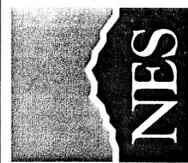


# PATRIOT VILLAGE DEVELOPMENT PLAN

ROBERT C. "BOB" BALINK El Paso County, CO  
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URBAN DESIGN  
 LAND PLANNING  
 & LANDSCAPE  
 ARCHITECTURE  
 508 South Tejon Street  
 Colorado Springs, CO 80903  
 Tel. 719-471-0073  
 Fax 719-471-0267



## THE PATRIOT VILLAGE PUD DEVELOPMENT GUIDELINES

### Applicability

These standards shall apply to all property contained in the Patriot Village Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations, and along with the covenants, the regulatory process for determining compliance with the provisions of the Patriot Village PUD.

### Residential Design Guidelines

#### A. Uses

1) Uses permitted by right.

The following uses are permitted by right in the Patriot Village PUD.

- a) Single family attached dwelling units
- b) Common open space
- c) Decks associated with each unit

2) Uses permitted by Special Use

Use regulated by the El Paso County Land Development Code: Home Occupation

#### B. Dimensional Requirements

##### 1) Setbacks

a) Subdivision perimeter

- i. Front - 20'
- ii. Side - 20' (west) and 30' (east)
- iii. Rear - 30'

b) Setback for lots

- i. Front - 20'
- ii. Side - minimum 5'; zero lot line between units.
- iii. Rear - 12'

c) Minimum lot width: 35'

d) Decks, an accessory use to each unit, must comply with setbacks established above.

e) Projections into setbacks are governed by Section 35.7 of the Land Development Code.

##### 2) Height

a) The maximum height of shall not exceed 30 feet, as measured by the El Paso County Land Development Code.

##### 3) Lot Size

a) The PUD Development Plan establishes the general lot size for each lot and the Final Plat establishes defined lot sizes. The minimum lot size shall be 2,975 sq. ft. (85' X 35').

##### 4) Density

a) A maximum of 98 single-family attached lots as shown on the PUD Development Plan shall be permitted.

##### 5) Parking

a) In accordance with Section 35.3 of the El Paso County Land Development Code, 2 parking spaces per dwelling unit is required. Each unit will have a two-car garage. Off-street parking shall be provided in accordance with section 35.3 of the Land Development Code.

### C. Declaration of Protective Covenants

- 1) Covenants for Patriot Village PUD will be created by separate documents.
- 2) The Covenants establish rules and regulations for the property within the subdivision and establish the governance mechanism of the subdivision.

### General Notes:

1. All streets shall be constructed to El Paso County standards. All streets within the subdivision, including the access easement, will be private and owned and maintained by the Homeowners Association (HOA). All streets shall be paved with curb and gutter. Sidewalks will be provided as specified in the El Paso County Development Code and the Engineering Criteria Manual
2. The HOA will own and maintain the common space areas, exteriors of the single-family attached units, including decks, landscaping and roads. The HOA will maintain the detention pond and the access easement. An easement agreement with the owner(s) of the detention pond and access easement will be executed prior to Final Plat recordation
3. A 6' tall opaque fence will be installed around the Southern and Eastern perimeter of the property. This fence will be owned and maintained by the Homeowners Association.
4. The property is subject to the findings of the Geologic Report dated February 14, 2005 (#042-0673) and the Soil Investigation Report dated November 15, 2004 (#042-0673). A copy of said reports have been placed in File SP-05-007 of the El Paso Development Services Department, 2880 International Circle, Colorado Springs, Colorado.
5. The potential for elevated levels of radon gas may be present and shall be mitigated by sealing any joints that may permit the flow of gas from subsurface into the structure.
6. Decks associated with each unit shall be a permitted use with this Development Plan.
7. The maximum number of dwelling units will be 98 units.
8. The Development Plan will adhere to requirements of Section 16 and 37.5 of the El Paso County Land Development Code.
9. Advertising devices shall be allowed in accordance with Section 35.4 of the Land Development Code.
10. No building permits shall be applied for or granted on any portion of property which is currently zoned PUD District until and unless the property is subdivided and/or platted, as applicable, in accordance with the El Paso County Land Development Code as amended unless otherwise expected by statute.
11. No building permits shall be applied for or granted on any portion of property which is currently zoned PUD District until and unless a Plot Plan in conformance with section 37 is approved by the Development Services Director. Prior to the approval of the Plot Plan the Development Services Director shall find that the land use(s), densities, setbacks, height limits, access locations, the commercial/ industrial floor area square footage and phasing plans as depicted on the Plot Plan are in conformance with the Development Plan as approved by the Board of County Commissioners. If the recorded Development Plan is drawn in conformance with the Plot Plan requirements of Section 37 a subsequent submittal and approval of a Plot Plan is not required for the issuance of building permits.
12. The developer will install a traffic signal at the intersection of Alturus Dr. and Bradley Rd., if a traffic signal is warranted.
13. Access to the detention pond shall be by means of an easement off of Maxman View across Tract B.

### Utility Notes:

1. The Security Water and Sanitation Districts will provide water and wastewater.
2. The Colorado Springs Utilities will provide gas and Electric.
3. The Security Fire Protection District will provide fire protection.
4. Public utility easements per County standards will be provided.

### Development Data:

Existing Zoning: A-1 and R-1  
 Proposed Zoning: PUD  
 Total Area: 11.76 acres (512,266 sf)  
 Common Open Space: 1.95 acres  
 Right-of-way: 1.92 acres (83,875.5 sf)  
 Total No. of Units: 98 DU  
 Gross Density: 8.33 DU/AC (98 DU / 11.76 AC)  
 Net Density: 9.97 DU/AC (98 DU / 9.83 AC)

### Tract Table:

Tract Name	Use	Acreage	Ownership / Maintenance
A	Common Open Space / Drainage	0.39	HOA*
B	Common Open Space / Drainage	1.51	HOA*
C	Trail, Open Space and Drainage	0.05	HOA*

\*HOA = Patriot Village Homeowners Association

### Easements

Access / Utility Easement	0.03	Security Church of Christ** /HOA*
Detention Pond Easement	1.29	Good Shepherd United Methodist Church** /HOA*

\*\* = An easement agreement will be executed prior to Final Plat Approval

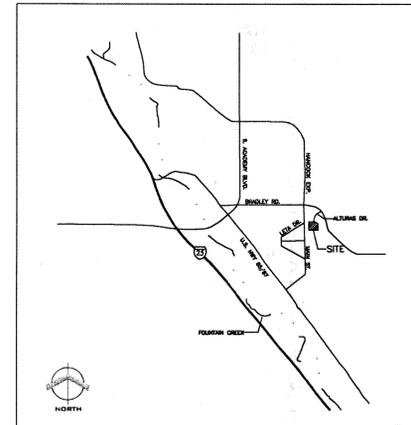
### OWNER/SUBDIVIDER:

ST. ANDREWS HOME, LTD.  
 1539 PAONIA ST.  
 COLORADO SPRINGS, CO 80915

### PLANNER:

N.E.S. INC.  
 508 S. TEJON ST.  
 COLORADO SPRINGS, CO 80903

### VICINITY MAP NOT TO SCALE



### Authority

The authority of this PUD is Chapter IV, Section 16 of the El Paso County Land Development Code.

### Adoption

The adoption of this PUD shall evidence the findings and decision of the Board of El Paso County Commissioners that this PUD for Patriot Village is in general conformance with the El Paso County Master Plan and is authorized by the provisions of Chapter IV, Section 16 of the El Paso County Land Development Code.

### Relationship to the County Regulations

The provisions of this PUD shall prevail and govern the development of Patriot Village PUD, provided, however that where the provisions of this PUD do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

### Certification of Ownership

I hereby affirm that I am the owner or authorized agent of all individuals having ownership interest in the property described herein, known as Patriot Village, El Paso County Case PUD 06 003.

*H. Beaman* Date 11/4/07  
 Fountain Mutual Metropolitan District

*M. Res* Date 1-4-07  
 St. Andrews Homes, LTD.

### Certification of Approval:

Certification of Approval *Laura Clark* Date 11/9/06

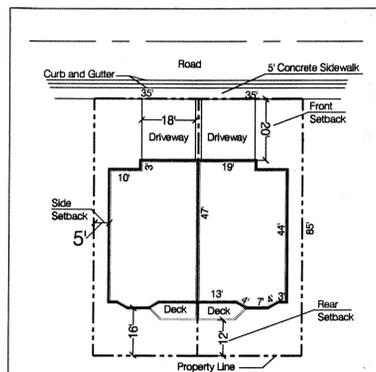
El Paso County Board of  
 County Commissioners

Certification of Approval *P. J. Underwood* Date 1-5-07

Development Services Department  
 Development Services Department Director

### Recording Data:

Reception No. \_\_\_\_\_  
 Fee: \_\_\_\_\_ Surchage: \_\_\_\_\_  
 By: \_\_\_\_\_ Deputy.



1  
 Typical Lot with Building

SCALE: 1"=30'

LEGAL DESCRIPTION FOR PATRIOT VILLAGE:  
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N 1/2 NW 1/4 NW 1/4) OF SECTION 12, IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 25, 1998 IN BOOK 1779 AT PAGE 406, EXCEPT THAT PORTION CONTAINED WITHIN BRADLEY ROAD, NOW CABLE LANE, EXCEPT THAT PORTION CONVEYED TO THE FOUNTAIN MUTUAL IRRIGATION COMPANY IN WARRANTY DEED RECORDED JUNE 21, 1988 IN BOOK 5822 AT PAGE 18, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 89° 57' 51" W ALONG THE SOUTH LINE OF SAID N 1/2 NW 1/4 NW 1/4, A DISTANCE OF 778.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 1779, PAGE 406; THENCE N 0° 44' 31" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 662.04 FEET TO A POINT ON THE NORTH LINE OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 89° 44' 11" E ALONG SAID LINE, A DISTANCE OF 516.04 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF CABLE LANE; THENCE S 70° 43' 08" E ALONG SAID LINE, A DISTANCE OF 58.64 FEET THENCE S 60° 02' 59" E ALONG SAID LINE, A DISTANCE OF 241.04 FEET TO A POINT ON THE EAST LINE OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 0° 52' 52" E ALONG SAID EAST LINE, A DISTANCE OF 519.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11.43 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR FOUNTAIN MUTUAL METRO. DISTRICT PARCEL:  
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 NW 1/4) OF SAID SECTION 12; THENCE S 0° 49' 49' 30" E ALONG THE WEST LINE OF SAID NE 1/4 NW 1/4, A DISTANCE OF 136.66 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF 60 FOOT WIDE HUNTERS RUN CABLE LANE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
 THENCE CONTINUING S 0° 49' 30" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 194.43 FEET TO THE NORTHWEST CORNER OF LOT 43 IN PHEASANT RUN RANCH PLAT NO. 1 AS RECORDED IN PLAT BOOK 33 AT PAGE 18 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER; THENCE N 89° 19' 30" E ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF AND ALSO BEING A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 203161134 OF SAID COUNTY RECORDS; THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWO COURSES: (1) THENCE N 0° 49' 30" W ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RUN AS DEPICTED ON SAID PLAT, A DISTANCE OF 18.98 FEET; (2) THENCE NORTH-WESTERLY ALONG SAID LINE AND ALONG THE ARC OF A 203.92 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39° 21' 44" (THE LONG CHORD OF WHICH BEARS N 30° 21' 22" W, A LONG CHORD DISTANCE OF 201.98 FEET), AN ARC LENGTH OF 211.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.33 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR DETENTION POND EASEMENT:  
 AN EASEMENT OVER, UNDER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1779 AT PAGE 406 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW 1/4 NW 1/4) SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT AS DESCRIBED IN BOOK 1779 AT PAGE 406; THENCE N 0° 44' 31" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 312.82 FEET; THENCE N 89° 00' 00" W, A DISTANCE OF 41.43 FEET; THENCE S 89° 47' 49" W, A DISTANCE OF 288.41 FEET; THENCE S 0° 02' 09" E, A DISTANCE OF 88.87 FEET; THENCE S 89° 57' 51" W, A DISTANCE OF 58.51 FEET; THENCE S 0° 02' 09" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT AS DESCRIBED IN BOOK 1779 AT PAGE 406; THENCE N 89° 57' 51" E, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 288.83 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1.29 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR ACCESS EASEMENT:  
 A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 11; THENCE S 89° 44' 11" E ALONG THE SOUTH LINE OF SAID SW 1/4 (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 871.80 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF SIXTY FOOT WIDE ALTURAS DRIVE AS DEPICTED ON THE PLAT OF WINDMILL CREEK SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 201154576 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
 THENCE CONTINUING S 89° 44' 11" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 86.50 FEET TO A POINT ON THE SOUTHERLY LINE OF CABLE LANE / BRADLEY ROAD; THENCE N 70° 43' 08" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 81.85 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF ALTURAS DRIVE EXTENDED; THENCE S 19° 20' 19" W ALONG SAID LINE, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.03 ACRES, MORE OR LESS.

### Sheet Index:

- 1 of 6: Cover Sheet
- 2 of 6: Site Plan
- 3 of 6: Architectural Sheet
- 4 of 6: Adjacent Owners
- 5 of 6: Landscape Details
- 6 of 6: Preliminary Landscape Plan

DATE: 07-11-06  
 DRAWN: DCD  
 APPROVED: TB

REVISIONS:	DATE:	BY:	COMMENTS:
	9-11-06	DD	Clear Comments
	9-29-06	DD	Clear Comments
	11-16-06	DD	Clear Comments
	12-12-06	DD	Clear Comments

### COVER SHEET

SHEET NO.

1

OF 6 SHEETS

PUD 06-003

# PATRIOT VILLAGE

## DEVELOPMENT PLAN

DATE: 07-10-06  
DRAWN: DCD  
APPROVED: TB

REVISIONS:	DATE:	BY:	COMMENTS:
	9-01-06	DD	Client Comments
	10-17-06	DD	Client Comments
	11-16-06	DD	BOCC Comments
	12-12-06	DD	

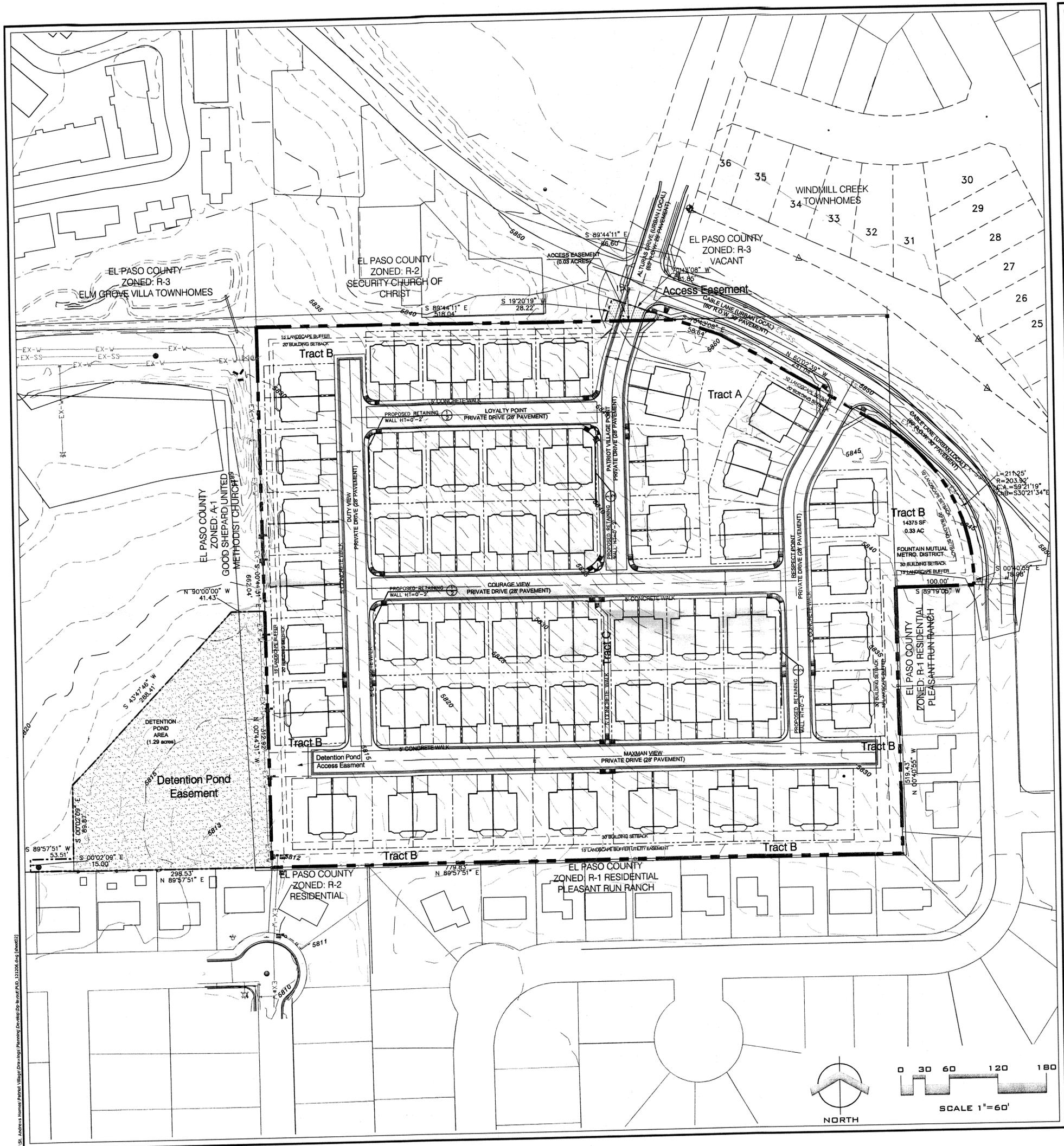
### SITE PLAN

SHEET NO.

# 2

OF 6 SHEETS

PUD 06-003  
1-9-07  
207004320



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**PATRIOT VILLAGE**  
DEVELOPMENT PLAN

DATE: 07-10-06	DRAWN: DDD
BY: DDD	APPROVED: TB
DATE: 8-01-06	COMMENTS: Client Comments

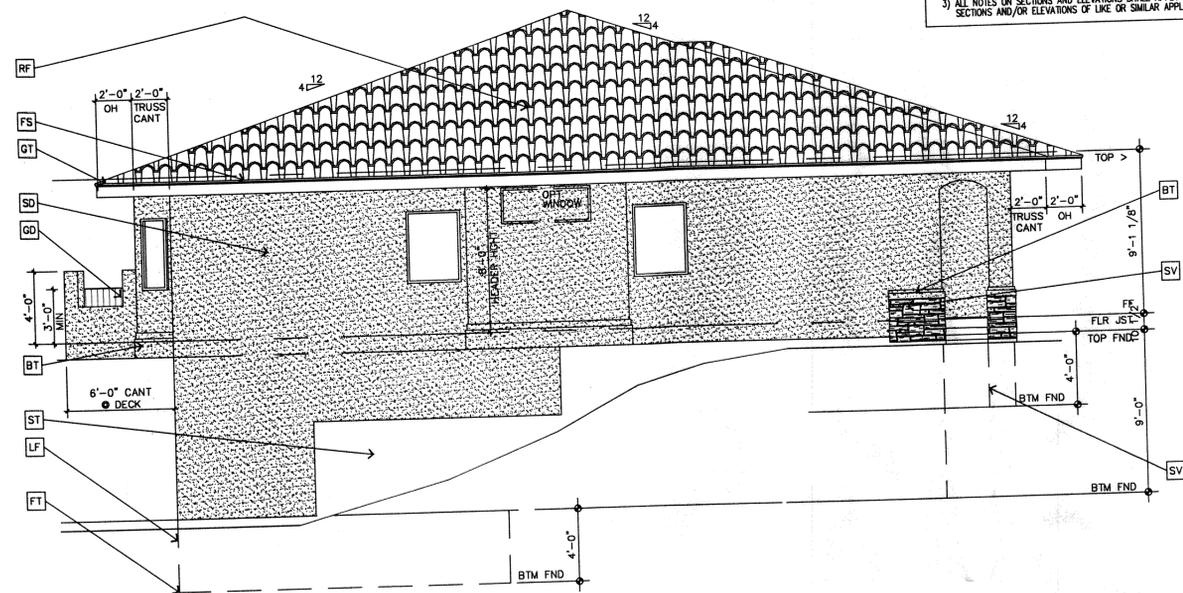
ARCHITECTURAL  
ELEVATIONS

SHEET NO.  
**3**  
OF 6 SHEETS

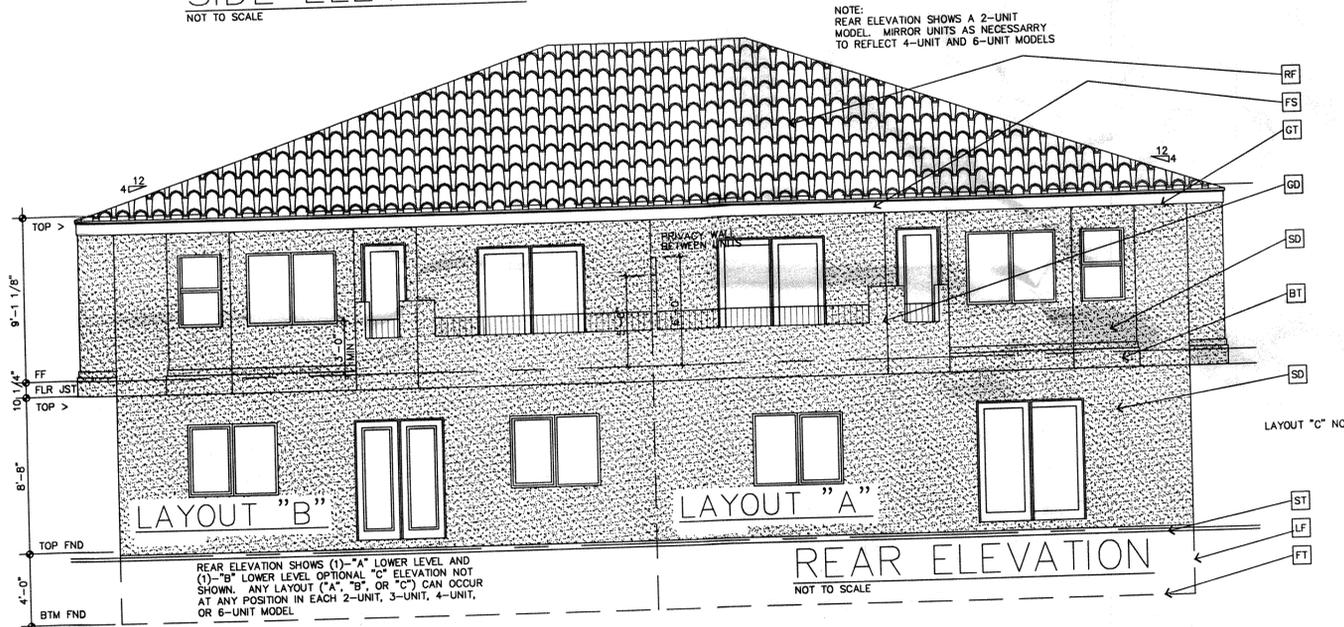
PUD 06-003  
1-9-07  
207004380

- ELEVATION KEY NOTES:**
- RF CONCRETE ROOF TILE W/2 FASTENERS PER TILE OVER 1X2 BATTONS OVER 30# BUILDING FELT OVER 7/16" APA RATED ROOF SHTG. OVER FACTORY BUILT ROOF TRUSSES OR RAFTERS.
  - FS 1x8 SMOOTH CEDAR FASCIA OVER 2x4 SUB-FASCIA W/1" SMOOTH ACX PLYWOOD SOFFIT
  - GT 6" GUTTER OVER FASCIA W/DOWN SPOUTS, FIELD LOCATED. (MAX. ROOF AREA TO DRAIN SPOUTS SHALL BE 700 S.F.)
  - SV FALSE STONE VENEER
  - TR 1x6 SIDE & 2x8 TOP & BTM BUILT-UP STUCCO BOARD
  - SD 2-COAT 1" COLOR STUCCO OVER 7/16" OSB SHTG W/MOISTURE BARRIER
  - BT BUILT-UP STUCCO TRIM
  - BL 2x6 BALLOON WALL BUILD PER STUD SPACING CHART TO BTM CHORD OF MFG. TRUSS OR RAFTER
  - JB 2x6 FIR JAMB MATERIAL
  - ST STUCCO SKIM COAT FINISH OVER EXPOSED FND
  - DL DIVIDED LITES PER OWNER/CONTRACTOR
  - CL STUCCO WRAP COLUMN
  - GD 3/8" HIGH RAIL W/4" OPNS MAX. (GRIP SURFACE TO CONFORM W/ UBC CODE)
  - SR STAIRS: 8" MAX. RISE 9" MIN. RUN
  - FT PROVIDE FOOTING AS NECESSARY PER ENGINEER ALSO PROVIDE FOUNDATION DRAIN
  - LF LINE OF FOUNDATION WALL
  - CP CONC. PIER PER ENGINEER

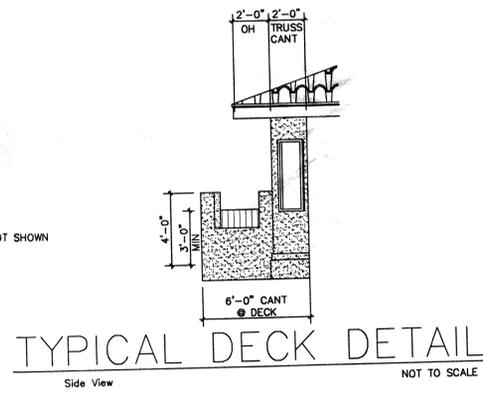
- GENERAL NOTES TO EXTERIOR:**
- 1) OVERHANGS SHALL BE 24" EAVES, 12" GABLE ENDS, PROVIDE 6" MIN. GUTTERS. ALL OVERHANGS AND DOWNSPOUTS AT ALL CORNERS OR 30' INTERVALS WITH TYPICAL PAST BACKFILL AREAS.
  - 2) ROOF VENTILATION SHALL COMPLY WITH UBC 1303.3. 4.8 SQ. FT. UPPER ROOF VENT PER 100 SQ. FT. UPPER ROOF TOTAL AREA. UNLESS OTHERWISE SPECIFIED FOR ROOF AREAS.
  - 3) ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR APPLICATIONS.



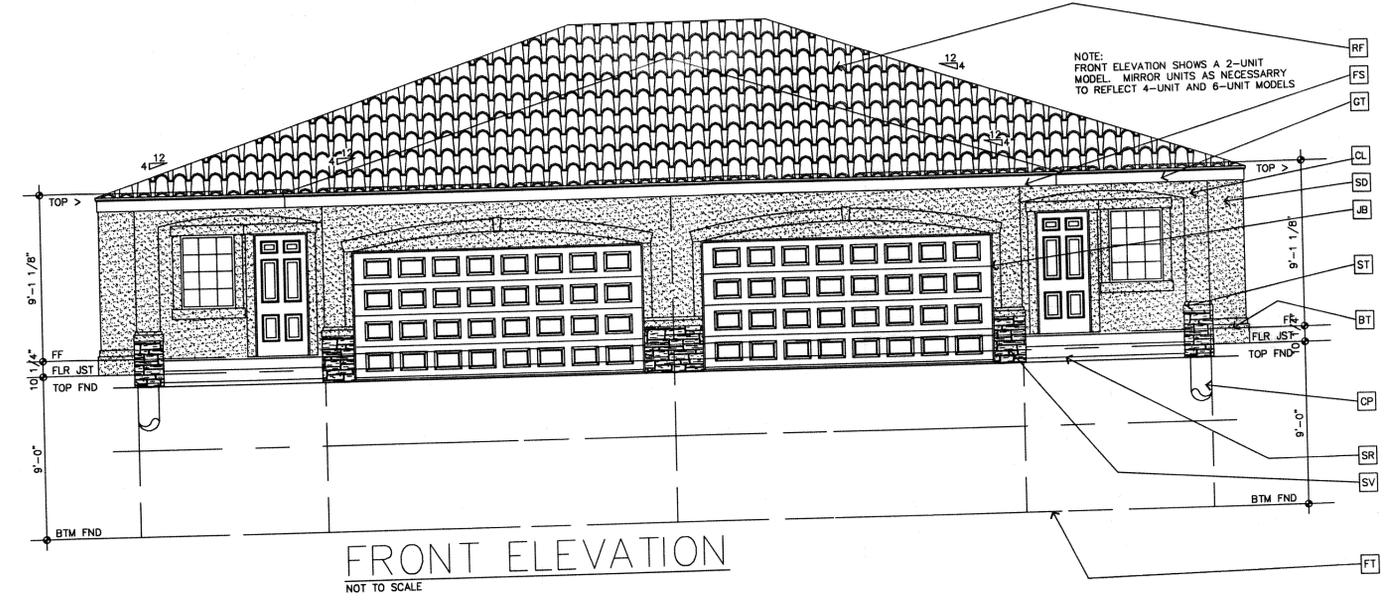
**SIDE ELEVATION**  
NOT TO SCALE



**REAR ELEVATION**  
NOT TO SCALE

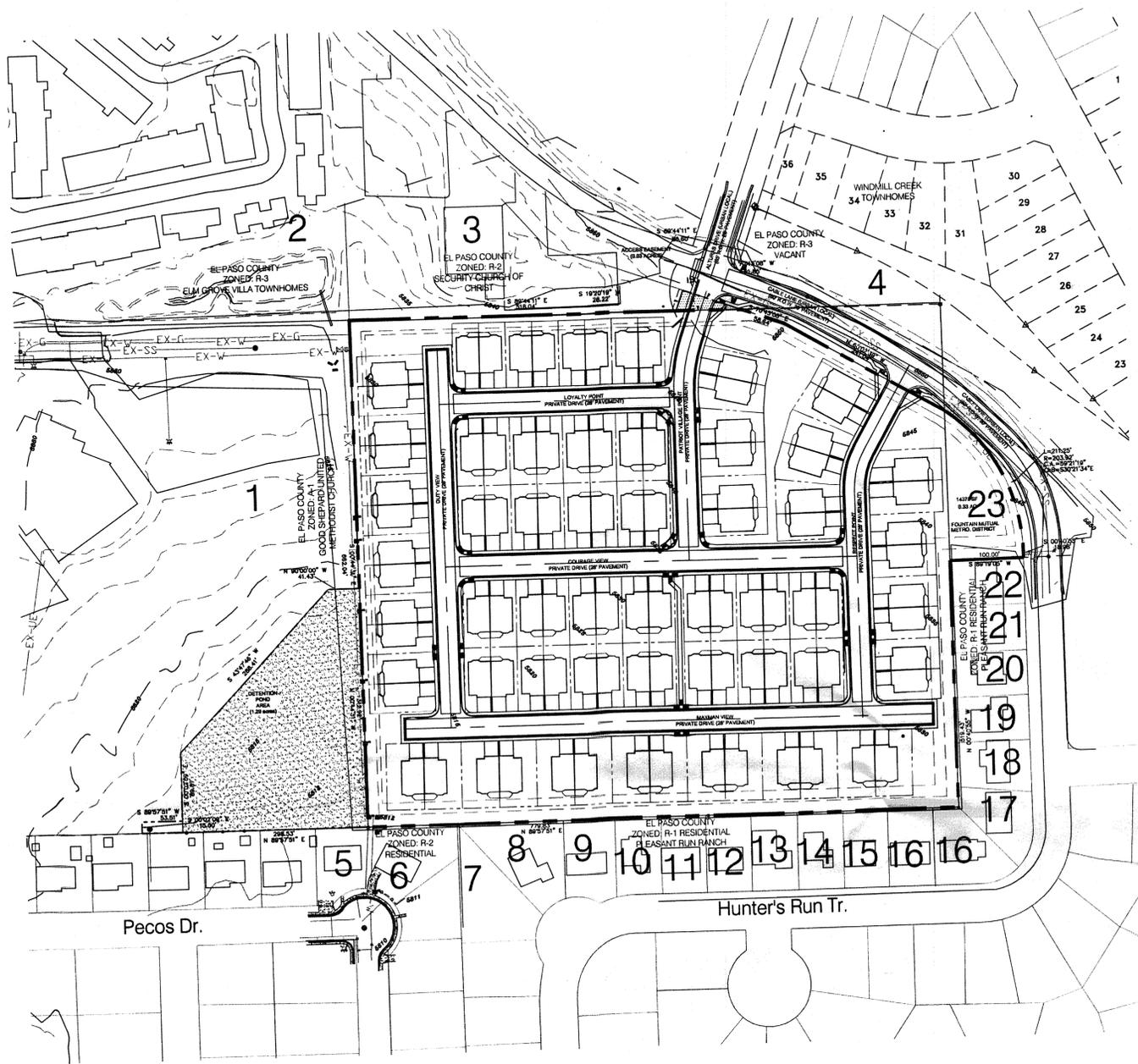


**TYPICAL DECK DETAIL**  
NOT TO SCALE



**FRONT ELEVATION**  
NOT TO SCALE

P:\SI - Andrew - Home - Patriot Village\Drawings\Planning\Development\06-003\03.dwg (8/2/07)



**SURROUNDING OWNERS**

- 1 Parcel No: 651220003  
Owner Name: GOOD SHEPARD UNITED METHODIST CHURCH  
Mailing Address: 1201 LETA DR COLORADO SPRINGS CO 80911-1155
- 2 Parcel No: 6501312013  
Owner Name: ELM GROVE TOWNHOME OWNERS ASSOC INC  
Mailing Address: 406 LAUREL ST COLORADO SPRINGS CO 80904-1318
- 3 Parcel No: 6501312001  
Owner Name: SECURITY CHURCH OF CHRIST  
Mailing Address: 4945 CABLE LN COLORADO SPRINGS CO 80911-3195
- 4 Parcel No: 6512200006  
Owner Name: FOUNTAIN MUTUAL IRRIGATION CO  
Mailing Address: P.O. BOX 75292 COLORADO SPRINGS CO 80970-5292
- 5 Parcel No: 6512201016  
Owner Name: PYLE CHRISTOPHER T  
Mailing Address: 5395 ALFURAS DR COLORADO SPRINGS CO 80911-
- 6 Parcel No: 6512201017  
Owner Name: SCHLUND BRADLEY D SCHLUND VICTORIA L C/O TOWN & COUNTRY REALTY INC  
Mailing Address: 3734 ASTROZON BLVD COLORADO SPRINGS CO 80910-
- 7 Parcel No: 6512201081  
Owner Name: TROBOTICH LOUIS J JR & ELAINE M  
Mailing Address: 4965 HUNTERS RUN COLORADO SPRINGS CO 80911-3108
- 8 Parcel No: 6512201082  
Owner Name: RAYMOND MARY B & MARK A  
Mailing Address: 4975 HUNTERS RUN COLORADO SPRINGS CO 80911-3108
- 9 Parcel No: 6512201093  
Owner Name: WILLIAMS CLYDE W  
Mailing Address: P.O. BOX 5562 COLORADO SPRINGS CO 80931
- 10 Parcel No: 6512201094  
Owner Name: SONNICHSEN JOHN F II & BONNIE S  
Mailing Address: 4955 HUNTERS RUN COLORADO SPRINGS CO 80911-3108
- 11 Parcel No: 6512201095  
Owner Name: HUNTER FRANK B HUNTER ALFRED L  
Mailing Address: 4945 HUNTERS RUN COLORADO SPRINGS CO 80911
- 12 Parcel No: 6512201096  
Owner Name: RODGERS MICHAEL RODGERS CHARITY  
Mailing Address: 27952 N. QUARTZ DR. QUEEN CREEK AZ 85242-4558
- 13 Parcel No: 6512201097  
Owner Name: MASSIE HOWARD A CONSERVATOR CLAROSE-MASSIE ALYSSA  
Mailing Address: 4925 HUNTERS RUN COLORADO SPRINGS CO 80911-3108
- 14 Parcel No: 6512201098  
Owner Name: HERMAN DIANE M  
Mailing Address: 4915 HUNTERS RUN COLORADO SPRINGS CO 80911-3108
- 15 Parcel No: 6512201099  
Owner Name: WHITFIELD CARISA J & WHITFIELD WILLIAM T  
Mailing Address: 4885 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 16 Parcel No: 6512201100 & 651220110  
Owner Name: WOOD MICHAEL G  
Mailing Address: 4865 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 17 Parcel No: 6512201102  
Owner Name: BARLOW KELLY L BARLOW TAMMY J  
Mailing Address: 4855 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 18 Parcel No: 6512201103  
Owner Name: JAVERY ALAN V  
Mailing Address: 4845 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 19 Parcel No: 6512201104  
Owner Name: MATHESON MACKENZIE M & SUEATMAN CHAD J  
Mailing Address: 4835 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 20 Parcel No: 6512201105  
Owner Name: BACA ARTHUR D & BACA GUNA  
Mailing Address: 4825 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 21 Parcel No: 6512201106  
Owner Name: FLUHARTY JOSHUA  
Mailing Address: 4815 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 22 Parcel No: 6512201107  
Owner Name: YARYAN CHRISTOPHER C & YARYAN TIA R  
Mailing Address: 4805 HUNTERS RUN COLORADO SPRINGS CO 80911-3117
- 23 Parcel No: 6512200001  
Owner Name: FOUNTAIN MUTUAL METROPOLITAN DISTRICT GARALD BARBER  
Mailing Address: P.O. BOX 1976 COLORADO SPRINGS CO 80901-1976

**LEGAL DESCRIPTION FOR PATRIOT VILLAGE:**  
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 409 EXCEPT THAT PORTION CONTAINED WITHIN BRADLEY ROAD, NOW CABLE LANE, EXCEPT THAT PORTION CONVEYED TO THE FOUNTAIN MUTUAL IRRIGATION COMPANY IN WARRANTY DEED RECORDED JUNE 21, 1988 IN BOOK 5522 AT PAGE 19; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 89° 57' 51" W ALONG THE SOUTH LINE OF SAID N 1/2 NW 1/4 NW 1/4, A DISTANCE OF 779.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 1779, PAGE 409; THENCE N 00° 44' 31" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 862.04 FEET TO A POINT ON THE NORTH LINE OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 89° 44' 11" E ALONG SAID LINE, A DISTANCE OF 518.04 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF CABLE LANE; THENCE S 70° 43' 08" E ALONG SAID LINE, A DISTANCE OF 58.64 FEET THENCE S 60° 02' 39" E ALONG SAID LINE, A DISTANCE OF 241.04 FEET TO A POINT ON THE EAST LINE OF SAID N 1/2 NW 1/4 NW 1/4; THENCE S 00° 40' 55" E ALONG SAID EAST LINE, A DISTANCE OF 519.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11.43 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR FOUNTAIN MUTUAL METRO. DISTRICT PARCEL:**  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 NW 1/4) OF SAID SECTION 12; THENCE S 00° 40' 30" E ALONG THE WEST LINE OF SAID NE 1/4 NW 1/4, A DISTANCE OF 138.68 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF 60.0 FOOT WIDE HUNTERS RUN/CABLE LANE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING S 00° 40' 30" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 184.43 FEET TO THE NORTHWEST CORNER OF LOT 43 IN PHEASANT RUN RANCH FILING NO. 1 AS RECORDED IN PLAT BOOK X-3 AT PAGE 18 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER; THENCE N 89° 19' 30" E ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF AND ALSO BEING A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 203161134 OF SAID COUNTY RECORDS; THENCE N 00° 40' 30" W BOUNDARY, THE FOLLOWING TWO COURSES: (1) THENCE N 00° 40' 30" W ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RUN AS DEPICTED ON SAID PLAT, A DISTANCE OF 18.98 FEET; (2) THENCE NORTHWESTERLY ALONG SAID LINE AND ALONG THE ARC OF A 203.92 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 59° 21' 44" (THE LONG CHORD OF WHICH BEARS N 30° 21' 22" W, A LONG CHORD DISTANCE OF 201.95 FEET), AN ARC LENGTH OF 211.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.33 ACRES, MORE OR LESS.

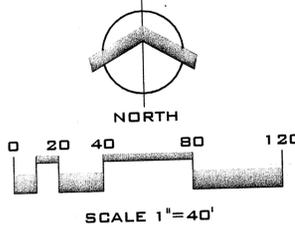
**LEGAL DESCRIPTION FOR DETENTION POND EASEMENT:**  
AN EASEMENT OVER, UNDER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1779 AT PAGE 409 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW 1/4 NW 1/4) SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT AS DESCRIBED IN BOOK 1779 AT PAGE 409; THENCE N 00° 44' 31" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 312.92 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 41.43 FEET; THENCE S 43° 47' 46" W, A DISTANCE OF 288.41 FEET; THENCE S 00° 02' 09" E, A DISTANCE OF 89.87 FEET; THENCE S 89° 57' 51" W, A DISTANCE OF 53.51 FEET; THENCE S 00° 02' 09" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT AS DESCRIBED IN BOOK 1779 AT PAGE 409; THENCE N 89° 57' 51" E, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 296.53 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1.29 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION FOR ACCESS EASEMENT:**  
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

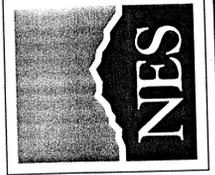
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 1; THENCE S 89° 44' 11" E ALONG THE SOUTH LINE OF SAID SW 1/4 (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 971.90 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF SIXTY FOOT WIDE ALTURAS DRIVE AS DEPICTED ON THE PLAT OF WINDMILL CREEK SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 201154578 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING S 89° 44' 11" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 86.60 FEET TO A POINT ON THE SOUTHERLY LINE OF CABLE LANE / BRADLEY ROAD; THENCE N 70° 43' 08" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 81.85 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF ALTURAS DRIVE EXTENDED; THENCE S 19° 20' 19" W ALONG SAID LINE, A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.03 ACRES, MORE OR LESS.



URBAN DESIGN  
LAND PLANNING  
& LANDSCAPE  
ARCHITECTURE

518 East Tenth Street  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0067



**PATRIOT VILLAGE**  
DEVELOPMENT PLAN

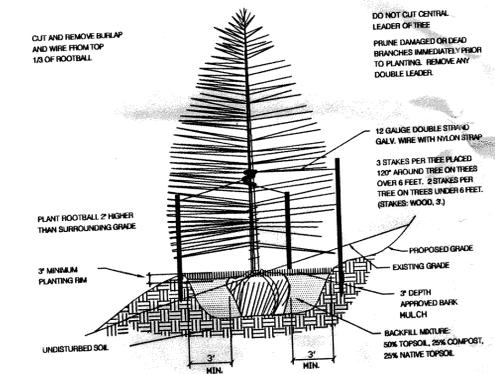
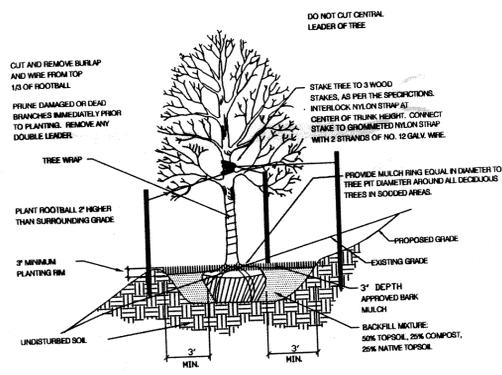
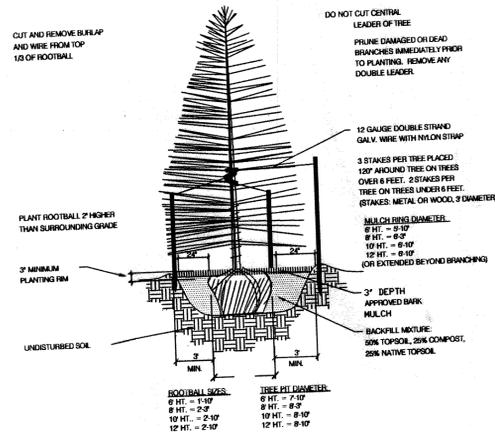
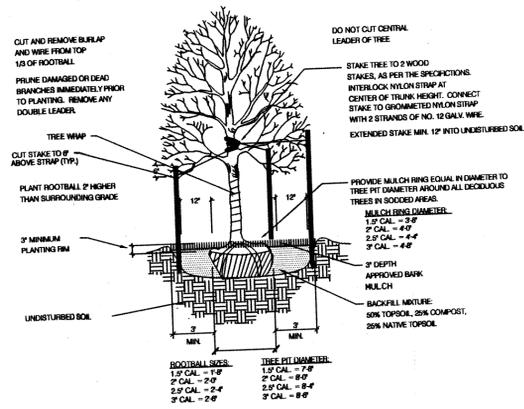
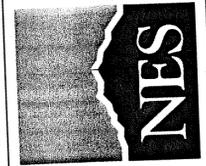
DATE: 07-10-06	DRAWN: DCD
REVISIONS:	APPROVED: TB
BY:	
DATE:	
COMMENTS:	

DATE:	9-1-06
BY:	DD
COMMENTS:	

ADJACENT OWNERS

SHEET NO. **4** OF 6 SHEETS

PUD 06-003  
1-9-07  
207004320



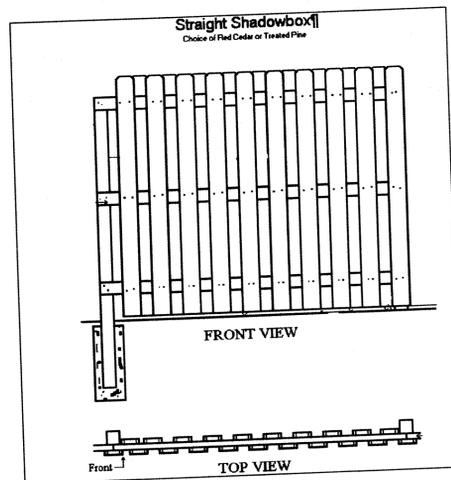
### PRELIMINARY PLANT SCHEDULE

Quantity	Scientific Name	Sym.	Common Name	Size	Mature Width	Notes
<b>DECIDUOUS TREES</b>						
XX	<i>Acer ginnala</i>	Au	Amur Maple	TBD	15-20'	B&B
XX	<i>Acer platanoides 'Royal Red'</i>	Ap	Royal Red Norway Maple	TBD	25-30'	B&B
XX	<i>Celtis occidentalis</i>	Co	Western Hackberry	TBD	40-50'	B&B
XX	<i>Crataegus phaenopyrum</i>	Cr	Washington Hawthorne	TBD	15-25'	B&B
XX	<i>Fraxinus pennsylvanica 'Palmore'</i>	Fp	Palmore Ash	TBD	30-40'	B&B
XX	<i>Gleditsia triacanthos In. 'Skyline'</i>	Ge	Skyline Honeylocust	TBD	30-40'	B&B
XX	<i>Malus sp. 'Radiant'</i>	Mc	Radiant Crabapple	TBD	15-20'	B&B
XX	<i>Malus sp. 'Spring Snow'</i>	Ms	Spring Snow Crabapple	TBD	20-25'	B&B
XX	<i>Tilia americana 'Redmond'</i>	Tr	Redmond Linden	TBD	30-40'	B&B
XX	<i>Tilia cordata 'Greenspire'</i>	Tc	Greenspire Linden	TBD	25-35'	B&B

Quantity	Scientific Name	Sym.	Common Name	Size	Mature Width	Notes
<b>EVERGREEN TREES</b>						
XX	<i>Abies concolor</i>	Ac	White Fir	10' ht.	20-30'	B&B
XX	<i>Picea pungens 'Baker'</i>	Ppb	Bakeri Spruce	10' ht.	15-20'	B&B
XX	<i>Pinus edulis</i>	Pe	Pinon Pine	10' ht.	10-20'	B&B
XX	<i>Pinus nigra</i>	Pn	Austrian Pine	10' ht.	30-40'	B&B
XX	<i>Pinus ponderosa</i>	Pp	Ponderosa Pine	10' ht.	30-40'	B&B

Quantity	Scientific Name	Sym.	Common Name	Size	Mature Width	Notes
<b>DECIDUOUS/ EVERGREEN SHRUBS</b>						
XX	<i>Berberis thun. 'Crimson Pygmy'</i>	Bc	Crimson Pygmy Barberry	5 GAL	1-2'	CONT.
XX	<i>Caryopteris x clandonensis</i>	Cc	Bluemist Spirea	5 GAL	2-3'	CONT.
XX	<i>Cornus stolonifera 'Isanti'</i>	Csi	Redtwig Dogwood	5 GAL	4-6'	CONT.
XX	<i>Cotoneaster apiculatus</i>	Cb	Cranberry Cotoneaster	5 GAL	4-6'	CONT.
XX	<i>Juniperus horizontalis 'Hughes'</i>	Jh	Hughes Juniper	5 GAL	5-6'	CONT.
XX	<i>Juniperus horizontalis 'Wiltoni'</i>	Jw	Wilton Carpet Juniper	5 GAL	4-6'	CONT.
XX	<i>Juniperus horizontalis 'Andorra'</i>	Jl	Andorra Juniper	5 GAL	6-8'	CONT.
XX	<i>Juniperus sabinina 'Broadmoor'</i>	Jbr	Broadmoor Juniper	5 GAL	6-8'	CONT.
XX	<i>Juniperus virginiana 'Skyrocket'</i>	Jy	Skyrocket Juniper	5 GAL	2-3'	CONT.
XX	<i>Potentilla fruticosa 'Klondike'</i>	Pfk	Klondike Potentilla	5 GAL	2-3'	CONT.
XX	<i>Potentilla fruticosa 'McKays White'</i>	Pfm	McKays White Potentilla	5 GAL	2-3'	CONT.
XX	<i>Prunus x cistena</i>	Pg	Purple-leaf Sandcherry	5 GAL	4-6'	CONT.
XX	<i>Spiraea japonica 'Little Princess'</i>	Sp	Little Princess Spirea	5 GAL	2-3'	CONT.

Quantity	Scientific Name	Sym.	Common Name	Size	Mature Width	Notes
<b>GROUND COVER/ PERENNIAL/ GRASS</b>						
XX	<i>Calamagrostis acut. 'Kari Foerster'</i>	Cak	Feather Reed Grass	1 GAL	18-24"	15' o.c.
XX	<i>Calamagrostis acut. 'Overdam'</i>	Cao	Feather Reed Grass	1 GAL	18-24"	15' o.c.
XX	<i>Helictotrichon sempervirens</i>	Hsb	Blue Avena Grass	1 GAL	18-24"	15' o.c.



### Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/25') Required /Provided	Evergreen Trees Req. (33%) /Prov.
South Boundary (SB)	15'	780'	31 / 37	11 / 26
East Boundary (EB)	15'	425'	17 / 20	6 / 13

DATE: 07-11-06  
DRAWN: DCD  
APPROVED: TB

REVISIONS:	BY:	DATE:	COMMENTS:
	DD	06-06	06/06/06

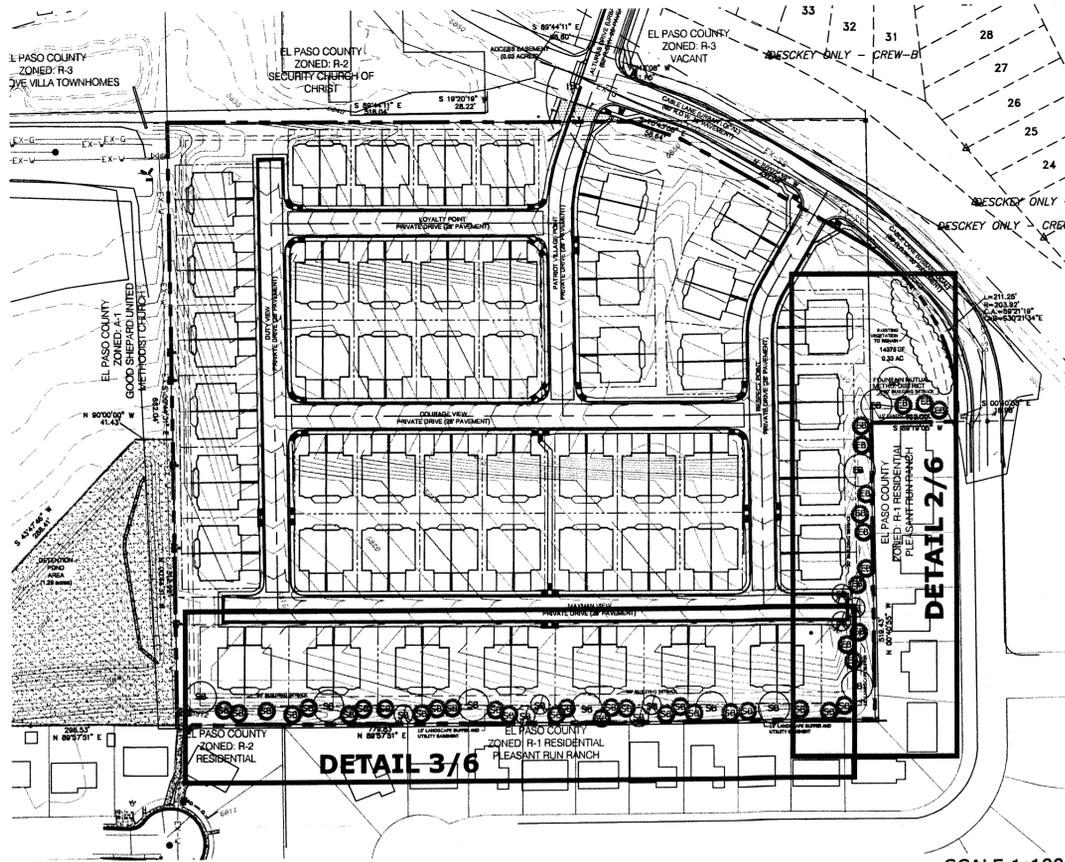
### LANDSCAPE DETAILS

SHEET NO.  
**5**  
OF 6 SHEETS

PUD 06-003  
1-9-07  
207004380

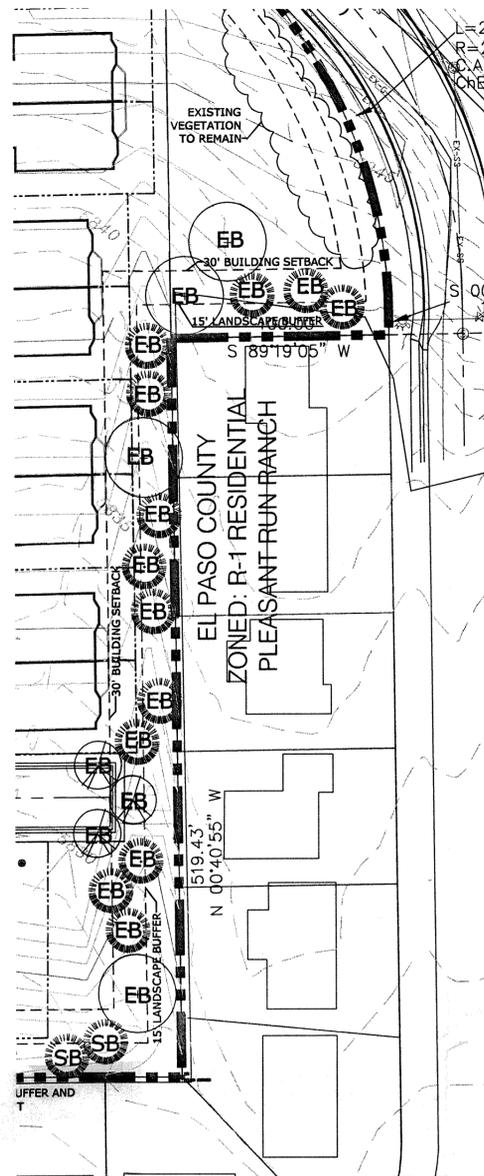
# PATRIOT VILLAGE

DEVELOPMENT PLAN



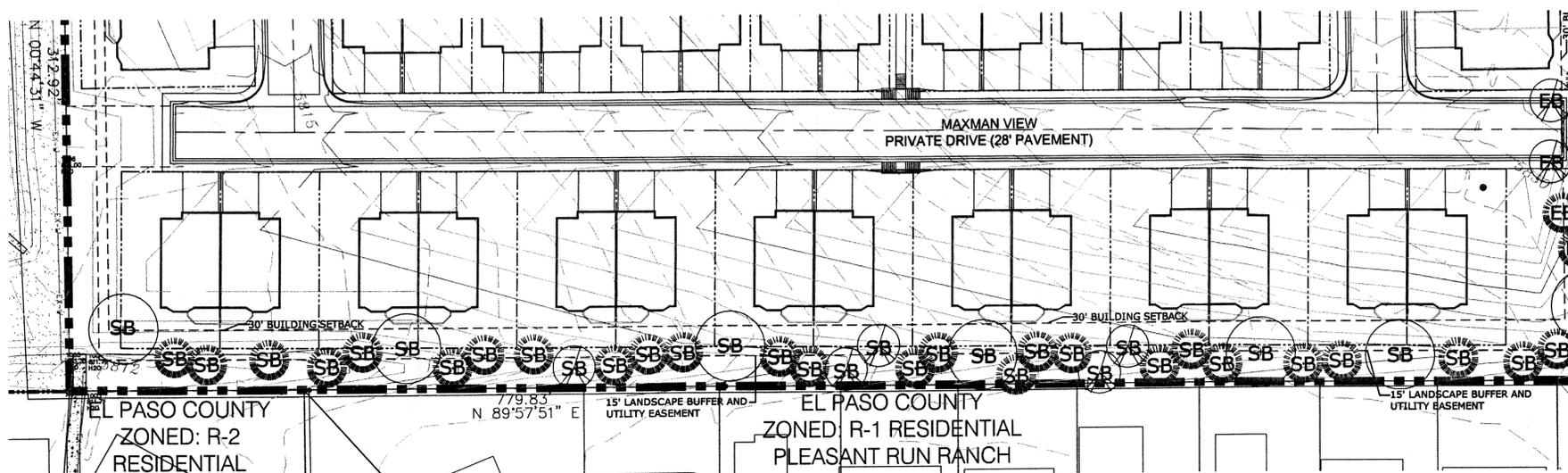
SCALE 1:100

1 PRELIMINARY LANDSCAPE PLAN  
6



SCALE 1:40

2 EASTERN BOUNDARY  
6 PRELIMINARY LANDSCAPE BUFFER



SCALE 1:40

3 SOUTHERN BOUNDARY  
6 PRELIMINARY LANDSCAPE BUFFER

URBAN DESIGN  
LAND PLANNING  
& LANDSCAPE  
ARCHITECTURE



508 South Tejon Street  
Colorado Springs, CO 80903  
Tel: 719-471-0073  
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PATRIOT VILLAGE  
DEVELOPMENT PLAN

DATE: 07-10-06  
DRAWN: DCD  
APPROVED: TB

REVISIONS:	DATE:	BY:	COMMENTS:
	9-01-06	DCD	Client Comments
	10-17-06	DCD	Client Comments

PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NO.

6

OF 6 SHEETS

PUD 06-003

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