

NORTH BAY AT LAKE WOODMOOR PUD DEVELOPMENT PLAN

THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 6 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PROVISIONS:

- Authority:** This PUD is authorized under Chapter 4 of the El Paso County and 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.
- Address:** The adoption of this development plan shall evidence the findings and decision of the El Paso County Board of County Commissioners that the development plan for North Bay at Lake Woodmoor is a general conformity with the El Paso County Master Plan, and that the El Paso County Land Development Code and this development plan comply with the Colorado Planned Unit Development Act of 1972, as amended.
- Relationship to County Regulations:** The provisions of this Development Plan shall prevail and govern the development of North Bay at Lake Woodmoor; provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code or regulations of El Paso County shall be applicable.
- Endorsement:** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the development of North Bay at Lake Woodmoor, 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, including off-street parking, landscaping, site development, accessory uses, and use by special review and variance processes shall apply to this PUD, except as modified below.
- 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.
- Maximum Level of Impacts:** The total number of dwelling or non-commercial, business, or industrial property shown on the development plan for development within the specified planning areas is the maximum development requested for planning or construction (plus any approved density variances). The actual number of dwellings or level of development may be less due to subdivision or site development plan requirements, later zoning capacity, or other requirements of the Board of County Commissioners.
- Project Tracking:** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- Overall Project Standards:** The detailed zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

- Point Description:** North Bay at Lake Woodmoor is a planned residential community of 723 units of land located north of Lake Woodmoor and south of River Creek. The project is delineated as a townhome community.
- Permitted Uses:** Permitted uses within the North Bay at Lake Woodmoor include multiple-family, attached single-family homes, guest space, and trails. The uses of any property within the subdivision as Child Care Center, Family, Care or Group Homes 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 Club 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 sale, 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.
- 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 housing of up to 4 feet (excluding chicken, pigeon or bee keeping)
 - Accessory Structures: Accessory structures used in compliance with the Development Standards in Item (G) of these guidelines, and shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:
 - Storage shed
 - Garage
 - Direct attached or detached (covered or uncovered) private greenhouse
 - Fence, wall and fenced
 - Swimming pool
 - Swimming pool enclosure, and satellite dishes
- Signs:** Signs shall be permitted to identify entryways to the North Bay at Lake Woodmoor community. The maximum size of the sign for double sided signs, one side sign shall contribute to the maximum sign size.
 - Development Standards:
 - 1. Front: 3 feet minimum
 - 2. Side: 3 feet minimum
 - 3. Rear: 3 feet minimum
 - 4. Height: 7 feet maximum
 - 5. Signage shall be placed on a structure that is not less than 3 feet minimum to the ground.
 - 6. Signs shall be placed on a structure that is not less than 3 feet minimum to the ground.
 - 7. Signs shall be placed on a structure that is not less than 3 feet minimum to the ground.
 - 8. Signs shall be placed on a structure that is not less than 3 feet minimum to the ground.
 - 9. Signs shall be placed on a structure that is not less than 3 feet minimum to the ground.
 - 10. Signs shall be placed on a structure that is not less than 3 feet minimum to the ground.
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Please include all of this information on every sheet - page 02

SITE DATA

OWNER/APPLICANT: Lake Woodmoor Holdings LLC
9550 Federal Drive, Suite 200
Colorado Springs, CO 80921

Remove the highlight

Tax ID Number: 7111400007, 7111404111
Area: 7,283 Acres, 314,889 SF
Proposed Zoning: PUD
Current Land Use: Vacant
Proposed Land Use: Townhomes (108,255 SF - 34.4%
Townhomes, 17,002 SF - 5.4%
Dwelling Units, 29,289 SF - 9.3%
48 DUAD

Number of Units: 48

Remove the highlight

Area to be set aside to be used as a park area and do not meet with area 5.4% (Townhomes) or 9.3% (Dwelling Units)

Include "Proposed"

Remove the highlight

Area to be set aside to be used as a park area and do not meet with area 5.4% (Townhomes) or 9.3% (Dwelling Units)

GENERAL NOTES

- See Final Landscape Plan for proposed building and screening from surrounding properties.
 - Owners Association: A "real landscape" will be maintained by North Bay at Lake Woodmoor.
 - This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map.
 - Community parcel number 08041 (020295), effective December 7, 2018, is a portion of the acreage shown on the map.
 - will only be for the use of the assistance 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 access from Deer Creek Road.
 - Not all grading will be allowed. All applicable wetland impact permits have been issued by the Army Corps of Engineers.
- Street parking is streets, you may want to specify by stating "No Street Parking"**
- There will be 16 guest parking stalls/bye provided around the site.**
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PUD MODIFICATIONS

The North Bay at Lake Woodmoor PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Channel Manual (ECM):

LDC/ECM Section	Category	Standard	Modification	Justification
1. LDC Chapter 5 Section 5.01	Minimum Setbacks	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.
2. LDC Chapter 5 Section 5.02	Minimum Setbacks	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.
3. LDC Chapter 5 Section 5.03	Minimum Setbacks	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.
4. LDC Chapter 5 Section 5.04	Minimum Setbacks	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.	Minimum setbacks shall be 3 feet from all property lines.

SITE PARKING CALCULATIONS

Vehicle and Pedestrian Access and Circulation:

Vehicle Access: 2.0 spaces per dwelling unit

Pedestrian Access: 1 space per dwelling unit

Total Required: 2.0 spaces per dwelling unit

Provide: 2.0 spaces per dwelling unit

Requirement: 35 Townhomes (3400sqft)

Guests: 70 spaces

2.0 spaces per dwelling unit

1 space per dwelling unit

Total Required = 82 spaces

Provide: 82 spaces

2.0 spaces per dwelling unit

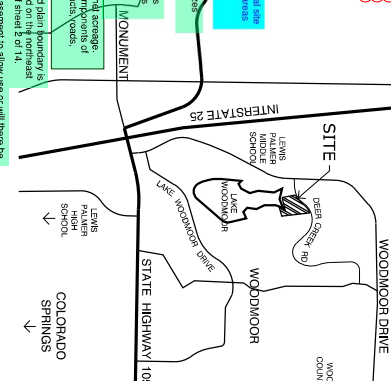
1 space per dwelling unit

Total Provided = 84 spaces

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	184.34 SF	Public access, public utilities, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
B	8398 SF	Public access, public utilities, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
C	29,289 SF	Public access, public utilities, drainage, 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 SET OFF BY LINE 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CURT AND RECORDER CERTIFICATION

I, the undersigned, County Clerk and Recorder, do hereby certify that the foregoing plat of subdivision of land is a true and correct copy of the original as filed in my office and that the same has been recorded in accordance with the provisions of the Colorado Revised Statutes, Chapter 38, Article 12, Section 101, and Chapter 38, Article 12, Section 102, and that the same is a true and correct copy of the original as filed in my office and that the same has been recorded in accordance with the provisions of the Colorado Revised Statutes, Chapter 38, Article 12, Section 101, and Chapter 38, Article 12, Section 102.

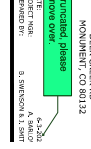
SHEET INDEX

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Sheet 4 of 14	Landscaping Notes
Sheet 5 of 14	Landscaping Details
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Sheet 13 of 14	Building Elevations
Sheet 14 of 14	Recording Map

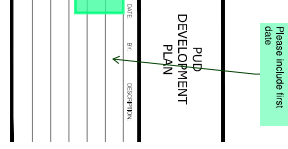
Planning comments - V1 - MPE
7/27/22

- Two scales are allowed. 1"=100' or 1"=50'. Currently they drawing are at 1"=30'. Please request permission to keep that scale if you think it works best for the plan.
- Have the title block information be present on each page - like you have on the first sheet
- Name of proposed development centered on the top of the plan and at the top of each sheet
- A subtitle, in smaller lettering, shall indicate the quarter section(S/1/4), section, township and range in which the development is located.
- The name of the County and the State shall be included in the subtitle.
- There is one split rail fence next to a retaining wall. What is the intended purpose of that fence - buffer, landscaping?
- General Notes, indicate that there are no mineral-related findings on the site
- Identify the significant wildlife habitat areas on the southern half the the site.
- Indicate the location of hydriants
- Include a table that breaks down the use of the land. Private lots, tract, drainage facilities, open space, roads, wetlands, etc...
- I recommend that a photometric plan to illustrate to the neighbors that the proposed project will not impact the wetland area.
- Specify what current zone should be followed from the LDC if this PUD document does not cover a specific topic (Example is RM-12). Also include that if that zone is updated in the code, the new standards shall be followed
- Comment: Due to the amount of initial comments, Staff will review the second submittal as if it was the first.

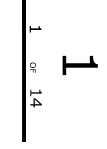
PARCEL E



DEVELOPMENT PLAN



COVER SHEET



1 of 14

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



FRONT ELEVATION 'A'

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

These should be considered front or rear of the property?

Show measurement for height of each type of unit.



FRONT ELEVATION 'B'

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

09.07.16



3-2 DUPLEX | FRONTS
 BACKYARD VILLAS | JMWESTON
 COLORADO SPRINGS, COLORADO

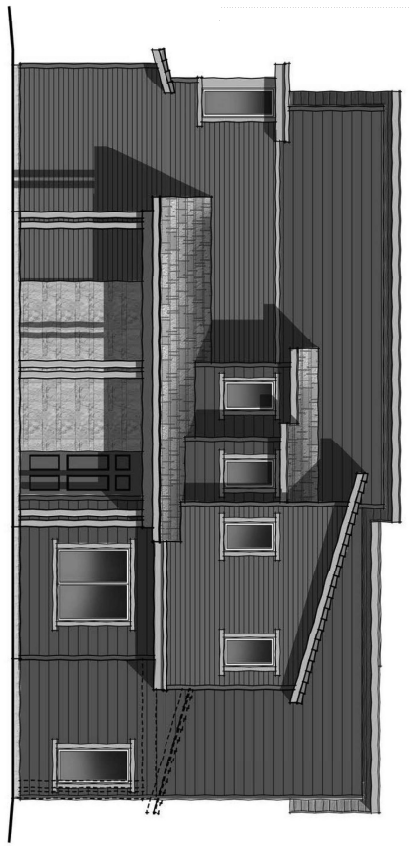
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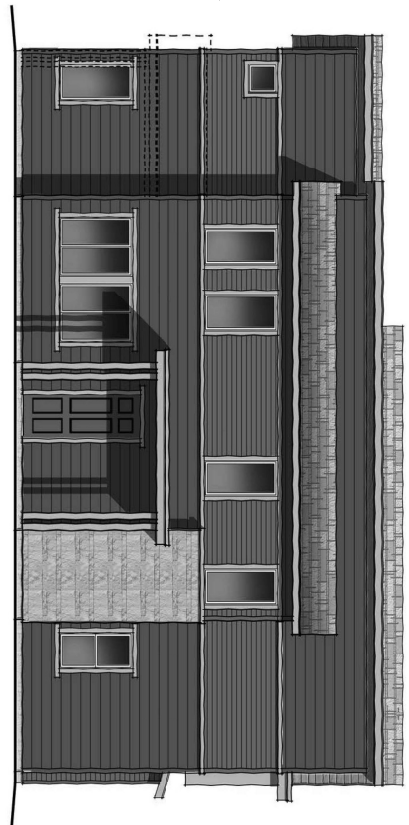
woodley
 architectural
 group, inc.
 colorado // 1731 southpark dr. suite 8
 littleton, co 80120 / 303 683.7231
 california // 2945 palmtron st. suite a
 san diego, ca 92108 / 760 533.8719

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



RIGHT ELEVATION 'B'

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



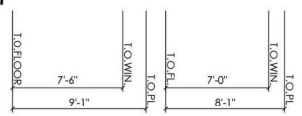
LEFT ELEVATION 'B'

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

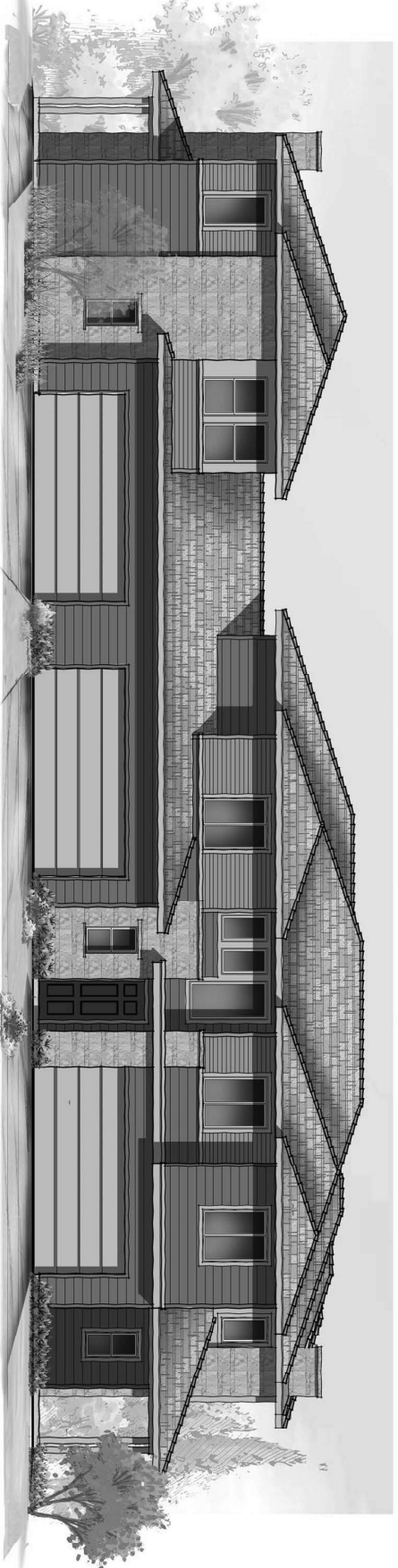


3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

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"

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3-1-2 TRIPLEX | FRONTS

BACKYARD VILLAS | JM WESTON
 COLORADO SPRINGS, COLORADO



09.07.16

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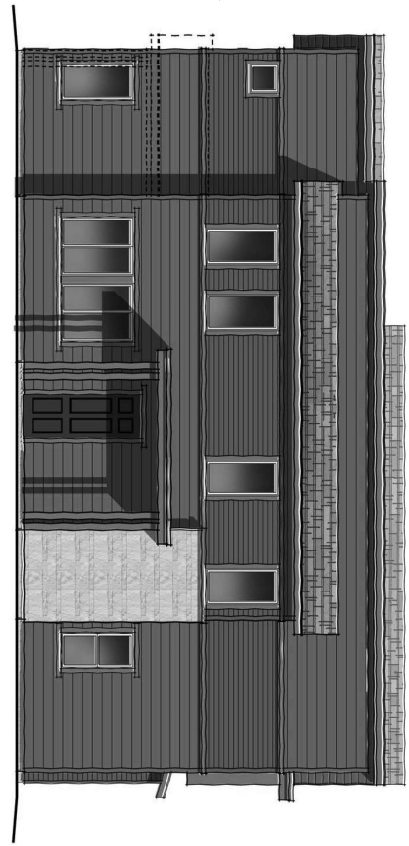


NORTH BAY AT LAKE WOODMOOR
 EL PASO COUNTY, COLORADO
 PUD DEVELOPMENT PLAN



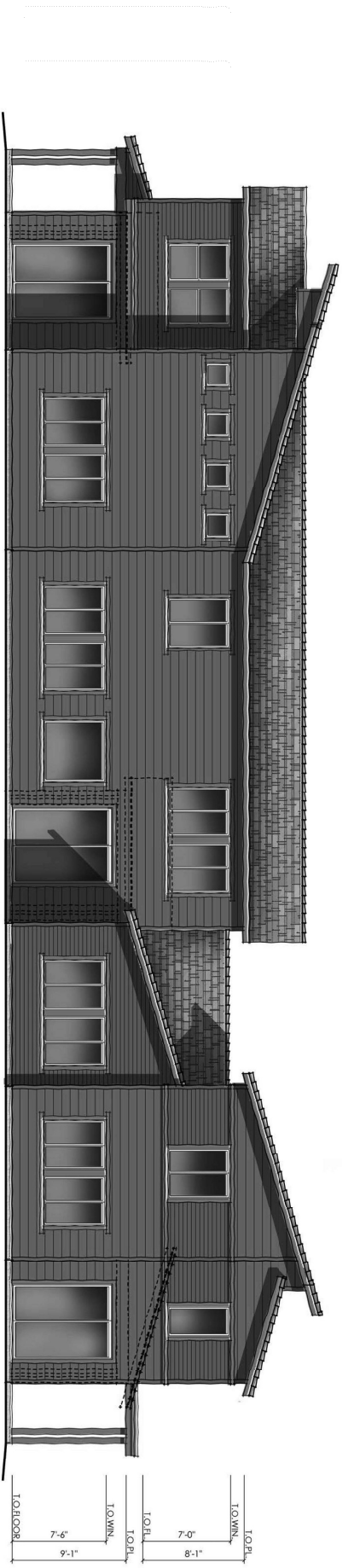
RIGHT ELEVATION 'B'

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 VENER

09.07.16

3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'

BACKYARD VILLAS | JM WESTON
 COLORADO SPRINGS, COLORADO

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Sheet 11 of 14



colorado // 731 southlock de suite B
 littleton, co 80120 / 303.683.7231
 california // 2945 palmton st. suite A
 san diego, ca 92108 / 760.555.8919

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

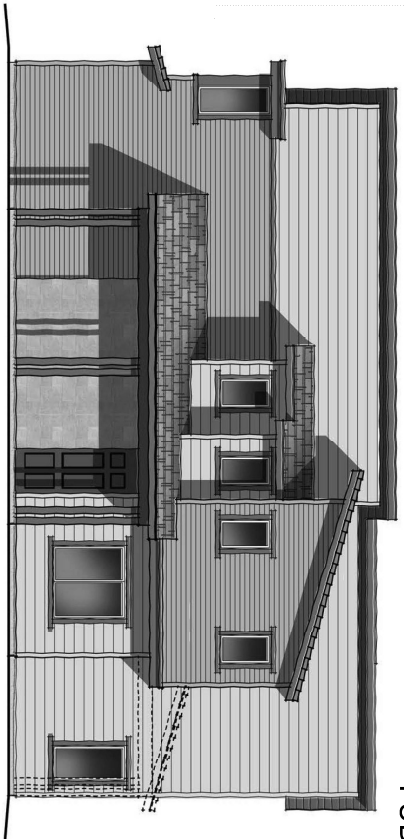
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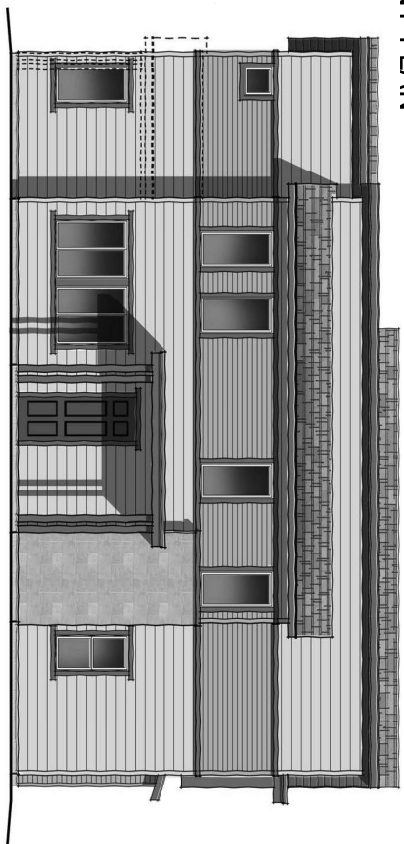
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NORTH BAY AT LAKE WOODMOOR
 EL PASO COUNTY, COLORADO
 PUD DEVELOPMENT PLAN



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 VENEREER

09.07.16

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

BACKYARD VILLAS | JM WESTON
 COLORADO SPRINGS, COLORADO



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