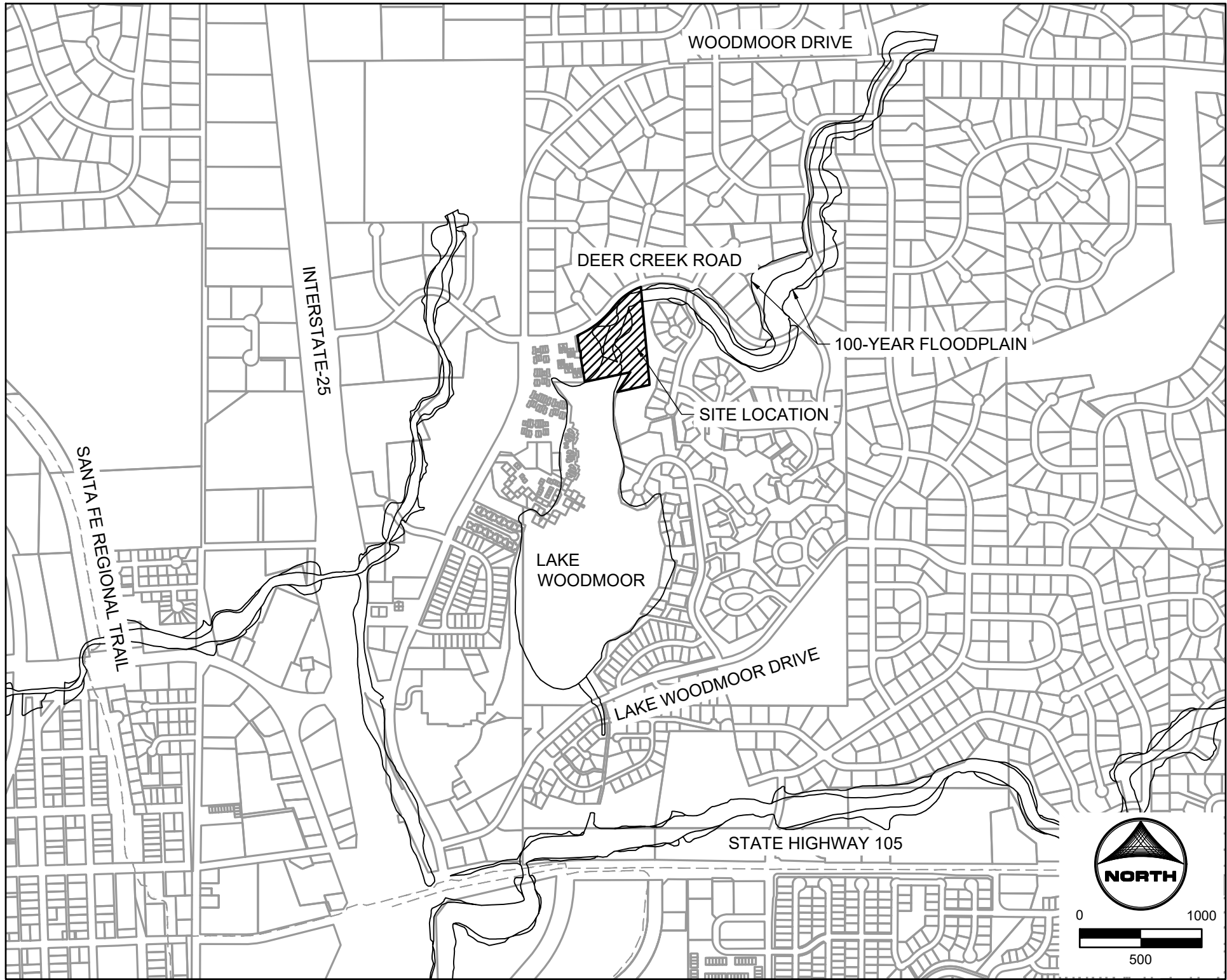


NORTH BAY AT LAKE WOODMOOR PUD DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

1"=1000'

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C.01	COVER & NOTES
2	C.02	ZONING MAP
3	C.03	SITE PLAN
4	C.04	EASEMENTS & SETBACKS EXHIBIT
5	C.05	PRELIMINARY GRADING PLAN
6	C.06	PRELIMINARY UTILITY PLAN
7	L.01	LANDSCAPE COVER AND NOTES
8	L.02	LANDSCAPE PLAN
9	L.03	LANDSCAPE DETAILS

SIGNS:

SIGNS SHALL BE PERMITTED TO IDENTIFY ENTRYWAYS TO THE NORTH BAY AT LAKE WOODMOOR SUBDIVISION. THE MAXIMUM SIZE OF THE SUBDIVISIONS ENTRYWAY SIGN SHALL BE 100 SQUARE FEET. SIGN SIZE SHALL BE MEASURED BY DRAWING THE SMALLEST RECTANGLE AROUND THE TEXT OF THE SIGN. FOR DOUBLE SIDED SIGNS, ONLY ONE SIGN FACE SHALL CONTRIBUTE TO THE MAXIMUM SIZE.

DEVELOPMENT STANDARDS:

MAXIMUM BUILDING HEIGHT: THIRTY (30) FEET

SETBACK MINIMUMS:
FRONT: 5 FEET MINIMUM
SIDE: 5 FEET MINIMUM
REAR: 10 FEET MINIMUM

THE MINIMUM SETBACK FROM COUNTY RIGHT-OF-WAY SHALL BE A MINIMUM OF 25 FEET.

THE MINIMUM SETBACK FROM ALL OPEN SPACE TRACTS SHALL BE A MINIMUM OF 10 FEET.

THE MINIMUM SETBACK FROM THE OUTSIDE EDGE OF A SHARED PRIVATE DRIVEWAY SHALL BE A MINIMUM OF 2 FEET.

NO PROJECTIONS INTO SETBACKS OR THE TRACTS OWNED AND MAINTAINED BY THE NORTH BAY AT LAKE WOODMOOR WILL BE PERMITTED.

LOT SIZES:

THE PUD DEVELOPMENT PLAN AND THE FINAL PLAT ESTABLISH THE LOT SIZES. NO SUBDIVISION OF ANY LOT WILL BE PERMITTED IF SUCH SUBDIVISION RESULTS IN THE CREATION OF ADDITIONAL BUILDING LOTS.

STREETS:

THERE ARE NO PUBLIC STREETS WITHIN THE NORTH BAY AT LAKE WOODMOOR SUBDIVISION. SHARED PRIVATE ACCESS DRIVEWAYS ARE PROVIDED WITHIN TRACTS/EASEMENTS FOR ACCESS TO SUBDIVISION LOTS. ALL PRIVATE ACCESS DRIVEWAYS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE NORTH BAY AT LAKE WOODMOOR HOMEOWNERS ASSOCIATION.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY DEPICTED ON EITHER 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY DEPICTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT.

ACCESS:

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THE EASTERN DRIVEWAY IS FOR EXCLUSIVE ACCESS FOR LOTS 1-3; THE WESTERN DRIVEWAY IS FOR EXCLUSIVE ACCESS FOR LOTS 4-6.

PROJECT TEAM & AGENCIES:

OWNER:	LAKE WOODMOOR HOLDINGS, LLC 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80921 TEL: (719) 314-7737 CONTACT: MIKE RUEBENSON	ELECTRIC SERVICE PROVIDER:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 EAST WOODMEN ROAD FALCON, CO 80831-8127 TEL: (719) 495-2283
DEVELOPER:	ONE LAPLATA 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80920 TEL: (719) 280-7477 CONTACT: ERIC SMITH, P.E.	GAS SERVICE PROVIDER:	BLACK HILLS ENERGY P.O. BOX 6006 RAPID CITY, SD 57709 TEL: (888) 890-5554
CIVIL ENGINEER / PLANNING LANDSCAPE ARCHITECTURE:	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY, SUITE 160 COLORADO SPRINGS, CO 80920 TEL: (719) 394-2433 CONTACT: COLLEEN MONAHAN, P.E., LEED AP	FIRE DEPARTMENT:	MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 TEL: (719) 484-0911
WATER & SANITATION DISTRICT:	WOODMOOR WATER & SANITATION DISTRICT NO.1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 TEL: (719) 488-2525 EXT. 10		

LEGAL DESCRIPTION:

NORTHBAY AT LAKE WOODMOOR

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83; THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

- NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;
- NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;
- NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;
- NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

SITE DATA:

TAX ID NUMBER:	7111400007, 7111404111
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL (DETACHED)
EXISTING ZONING:	PUD
SITE ACREAGE:	7.23 ACRES
PROPOSED NUMBER OF UNITS:	6
PROPOSED GROSS DENSITY:	0.830 DU/ACRE
PROPOSED NET DENSITY:	3.634 DU/ACRE
OPEN SPACE REQUIRED:	0.723 ACRES
OPEN SPACE PROVIDED:	5.501 ACRES
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED:	0.181 ACRES
25% CONTIGUOUS USABLE OPEN SPACE PROVIDED:	5.501 ACRES

LAND USE TABLE		
	LAND USE	AREA [AC]
	SINGLE-FAMILY RESIDENTIAL	1.728
	OPEN SPACE	5.501
		76%

TRACT TABLE			
	AREA [AC]	USE	MAINTENANCE / OWNERSHIP
TRACT A	5.501	PRIVATE ACCESS, PRIVATE & PUBLIC UTILITIES, DRAINAGE, LANDSCAPING	NORTH BAY AT LAKE WOODMOOR HOA

PROJECT HISTORY TRACKER		
COUNTY FIL NO.	PROJECT NAME	APPROVAL DATE
R472005	COVE AT WOODMOOR (FINAL)	6/15/1972
PUDSP16004	NORTHBAY AT LAKE WOODMOOR	6/26/2020
PUD252	NORTH BAY AT LAKE WOODMOOR	

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PUD DEVELOPMENT PLAN FOR NORTH BAY AT LAKE WOODMOOR WAS APPROVED BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDER AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER _____ DATE _____

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF,
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____, A.D., A COLORADO CORPORATION

TBD, TITLE COMPANY

STATE OF COLORADO
COUNTY OF EL PASO
SIGNED BEFORE ME ON _____, 20____, (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT),

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

PCD FILE NO.: PUD252

PURPOSE AND INTENT

A PUD DEVELOPMENT FOR A 6 LOT SINGLE-FAMILY DETACHED SUBDIVISION ON 7.23 ACRES, AT A GROSS DENSITY OF 0.83 DWELLING UNITS PER ACRE.

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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR NORTH BAY AT LAKE WOODMOOR IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER 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 NORTH BAY AT LAKE WOODMOOR, 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 ACKNOWLEDGE THE PUD PLAN CHANGES WITH THE CODE), OR 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 PLAN 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 COVER 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 CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY 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.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED IN THIS SUBMITTAL.

DEVELOPMENT GUIDELINES:

PROJECT DESCRIPTION:	NORTH BAY AT LAKE WOODMOOR IS A PLANNED RESIDENTIAL COMMUNITY ON 7.23 ACRES OF LAND LOCATED NORTH OF LAKE WOODMOOR AND SOUTH OF DEER CREEK ROAD. THE PROJECT IS A PLANNED DETACHED SINGLE-FAMILY RESIDENCE SUBDIVISION.
PERMITTED USES:	PERMITTED USES WITHIN THE NORTH BAY AT LAKE WOODMOOR SUBDIVISION INCLUDE, DETACHED SINGLE-FAMILY HOMES, AND OPEN SPACE. THE USES OF ANY PROPERTY WITHIN THE SUBDIVISION AS A CHILD CARE CENTER, FAMILY CARE HOME, OR GROUP HOME SHALL BE SUBJECT TO THE REGULATIONS OF CHAPTER 5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. MARIJUANA CLUBS AND MARIJUANA GROW FACILITIES ARE NOT PERMITTED WITHIN THIS SUBDIVISION.
TEMPORARY USES:	TEMPORARY USES ARE LIMITED TO MODEL HOME/SUBDIVISION SALES OFFICE, YARD SALES, AND SEASONAL PRODUCE SALES, AND ARE SUBJECT TO THE REGULATIONS OF CHAPTER 5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE.
ACCESSORY USES:	ACCESSORY USES SHALL BE SUBJECT TO THE REGULATIONS OF CHAPTER 5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. ACCESSORY USES WITHIN THIS SUBDIVISION ARE LIMITED TO THE FOLLOWING: ANIMAL KEEPING OF UP TO 4 PETS (EXCLUDES CHICKEN, PIGEON, OR BEE KEEPING).
ACCESSORY STRUCTURES:	ACCESSORY STRUCTURES MUST COMPLY WITH THE DEVELOPMENT STANDARDS OF THESE GUIDELINES, AND SHALL BE SUBJECT TO THE REGULATIONS RELATING TO ACCESSORY STRUCTURES IN CHAPTER 5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. RESIDENTIAL ACCESSORY STRUCTURES IN THIS SUBDIVISION ARE RESTRICTED TO THE FOLLOWING: STORAGE SHED GAZEBO DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED) HOT TUB PRIVATE GREENHOUSE FENCE, WALL, AND HEDGE ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES SOLAR ENERGY SYSTEMS

GENERAL NOTES:

- SEE FINAL LANDSCAPE PLAN FOR PROPOSED BUFFERING AND SCREENING FROM SURROUNDING PROPERTIES.
- FACILITIES AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY NORTH BAY AT LAKE WOODMOOR HOMEOWNERS ASSOCIATION.
- THE SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0276G, EFFECTIVE DECEMBER 7, 2018.
- THERE WILL BE NO DIRECT LOT ACCESS FROM DEER CREEK ROAD.
- PRIVATE DRIVEWAYS A & B SERVE A MAXIMUM OF 3 LOTS EACH AND ARE NOT CONSIDERED PRIVATE ROADS, THEREFORE NO DEVIATIONS ARE REQUESTED.
- LOT SPECIFIC LANDSCAPED PLANS SHOULD COMPLY WITH FIREWISE STANDARDS.

DRAWN BY: SPC	JOB DATE: 10/31/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM	JOB NUMBER: 2404118	0" = 1"
CAD DATE: 7/23/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2404118\CAD\DWG\IC\PUD\Cover		

NO.	DATE	BY	REVISION DESCRIPTION



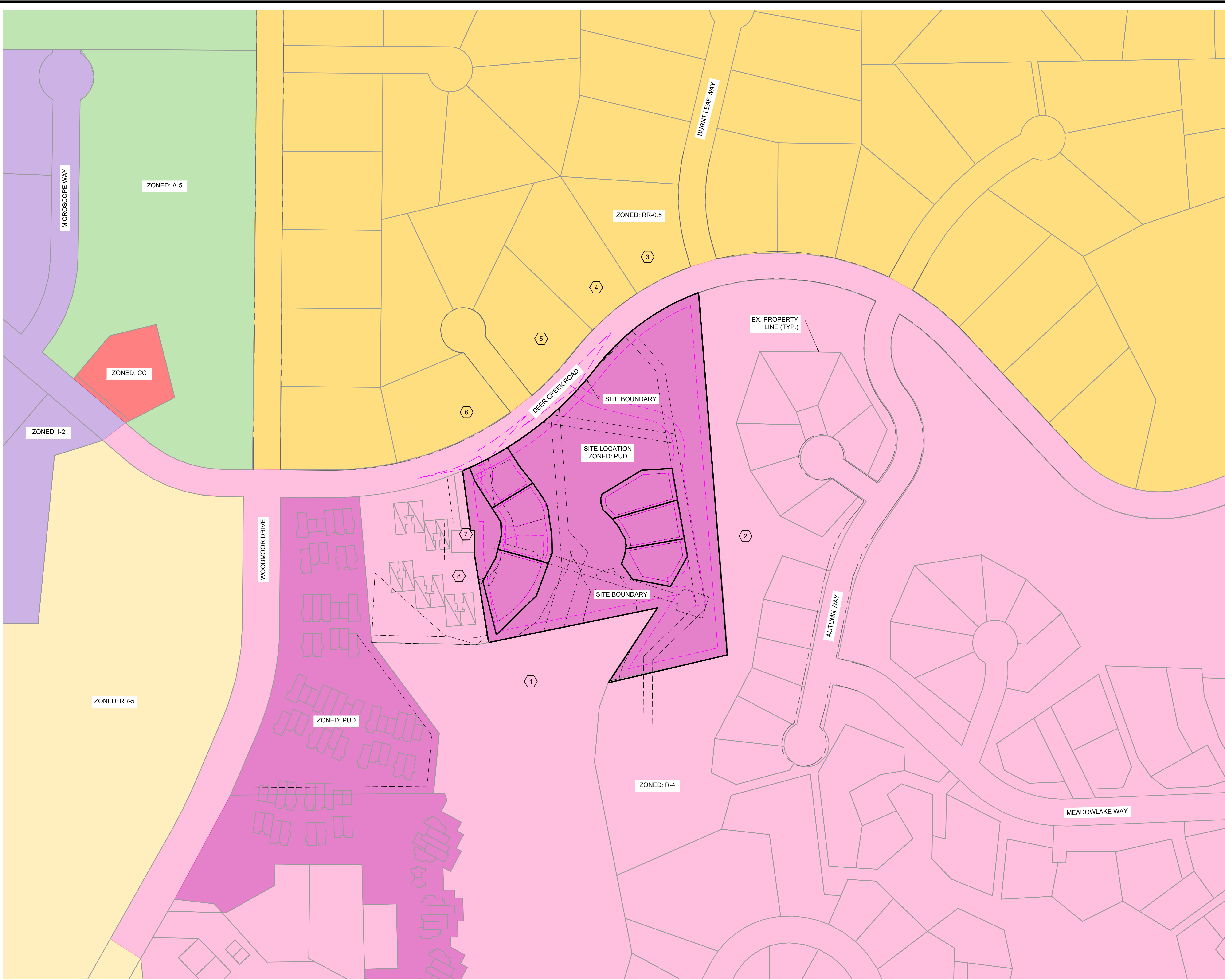
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

PUD DEVELOPMENT PLAN
COVER & NOTES

SHEET
C.01

1



ZONING LEGEND:

- RR-0.5: RESIDENTIAL RURAL (0.5 ACRES)
- RR-5: RESIDENTIAL RURAL (5 ACRES)
- PUD: PLANNED UNIT DEVELOPMENT
- CC: COMMERCIAL COMMUNITY
- I-2: LIMITED INDUSTRIAL
- A-5: AGRICULTURAL (5 ACRES)
- R-4: ** PLANNED DEVELOPMENT

ADJACENT PROPERTY INFORMATION:

- LAKE WOODMOOR
PARCEL ID: 7111400008
OWNER: WOODMOOR WATER & SANITATION DISTRICT NO. 1
- COMMON AREA A LAKE WOODMOOR
PARCEL ID: 7111404032
OWNER: WOODMOOR IMPROVEMENT ASSOCIATION
- LOT 45 WOODMOOR OAKS
PARCEL ID: 7111403016
OWNER: DLB & YCB LIVING TRUST
- LOT 44 WOODMOOR OAKS
PARCEL ID: 7111403015
OWNER: ELLIOTT JERE L
- LOT 43 WOODMOOR OAKS
PARCEL ID: 7111403014
OWNER: MACK HOLDINGS LLC
- LOT 40 WOODMOOR OAKS
PARCEL ID: 7111403011
OWNER: MCWHORTER CATHERINE M
- WELL SITE NO. 5
PARCEL ID: 7111404086
OWNER: WOODMOOR WATER & SANITATION DISTRICT NO. 1
- THE COVE AT WOODMOOR
PARCEL ID: -
OWNER: LAKE WOODMOOR HOLDINGS, LLC



DRAWN BY: SPC	JOB DATE: 10/31/2025
APPROVED: CM	JOB NUMBER: 2404118
CAD DATE: 7/23/2026	
CAD FILE: J:\2024\2404118\CAD\DWG\IC\PUD\Zoning_Map	

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

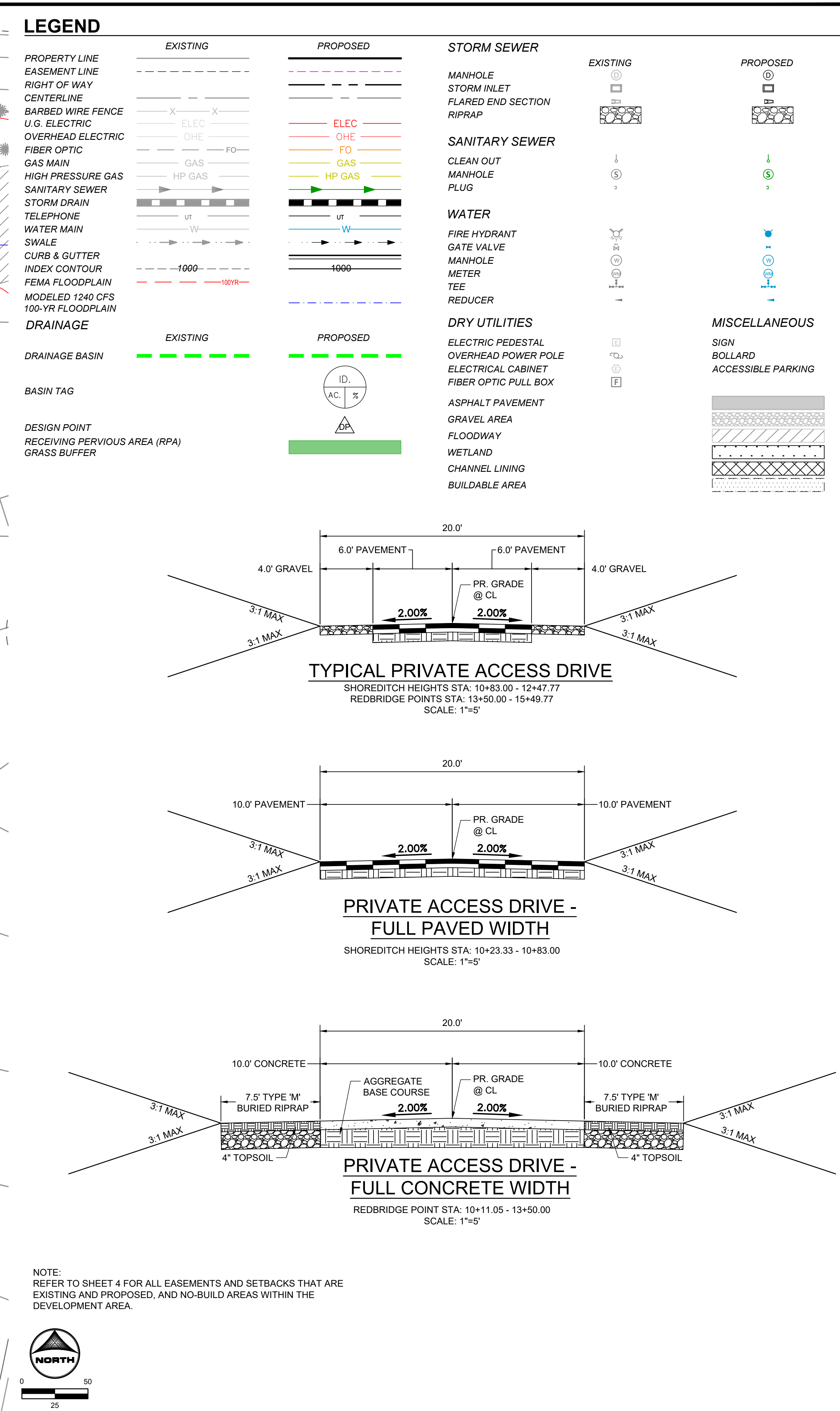


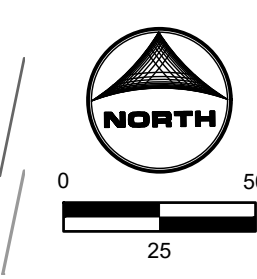
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

PUD DEVELOPMENT PLAN
ZONING MAP

SHEET
C.02





PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
CENTERLINE
BARBED WIRE FENCE
U.G. ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
GAS MAIN
HIGH PRESSURE GAS
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
SWALE
CURB & GUTTER
INDEX CONTOUR
FEMA FLOODPLAIN
MODELED 1240 CFS
100-YR FLOODPLAIN
DRAINAGE

EXISTING

PROPOSED

DRAINAGE BASIN

BASIN TAG

DESIGN POINT

RECEIVING PERVIOUS AREA (RPA)
GRASS BUFFER

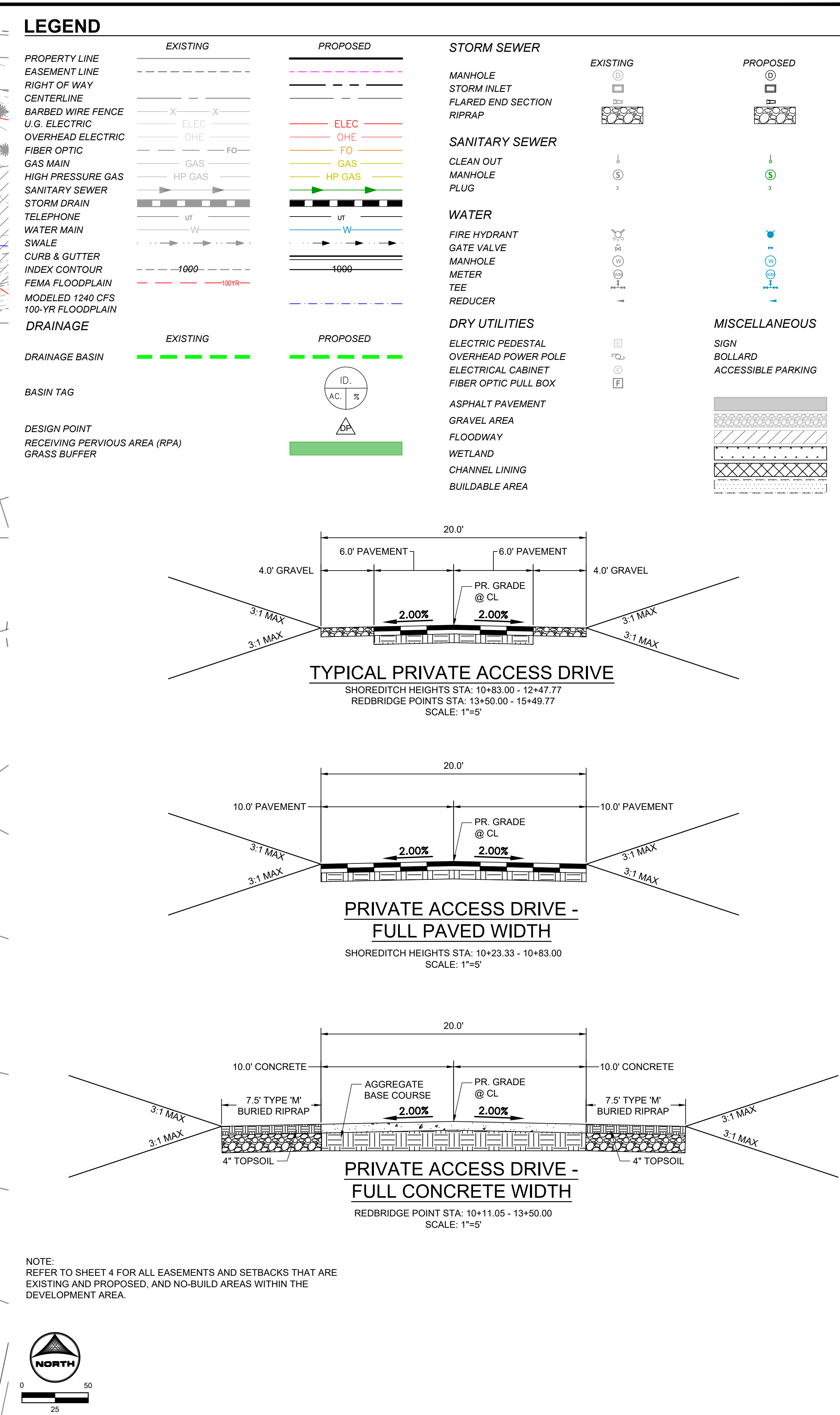
MANHOLE STORM INLET FLARED END SECTION RIPRAP	EXISTING	PROPOSED
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		
DRY UTILITIES		
ELECTRIC PEDESTAL		
OVERHEAD POWER POLE		
ELECTRICAL CABINET		
FIBER OPTIC PULL BOX		
MISCELLANEOUS		
SIGN		
BOLLARD		
ACCESSIBLE PAVING		
ASPHALT PAVEMENT		
GRAVEL AREA		
FLOODWAY		
WETLAND		
CHANNEL LINING		
BUILDABLE AREA		
NO-BUILD AREA		
NO-BUILD AREA (SLOPES > 30%)		

PCD FILE NO.: PUD252

NO.	DATE	BY	REVISION DESCRIPTION

**NORTH BAY AT LAKE WOODMOOR
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO**

SHEET C.04	4
---------------	---



1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVERSE PLANT LIST AS DEEMED NECESSARY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
8. ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS.
9. STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS.
10. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
11. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF CURRENT OWNER OR OWNER'S REPRESENTATIVE.
12. TREES SHALL MAINTAIN A 15' MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6' MINIMUM SEPARATION FROM ELECTRICAL DISTRIBUTION LINES.

1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 26, CRS 2009 (SEE LANDSCAPE THE NURSERY ACT).
5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
7. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BAINS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
3. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFIED LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
4. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
5. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL REQUIRED INFORMATION.
3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK...
8. CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
9. FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
10. WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIALS NECESSARY TO ENSURE SURVIVAL AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	WATER USE	CODE
DECIDUOUS TREES							
	AS	4	ACER SACCHARUM SUGAR MAPLE	1.5" CAL.	B&B	MED	PARK/ROW
	CO	2	CELTIS OCCIDENTALIS COMMON HACKBERRY	1.5" CAL.	B&B	LOW-MED	PARK/ROW/STREAM/MEDIAN
EVERGREEN TREES							
	PE	6	PINUS EDULIS PINYON PINE	6" HT.	B&B	MED	SCREEN/WALL/TRASH
	PO	2	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	LOW	ROW/MEDIAN/WALL/SCREEN/TRASH

GROUND COVERS		
	13,197 SF	NATIVE SEEDING

LANDSCAPE SETBACKS (7.4.905)

STREET NAME	STREET CLASSIFICATION	WIDTH REQ. / PROV.	LINEAR FOOTAGE	TREE / FEET REQ. / PROV.	# OF TREES REQ. / PROV.	ABBREVIATION
DEER CREEK ROAD	NON-ARTERIAL	10' / 10'	531'	1 PER 30'	18 / 18 (4 EXISTING)	DCR

DRAWN BY: KAL JOB DATE: 10/31/2025 BAR IS ONE INCH ON
APPROVED: BKP JOB NUMBER: 2404118 OFFICIAL DRAWINGS.
0  1"
IF NOT ONE INCH,
CAD DATE: 7/23/2026 ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2404118\CAD\Drawgs\CIPUD\Landscape Plan

NO.	DATE	BY	REVISION DESCRIPTION



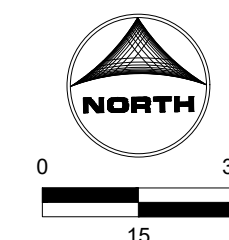
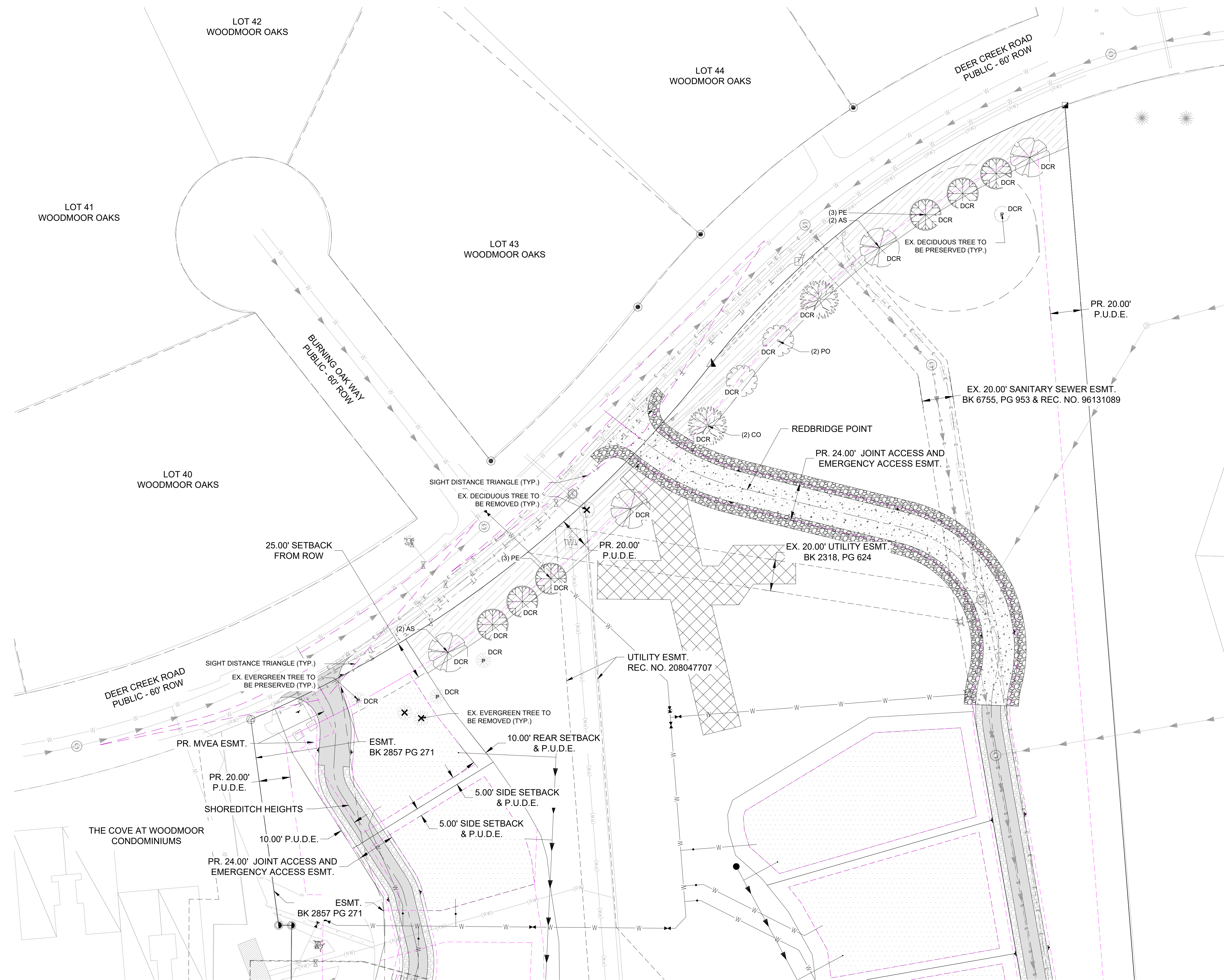
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

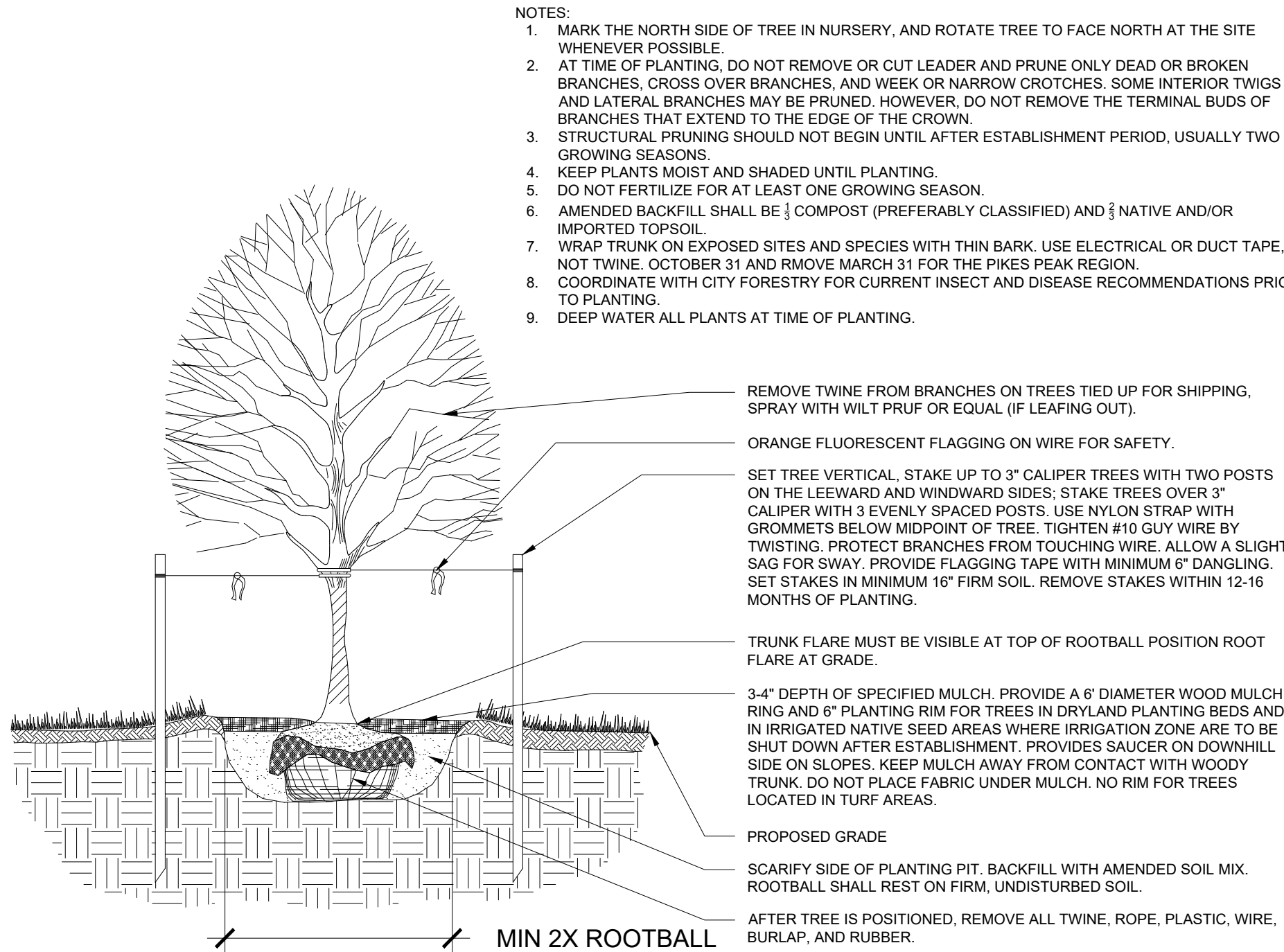
NORTH BAY AT LAKE WOODMOOR
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

LANDSCAPE COVER AND NOTES

SHEET
L.01

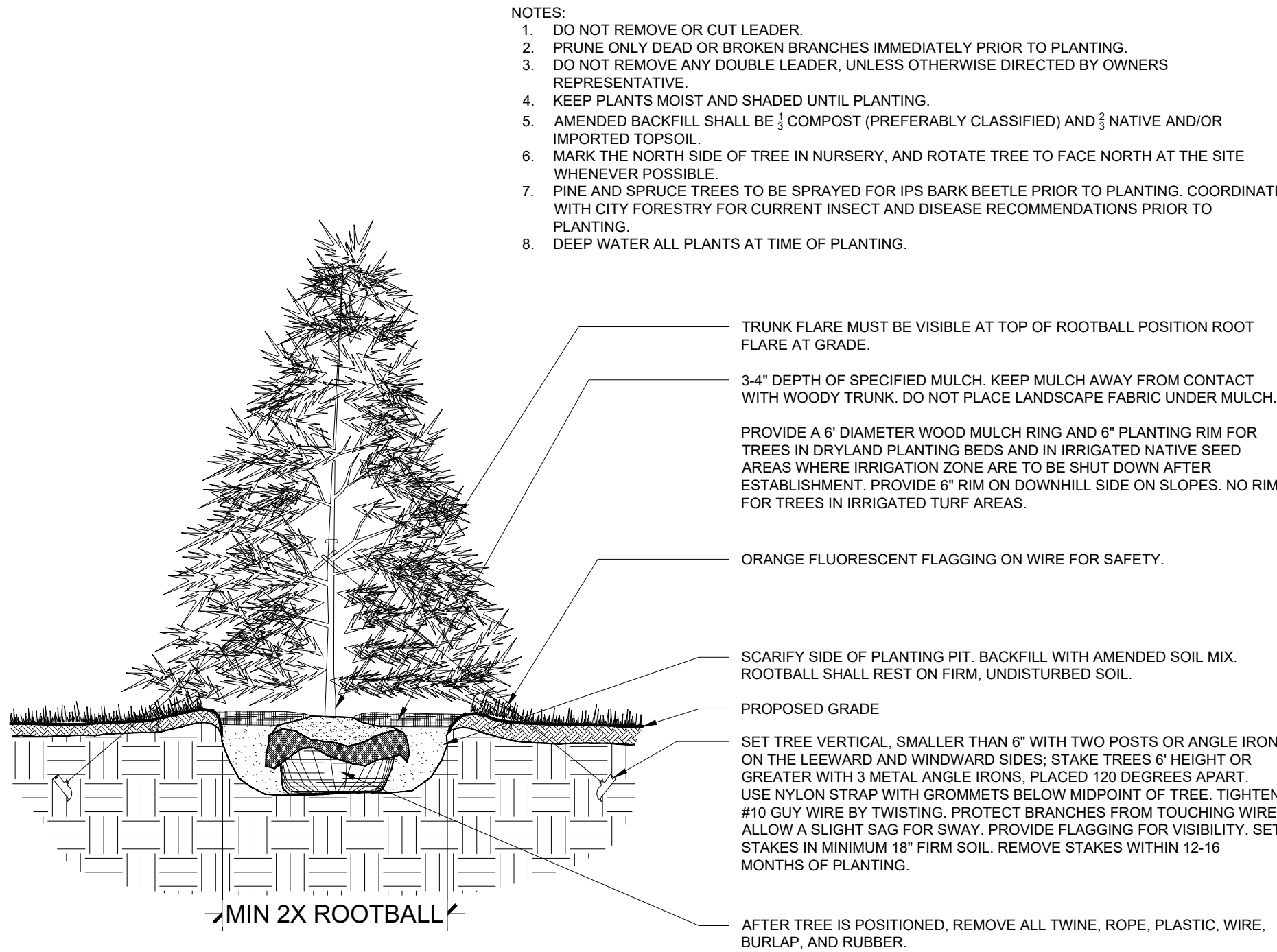
7





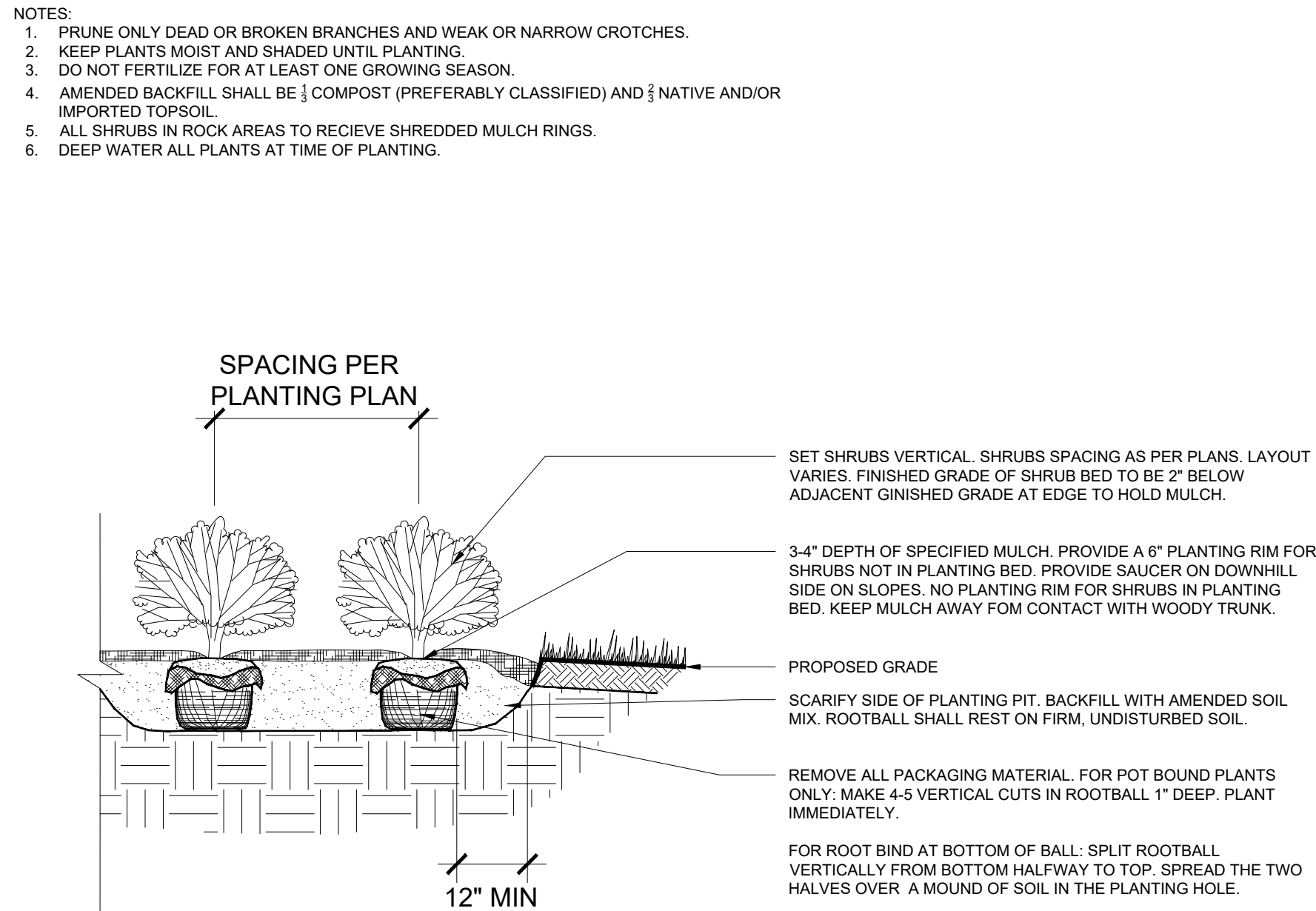
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



2 TYP. EVERGREEN TREE PLANTING DETAIL

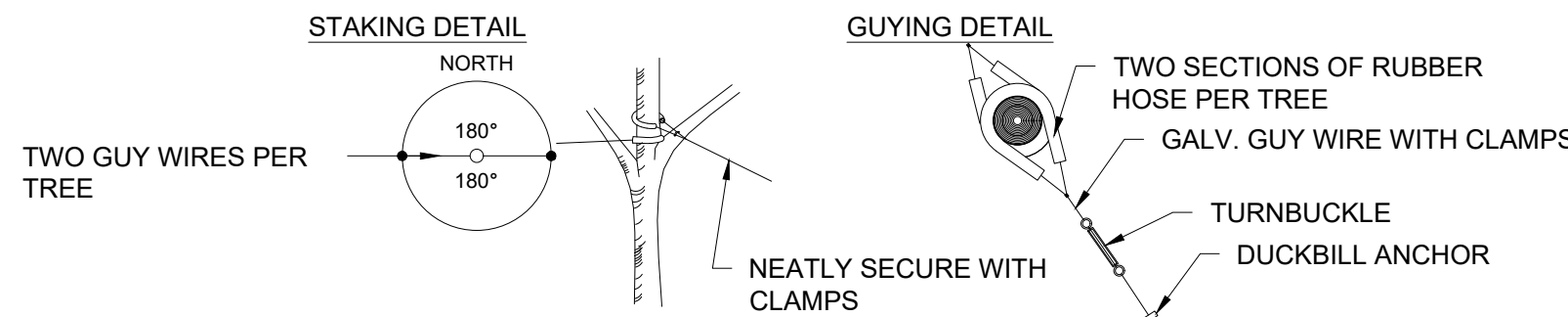
SCALE: NTS



3 TYP. SHRUB PLANTING DETAIL

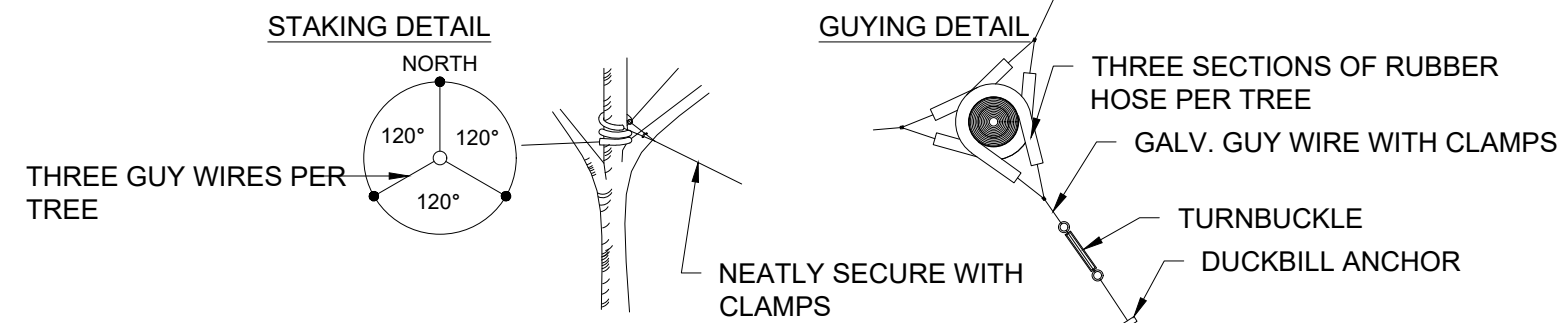
SCALE: NTS

- GUYING STANDARDS**
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS**
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP.
 - SIX (6) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.

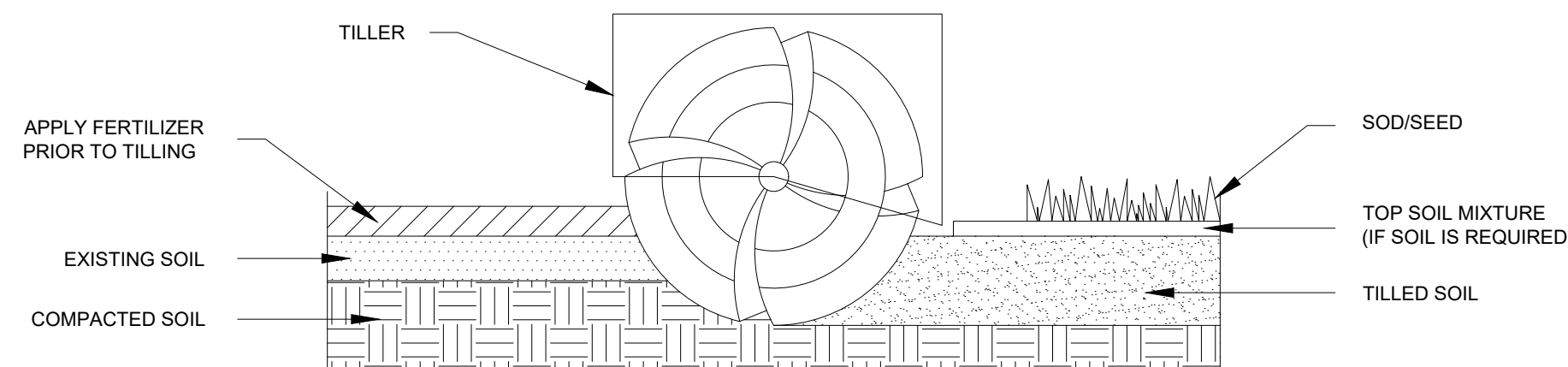


*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

4 TYP. GUYING DETAIL

SCALE: NTS

- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



5 TYP. SOIL PREPARATION (ALL AREAS)

SCALE: NTS