

NORTH BAY AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN

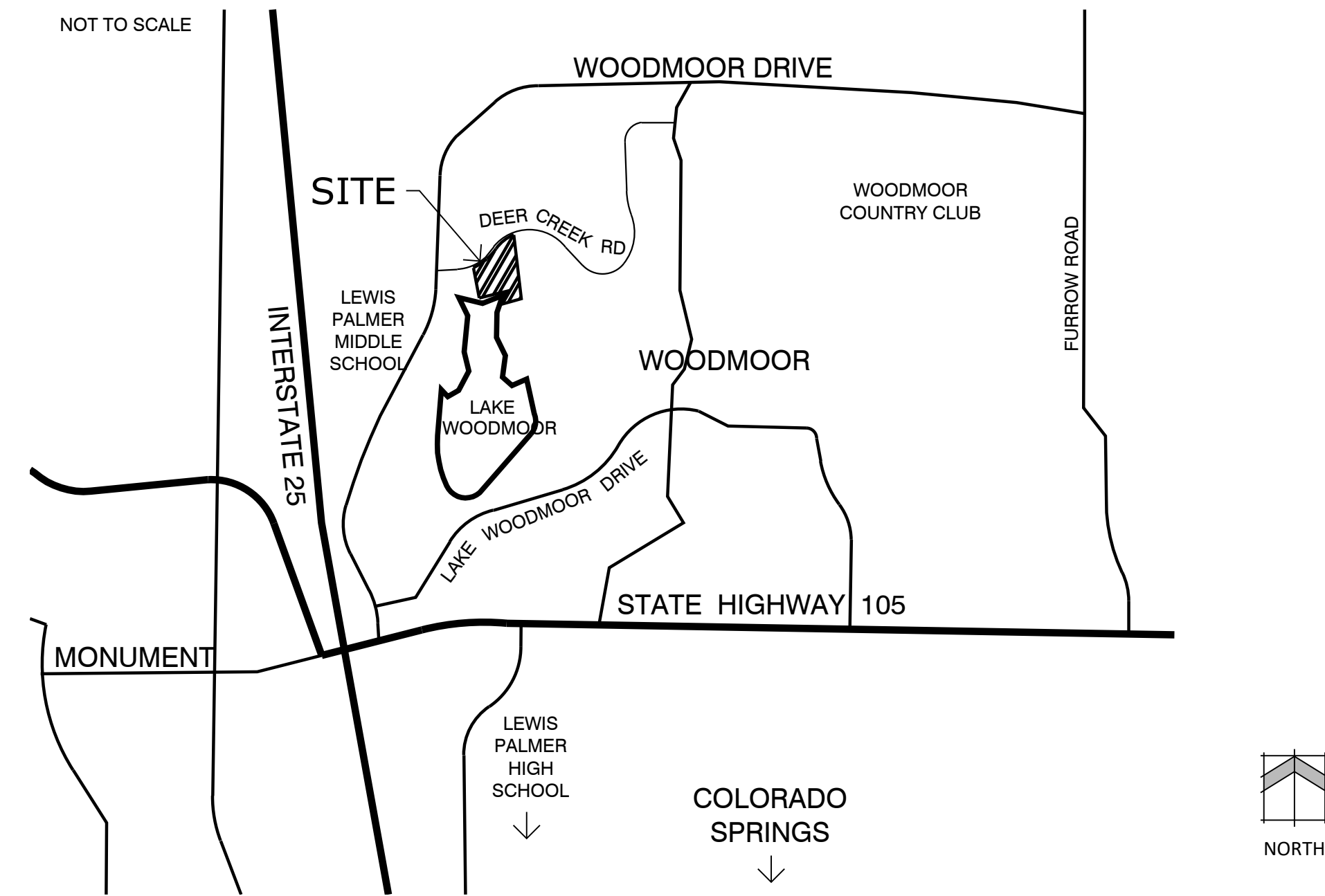
THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO

ADJACENT OWNERSHIP MAP



VICINITY MAP

NOT TO SCALE



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.

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):

1. LDC Chapter 8.4.4(E)(2) - Use of Private Roads
2. LDC Chapter 8.4.4(E)(3) - Private Roads to be constructed and maintained to ECM standards:
 - a. Permanent hammerhead turnaround (ECM Section 2.3.8)
 - b. Minimum centerline radius (ECM Table 2-7)
 - c. Roadway cross section (ECM Section 2.2.4.B)
 - d. Vertical curve (ECM Section 2.3.4)

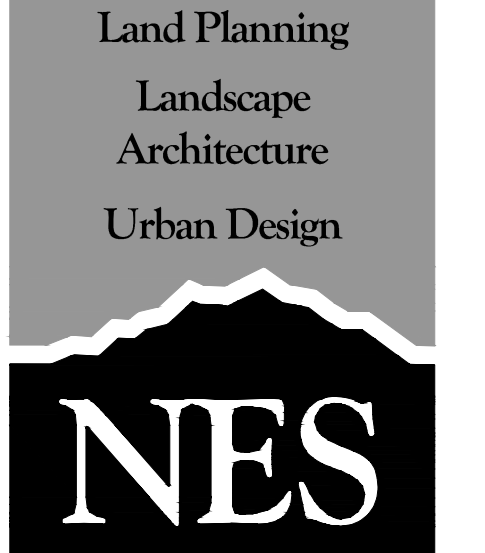
SITE DATA

OWNER/APPLICANT:	Lake Woodmoor Holdings LLC 9540 Federal Drive, Suite 200 Colorado Springs, CO 80921
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; 108,459 S.F., 34.4% Private Roads, Circulation, & Parking; 29,228 S.F., 9.3% Open Space; 177,202 S.F., 56.3%
Number of Units:	35
Density:	4.84 DU/AC

ADJACENT OWNERS LIST

- | | | |
|--|---|--|
| 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
1640 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
18780 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 | |

These modifications are not listed on PUD development plan. Please include.



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

DATE: 6-3-202
PROJECT MGR: A. BARLO
PREPARED BY: B. SWENSON & J. SMIT

PUD DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:

REZONING MAP

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