GENERAL PROVISIONS:

A. 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.

C. 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 and applicable Small Area Plan; is authorized under the 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.

D. 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 in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

E. Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD 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 covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

G. Maximum Level of Development. The total number of dwellings 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.

H. 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.

I. Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

A. 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 planned as a townhome community with an open space greenway that bisects the property from north to south.

Permitted Uses: Permitted uses within the North Bay at Lake Woodmoor subdivision include townhomes, attached single-family homes, open space, and trails. 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 within this subdivision are limited to the following: D.

Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping). Residential home occupation that does not require clients to visit the premises.

E. Accessory Structures. Accessory structures must comply with the Development Standards in item (G) 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 hedged Antennas, radio facilities, and satellite dishes Solar energy systems

Signs. One entry sign is proposed to identify the North Bay at Lake Woodmoor community. The maximum size of the Community 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: a. Front: 6 feet minimum
 - 3 feet minimum to covered porch
 - b. Side: 7 feet minimum
 - 3 feet minimum to covered porch
 - (Exception: 0' at property line of common wall for building and covered porch)
 - 15 feet minimum c. Rear: 5 feet minimum to covered porch
- No projections into setbacks or the tracts owned and maintained by the North Bay at Lake Woodmoor will be permitted. Retaining walls greater than 7 feet are not permitted within lot setbacks.

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. Streets within North Bay at Lake Woodmoor subdivision provide general vehicular circulation throughout the development. Ι. All streets shall be privately owned and maintained by the North Bay at Lake Woodmoor Home Owner's Association. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks and parking spaces will be provided as illustrated on this plan.

J. Architectural Control Committee Review/Covenants. North Bay at Lake Woodmoor is subject to the covenants and design criteria established by the North Bay at Lake Woodmoor Architectural Control Committee.

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Dr

NORTH BAY AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO

SITE DATA

WNER/APPLICAN	NT: Lake Woodmoor Holdings LLC 1755 Telstar Drive, Suite 211 Colorado Springs, CO 80920
ax ID Number:	7111400007, 7111404111
vrea:	7.23 Acres, 314,889 S.F.
Current Zoning:	R-4
roposed Zoning:	PUD
Current Land Use:	Vacant
roposed Land Us	e: Townhomes; 81,298 S.F., 26%
	Private Roads, Circulation, & Parking; 46,786 S.F., 15%
	Open Space; 186,805 S.F., 59%
lumber of Units:	28
ensity:	3.87 DU/AC
Building Height:	30' Max.
uilding Setbacks:	
Front:	6' Minimum,
	3' Minimum to Covered Porch
Side:	7' Minimum,
	3' Minimum to Covered Porch
	(Exception: 0' at Property Line of Common Wall for Building and Covered Porch)
Rear:	15' Minimum,
	5' Minimum to Covered Porch

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 Home Owners Association. This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel
- number 08041C0276F, effective March 17, 1997.
- 4. Existing gravel parking located in the non-inclusive access easement and used by The Cove Condominiums will be
- re-paved and striped per development plan. 5. Parking within the boundaries of the property and not accessed directly off of the access easement will only be for the use of the residents of North Bay at Lake Woodmoor and their guests.
- Proposed trails on the property will be available for use by the public.
- There will be no direct lot access from Deer Creek Road.
- 8. No parking will be allowed on Shoreditch Heights or Redbridge Point.

PUD MODIFICATIONS

The North Bay at Lake Woodmoor PUD includes the following modifications to the El Paso County Land

Development Code (LDC) and Engineering Criterial Manual (ECM):

DC/ECM Section	Category	Standard	Modification	Justification	
LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility for the development to accommodate the	
. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3,4,5 below)	physical constraints of the site and retain natural features. The private roads will be owned and maintained by the Home Owners Associations.	
. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' Paved Width, 12' Lane Width	21'-8" Paved Width, 10'-10" Lane Width	A smaller road cross-section, compact road design, and the use of a hammerhead turnaround will achieve the	
. ECM Section 2.3, Table 2-7	Minimum centerline curve radius (urban local-low volume)	100' CL Radius	40' CL Radius on Redbridge Point	goal of retaining natural features and open space. The Tri-Lakes Monument Fire Department has approved the	
. ECM Section 2.3.4.A.2, Table 2-14	Sag Vertical Curve	K value = 26 for Design Speed = 25 MPH	K value = just over 8	hammerhead turnaround for emergency access. ECM standard does not take into account reduction in speed due to the	
. ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac -Permanent hammerhead turnarounds not permitted	Permanent hammerhead turnaround proposed on Shoreditch Heights	T-intersection at SW end of Redbridge Point. Sight distance is 62.8 feet with distance to T-intersection of approx. 50 ft	
. ECM Section 2.2.5.E	Intersection spacing on rural local roadway	330' Seperation	226' between Redbridge Point and Shoreditch Heights and 236' between Shoreditch Heights and Burnt Leaf Way	The site is divided by a floodway and two points of access are required to serve the east and west sides of the development. The floodway and existing utilities limit the options for access locations to this property.	

SITE PARKING CALCULATIONS

lequired:		
8 Townhomes (3-bedroom)	2.0 spaces per dwelling unit	56 spaces
auests	1 space per 3 dwelling units	10 spaces
	Total Required	= 66 spaces
rovided:		
arage parking	2 per unit	56 spaces
riveway parking	2 spaces on lots 15 and 16	4 spaces
off-street parking bays or sole use by North Bay at Lake Voodmoor residents and guests)	26	26 spaces
	Total Provided	= 86 spaces

TRACT TABLE

RACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	10,247 SF	Public access, public utilities, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
В	20,094 SF	Public access, public utilities, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
С	18,058 SF	Public access, public utilities, public improvements, drainage, landscaping, mail kiosk, signs, private parking	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
D	112,051 SF	Public access, public utilities, public improvements, drainage, landscaping, trails, private parking	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
E	73,140 SF	Public access, public utilities, public improvements, drainage, landscaping, private parking, trails, private parking	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA

NOT TO SCALE MONUMEN

LEGAL DESCRIPTION

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);

1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;

2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;

3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;

4) 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.

County Certification	
This rezoning request to PUD has bee	n reviewed and
complete and in accordance with the	
resolution or motion #)	(date) a
and all applicable El Paso County regu	lations.

Chair, Board of County Commissioners

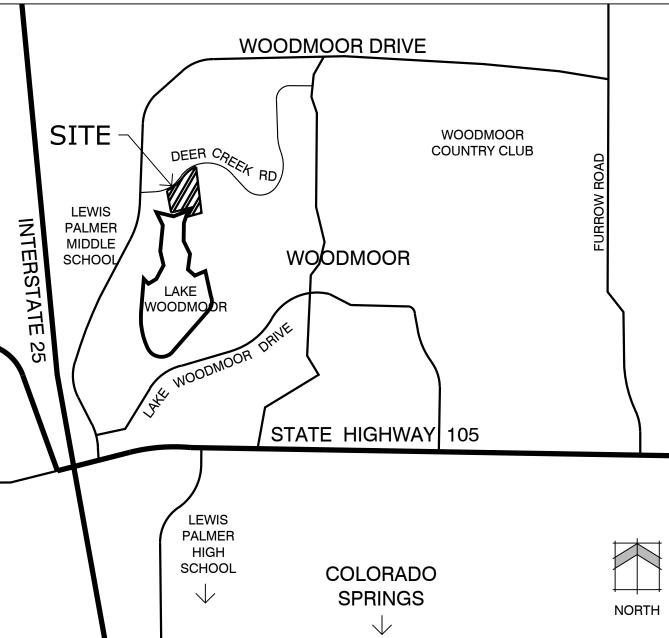
Director, Planning & Community Development Depart

Clerk and Recorder Certification State of Colorado) El Paso County) I hereby certify that this Plan was filed in my office on th

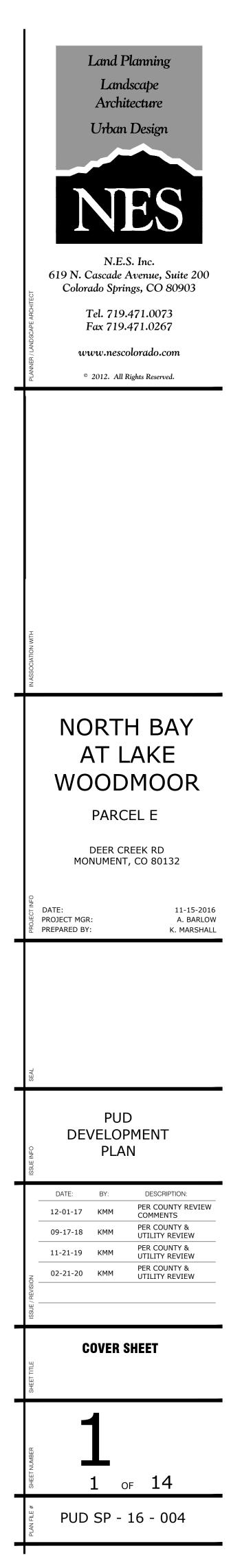
(*month*), 20____ at ____ o'clock recorded per Reception No.

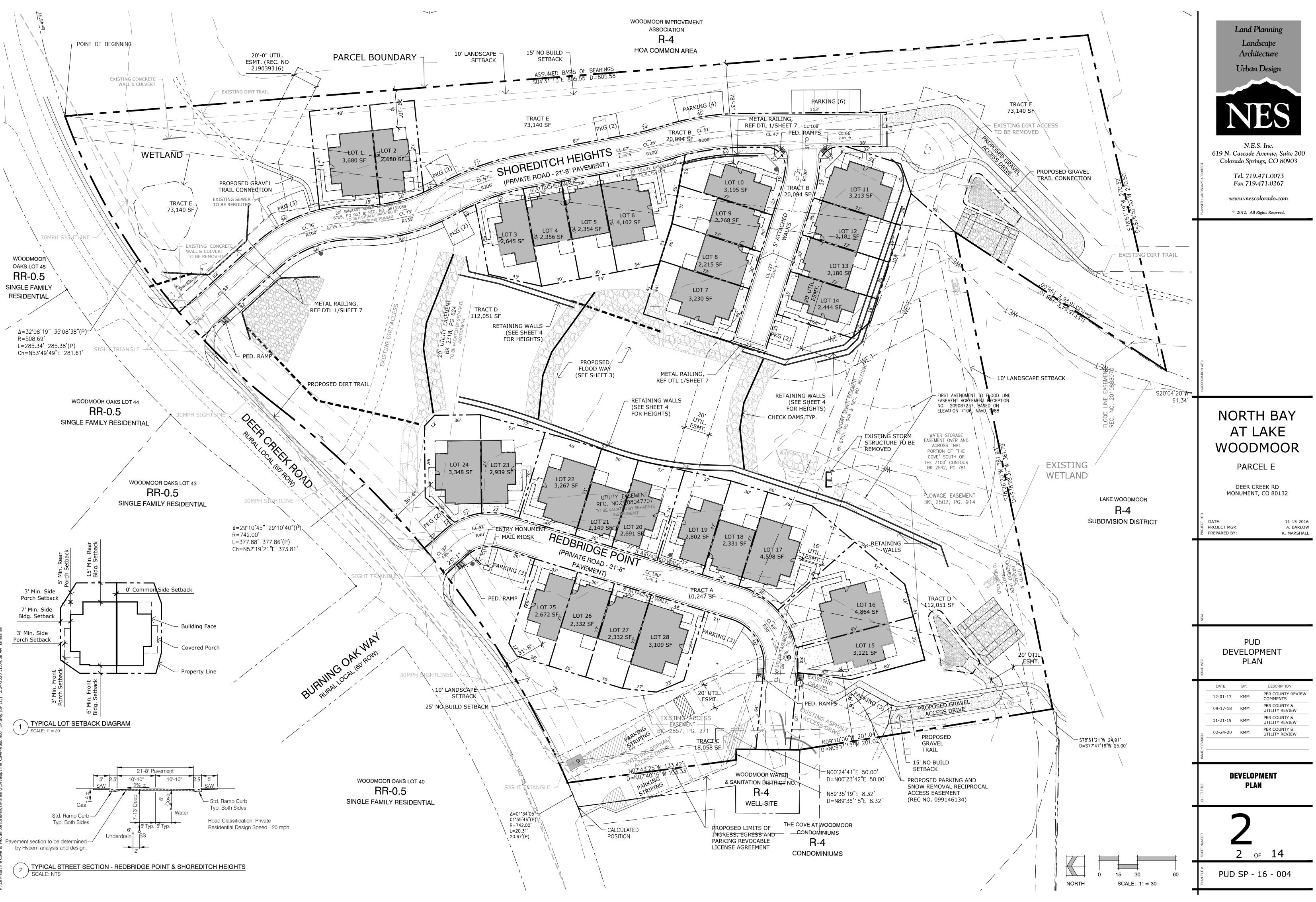
El Paso County Clerk and Recorder

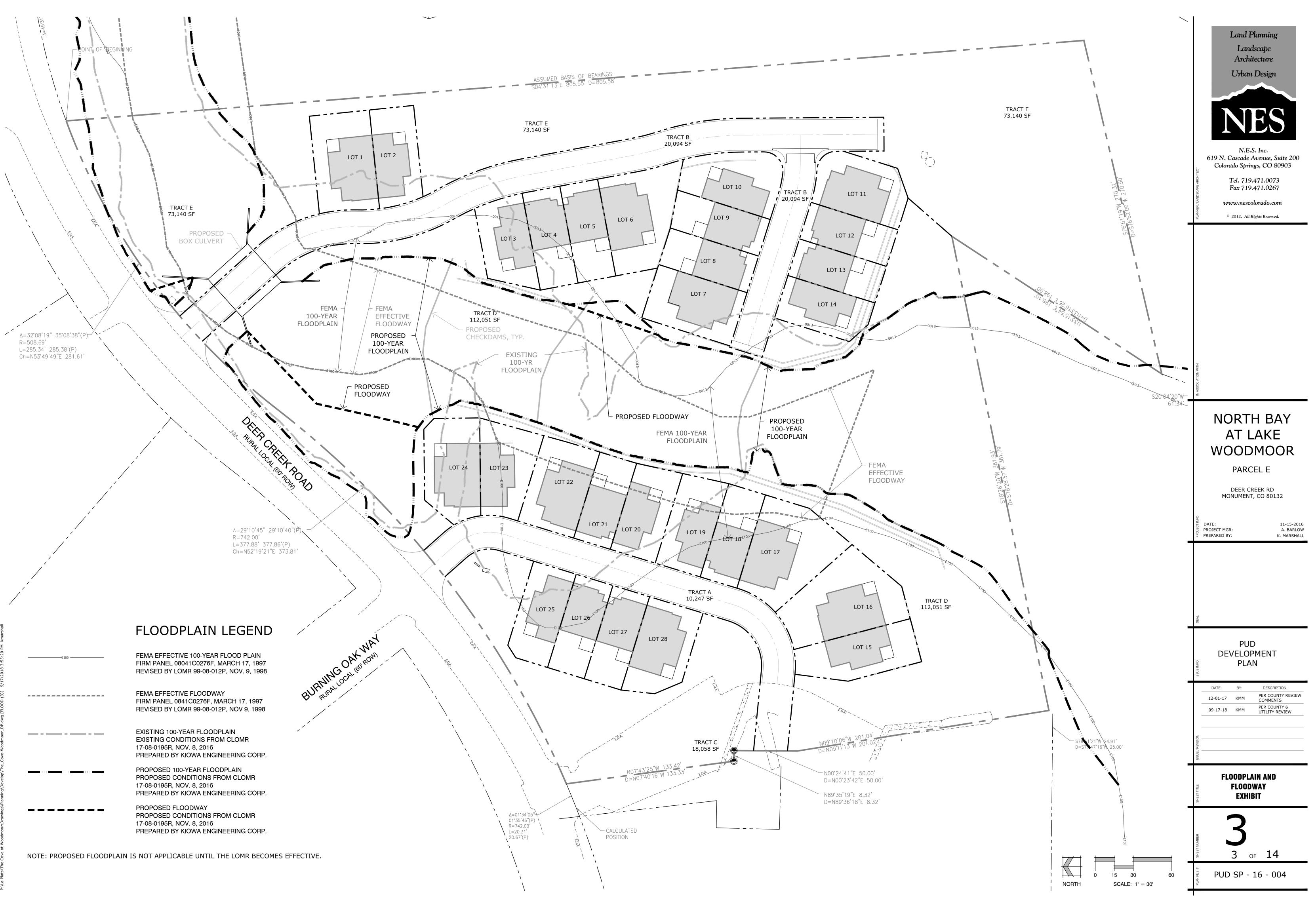
VICINITY MAP

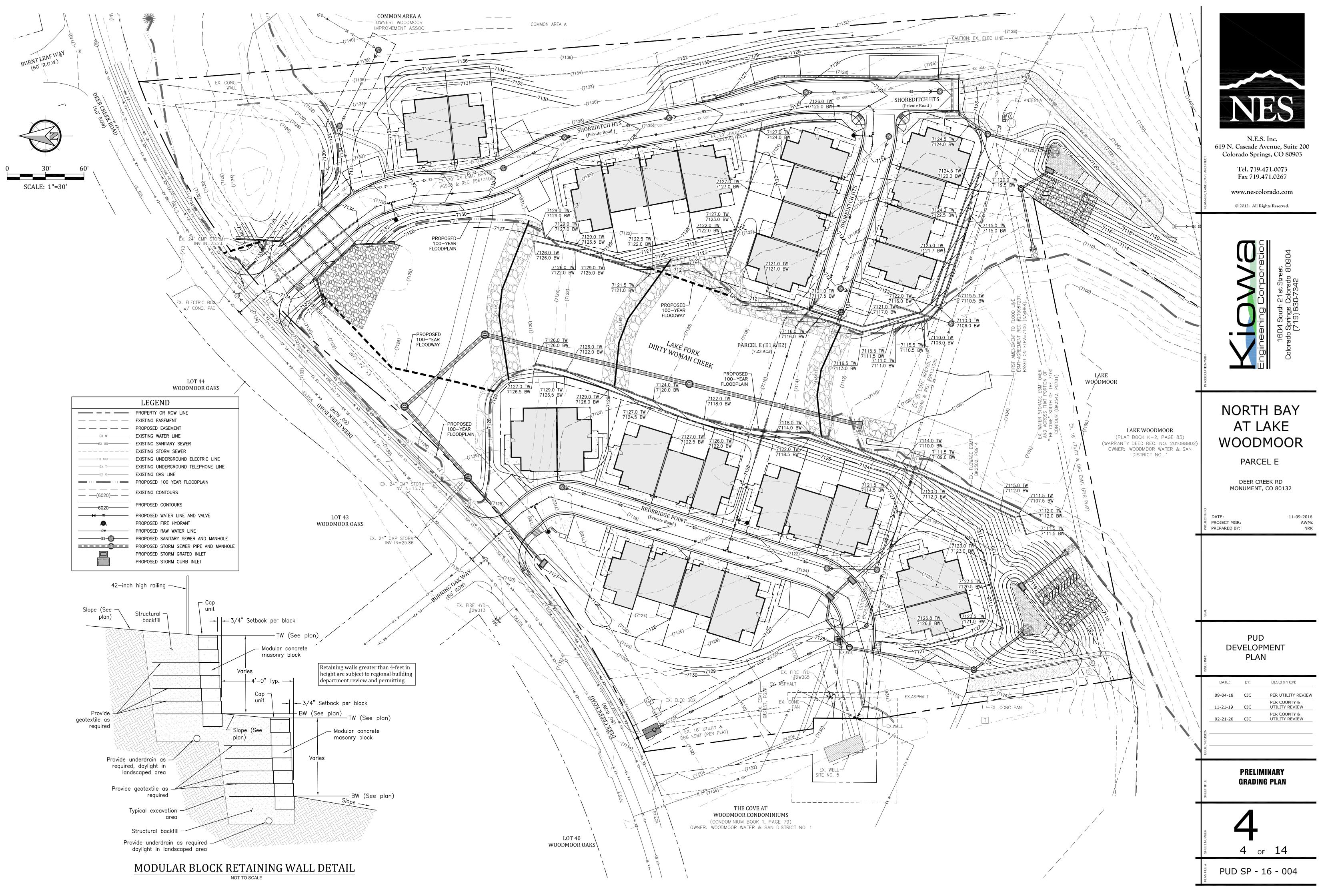


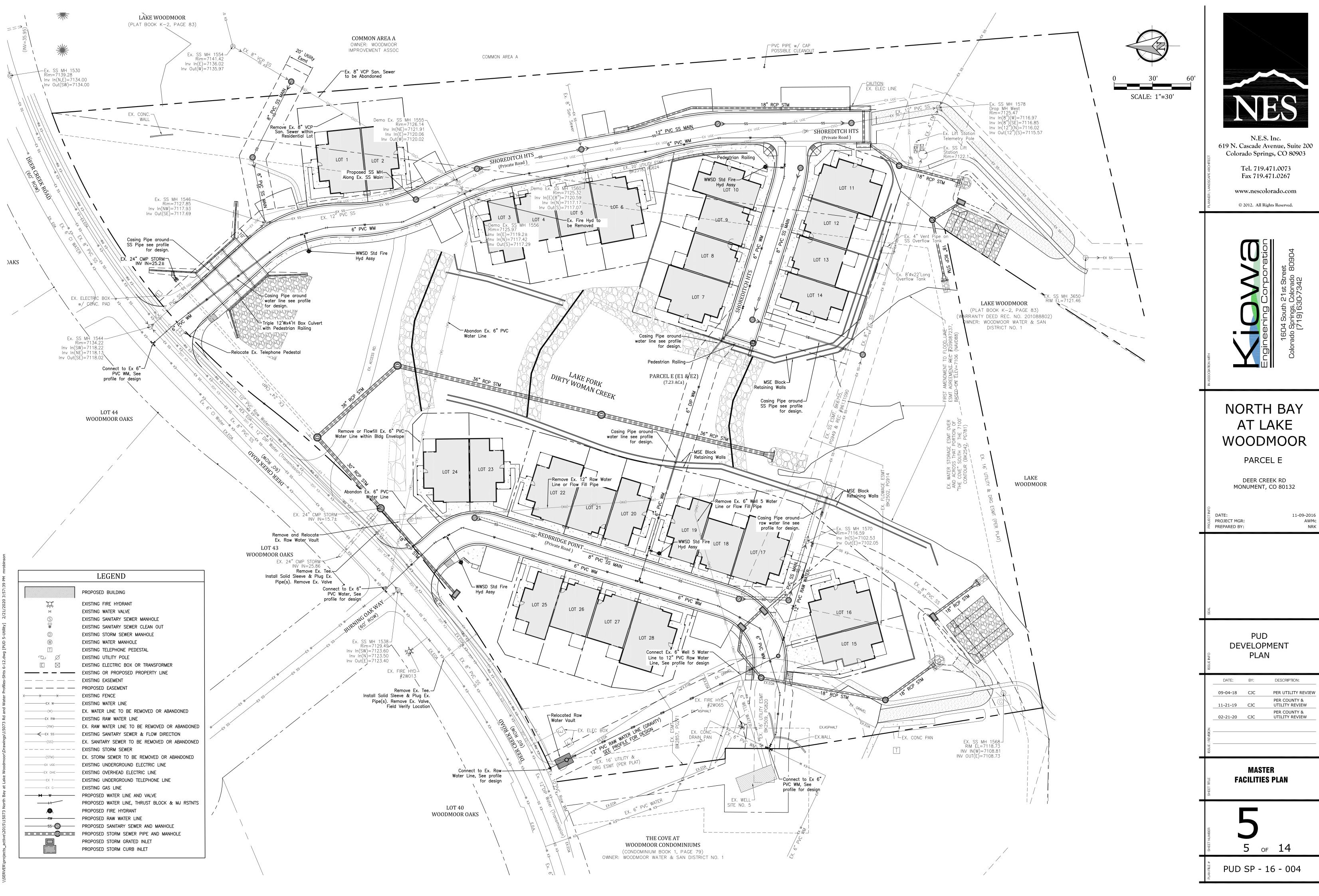
	Lake Woodmoor	Holdings LLC			
found to be	Name of Landowner				
(<i>Board</i> pproving the PUD	Landowner's Signature, notarized				
	Ownership Cer	tification			
date	I/we a (one of the following: qualified til				
		<i>title company, title attorney, or attorney at law</i>) duly r licensed by the State of Colorado, do hereby certify			
	that I/we have exar	nined the title of all lands depicted and described			
ment date	hereon and that title at the time of this a	e to such land is owner in fee simple by			
	Notarized signature				
	Notarized Signature				
	OR Name of Attorne	y and registration number			
ic (day) of					
is <u>(day)</u> of a.m./p.m. and was	SHEET IN	DEX			
	Sheet 1 of 14:	Cover Sheet			
	Sheet 2 of 14:	Development Plan			
	Sheet 3 of 14:	Floodplain Exhibit			
	Sheet 4 of 14:	Preliminary Grading			
	Sheet 5 of 14:	Master Facilities Plan			
	Sheet 6 of 14:	Landscape Plan			
	Sheet 7 of 14:	Landscape Details			
	Sheet 8 of 14:	Building Elevations			
	Sheet 9 of 14:	Building Elevations			
	Sheet 10 of 14:	Building Elevations			
	Sheet 11 of 14:	Building Elevations			
	Sheet 12 of 14:	Building Elevations			
	Sheet 13 of 14:	Building Elevations			
	Sheet 14 of 14:	Rezoning and Adjacent Owners Map			

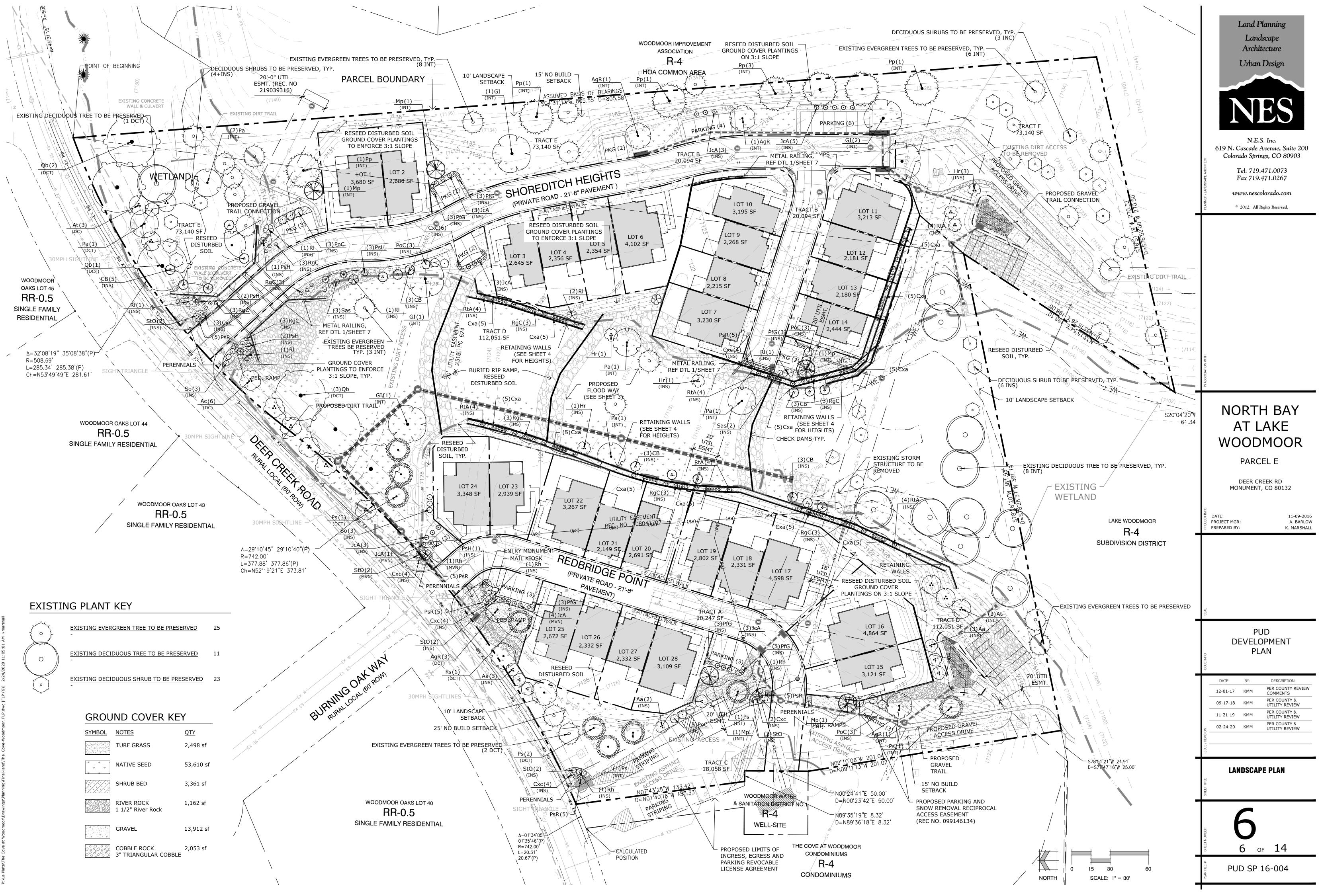












SITE DATA

Area: Current Zoning: Proposed Zoning: Proposed Land Use: Lot Coverage: Vehicle & Pedestrian Circulation Coverage: Landscape Area: Number of Units: Number of Parking Spaces:

7.23 Acres, 314,889 S.F. R-4 PUD Townhomes 81,298 S.F., 25.8%

46,786 S.F., 14.9% 186,805 S.F., 59.3% 28 29

LANDSCAPE REQUIREMENTS

Street Setbacks

Street	Width (in Ft.)	Linear	Tree/Feet
Classification	Req./Prov.	Footage	Required
Non-Arterial	10' / 20'	663'	1 / 30'
			Percent Ground Plane Veg. Req. / Provided
r 9/9	C	C	75% / 75%
ndscaping			
Internal Area (SF)) Required (15%) /Provi		· · · · · · · · · · · · · · · · · · ·	Internal Plant Abbr. Denoted on Plan
35,039 S.F. / 198,203 S.	.F. 70 / 53 (25 E)	kisting, 28 Proposed)	INT
gs Internal Plant Abbr. Denoted on Plan	5 Gal. Shrub Required /Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
INC	130 / 213 (10 Existing) INS	75% / 75%
cle Lots			
Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)		
18' + 27' = 45'	30'		
31', 20', 18', 39', 54' = 162'	108'		
Length of Screening	g Vehicle Lot Pla	Int	
	Classification Non-Arterial ack Plant Abbr. Large <u>oted on Plan Requ</u> - 9 / 9 DOSCADDING Internal Area (SF) Required (15%) /Provi 35,039 S.F. / 198,203 S gs Internal Plant Abbr. Denoted on Plan INC Cle Lots Length of Frontage (excluding driveways) 18' + 27' = 45' 31', 20', 18', 39', 54' = 162'	ClassificationReq./Prov.Non-Arterial $10^{\circ}/20^{\circ}$ ack Plant Abbr.Large Shrub GroupingsSection PlanDeted on PlanRequired / ProvidedD9/9CDeted on PlanRequired / ProvidedInternal Area (SF)Internal TreeRequired (15%) /ProvidedRequired /I35,039 S.F. / 198,203 S.F.70 / 53 (25 E)gsInternal Plant Abbr.5 Gal. ShrubDenoted on PlanRequired /ProvidedINC130 / 213 (10 ExistingCle Lots2/3 Length of Frontage (ft.)18' + 27' = 45'30'31', 20', 18', 39', 54' = 162'108'	Classification Req./Prov. Footage Non-Arterial 10' / 20' 663' ack Plant Abbr. Large Shrub Groupings Setback Plant Abbr. bed on Plan Required / Provided Denoted on Plan 9 / 9 DC OdScaping Internal Area (SF) Internal Trees (1/500 SF) Required (15%) /Provided Required /Provided 35,039 S.F. / 198,203 S.F. 70 / 53 (25 Existing, 28 Proposed) 35,039 S.F. / 198,203 S.F. 70 / 53 (25 Existing, 28 Proposed) gs Internal Plant Abbr. 5 Gal. Shrub Internal Plant Abbr. Denoted on Plan Required /Provided Denoted on Plan INC 130 / 213 (10 Existing) INS Clests 2/3 Length (excluding driveways) of Frontage (ft.) 18' + 27' = 45' 30' 31', 20', 18', 39', 54' = 162' 108'

MVN

MVE

Zone Boundary Landscape

Street Name or Width (in Ft.) Linear Buffer Trees (1/30') Property Line Reg. Prov. <u>Footage</u> Required /Provided East -- / --805' 27 / Existing in Common area to East Percent Ground Plane Buffer Tree Abbr. Length of 6' Opaque

Denoted on Plan --

8/8@4'0.C.

27 / --

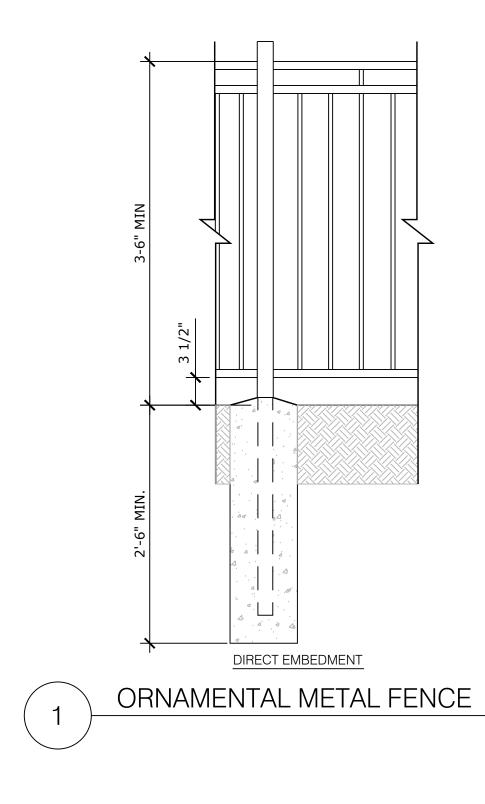
Veg. Req. / Prov. 75% / 100%

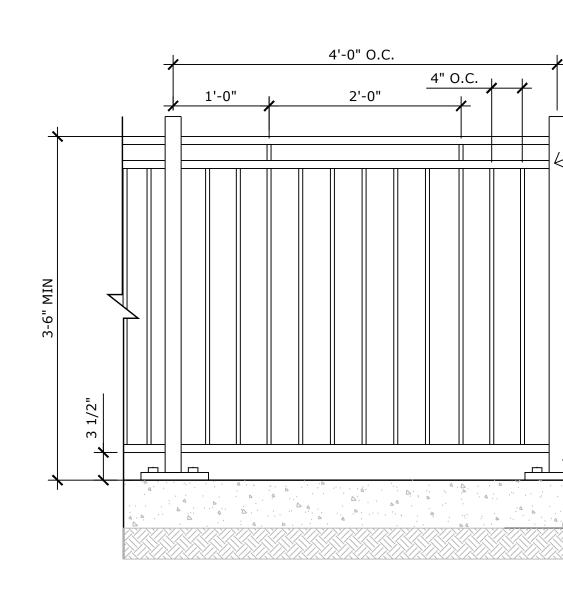
120' (5' min. slope difference)

Structure Req./Prov. 805' / Common area buffer LANDSCAPE NOTES

- 4. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- 8. ALL SOD SHALL BE TALL FESCUE BLEND.
- 9. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.

- GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- EDGING.
- INSTALLED AT THE OWNER'S DISCRETION.





PEDESTAL PLATE MOUNT

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.

2. ANY EXISTING HEALTHY EVERGREEN TREES THAT MUST BE REMOVED FOR GRADING OR CONSTRUCTION MAY BE RETAINED & TRANSPLANTED ON SITE AS CONTRACTOR SEES FIT. THESE TREES MAY BE PLACED IN PROPOSED LOCATIONS OF EVERGREENS PER THE LANDSCAPE PLAN. ALL TRANSPLANTED TREES TO HAVE PLANTING PIT AMENDMENTS INCORPORATED.

3. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.

5. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. 6. GROUND COVER PLANTS TO BE IMPLEMENTED ON DISTURBED AREAS OF 3:1 SLOPE.

7. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.

10. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.

11. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM. 12. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

13. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS. 14. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW

PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS. 15. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL

16. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.

17. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL

18. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES OF 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.

19. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE

20. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 21. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

EROSION PROTE	S SEED MIX ECTION/REVEGTATION REQUIF Inservation Service Guidelines	REMENTS	
	ne: <u>FOOTHILLS MIX- From Arkansas</u> my and shallow foothills KC (28,800 sf)	s Valley Seed Co.	
Seedbed Prep: a. Method b. dates c. Clean Tilled Firm Seedbed Stubble cover Interseed Other	Rototilled to 6" April/May or as approved by L.A. X X Till in 2 cu. yds/1,000 s.f. organic matter	Seeding Operation: a. Method Drill Interseed Broadcast b. Drill Spacing Type c. Date d. Planting Depth	X - HYDROSEED *April/May or as approved by L.A. 1/4"-1/2"
Fertilizer (Pounds Ac	tual Per Acre):	Weed Control:	

N2	50 pounds per acre	Mow	ng:		
P205	40 pounds per acre	Cher	nical:	Х	
Κ	N/A	Dates	s:	14 days prid	or to seeding
		See S	S.C.S. for s	pecific recommen	idations at
		herbi	cide applic	ation time.	
Mulch:					
Kind:		er seeding. Contractor to	<u>submit pr</u>	oduct sample.	
	2,200 lbs/acre				
	ied: <u>Hydroseed in two steps:</u>		cation, Sec	<u>cond Step - Mulch</u>	Application.
How Anch	nored: <u>100 lbs./ Acre Tackifie</u>	r			
Anchorag	e Depth: <u>n/a</u>				
Seed					
Variety:		Lbs/Acre		lanned Acres	Total I ha
,	A 4: -		P	lanned Acres	Total Lbs.
Foothills I		20 lbs/acre			
	nnual Ryegrass				
-	ender Wheatgrass ountain Brome				
	ubescent Wheatgrass				
	ard Fescue				
-	anada Blue grass				
	eoats Grama				
	Bluestem				
	e Grama (Coated)				
	itchgrass				
070 000	itorigitado				
Arkans	as Valley Seed Co.				

* If outside specified planting dates, utilize sprayed tackifier at manufacturer's recommended rates on all seed areas.

(877) 907-3337 http://www.avseeds.com

2" SQUARE BLACK METAL POST, TYP.

1" SQUARE BLACK METAL RAILS, TYP.

 $\frac{1}{2}$ " SQUARE BLACK METAL BARS, TYP.

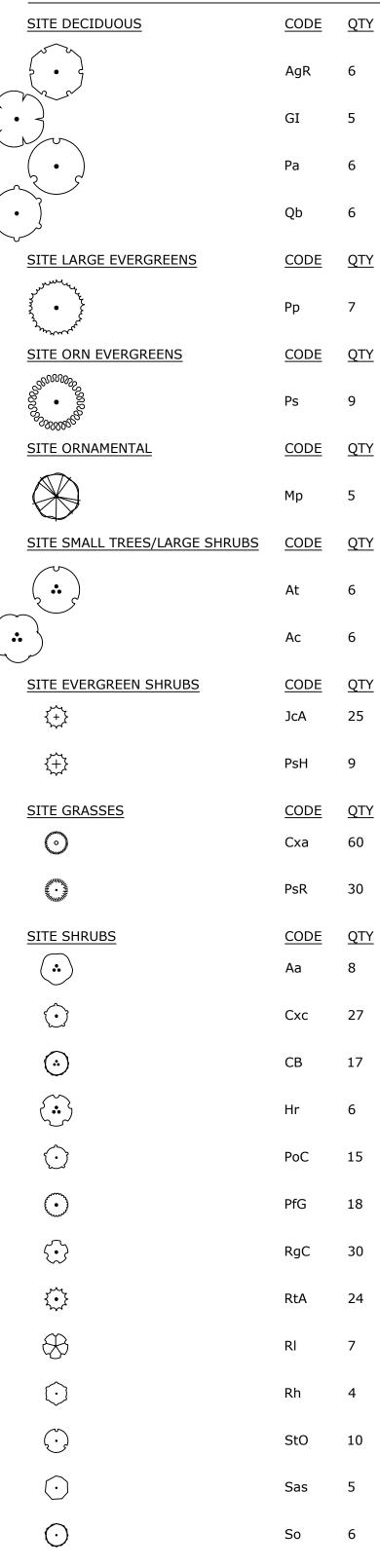
RAILING BOLTED TO CONCRETE

NOTES: 1. Submit shop drawings to landscape architect / civil engineer for approval.

2. Per EPC ECM Section 2.6.7.E. for Pedestrian Railings, the gap between any two rails must be less than 4-inces.

- CONCRETE

PLANT SCHEDULE



PERENNIAL BED SCHEDULE

SITE PERENNIALS

Agastache aurantiaca `Coronado` / Coronado Hyssop Aquilegia chrysantha / Golden Columbine Aquilegia x `Swan Series` / Swan Series Columbine Dianthus graniticus / Pink

Diascia integerrima / Twinspur

Digitalis obscura / Willow-leaved Foxglove Heuchera sanguinea / Coral Bells/Alumroot

Kniphofia caulescens / Blue Leaf Fire Poker/Torchlily Nepeta x faassenii / Catmint

Origanum libanoticum / Hopflower Oregano

Penstemon barbatus / Beardlip Penstemon

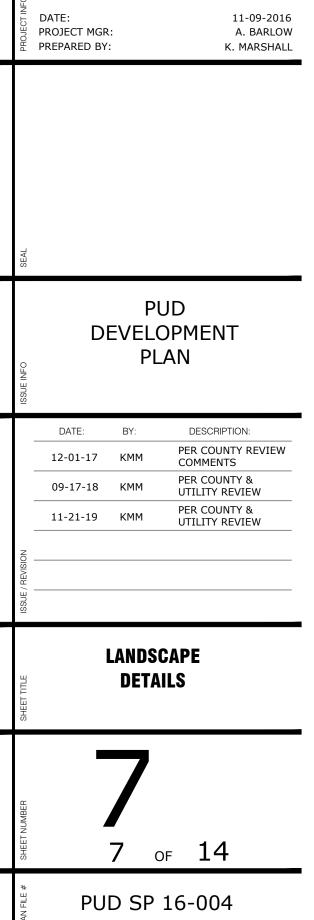
Penstemon linarioides coloradoensis / Blue Mat Penstemon Penstemon rostriflorus / Bridge Penstemon

Phlomis cashmeriana / Himalayan Sage

				Land Planning
BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	Landscape
Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple	30`	30`	2.5" Cal.	Architecture Urban Design
Gleditsia triacanthos `Impcole` TM / Impcole Honeylocust	40`	40`	2.5" Cal.	
Populus angustifolia / Narrowleaf Poplar	50`	30`	2.5" Cal.	
Quercus bicolor / Swamp White Oak	60`	60`	2.5" Cal.	NES
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	N.E.S. Inc.
Pinus ponderosa / Ponderosa Pine	80`	40`	8` HT	619 N. Cascade Avenue, Suite 200 Colorado Strings, CO 80903
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	Tel. 719.471.0073 Fax 719.471.0267
Pinus sylvestris `French Blue` / Fench Blue Scotch Pine	40`	30`	8`HT	Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	© 2012. All Rights Reserved.
Malus x `Prairifire` / Prairifire Crab Apple	20`	20`	2" Cal.	
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	
Alnus incana tenuifolia / Thinleaf Alder	30`	20`	1.5" Cal.	
Amelanchier canadensis / Canadian Serviceberry	25`	20`	1.5" Cal.	
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	
Juniperus chinensis `Armstrongii` / Armstrong Juniper	4`	4`	5 GAL	
Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	2`	8`	5 GAL	
BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	HTM
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	IN ASSOCIATION WITH
Pennisetum setaceum `Rubrum` / Purple Fountain Grass	3`	1`	1 GAL	SSAN
BOTANICAL / COMMON NAME	HEIGHT	<u>WIDTH</u>	<u>SIZE</u>	NORTH BAY
Amelanchier alnifolia / Serviceberry	20`	12`	7 GAL	AT LAKE
Caryopteris x clandonensis / Bluebeard	3`	3`	5 GAL	WOODMOOR
Cornus sericea `Baileyi` / Red Twig Dogwood	10`	10`	5 GAL	PARCEL E
Hippophae rhamnoides / Sea Buckhorn	20`	12`	7 GAL	DEER CREEK RD
Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	8`	8`	5 GAL	MONUMENT, CO 80132
Potentilla fruticosa `Gold Drop` / Gold Drop Bush Cinquefoil	3`	3`	5 GAL	DATE: 11-09-2016 PROJECT MGR: A. BARLOW PREPARED BY: K. MARSHALL
Rhus glabra `Cismontana` / Western Smooth Sumac	3`	3`	5 GAL	ੴ PREPARED BY: K. MARSHALL
Rhus trilobata `Autumn Amber` / Autumn Amber Sumac	2`	6`	5 GAL	
Rhus typhina `Lacinata` / Cutleaf Staghorn Sumac	15`	10`	5 GAL	
Rosa x harissonii / Harrison`s Yellow Rose	6`	6`	5 GAL	
Spiraea thunbergii `Ogon` TM / Mellow Yellow Spirea	5`	5`	5 GAL	SEAL
Symphoricarpos albus / Common White Snowberry	5`	5`	5 GAL	PUD DEVELOPMENT
Symphoricarpos orbiculatus / Coralberry	6`	6`	5 GAL	PLAN

GROUND COVER SCHEDULE

Arctostaphylos uva-ursi / Kinnikinnick Callirhoe involucrata / Purple Poppymallow Calylophus serrulatus 'Prairie Lode' / Prairie Lode Sundrops Cerastium tomentosum / Snow In Summer Delosperma dyeri `Red Mountain` / Red Mountain Iceplant Delosperma x `Lavender Ice` TM / Lavender Ice Plant Eriogonum umbellatum / Sulfurflower Buckwheat Juniperus horizontalis `Prince of Wales` / Prince Of Wales Juniper Marrubium rotundifolium / Silvery Horehound Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine Tanacetum densum amani / Tansy Zinnia grandiflora / Rocky Mountain Zinnia







09.07.16



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

FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"





colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919



RIGHT ELEVATION 'B'



MATERIAL NOTES

-ASPHALT ROOF SHINGLES -8" CEMENTITIOUS HORIZONTAL SIDING -4" CEMENTITIOUS HORIZONTAL SIDING -WOOD TRIM -WOOD TRIM -WOOD POSTS -CULTURED STONE VENEER

09.07.16



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



SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"



COLORADO SPRINGS, COLORADO NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS SCALE: 1/4" = 1'-0"



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105



3-1-2 TRIPLEX | FRONTS

BACKYARD VILLAS | JM WESTON COLORADO SPRINGS, COLORADO NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS



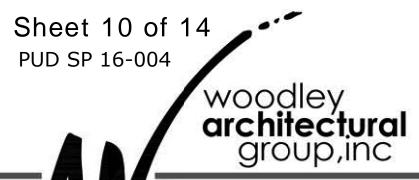


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NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN

FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



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RIGHT ELEVATION 'B'



MATERIAL NOTES -ASPHALT ROOF SHINGLES -8" CEMENTITIOUS HORIZONTAL SIDING -4" CEMENTITIOUS HORIZONTAL SIDING -WOOD TRIM -WOOD POSTS -CULTURED STONE VENEER

09.07.16



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



SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"



COLORADO SPRINGS, COLORADO

SCALE: 1/4" = 1'-0"

Sheet 11 of 14 PUD SP 16-004 woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919





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

FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-1-2 FOUR PLEX | FRONTS

BACKYARD VILLAS | JM WESTON COLORADO SPRINGS, COLORADO NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

Sheet 12 of 14 PUD SP 16-004 woodley architectural group,inc

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california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919



RIGHT ELEVATION 'B'



MATERIAL NOTES -ASPHALT ROOF SHINGLES -8" CEMENTITIOUS HORIZONTAL SIDING -4" CEMENTITIOUS HORIZONTAL SIDING -WOOD TRIM -WOOD POSTS -CULTURED STONE VENEER

09.07.16



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



SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"



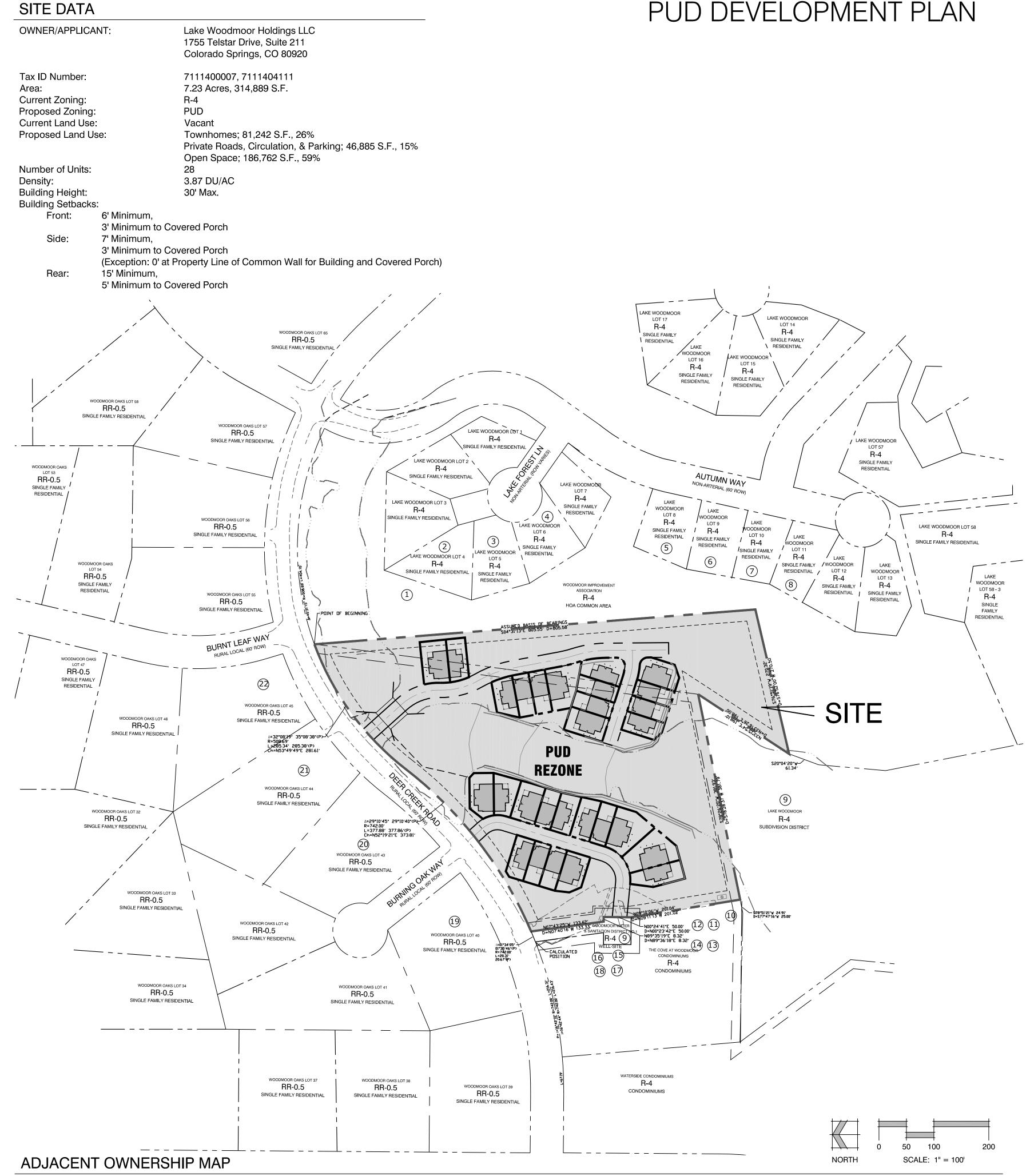
COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

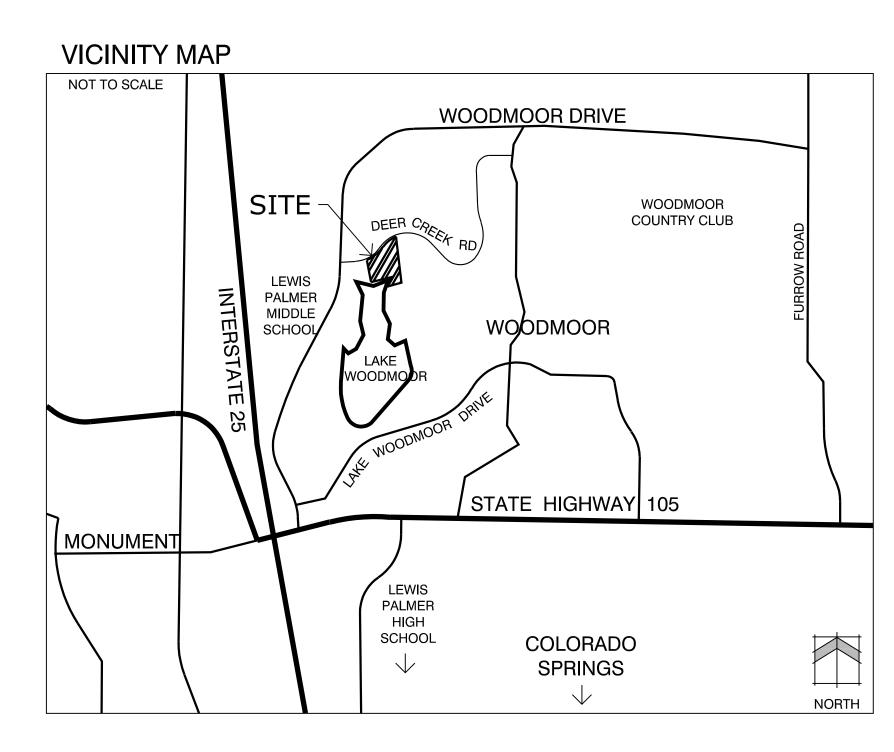
SCALE: 1/4" = 1'-0"

Sheet 13 of 14 PUD SP 16-004 woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231 california // 2943 pullman st. suite A

santa ana, ca 92705 / 949 553.891



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



LEGAL DESCRIPTION

ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST 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; 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 OF SAID COVE AT WOODMOOR CONDOMINIUMS). 1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET; 2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET; 3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET: THE COVE AT WOODMOOR:

DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE:

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

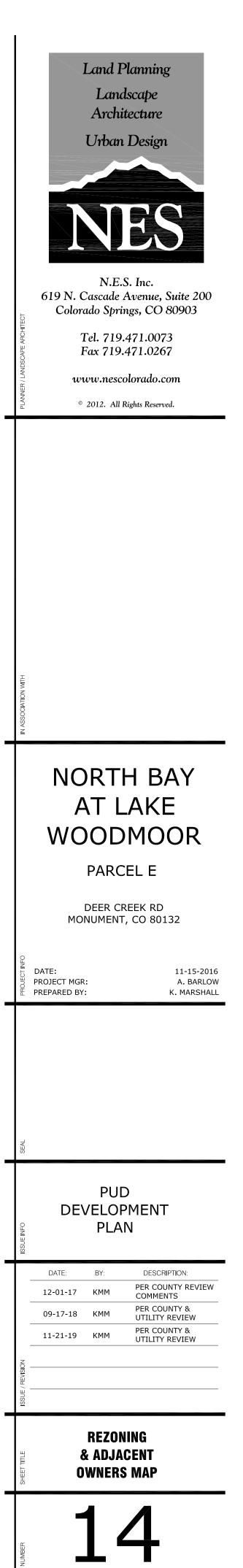
ADJACENT OWNER LIST

- (1.) WOODMOOR IMPROVEMENT ASSN 1691 WOODMOOR DR MONUMENT CO, 80132-9071
- 2. MCFADDEN ASHLEIGH C 18830 LAKE FOREST LN MONUMENT CO, 80132-9013
- 3. HAMMER RONALD SCOTT II HAMMER SARAH TOVA 18820 LAKE FOREST LN
- MONUMENT CO, 80132-9013 4. HICKS RICHARD A LIVING TRUST HICKS REBECCA T LIVING TRUST 18810 LAKE FOREST LN MONUMENT CO, 80132-9013
- 5. WEYER THOMAS C & PAMELA A 10115 CLEAR CREEK RD COLORADO SPRINGS CO, 80920-1439
- 6. FABER JAMES A FABER SUZANNE 18760 AUTUMN WAY MONUMENT CO, 80132-9014
- 7. HENDERLONG KEITH T HENDERLONG DEBORAH G **104 AMBERGATE DR** MADISON AL, 35756-3487 8. FUGGETTA CHARLES F JR
- FUGGETTA BARBARA D 18720 AUTUMN WAY MONUMENT CO, 80132-9014

- 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
- BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83:
- 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
 - LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR
- CONDS 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
- 4) 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
- 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
- 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.

 - 9. WOODMOOR WATER & SANITATION **DISTRICT NO 1** PO BOX 1407
 - MONUMENT CO, 80132-1407 10. LAKE WOODMOOR HOLDINGS LLC 1755 TELSTAR DR STE 211
 - COLORADO SPRINGS CO, 80920-1018 11. MOSBARGER BONNIE M 1655 DEER CREEK RD
 - MONUMENT CO, 80132-9004 12. FORNOF JOHN C 545 3RD ST # 223
 - MONUMENT CO, 80132-4509 13. JOHNSON JEFFREY JOSEPH JOHNSON CRYSTAL DAWN SEBASTIAN
 - 1657 DEER CREEK RD MONUMENT CO, 80132-9004 14. DAVIS JACK
 - 1658 DEER CREEK RD MONUMENT CO, 80132-9004 15. DEMATTEIS JUDY THOMAS LIVING TRUST
 - 5991 POMMEL CIR WEST DES MOINES IA, 50266 16. WILLIAMS KAREN E
 - 1676 DEER CREEK RD MONUMENT CO, 80132-9003

- 17. GILMOUR SASAKI FAMILY TRUST C/O MIKE LANE 2015 BRAMBLEWOOD LN
- COLORADO SPRINGS CO, 80920-1590 18. ET INVESTMENTS GROUP LLC
- 106 N TEJON ST COLORADO SPRINGS CO, 80903-1440 19. MCWHORTER CATHERINE M
- 1640 DEER CREEK RD MONUMENT CO, 80132-9019 20. POUR MEHDI G
- POUR MEREDITH A 1580 BURNING OAK WAY MONUMENT CO, 80132-9015 21. ELLIOTT JERE L & MARY L
- 1560 DEER CREEK RD MONUMENT CO, 80132-9020
- 22. DLB & YCB LIVING TRUST 18930 BURNT LEAF WAY MONUMENT CO, 80132-9016



14 OF 1

PUD SP - 16 - 004