



**NORTH BAY AT LAKE WOODMOOR**  
PARCEL E  
DEER CREEK RD  
MONUMENT, CO 80132

LAKE WOODMOOR  
R-4  
SUBDIVISION DISTRICT

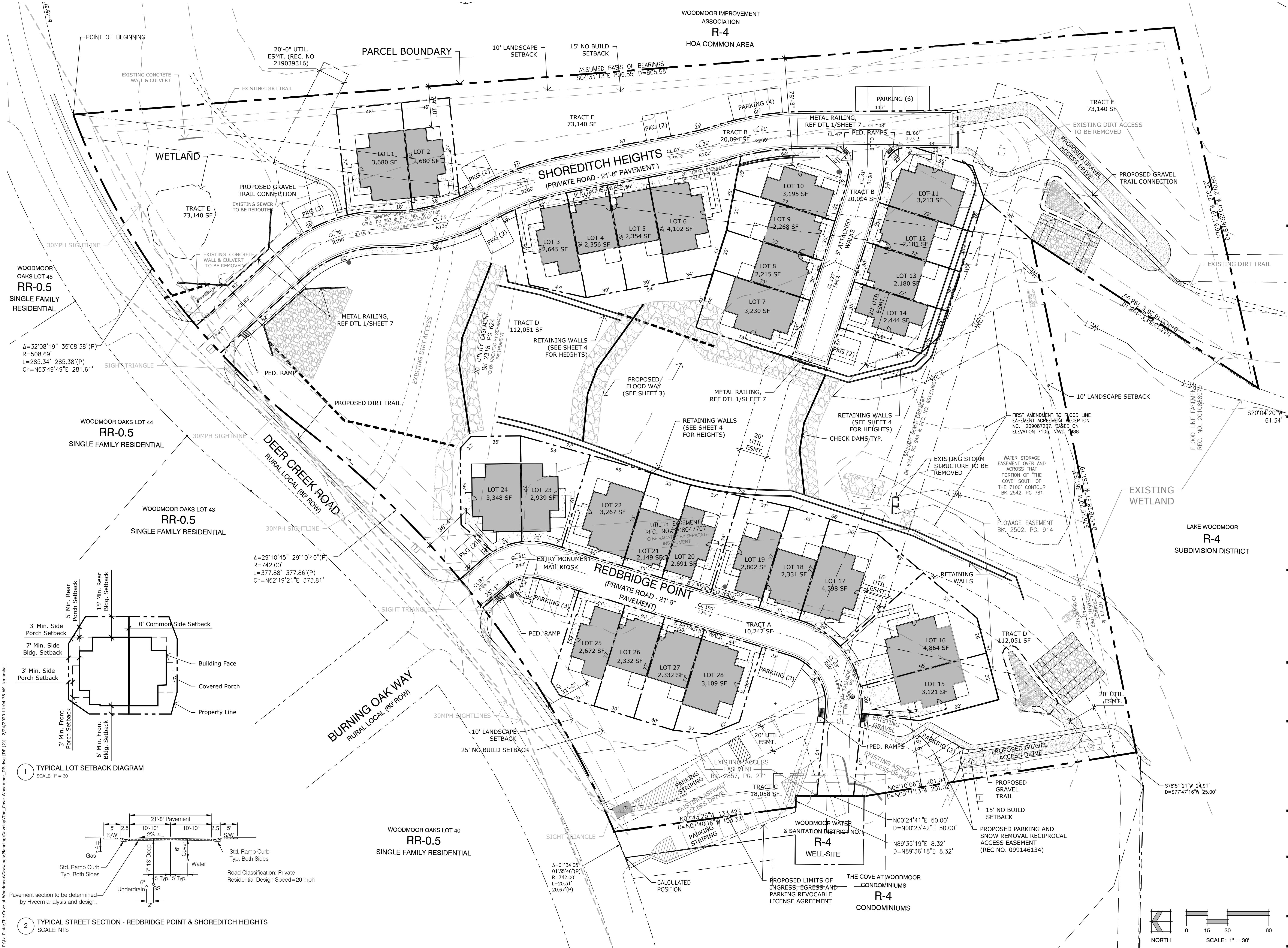
**PUD DEVELOPMENT PLAN**

DATE	BY	DESCRIPTION
12-01-17	KMM	PER COUNTY REVIEW COMMENTS
09-17-18	KMM	PER COUNTY & UTILITY REVIEW
11-21-19	KMM	PER COUNTY & UTILITY REVIEW
02-24-20	KMM	PER COUNTY & UTILITY REVIEW

**DEVELOPMENT PLAN**

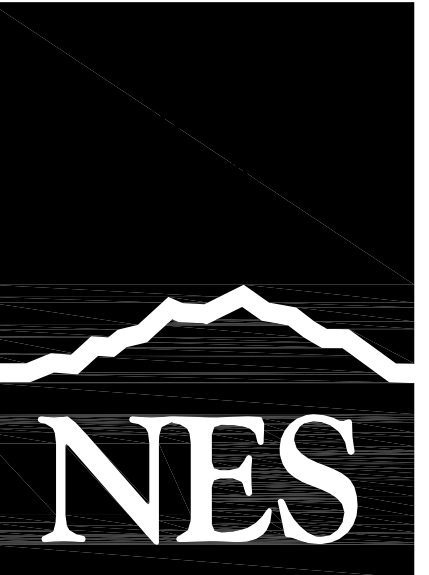
**2**  
2 OF 14

PUD SP - 16 - 004



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N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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www.nescolorado.com

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1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

# NORTH BAY AT LAKE WOODMOOR

## PARCEL E

DEER CREEK RD  
MONUMENT, CO 80132

LAKE WOODMOOR  
(PLAT BOOK K-2, PAGE 83)  
(WARRANTY DEED REC. NO. 201088802)  
OWNER: WOODMOOR WATER & SAN  
DISTRICT NO. 1

DATE: 11-09-2016  
PROJECT MGR: AWMC  
PREPARED BY: NRK

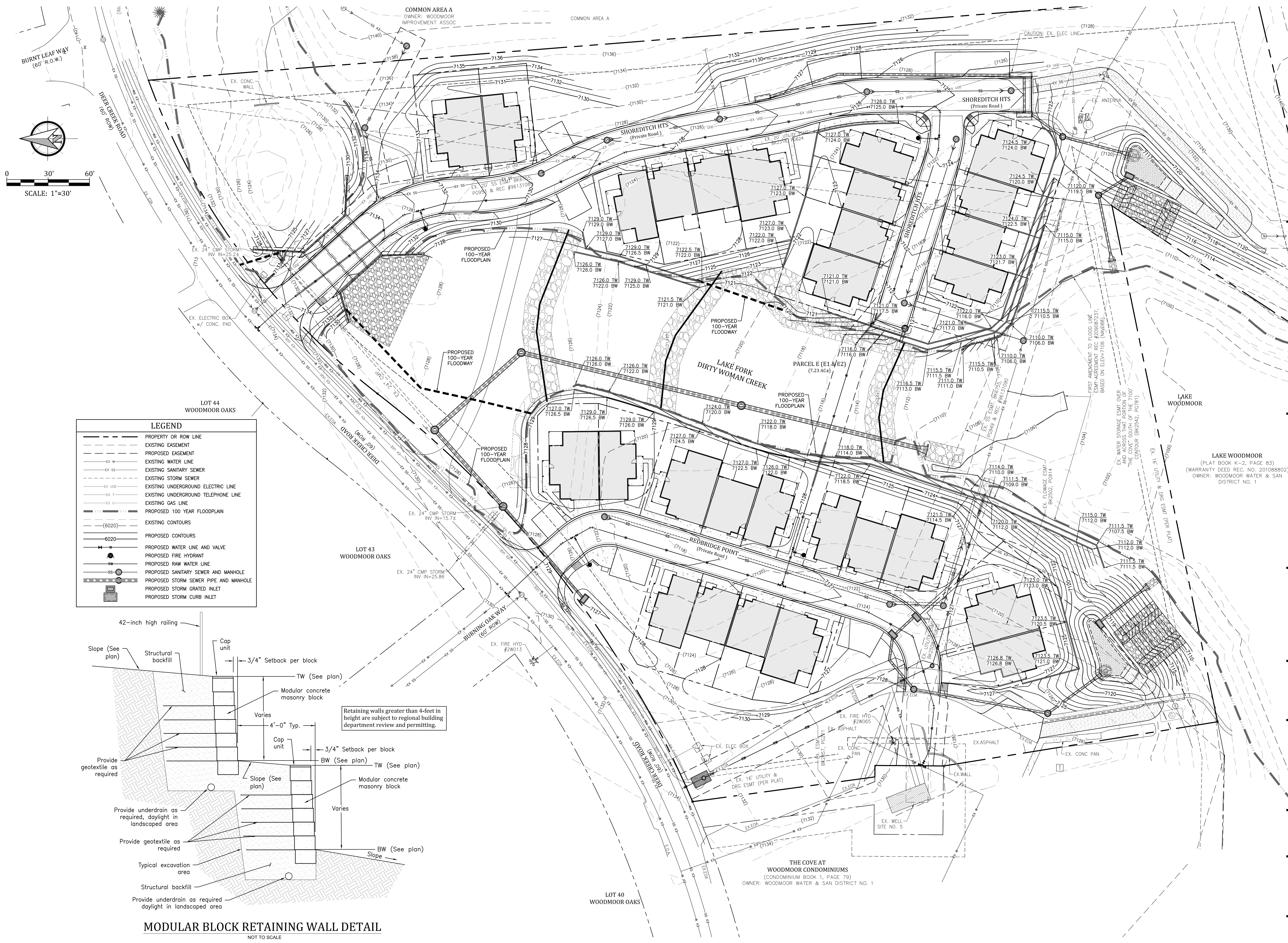
## PUD DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
09-04-18	CJC	PER UTILITY REVIEW
11-21-19	CJC	PER COUNTY & UTILITY REVIEW
02-21-20	CJC	PER COUNTY & UTILITY REVIEW

## PRELIMINARY GRADING PLAN

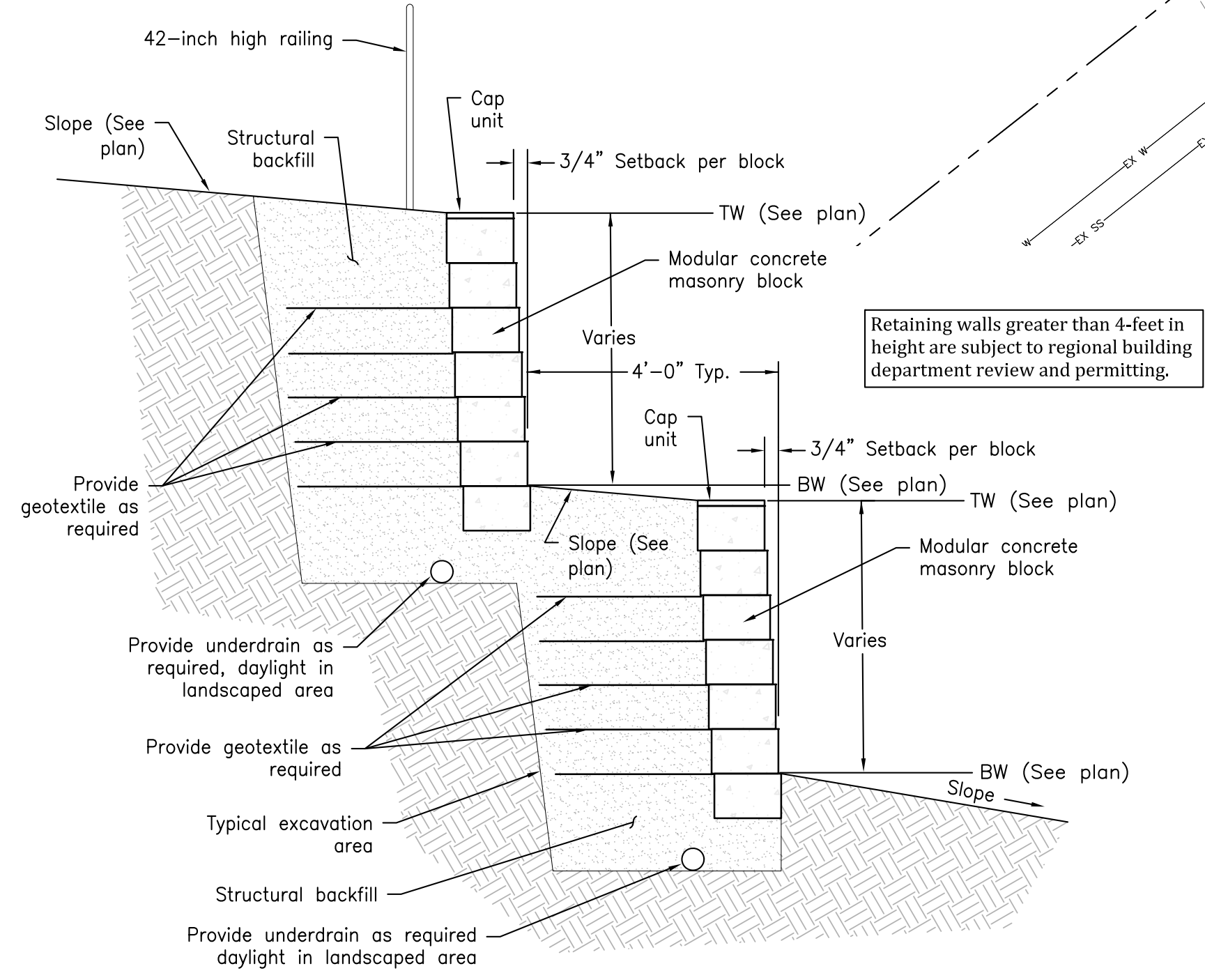
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4 OF 14

PUD SP - 16 - 004



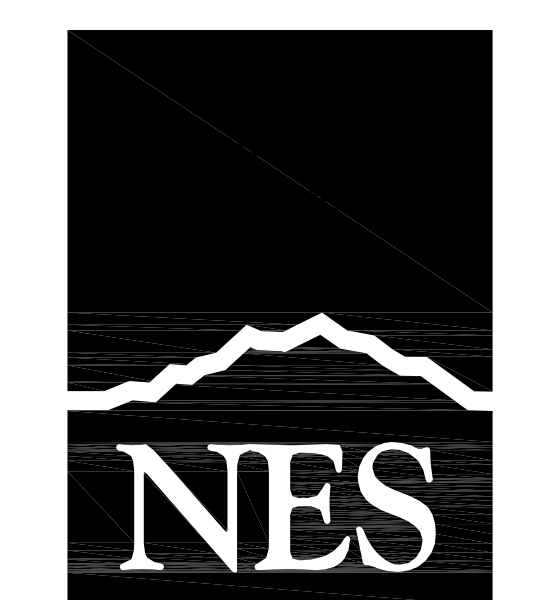
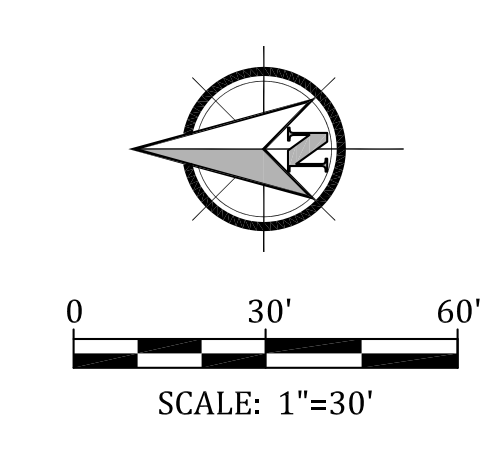
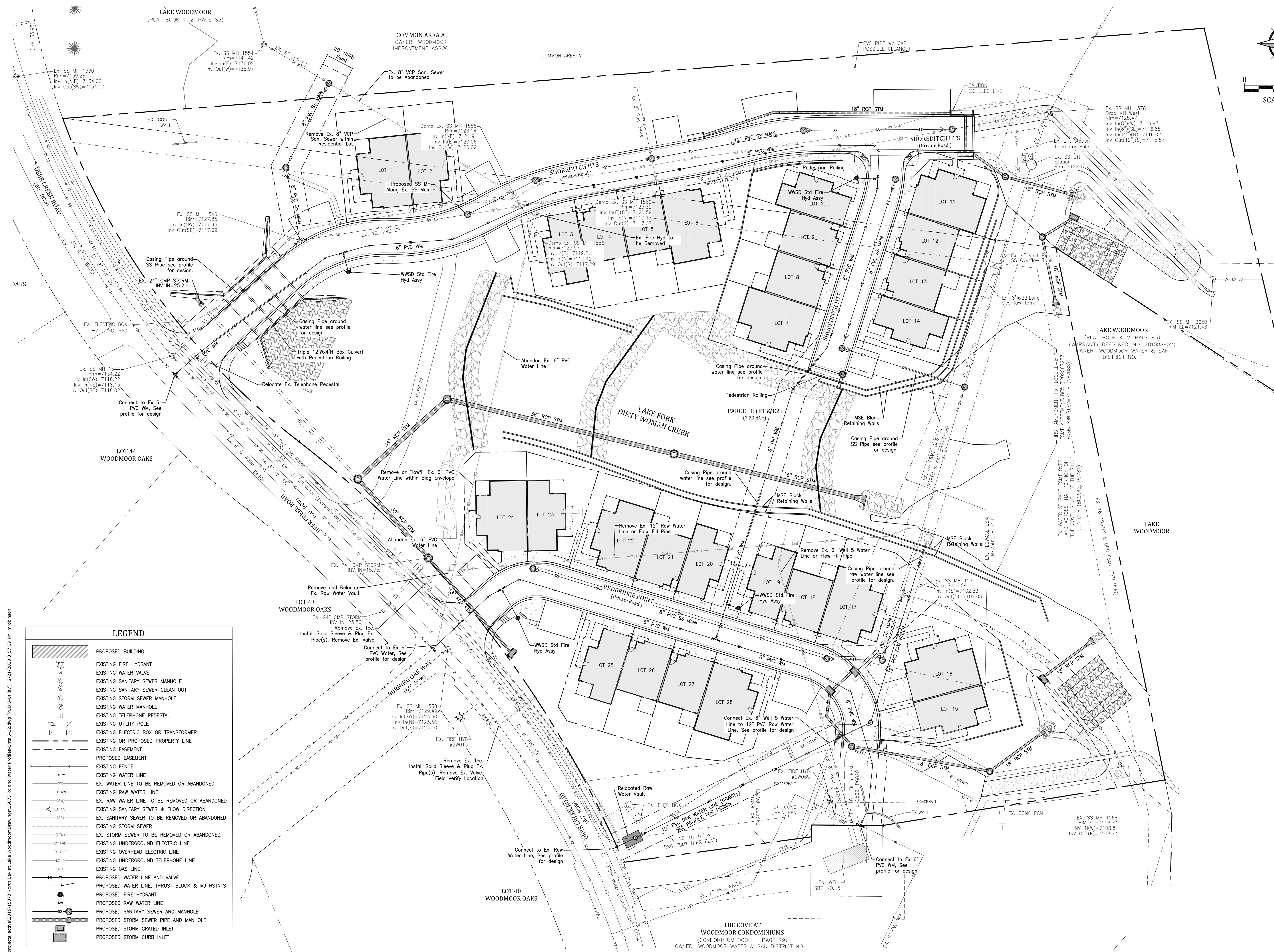
**LEGEND**

- PROPERTY OR ROW LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER
- - - EXISTING UNDERGROUND ELECTRIC LINE
- - - EXISTING UNDERGROUND TELEPHONE LINE
- - - EXISTING GAS LINE
- PROPOSED 100 YEAR FLOODPLAIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED RAW WATER LINE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED STORM GRATED INLET
- PROPOSED STORM CURB INLET



**MODULAR BLOCK RETAINING WALL DETAIL**  
NOT TO SCALE

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Colorado Springs, Colorado 80904  
(719) 630-7342

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DEER CREEK RD  
MONUMENT, CO 80132

DATE: 11-09-2016  
PROJECT MGR: ANW  
PREPARED BY: NRK

**PUD DEVELOPMENT PLAN**

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09-04-18	CJC	PER UTILITY REVIEW
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**MASTER FACILITIES PLAN**

**5**  
5 OF 14  
PUD SP - 16 - 004

**LEGEND**

[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY SEWER CLEAN OUT
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING ELECTRIC BOX OR TRANSFORMER
[Symbol]	EXISTING OR PROPOSED PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING WATER LINE
[Symbol]	EX. WATER LINE TO BE REMOVED OR ABANDONED
[Symbol]	EXISTING RAW WATER LINE
[Symbol]	EX. RAW WATER LINE TO BE REMOVED OR ABANDONED
[Symbol]	EXISTING SANITARY SEWER & FLOW DIRECTION
[Symbol]	EX. SANITARY SEWER TO BE REMOVED OR ABANDONED
[Symbol]	EXISTING STORM SEWER
[Symbol]	EX. STORM SEWER TO BE REMOVED OR ABANDONED
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	PROPOSED WATER LINE AND VALVE
[Symbol]	PROPOSED WATER LINE, THRUST BLOCK & MJ RSTNTS
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED RAW WATER LINE
[Symbol]	PROPOSED SANITARY SEWER AND MANHOLE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED STORM GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET

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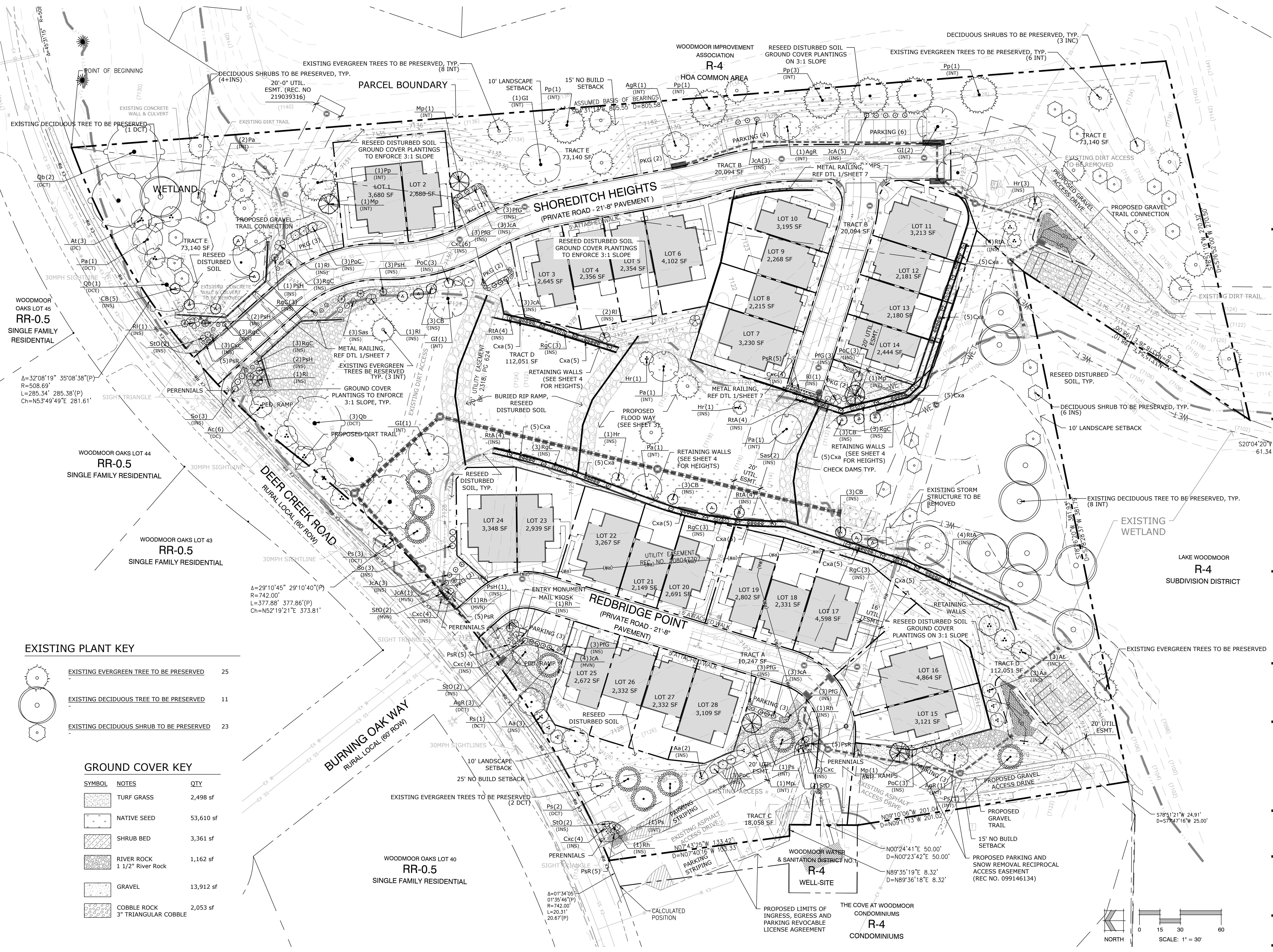
**NORTH BAY AT LAKE WOODMOOR**  
PARCEL E  
DEER CREEK RD MONUMENT, CO 80132

DATE: 11-09-2016  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

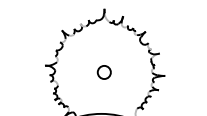
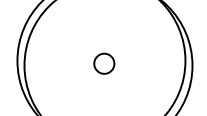
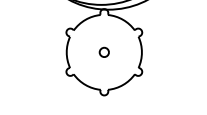
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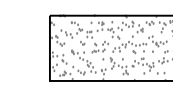
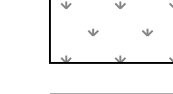
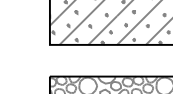

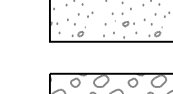
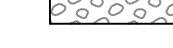
**LANDSCAPE PLAN**



**EXISTING PLANT KEY**

-  EXISTING EVERGREEN TREE TO BE PRESERVED 25
-  EXISTING DECIDUOUS TREE TO BE PRESERVED 11
-  EXISTING DECIDUOUS SHRUB TO BE PRESERVED 23

**GROUND COVER KEY**

SYMBOL	NOTES	QTY
	TURF GRASS	2,498 sf
	NATIVE SEED	53,610 sf
	SHRUB BED	3,361 sf
	RIVER ROCK 1 1/2" River Rock	1,162 sf
	GRAVEL	13,912 sf
	COBBLE ROCK 3" TRIANGULAR COBBLE	2,053 sf

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**SITE DATA**

Area:	7.23 Acres, 314,889 S.F.
Current Zoning:	R-4
Proposed Zoning:	PUD
Proposed Land Use:	Townhomes
Lot Coverage:	81,298 S.F., 25.8%
Vehicle & Pedestrian Circulation Coverage:	46,786 S.F., 14.9%
Landscape Area:	186,805 S.F., 59.3%
Number of Units:	28
Number of Parking Spaces:	29

**LANDSCAPE REQUIREMENTS**

**Street Setbacks**

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required
Deer Creek Road	Non-Arterial	10' / 20'	663'	1 / 30'

No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan	Large Shrub Groupings Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
22 / 19	DCT	9 / 9	DC	75% / 75%

**Internal Landscaping**

Net Site Area (SF) (Exterior of Res. Lots)	Internal Area (SF) Required (15%) / Provided	Internal Trees (1/500 SF) Required / Provided	Internal Plant Abbr. Denoted on Plan
233,591 S.F.	35,039 S.F. / 198,203 S.F.	70 / 53 (25 Existing, 28 Proposed)	INT

Large Shrub Groupings Provided	Internal Plant Abbr. Denoted on Plan	5 Gal. Shrub Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
4 (3 Existing)	INC	130 / 213 (10 Existing)	INS	75% / 75%

**Motor Vehicle Lots**

Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
North	18' + 27' = 45'	30'
East	31', 20', 18', 39', 54' = 162'	108'

Min. 3' HT Screening Plants Req. / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan
8 / 8 @ 4' o.c.	--	MVN
27 / --	120' (5 min. slope difference)	MVE

**Zone Boundary Landscape**

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/30') Required / Provided
East	-- / --	805'	27 / Existing in Common area to East

Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.	Length of 6' Opaque Structure Req./Prov.
--	75% / 100%	805' / Common area buffer

**LANDSCAPE NOTES**

- 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.
- 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.
- 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.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- GROUND COVER PLANTS TO BE IMPLEMENTED ON DISTURBED AREAS OF 3:1 SLOPE.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 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.
- 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.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- 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.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 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 EDGING.
- 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.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

**FOOTHILLS SEED MIX**

EROSION PROTECTION/REVEGETATION REQUIREMENTS  
Per U.S.A. Soil conservation Service Guidelines

1. Practice No. & Name: FOOTHILLS MIX From Arkansas Valley Seed Co.  
Range Site: Loamy and shallow foothills

2. Planned: 0.66 AC (28,800 sf)

Seedbed Prep:  
a. Method: Rebilled to 6"  
b. dates: April/May or as approved by L.A.  
c. Clean Tilled: X  
d. Firm Seedbed: X  
e. Slubble cover: X  
f. Interseed: Nil in 2.0 cu yds/1,000 s.f. organic matter  
g. Other:

Seeding Operation:  
a. Method: X - HYDROSEED  
b. Drill:   
c. Broadcast:   
d. Drill Spacing:   
e. Type:   
f. Date: April/May or as approved by L.A.  
g. Planting Depth: 1/4"-1/2"

Fertilizer (Pounds Actual Per Acre):  
N2: 50 pounds per acre  
P205: 40 pounds per acre  
K: N/A

Weed Control:  
Mowing: X  
Chemical:   
Dates: 14 days prior to seeding  
See S.C.S. for specific recommendations at herbicide application time.

Mulch:  
Kind: Green Color Hydromulch after seeding. Contractor to submit product sample.  
Amount: 2,200 lbs/acre  
How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application  
How Anchored: 100 lbs / Acre Tackifier  
Anchorage Depth: nil

Seed Variety:	Lbs/Acre	Planned Acres	Total Lbs.
Foothills Mix	20 lbs/acre		
20% Annual Ryegrass			
10% Slender Wheatgrass			
10% Mountain Brome			
10% Pulpedown Wheatgrass			
11% Hard Fescue			
11% Canada Blue grass			
6% Sideoats Grama			
6% Bca Bluestem			
5% Blue Grama (Coatred)			
5% Switchgrass			
Arkansas Valley Seed Co. #877-807-5337 <a href="http://www.ayseeds.com">http://www.ayseeds.com</a>			

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

**PLANT SCHEDULE**

SITE DECIDUOUS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	AgR	6	Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple	30'	30'	2.5" Cal.
	GI	5	Gleditsia triacanthos `Impcole` TM / Impcole Honeylocust	40'	40'	2.5" Cal.
	Pa	6	Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5" Cal.
	Qb	6	Quercus bicolor / Swamp White Oak	60'	60'	2.5" Cal.

SITE LARGE EVERGREENS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Pp	7	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT

SITE ORN EVERGREENS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Ps	9	Pinus sylvestris `French Blue` / Fench Blue Scotch Pine	40'	30'	8" HT

SITE ORNAMENTAL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Mp	5	Malus x `Prairifire` / Prairifire Crab Apple	20'	20'	2" Cal.
	At	6	Alnus incana tenuifolia / Thineleaf Alder	30'	20'	1.5" Cal.
	Ac	6	Amelanchier canadensis / Canadian Serviceberry	25'	20'	1.5" Cal.

SITE SMALL TREES/LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	JcA	25	Juniperus chinensis `Armstrongii` / Armstrong Juniper	4'	4'	5 GAL
	PsH	9	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	2'	8'	5 GAL

SITE GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Cxa	60	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL
	PsR	30	Pennisetum setaceum `Rubrum` / Purple Fountain Grass	3'	1'	1 GAL

SITE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Aa	8	Amelanchier alnifolia / Serviceberry	20'	12'	7 GAL
	Cxc	27	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL
	CB	17	Cornus sericea `Baileyi` / Red Twig Dogwood	10'	10'	5 GAL
	Hr	6	Hippophae rhamnoides / Sea Buckhorn	20'	12'	7 GAL
	PoC	15	Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	8'	8'	5 GAL
	PFG	18	Potentilla fruticosa `Gold Drop` / Gold Drop Bush Cinquefoil	3'	3'	5 GAL
	RgC	30	Rhus glabra `Cismontana` / Western Smooth Sumac	3'	3'	5 GAL
	RtA	24	Rhus trilobata `Autumn Amber` / Autumn Amber Sumac	2'	6'	5 GAL
	Rl	7	Rhus typhina `Lacinata` / Cutleaf Staghorn Sumac	15'	10'	5 GAL
	Rh	4	Rosa x harissonii / Harrison's Yellow Rose	6'	6'	5 GAL
	StO	10	Spiraea thunbergii `Ogon` TM / Mellow Yellow Spiraea	5'	5'	5 GAL
	Sas	5	Symphoricarpos albus / Common White Snowberry	5'	5'	5 GAL
	So	6	Symphoricarpos orbiculatus / Coralberry	6'	6'	5 GAL

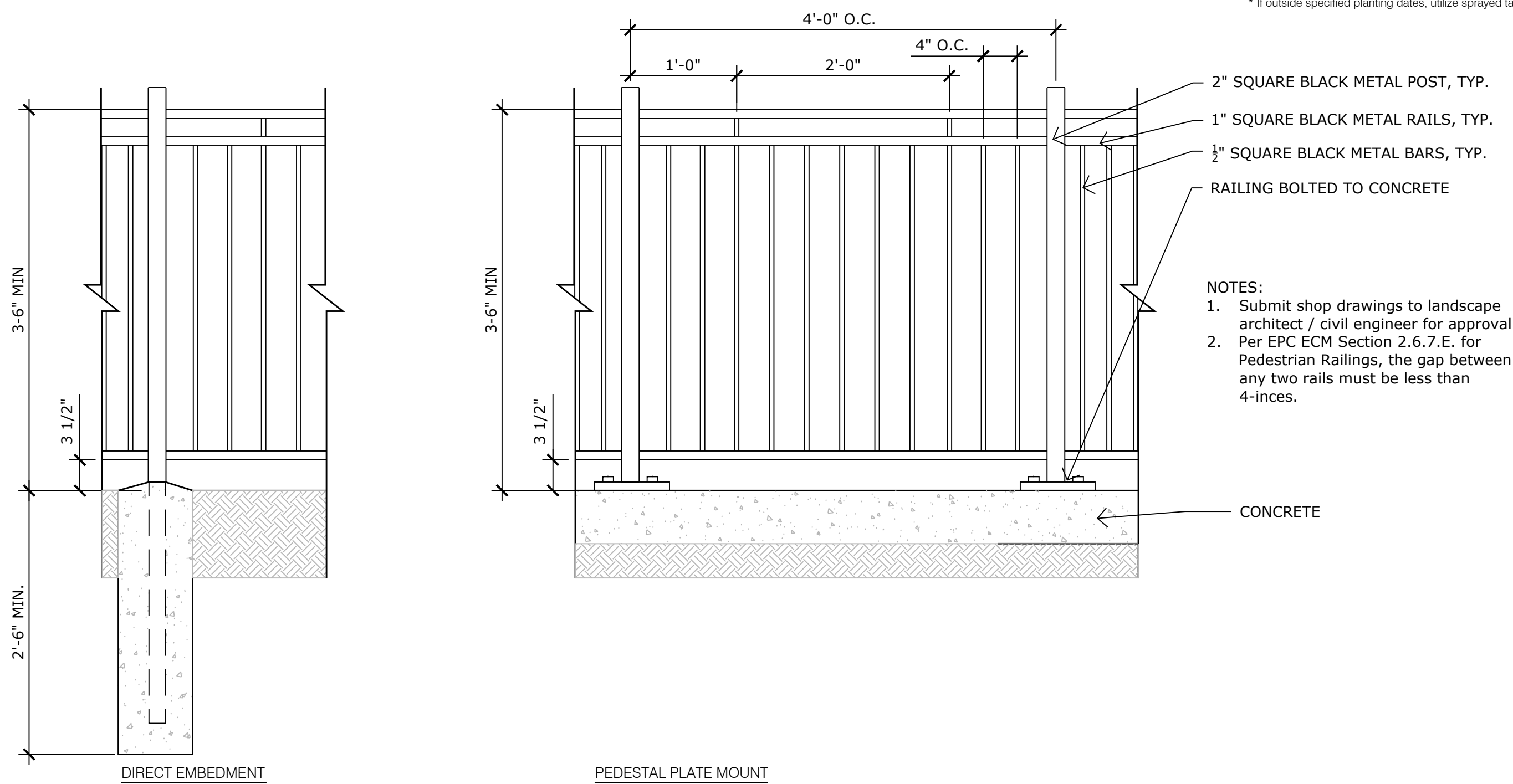
**PERENNIAL BED SCHEDULE**

**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 faasseni / Catmint  
 Origanum libanoticum / Hopflower Oregano  
 Penstemon barbatus / Beardlip Penstemon  
 Penstemon inarioides coloradoensis / Blue Mat Penstemon  
 Penstemon rostriflorus / Bridge Penstemon  
 Phlomis cashmeriana / Himalayan Sage

**GROUND COVER SCHEDULE**

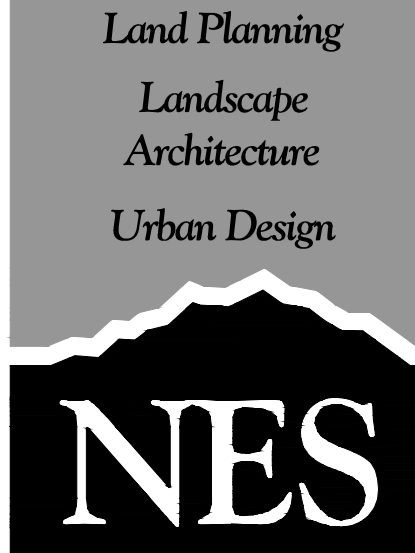
Arctostaphylos uva-ursi / Kinnikinnick  
 Callirhoe involucrata / Purple Poppymallow  
 Calylophus serrulatus `Prairie Lode` / Prairie Lode Sundrops  
 Cerastium tomentosum / Snow In Summer  
 Delosperma dyeri `Red Mountain` / Red Mountain Iceplant  
 Delosperma x `Lavender Ice` TM / Lavender Ice Plant  
 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



SCALE: 1" = 1'-0"

**1 ORNAMENTAL METAL FENCE**

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619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
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**NORTH BAY AT LAKE WOODMOOR**

**PARCEL E**

DEER CREEK RD  
MONUMENT, CO 80132

DATE: 11-09-2016  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

**PUD DEVELOPMENT PLAN**

DATE	BY	DESCRIPTION
12-01-17	KMM	PER COUNTY REVIEW COMMENTS
09-17-18	KMM	PER COUNTY & UTILITY REVIEW
11-21-19	KMM	PER COUNTY & UTILITY REVIEW

**LANDSCAPE DETAILS**

**7**

7 OF 14

PUD SP 16-004

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"

09.07.16



3-2 DUPLEX | FRONTS  
**BACKYARD VILLAS | JM WESTON**  
COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL FLOORING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

Sheet 8 of 14  
PUD SP 16-004



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california // 2943 pullman st. suite A  
santa ana, ca 92705 / 949.553.8919



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



RIGHT ELEVATION 'B'

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



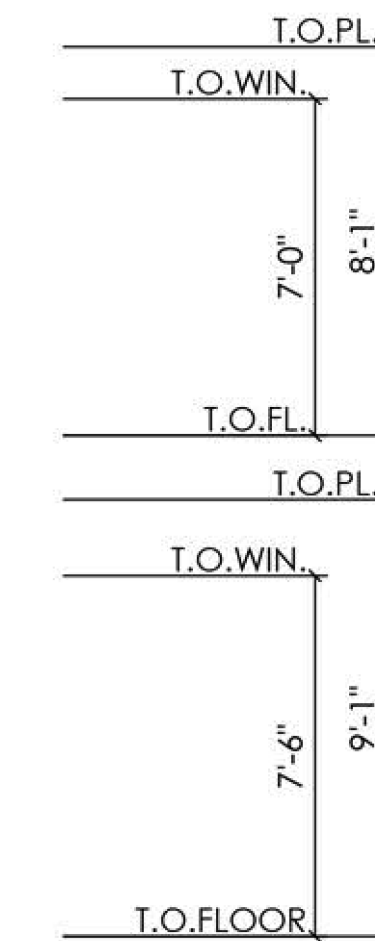
LEFT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



**MATERIAL NOTES**

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

09.07.16

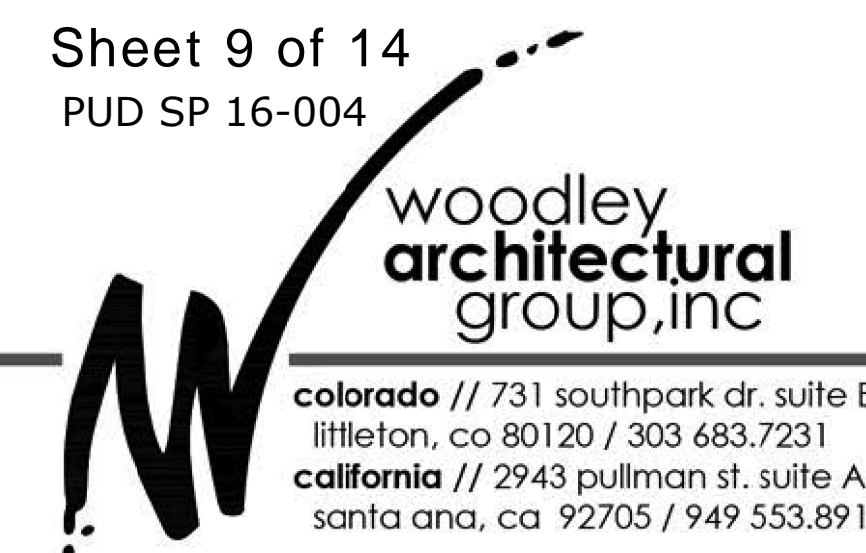


3-2 DUPLEX | CONCEPT ELEVATIONS 'B'  
**BACKYARD VILLAS | JM WESTON**  
COLORADO SPRINGS, COLORADO

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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"

09.07.16

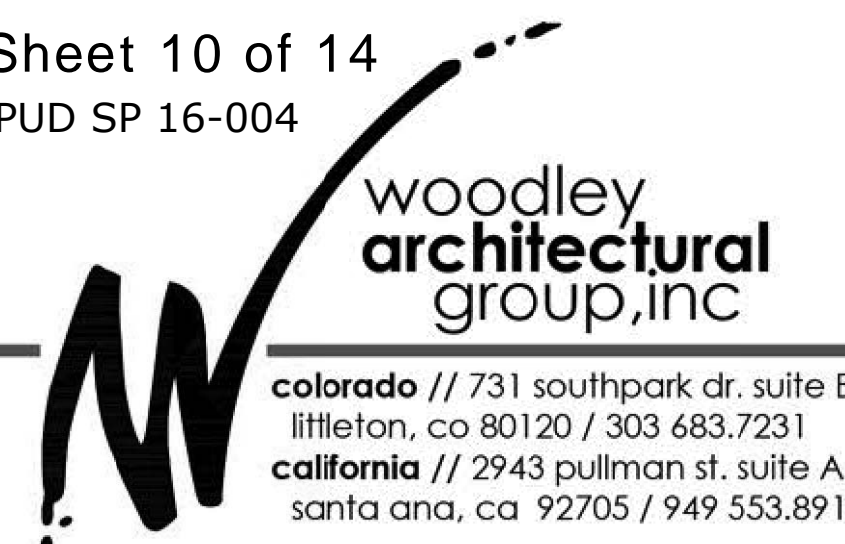


3-1-2 TRIPLEX | FRONTS  
**BACKYARD VILLAS | JM WESTON**  
COLORADO SPRINGS, COLORADO

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Sheet 10 of 14  
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NORTH BAY AT LAKE WOODMOOR  
 EL PASO COUNTY, COLORADO  
 PUD DEVELOPMENT PLAN



RIGHT ELEVATION 'B'

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



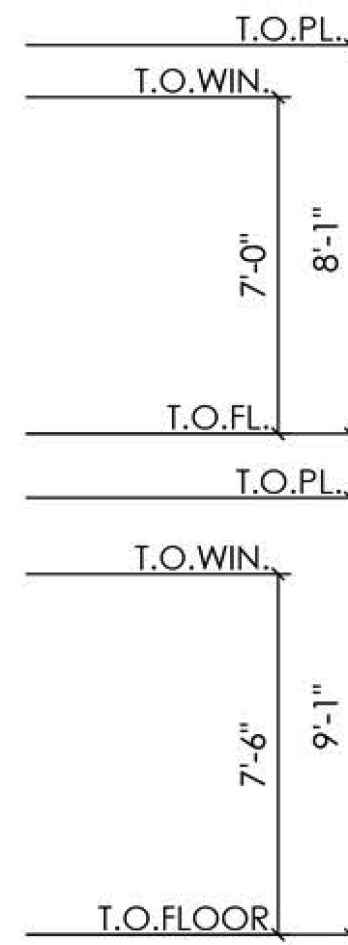
LEFT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



**MATERIAL NOTES**

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- 8" CEMENTITIOUS HORIZONTAL SIDING
- 4" CEMENTITIOUS HORIZONTAL SIDING
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- WOOD POSTS
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09.07.16

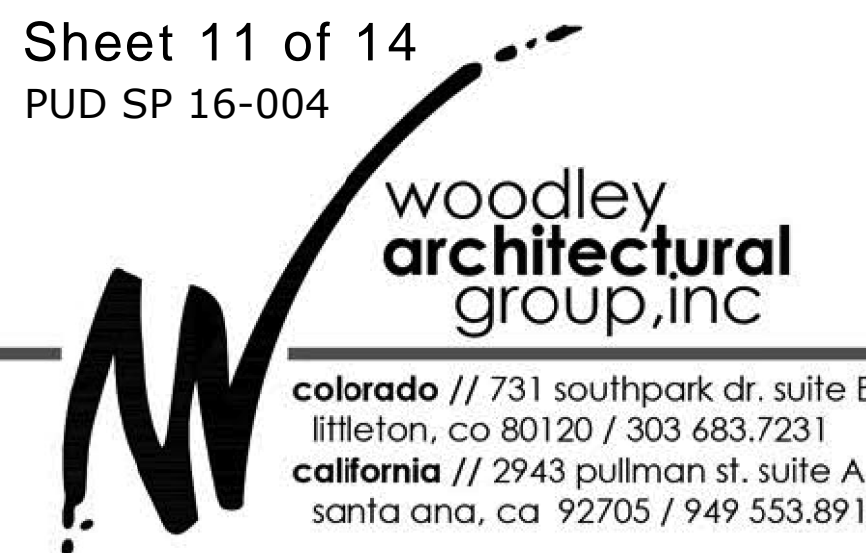


3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'  
**BACKYARD VILLAS | JM WESTON**  
 COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Sheet 11 of 14  
 PUD SP 16-004



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"

09.07.16



3-1-1-2 FOUR PLEX | 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



RIGHT ELEVATION 'B'

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



LEFT ELEVATION 'B'

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



REAR ELEVATION 'B'

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

**MATERIAL NOTES**

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- WOOD TRIM
- WOOD POSTS
- CULTURED STONE VENEER

Sheet 13 of 14  
 PUD SP 16-004



09.07.16



3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

**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

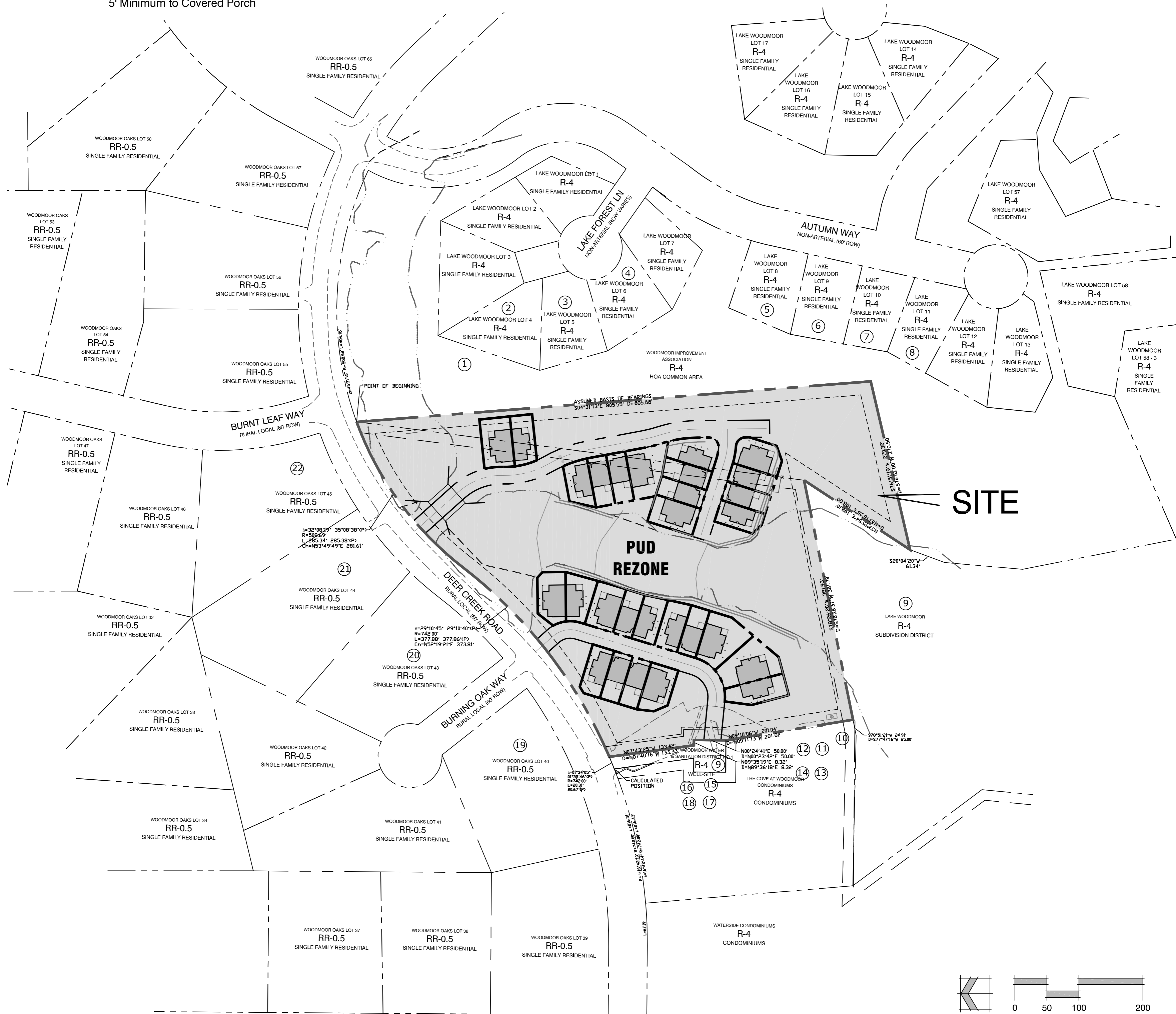
#### SITE DATA

OWNER/APPLICANT: Lake Woodmoor Holdings LLC  
1755 Telstar Drive, Suite 211  
Colorado Springs, CO 80920

Tax ID Number: 7111400007, 7111404111  
Area: 7.23 Acres, 314,889 S.F.

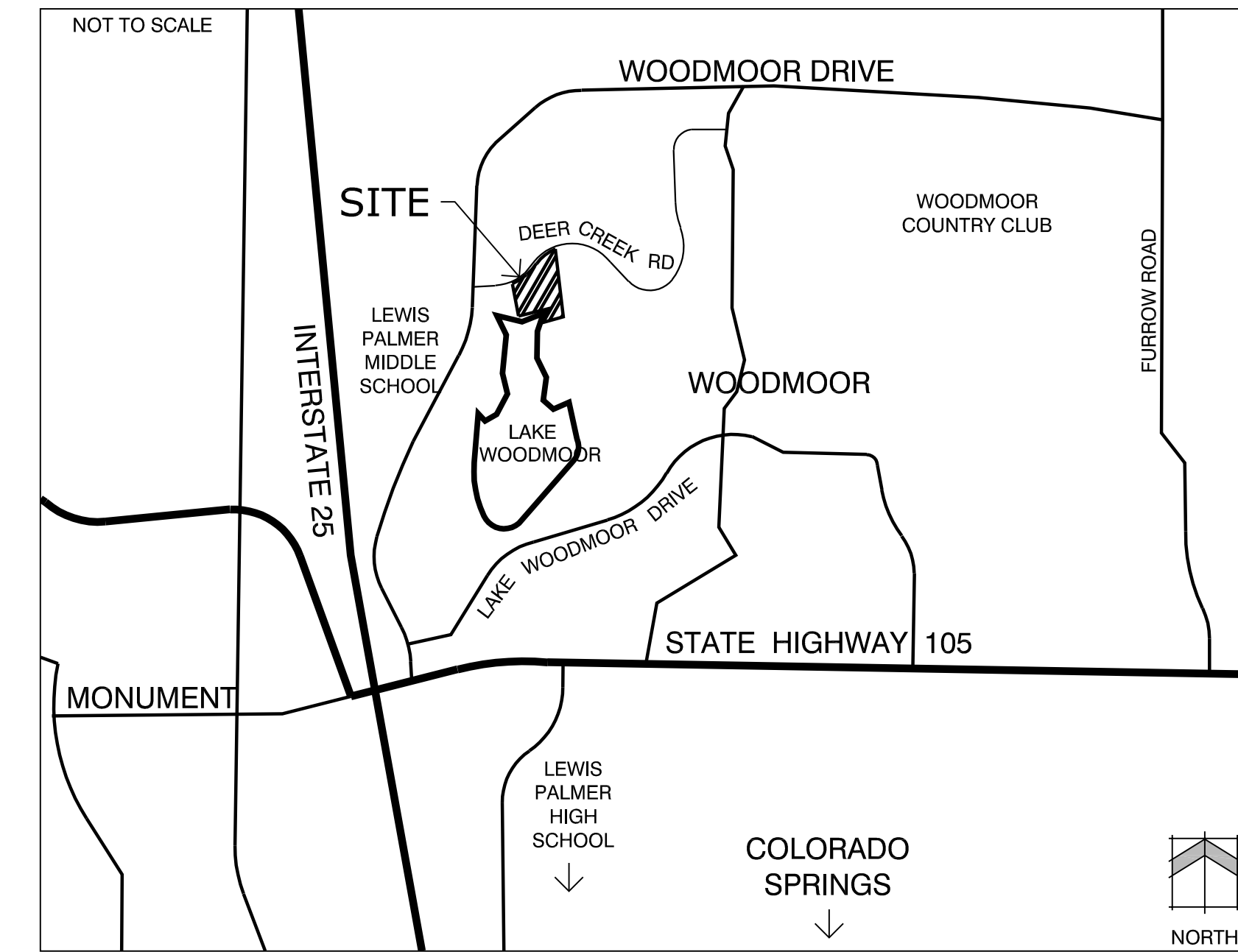
Current Zoning: R-4  
Proposed Zoning: PUD  
Current Land Use: Vacant  
Proposed Land Use: Townhomes; 81,242 S.F., 26%  
Private Roads, Circulation, & Parking; 46,885 S.F., 15%  
Open Space; 186,762 S.F., 59%

Number of Units: 28  
Density: 3.87 DU/AC  
Building Height: 30' Max.  
Building 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



ADJACENT OWNERSHIP MAP

#### VICINITY MAP



#### 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 11 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.

#### ADJACENT OWNER LIST

- |  |  |  |
|--|--|--|
| 1. WOODMOOR IMPROVEMENT ASSN<br>1691 WOODMOOR DR<br>MONUMENT CO, 80132-9071  | 9. WOODMOOR WATER & SANITATION<br>DISTRICT NO 1<br>PO BOX 1407<br>MONUMENT CO, 80132-1407                        | 17. GILMOUR SASAKI FAMILY TRUST<br>C/O MIKE LANE<br>2015 BRAMBLEWOOD LN<br>COLORADO SPRINGS CO, 80920-1590 |
| 2. MCFADDEN ASHLEIGH C<br>18830 LAKE FOREST LN<br>MONUMENT CO, 80132-9013  | 10. LAKE WOODMOOR HOLDINGS LLC<br>1755 TELSTAR DR STE 211<br>COLORADO SPRINGS CO, 80920-1018                     | 18. ET INVESTMENTS GROUP LLC<br>106 N TEJON ST<br>COLORADO SPRINGS CO, 80903-1440                          |
| 3. HAMMER RONALD SCOTT II<br>HAMMER SARAH TOVA<br>18820 LAKE FOREST LN<br>MONUMENT CO, 80132-9013                  | 11. MOSBARGER BONNIE M<br>1655 DEER CREEK RD<br>MONUMENT CO, 80132-9004  | 19. MCHORTER CATHERINE M<br>1640 DEER CREEK RD<br>MONUMENT CO, 80132-9019                                  |
| 4. HICKS RICHARD A LIVING TRUST<br>HICKS REBECCA T LIVING TRUST<br>18810 LAKE FOREST LN<br>MONUMENT CO, 80132-9013 | 12. FORNOF JOHN C<br>545 3RD ST # 223<br>MONUMENT CO, 80132-4509   | 20. POUR MEHDI G<br>POUR MEREDITH A<br>1580 BURNING OAK WAY<br>MONUMENT CO, 80132-9015                     |
| 5. WEYER THOMAS C & PAMELA A<br>10115 CLEAR CREEK RD<br>COLORADO SPRINGS CO, 80920-1439                            | 13. JOHNSON JEFFREY JOSEPH<br>JOHNSON CRYSTAL DAWN<br>SEBASTIAN<br>1657 DEER CREEK RD<br>MONUMENT CO, 80132-9004 | 21. ELLIOTT JERE L & MARY L<br>1560 DEER CREEK RD<br>MONUMENT CO, 80132-9020                               |
| 6. FABER JAMES A<br>FABER SUZANNE<br>18760 AUTUMN WAY<br>MONUMENT CO, 80132-9014                                   | 14. DAVIS JACK<br>1658 DEER CREEK RD<br>MONUMENT CO, 80132-9004  | 22. DLB & YCB LIVING TRUST<br>18930 BURNT LEAF WAY<br>MONUMENT CO, 80132-9016                              |
| 7. HENDERLONG KEITH T<br>HENDERLONG DEBORAH G<br>104 AMBERGATE DR<br>MADISON AL, 35756-3487                        | 15. DEMATTEIS JUDY THOMAS LIVING<br>TRUST<br>5991 POMMEL CIR<br>WEST DES MOINES IA, 50266                        |  |
| 8. FUGGETTA CHARLES F JR<br>FUGGETTA BARBARA D<br>18720 AUTUMN WAY<br>MONUMENT CO, 80132-9014                      | 16. WILLIAMS KAREN E<br>1676 DEER CREEK RD<br>MONUMENT CO, 80132-9003  |  |

Land Planning  
Landscape  
Architecture  
Urban Design

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## NORTH BAY AT LAKE WOODMOOR

PARCEL E

DEER CREEK RD  
MONUMENT, CO 80132

DATE: 11-15-2016  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

### PUD DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
12-01-17	KMM	PER COUNTY REVIEW COMMENTS
09-17-18	KMM	PER COUNTY & UTILITY REVIEW
11-21-19	KMM	PER COUNTY & UTILITY REVIEW

### REZONING & ADJACENT OWNERS MAP

# 14

14 OF 14

PUD SP - 16 - 004

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