

PUD-98-006

# BROOKMOOR

P.U.D. DEVELOPMENT PLAN

## KNOW ALL MEN BY THESE PRESENTS:

That Martin J. Delohery, and individual 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 30 day of December, 1999

\_\_\_\_\_, Colorado Homes and Life Style

\_\_\_\_\_, Colorado Homes and Life Style

STATE OF COLORADO  
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, by \_\_\_\_\_, Colorado Homes and Life Style

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\_\_\_\_

Martin J. Delohery

Martin J. Delohery

STATE OF COLORADO  
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, by Martin J. Delohery

Witness my Hand and Official Seal: \_\_\_\_\_ Notary Public

My Commission expires: \_\_\_\_\_

## AUTHORITY

The authority of this Development Plan is Part IV, Section 17.5 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 17.5 of the El Paso County Zoning Resolution 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 # 38-158, LV-158 dtd Nov. 18, 1998 approving the Planned Unit Development and all applicable El Paso County Regulations.

\_\_\_\_\_  
Board of County Commissioners, Chairman Date 11/12/98

\_\_\_\_\_  
Director, Planning Department Date 11/11/99

State of Colorado  
County of El Paso

I hereby certify that this instrument was filed for record in my office on this 14<sup>th</sup> day of January, 1999, A.D., at 4:21 o'clock and is duly recorded at Reception No. 99007293 of the Records of El Paso County, Colorado.

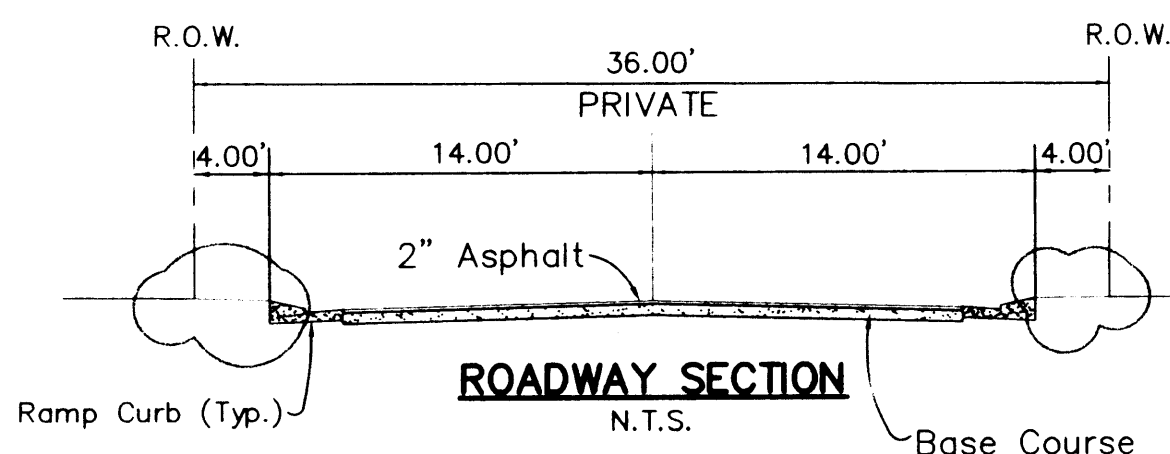
\_\_\_\_\_  
J. PATRICK KELLY  
CLERK AND RECORDER

FEE: 30.00 1.00

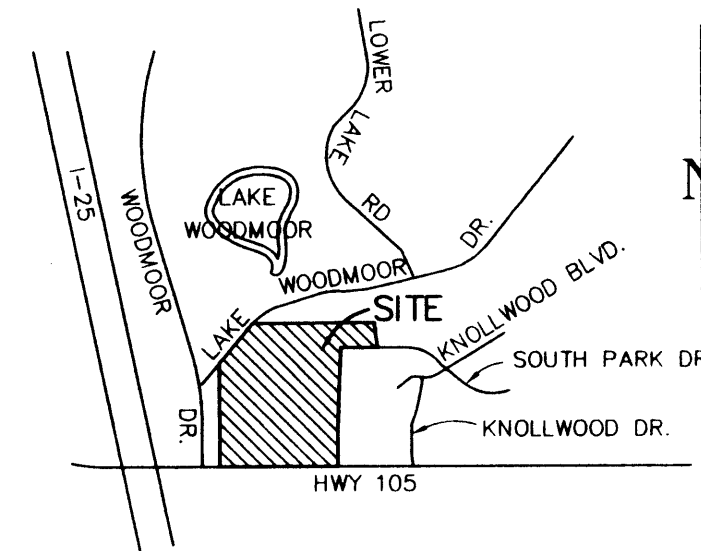
BY: \_\_\_\_\_  
Deputy

## NOTES:

- MAINTENANCE OF STREETS TO BE BY HOMEOWNER'S ASSOCIATION.
- PHASES I AND II 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.



= THIS AMENDMENT  
REVISED FOR AMENDMENT 06-03-98 DebK  
REVISED FOR COMMENTS 7/31/98 DebK  
REVISED FOR COMMENTS 12/17/98 DebG



## VICINITY MAP

N.T.S.

## RECEIVED

AM 11/14/99  
Planning Dept

## LOT TABLE

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
1	7864	1	8178	1	8240	1	13798
2	8000	2	8849	2	7439	2	9000
3	8000	3	8917	3	7866	3	9649
4	8000	4	10178	4	7955	4	7775
5	8000	5	9658	5	12537	5	8576
6	8774	6	9881	6	9071	6	9013
7	11440	7	13176	7	8019	7	11210
8	11894	8	12062	8	7951	8	8000
9	8000	9	8538	9	11491		
10	8000	10	12383	10	15457		
11	8000	11	8000	11	8134		
12	8000	12	8000	12	8000		
13	8000	13	8000	13	11536		
14	8212	14	8187				
15	9393	15	11009				
16	10653	16	10091				
17	10272	17	10183				
18	15912	18	9127				
		19	7896				
		20	7434				

ENTRY AREA = 9188 S.F.  
COMMUNITY CENTER AREA = 33,642 S.F.  
OPEN SPACE/TRAILS AREA = 8197 S.F.  
OPEN SPACE AREA E. OF LOT 20, BLOCK 2 = 10662 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 = 9438.6 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

FENCING ON LAKE WOODMOOR DRIVE ONLY  
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 CENTER = 34 Spaces  
COMMUNITY CENTER = 2,000 S.F. APPROX.  
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 \_\_\_\_\_ U.S. West  
Gas \_\_\_\_\_ Peoples Natural Gas

## 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

## OWNER:

Martin J. Delohery  
1785 Woodmoor Drive  
Monument, CO 80132-9070  
Colorado Homes and Life Style  
P.O. Box 5055  
Vail, CO 81658-5055

LDC INC.  
PLANNING, SURVEYING, LAND SERVICES  
3520 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
(719) 528-6133 FAX (719) 528-6848

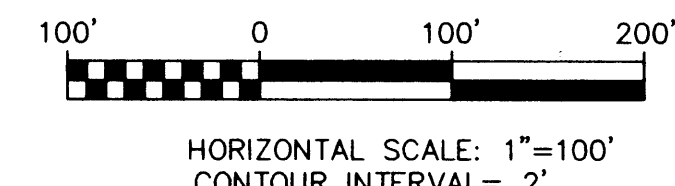
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Revise R.O.W.	DebK	02/13/95
2	Revise per County Comments	DebK	03/21/95
3	Revise Per County Comments	DebK	04/12/95
4	Revise per County Comments	DebK	06/19/95

BROOKMOOR P.U.D. DEVELOPMENT PLAN CERTIFICATIONS AND DETAILS			
PROJECT NO. 97093.1	Drawn By: DebK	Date: 09/09/94	
	Checked By: RAM	Sheet: 1 of 3	



# BROOKMOOR

## P.U.D. DEVELOPMENT PLAN



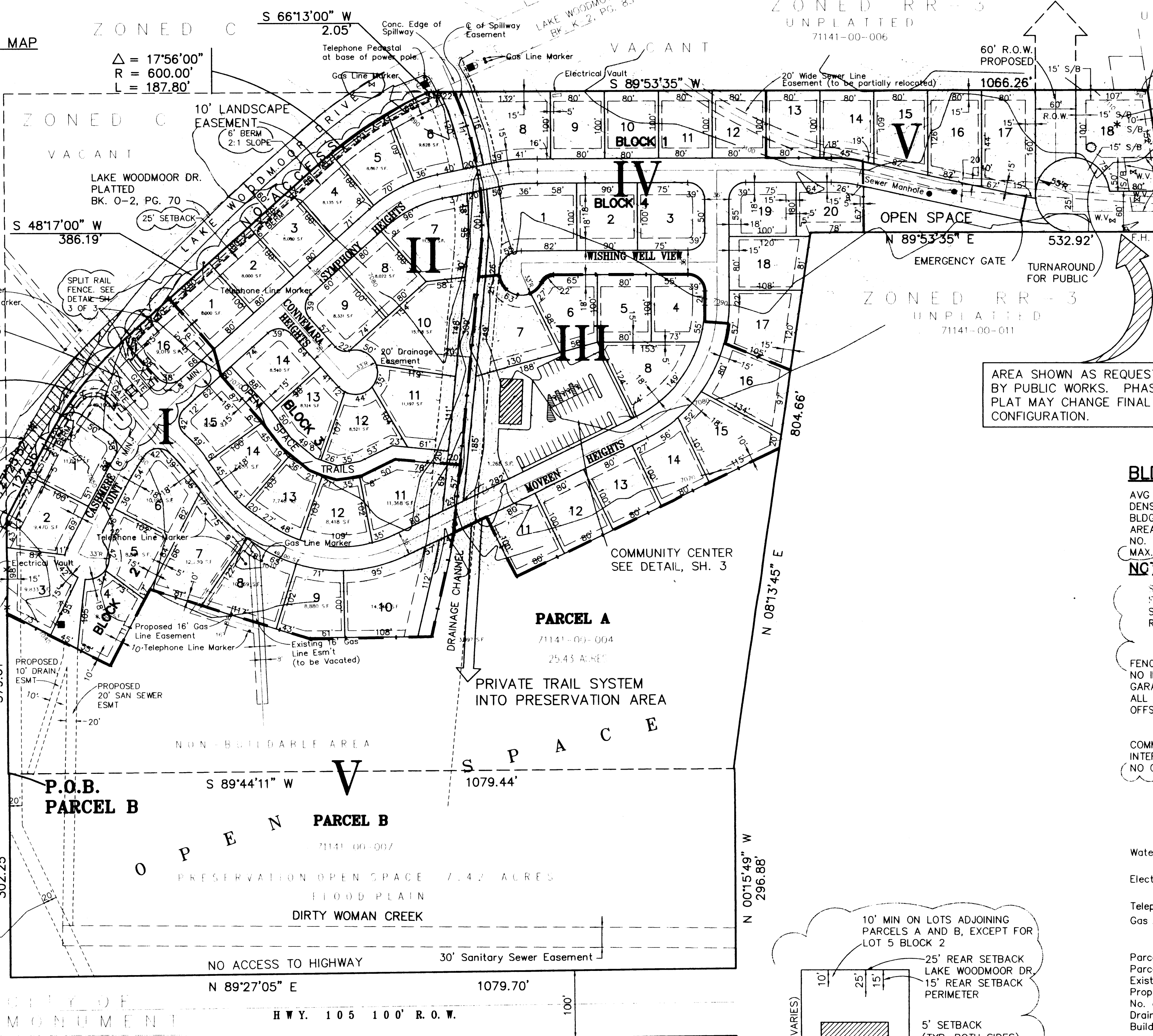
VICINITY MAP  
N.T.S.

UNPLATTED  
71142-00-035  
ZONED C

ENTRY  
SEE DETAIL, SH.3

$\Delta = 20'51'08"$   
 $R = 570.00'$   
 $L = 207.45'$

REALIGNMENT OF  
EXISTING ROADWAY  
SUBJECT TO  
FINAL ENGINEERING  
DESIGN



AREA SHOWN AS REQUESTED  
BY PUBLIC WORKS. PHASE V  
PLAT MAY CHANGE FINAL  
CONFIGURATION.

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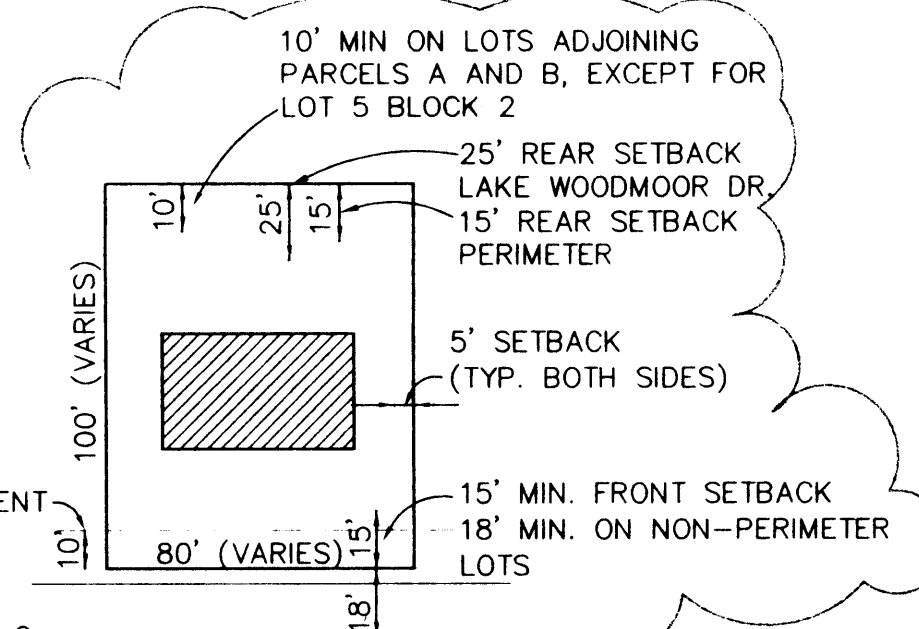
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### OWNER:

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1785 Woodmoor Dr.  
Monument, Co 80132-970  
Colorado Homes & Lifestyle  
P.O. Box 5055  
Vail, CO 81658-5055  
(970) 949-3880



PAVED PRIVATE STREET  
SETBACK CONFIGURATION  
(Unless Otherwise Shown)  
SCALE 1"=50'

NOTES:  
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### 5 Year Phasing Plan

- 1995 - Phase I - 16 lots
- 1996 - Phase II - 14 lots
- 1997 - Phase III - 11 lots & Community Center
- 1998 - Phase IV - 12 lots
- 1999 - Phase V - 6 lots & Open Space

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Revise R.O.W.	DebK	02/13/95
2	Revise Per County Comments	DebK	03/21/95
3	Revise per County Comments	DebK	04/12/95
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PROJECT NO. 97093.1		Drawn By: DebK		Date: 09/09/94	
		Checked By: RAM		Sheet: 2 OF 3	

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