

# WATERSIDE AT LAKE WOODMOOR

## EL PASO COUNTY, COLORADO

### PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

#### SITE DATA

Tax ID Number: 7111404112 - ...61  
 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: 2.83 AC (38%)

Number of Units: 52  
 Density: 6.9 DU/AC  
 Building Height: 30' Max.

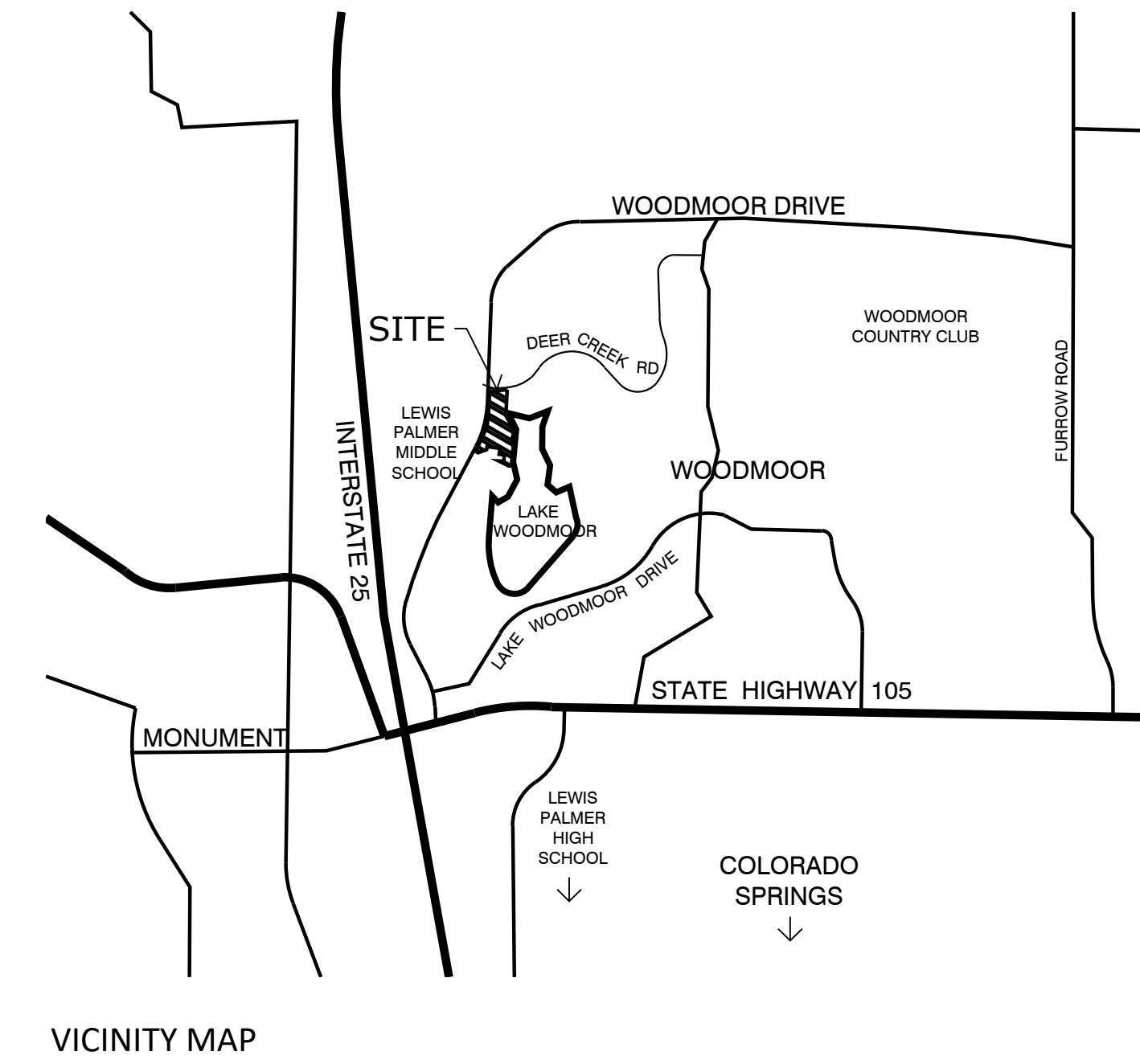
#### LEGAL DESCRIPTION

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

#### PUD MODIFICATIONS

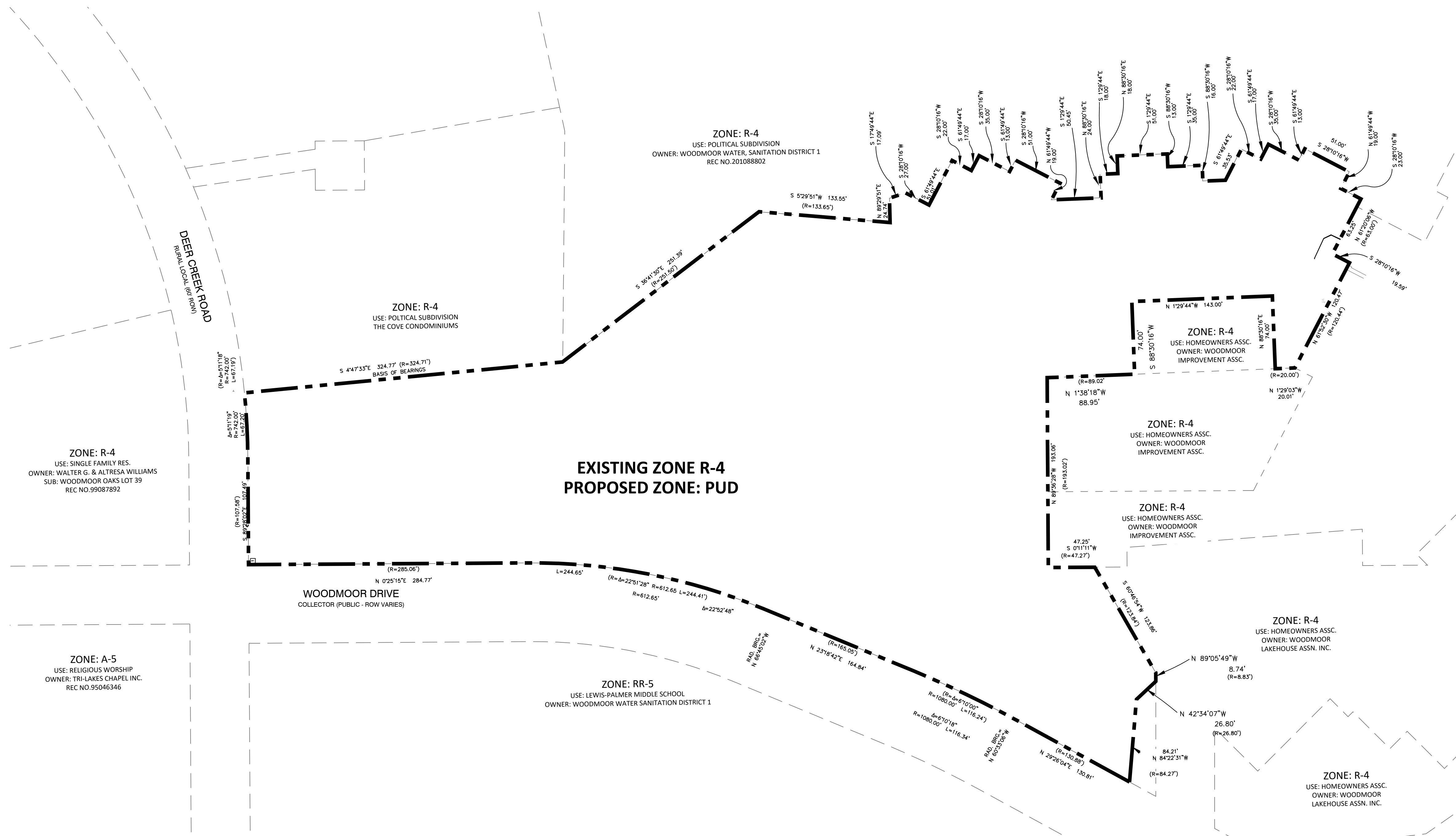
The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Critical Manual (ECM):

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 this subdivision.	Private roads provide more flexibility for the development to accommodate the physical constraints of the site and retain natural features. The private roads will be owned and maintained by the Home Owners Associations.
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3.4,5 below)	A smaller road cross-section, compact road design, and the use of a hammerhead turnaround will achieve the goal of retaining natural features and open space. The Tri-Lakes Monument Fire Department has approved the hammerhead turnaround for emergency access.
3. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' Paved Width, 12' Lane Width	21'-8" Paved Width, 10'-10" Lane Width	
4. ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac - Permanent hammerhead turnarounds not permitted	Permanent hammerhead turnaround proposed on Hillingdon Heights	



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## WATERSIDE

PUD DEVELOPMENT PLAN/  
 PRELIMINARY PLAN  
 WOODMOOR DRIVE  
 MONUMENT, CO

DATE: 05/23/2022  
 PROJECT MGR: A. BARLOW  
 PREPARED BY: B. SWENSON

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

### ZONING MAP

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1 OF 1

