SPACE (TOTAL) - 50.34 AC (37.6%)
OPEN SPACE - RECREATION - 48.31 AC
ROAD ROW (INCL. WALDEN HWY) - 5.03 AC (3.7%)
TOTAL - 73 LOTS, 135.05 AC (100%)

MIN LOT SIZE - 1.0 AC
AVE LOT SIZE - 1.84 AC
GR DENSITY - 1 LOT/1.84 AC
MAX BLDG. HT. - 30' (PER CODE MEASUREMENT)
BLDG SETBACKS -
FRONT - 25'
SIDE - 15'
REAR - 10'
STRENGTH & DRAINAGE EASEMENTS
SIDE - 10'
REAR - 10'
PERIMETER - 30'

MAX BLDG. HT. - 30' (PER CODE MEASUREMENT)

BLDG SETBACKS -

FRONT - 25'

SIDE - 15'

REAR - 10'

PERIMETER - 30'

STRENGTH & DRAINAGE EASEMENTS

SIDE - 10'

REAR - 10'

PERIMETER - 30'

LRA

LAND RESOURCE ASSOCIATES
9738 MOUNTAIN RD.
CHAPARRAL PARK, CO 80809
719-684-2288

SHEET TITLE
COVER SHEET

ISSUED FOR:
COUNTY REVIEW

PROJECT NUMBER

COMPUTER FILE

ISSUE DATE
AUG 10, 2018

DRAWN BY
DJF

CHECKED BY
DJF

REVISIONS
SEP 14, 2018

DATE

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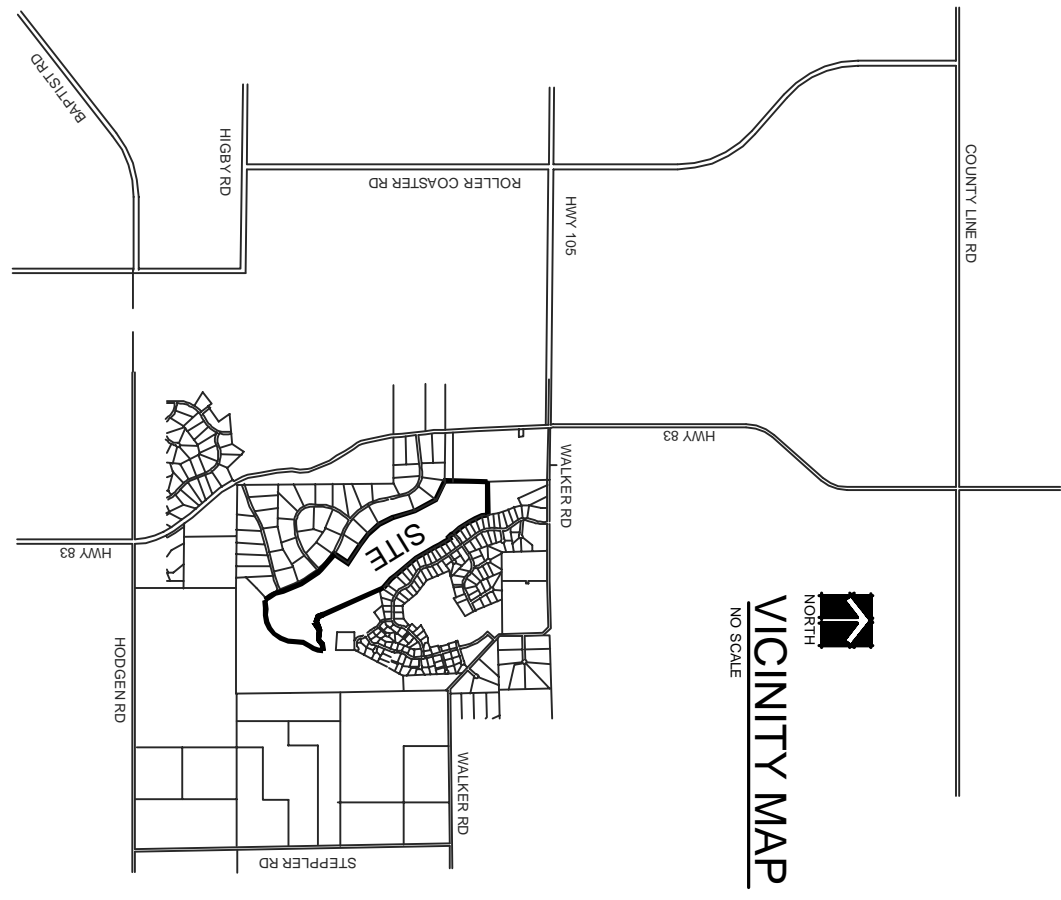
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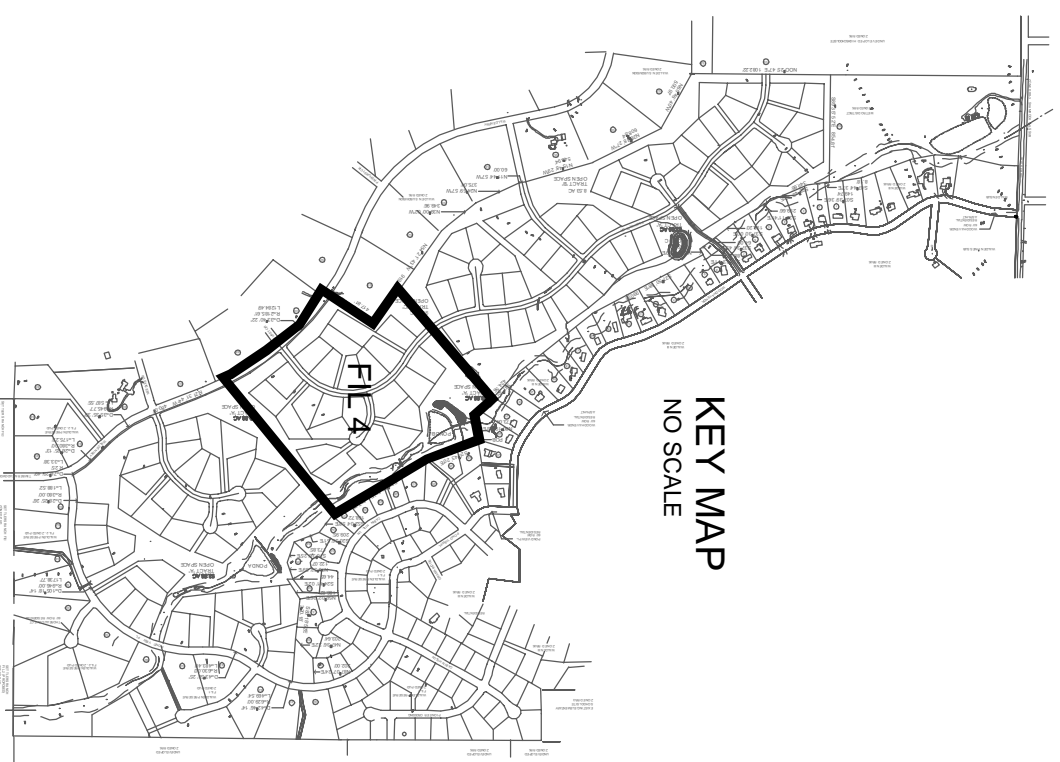
WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7
AMENDED PRELIMINARY PLAN

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



Any access where more than 3 persons share a drive is a roadway and no longer a driveway.

Easement shown is 60' wide. Revise to 30' wide split between the lot lines. It appears the intent was to provide a common access between lots 8 & 9. Update the callout to identify as a common access. A maintenance agreement will be required with the final plat. Similar comment applies to Fil 4, Lots 2& 3, and Lots 12 & 13.

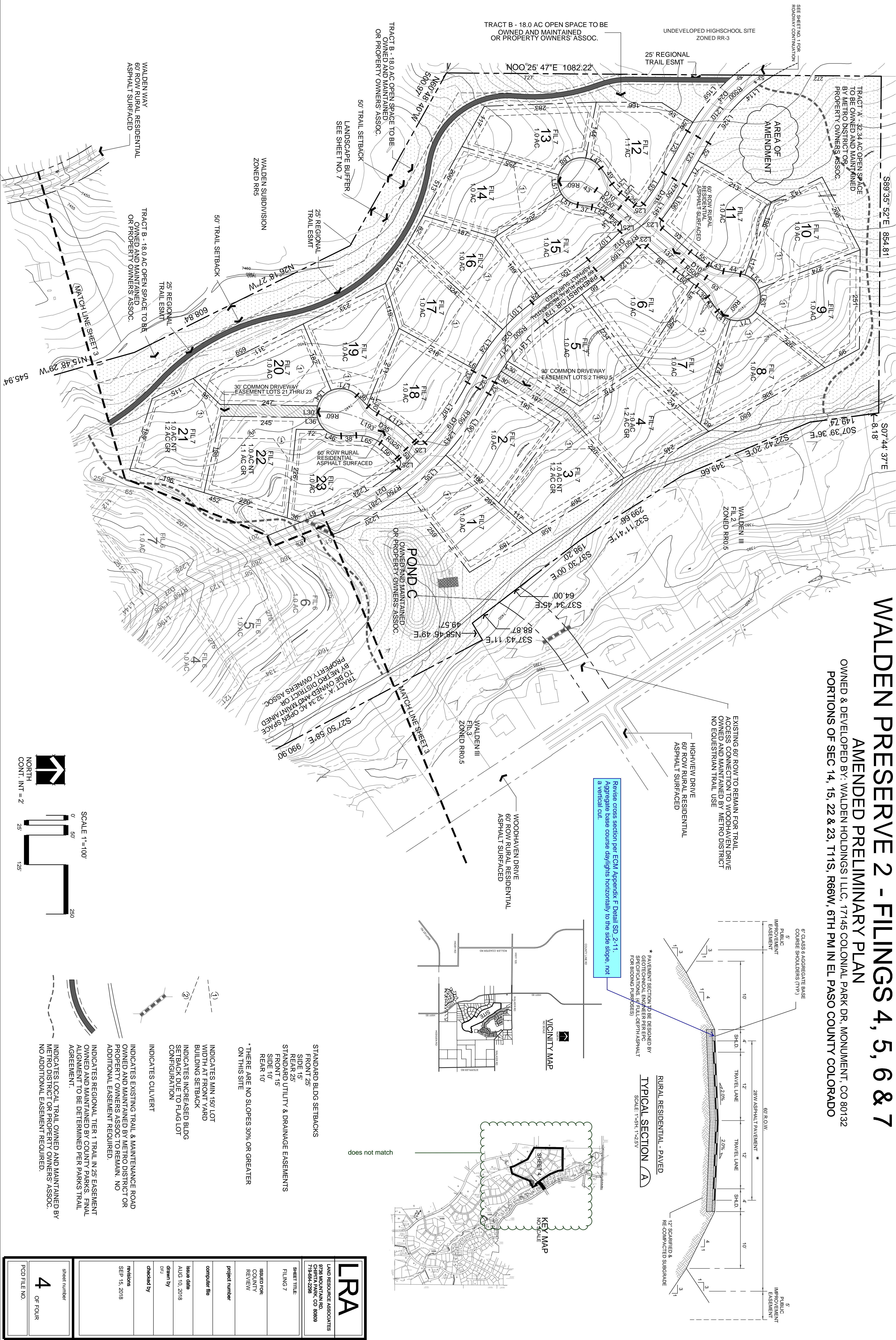


- FILING NO. 4 - ADJOINING OWNERS
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WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

AMENDED PRELIMINARY PLAN

OWNED & DEVELOPED BY: WALDEN HOLDINGS 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

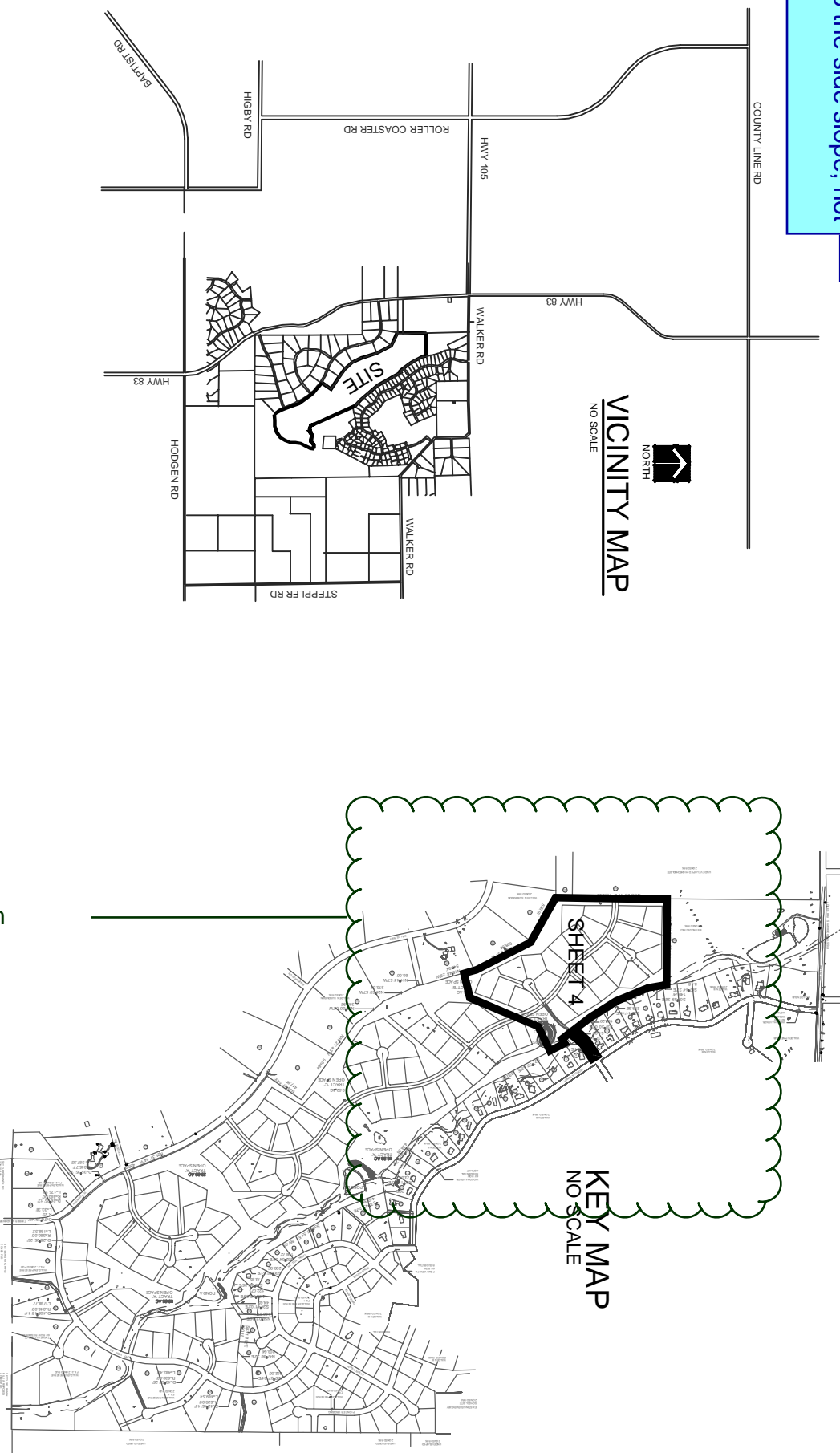
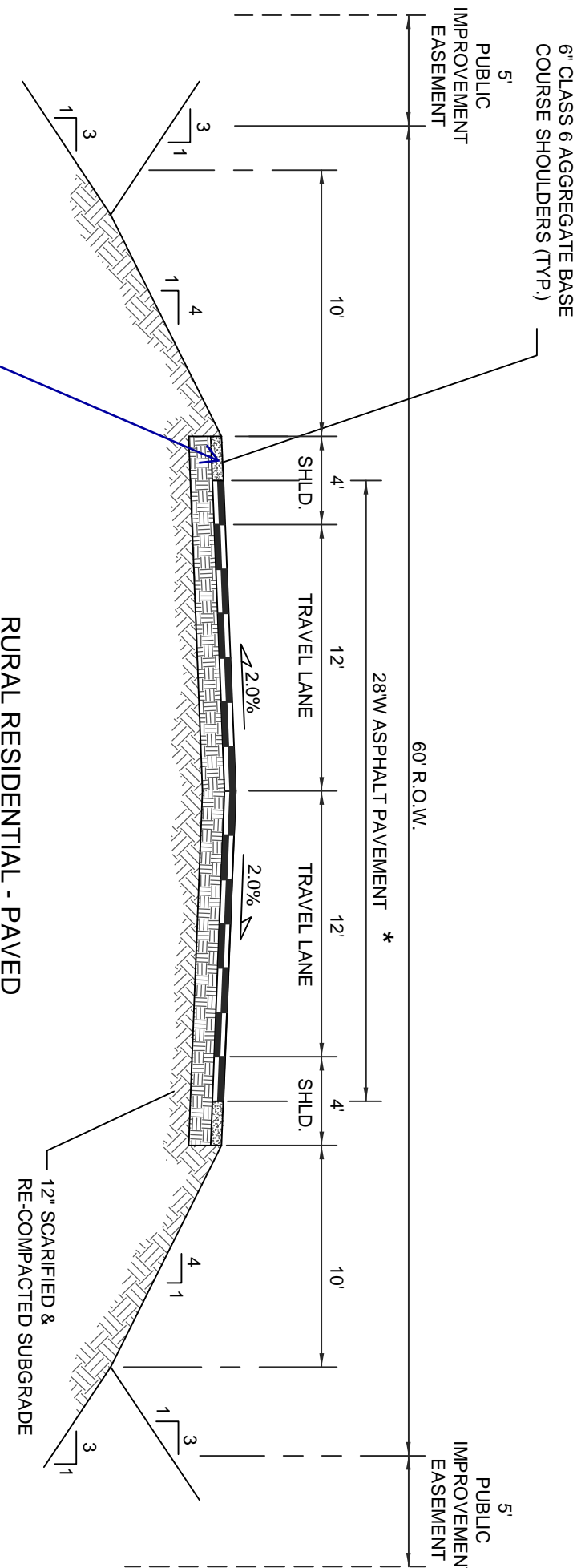
HIGHVIEW DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

WOODHAVEN DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

Revise cross section per ECM Appendix F Detail SD 2-11.
Aggregate base course daylight horizontally to the side slope, not a vertical cut.

* PAYMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEERS PER EPC SPECIFICATIONS (W/ FULL-DEPTH ASPHALT FOR BIDDING PURPOSES)

RURAL RESIDENTIAL - PAVED
SCALE: 1"=50', 1"=2.50'



- STANDARD BLDG SETBACKS
- FRONT 25'
- SIDE 15'
- REAR 25'
- STANDARD UTILITY & DRAINAGE EASEMENTS
- FRONT 15'
- SIDE 10'
- REAR 10'
- * THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

- INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
- INDICATES INCREASED BLDG SETBACK DUE TO FLAG LOT CONFIGURATION
- INDICATES CULVERT
- 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
8728 MOUNTAIN RD
CHAPARRAL, CO 80829
719.597.2559

SHEET TITLE
FILING 7

ISSUED FOR
COUNTY REVIEW

PROJECT NUMBER

COMPUTER FILE

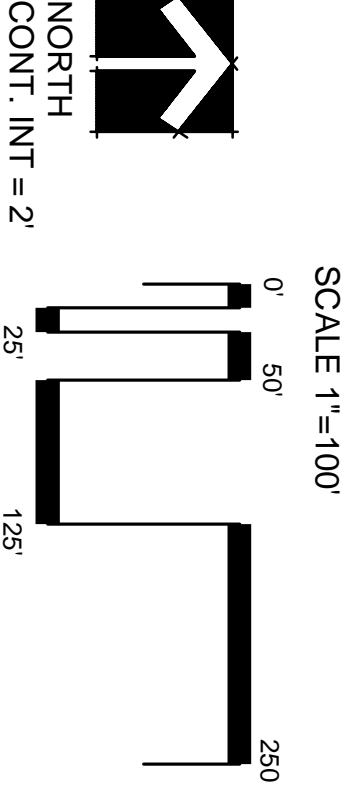
ISSUE DATE
AUG 10, 2018

DRAWN BY
BS

CHECKED BY

REVISIONS
SEP 15, 2018

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



SHEET NUMBER
4
OF FOUR
POD FILE NO.

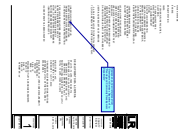
Markup Summary

dsdlaforce (6)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 10/8/2018 1:09:57 PM
Color: ■

Spell out "Preliminary"



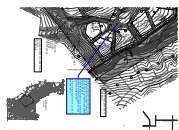
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 10/8/2018 1:11:37 PM
Color: ■

Replace any and all references from "Development Services Department" to "Planning and Community Development Department"



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 10/8/2018 1:13:28 PM
Color: ■

Replace with 16-454



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 10/8/2018 2:32:36 PM
Color: ■

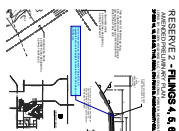
Easement shown is 60' wide. Revise to 30' wide split between the lot lines. It appears the intent was to provide a common access between lots 8 & 9.
Update the callout to identify as a common access. A maintenance agreement will be required with the final plat.

Similar comment applies to Fil 4, Lots 2 & 3, and Lots 12 & 13.



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 10/8/2018 2:34:12 PM
Color: ■

Update the key map



Subject: Callout
Page Label: 4
Author: dsdlaforce
Date: 10/8/2018 2:35:47 PM
Color: ■

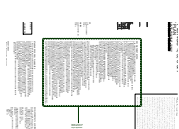
Revise cross section per ECM Appendix F Detail SD_2-11. Aggregate base course daylight horizontally to the side slope, not a vertical cut.

dsdruiz (5)



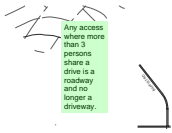
Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 2:46:35 PM
Color: ■

There is no need to indicate the areas that are unchanged. Please cloud amended areas only and indicate they are the amended areas.



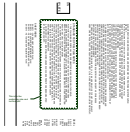
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 2:48:01 PM
Color: ■

Please remove all notes that are no longer applicable.



Subject: Text Box
Page Label: 2
Author: dsdruiz
Date: 10/16/2018 2:52:29 PM
Color: ■

Any access where more than 3 persons share a drive is a roadway and no longer a driveway.



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 2:56:35 PM
Color: ■

This is for the preliminary plan and not final plat



Subject: Cloud+
Page Label: 4
Author: dsdruiz
Date: 10/16/2018 3:19:21 PM
Color: ■

does not match