

P:\La Plata\The Cove at Woodmoor\Drawings\Planning\Development\The Cove Woodmoor_DP.dwg (COVER 12) 11/20/2019 7:39:29 PM kmarshall

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.
- B. **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.
- F. **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 of the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning area 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.
- B. **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.
- C. **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. Vacation rentals are not permitted.
- D. **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).
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

- F. **Signs.** Signs shall be permitted to identify entryways to 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.

- G. **Development Standards.**
- Maximum building height: thirty (30) feet.
 - Setback minimums:
 - Front: 6 feet minimum
3 feet minimum to covered porch
 - Side: 7 feet minimum
3 feet minimum to covered porch
(Exception: 0' at property line of common wall for building and covered porch)
 - Rear: 15 feet minimum
3 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.

- H. **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.

- I. **Streets.** Streets within North Bay at Lake Woodmoor subdivision provide general vehicular circulation throughout the development. 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.

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

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; 81,298 S.F., 26% Private Roads, Circulation, & Parking; 46,786 S.F., 15% Open Space; 186,805 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

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 09041C0276F, effective March 17, 1997.
- 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.
- 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.
- 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):

LDC/ECM Section	Standard	Modification	Justification
1. LDC Chapter 8.4.4(E)(2)	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 physical constraints of the site and retain natural features. The private roads will be owned and maintained by the Home Owners Associations.
2. LDC Chapter 8.4.4(E)(2)	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see below)	A smaller road cross-section, compact road design, and the use of a hammerhead turnaround will achieve the goal of retaining natural features and open space. The Tri-Lakes Monument Fire Department has approved the hammerhead turnaround for emergency access. ECM standard does not take into account reduction in speed due to the T-intersection at SW end of Redbridge Point. Sight distance is 62.8 feet with distance to T-intersection of approx. 50 ft.
3. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Local (Low Volume) Cross-Section: 24' Paved Width, 12' Lane Width	21'-8" Paved Width, 10'-10" Lane Width	
4. ECM Section 2.3, Table 2-7	Minimum centerline curve radius: 100' CL Radius	40' CL Radius on Redbridge Point	
5. 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	
6. ECM Section 2.3.8	Urban Cul-de-Sac -Permanent hammerhead turnarounds not permitted	Permanent hammerhead turnaround proposed on Shoreditch Heights	

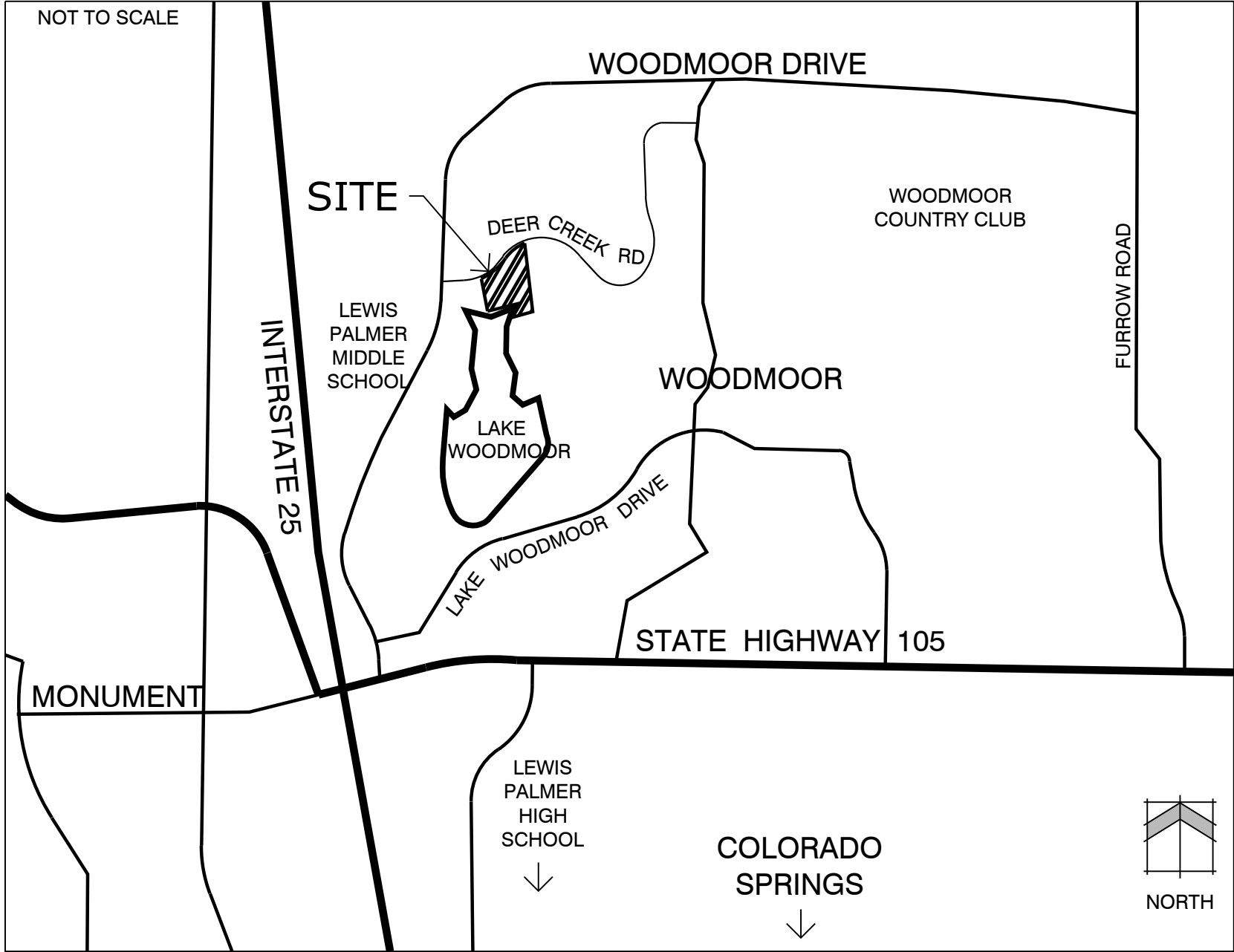
SITE PARKING CALCULATIONS

Required:		
28 Townhomes (3-bedroom)	2.0 spaces per dwelling unit	56 spaces
Guests	1 space per 3 dwelling units	10 spaces
Total Required		= 66 spaces
Provided:		
Garage parking	2 per unit	56 spaces
Driveway parking	2 spaces on lots 15 and 16	4 spaces
Off-street parking bays (for sole use by North Bay at Lake Woodmoor residents and guests)	26	26 spaces
Total Provided		= 86 spaces

TRACT TABLE

TRACT	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
B	20,094 SF	Public access, public utilities, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
C	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

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 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 been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.	
_____ President, Board of County Commissioners	_____ date
_____ Director, Planning & Community Development Department	_____ date

Clerk and Recorder Certification State of Colorado) El Paso County)ss. I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.	
_____ El Paso County Clerk and Recorder	

_____ Lake Woodmoor Holdings LLC Name of Landowner	
_____ Landowner's Signature, notarized	
Ownership Certification I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.	
_____ Notarized signature	
OR Name of Attorney and registration number	

SHEET INDEX

Sheet 1 of 14:	Cover Sheet
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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
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Sheet 14 of 14:	Rezoning Map

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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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

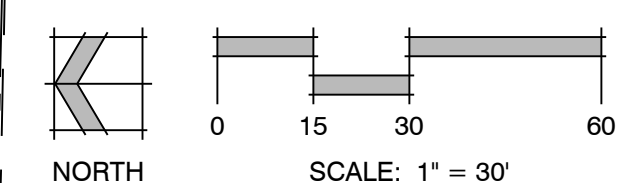
COVER SHEET

1

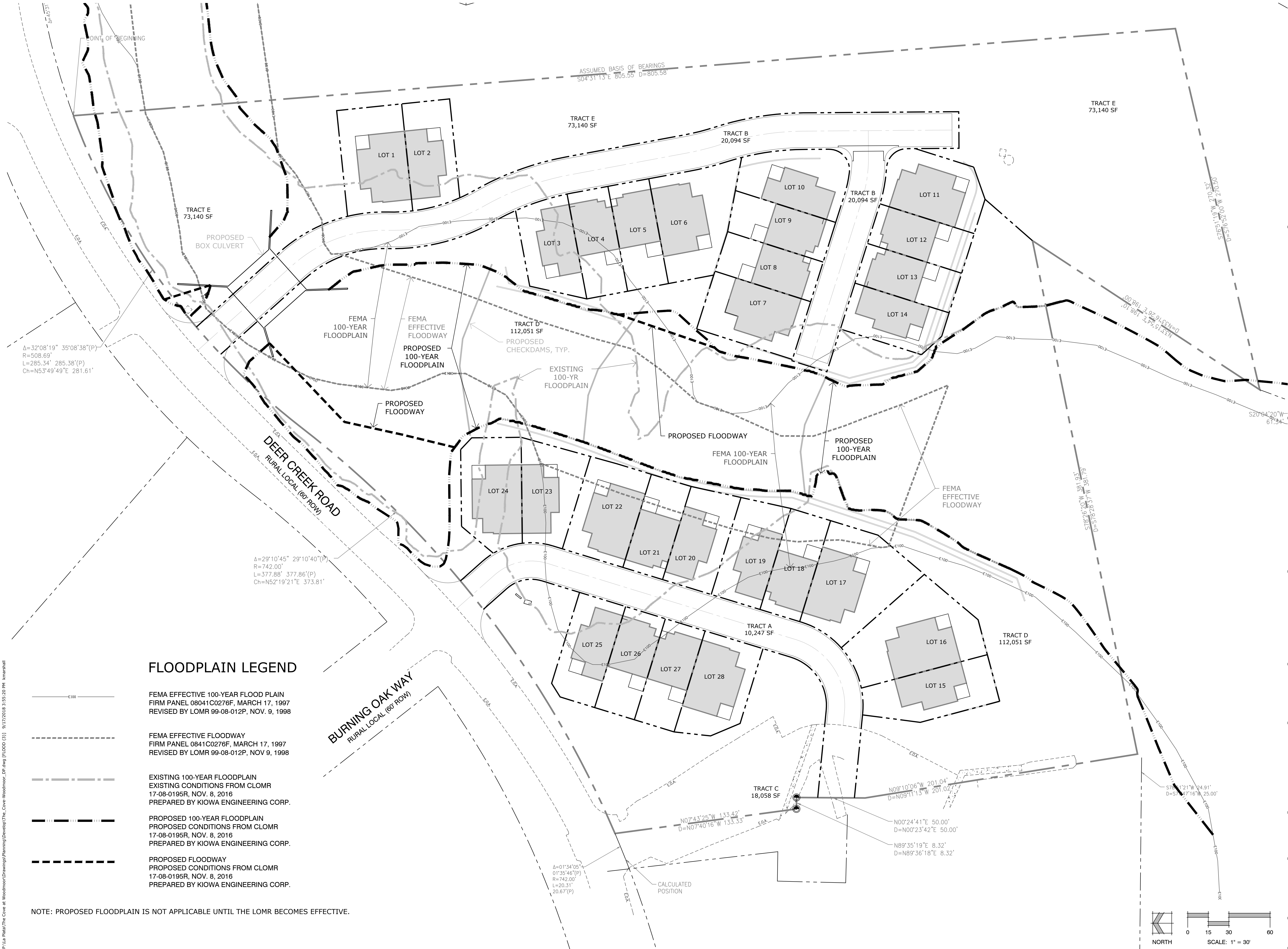
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PUD SP - 16 - 004

PUD SP - 16 - 004



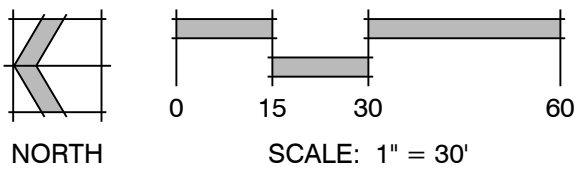
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FLOODPLAIN LEGEND

- FEMA EFFECTIVE 100-YEAR FLOOD PLAIN
FIRM PANEL 08041C0276F, MARCH 17, 1997
REVISED BY LOMR 99-08-012P, NOV. 9, 1998
- FEMA EFFECTIVE FLOODWAY
FIRM PANEL 0841C0276F, MARCH 17, 1997
REVISED BY LOMR 99-08-012P, NOV. 9, 1998
- EXISTING 100-YEAR FLOODPLAIN
EXISTING CONDITIONS FROM CLOMR
17-08-0195R, NOV. 8, 2016
PREPARED BY KIOWA ENGINEERING CORP.
- PROPOSED 100-YEAR FLOODPLAIN
PROPOSED CONDITIONS FROM CLOMR
17-08-0195R, NOV. 8, 2016
PREPARED BY KIOWA ENGINEERING CORP.
- PROPOSED FLOODWAY
PROPOSED CONDITIONS FROM CLOMR
17-08-0195R, NOV. 8, 2016
PREPARED BY KIOWA ENGINEERING CORP.

NOTE: PROPOSED FLOODPLAIN IS NOT APPLICABLE UNTIL THE LOMR BECOMES EFFECTIVE.



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

Tel. 719.471.0073
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www.nescolorado.com

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NORTH BAY
AT LAKE
WOODMOOR

PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

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

PUD
DEVELOPMENT
PLAN

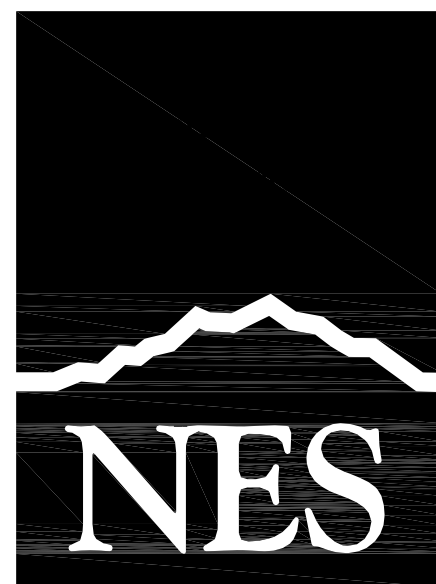
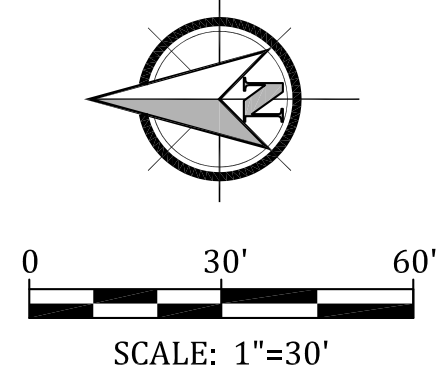
DATE:	BY:	DESCRIPTION:
12-01-17	KMM	PER COUNTY REVIEW COMMENTS
09-17-18	KMM	PER COUNTY & UTILITY REVIEW

FLOODPLAIN AND
FLOODWAY
EXHIBIT

3
3 OF 14

PUD SP - 16 - 004

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Kiowa
Engineering Corporation

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

NORTH BAY AT LAKE WOODMOOR

PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

PROJECT INFO

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

SEAL

PUD DEVELOPMENT PLAN

DATE:

BY:

DESCRIPTION:

09-04-18	CJC	PER UTILITY REVIEW
11-07-19	CJC	PER COUNTY & UTILITY REVIEW

ISSUE / REVISION

MASTER FACILITIES PLAN

SHEET TITLE

5

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SHEET NUMBER

PUD SP - 16 - 004

PARCEL E

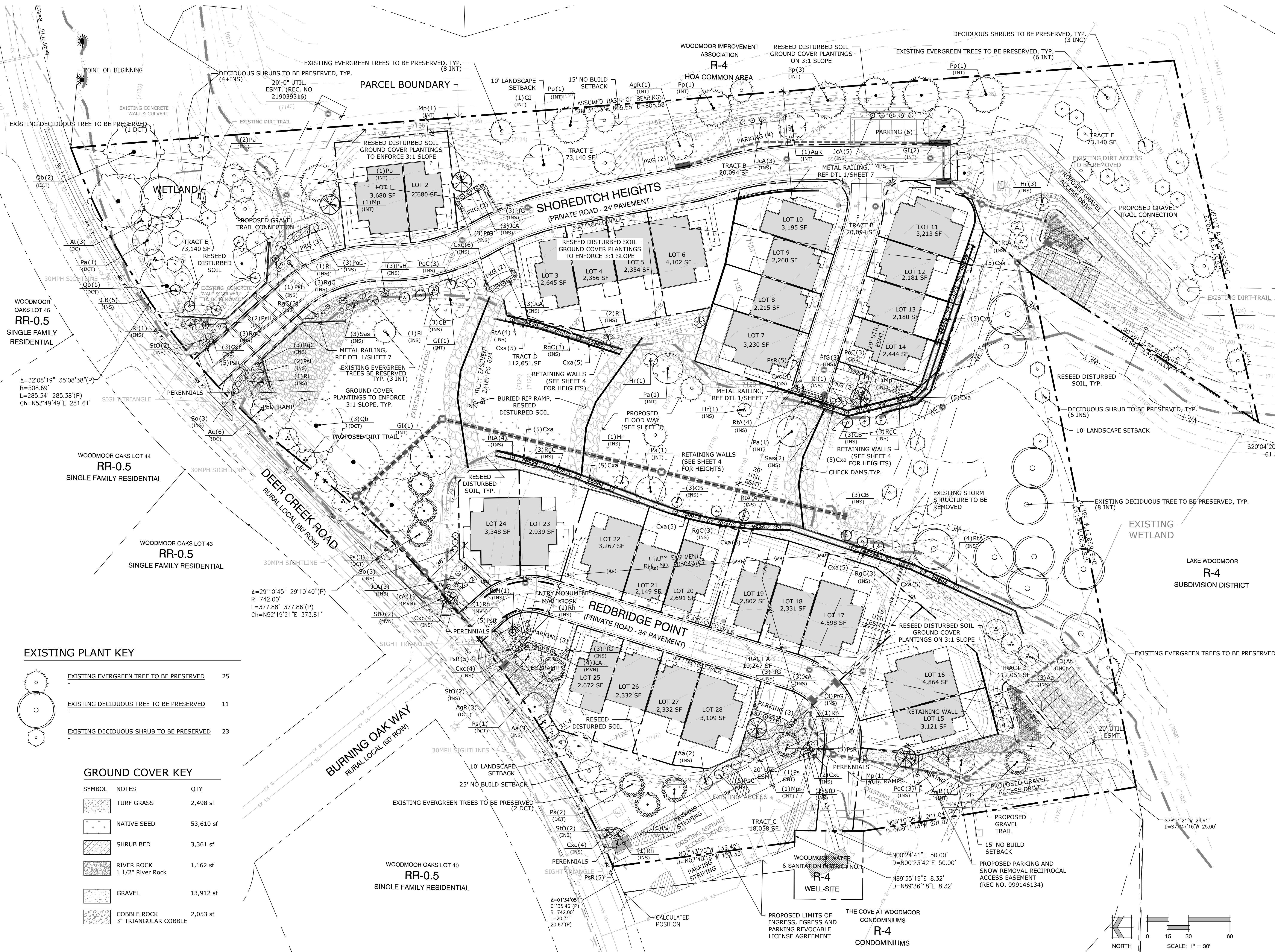
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DATE:	BY:	DESCRIPTION:
12-01-17	KMM	PER COUNTY REVIEW COMMENTS
09-17-18	KMM	PER COUNTY & UTILITY REVIEW
11-21-19	KMM	PER COUNTY & UTILITY REVIEW

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PUD SP 16-004



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


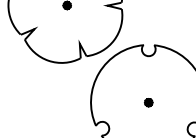
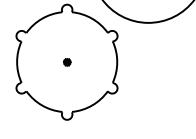
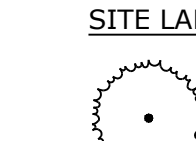
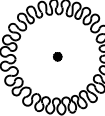



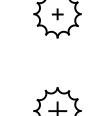

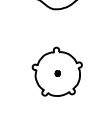

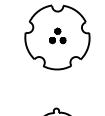
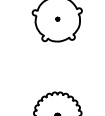
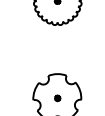
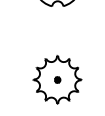

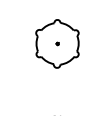
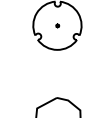
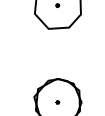


EROSION PROTECTION/REVEGETATION REQUIREMENTS
Per U.S.A. Soil conservation Service Guidelines

Practice No. & Name: <u>FOOTHILLS MIX- From Arkansas Valley Seed Co.</u>			
Range Site: <u>Loamy and shallow foothills.</u>			
2. Planned: <u>0.66 AC (28,800 sf)</u>			
Seedbed Prep:			
a. Method	<u>Rebottled to 6"</u>	Seeding Operation:	
b. dates	<u>April/May or as approved by L.A.</u>	a. Method	<u>X - HYDROSEED</u>
c. Clean Tilled	<u>X</u>	Drill	
d. Firm Seedbed	<u>X</u>	Interseed	
e. Subtle cover	<u>X</u>	Broadcast	
f. Interseed		b. Drill Spacing	
g. Other	<u>Till in 2 cu. yds/1,000 s.f. organic matter</u>	Type	
		c. Date	<u>April/May or as approved by L.A.</u>
		d. Planting Depth	<u>1/4"-1/2"</u>
Fertilizer (Pounds Actual Per Acre):			
N2	<u>50 pounds per acre</u>	Weed Control:	
P205	<u>40 pounds per acre</u>	Mowing:	
K	<u>N/A</u>	Chemical:	<u>X</u>
		Dates:	<u>14 days prior to seeding</u>
		See S.C.S. for specific recommendations at herbicide application time.	
Mulch:			
Kind:	<u>Green Color Hydromulch after seeding. Contractor to submit product sample.</u>		
Amount:	<u>2,200 lbs/acre</u>		
How Applied:	<u>Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application</u>		
How Anchored:	<u>100 lbs / Acre tackifier</u>		
Anchorage Depth:	<u>na</u>		
Seed Variety:	Lbs/Acre	Planned Acres	Total Lbs.
FootHills Mix	<u>20 lbs/acre</u>		
20% Annual Ryegrass			
16% Slender Wheatgrass			
10% Mountain Brome			
10% Pubescent Wheatgrass			
11% Hard Fescue			
11% Canada Blue grass			
6% Sainfoin Grama			
6% Rio Bluestem			
5% Blue Grama (Coated)			
5% Switchgrass			
Arkansas Valley Seed Co.			
(877) 807-3537 http://www.avalseed.com			

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

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

PLANT SCHEDULE

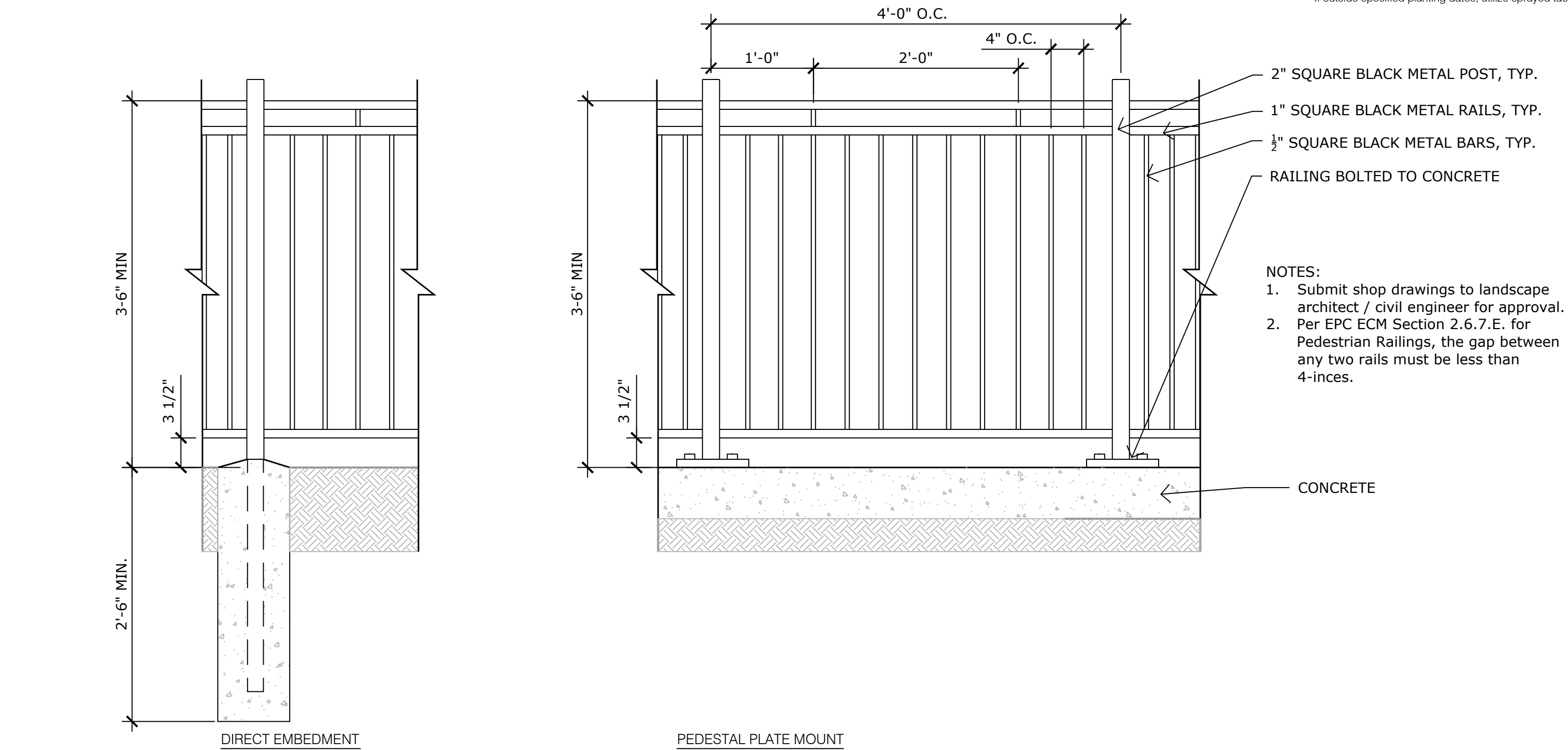
SITE DECIDUOUS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	AgR	6	Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple	30'	30'	2.5" Cal.
	GI	5	Gleditsia triacanthos `Impcole` TM / Impcole Honeylocust	40'	40'	2.5" Cal.
	Pa	6	Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5" Cal.
	Qb	6	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.
SITE SMALL TREES/LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	At	6	Alnus incana tenuifolia / Thinleaf Alder	30'	20'	1.5" Cal.
	Ac	6	Amelanchier canadensis / Canadian Serviceberry	25'	20'	1.5" Cal.
SITE EVERGREEN 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 Spirea	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 faasseniil / Catmint
Origanum libanoticum / Hopflower Oregano
Penstemon barbatus / Beardlip Penstemon
Penstemon linarioides coloradoensis / Blue Mat Penstemon
Penstemon rostriflorus / Bridge Penstemon
Phlomis cashmeriana / Himalayan Sage

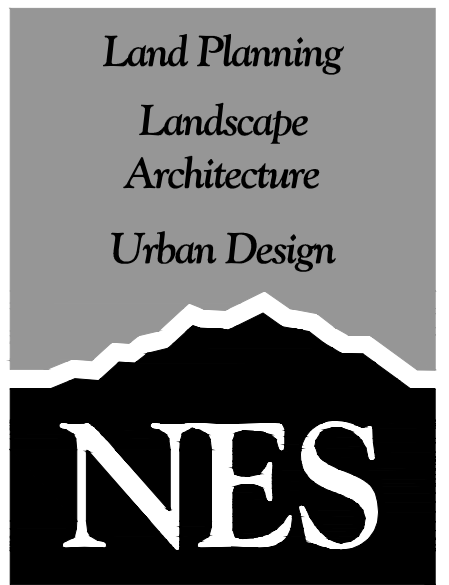
GROUND COVER SCHEDULE

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



1 ORNAMENTAL METAL FENCE

SCALE: 1" = 1'-0"



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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IN ASSOCIATION WITH

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

SEAL

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

ISSUE / REVISION

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

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



RIGHT ELEVATION 'B'

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



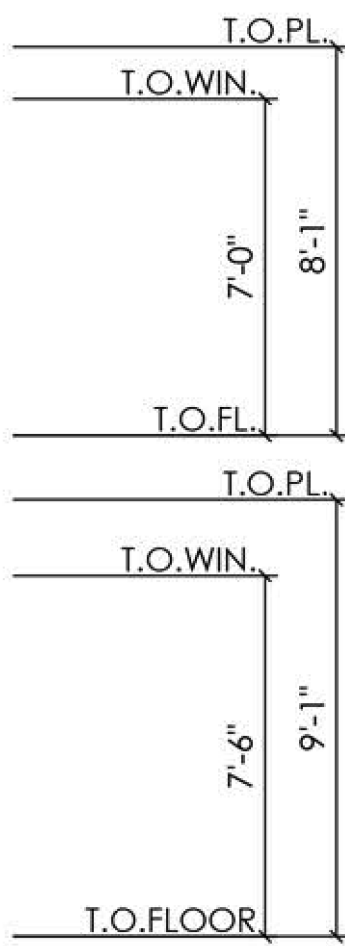
LEFT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



MATERIAL NOTES

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



RIGHT ELEVATION 'B'

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



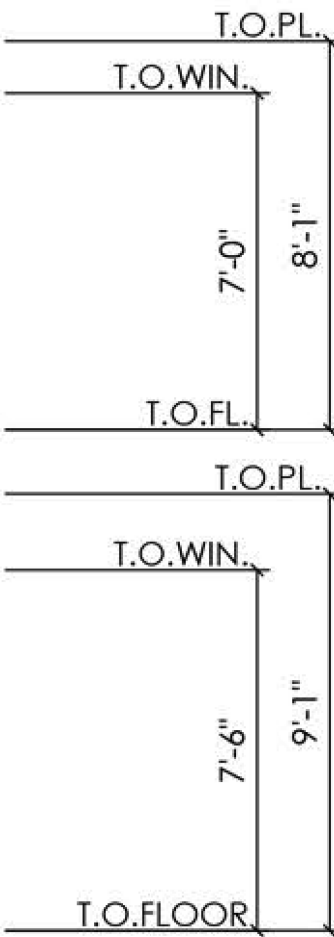
LEFT ELEVATION 'B'

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REAR ELEVATION 'B'

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



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09.07.16



3-1-2 TRIPLEX | 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"

Sheet 12 of 14

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"

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09.07.16



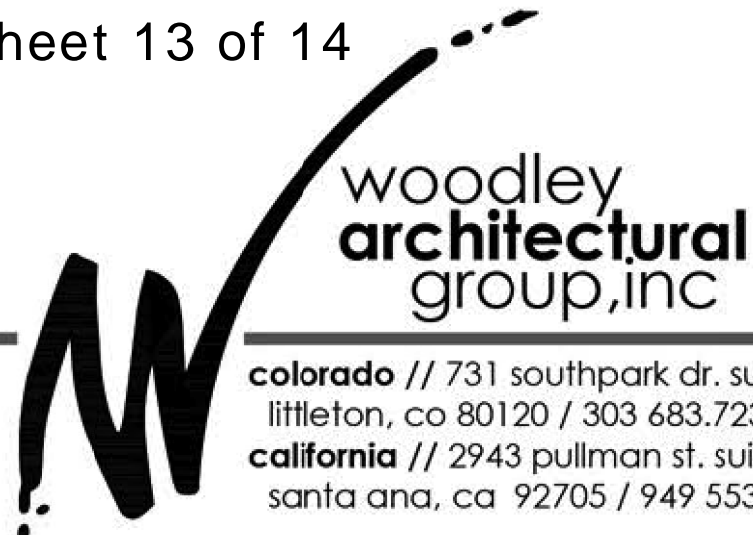
3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

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SITE DATA

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%

The site plan illustrates the proposed PUD Rezone site, which is shaded in gray and labeled "PUD REZONE". The site is bounded by Burnt Leaf Way to the west, Deerp Creek Road to the south, and Burning Oak Way to the east. The plan shows numerous surrounding residential lots, many of which are zoned RR-0.5 (Single Family Residential) and R-4 (Single Family Residential). The proposed site is divided into several lots, with some lots numbered 1 through 17. The plan also shows the location of Lake Forest In Non-Arterial (RR-0.5) and Lake Woodmoor DDT 1. A scale bar and north arrow are provided at the bottom right.

NOT TO SCALE

WOODMOOR DRIVE

WOODMOOR COUNTRY CLUB

FURROW ROAD

WOODMOOR

LAKE WOODMOOR

STATE HIGHWAY 105

MONUMENT

LEWIS PALMER HIGH SCHOOL

COLORADO SPRINGS

NORTH

INTERSTATE 25

DEER CREEK RD

SITE

LEWIS PALMER MIDDLE SCHOOL

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. 20108802 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.

1.	WOODMOOR IMPROVEMENT ASSN 1691 WOODMOOR DR MONUMENT CO, 80132-9071	9.	WOODMOOR WATER & SANITATION DISTRICT NO 1 PO BOX 1407 MONUMENT CO, 80132-1407	17.	GILMOUR SASAKI FAMILY TRUST C/O MIKE LANE 2015 BRAMBLEWOOD LN COLORADO SPRINGS CO, 80920-1590
2.	MCFADDEN ASHLEIGH C 18830 LAKE FOREST LN MONUMENT CO, 80132-9013	10.	LAKE WOODMOOR HOLDINGS LLC 1755 TELSTAR DR STE 211 COLORADO SPRINGS CO, 80920-1018	18.	ET INVESTMENTS GROUP LLC 106 N TEJON ST COLORADO SPRINGS CO, 80903-1440
3.	HAMMER RONALD SCOTT II HAMMER SARAH TOVA 18820 LAKE FOREST LN MONUMENT CO, 80132-9013	11.	MOSBARGER BONNIE M 1655 DEER CREEK RD MONUMENT CO, 80132-9004	19.	MCWHORTER CATHERINE M 1840 DEER CREEK RD MONUMENT CO, 80132-9019
4.	HICKS RICHARD A LIVING TRUST HICKS REBECCA T LIVING TRUST 18810 LAKE FOREST LN MONUMENT CO, 80132-9013	12.	FORNOF JOHN C 545 3RD ST # 223 MONUMENT CO, 80132-4509	20.	POUR MEHDI G POUR MEREDITH A 1580 BURNING OAK WAY MONUMENT CO, 80132-9015
5.	WEYER THOMAS C & PAMELA A 10115 CLEAR CREEK RD COLORADO SPRINGS CO, 80920-1439	13.	JOHNSON JEFFREY JOSEPH JOHNSON CRYSTAL DAWN SEBASTIAN 1657 DEER CREEK RD MONUMENT CO, 80132-9004	21.	ELLIOTT JERE L & MARY L 1560 DEER CREEK RD MONUMENT CO, 80132-9020
6.	FABER JAMES A FABER SUZANNE 18760 AUTUMN WAY MONUMENT CO, 80132-9014	14.	DAVIS JACK 1658 DEER CREEK RD MONUMENT CO, 80132-9004	22.	DLB & YCB LIVING TRUST 18930 BURNT LEAF WAY MONUMENT CO, 80132-9016
7.	HENDERLONG KEITH T HENDERLONG DEBORAH G 104 AMBERGATE DR MADISON AL, 35756-3487	15.	DEMATTEIS JUDY THOMAS LIVING TRUST 5991 POMMEL CIR WEST DES MOINES IA, 50266		
8.	FUGGETTA CHARLES F JR FUGGETTA BARBARA D 18720 AUTUMN WAY MONUMENT CO, 80132-9014	16.	WILLIAMS KAREN E 1676 DEER CREEK RD MONUMENT CO, 80132-9003		

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

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

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

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