

WATERSIDE AT LAKE WOODMOOR

SW 1/4 OF THE SE 1/4 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
 PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO
 PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

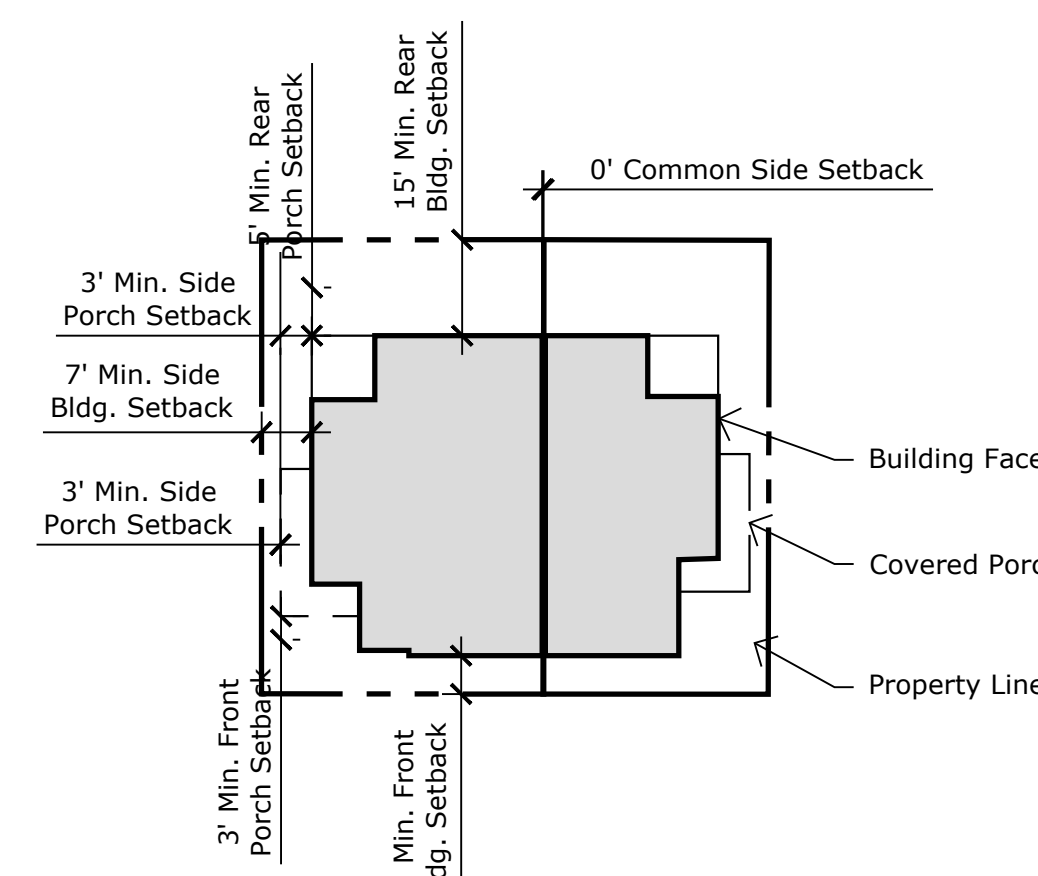
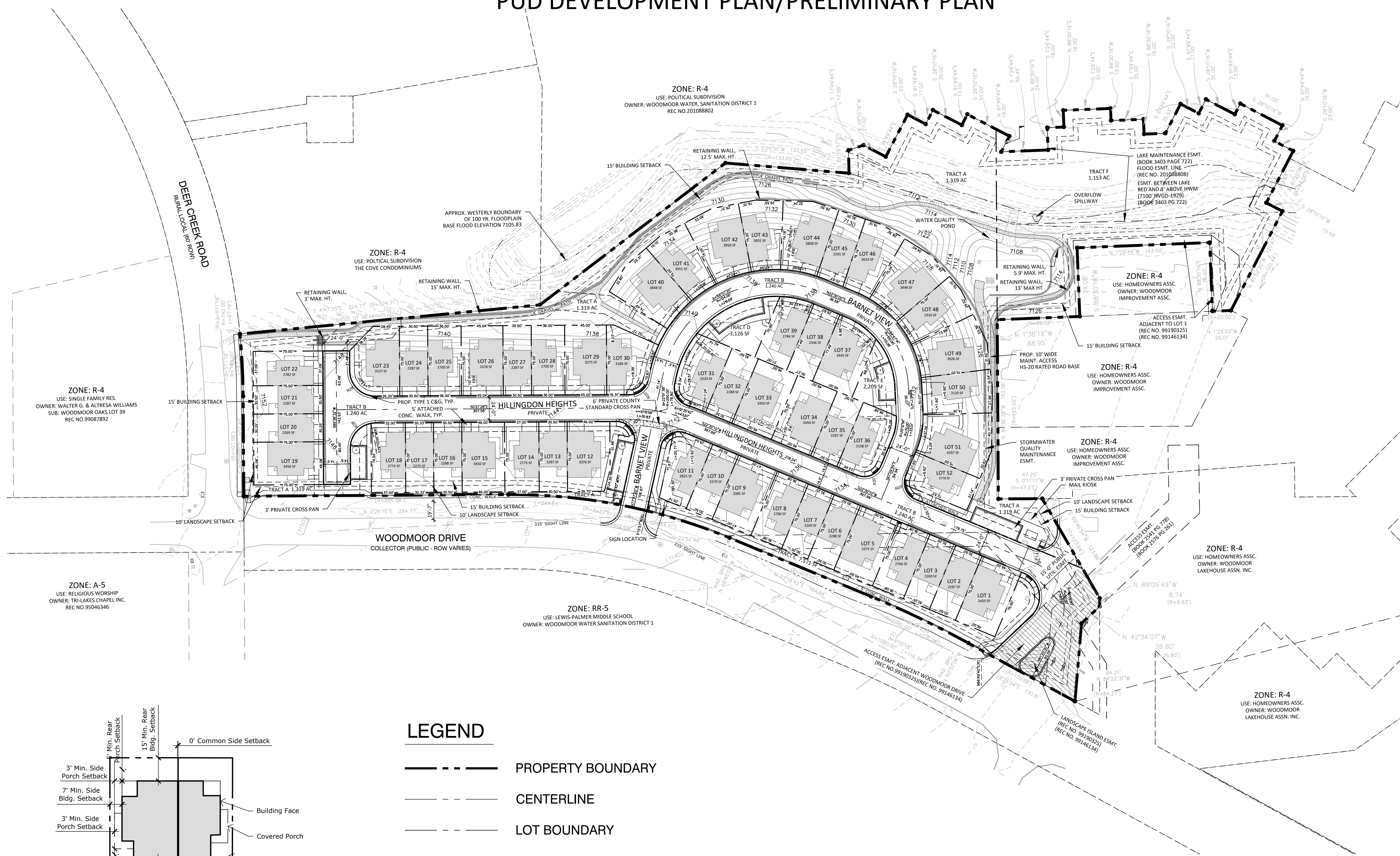


N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267

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1 TYPICAL LOT SETBACK DIAGRAM
 SCALE: 1" = 30'

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- LOT BOUNDARY
- SETBACKS
- SIGHT LINE
- 100 YEAR FLOODPLAIN

WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/
 PRELIMINARY PLAN
 WOODMOOR DRIVE
 MONUMENT, CO

DATE: 07/15/2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. SWENSON

DATE:	BY:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
02/17/2023	JS	PER COUNTY COMMENTS

PUD SITE PLAN

2

2 OF 16

PUDSP-22-009

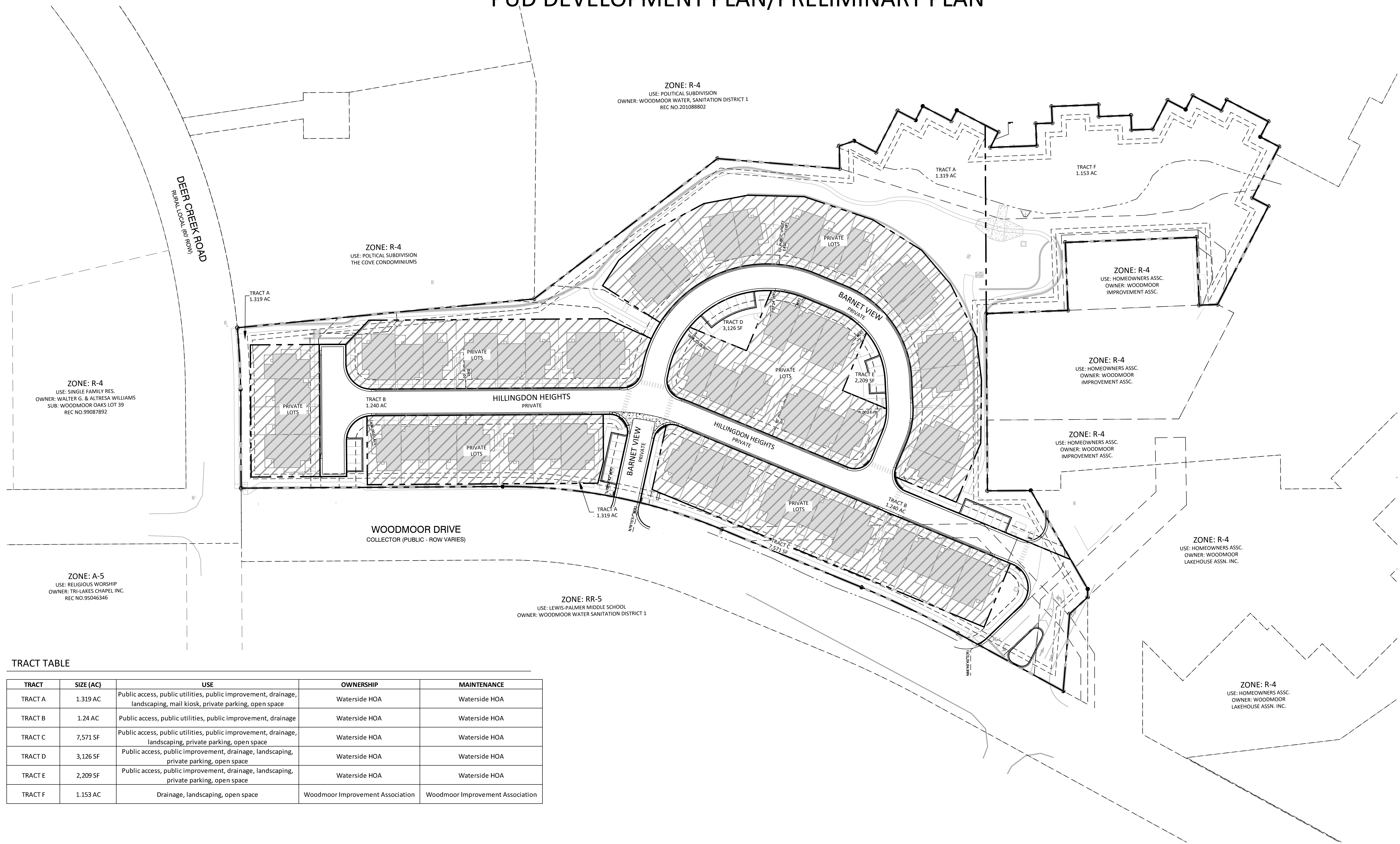
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WATERSIDE AT LAKE WOODMOOR

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PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



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TRACT TABLE

TRACT	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1.319 AC	Public access, public utilities, public improvement, drainage, landscaping, mail kiosk, private parking, open space	Waterside HOA	Waterside HOA
TRACT B	1.24 AC	Public access, public utilities, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT C	7,571 SF	Public access, public utilities, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT D	3,126 SF	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT E	2,209 SF	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT F	1.153 AC	Drainage, landscaping, open space	Woodmoor Improvement Association	Woodmoor Improvement Association

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PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

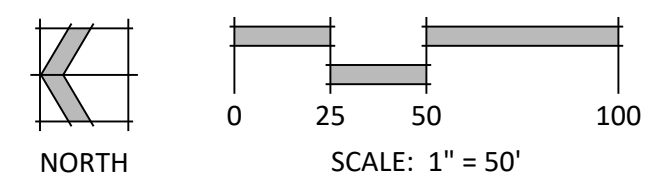
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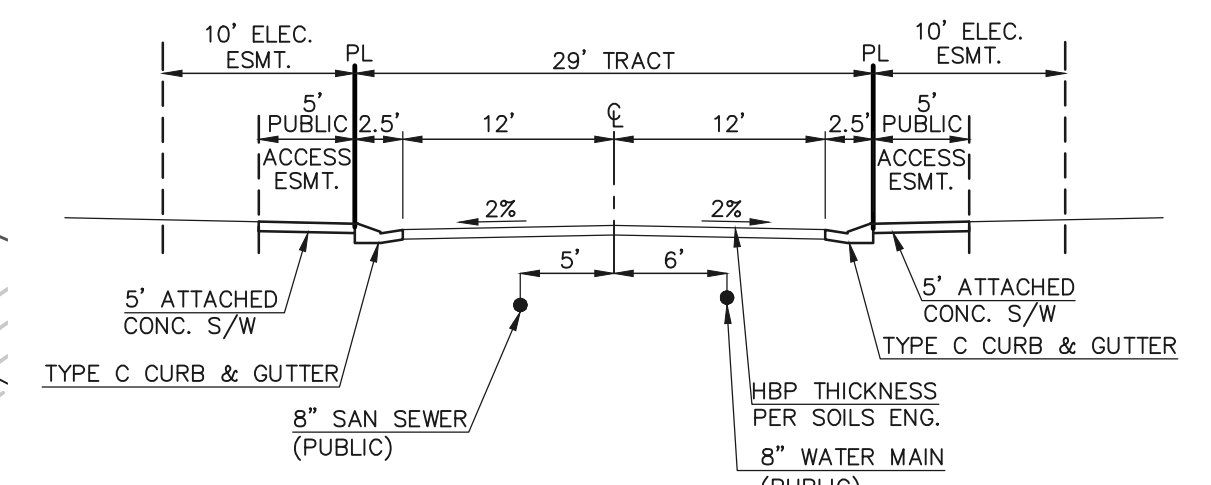
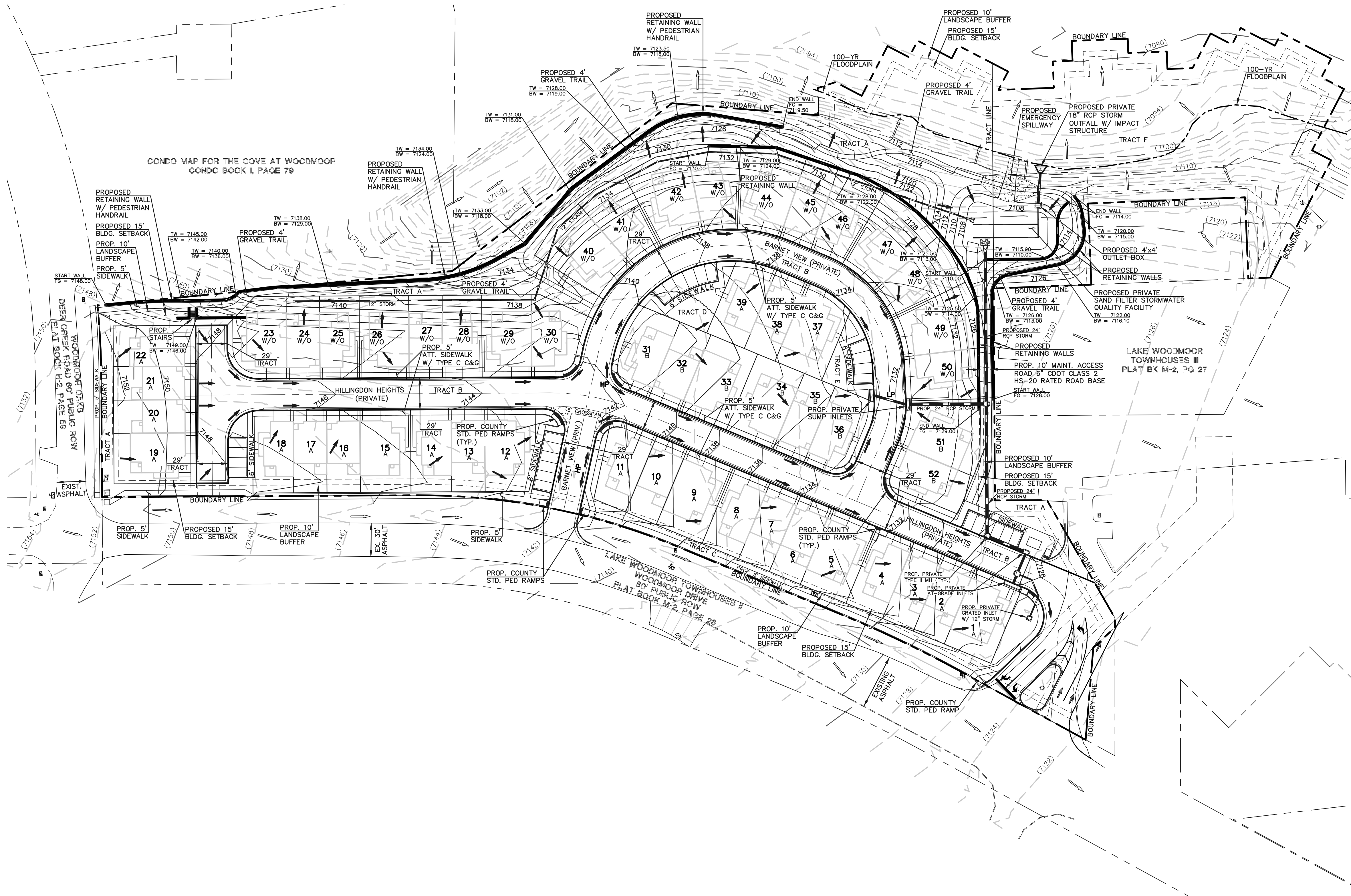
PUD SITE PLAN

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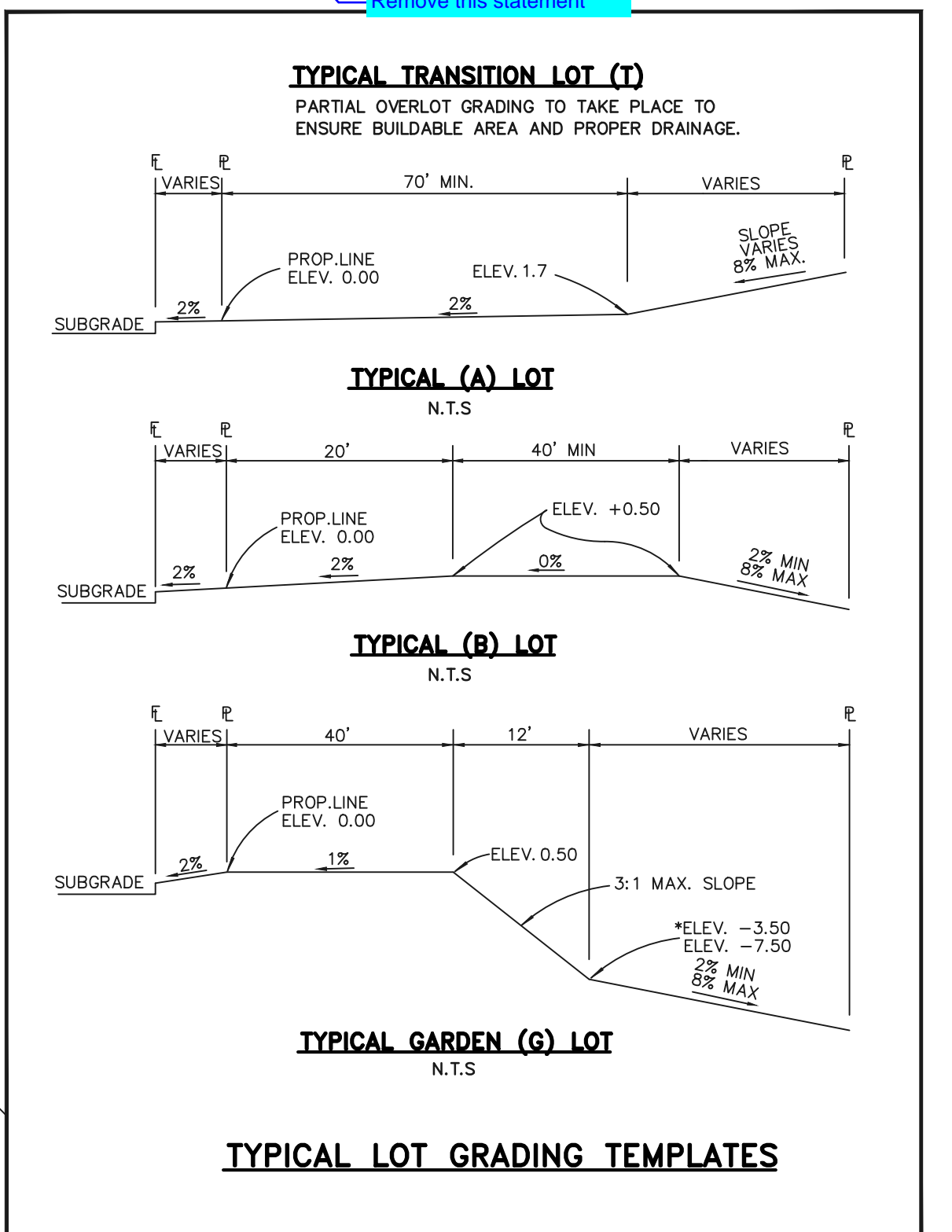
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PUDSP-22-009



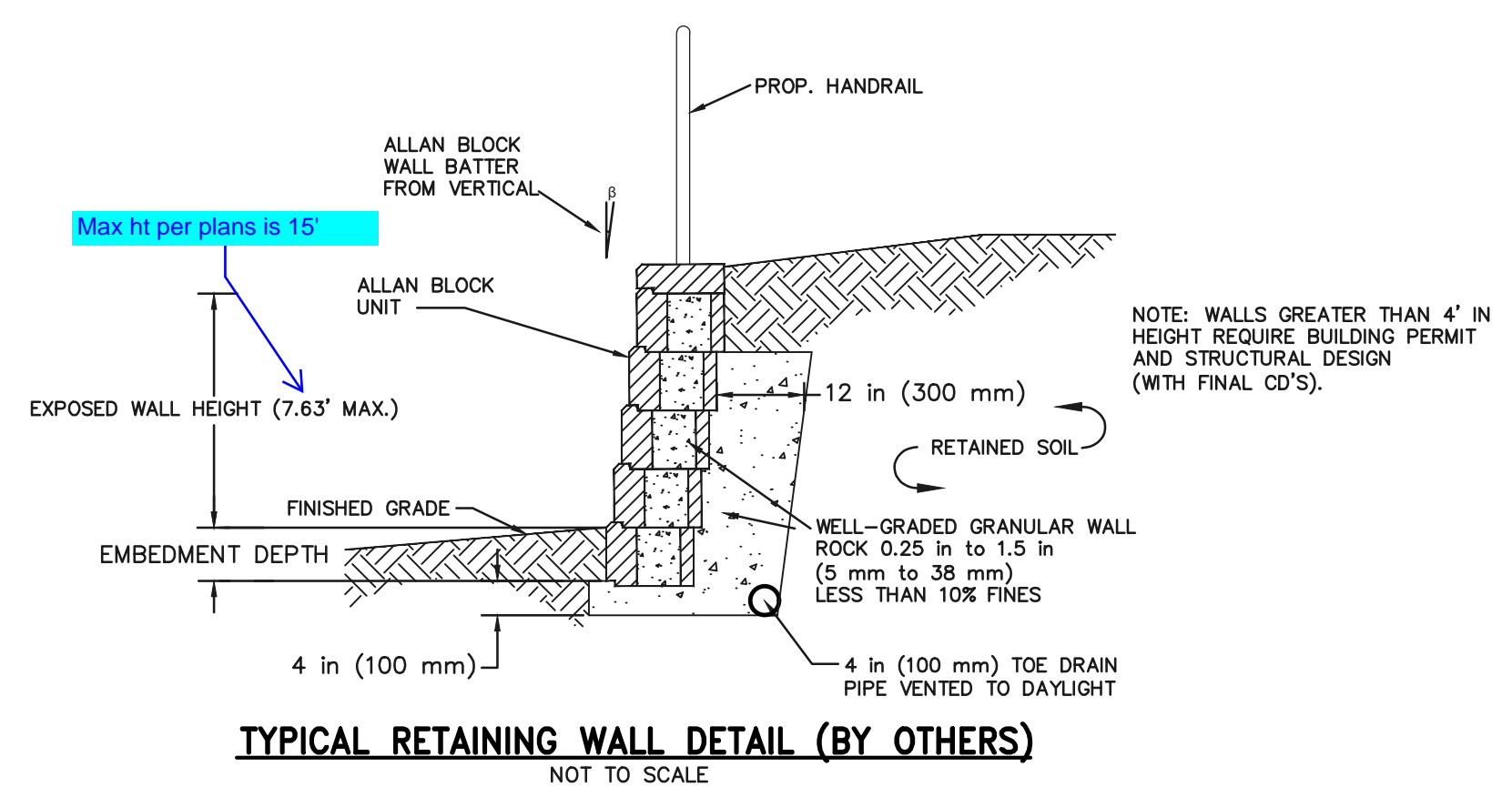
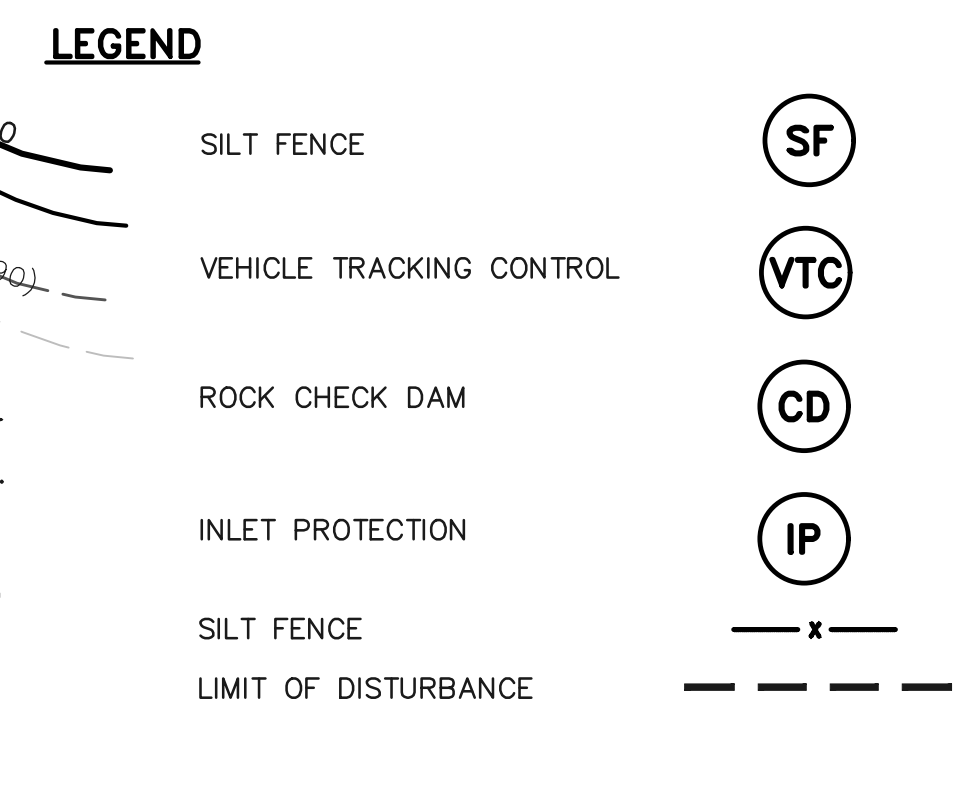
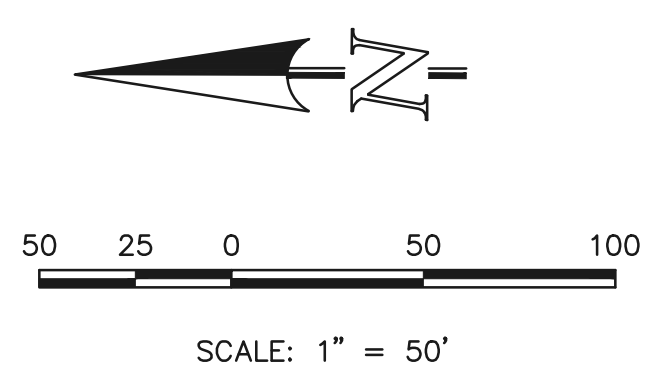


TYPICAL SECTION - PRIVATE ROADWAY TRACT
 SCALE: 1" = 10'
 -HILLGOND HEIGHTS - URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
 -BARNET VIEW BETWEEN WOODMOOR DRIVE AND HILLGOND HEIGHTS - URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
 -BARNET VIEW EAST OF HILLGOND HEIGHTS - URBAN LOCAL (LOW VOLUME) (MIN 100' CL RADIUS)
 -16 HOMES = 160 ADT < 300ADT
 -NO TANGENT LENGTH MINIMUM FOR LOCAL (LOW VOLUME) IDENTIFIED IN EGM



NOTE:
 OVERLOT GRADING WILL NOT EXCEED THE 25 ACRES ALLOWED BY CODE

NOTE:
 TYPICAL CUT/FILL SLOPES SHOWN @ 4:1 UNLESS OTHERWISE LABELED.



Land Planning
 Landscape Architecture
 Urban Design

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Waterside Townhomes Preliminary/Final PUD Site Plan
 Monument, Colorado

DATE: MAY 24, 2023
 PROJECT MGR: K. Campbell
 PREPARED BY: L. Bowersock

DATE:	BY:	DESCRIPTION:

PRELIMINARY GRADING PLAN

4
 OF 16

PUDSP-22-009

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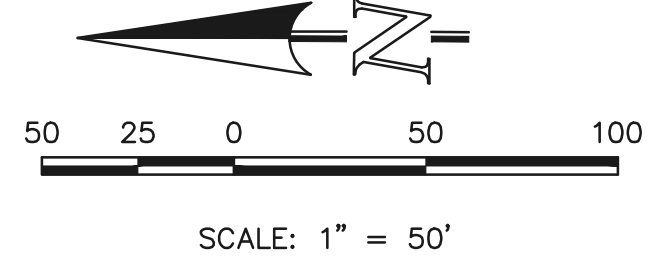
WATERSIDE TOWNHOMES
Preliminary/Final
PUD Site Plan

Monument, Colorado

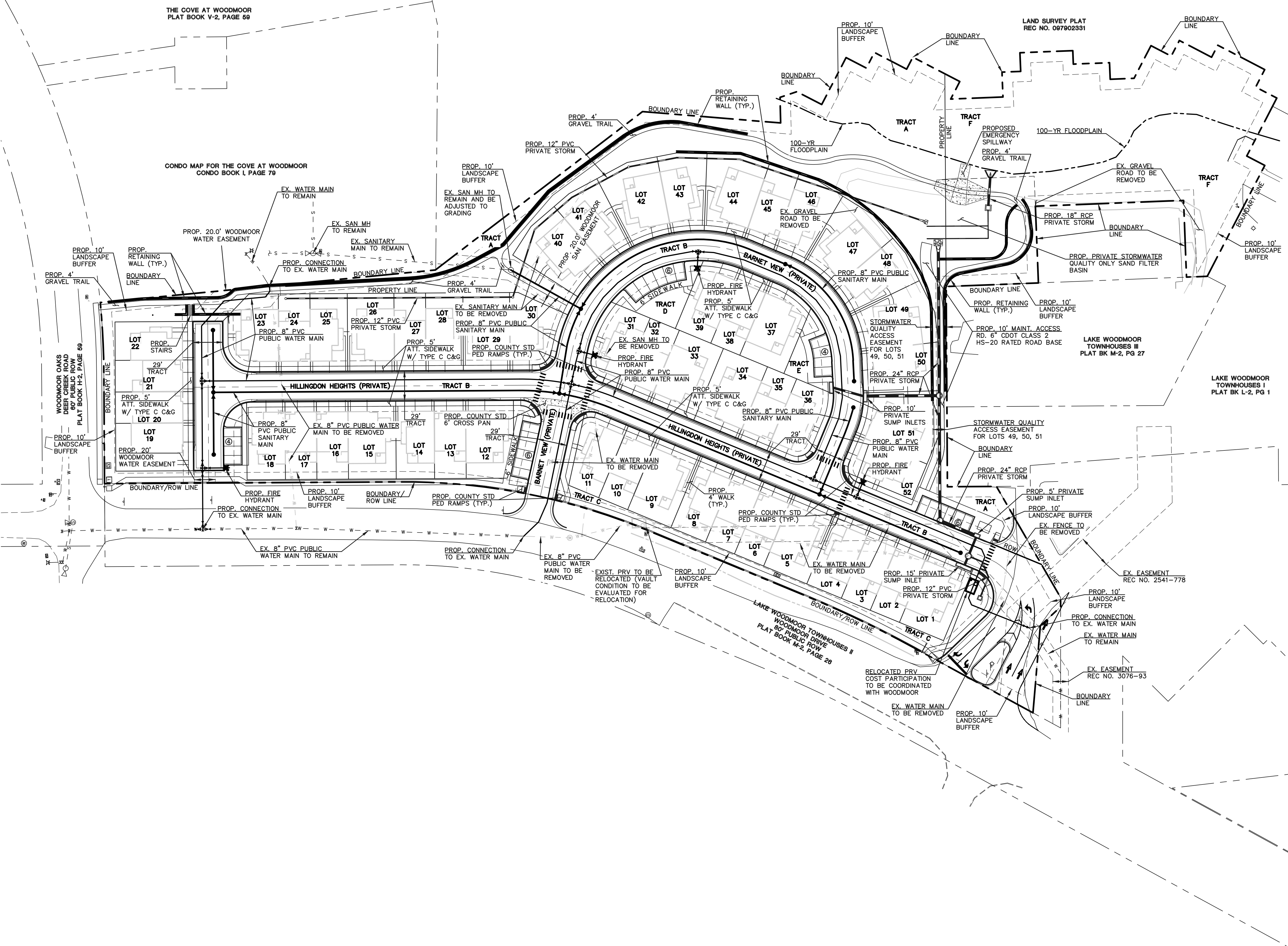
DATE: 07/29/21
PROJECT MGR: M. Whorton
PREPARED BY: R. Aragon

NOTES:

1. THE UTILITY SIZES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL DESIGN PROCESS.
2. ALL PROPOSED ROADWAYS SHOWN HEREON ARE PRIVATE.
3. ALL WATER AND SEWER LINES SHOWN HEREON ARE 8" DIAMETER UNLESS LABELED OTHERWISE.
4. FIRE HYDRANT LATERALS ARE 6" DIA.
5. ALL LOTS PLATTED WITH 5' SIDE YARD UTILITY EASEMENTS AND 5' FRONT AND 7' REAR YARD UTILITY EASEMENT, UNLESS OTHERWISE NOTED.
6. ALL CORNER LOTS PLATTED WITH 25' SIGHT TRIANGLE TO MEET TOWN STANDARDS UNLESS OTHERWISE SHOWN.
7. NO SEPARATE IRRIGATION TAPS FOR INDIVIDUAL LOTS
8. CURB AND GUTTER TRANSITIONS ARE TYPICAL AT 4-WAY AND TEE INTERSECTIONS OF RESIDENTIAL STREETS AND DOWN DRAINING CUL-DE-SACS.



DESCRIPTION	SYMBOL
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊛
PROPOSED WATER MAIN	—●—
PROPOSED SANITARY SEWER	—○—
BOUNDARY	—
PROPOSED STORM PIPE	—●—
EXISTING SANITARY	—○—
EXISTING WATER W/ EX. VALVE	—○—



SEAL
ISSUE INFO
SHEET NUMBER
PLANTING #

PRELIMINARY UTILITY PLAN

5

OF 16

PUDSP-22-009

WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



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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.
- 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.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 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 SHALL BE 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 SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- 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.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

LANDSCAPE REQUIREMENTS

Landscape Setbacks See code section 6.2.2.B.1

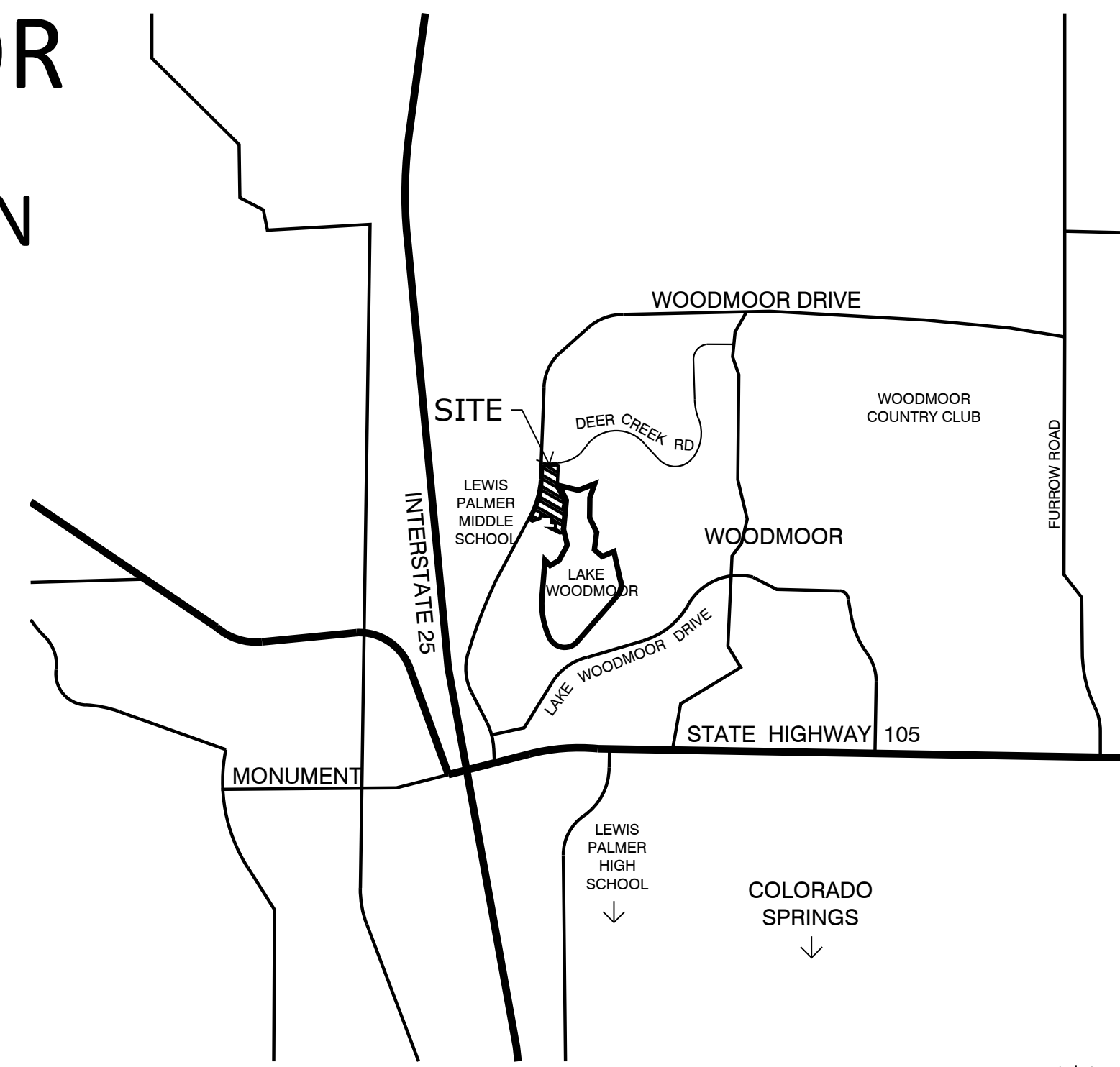
Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Req./Pov.	Setback Abbr. Denoted on Plan
Woodmoor Drive	Non-Arterial	15'	834'	1 / 15'	56/57	WD
Deer Creek Road	Non-Arterial	10'	175'	1 / 30'	8/8	DC

PLANT SCHEDULE

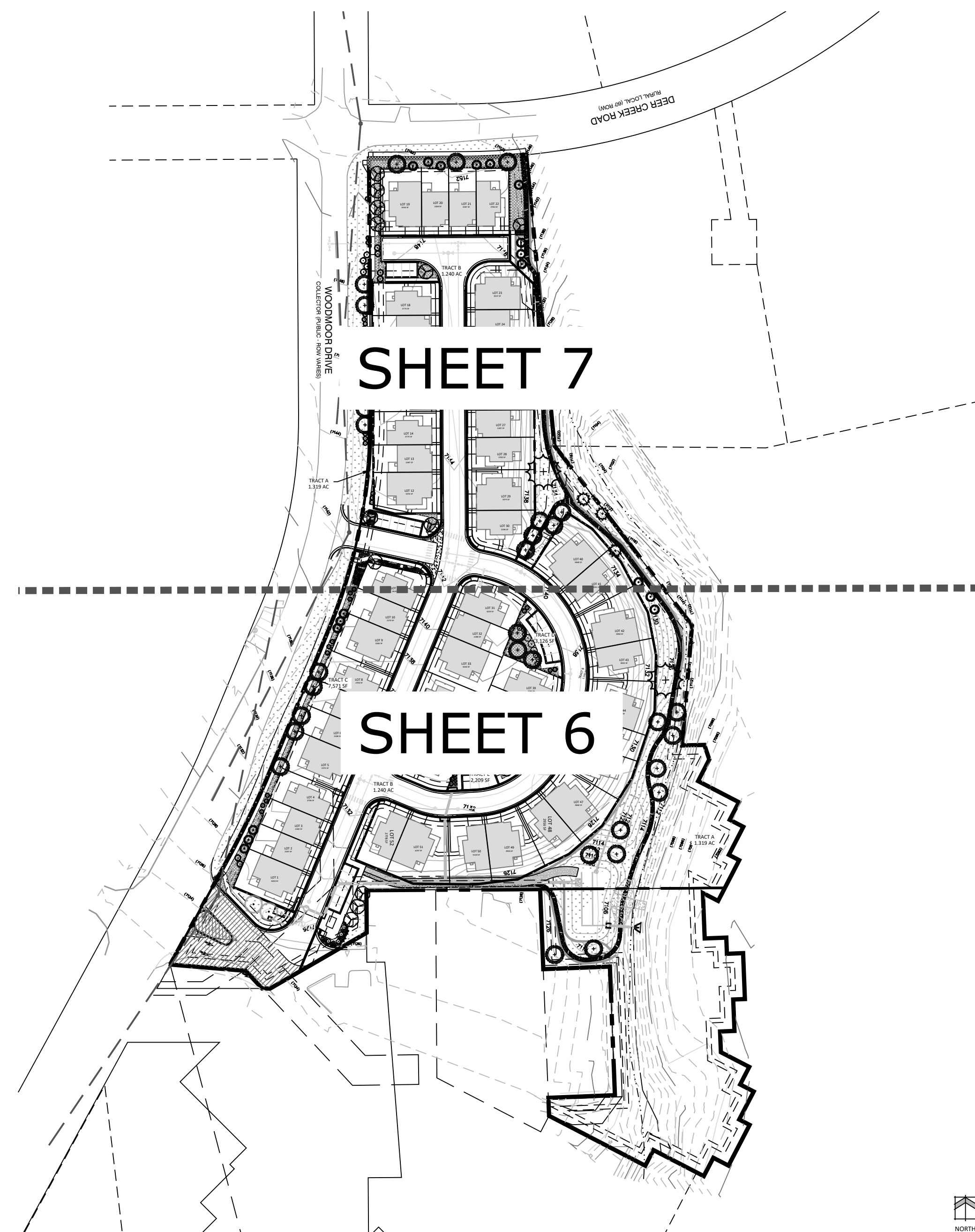
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pe	18	Populus tremula 'Erecta' / European Columnar Aspen	35'	10'	1.5" Cal.	B&B
	Pt	36	Populus tremuloides / Quaking Aspen	40'	20'	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jb	10	Juniperus chinensis 'Blue Point' / Blue Point Juniper	12'	8'	6"	CONT
	Ped	3	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Pa	31	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20'	5'	6"	B&B
	Ppo	2	Pinus ponderosa / Ponderosa Pine	80'	40'	6"	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Mp	13	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Dxc	24	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5'	5'	5 GAL	CONT
	Jg	28	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	1'	3'	5 GAL	CONT
	Jsm	3	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8'	6"	CONT
	Pp2	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	3'	3.5'	5 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ec	22	Eriophyllum confertiflorum / Golden Yarrow	2'	2'	1 GAL	CONT
	Rcp	40	Ratibida columnifera pulcherrima / Red Prairie Coneflower	2'	2'	1 GAL	CONT

GROUND COVER SCHEDULE

	EXISTING TREE	2
	NATIVE SEED MIX Arkansas Valley Low Grow Mix Drill Seeded at 25 LBS/AC 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewings Fescue	55,589 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	9,970 sf
	CRUSHED FINE BREEZE	5,662 sf



VICINITY MAP



LANDSCAPE SHEET KEY MAP

PROJECT TEAM

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

PLANNING/
LANDSCAPE ARCHITECTURE: NES Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

CIVIL ENGINEER: Classic Engineering
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

IN ASSOCIATION WITH

SEAL

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

**WATERSIDE
AT LAKE
WOODMOOR**
PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

DATE: 02/17/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ISSUE: 02/17/2023 JS
DATE: JS
DESCRIPTION: PER COUNTY COMMENTS

**LANDSCAPE COVER
AND NOTES**

6

6 OF 15

PUDSP-22-009



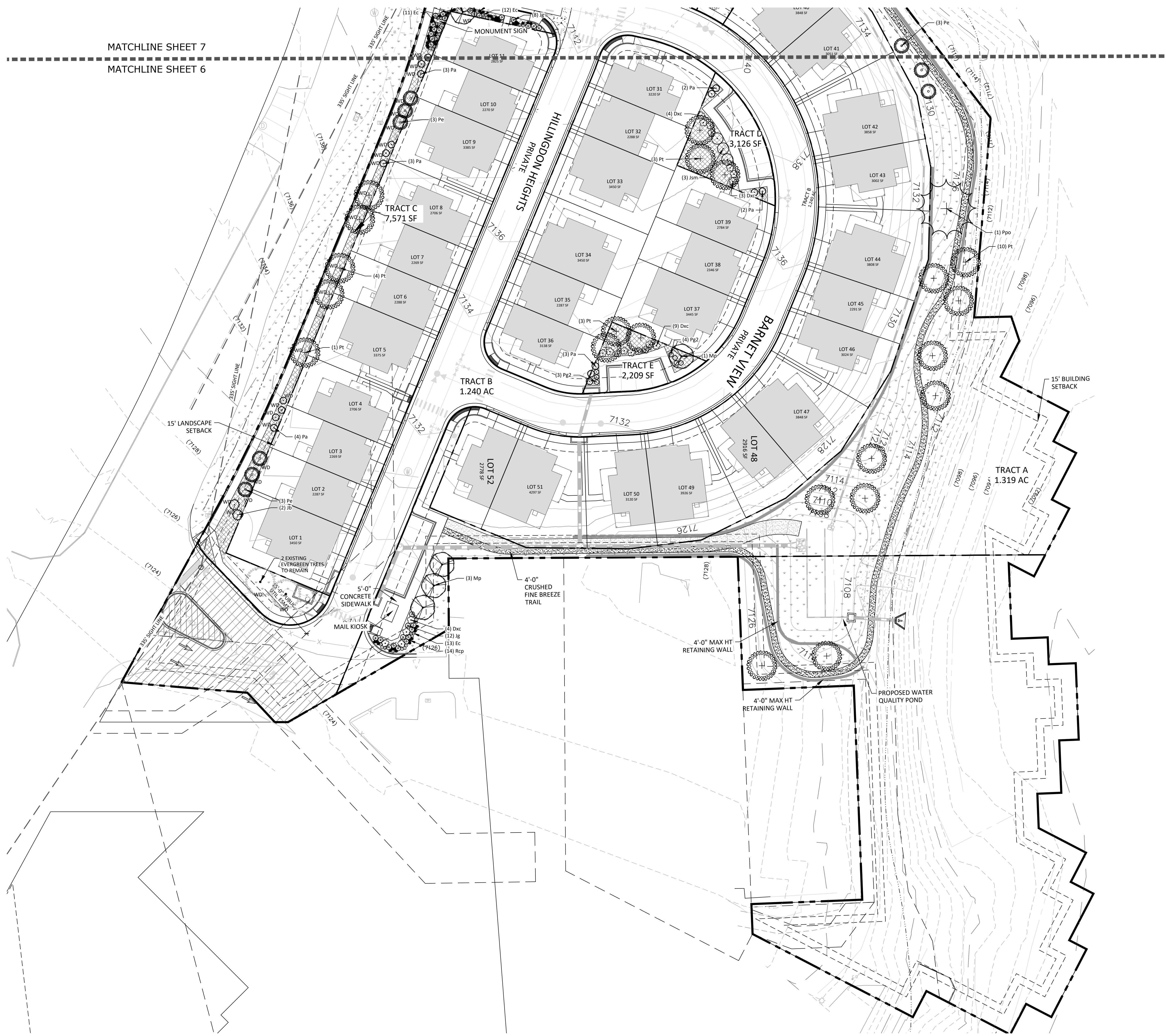
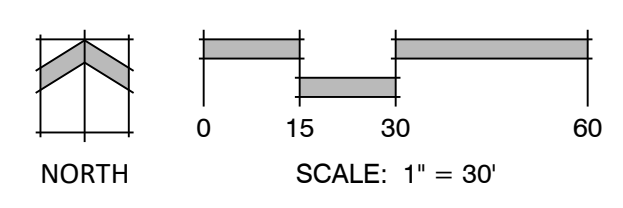
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LANDSCAPE PLAN

7
 7 OF 16
 PUDSP-22-009

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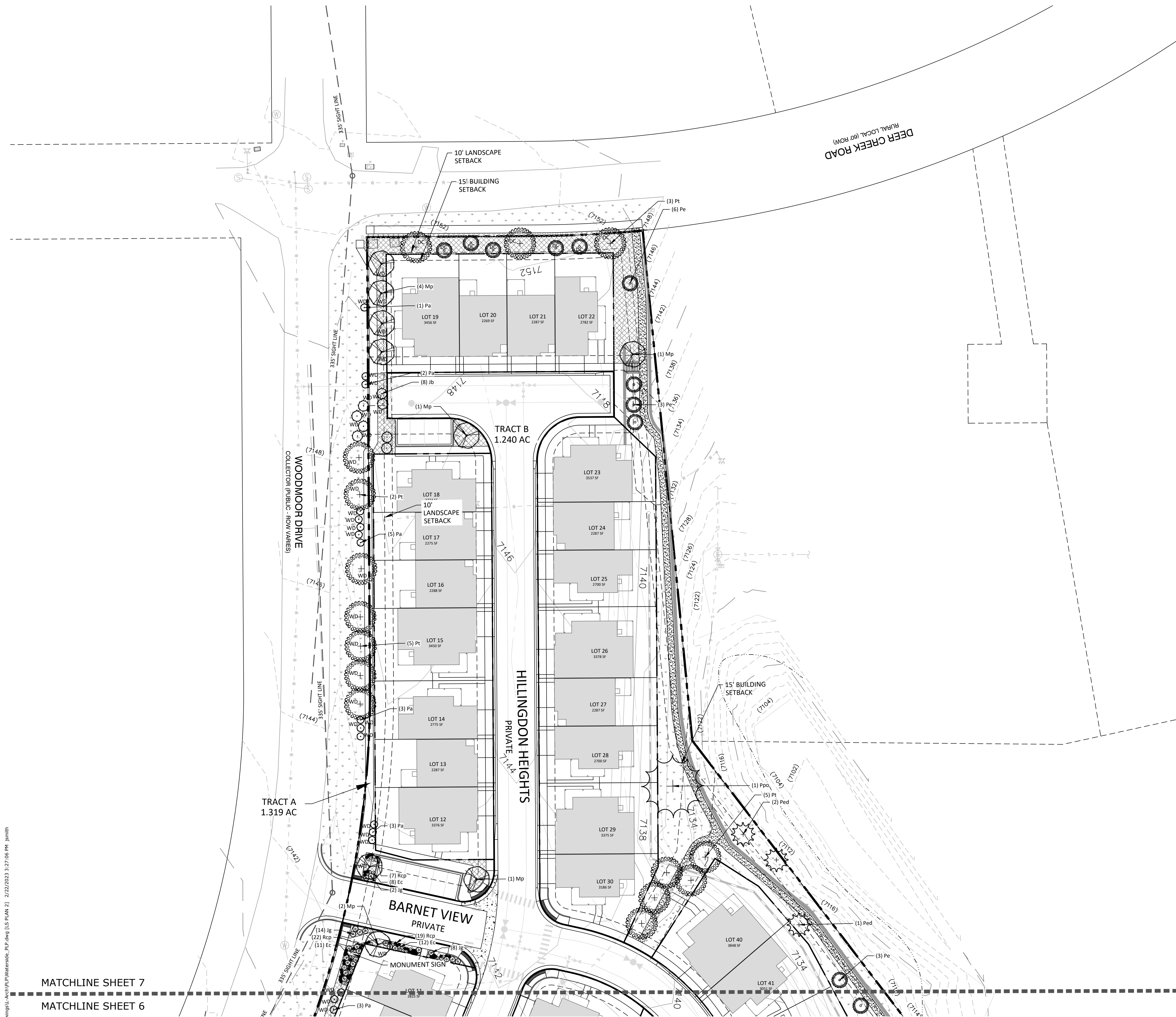
ISSUE / REVISION

LANDSCAPE PLAN

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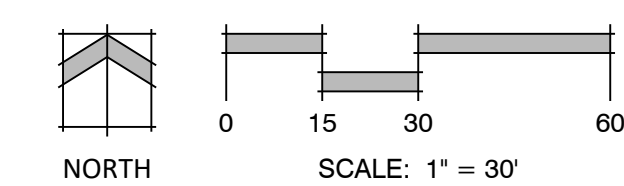
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PUDSP-22-009



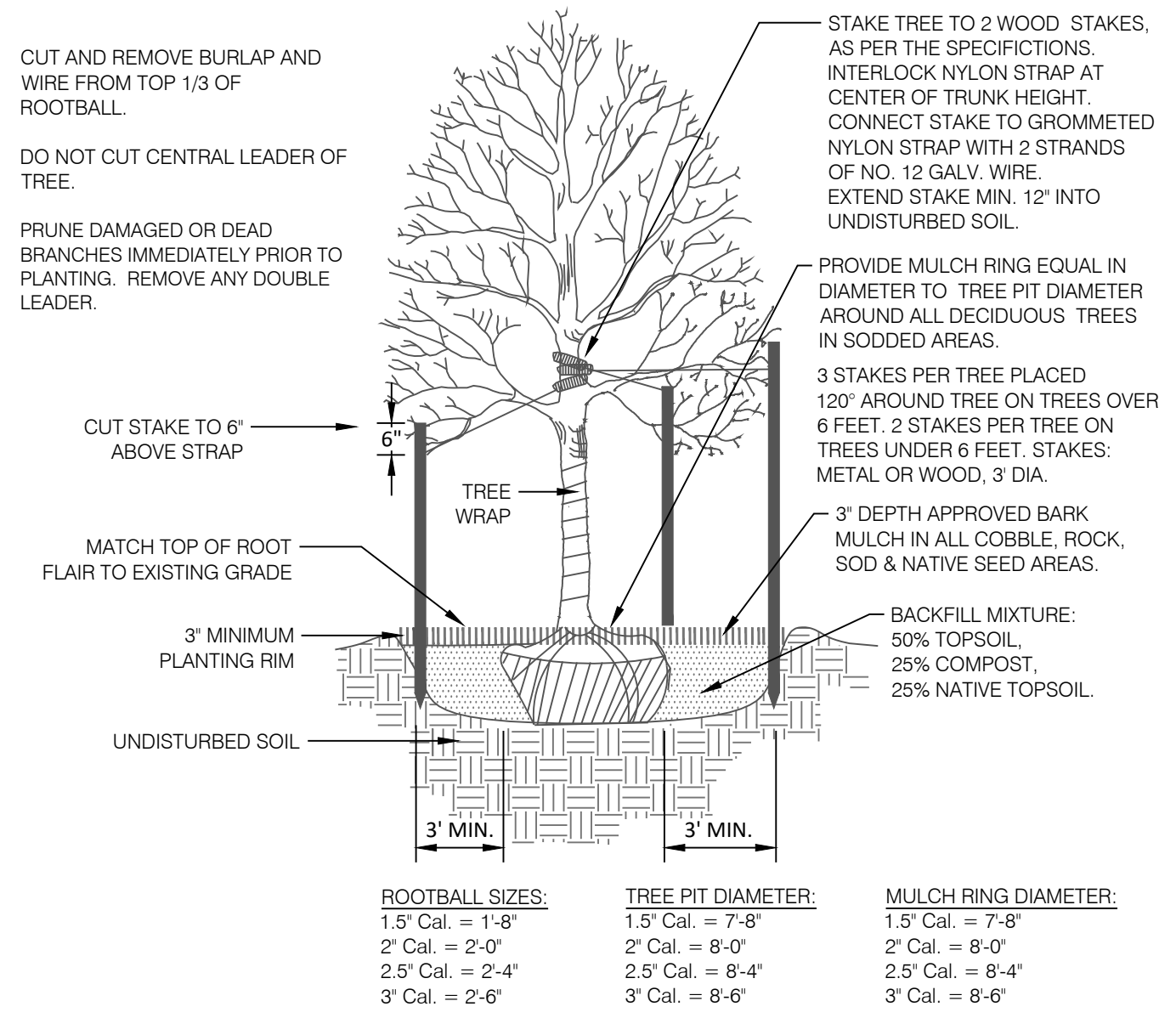
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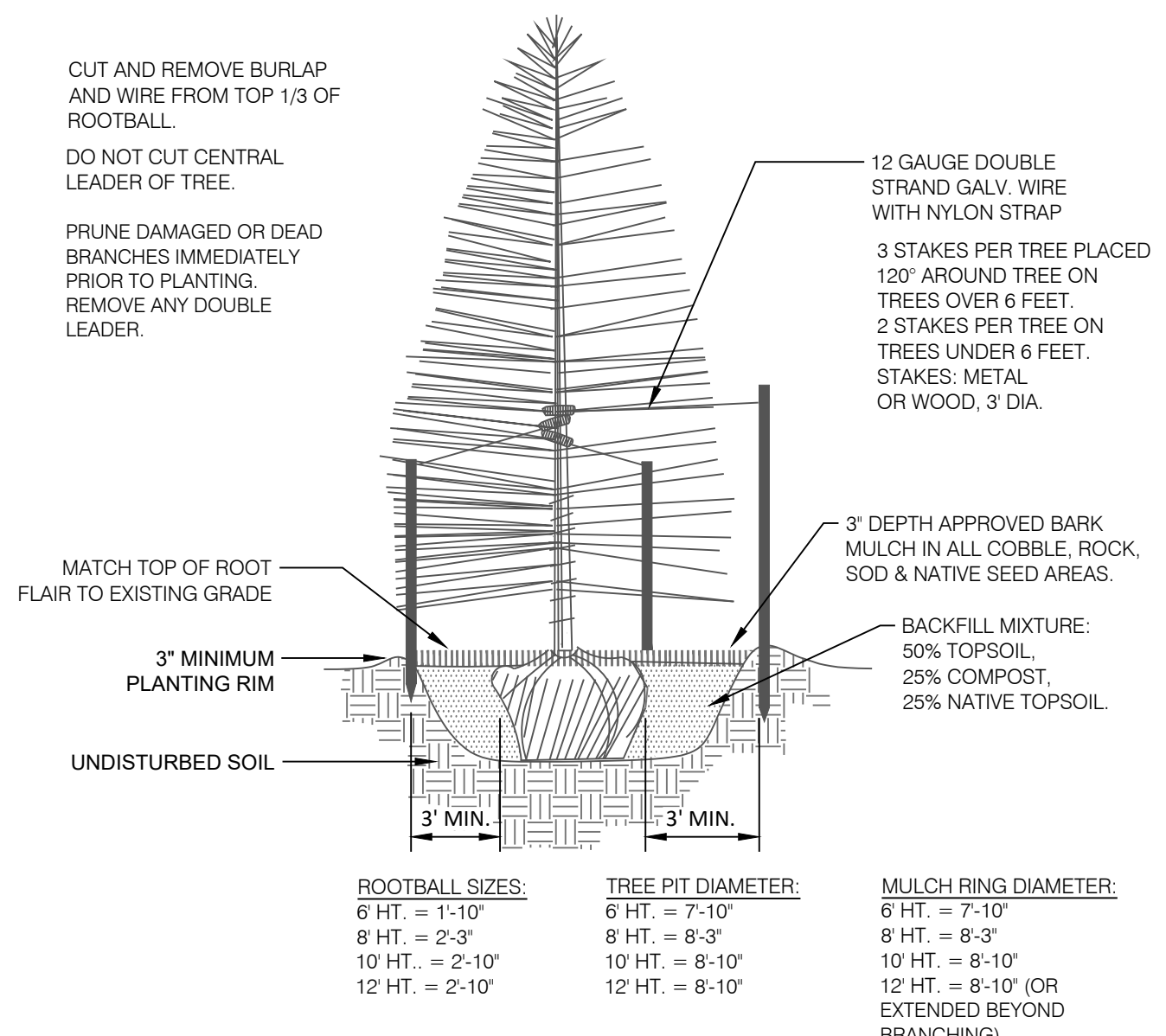


MATCHLINE SHEET 7
MATCHLINE SHEET 6

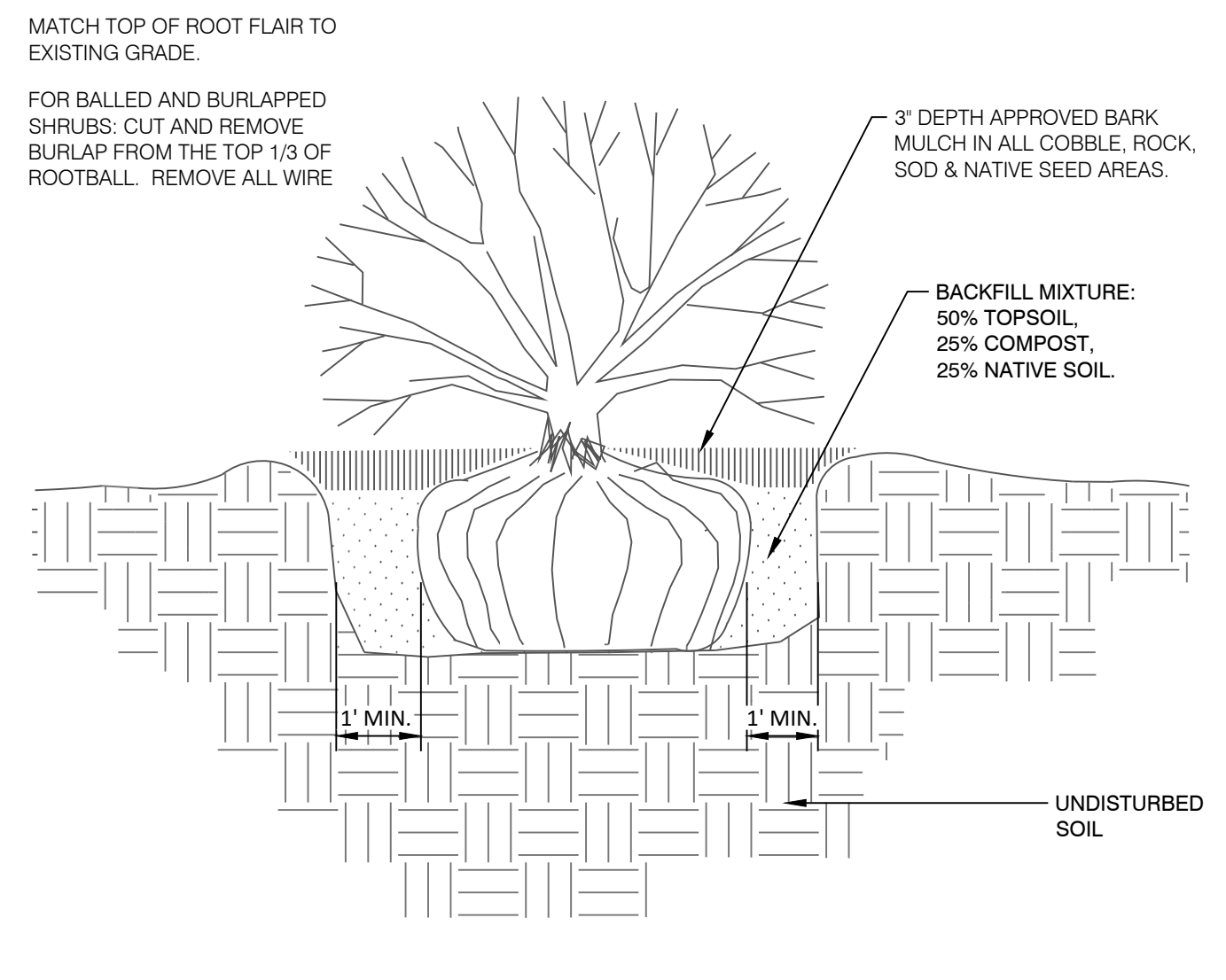
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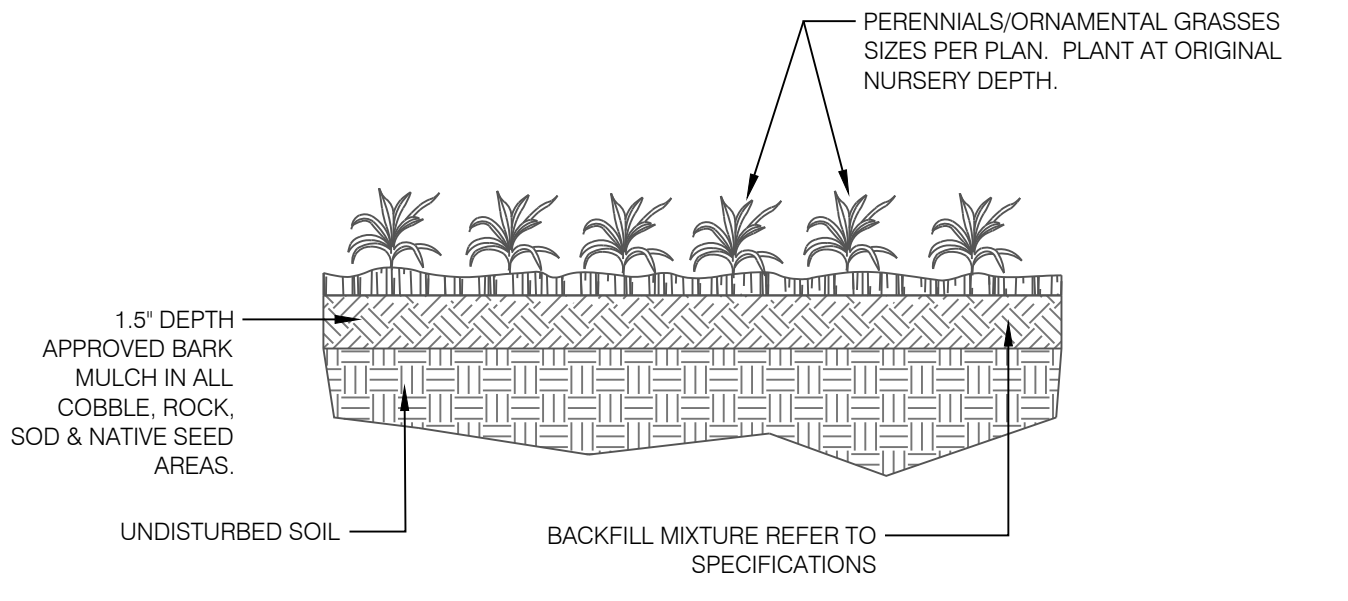
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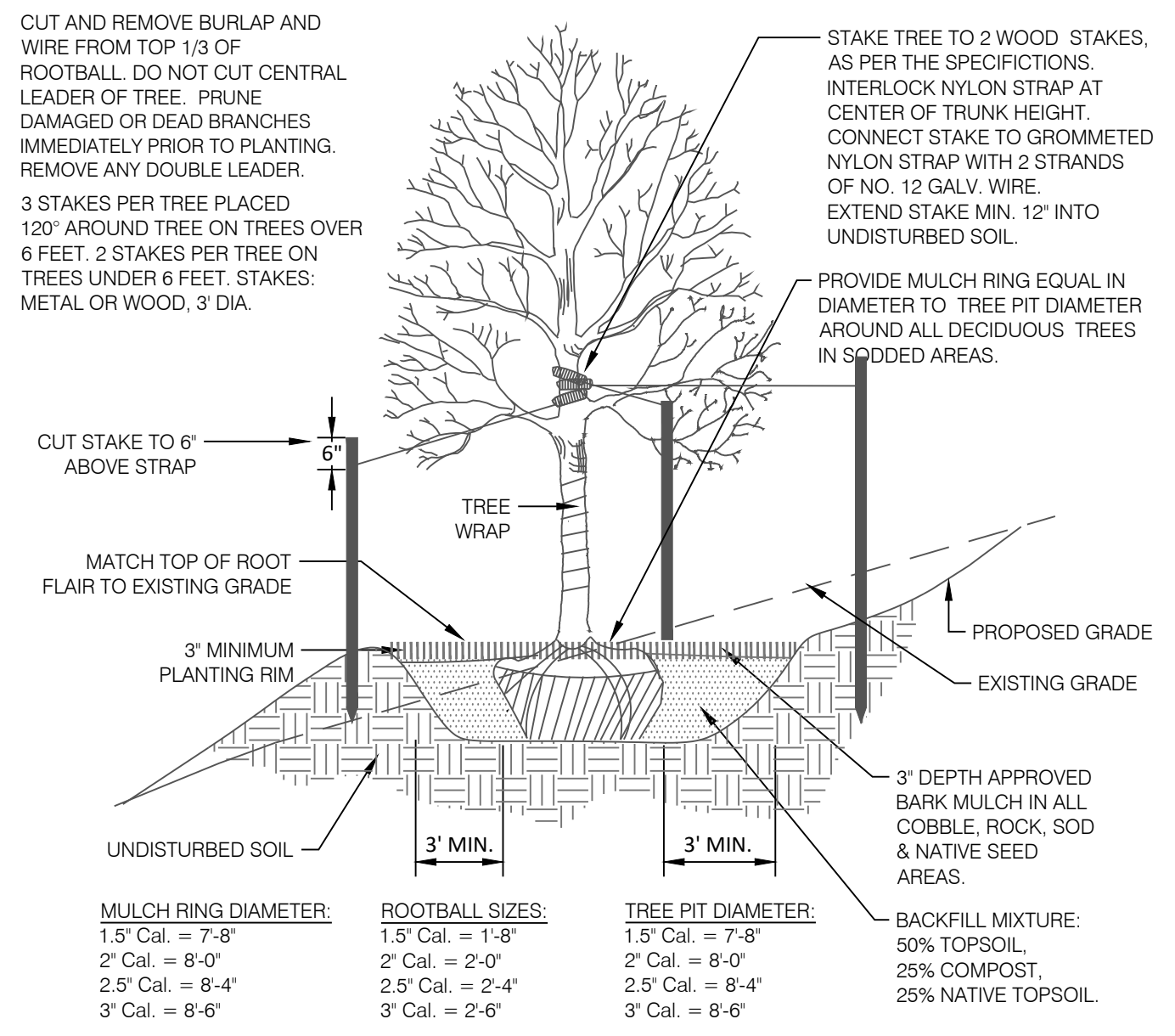
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N.T.S. 329343-02



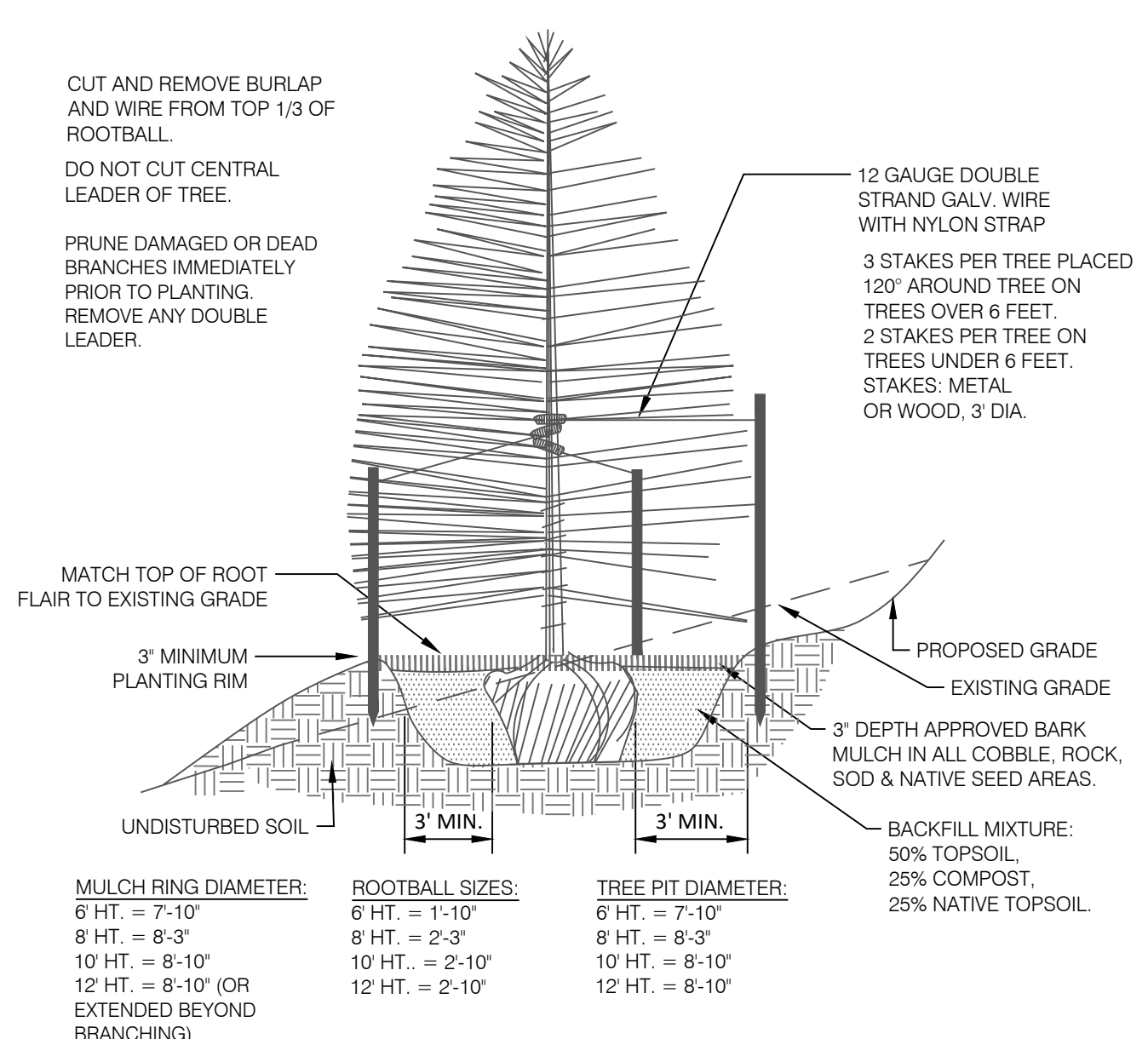
3 SHRUB PLANTING DETAIL
N.T.S. 329333-03



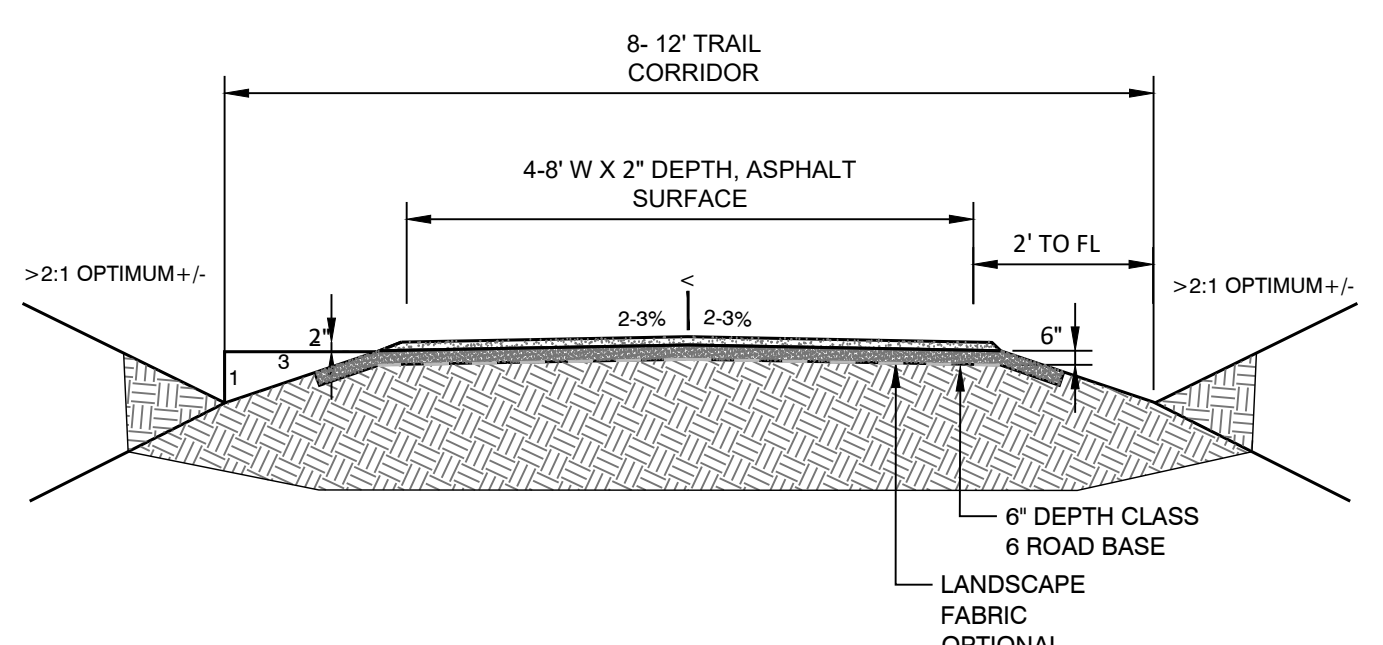
4 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



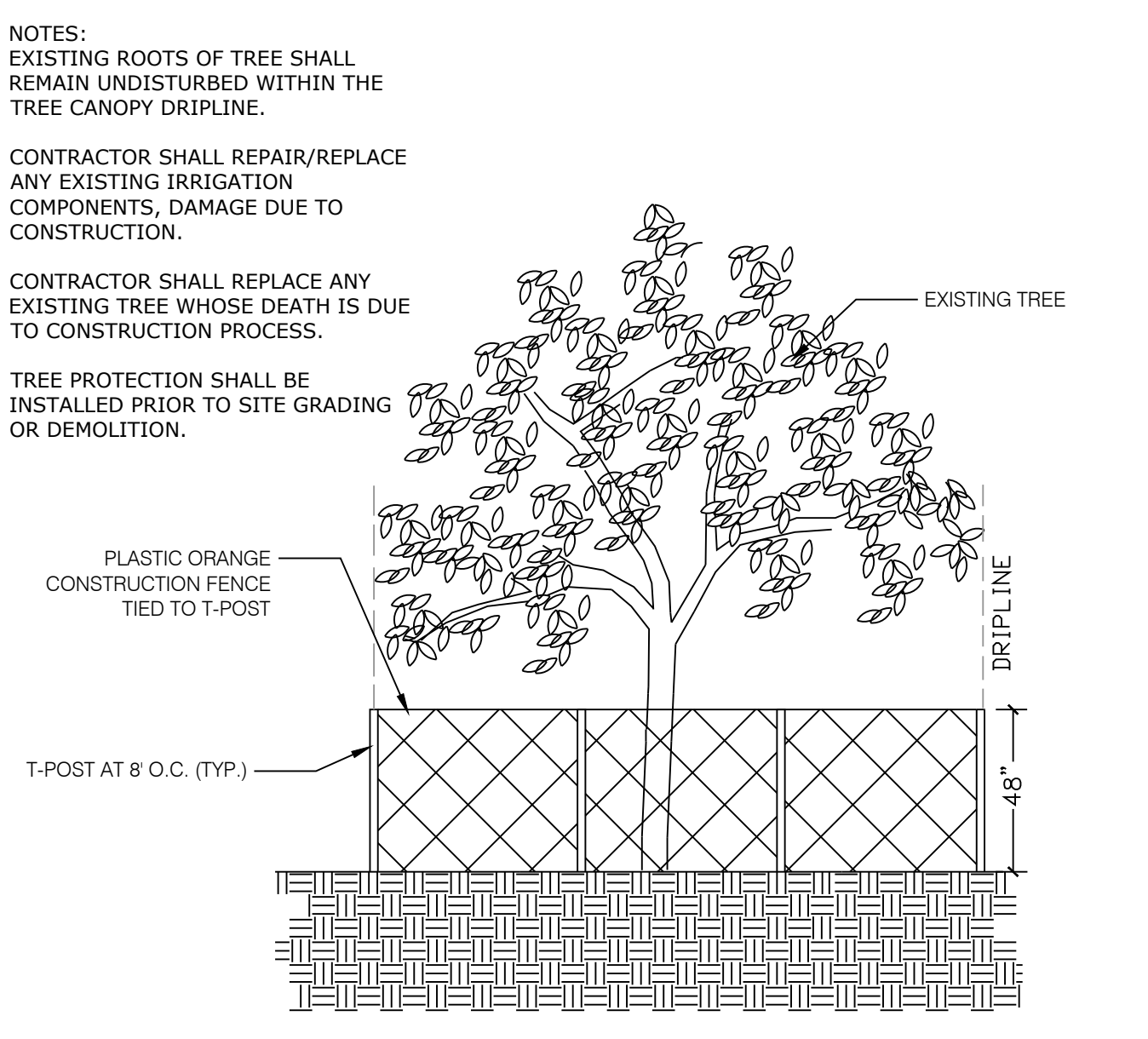
5 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-05



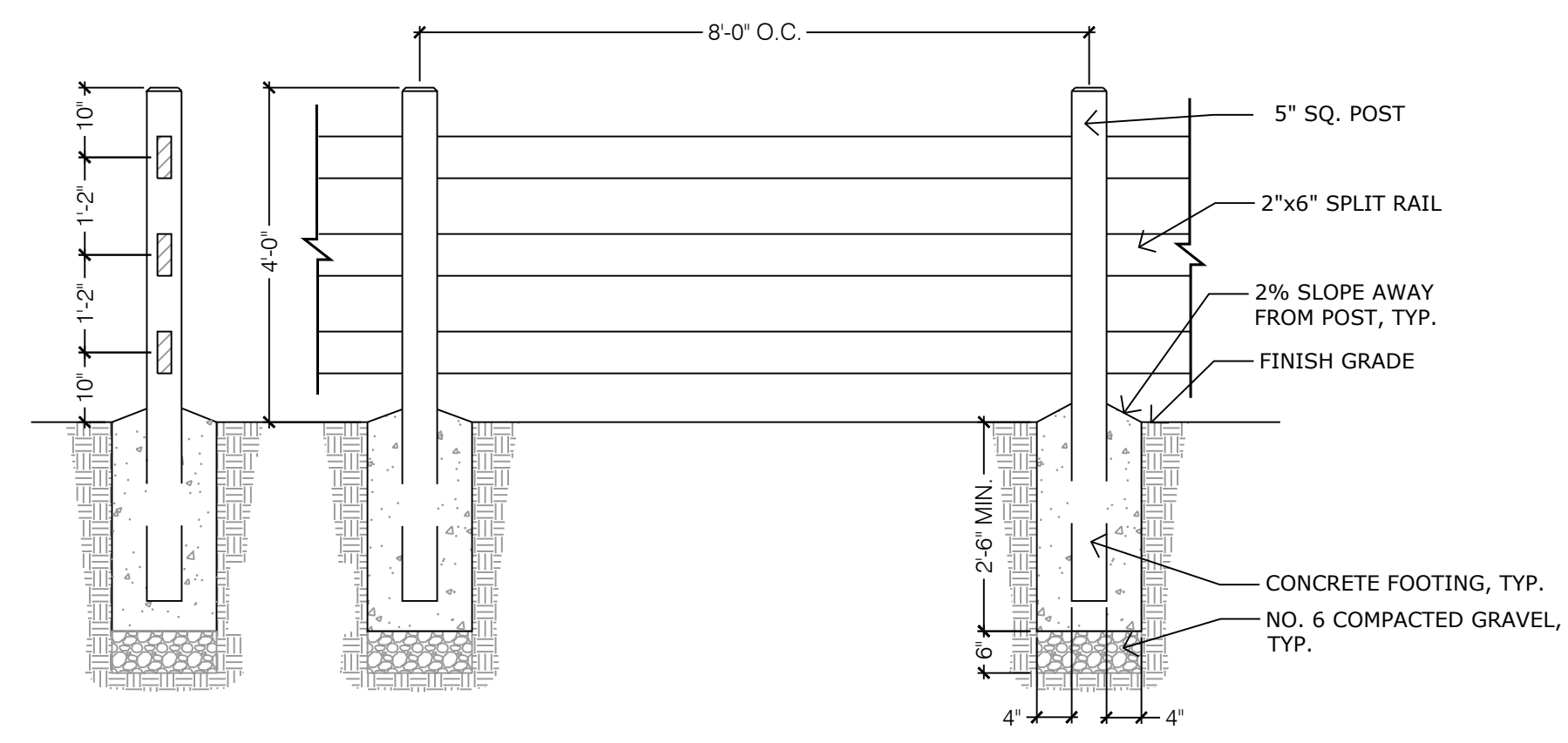
6 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-06



7 ASPHALT SURFACE TRAIL
N.T.S. 321216-10



8 EXISTING TREE PROTECTION DETAIL
N.T.S. 02-11



9 4' HT. 3-RAIL WOOD FENCE
1/2" = 1'-0" 323129.13-19



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9
9 OF 16
PUDSP-22-009

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02/17/2023 JS		PER COUNTY COMMENTS

ISSUE / REVISION

LANDSCAPE DETAILS

SHEET TITLE

SHEET NUMBER

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



FRONT ELEVATION 'A'

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



FRONT ELEVATION 'B'

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

3-2 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 PLOTTING 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.



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



RIGHT ELEVATION 'B'

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



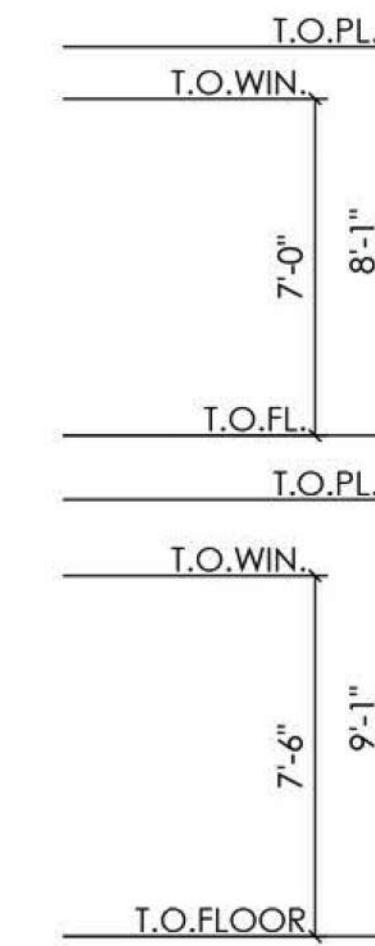
LEFT ELEVATION 'B'

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

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"

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'

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



REAR ELEVATION 'B'

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

MATERIAL NOTES

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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"

3-1-1-2 FOUR PLEX | 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'

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



REAR ELEVATION 'B'

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

MATERIAL NOTES

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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

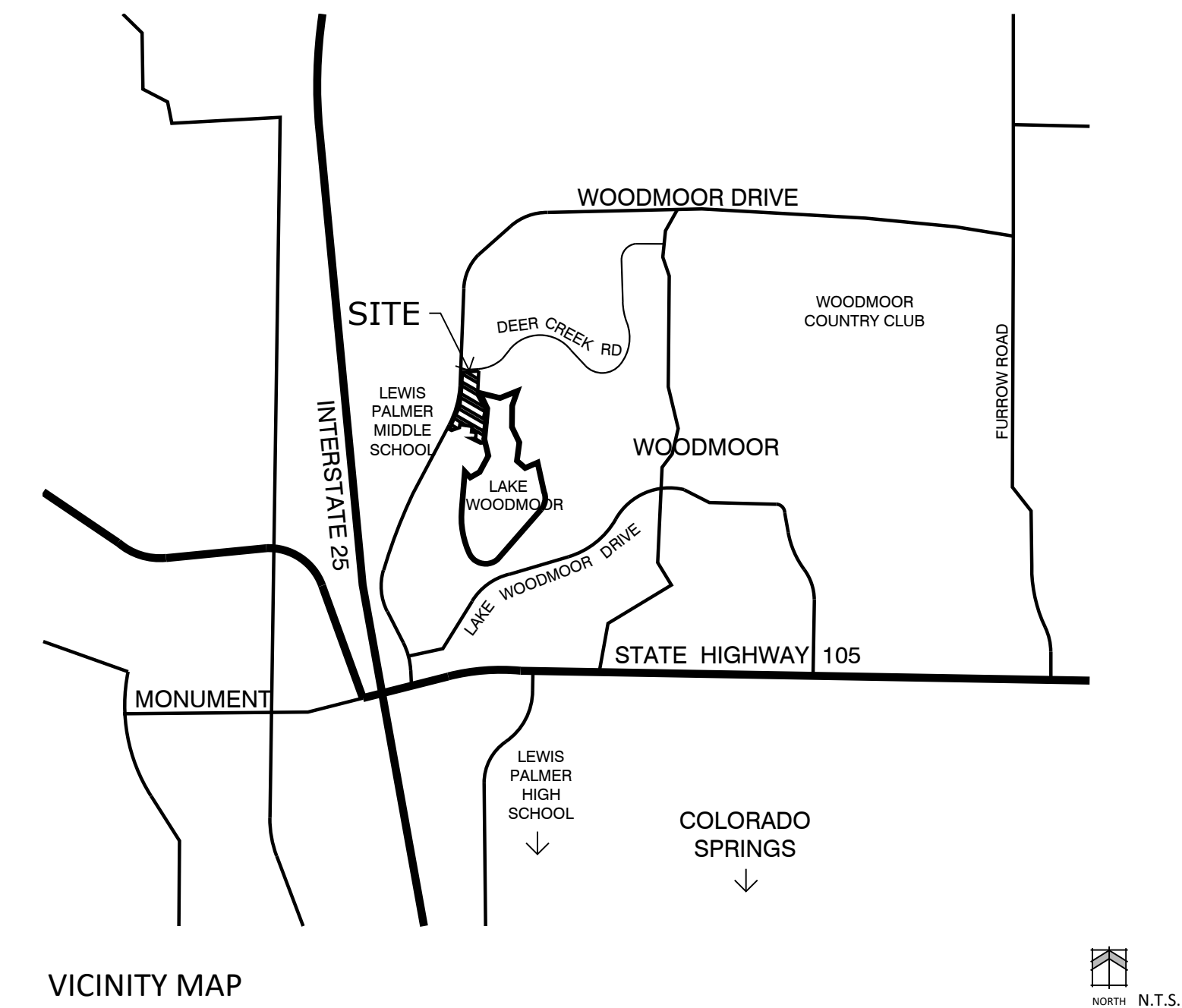
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WATERSIDE AT LAKE WOODMOOR

SW 1/4 OF THE SE 1/4 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



LEGAL DESCRIPTION

ALL OF THE WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47 RECORDS OF EL PASO COUNTY, COLORADO.

SITE DATA

Tax ID Number: 7111404112 through Tax ID Number 7111404194 (83)
 Area: 7.53 Acres, 327,959 S.F.
 Current Zoning: R-4
 Proposed Zoning: PUD
 Current Land Use: Vacant
 Proposed Land Use: Single Family: 3.46 AC (46%)
 Private Roads: 1.24 AC (16%)
 Open Space: 1.42 AC (19%)
 Woodmoor Improvement Association Land Dedication: 1.15 AC (15%)
 Lake Maintenance Easement: 0.26 AC (4%)

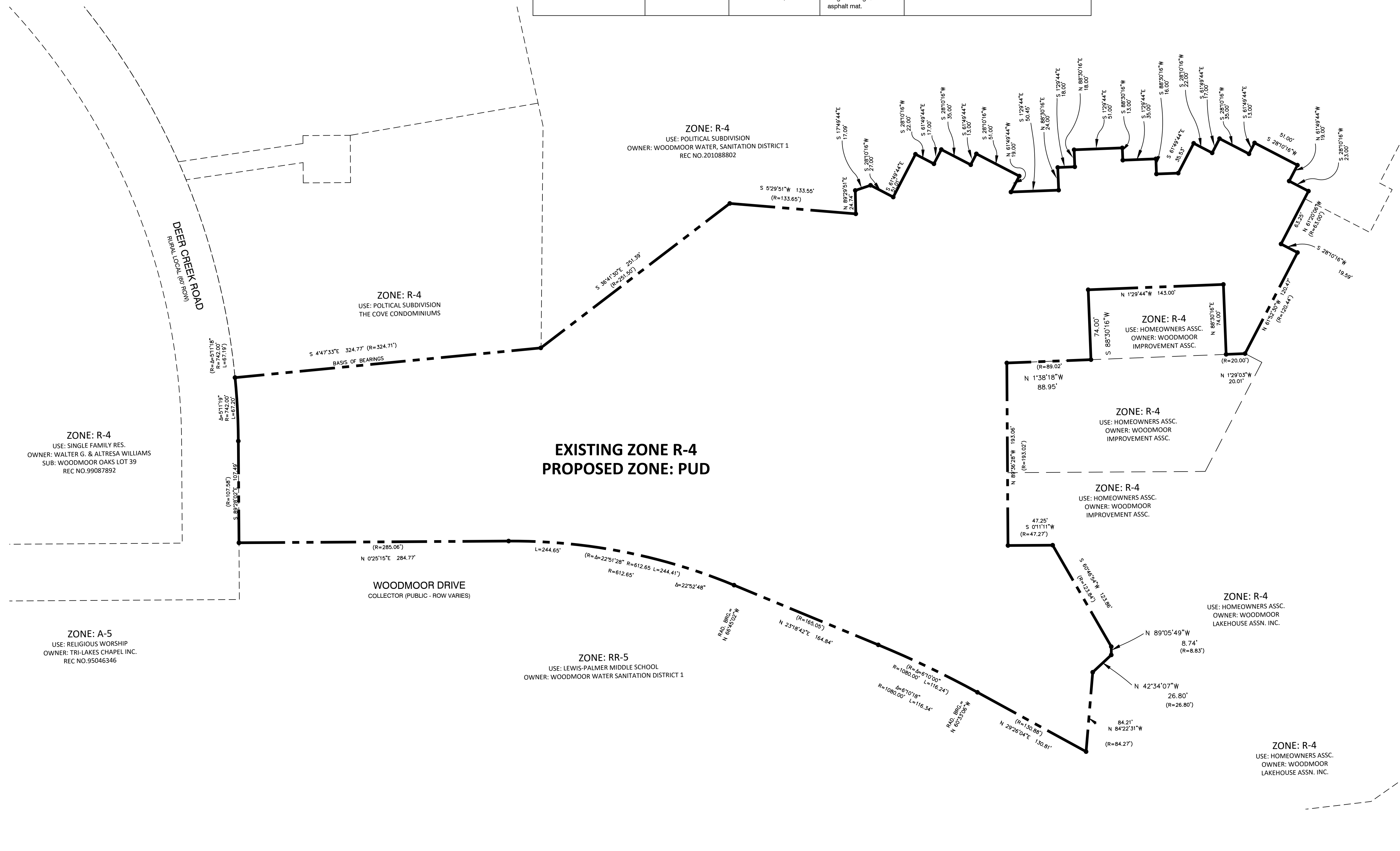
Number of Units: 52
 Density: Gross 6.9 DU/AC
 Net 8.5 DU/AC

Building Height: 30' Max.

PUD MODIFICATIONS

The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM):

LDC/ECM Section	Category	Standard	Modification	Justification
1. LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only portions of this community.	Private roads provide more flexibility for the development to accommodate the unique community proposed on the site. The private roads will be owned and maintained by the HOA.
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3 an 4 below)	
3. ECM Section 2.2.4.B.7, Figure 2-17, ECM Table 2-7, and ECM 2.3.3.F.3 and standard detail SD_2-2	Typical Urban Local and Typical Urban Local (Low Volume) Cross Section	<ul style="list-style-type: none"> 50' public right of way with 30' asphalt mat (Local and Local Low Volume). Urban Local roadway asphalt width standard drawing (SP_2-2 (30' MAT)) 200' minimum length of centerline tangent between broken back corners. 	29' private tract with 24' asphalt mat (Local and Local Low Volume) with reduced tangent length between broken back curves.	A smaller private road cross-section tract versus ROW, narrower asphalt width (Urban Local (low volume)) asphalt width, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency responder's access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn-around areas. A standard cul-de-sac width is almost as wide as the parcel is in the location. Reduced tangent lengths between broken back curves are located on a small private looped roadway with only 16 lots utilizing the roadway.
4. ECM Section 2.3.8.A	Roadway Terminations	Urban Cul-de-Sac -Permanent hammerhead turnarounds not permitted	Permanent turnaround proposed on Hillingdon Heights using a 24' wide asphalt mat.	



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 Fax 719.471.0267
 www.nescolorado.com

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WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

WOODMOOR DRIVE
 MONUMENT, CO

DATE: 07/15/2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. SWENSON

DATE:	BY:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
02/17/2023	JS	PER COUNTY COMMENTS

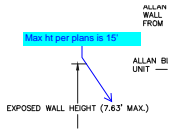
ZONING MAP

16
 16 OF 16
 PUDSP-22-009

P:\A_Plan\Waterside\Drawings\Planning\Development\Waterside\ID_Cor_Avg [ZONING PLAN] 2/22/2023 3:27:30 PM jsmth

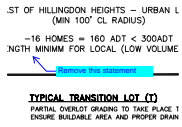
PUD Development Plan_V4.pdf Markup Summary

Callout (2)



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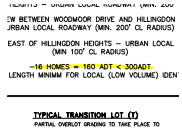
Max ht per plans is 15'



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Highlight (2)



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