

BROOKMOOR

P.U.D. DEVELOPEMENT PLAN
AMENDMENT 2

KNOW ALL MEN BY THESE PRESENTS:

That Brookmoor Homeowners Association, Inc., being the owner of a portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., of El Paso County, Colorado, and more particularly described as follows:

PARCEL A: 71141-00-004

That portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., El Paso County, Colorado more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 9, HARMON HILLS FILING NO. 2, as recorded in the records of El Paso County, Colorado, in Plat Book F-2 at Page 5; thence S89°53'35"W along the North line of the South half of the Northeast Quarter of said Section 14 (Bearing Basis), a distance of 1066.26 feet to a point on the Southeasterly right-of-way line of Lake Woodmoor Drive (60' right-of-way), as platted in LAKE WOODMOOR (Plat Book K-2, Page 83) (the following three (3) courses are along said Southeasterly right-of-way line): 1) S66°13'00"W, 2.05 feet; 2) on a curve to the left, said curve having a central angle of 17°56'00", a radius of 600.00 feet, an arc length of 187.80 feet; 3) S48°17'00"W, 386.19 feet to a point on said Southeasterly right-of-way line of Lake Woodmoor Drive (60' right-of-way), as platted in A REPLAT OF A PORTION OF LAKE WOODMOOR DRIVE, LAKE WOODMOOR (Plat Book O-2, Page 70) (the following two (2) courses are along said Southeasterly right-of-way line): 1) on a curve to the left, said curve having a central angle of 20°51'08", a radius of 570.00 feet, an arc length of 207.45 feet; 2) S27°25'52"W, 122.96 feet to a point on the West line of the South half of the Northeast Quarter of said Section 14; thence S00°12'59"E along said West line, 379.61 feet to the Southwest corner of the first tract of land described in deed recorded in Book 2073 at Page 356 of the records of El Paso County; thence N89°44'11"E on the Southerly line of said tract, a distance of 1079.44 feet; thence N08°13'45"E, a distance of 804.66 feet to a point on the Southerly right-of-way of South Park Drive extended; thence N89°53'35"E along the said Southerly right-of-way extended, a distance of 532.92 feet to the West boundary of said HARMON HILLS FILING NO. 2; thence N08°39'05"W along the West boundary of said HARMON HILLS FILING NO. 2, a distance of 212.70 feet to the point of beginning;

Containing 25.43 acres, more or less.

PARCEL B: 71141-00-007

That portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 9, HARMON HILLS FILING NO. 2, as recorded in the records of El Paso County, Colorado, in Plat Book F-2 at Page 5; thence S89°53'35"W, along the North line of the South half of the Northeast Quarter of said Section 14, a distance of 1698.12 feet to the Northwest corner of the South half of the Northeast Quarter of said Section 14; thence S00°12'59"E, along the West line of the South half of the Northeast Quarter of said Section 14, a distance of 1009.26 feet to the Southwest corner of the first tract of land described in deed recorded in Book 2075 at Page 356 and being also the Southwest corner of that tract described in deed recorded in Book 2978 at Page 921 of the records of said El Paso County and the point of beginning of the tract to be described; thence continue S00°12'59"E, along said West line, a distance of 302.25 feet to a point on the North right-of-way line of Colorado State Highway No. 105 (S.H. No. 50) said point being N00°12'59"W, 40.00 feet from the center of said Section 14; thence N89°27'05"E, parallel with, and 40.00 feet Northerly of, as measured at right angles to, the South line of the South half of the Northeast Quarter and generally along an existing East-West fence line, a distance of 1079.70 feet to a point; thence N00°15'49"W, a distance of 296.88 feet, to the Southeast corner of the last mentioned tracts above; thence S89°44'11"W on the South line of said last mentioned tracts, a distance of 1079.44 feet, more or less to the point of beginning;

Containing 7.42 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned have executed these presents this _____ day of _____ A.D., 19____.

STATE OF COLORADO
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this _____ day of _____ A.D., 19____, by _____

Witness my Hand and Official Seal: _____ Notary Public

My Commission expires: _____

IN WITNESS WHEREOF:

The aforementioned have executed these presents this _____ day of _____ A.D., 19____.

Brookmoor Homeowners Association, Inc.

President

STATE OF COLORADO
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this _____ day of _____ A.D., 19____, by _____, President, Brookmoor Homeowners Association, Inc.

Witness my Hand and Official Seal: _____ Notary Public

My Commission expires: _____

AUTHORITY

The authority of this Development Plan is Chapter 4, Section 4.2.6 (PUD, Planned Unit Development District) of the El Paso County Land Development Code. The Authority for Section 4.2.6 of the El Paso County Land Development Code is the Colorado Planned Unit Development Act of 1972.

ADOPTION

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for BROOKMOOR is in general conformity with the El Paso County Master Plan, is authorized by the provision of Part IV, Section 17.5 and this Development Plan complies 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 BROOKMOOR, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

CONDITIONS OF RECORD

- The building style shall be consistent with the building elevation noted as Attachment B, which shall be recorded with this Development Plan and is a component of this PUD District zoning action.
- The proposal shall be developed in accordance with the approved Development Guide and Development Plan. Development shall be limited to not more than fifty-nine (59) single family dwellings.

COUNTY CERTIFICATION

This zoning request to the PUD (Planned Unit Development) District has been reviewed and found to be complete and in accordance with the Resolution # _____ dtd _____ approving the Planned Unit Development and all applicable El Paso County Regulations.

Board of County Commissioners, President Date

Executive Director, Planning and Community Development Department Date

State of Colorado
County of El Paso

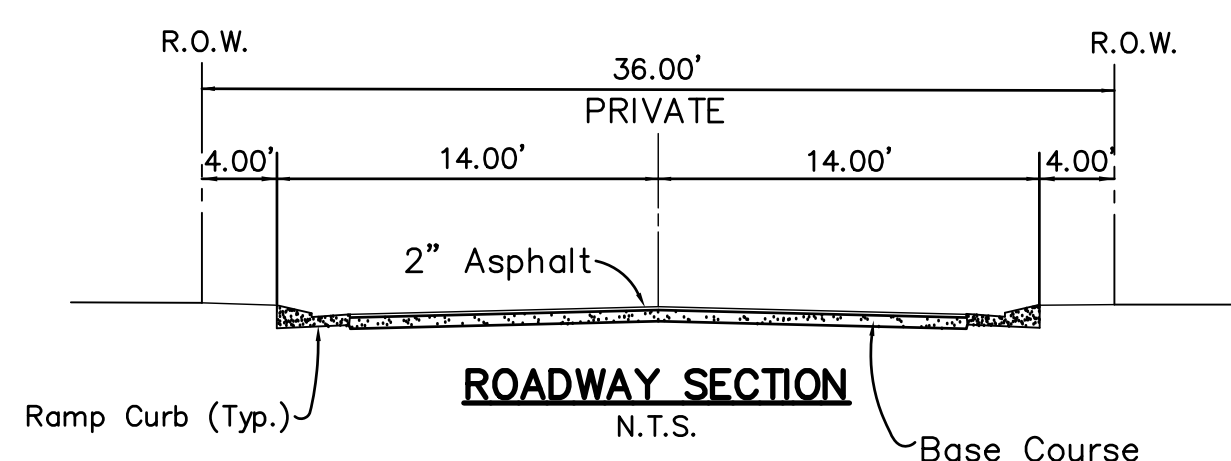
I hereby certify that this instrument was filed for record in my office on this _____ day of _____, 1998, A.D., at _____ o'clock and is duly recorded at Reception No. _____ of the Records of El Paso County, Colorado.

CHUCK BROERMAN, CLERK AND RECORDER

FEE: _____ BY: _____
Deputy

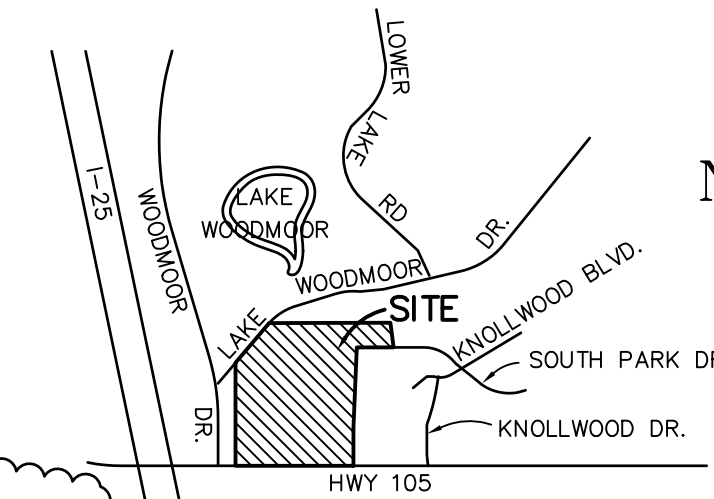
NOTES:

- MAINTENANCE OF STREETS TO BE BY HOMEOWNER'S ASSOCIATION.
- PHASES 1, 2 AND 3 HAVE BEEN SHOWN AS PLATTED FOR THIS AMENDMENT.
- MAX. BUILDING HEIGHT SHALL BE 30' AS PER COUNTY REQUIREMENTS. HOWEVER, THE FRONT ELEVATION SHALL BE A SINGLE STORY WITH A MAXIMUM HEIGHT OF 20', AS PER COUNTY CRITERIA.
- AN EIGHT (8) FOOT AREA ADJACENT TO ALL STREETS SHALL BE DESIGNATED AS A WALKWAY AND LANDSCAPING WHICH RESTRICTS PEDESTRIAN MOVEMENT IS PROHIBITED.



DESCRIPTION OF THE REQUEST:

Amend PUD to update wall replacing fence, amend restrictions on gated access from Symphony Heights to South Park Drive and to remove construction requirements on the Community Park/Free Space.



VICINITY MAP

N.T.S.

LOT TABLE

FILING 1	FILING 2	FILING 3	FILING 3
LOT S.F.	LOT S.F.	LOT S.F.	LOT S.F.
1 11021	1 8000	1 12764	17 10745
2 9470	2 8000	2 8000	18 8131
3 9833	3 8000	3 8000	19 8000
4 8752	4 8135	4 8000	20 8000
5 8581	5 8867	5 8000	21 8000
6 10196	6 9628	6 8000	22 13947
7 12230	7 11576	7 8207	23 7820
8 10769	8 8022	8 9400	24 8000
9 8880	9 8331	9 10760	25 9167
10 14246	10 15118	10 15932	26 12274
11 11368	11 11197	11 19307	27 15108
12 8418	12 8521	12 7757	28 9000
13 7746	13 8114	13 7795	29 9732
14 7635	14 8540	14 9147	
15 8541		15 10307	
16 9019		16 10396	

ENTRY AREA = 9188 S.F.
COMMUNITY PARK/FREE SPACE = 31,292 S.F.
OPEN SPACE/TRAILS AREA = 8197 S.F.
OPEN SPACE AREA E. OF LOT 12, FILING 3= 10458 S.F.
OPEN SPACE/PRESERVATION AREA = 639,000 S.F. (14.67 AC)
DRAINAGEWAY = 16,200 S.F. (.37 AC)

BLDG SIZES:

AVG LOT SIZE = 9770 S.F.
DENSITY = 1.80 UNITS PER ACRE
BLDG HEIGHT = SEE NOTE 3, THIS SHEET
AREA = 32.85 Acres - Gross
NO. OF LOTS = 59
MAX. LOT COVERAGE: 35%

NOTES:

- SETBACKS: (UNLESS OTHERWISE SHOWN)
FRONT 15' MIN., 18' FOR NON-PERIMETER LOTS
SIDEYARD 5' MIN
REARYARD A) 15' MIN ON PERIMETER, 25' ON LAKE WOODMOOR DR.
B) ADJOINING PARCELS A AND B, 10' MIN., EXCEPT LOT 5 BLOCK 2

NO INTERIOR FENCING
GARAGES MAY BE SIDE ENTRY, 2 OR 3 CARS
ALL INTERIOR STREETS ARE PRIVATE, PAVED
OFFSTREET PARKING: UNITS 59 x 3 = 177 Spaces
ENTRANCE = 7 Spaces
COMMUNITY FREE SPACE= 6 Spaces

INTERIOR LANDSCAPING BY BUILDER
NO ON STREET PARKING TO BE ALLOWED

UTILITIES:

Water/Wastewater _____ Woodmoor Water and Sanitation District
Electric _____ Mountain View Electric Association
Telephone _____ Centurylink
Gas _____ Black Hills Energy

DATA:

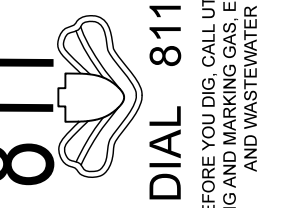
Parcel No. _____ 71141-00-004 & -007
Parcel Size: _____ 32.85 Acres
Existing Zone: _____ R.R.-3
Proposed Zone: _____ P.U.D.
No. of Lots: 59
Drainage Basin: Dirty Woman Creek
Building Type: One Story Single Family Detached
"BROOKMOOR" A Gated Community

"1601" LAKE WOODMOOR DRIVE

ASSESSOR'S PARCEL TABLE

Assessor's Parcel #	Legal Description	Street
71141-09-002	LOT 16 BROOKMOOR FIL NO 1	1560 Symphony Heights
71141-09-003	LOT 1 BROOKMOOR FIL NO 2	1550 Symphony Heights
71141-09-004	LOT 2 BROOKMOOR FIL NO 2	1540 Symphony Heights
71141-09-005	LOT 3 BROOKMOOR FIL NO 2	1530 Symphony Heights
71141-09-006	LOT 4 BROOKMOOR FIL NO 2	1520 Symphony Heights
71141-09-007	LOT 5 BROOKMOOR FIL NO 2	1510 Symphony Heights
71141-09-008	LOT 6 BROOKMOOR FIL NO 2	1490 Symphony Heights
71141-09-010	LOT 1 BROOKMOOR FIL NO 3	1480 Symphony Heights
71141-09-011	LOT 2 BROOKMOOR FIL NO 3	1470 Symphony Heights
71141-09-012	LOT 3 BROOKMOOR FIL NO 3	1460 Symphony Heights
71141-09-013	LOT 4 BROOKMOOR FIL NO 3	1450 Symphony Heights
71141-09-014	LOT 5 BROOKMOOR FIL NO 3	1440 Symphony Heights
71141-09-015	LOT 6 BROOKMOOR FIL NO 3	1430 Symphony Heights
71141-09-016	LOT 7 BROOKMOOR FIL NO 3	1420 Symphony Heights
71141-09-017	LOT 8 BROOKMOOR FIL NO 3	1410 Symphony Heights
71141-09-018	LOT 9 BROOKMOOR FIL NO 3	1390 Symphony Heights
71141-09-019	LOT 10 BROOKMOOR FIL NO 3	1380 Symphony Heights
71141-09-020	LOT 11 BROOKMOOR FIL NO 3	1370 Symphony Heights
71141-11-001	LOT 1 BROOKMOOR FIL NO 1	1610 Cashmere Point
71141-11-002	LOT 2 BROOKMOOR FIL NO 1	1620 Cashmere Point
71141-11-003	LOT 3 BROOKMOOR FIL NO 1	1630 Cashmere Point
71141-09-001	TRACTS A, B & C FIL NO 1	Moveen Heights
71141-10-025	TRACT B FIL NO 3	1630 Moveen Heights
71141-09-002	TRACT A FIL NO 3	Symphony Heights
71141-09-008	TRACT A FIL NO 3	South Park Drive

CALL BEFORE YOU DIG . . .



48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC.

REVISIONS	Date	By	Description
1	05/25/18	SLG	REVISED PER COMMENTS
2	11/20/19	WCS	REVISED PER COMMENTS

H Scale: 1"=100'
V Scale: N/A
Designed By: N/A
Drawn By: DEBKSLG
Checked By: DLK
Date: 05/25/18

Land Development Consultants, Inc.
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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

BROOKMOOR
P.U.D. DEVELOPEMENT PLAN
AMENDMENT 2
SITE DEVELOPMENT PLAN

Project No.: 97093.1
Sheet: 1 of 3

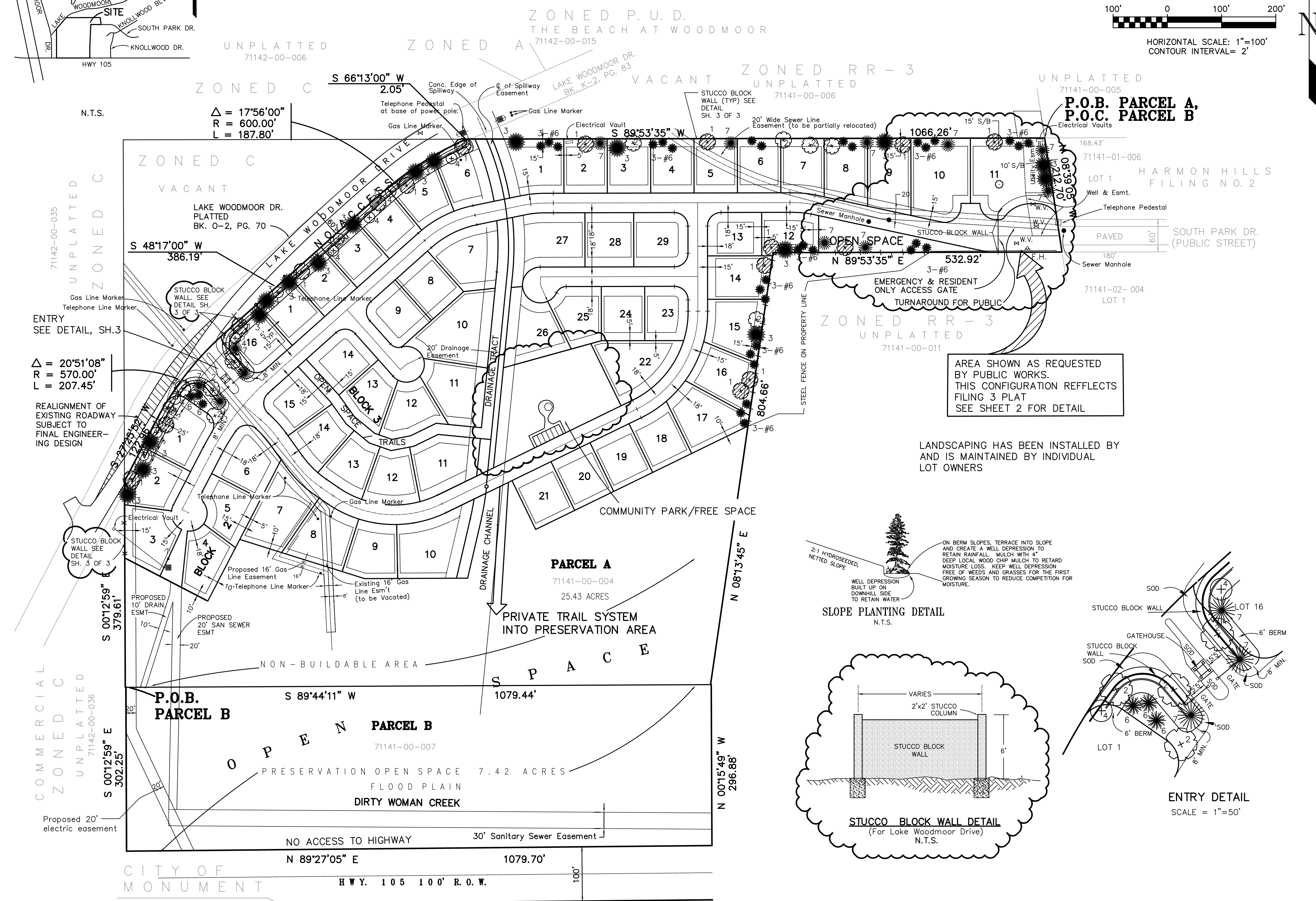
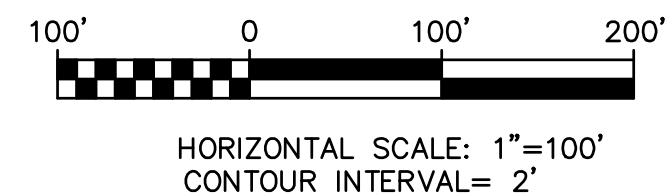
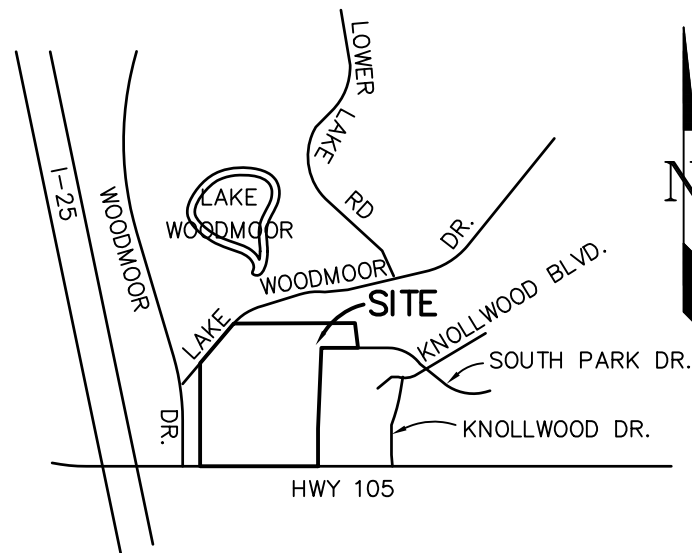
PCD FILE NO.
PUD-18-5

OWNER:

BROOKMOOR HOMEOWNER'S ASSOCIATION, INC.
109 E. FONTENERO STREET
COLORADO SPRINGS, CO 80907

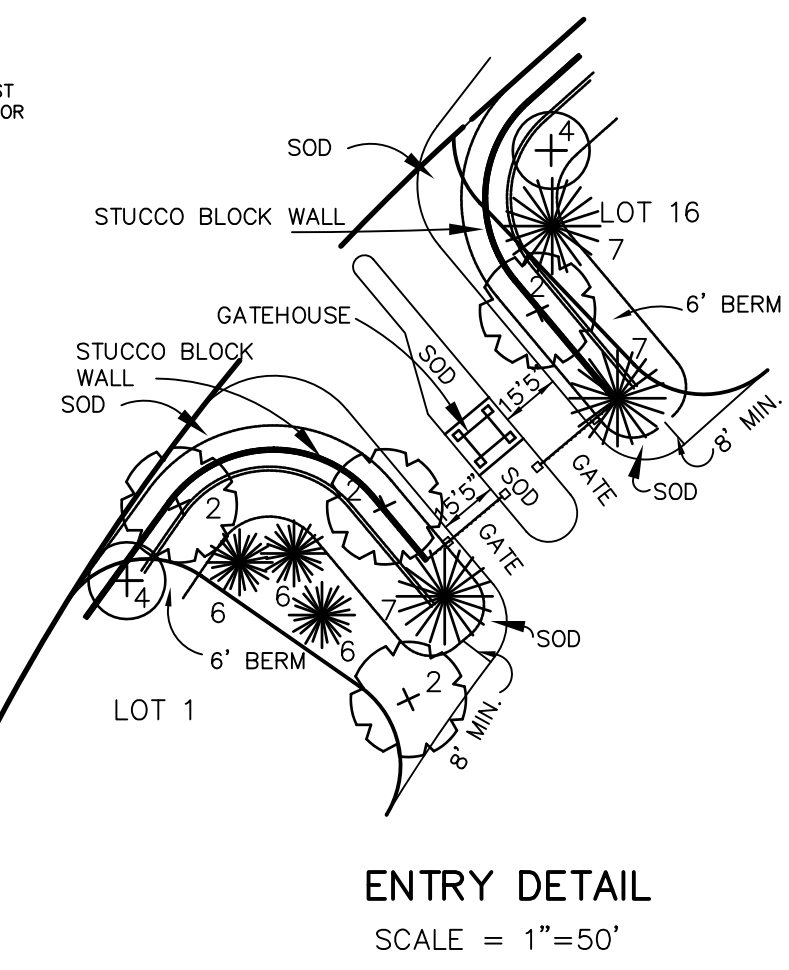
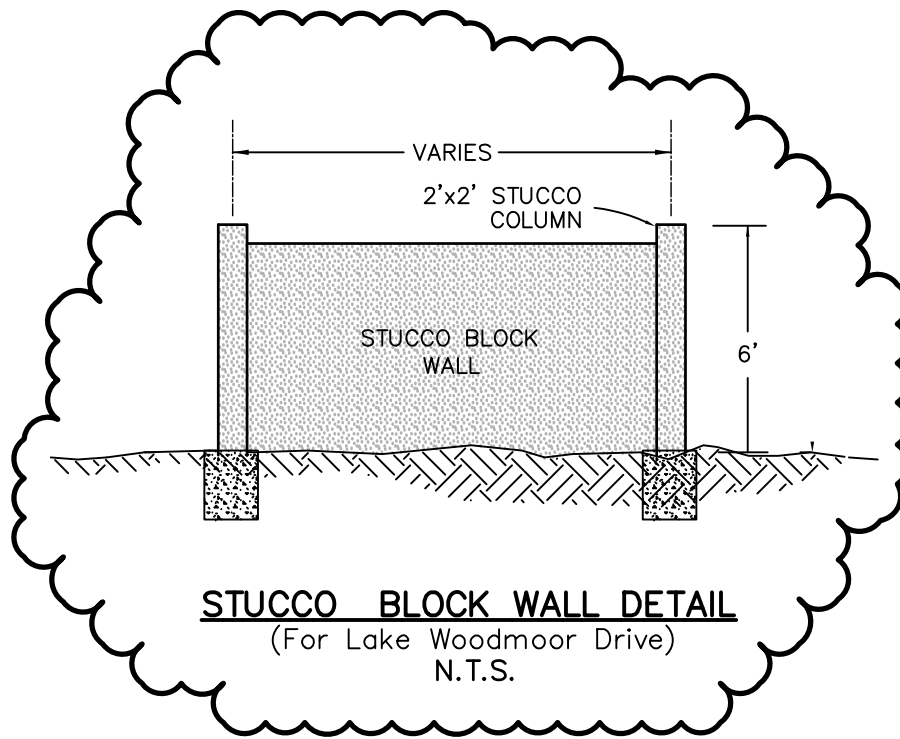
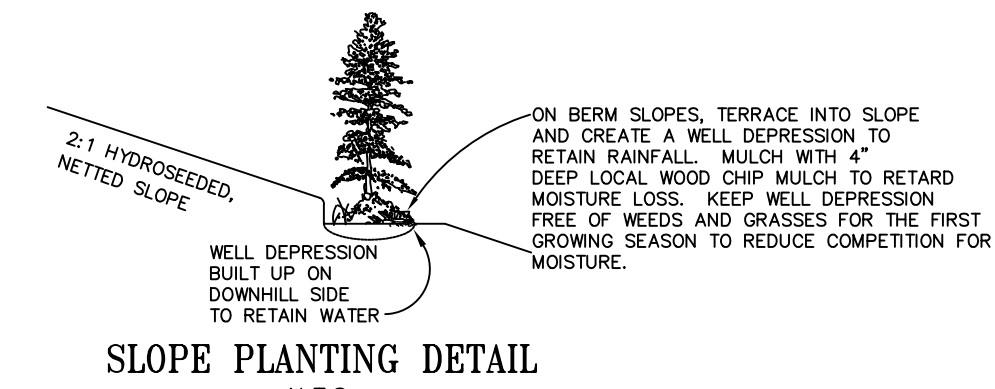
BROOKMOOR

P.U.D. DEVELOPMENT PLAN
AMENDMENT 2



AREA SHOWN AS REQUESTED BY PUBLIC WORKS. THIS CONFIGURATION REFLECTS FILING 3 PLAT. SEE SHEET 2 FOR DETAIL.

LANDSCAPING HAS BEEN INSTALLED BY AND IS MAINTAINED BY INDIVIDUAL LOT OWNERS



LANDSCAPE DATA

NO.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	20	Fraxinus Pennsylvanica 'Marshall's'	Marshall's Ash	1-1/2" Cal.
2	14	Acer saccharinum	Silver Maple	1-1/2" Cal.
3	20	Pinus nigra	Austrian Pine	6' height
4	17	Acer ginnala	Amur Maple	1-1/2" Cal.
5	15	Juniperus chinensis pfitzeriana	Pfitzer Juniper	5 Gal.
6	34	Pinus edulis	Pinon Pine	6' height
7	12	Picea pungens	Colorado Blue Spruce	6' height



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REVISIONS

No.	Date	By	Description
1	05/25/18	SLG	REVISED PER COMMENTS
2	11/20/19	WCS	REVISED PER COMMENTS

H Scale: 1"=100'
V Scale: N/A
Designed By: N/A
Drawn By: DEBK/SLG
Checked By: DLK
Date: 05/25/18

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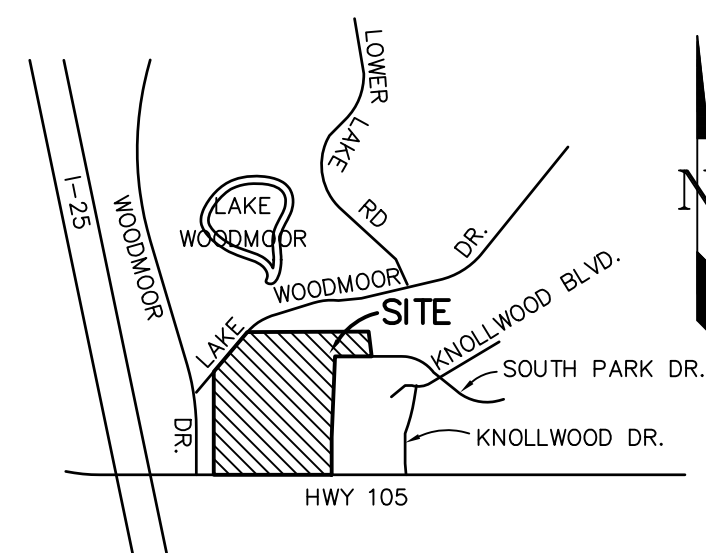
BROOKMOOR
P.U.D. DEVELOPMENT PLAN
AMENDMENT 2
SITE DEVELOPMENT PLAN

Project No.: 97093.1
Sheet: 3 of 3

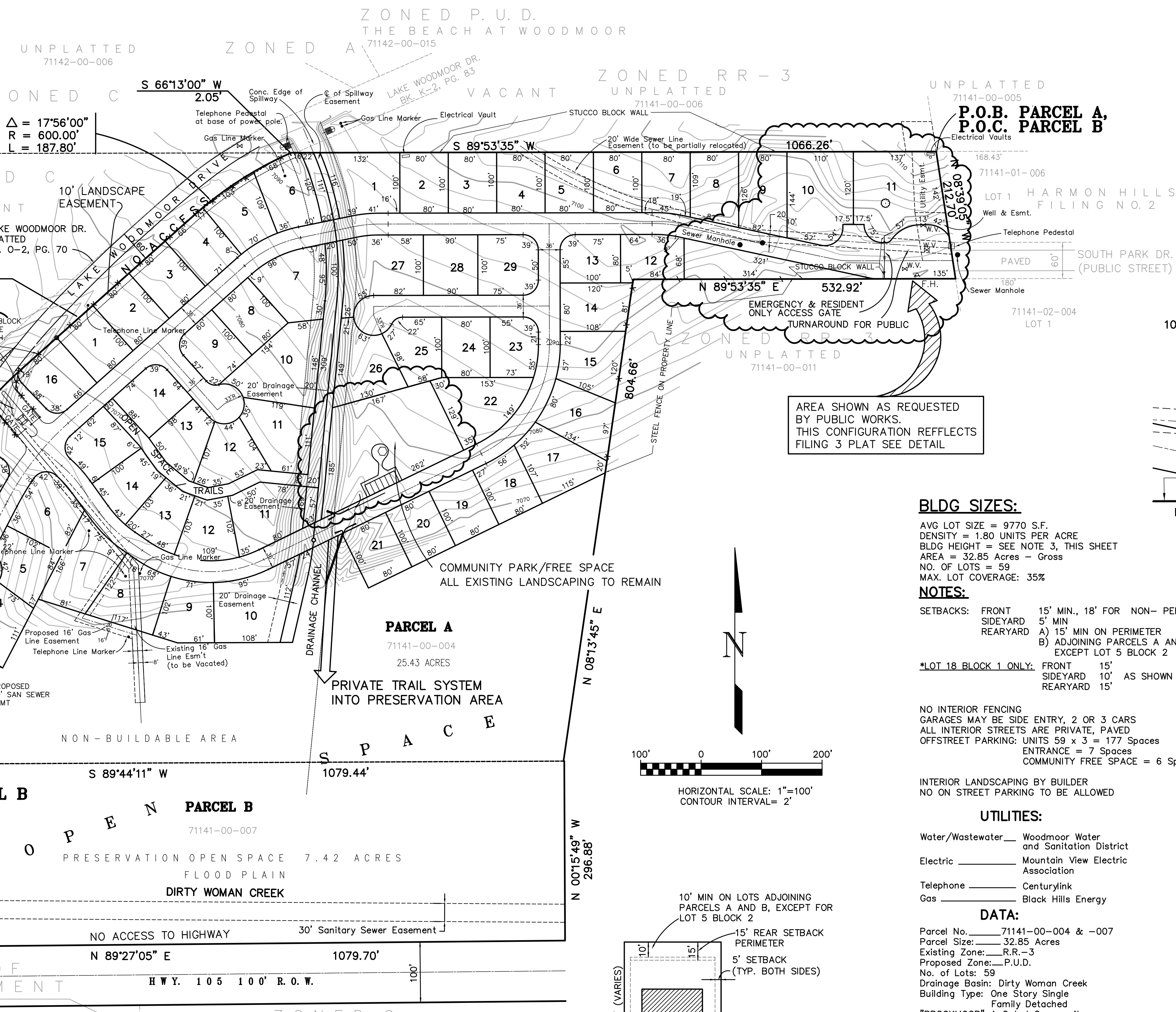
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BROOKMOOR

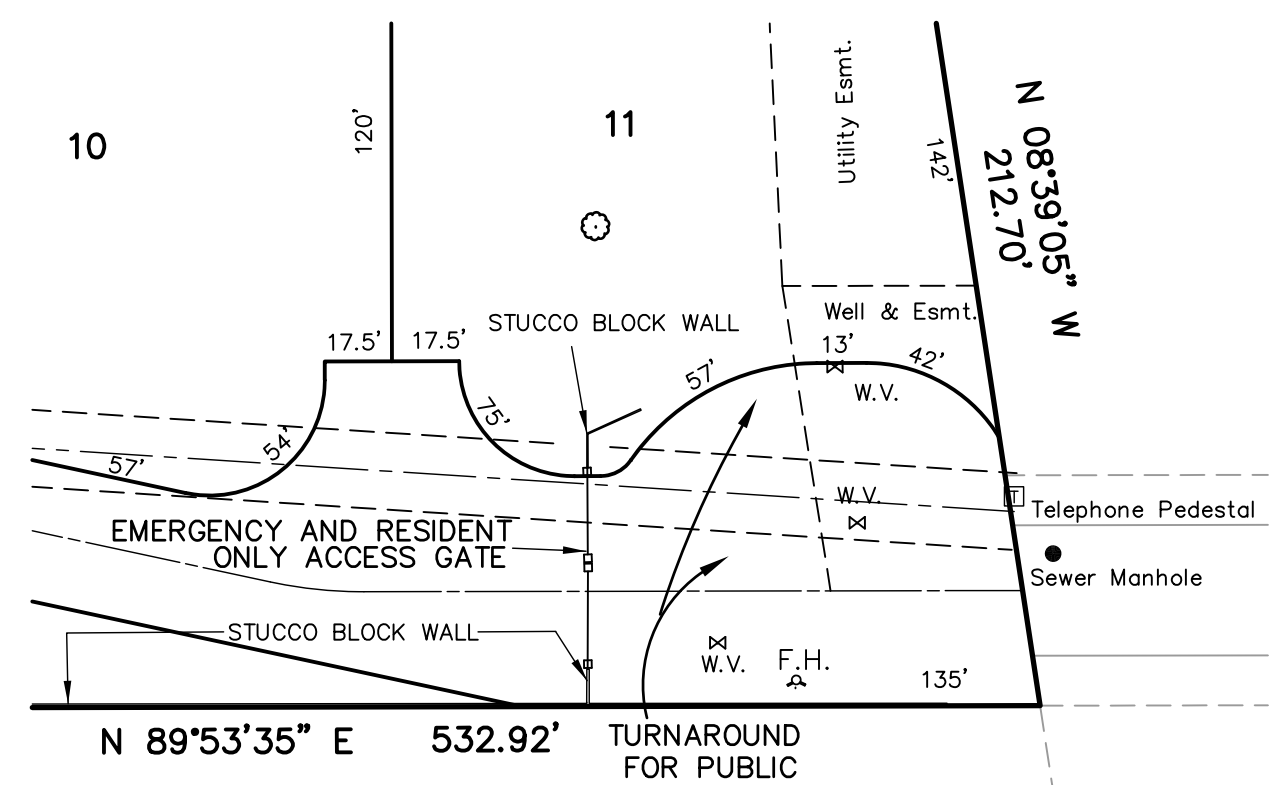
P.U.D. DEVELOPMENT PLAN
AMENDMENT 2



VICINITY MAP
N.T.S.



DETAIL SCALE
1" = 50'



ENTRY GATE DETAIL

AREA SHOWN AS REQUESTED
BY PUBLIC WORKS.
THIS CONFIGURATION REFLECTS
FILING 3 PLAT SEE DETAIL

BLDG SIZES:

AVG LOT SIZE = 9770 S.F.
DENSITY = 1.80 UNITS PER ACRE
BLDG HEIGHT = SEE NOTE 3, THIS SHEET
AREA = 32.85 Acres - Gross
NO. OF LOTS = 59
MAX. LOT COVERAGE: 35%

NOTES:

- SETBACKS: FRONT 15' MIN., 18' FOR NON-PERIMETER LOTS
SIDEYARD 5' MIN
REARYARD A) 15' MIN ON PERIMETER
B) ADJOINING PARCELS A AND B, 10' MIN., EXCEPT LOT 5 BLOCK 2
- *LOT 18 BLOCK 1 ONLY: FRONT 15'
SIDEYARD 10' AS SHOWN
REARYARD 15'

NO INTERIOR FENCING
GARAGES MAY BE SIDE ENTRY, 2 OR 3 CARS
ALL INTERIOR STREETS ARE PRIVATE, PAVED
OFFSTREET PARKING: UNITS 59 x 3 = 177 Spaces
ENTRANCE = 7 Spaces
COMMUNITY FREE SPACE = 6 Spaces

INTERIOR LANDSCAPING BY BUILDER
NO ON STREET PARKING TO BE ALLOWED

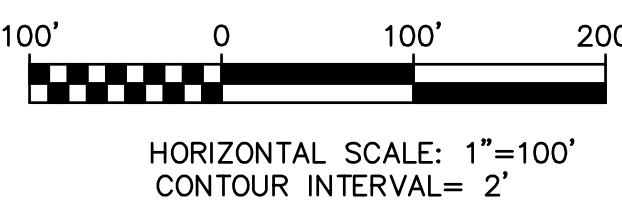
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Telephone Centurylink
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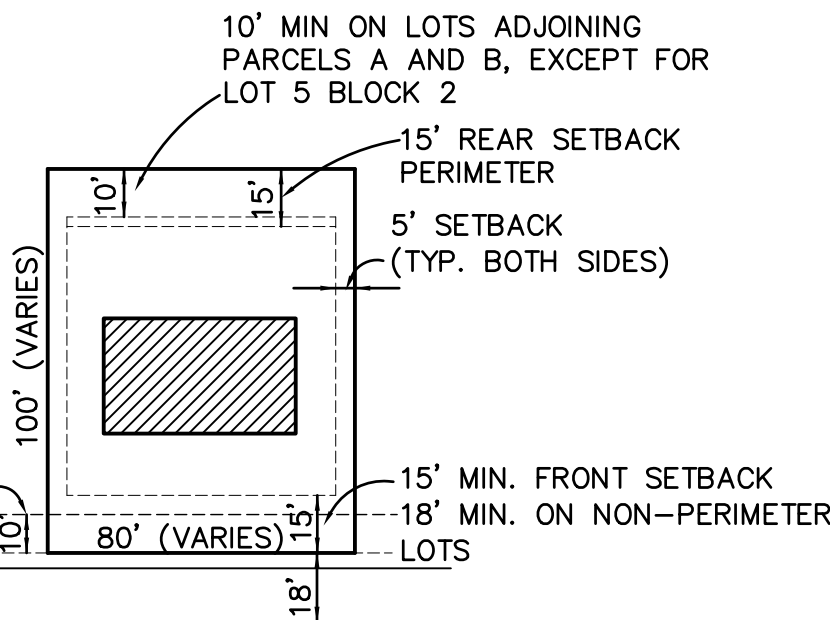
DATA:

Parcel No. 71141-00-004 & -007
Parcel Size: 32.85 Acres
Existing Zone: R.R.-3
Proposed Zone: P.U.D.
No. of Lots: 59
Drainage Basin: Dirty Woman Creek
Building Type: One Story Single Family Detached
"BROOKMOOR" A Gated Community

"1601" LAKE WOODMOOR DRIVE



HORIZONTAL SCALE: 1"=100'
CONTOUR INTERVAL = 2'



PAVED PRIVATE STREET
AVERAGE LOT CONFIGURATION
SCALE 1"=50'

- NOTES:**
1. MAINTENANCE OF STREETS TO BE BY HOMEOWNER'S ASSOCIATION.
 2. PHASES 1, 2 AND 3 HAVE BEEN SHOWN AS PLATTED FOR THIS AMENDMENT.
 3. NO STRUCTURE SHALL EXCEED ONE (1) STORY, WITH THE BASEMENT LEVEL NOT CONSIDERED AS A STORY. THE BUILDING HEIGHT SHALL NOT EXCEED TWENTY (20) FEET FROM THE STREET VIEW. THE OVERALL BUILDING HEIGHT SHALL NOT EXCEED THIRTY (30) FEET BASED ON SLOPED LOTS WHERE THE AVERAGE HEIGHT OF ALL FOUNDATION CORNERS DOES NOT EXCEED THIRTY (30) FEET. THE BUILDING HEIGHT IS MEASURED FROM FINISH GRADE AT THE FOUNDATION TO THE ROOF RIDGE LINE SUBTRACTING FIVE (5) FEET FOR ROOF SLOPE ALLOWANCES.

☁ = THIS AMENDMENT

PCD FILE NO. - PUD-18-5

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H Scale: 1"=100'
V Scale: N/A
Designed By: N/A
Drawn By: DEBKSLG
Checked By: DLK
Date: 05/25/18

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Sheet:

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