

# 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

### 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 Waterside 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 Waterside 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 which is most restrictive or imposes higher standards or requirements shall govern.

G. **Maximum Level of Development.** The total number of dwellings is the maximum development requested (plus any approved density transfers). The actual number of dwellings or level of development may be less due to the 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.

### PURPOSE AND INTENT:

The necessity for this development to be zoned as a PUD instead of a straight zone lies in the challenges associated with natural features and ecologies on the site. The deviations outlined in the PUD Modification Table seek to create a more favorable development for both the residents and the natural areas present on the site. This development meaningfully contributes to the existing housing spectrum in the area and seeks to provide another housing option at a different price point and maintenance level from those in the vicinity. This development aligns with multiple Core Principles and subsequent Goals outlined in the El Paso County Master Plan. These items are discussed in depth in the Letter of Intent associated with this submittal.

### DEVELOPMENT GUIDELINES:

A. **Project Description:** Waterside at Lake Woodmoor is a planned residential community on 7.53 acres of land located north of Lake Woodmoor and south of Deer Creek Road. The project is planned as a townhome community.

B. **Permitted Uses:** Permitted uses within the Waterside 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.

D. **Accessory Uses:** Accessory uses within this subdivision are limited to the following:

Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping) as defined by the El Paso County LDC 5.2.7.C. 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.** One entry sign is proposed to identify the Waterside 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.**

1. Maximum building height: thirty (30) feet.
2. Setback minimums:
  - a. Front: 6 feet minimum  
3 feet minimum to covered porch
  - b. Side: 7 feet minimum  
3 feet minimum to covered porch  
(Exception: 0' at property line of common wall for building and covered porch)
  - c. Rear: 15 feet minimum  
5 feet minimum to covered porch
3. No projections into setbacks or the tracts owned and maintained by the Waterside at Lake Woodmoor will be permitted.
4. Retaining walls greater than 7 feet are not permitted within lot setbacks.

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 Waterside at Lake Woodmoor subdivision provide general vehicular circulation throughout the development. All streets shall be privately owned and maintained by the Waterside 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.** Waterside at Lake Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee.

### LEGAL DESCRIPTION

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

### PUD MODIFICATIONS

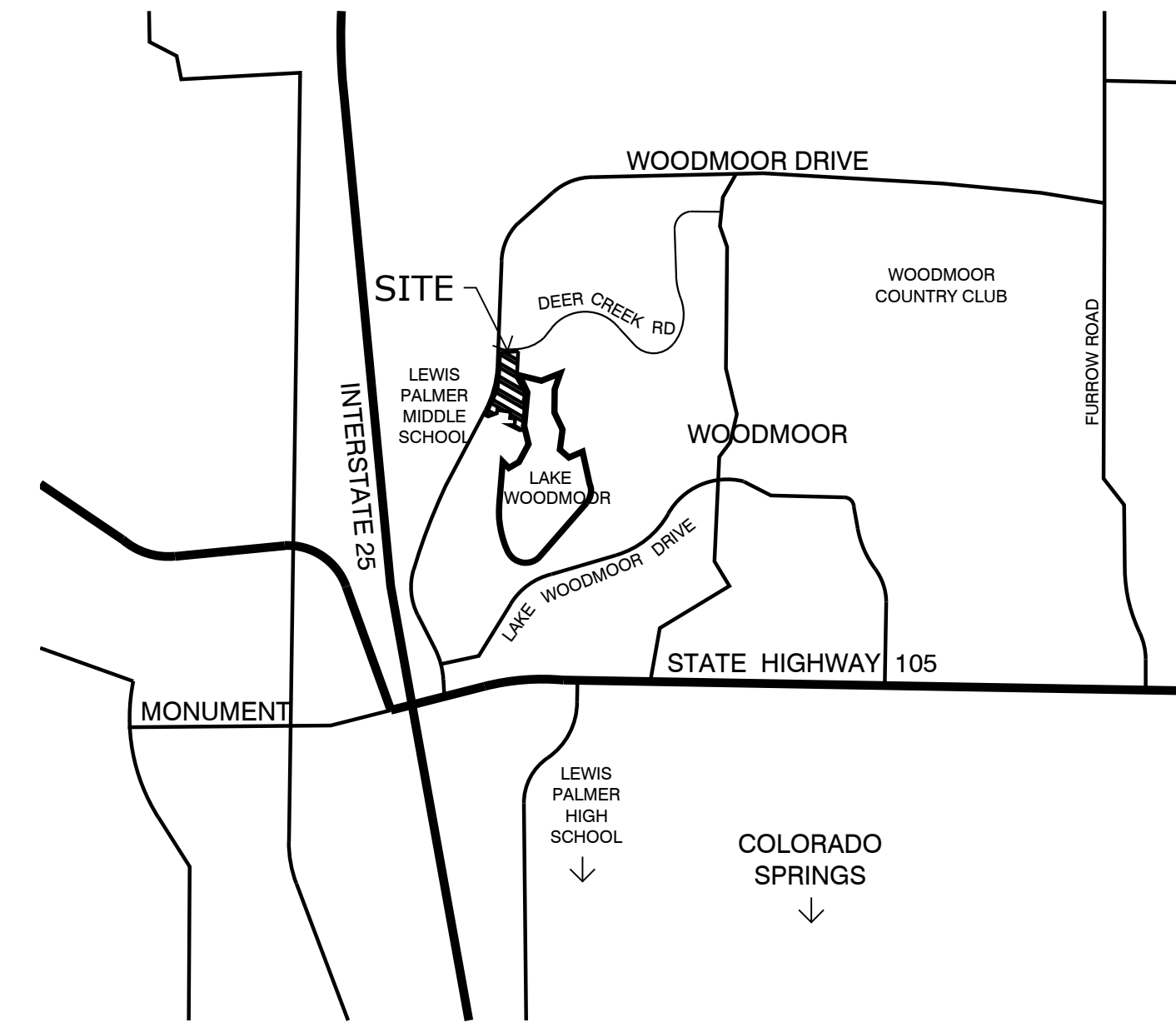
The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM):

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 allow for a smaller road cross-section that cannot be accommodated under public street standards. This allows a more compact development that facilitates attached single-family housing units on smaller lots, which is a product that fills a growing market need in the area. The more compact site design also allows the retention of vegetation, protection of the lake frontage, provision of a community trail and dedication of open space. 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)	
Typical Urban Local & [highlighted]			50' ROW with 30' asphalt mat (Local)	
3. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	50' public right of way (Local & Local Low Volume)	29' private tract with 24' asphalt mat. (Local & Local Low Volume)	A smaller private road cross-section. Tract versus ROW and the use of a turnaround will achieve the goal of providing both residents and emergency responders' 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.
4. ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac -Permanent hammerhead turnarounds not permitted	Permanent turnaround proposed on Hillingdon Heights using a 24' wide asphalt mat.	

Include deviation for length of tangent between broken back curves (ECM 2.3.3.F.3) and width of pavement (Std detail SD 2-2). Even though road is a low volume local road, it still needs to meet the local road criteria. Both of these deviations can be included on the deviation request for the urban local cross section.

### GENERAL NOTES

1. See Final Landscape Plan for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by the Waterside Home Owners Association.
3. This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective December 7, 2018.
4. Parking within the boundaries of the property and will only be for the use of the residents of Waterside and their guests.
5. Proposed trails on the property will be available for use by the public.
6. There will be no direct lot access from Deer Creek Road.
7. No site grading will be allowed until all applicable wetland impact permits have been issued by the Army Corps of Engineers.
8. Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat:  
Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, erosion potential, flood potential, and regional issues of seismicity as well as naturally occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study Prepared by CTL Thompson, Inc. January 27, 2022, in file PUD SP-22-009 available at the El Paso County Planning and Community Development Department.



### VICINITY MAP



### 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 30' Max.
Building Height:	

### SITE PARKING CALCULATIONS

Required:		
52 Townhomes (3-bedroom)	2.0 spaces per dwelling unit	104 spaces
Guests	1 space per 4 dwelling units	13 spaces
	<b>Total Required</b>	<b>= 117 spaces</b>
Garage parking	2 per unit	104 spaces
Off-street guest parking bays (for sole use by Waterside residents and guests)	26	26 spaces provided
	<b>Total Provided</b>	<b>= 130 spaces</b>

### PROJECT TEAM

OWNER/APPLICANT:	Beth Diana 719-867-2261 Lake Woodmoor Holdings LLC 9540 Federal Drive, Suite 200 Colorado Springs, CO 80921
PLANNING/ LANDSCAPE ARCHITECTURE:	Andrea Barlow 719-471-0073 NES Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Kyle Campbell 719-785-0790 Classic Engineering 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

### SHEET INDEX

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Sheet 16 of 16:	Rezoning and Adjacent Owners Map



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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: 9/23/2022 BY: JS DESCRIPTION: PER COUNTY COMMENTS

DATE: 11/16/2022 BY: JS DESCRIPTION: PER COUNTY COMMENTS

### COVER

# 1

1 OF 16

PUDSP-22-009

# 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

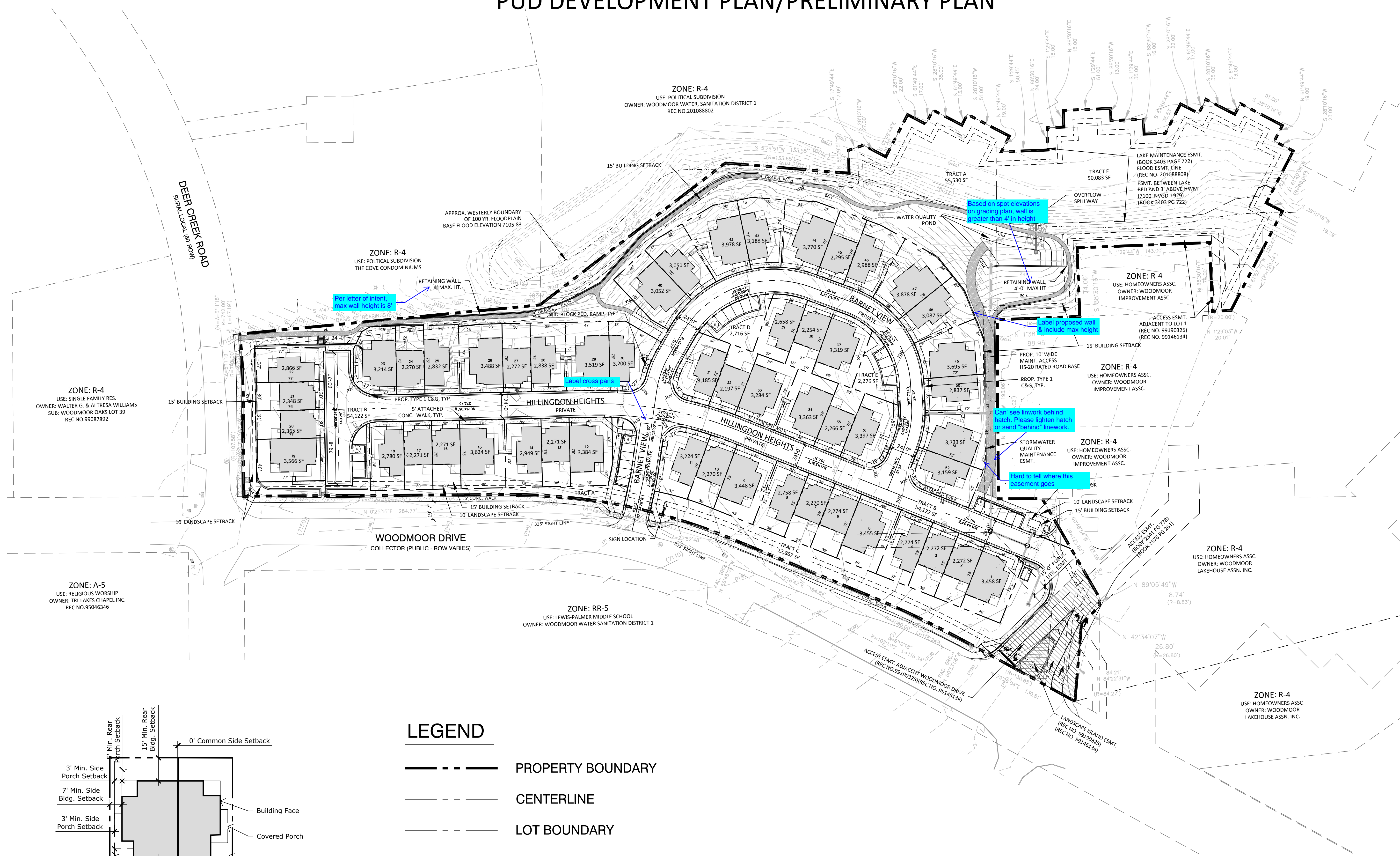


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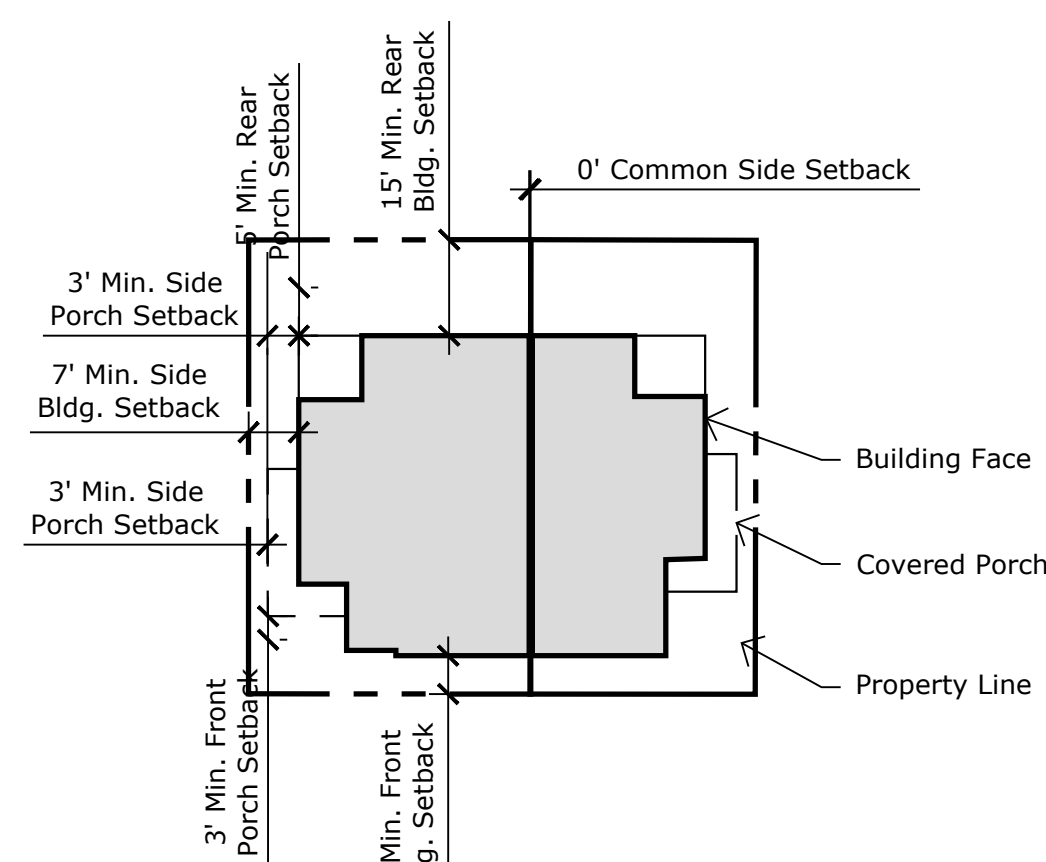
## WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/  
 PRELIMINARY PLAN  
 WOODMOOR DRIVE  
 MONUMENT, CO

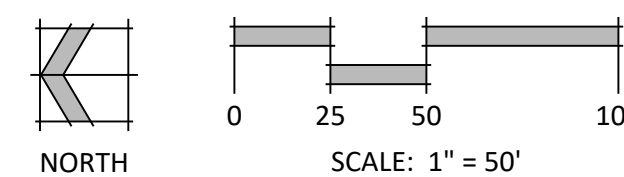
DATE: 07/15/2022  
 PROJECT MGR: A. BARLOW  
 PREPARED BY: B. SWENSON

### LEGEND

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



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



PUD SITE PLAN

2

2 OF 16

PUDSP-22-009

# WATERSIDE AT LAKE WOODMOOR

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

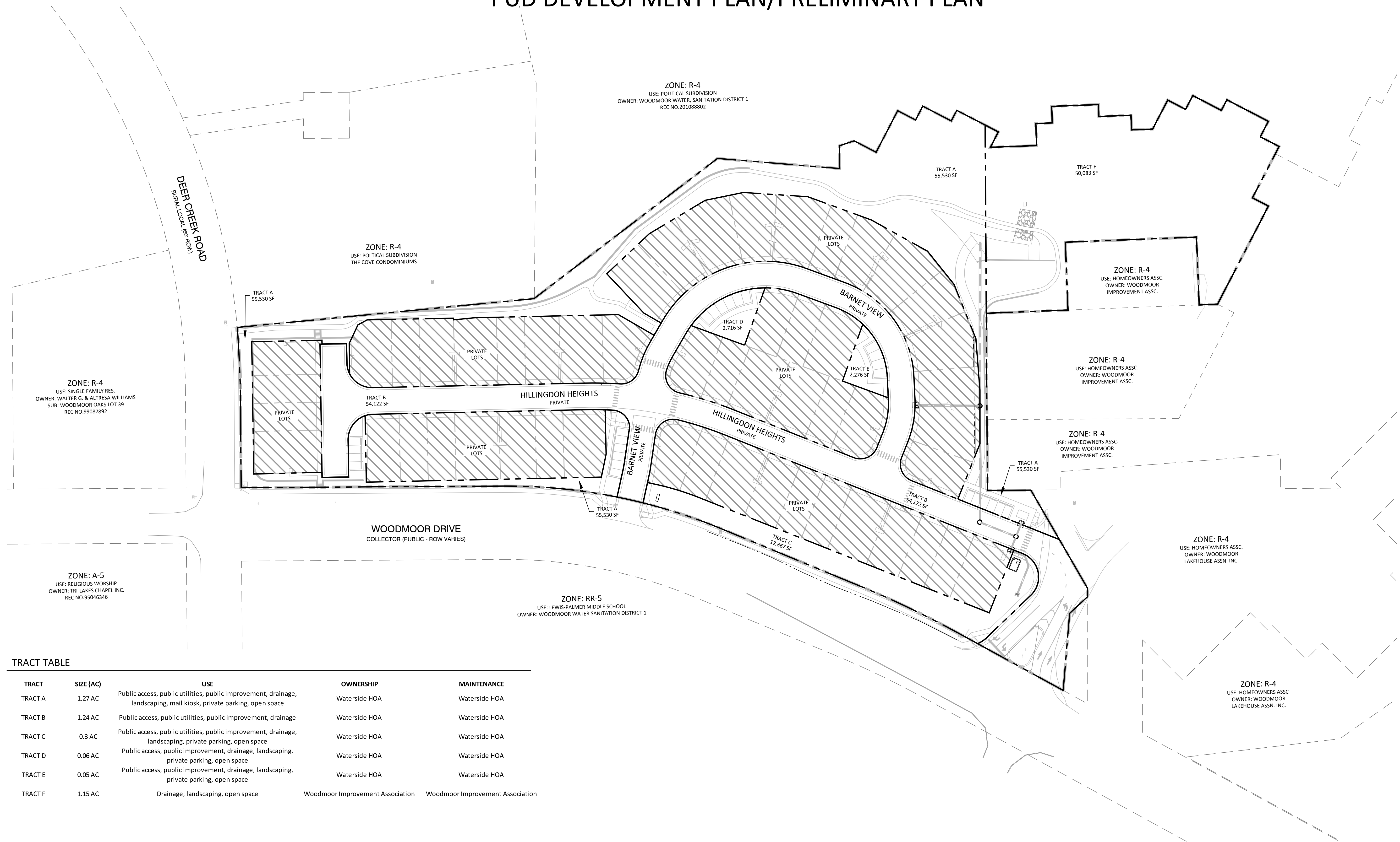


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TRACT TABLE

TRACT	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1.27 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	Waterside HOA	Waterside HOA
TRACT C	0.3 AC	Public access, public utilities, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT D	0.06 AC	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT E	0.05 AC	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT F	1.15 AC	Drainage, landscaping, open space	Woodmoor Improvement Association	Woodmoor Improvement Association

## WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/  
PRELIMINARY PLAN  
WOODMOOR DRIVE  
MONUMENT, CO

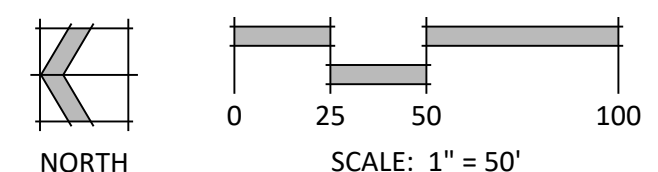
DATE: 07/15/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

### PUD SITE PLAN

# 3

3 OF 16

PUDSP-22-009



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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

PROJECT INFO

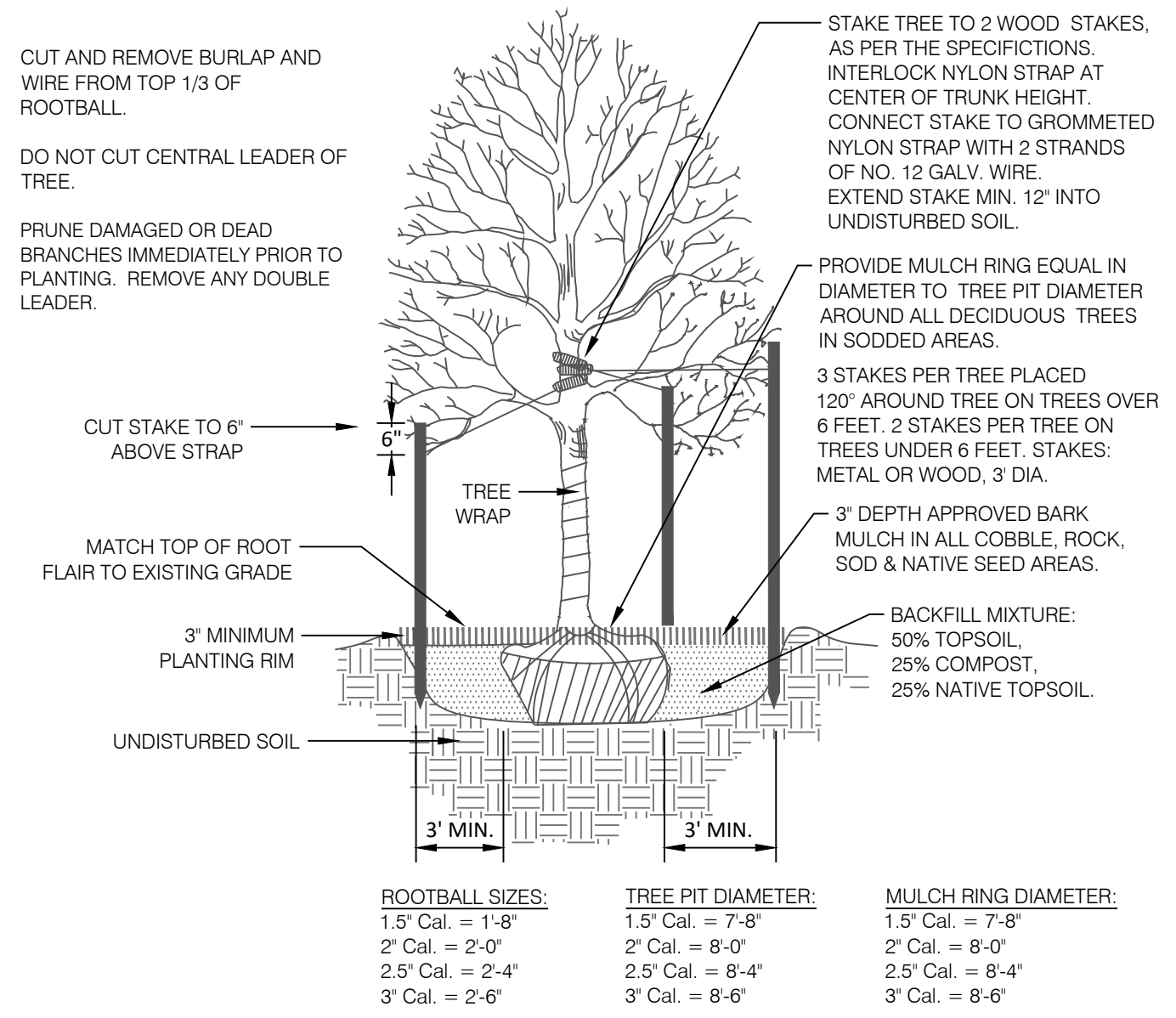
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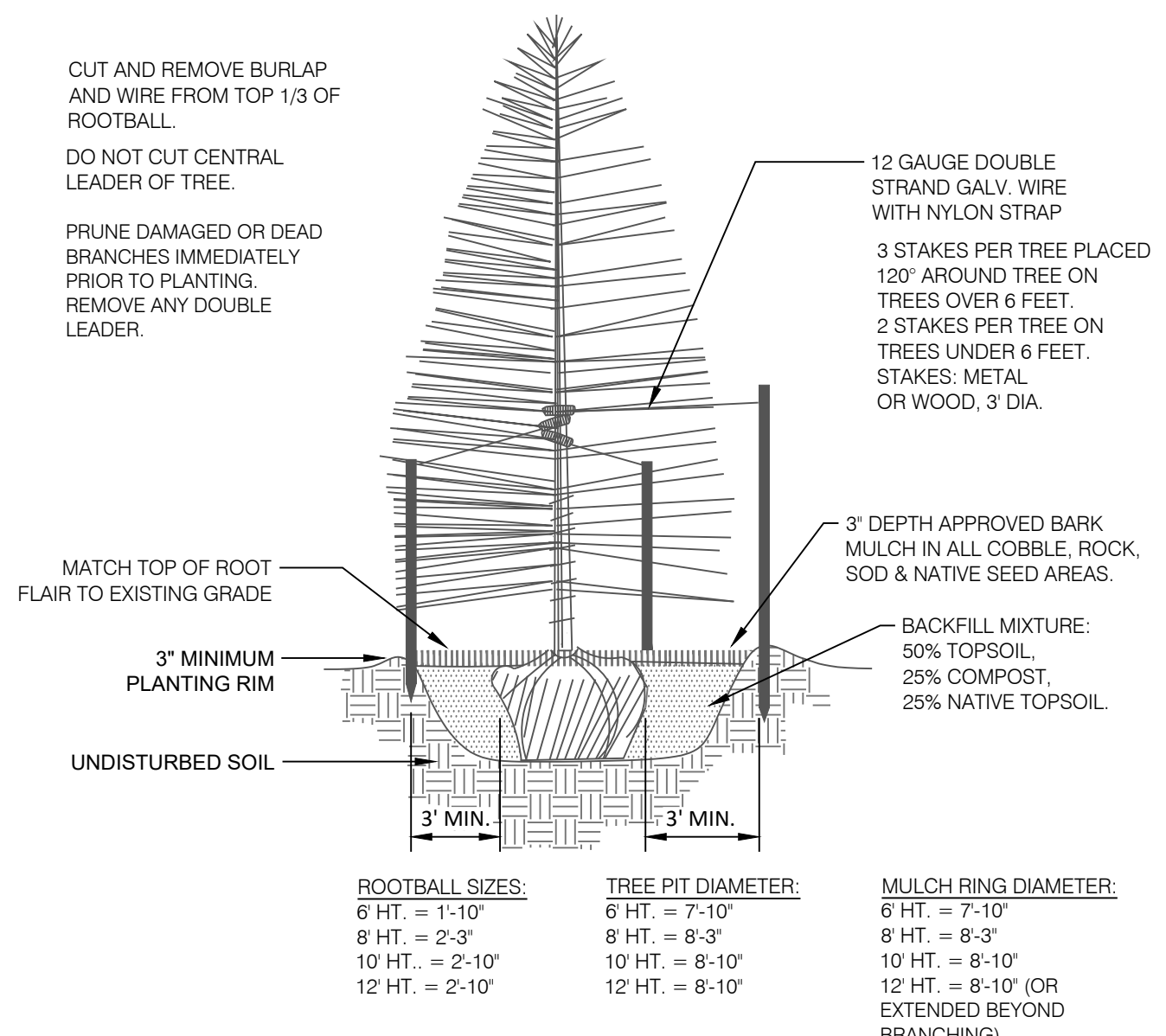
ISSUE / REVISION

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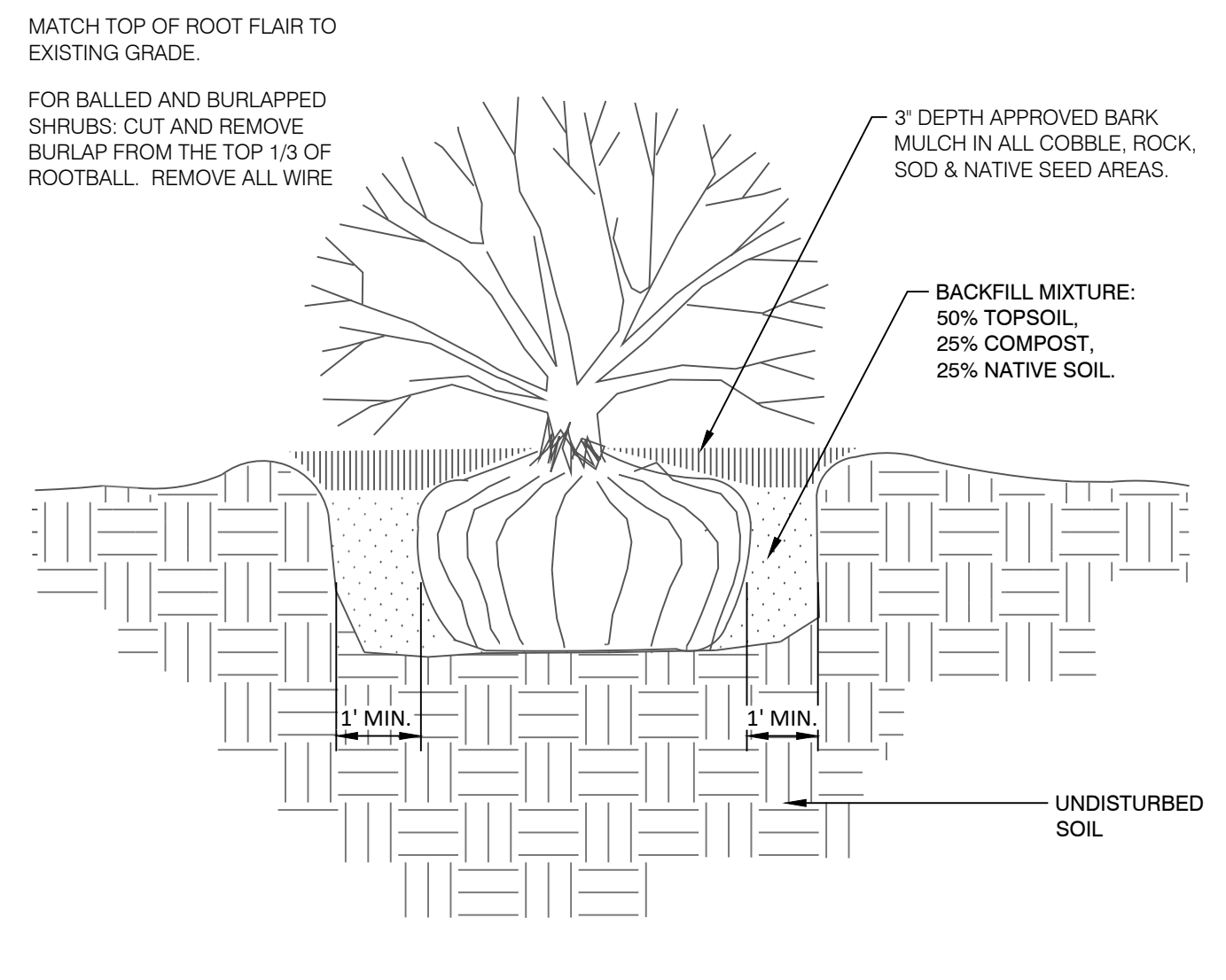
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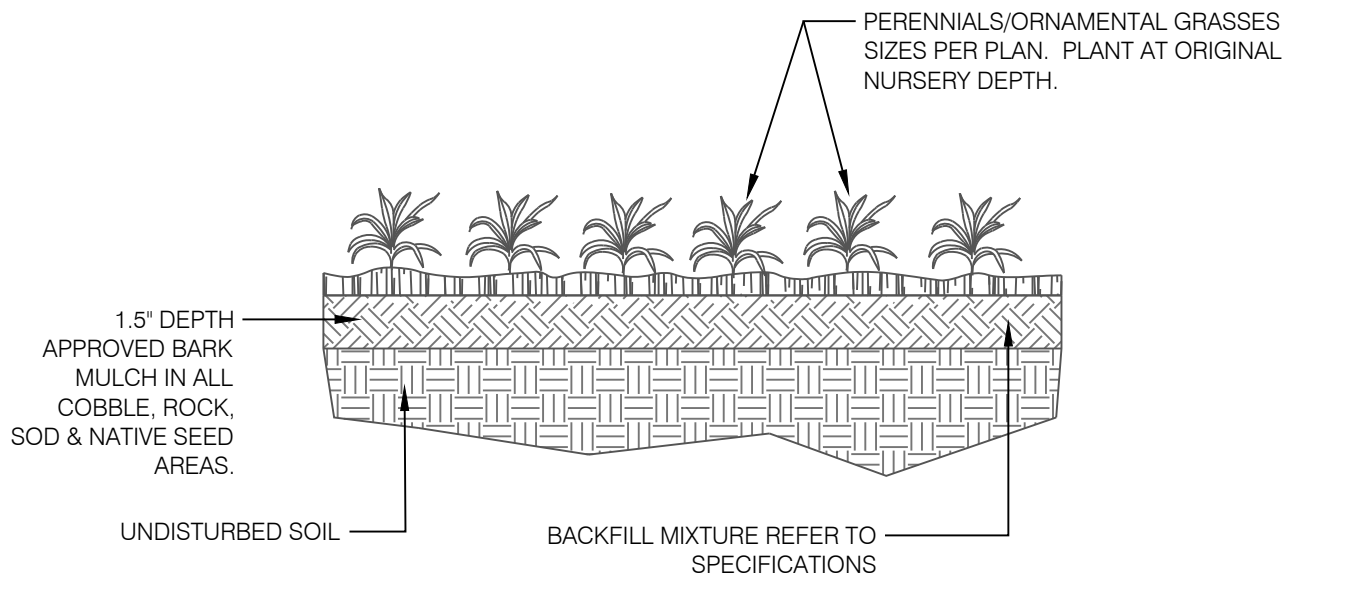
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N.T.S. 329343-01



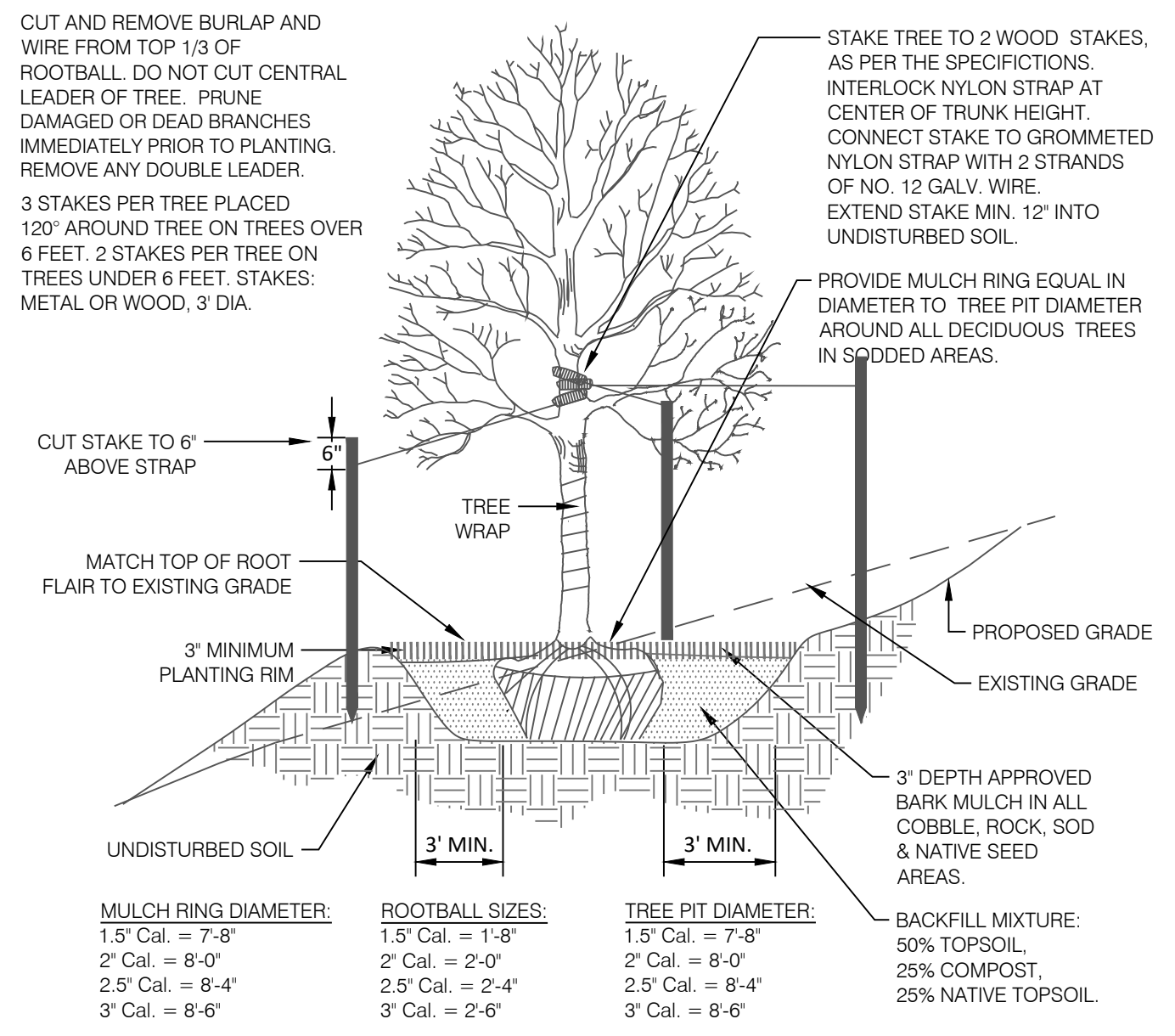
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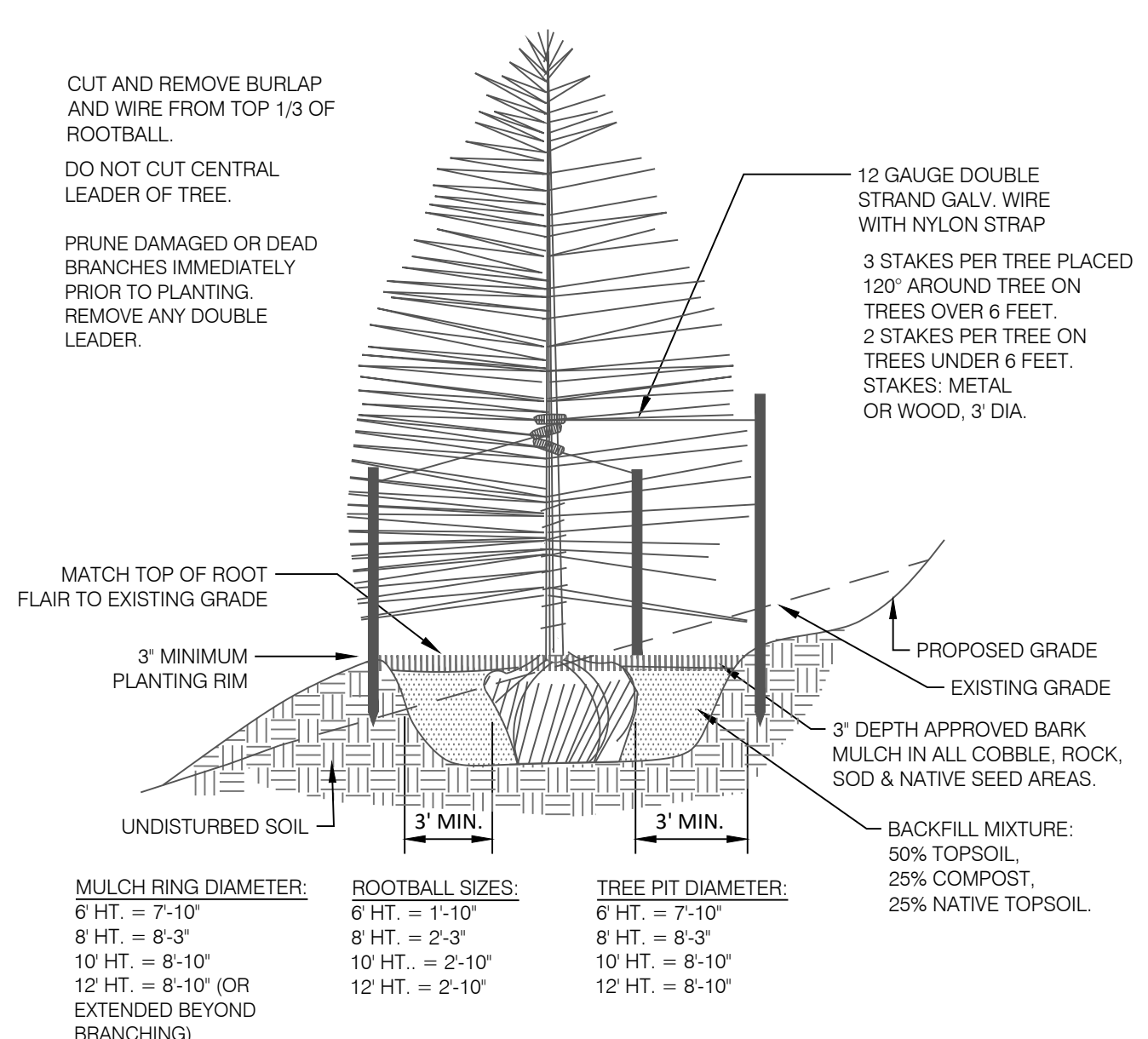
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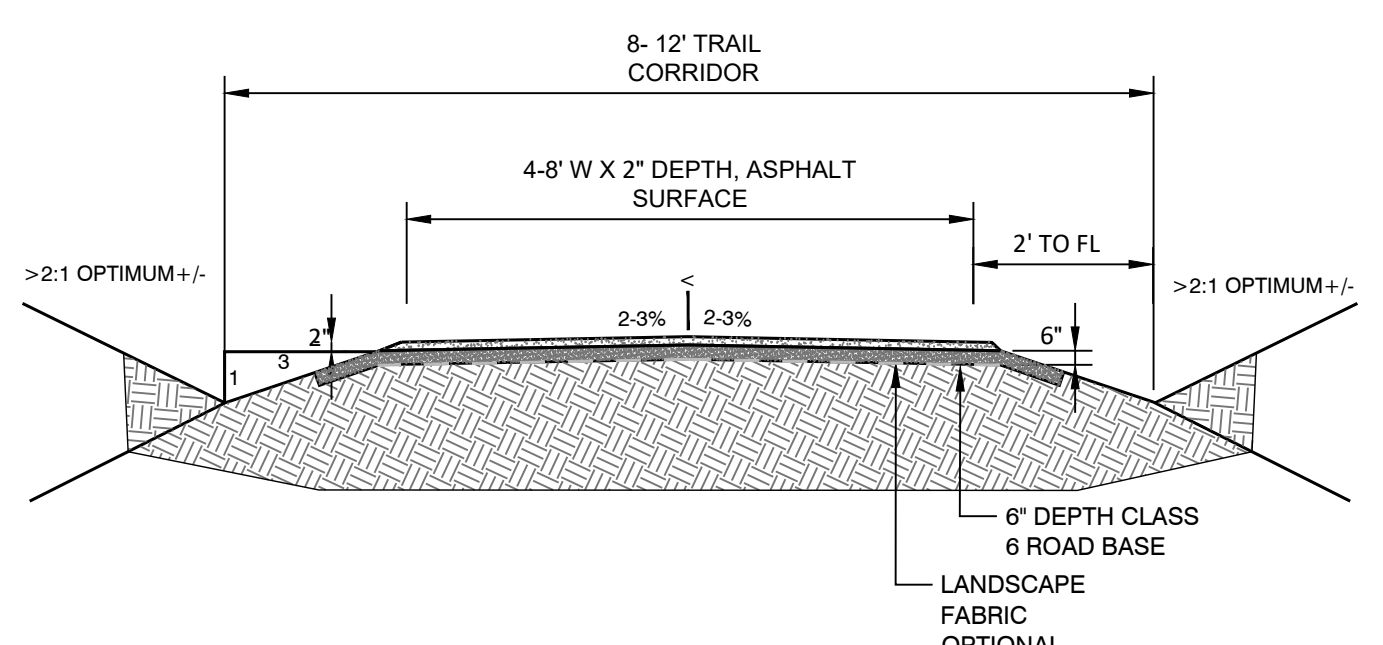
**4 PERENNIAL / ORNAMENTAL GRASS PLANTING**  
N.T.S. 3293-04



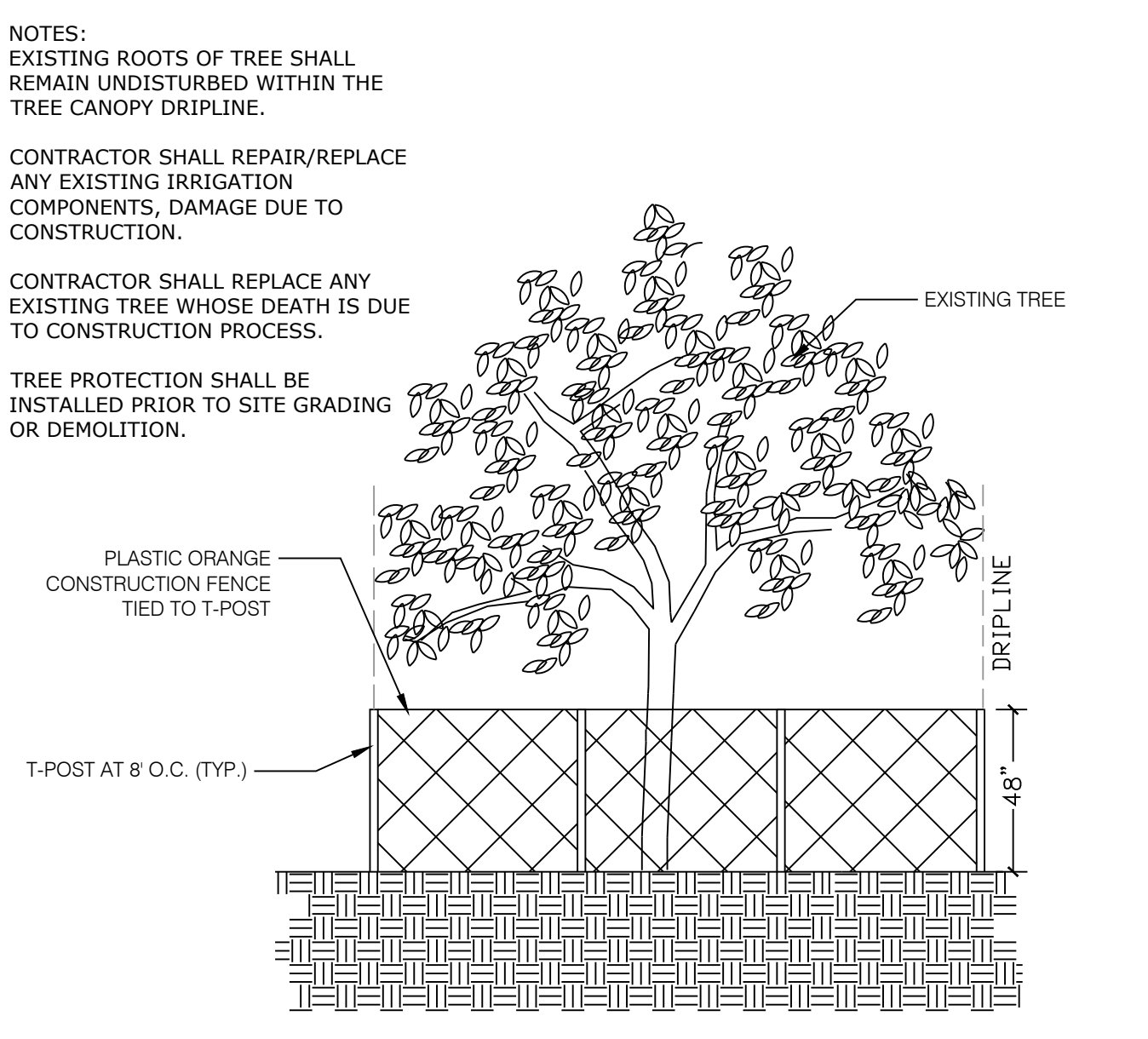
**5 DECIDUOUS TREE PLACEMENT ON SLOPE**  
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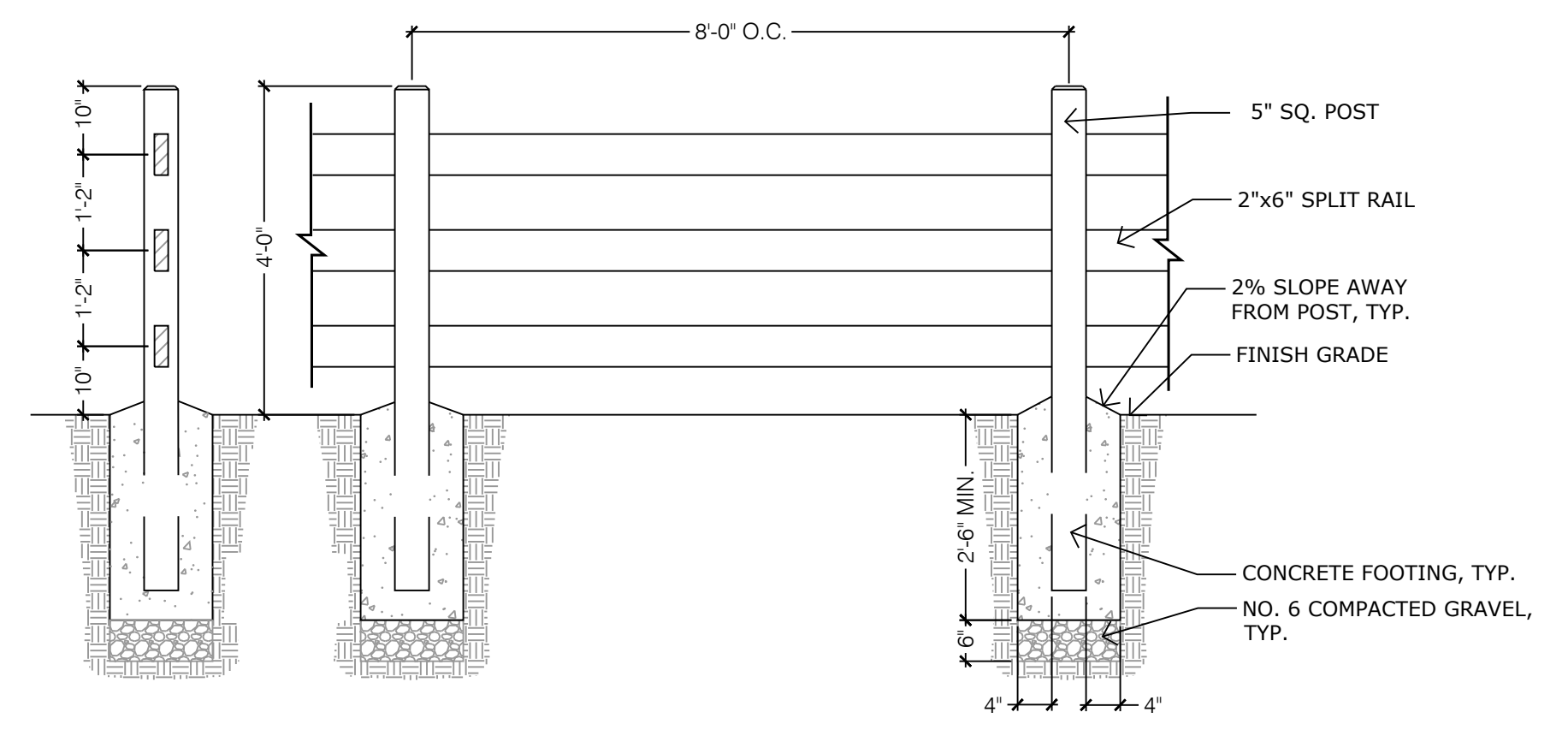
**6 CONIFEROUS TREE PLACEMENT ON SLOPE**  
N.T.S. 329343-06



**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\"/>

Sheet out of order



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

DATE: 07/5/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

SCALE

ISSUE INFO

ISSUE:	DATE:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
11/16/2022	JS	PER COUNTY COMMENTS

ISSUE / REVISION

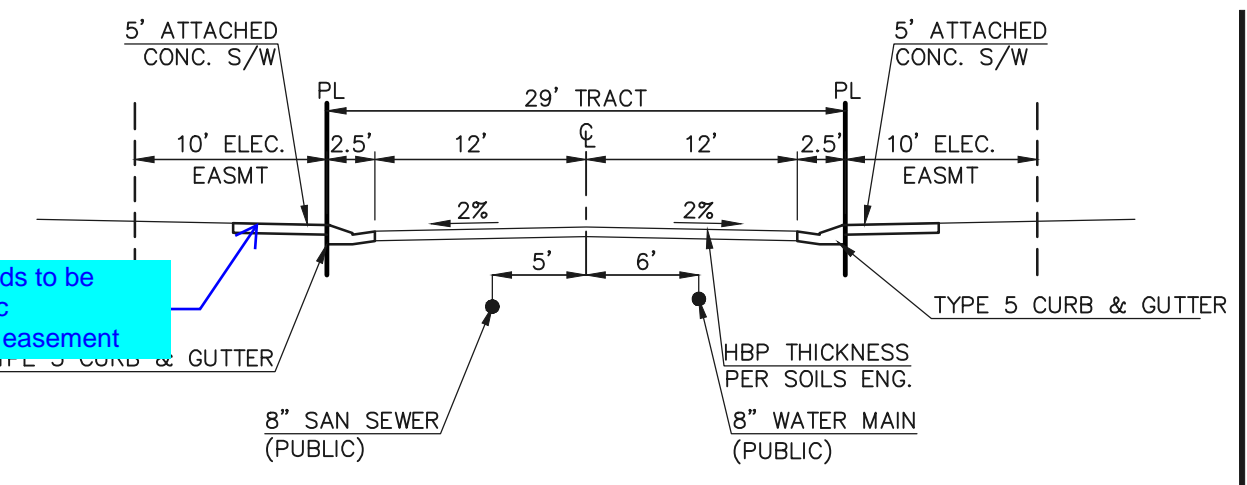
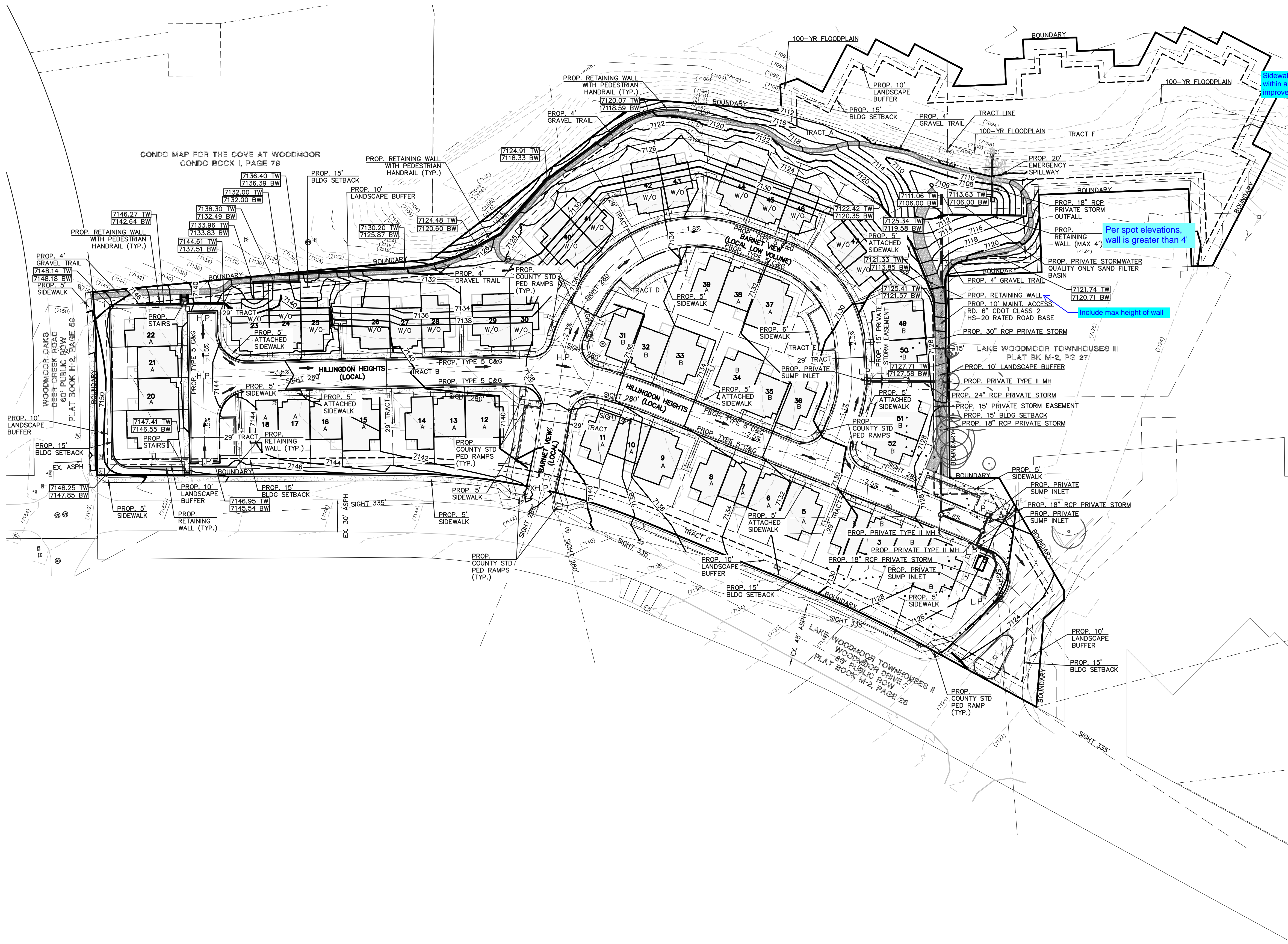
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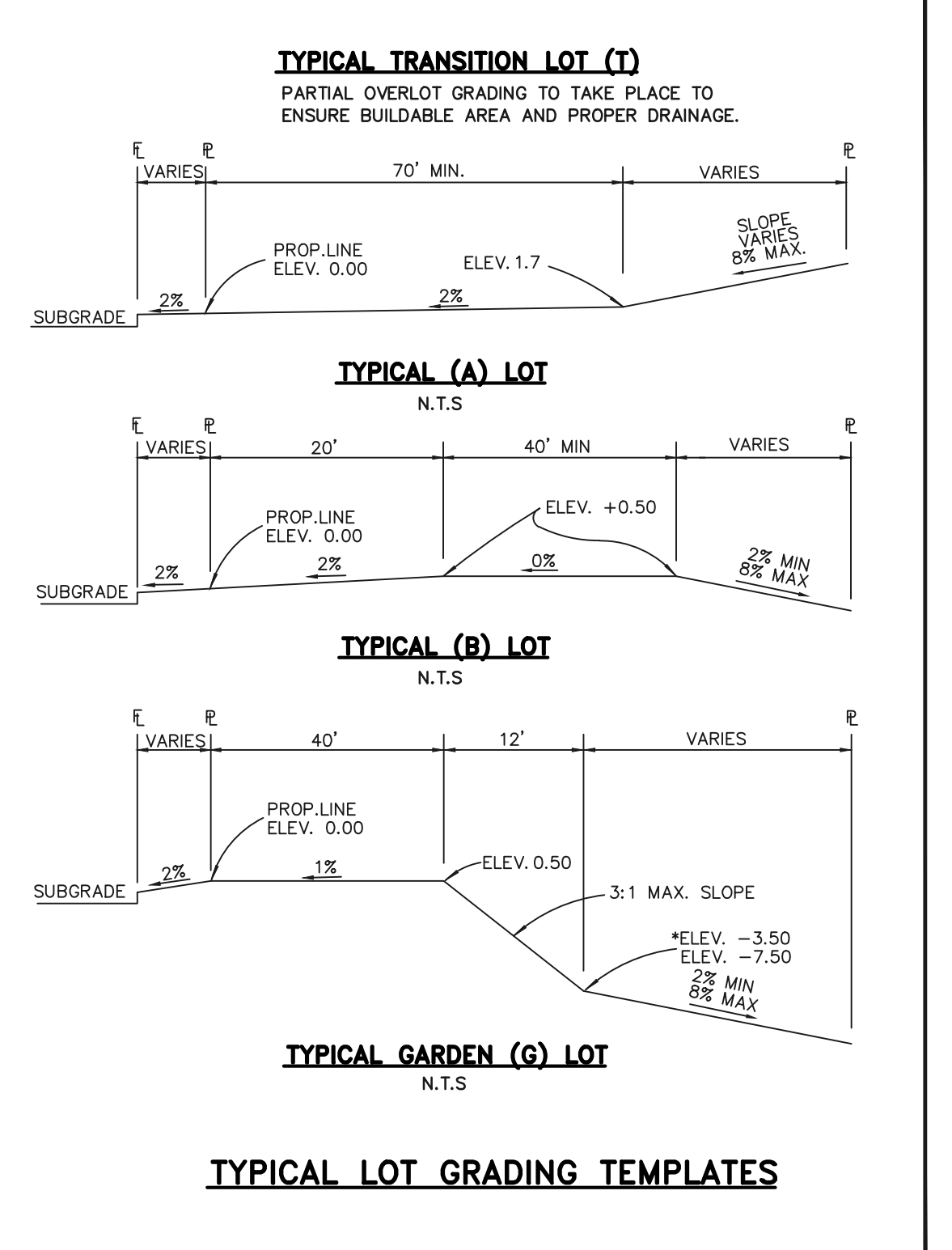
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9 OF 16

SHEET NUMBER

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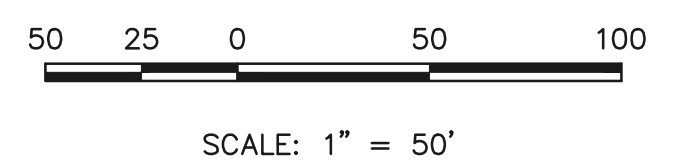
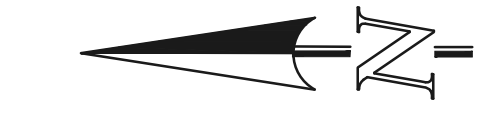


**TYPICAL SECTION - PRIVATE ROADWAY TRACT**  
 SCALE: 1" = 10'  
 -HILLINGDON HEIGHTS - URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)  
 -BARNET VIEW BETWEEN WOODMOOR DRIVE AND HILLINGDON HEIGHTS - URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)  
 -BARNET VIEW EAST OF HILLINGDON HEIGHTS - URBAN LOCAL (LOW VOLUME)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



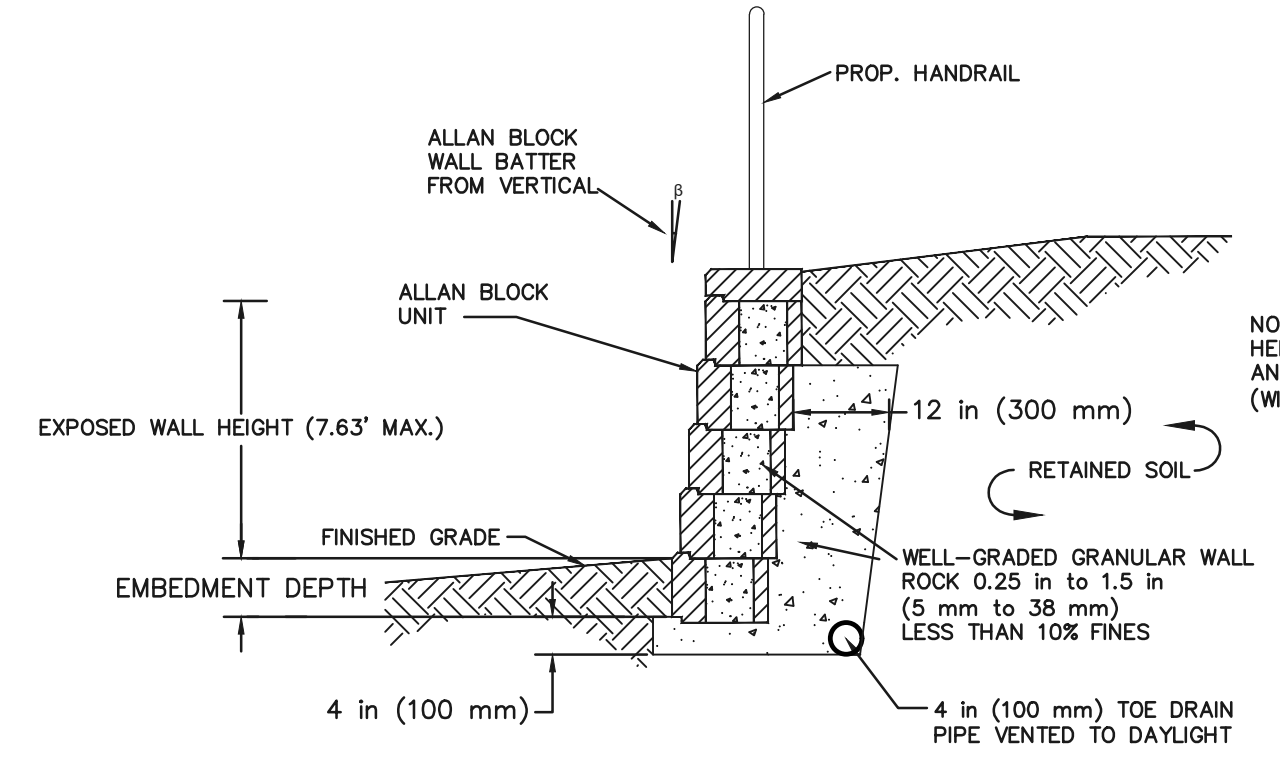
**NOTE:**  
 OVERLOT GRADING WILL NOT EXCEED THE 25 ACRES ALLOWED BY CODE

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



**LEGEND**

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- GARDEN LOT
- TRANSITION LOT
- SILT FENCE
- VEHICLE TRACKING CONTROL
- ROCK CHECK DAM
- INLET PROTECTION
- SILT FENCE
- LIMIT OF DISTURBANCE



**TYPICAL RETAINING WALL DETAIL (BY OTHERS)**  
 NOT TO SCALE

Land Planning  
 Landscape Architecture  
 Urban Design

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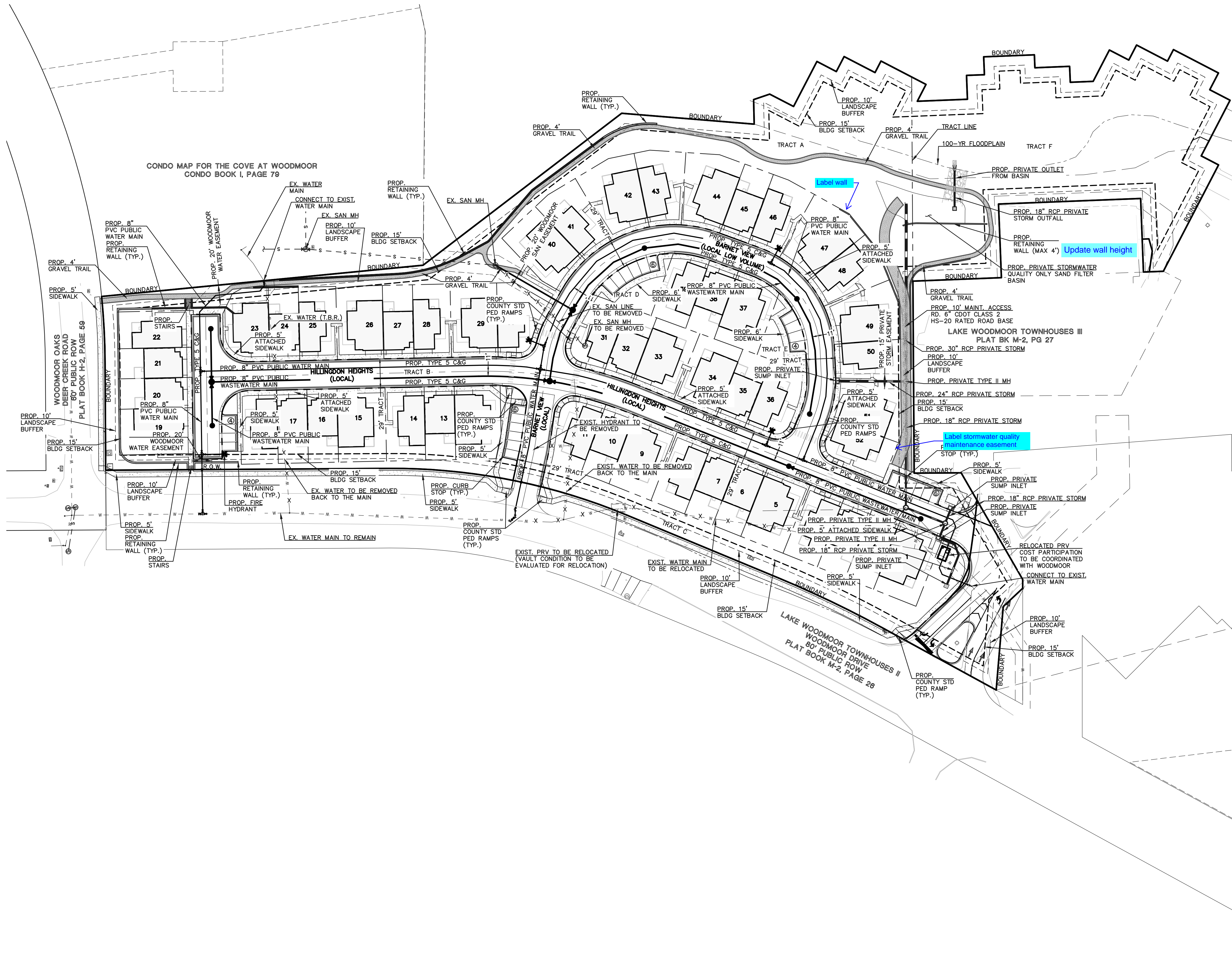
**Waterside Townhomes Preliminary/Final PUD Site Plan**  
 Monument, Colorado

DATE: MAY 24, 2022  
 PROJECT MGR: K. Campbell  
 PREPARED BY: L. Bowersock

DATE:	BY:	DESCRIPTION:

**PRELIMINARY GRADING PLAN**

**4**  
 OF 16



**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.



SCALE: 1" = 50'

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	—○—

CONDO MAP FOR THE COVE AT WOODMOOR  
CONDO BOOK I, PAGE 79

WOODMOOR OAKS  
WOODMOOR DRIVE  
INSER CHECK ROW  
PLAT BOOK H-2, PAGE 59

LAKE WOODMOOR TOWNHOUSES II  
WOODMOOR DRIVE  
80' PUBLIC ROW  
PLAT BOOK H-2, PAGE 29

LAKE WOODMOOR TOWNHOUSES III  
PLAT BK M-2 PG 27

HILLINGDON HEIGHTS (LOCAL)

HILLINGDON HEIGHTS (LOCAL)

HILLINGDON HEIGHTS (LOCAL)

HILLINGDON HEIGHTS (LOCAL)

**WATERSIDE TOWNHOMES**  
Preliminary/Final  
PUD Site Plan

Monument, Colorado

DATE: JULY 29, 2021  
PROJECT MGR: M. Whorton  
PREPARED BY: R. Aragon

PROJECT INFO  
SEAL  
ISSUE INFO  
ISSUE / REVISION  
SHEET NUMBER  
SHEET TITLE  
PLAN FILE #

DATE	BY	DESCRIPTION

**PRELIMINARY UTILITY PLAN**

**5**  
OF 16

# WATERSIDE AT LAKE WOODMOOR

## EL PASO COUNTY, COLORADO

### PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

#### 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

#### 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

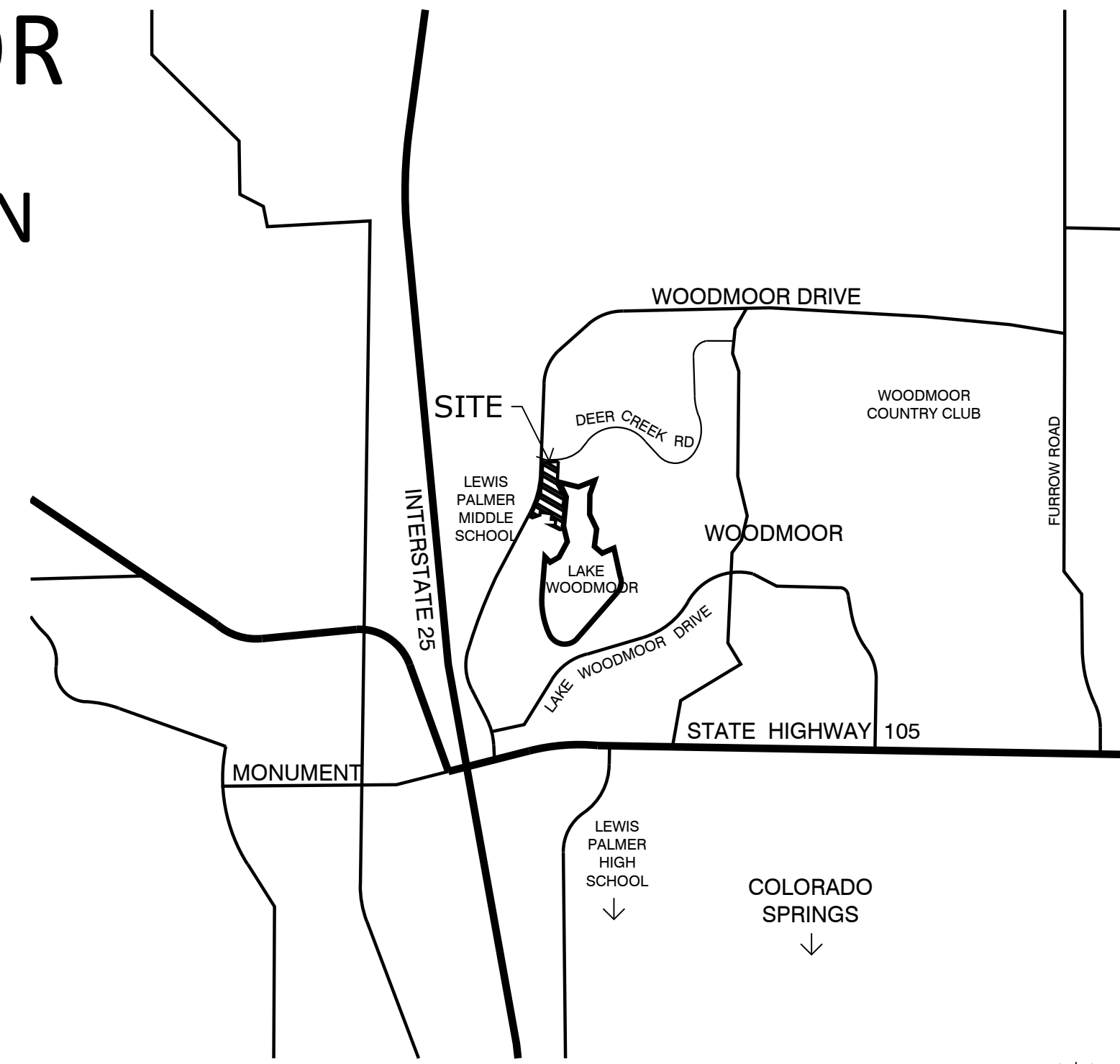
CIVIL ENGINEER: Classic Engineering  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903

#### PLANT SCHEDULE

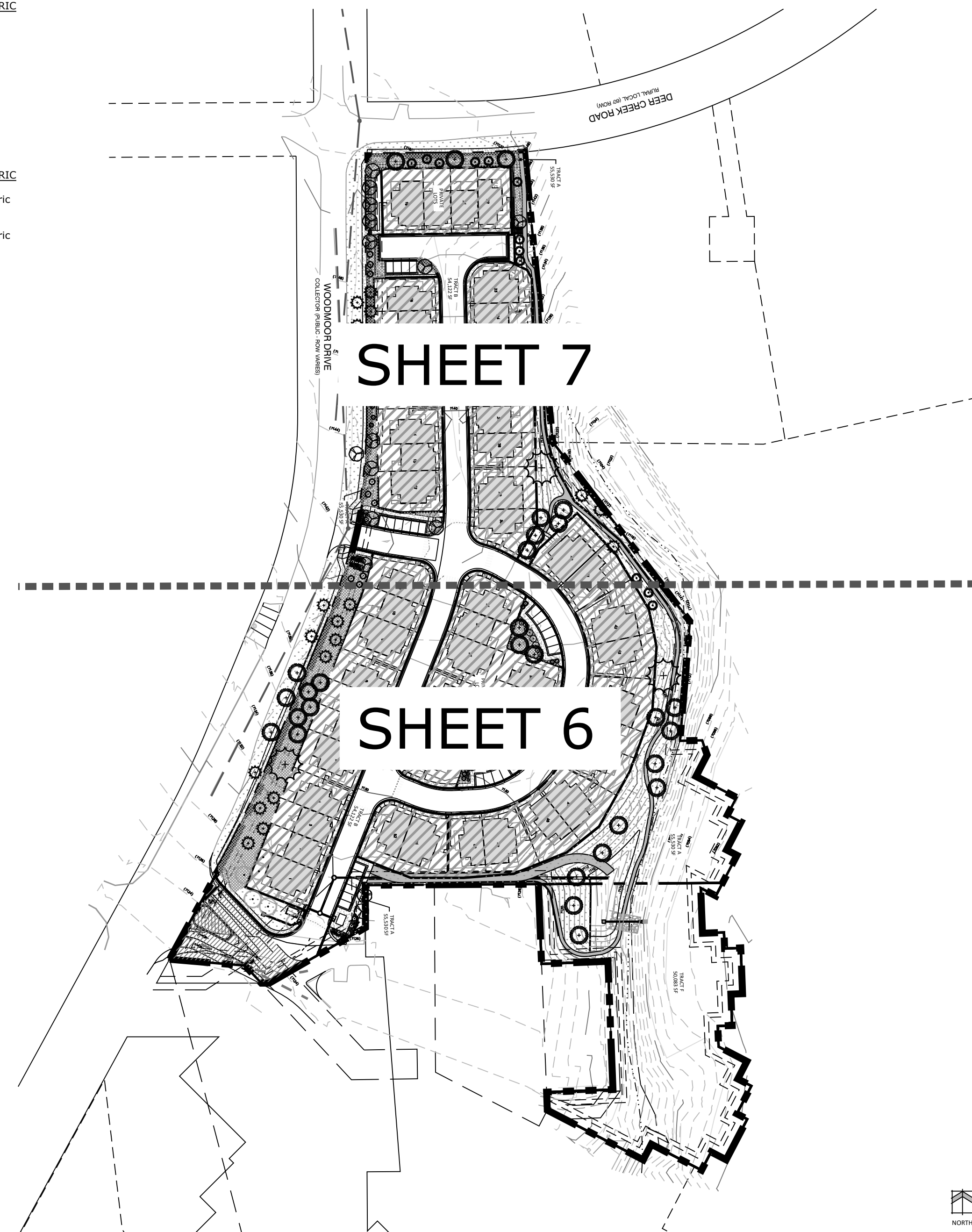
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pe	12	Populus tremula 'Erecta' / European Columnar Aspen	35'	10'	1.5" Cal.	B&B	
	Pt	37	Populus tremuloides / Quaking Aspen	40'	20'	1.5" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Jb	9	Juniperus chinensis 'Blue Point' / Blue Point Juniper	12'	8'	6"	CONT	
	Ped	19	Pinus edulis / Pinon Pine	25'	20'	6"	B&B	
	Pa	10	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20'	5'	6"	B&B	
	Ppo	3	Pinus ponderosa / Ponderosa Pine	80'	40'	6"	B&B	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Mp	16	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Dxc	27	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5'	5'	5 GAL	CONT	
	Jg	25	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	1'	3'	5 GAL	CONT	
	Jsm	3	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8'	6"	CONT	
	Pg2	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	3'	3.5'	5 GAL	CONT	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Ec	24	Eriophyllum confertiflorum / Golden Yarrow	2'	2'	1 GAL		Xeric
	Rcp	38	Ratibida columnifera pulcherrima / Red Prairie Coneflower	2'	2'	1 GAL	CONT	Xeric

#### GROUND COVER SCHEDULE

	EXISTING TREE	6	
	NATIVE SEED MIX	49,018 sf	
	Arkansas Valley Low Grow Mix		
	Drill Seeded at 25 LBS/AC		
	30% Ephraim Crested Wheatgrass		
	25% Sheep Fescue		
	20% Perennial Rye		
	15% Chewings Fescue		
	ROCK MULCH PLANTING BED	21,132 sf	
	3/4" Mountain Granite		



VICINITY MAP



LANDSCAPE SHEET KEY MAP



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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## WATERSIDE AT LAKE WOODMOOR

### PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN

WOODMOOR DRIVE  
MONUMENT, CO

DATE: 07/5/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

ISSUE: 9/23/2022 JS PER COUNTY COMMENTS  
11/16/2022 JS PER COUNTY COMMENTS

#### LANDSCAPE COVER AND NOTES

6

6 OF 15



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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

# WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/  
PRELIMINARY PLAN  
WOODMOOR DRIVE  
MONUMENT, CO

DATE: 07/5/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

SCALE

ISSUE INFO

ISSUE:	DATE:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
11/16/2022	JS	PER COUNTY COMMENTS

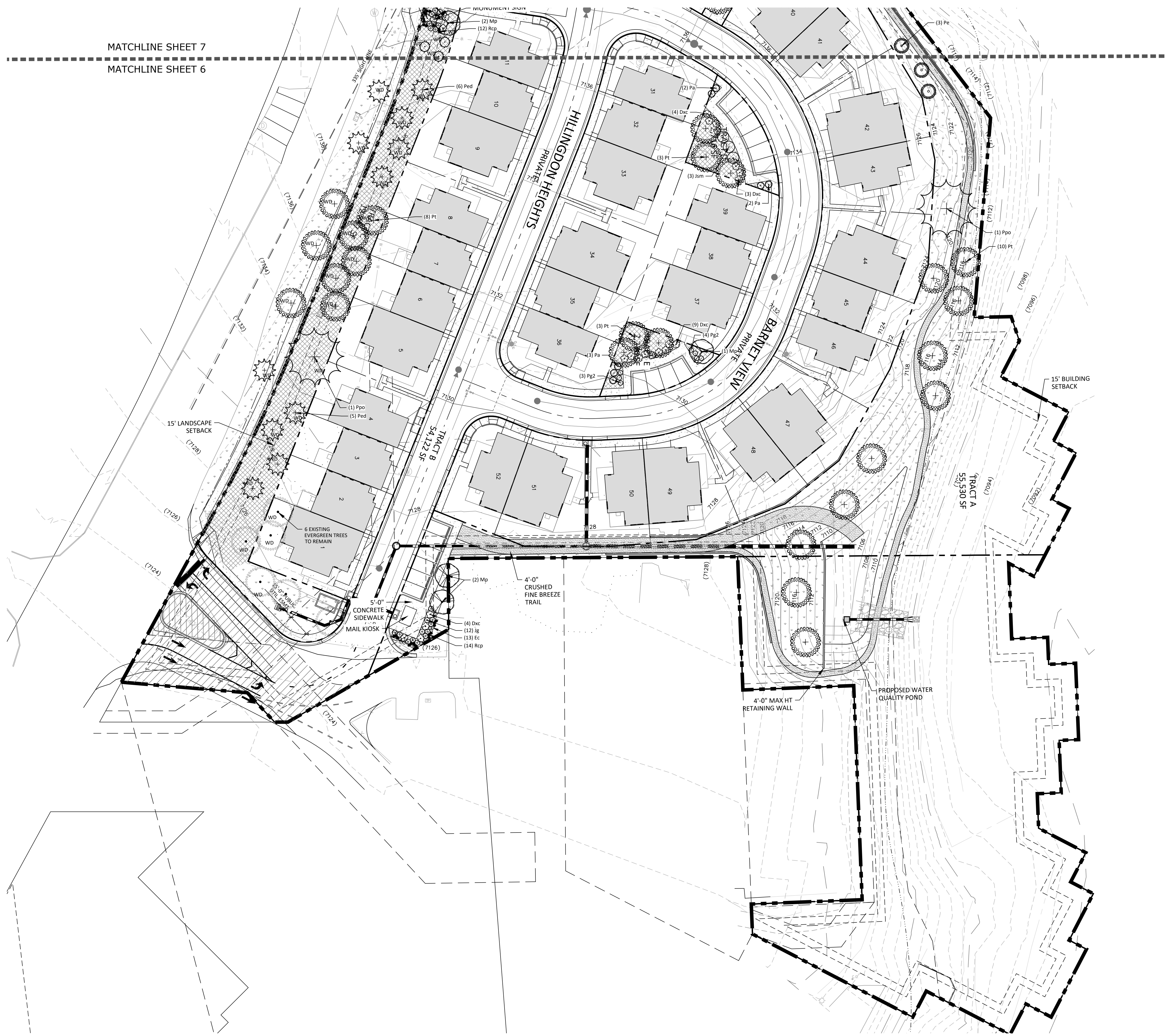
ISSUE / REVISION

## LANDSCAPE PLAN

SHEET TITLE

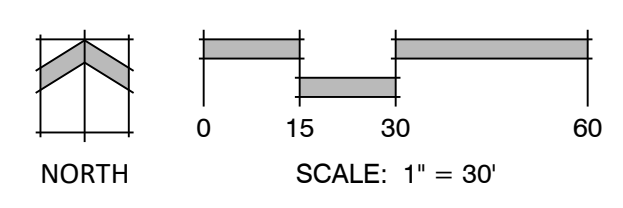
**7**  
7 OF 16

SHEET NUMBER



### GROUND COVER SCHEDULE

	EXISTING TREE	6
	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	48,998 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	21,155 sf



MATCHLINE SHEET 7  
MATCHLINE SHEET 6

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/  
PRELIMINARY PLAN  
WOODMOOR DRIVE  
MONUMENT, CO

DATE: 07/5/2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

SCALE

ISSUE INFO

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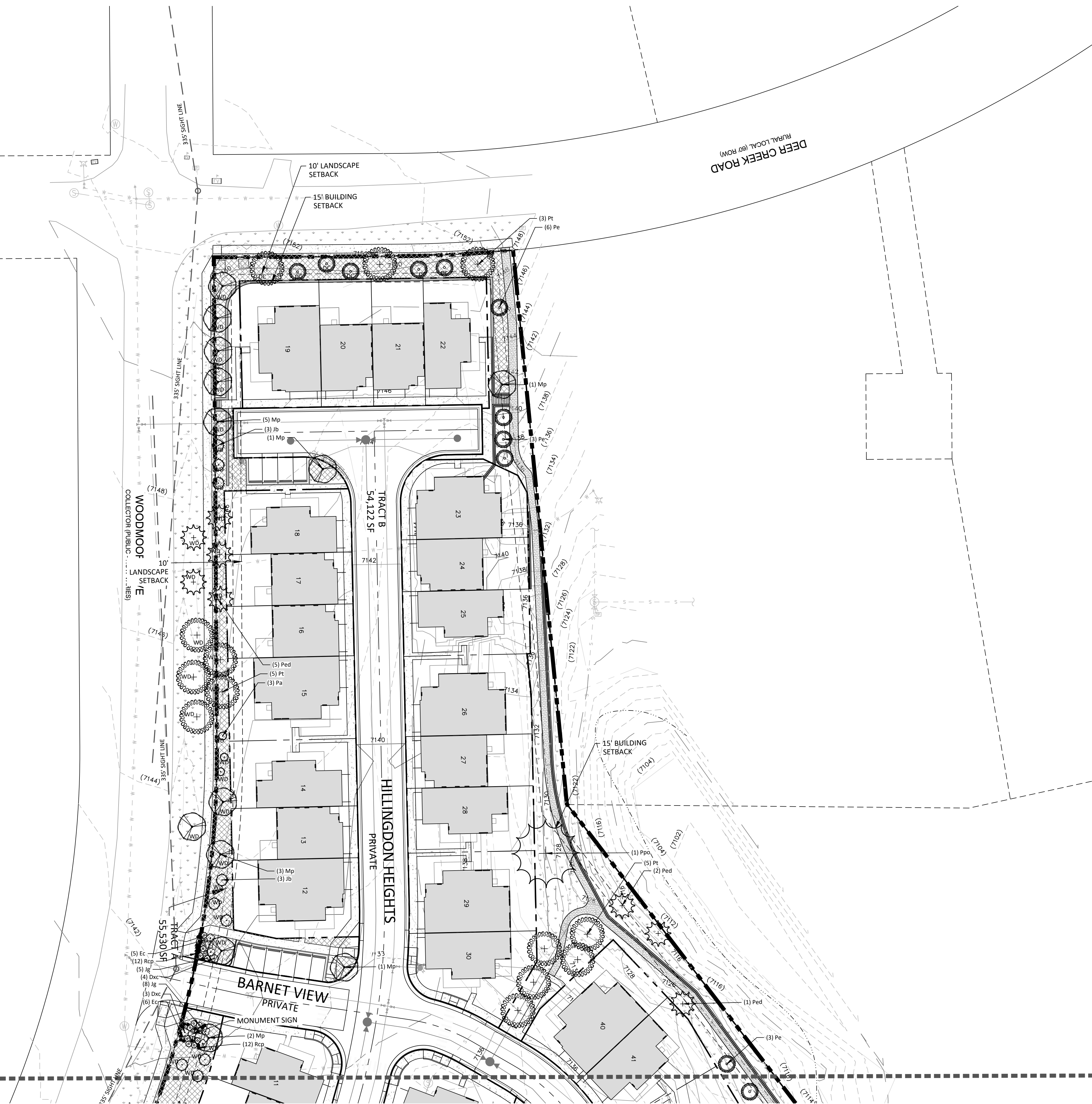
ISSUE / REVISION

## LANDSCAPE PLAN

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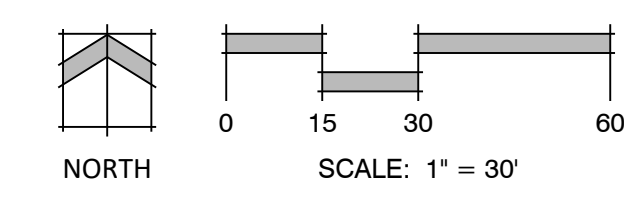
# 8

8 OF 16



### GROUND COVER SCHEDULE

	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	48,998 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	21,155 sf



MATCHLINE SHEET 7

MATCHLINE SHEET 6

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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"

3-2 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"



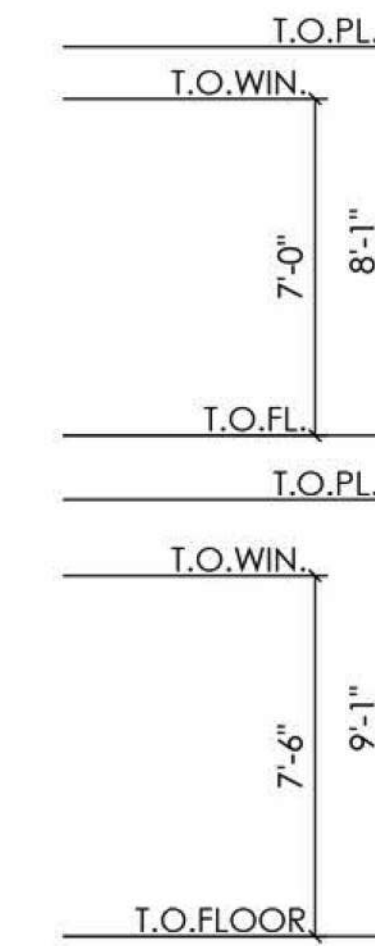
LEFT ELEVATION 'B'

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**

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

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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# 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

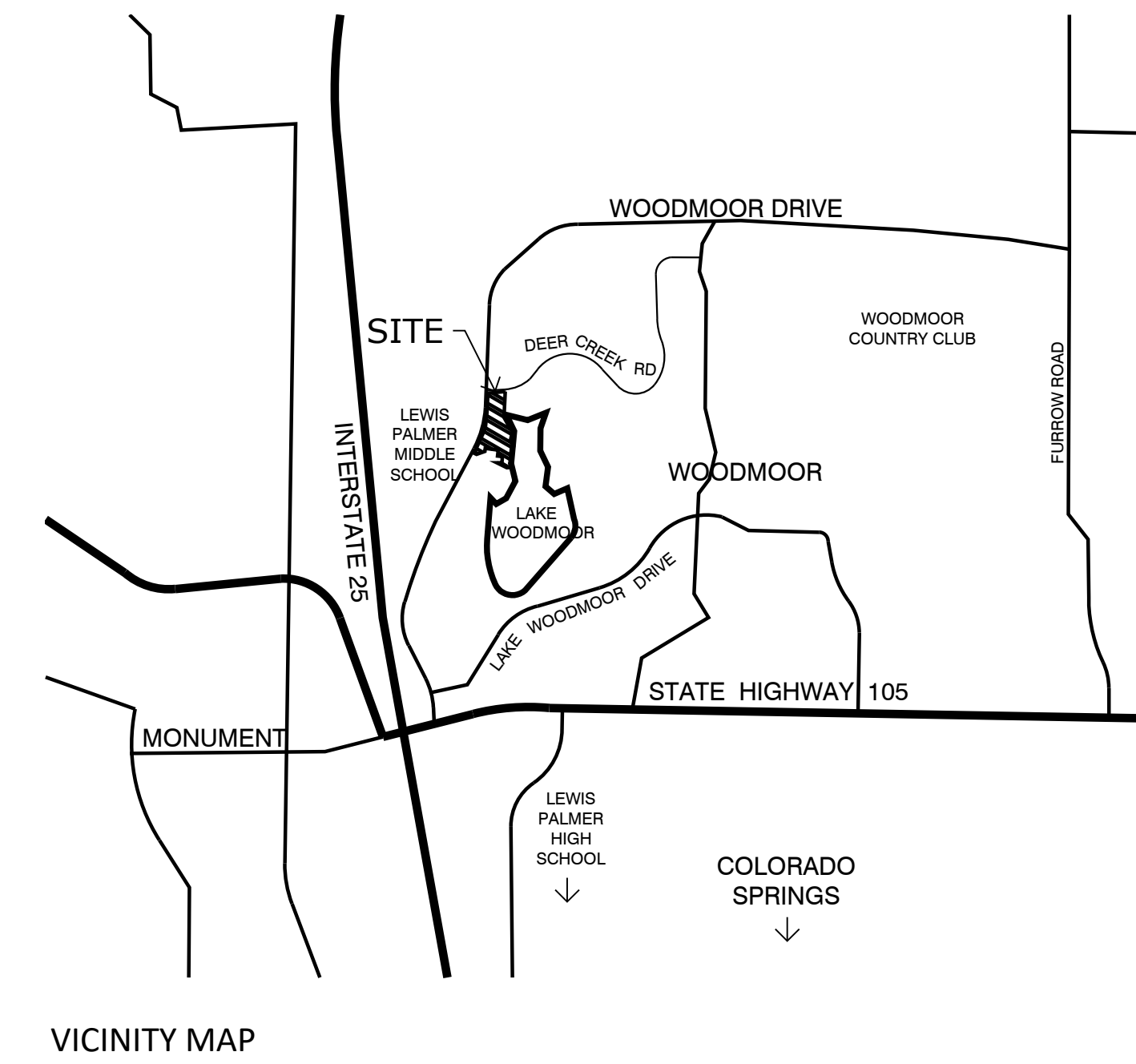
Tax ID Number: 7111404112 through Tax ID Number 7111404194 (83)  
 Area: 7.53 Acres, 327,959 S.F.  
 Current Zoning: R-4  
 Proposed Zoning: PUD  
 Current Land Use: Vacant  
 Proposed Land Use: Single Family: 3.46 AC (46%)  
 Private Roads: 1.24 AC (16%)  
 Open Space: 1.42 AC (19%)  
 Woodmoor Improvement 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 allow for a smaller road cross-section that cannot be accommodated under public street standards. This allows a more compact development that facilitates attached single-family housing units on smaller lots, which is a product that fills a growing market need in the area. The more compact site design also allows the retention of vegetation, protection of the lake frontage, provision of a community trail and dedication of open space. 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 and 4 below)	
3. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	50' public right of way	29' private tract with 24' asphalt mat.	A smaller private road cross-section. Tract versus ROW while maintaining a 24' asphalt width, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency responders 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.
4. ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac - Permanent hammerhead turnarounds not permitted	Permanent turnaround proposed on Hillingdon Heights using a 24' wide asphalt mat.	

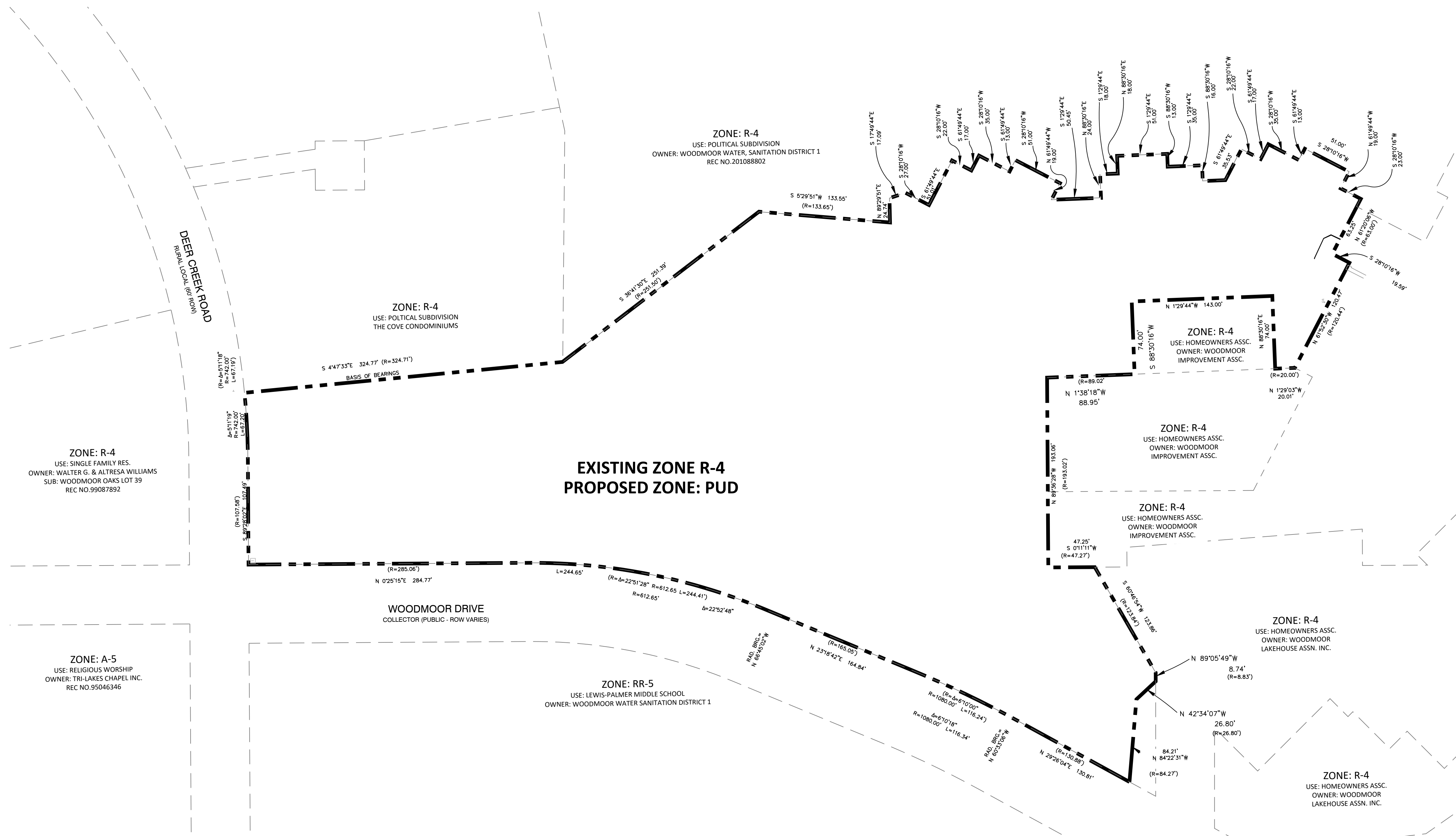


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## WATERSIDE AT LAKE WOODMOOR

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
11/16/2022	JS	PER COUNTY COMMENTS

#### ZONING MAP

# 16

16 OF 16

PUDSP-22-009

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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

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

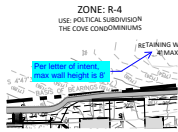
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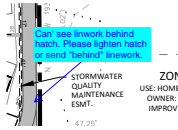
# V3\_PUD Development Plan.pdf Markup Summary

## Callout (13)



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**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per letter of intent, max wall height is 8'



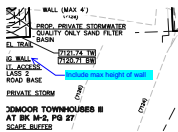
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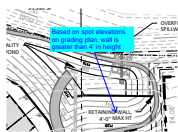
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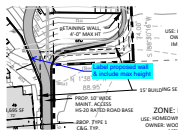
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**Author:** CDurham  
**Date:** 12/14/2022 2:46:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include max height of wall



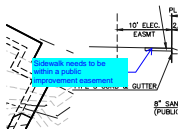
**Subject:** Callout  
**Page Label:** [2] 3 WatersidePUD\_DP - SITE PLAN  
**Author:** CDurham  
**Date:** 12/14/2022 2:46:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Based on spot elevations on grading plan, wall is greater than 4' in height



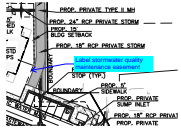
**Subject:** Callout  
**Page Label:** [2] 3 WatersidePUD\_DP - SITE PLAN  
**Author:** CDurham  
**Date:** 12/14/2022 2:46:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label proposed wall & include max height



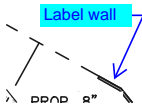
**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 12/14/2022 2:49:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sidewalk needs to be within a public improvement easement



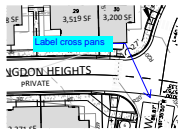
**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 12/14/2022 2:51:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label stormwater quality maintenance easement



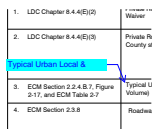
**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 12/14/2022 2:52:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label wall



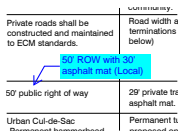
**Subject:** Callout  
**Page Label:** [2] 3 WatersidePUD\_DP - SITE PLAN  
**Author:** CDurham  
**Date:** 12/14/2022 2:54:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label cross pans



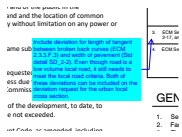
**Subject:** Callout  
**Page Label:** [1] 2 WatersidePUD\_DP - COVER  
**Author:** CDurham  
**Date:** 12/15/2022 9:53:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Typical Urban Local &



**Subject:** Callout  
**Page Label:** [1] 2 WatersidePUD\_DP - COVER  
**Author:** CDurham  
**Date:** 12/15/2022 9:54:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

50' ROW with 30' asphalt mat (Local)



**Subject:** Callout  
**Page Label:** [1] 2 WatersidePUD\_DP - COVER  
**Author:** CDurham  
**Date:** 12/15/2022 9:55:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

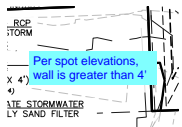
Include deviation for length of tangent between broken back curves (ECM 2.3.3.F.3) and width of pavement (Std detail SD\_2-2). Even though road is a low volume local road, it still needs to meet the local road criteria. Both of these deviations can be included on the deviation request for the urban local cross section.

**Text Box (5)**

Sheet out of order

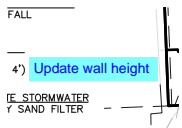
**Subject:** Text Box  
**Page Label:** [4] 12 Waterside\_PLP - LS DETAILS  
**Author:** CDurham  
**Date:** 12/14/2022 1:04:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sheet out of order



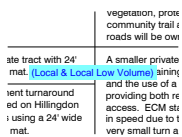
**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 12/14/2022 2:44:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per spot elevations, wall is greater than 4'



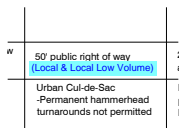
**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 12/14/2022 2:52:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update wall height



**Subject:** Text Box  
**Page Label:** [1] 2 WatersidePUD\_DP - COVER  
**Author:** CDurham  
**Date:** 12/15/2022 9:54:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(Local & Local Low Volume)



**Subject:** Text Box  
**Page Label:** [1] 2 WatersidePUD\_DP - COVER  
**Author:** CDurham  
**Date:** 12/15/2022 9:54:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(Local & Local Low Volume)