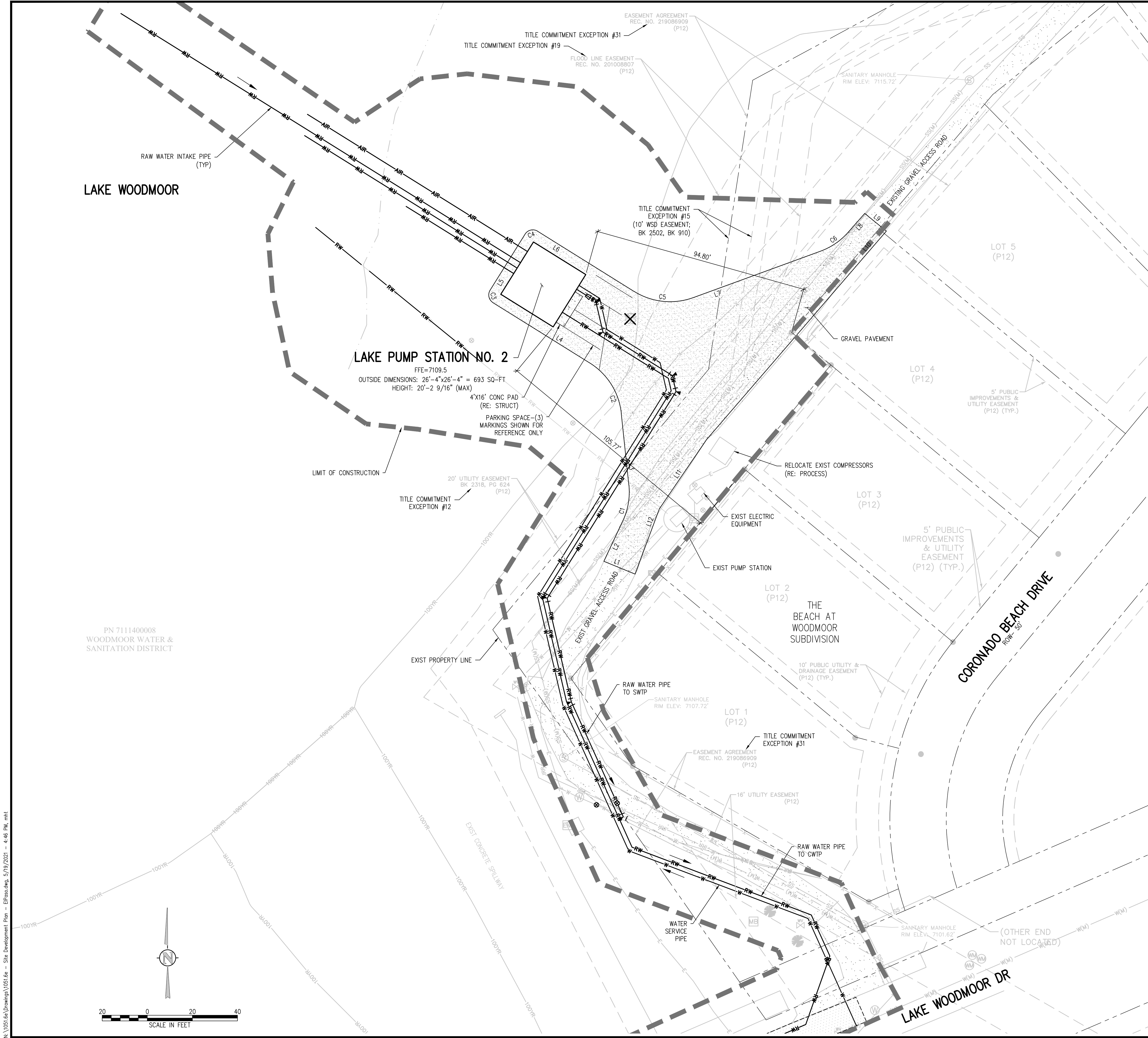
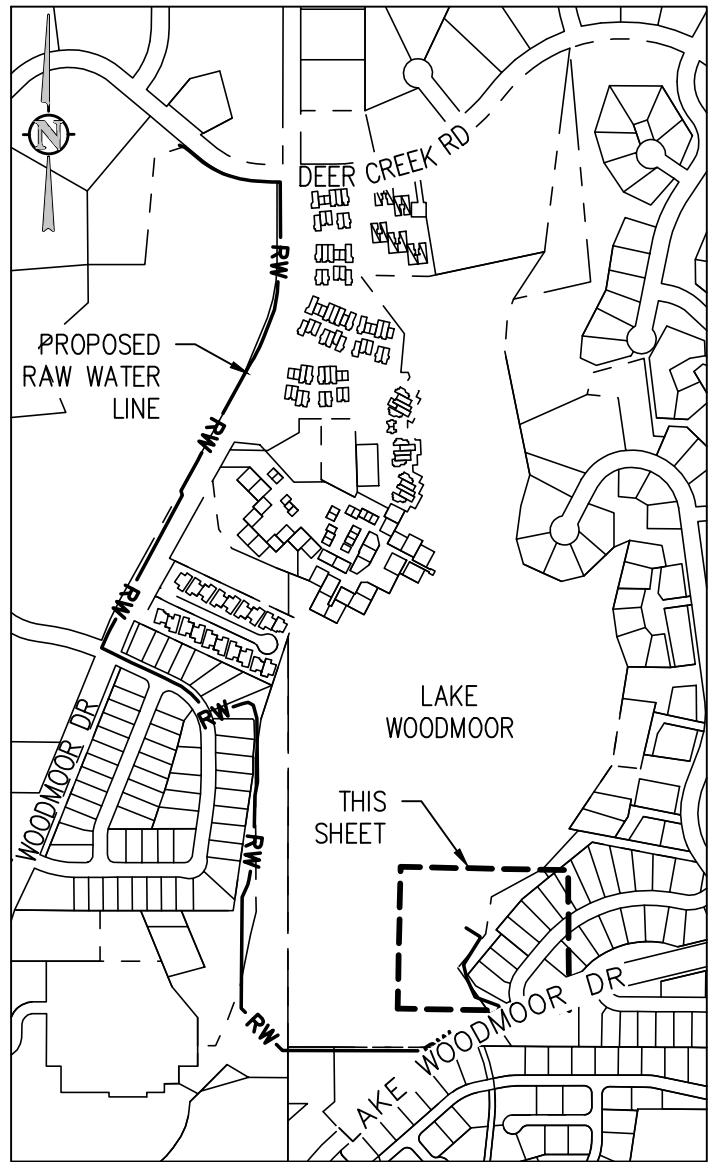


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- NOTES:
1. SEE ATTACHED OVERALL KEY MAP FOR PARCEL INFORMATION.
  2. TITLE COMMITMENT EXCEPTIONS #18, #23, AND #38 ARE OUTSIDE OF THE PROJECT AREA.
  3. EASEMENTS ASSOCIATED WITH TITLE COMMITMENT EXCEPTION #14 ARE SHOWN (FROM THE PLAT OF THE BEACH AT WOODMOOR).
  5. TITLE COMMITMENT EXCEPTIONS #10 AND #32 ARE BLANKET EASEMENTS WITHIN THE PROJECT AREA.
  6. TITLE COMMITMENT EXCEPTION #35 COVERS THE AREA OF THIS WHOLE SHEET.
  7. TITLE COMMITMENT EXCEPTION #37 IS SHOWN (THE PLAT OF THE BEACH AT WOODMOOR FILING NO. 1).



LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L1	14.96	S67° 44' 34"E	(1461094.15, 3182617.07)
L2	19.83	S25° 04' 30"W	(1461112.11, 3182625.47)
L3	31.99	S6° 03' 47"E	(1461159.80, 3182624.75)
L4	50.56	S58° 03' 40"E	(1461208.84, 3182567.88)
L5	29.33	S31° 56' 20"W	(1461239.24, 3182582.12)
L6	50.56	N58° 03' 40"W	(1461213.77, 3182630.54)
L7	60.12	S69° 56' 27"W	(1461231.67, 3182713.17)
L8	11.14	S41° 20' 13"W	(1461248.41, 3182732.77)
L9	12.38	S50° 44' 06"E	(1461248.41, 3182732.77)
L10	122.05	N40° 46' 58"E	(1461148.15, 3182662.64)
L11	37.23	N34° 16' 58"E	(1461117.39, 3182641.67)
L12	30.85	N20° 24' 32"E	(1461088.48, 3182630.91)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN
C1	16.30	30.00	31°08'18"	N9°30'21"E	16.10
C2	27.23	30.00	51°59'53"	N32°03'44"W	26.30
C3	6.28	4.00	90°00'00"	S13°03'40"E	5.66
C4	6.28	4.00	90°00'00"	S76°56'20"W	5.66
C5	27.23	30.00	51°59'53"	S84°03'36"E	26.30
C6	14.98	30.00	28°36'14"	N55°38'20"E	14.82

- Legend**
- (P1) AS PER THE PLAT OF WOODMOOR BUSINESS/TECHNOLOGICAL PARK REC. NO. 848443, 12/09/1971
- (P2) AS PER THE PLAT OF PATRIOT PLACE SUBDIVISION REC. NO. 2301134, 05/27/1993
- (P3) AS PER THE PLAT OF LLS SUBDIVISION REC. NO. 95009206, 01/26/1995
- (P4) AS PER THE PLAT OF TRI-LAKES SUBDIVISION REC. NO. 95046346, 05/12/1995
- (P5) AS PER THE PLAT OF WOODMOOR OAKS REC. NO. 440762, 10/19/1985
- (P6) AS PER THE PLAT OF WATERSIDE CONDOMINIUMS SUBDIVISION BOOK 2, PAGE 47, 02/13/1981
- (P7) AS PER THE PLAT OF LAKE WOODMOOR TOWNHOUSES II REC. NO. 692154, 10/08/1989
- (P8) AS PER THE PLAT OF THE VILLAGE AT MOOR-WOOD FILING NO. 5 REC. NO. 200101026, 08/24/2000
- (P9) AS PER THE PLAT OF THE DUNES AT WOODMOOR FILING NO. 2 REC. NO. 216713876, 12/09/2016
- (P10) AS PER THE PLAT OF BROOKMOOR OFFICE PARK REC. NO. 202126563, 08/01/2002
- (P11) AS PER THE PLAT OF BROOKMOOR FILING NO. 2 REC. NO. 98094279, 07/07/1998
- (P12) AS PER THE PLAT THE BEACH AT WOODMOOR FILING NO. 1 REC. NO. 219714409, 09/26/2019
- (P13) AS PER THE PLAT POULIN SUBDIVISION REC. NO. 96054033, 05/03/1996

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DRAWN BY: JGJ  
CHECKED BY: KJC  
JOB #: 1051.6e  
DATE: MAY 2021  
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WOODMOOR WSD NO.1  
LAKE PUMP STATION NO. 2 AND PIPELINE  
EL PASO COUNTY, COLORADO  
SITE DEVELOPMENT PLAN

SHEET NO.  
FIG-1

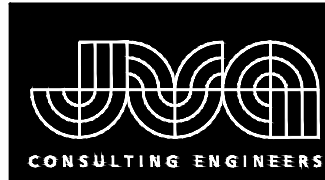


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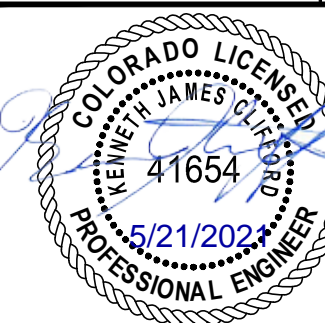


**NOTES:**

1. PARCELS AFFECTED BY THE PUMP STATION AND/OR THE TRANSMISSION MAIN ARE HIGHLIGHTED IN YELLOW. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "SITE DEVELOPMENT PLAN SUBJECT PROPERTY" AND "PROPERTIES AFFECTED BY TRANSMISSION PIPELINE" TABLES BELOW. EACH AFFECTED PARCEL IS ASSIGNED A REFERENCE LETTER FOR CLARITY. LEGAL DESCRIPTIONS ARE ATTACHED FOR REFERENCE.
2. ADJACENT PARCELS ARE SHOWN FOR REFERENCE. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "ADJACENT PROPERTIES" TABLES BELOW. EACH ADJACENT PARCEL IS ASSIGNED A REFERENCE NUMBER FOR CLARITY



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DRAWN BY: MHT  
CHECKED BY: JJM  
JOB #: 1051.6e  
DATE: MAY 2021  
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WOODMOOR WSD NO.1  
LAKE PUMP STATION NO. 2 AND PIPELINE  
EL PASO COUNTY, COLORADO

VICINITY MAP

SHEET NO.

C0.1

**SITE DEVELOPMENT PLAN SUBJECT PROPERTY**

REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
A	7111400008	1596 LAKE WOODMOOR DRIVE	WOODMOOR WATER & SANITATION	R-4	PLANNED DEVELOPMENT	43.19

**PROPERTIES AFFECTED BY TRANSMISSION PIPELINE**

REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
B	7114107034	1592 LAKE WOODMOOR DRIVE	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	0.66
C	7114112002	1640 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.20
D	7114112001	1680 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.34
E	7114200041		WOODMOOR WATER & SANITATION	C-2; RR-5	POLITICAL SUBDIVISION	4.68
F	7114205030	1754 WILLOW PARKWAY	DUNES AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	2.62
G	7111304014	1776 WOODMOOR DRIVE	LEWIS PALMER SCHOOL DISTRICT #38	RR-5	POLITICAL SUBDIVISION	21.63
H	7111304015	1765 DEER CREEK ROAD	WOODMOOR WATER & SANITATION	I-2	POLITICAL SUBDIVISION	2.32

**ADJACENT PROPERTIES**

REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
1	7111301009	REDNER FAMILY TRUST	CC	SPECIAL PURPOSE
2	7111301010	TRI-LAKES CHAPEL INC	A-5	RELIGIOUS WORSHIP
3	7111406056	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
4	7111406055	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
5	7111305005	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
6	7111305034	VILLAGE AT MOOR-WOOD OWNERS ASSN	R-4	HOMEOWNERS ASSOCIATION
7	7114204018	TAHSEK LLC	CC	RECREATION
8	7114205032	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
9	7114207014	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
10	7114208019	DUNES AT WOODMOOR HOMEOWNERS ASSN	PUD	HOMEOWNERS ASSOCIATION
11	7114205011	FORRISTAL JEFFREY	PUD	SINGLE FAMILY RES
12	7114205012	ILARRAZA ERIC	PUD	SINGLE FAMILY RES
13	7114205013	MATEA MELISSA	PUD	SINGLE FAMILY RES
14	7114205014	FRIEND EVA K	PUD	SINGLE FAMILY RES
15	7114205015	MCGOUGH ALBERT C	PUD	SINGLE FAMILY RES

**ADJACENT PROPERTIES**

REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
16	7114205016	TRASK CRAIG	PUD	SINGLE FAMILY RES
17	7114205017	HARRIS NATHAN P	PUD	SINGLE FAMILY RES
18	7114205018	FLORIA JOHN JR	PUD	SINGLE FAMILY RES
19	7114205019	KRAEMER MAX W	PUD	SINGLE FAMILY RES
20	7114205020	ULRICH DAN L	PUD	SINGLE FAMILY RES
21	7114205021	HAMILTON-SMITH DAVID	PUD	SINGLE FAMILY RES
22	7114109007	JONES JENNIFER KRISTEN	PUD	VACANT RESIDENTIAL LOTS
23	7114109008	SARGENT GREGORY LEE	PUD	SINGLE FAMILY RES
24	7114100015	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
25	7114109034	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION
26	7114107019	CAMPBELL HOMES LLC	PUD	SINGLE FAMILY RES
27	7114107020	CASEY JEFFREY S	PUD	SINGLE FAMILY RES
28	7114107021	KANGAS GARY E JR	PUD	SINGLE FAMILY RES
29	7114107022	MAGILL ROBERT T	PUD	SINGLE FAMILY RES



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## ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	INCL	INCLUDED
ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASPHALTIC CONCRETE PAVING	IN	INLET
ADDL	ADDITIONAL	INSUL	INSULATION
ADDM	ADDENDUM	INV	INVERT
ADJ	ADJUSTABLE	IRR	IRRIGATION
AL	ALUMINUM	JTS	JOINTS
ALT	ALTERNATE		
AMT	AMOUNT	KO	KNOCKOUT
APPROX	APPROXIMATE	KPL	KICK PLATE
ARCH	ARCHITECT(URAL)	KWY	KEYWAY
ARV	AIR RELIEF VALVE		
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L	LEFT OR LITER
ASPH	ASPHALT	LSCAPE	LANDSCAPE(ING)
ASSY	ASSEMBLY	LF	LINEAR FOOT
ASYM	ASYMMETRICAL	LP	LOW POINT
AUTO	AUTOMATIC	LT	LIGHT
AVG	AVERAGE	LWL	LOW WATER LEVEL
AWWA	AMERICAN WATER WORKS ASSOC.		
		MAINT	MAINTENANCE
BC	BACK OF CURB	MAN	MANUAL
BFV	BUTTERFLY VALVE	MATL	MATERIAL
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL	MAX	MAXIMUM
BLDG	BUILDING	ME	MATCH EXISTING
BLK	BLOCK	MECH	MECHANICAL
BM	BENCH MARK	MFR	MANUFACTURER
BMP	BEST MANAGEMENT PRACTICE	MH	MANHOLE
BS	BACKSIGHT	MIN	MINIMUM
BOS	BOTTOM OF STEP	MISC	MISCELLANEOUS
BOT	BOTTOM	MJ	MECHANICAL JOINT
BSMT	BASEMENT		
BVCE	BEGIN VERTICAL CURVE ELEVATION	N	NORTH
BVCS	BEGIN VERTICAL CURVE STATION	NA	NOT APPLICABLE
BW	BOTTOM OF WALL	NIC	NOT IN CONTRACT
		NPT	NATIONAL PIPE THREAD
		NTS	NOT TO SCALE
CB	CATCH BASIN		
CCW	COUNTER CLOCKWISE	OC	ON CENTER
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OPP	OPPOSITE
CJ	CONSTRUCTION JOINT	OPT	OPTIONAL
CL	CENTER LINE OR CHAIN LINK		
CLR	CLEAR	PC	POINT OF CURVATURE
QMP	CORRUGATED METAL PIPE	PCO	PRESSURE CLEAN OUT
QMU	CONCRETE MASONRY UNIT	PCR	POINT OF CURVE RETURN
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PVI	POINT OF VERTICAL INTERSECTION
CONST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTINUOUS(ATION)	PE	POLYETHYLENE
COR	CORNER	PREFAB	PREFABRICATED
CR	CONCENTRIC REDUCER	PRELIM	PRELIMINARY
CTR	CENTER	PREP	PREPARATION
CY	CUBIC YARDS	PROP	PROPOSED
		PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
DEMO	DEMOLITION	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	PT	POINT OF TANGENCY
DIP	DUCTILE IRON PIPE	PV	PLUG VALVE
DOM	DOMESTIC	PVC	POLYVINYL CHLORIDE OR
DN	DOWN	PVT	POINT OF VERTICAL CURVATURE
DNG	DRAIN	PVMT	PAVEMENT
DWL	DOWEL		
		QTY	QUANTITY
E	EAST		
EA	EACH	R	RIGHT
ECC	ECCENTRIC	RAD	RADIUS
EJ	EXPANSION JT	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RD	ROOF DRAIN
ELB	ELBOW	RE	REFERENCE
ELEC	ELECTRICAL	RECT	RECTANGULAR
ENGR	ENGINEER	REINF	REINFORCE (D) (ING) (MENT)
EOP	EDGE OF PAVEMENT	REQD	REQUIRED
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT		
EQUIV	EQUIVALENT	SAN	SANITARY
ESMT	EASEMENT	SD	STORM DRAIN
EST	ESTIMATE	SECT	SECTION
EVCE	END VERTICAL CURVE ELEVATION	SPD	STANDARD PROCTOR DENSITY
EVCS	END VERTICAL CURVE STATION	SPEC	SPECIFICATION
EW	EACH WAY	SO	SQUARE
EXP JT	EXPANSION JOINT	SO IN	SQUARE INCH
EXIST	EXISTING	SO FT	SQUARE FOOT
		SO YD	SQUARE YARD
FND	FOUNDATION	SS	SANITARY SEWER
FES	FLARED END SECTION	SST	STAINLESS STEEL
FF	FINISH FLOOR	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	STL	STEEL
FL	FLOW LINE	STRUCT	STRUCTURAL
FN	FENCE	SVC	SERVICE
FOC	FACE OF CONCRETE	SWMP	STORMWATER MANAGEMENT PLAN
FPM	FEET PER MINUTE	SYM	SYMMETRICAL
FPS	FEET PER SECOND		
FT	FEET	TB	THRUST BLOCK
FTG	FOOTING OR FITTING	TBC	TOP BACK OF CURB
		TBM	TEMPORARY BENCH MARK
G	GAS	TEMP	TEMPORARY
GA	GAUGE	TG	FINISHED GRADE ADJACENT TO TOP OF WALL
GAL	GALLON	THK	THICK
GALV	GALVANIZED	TOB	TOP OF BANK
CCO	GRADE CLEANOUT	TOC	TOP OF CONCRETE OR TOP OF CURB
GIP	GALVANIZED IRON PIPE	TOS	TOP OF STEP
GND	GROUND	TOT	TOTAL
GPD	GALLONS PER DAY	TW	TOP OF WALL OR CAP OF WALL
GPM	GALLONS PER MINUTE	TYP	TYPICAL
GR	GRATE		
CRG	GRATING	UBC	UNIFORM BUILDING CODE
OSP	GALVANIZED STEEL PIPE	UGE	UNDERGROUND ELECTRIC
GV	GATE VALVE	UTIL	UTILITY
H	HIGH	VERT	VERTICAL
HB	HOSE BIB	VC	POINT OF VERTICAL CURVATURE
HE	HORIZONTAL ELLIPTICAL	VCP	VITRIFIED CLAY PIPE
HDWL	HEADWALL		
HNDRL	HAND RAIL	W	WIDE OR WIDTH
HORIZ	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT	WOCE	WATER QUALITY CONTROL ELEVATION
HR	HOUR	WSE	WATER SURFACE ELEVATION
HVAC	HEATING, VENTILATION, AIR CONDITIONING	WW	WASTEWATER
HWY	HIGHWAY		
HWL	HIGH WATER LINE	X SECT	CROSS SECTION
HYD	HYDRANT	XMR	ELECTRONIC TRANSFORMER
		YH	YARD HYDRANT

## DESIGN LEGEND

	BENCHMARK		FENCE
	MANHOLE		FLOW LINE OF DITCH OR WASH
	AREA DRAIN		SLOPE ARROW
	COMBINATION INLET		PROPOSED SPOT ELEVATION
	TYPE R INLET		EXIST SPOT ELEVATION
	TYPE 13 FIELD INLET		EXIST INDEX CONTOUR
	FLARED END SECTION W/ RIPRAP		EXIST INTERMEDIATE CONTOUR
	TEE W/ THRUST BLOCK		PROPOSED INDEX CONTOUR
	BEND W/ THRUST BLOCK		PROPOSED INTERMEDIATE CONTOUR
	END CAP W/ THRUST BLOCK		
	GATE VALVE		
	REDUCER/INCREASER		
	WATER METER		CURB AND GUTTER
	FIRE HYDRANT		SPILL/CATCH CURB TRANSITION
	SANITARY SEWER		SIGN W/ POST
	FORCE MAIN		SIDEWALK
	WATER		CONCRETE PAVING
	NON POTABLE WATER		HEAVY DUTY CONCRETE PAVING
	POTABLE WATER		HEAVY DUTY ASPHALT PAVING
	IRRIGATION		LIGHT DUTY ASPHALT PAVING
	CABLE TV		GRAVEL
	DRAIN		PROPOSED BUILDING
	ELECTRIC		BUILDING ACCESS
	UNDERGROUND ELECTRIC		RETAINING WALL
	OVERHEAD ELECTRIC		BOULDER/ROCK WALL
	TELEPHONE		LIMITS OF SAWCUT
	FIBER OPTIC		LIMITS OF WORK
	GAS		EASEMENT LINE
			PROPERTY LINE
			ADJACENT PROPERTY LINE/ROW
			MATCHLINE

## DEMOLITION LEGEND

	DEMO SUBSURFACE FEATURE
	DEMO SURFACE FEATURE
	DEMO BUILDING
	ABANDON SUBSURFACE FEATURE
	LIMITS OF SAWCUT
	REMOVE EXISTING TREE
	PROTECT EXISTING TREE

## DETAIL TITLE

	DETAIL NUMBER IDENTIFICATION
	SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING

	DETAIL NUMBER IDENTIFICATION
	SHEET WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING

## DUCTILE IRON PIPE LEGEND

	TEE		BUTTERFLY VALVE WAFFER LEVER
	CROSS		BUTTERFLY VALVE WAFFER LEVER (FRONT)
	TEE/CROSS (UP)		BUTTERFLY VALVE WAFFER LEVER (SIDE)
	TEE (DOWN)		BUTTERFLY VALVE WAFFER
	90° BEND		BUTTERFLY VALVE WAFFER (FRONT)
	90° BEND (UP)		BUTTERFLY VALVE WAFFER LEVER (SIDE)
	90° BEND (DOWN)		CHECK VALVE
	45° BEND		CHECK VALVE (FRONT)
	45° BEND (UP)		CHECK VALVE (SIDE)
	45° BEND (DOWN)		PLUG VALVE
	REDUCER		PLUG VALVE (FRONT)
	REDUCER (UP)		PLUG VALVE (SIDE)

## GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY, COLORADO, WOODMOOR WATER AND SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER AND ENGINEER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES. EARTHEN FORM WORK SHALL NOT BE ALLOWED.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES; END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, THE U.S. STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.

## DESIGN FLOW

### TO CWTIP

ORRIGATION:	300 GPM
QFM:	1,200 GPM
QMAX:	1,550 GPM

### TO SWTP

ORRIGATION:	700 GPM
QFM:	2,100 GPM
QMAX:	2,800 GPM

## PUMP STATION

### CWTIP PUMPS

PUMP QUANTITY:	3
TYPE:	SUBMERSIBLE
PUMP DESIGN FLOW, EACH:	750 GPM
TDH:	120 FT
OPERATIONS:	LEAD/LAG/SWING
MOTOR HP, EACH:	45 HP
POWER:	480V, 3 PHASE

### SWTP PUMPS

PUMP QUANTITY:	5 (4 FUTURE)
TYPE:	SUBMERSIBLE
PUMP DESIGN FLOW, EACH:	560 GPM
TDH:	179 FT
OPERATIONS:	LEAD/LAG/LAG/LAG/LAG (WITH 2 EXIST PUMPS)
MOTOR HP, EACH:	45 HP
POWER:	480V, 3 PHASE

## EXIST PUMP STATION

### EXIST SWTP PUMPS (TO BE REPLACED IN THE FUTURE)

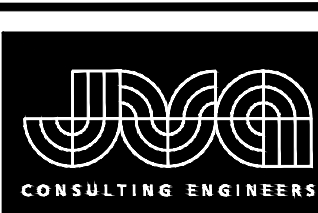
PUMP QUANTITY:	2
TYPE:	SUBMERSIBLE
PUMP DESIGN FLOW, EACH:	700 GPM
TDH:	_____ FT
MOTOR HP, EACH:	20 HP
POWER:	480V, 3 PHASE

### EXIST IRRIGATION PUMP

PUMP QUANTITY:	1
TYPE:	SUBMERSIBLE
PUMP DESIGN FLOW:	500 GPM
TDH:	_____ FT
OPERATIONS:	DUTY
MOTOR HP, EACH:	20 HP
POWER:	480V, 3 PHASE

## DEMOLITION NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
- ACTUAL LIMITS MAY VARY, CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
- REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
- ALL SAWCUTTING AND PAVEMENT REMOVAL SHALL BE NEAREST JOINT.
- ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
- ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
- REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
- CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
- CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
- CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.



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REVISION DESCRIPTION

NO. DATE DESD OWN



DESIGNED BY: KCT/MHT  
DRAWN BY: JCD  
CHECKED BY: RAH/JJM  
JOB #: 1051.6e  
DATE: MAY 2021  
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WOODMOOR WSD NO.1  
LAKE PUMP STATION NO. 2 AND PIPELINE  
EL PASO COUNTY, COLORADO

LEGEND, NOTES, & ABBREVIATIONS

SHEET NO.

G0.1



**7111400008\_7114200041**

PARCEL I:

THOSE PORTIONS OF THE SOUTH HALF OF SECTION 11, AND NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH

P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 57 OF THE RECORDS

OF SAID COUNTY, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY OF LAKE WOODMOOR DRIVE AS PLATTED IN LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS, THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT-OF-WAY

LINE FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE S66°23'04"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE

NORTH QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE N00°14'49"W AND MONUMENTED AS SHOWN HEREON) 104.65 FEET,

2) THENCE ON AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°38'31", A RADIUS OF 656.18 FEET, AND AN ARC LENGTH OF

110.42 FEET, TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE

ON THE NORTH AND WEST LINES OF SAID TRACT FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE S89°54'47"W, 506.62 FEET

2) THENCE S00°10'26"E, 138.18 FEET; THENCE S89°54'47"W, 135.25 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2504 AT PAGE 642 OF SAID RECORDED; THENCE ON THE EAST AND NORTH LINES OF SAID TRACT FOR THE FOLLOWING

THREE (3) COURSES;

1) THENCE N00°14'49"W, 35.00 FEET

2) THENCE N60°45'21"W, 84.89 FEET

3) THENCE S45°02'34"W, 145.68 FEET; THENCE N61°56'00"W, 71.80 FEET TO A POINT ON THAT TRACT OF LAND DESCRIBED IN BOOK

2493 AT PAGE 669 OF SAID RECORDS, THENCE ON SAID TRACT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N00°14'23"W, 59.00 FEET

2) THENCE N89°50'28"E, 65.00 FEET

3) THENCE N00°09'34"W, 70.00 FEET; THENCE N89°14'43"E, 60.95 FEET; THENCE N24°57'15"E, 93.94 FEET; THENCE N20°

18'33"E, 128.16 FEET; THENCE N11°03'47"E, 178.47 FEET; THENCE N13°47'22"E, 82.46 FEET; THENCE N00°14'49"W, 526.91

FEET TO A POINT ON THE EAST LINE OF THE DUNES AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 58 OF SAID RECORDS;

THENCE N08°19'12"E ON SAID EAST LINE, 134.84 FEET TO THE SOUTHEAST CORNER OF THE VACATION AND REPLAT OF THE PENINSULA AT

WOODMOOR AS RECORDED IN PLAT BOOK A3, AT PAGE 87 OF SAID RECORDS; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID

PLAT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N17°57'38"E, 121.87 FEET

2) THENCE N16°55'31", 244.59 FEET

3) THENCE N64°46'49"W 473.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE OF LAKE WOODMOOR

TOWNHOUSES II AS RECORDED IN PLAT BOOK M2, AT PAGE 26 OF SAID RECORDS; THENCE N28°44'37"E ON SAID EASTERLY RIGHT-OF-WAY LINE, 306.16 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2576, AT PAGE 259 OF SAID

RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT FOR THE FOLLOWING FOUR (4) COURSES;

1) THENCE S06°40'17"E, 168.18 FEET

2) THENCE S35°01'05"E, 79.04 FEET

3) THENCE S66°35'26"E, 165.32 FEET

4) THENCE S69°24'48"E, 81.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAKE WOODMOOR TOWNHOUSES I AS RECORDED IN

PLAT BOOK L2, AT PAGE 1 OF SAID RECORDS; THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PLAT FOR THE FOLLOWING

TWENTY SIX (26) COURSES;

1) THENCE S00°57'52"E, 13.85 FEET

2) THENCE N89°02'08"E, 35.06 FEET

3) THENCE S62°29'12"E, 48.07 FEET

4) THENCE S27°30'48"W, 85.12 FEET  
5) THENCE S62°29'12"E, 105.15 FEET  
6) THENCE N27°30'48"E, 70.10 FEET  
7) THENCE S62°29'12"E, 69.10 FEET  
8) THENCE N27°30'48", 104.15 FEET  
9) THENCE S62°29'12"E, 43.06 FEET  
10) THENCE N27°30'48"E, 79.12 FEET  
11) THENCE S62°29'12"E, 70.10 FEET  
12) THENCE N27°30'48"E, 50.07 FEET  
13) THENCE S62°29'12"E, 17.00 FEET  
14) THENCE S27°30'48"W, 3.00 FEET  
15) THENCE S62°29'12"E, 16.00 FEET  
16) THENCE N27°30'48"E, 16.02 FEET  
17) THENCE N62°29'12"W, 16.00 FEET  
18) THENCE S27°30'48"W, 3.00 FEET  
19) THENCE N62°29'12"W, 17.00 FEET  
20) THENCE N27°30'48"E, 60.09 FEET  
21) THENCE N62°29'12"W, 53.08 FEET  
22) THENCE N27°30'48"E, 15.00 FEET  
23) THENCE N62°29'12"W, 51.07 FEET  
24) THENCE S27°30'48"W, 15.00 FEET  
25) THENCE N62°29'12"W, 51.07 FEET  
26) THENCE N27°30'48"E, 78.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE WATERSIDE CONDOMINIUMS SUBDIVISION AS

RECORDED IN CONDOMINIUM BOOK 2, AT PAGE 47 OF SAID RECORDS. THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY PLAT

BOUNDARY LINES FOR THE FOLLOWING THIRTY (30) COURSES;

1) THENCE S62°23'55"E, 9.00 FEET  
2) THENCE N27°29'19"E, 22.99 FEET

- 3) THENCE S62°30'41"E, 18.99 FEET
- 4) THENCE N27°29'19"E, 50.98 FEET
- 5) THENCE N62°30'41"W, 12.99 FEET
- 6) THENCE N27°29'19"E, 34.98 FEET
- 7) THENCE N62°30'41"W, 16.99 FEET
- 8) THENCE N27°29'19"E, 21.99 FEET
- 9) THENCE N62°30'41"W, 35.51 FEET
- 10) THENCE N02°11'06"W, 22.99 FEET
- 11) THENCE N87°48'54"E, 15.99 FEET
- 12) THENCE N02°11'06"W, 34.98 FEET
- 13) THENCE N87°48'54"E, 12.99 FEET
- 14) THENCE N02°11'06"W, 50.98 FEET
- 15) THENCE S87°48'54"W, 17.99 FEET
- 16) THENCE N02°11'06"W, 17.99 FEET
- 17) THENCE S87°48'54"W, 23.99 FEET
- 18) THENCE N02°11'06"W, 50.43 FEET
- 19) THENCE S62°31'05"E, 18.99 FEET
- 20) THENCE N27°8'55"E, 50.97 FEET
- 21) THENCE N62°31'05"W, 12.99 FEET
- 22) THENCE N27°28'55"E, 34.98 FEET
- 23) THENCE N62°31'05"W, 16.99 FEET
- 24) THENCE N27°28'55"E, 21.99 FEET
- 25) THENCE N62°31'05"W, 50.98 FEET
- 26) THENCE N27°28'55"E, 26.99 FEET
- 27) THENCE N18°31'09"W, 17.08 FEET
- 28) THENCE S88°48'30"W, 24.73 FEET
- 29) THENCE N04°46'34"E, 133.57 FEET
- 30) THENCE N37°21'44"W, 251.37 FEET TO THE SOUTHWESTERLY CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS AS RECORDED

IN CONDOMINIUM BOOK 1, AT PAGE 79 OF SAID RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT S89°24'06"E, 235.00

FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE COVE AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 59 OF SAID

RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT N77°47'16"E, 406.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE S32°35'05"W, 198.00 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF LAKE WOODMOOR SUBDIVISION AS RECORDED

IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS; THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING

SIXTEEN (16) COURSES;

1) THENCE S19°16'55"W, 61.27 FEET

2) THENCE S04°20'04"W, 122.77 FEET

3) THENCE S11°39'47"E, 433.76 FEET

4) THENCE S15°37'26"W, 110.50 FEET

5) THENCE S07°27'18"W, 115.96 FEET

6) THENCE S16°18'15"E, 88.96 FEET

7) THENCE S65°39'51"E, 142.92 FEET

8) THENCE N76°08'06"E, 79.97 FEET

9) THENCE N45°30'45"E, 142.99 FEET

10) THENCE N66°16'43"E, 58.89 FEET

11) THENCE S13°26'18"W, 243.85 FEET

12) THENCE S08°21'30"E, 95.54 FEET

13) THENCE S20°18'54"E, 108.94 FEET

14) THENCE S09°00'08"W, 343.79 FEET

15) THENCE S33°47'02"W, 261.85 FEET

16) THENCE S79°36'24"E, 32.13 FEET TO THE MOST NORTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK

V2, AT PAGE 57 OF SAID RECORDS; THENCE ON THE WESTERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING FIVE (5) COURSES;

1) THENCE S42°22'15"W, 179.70 FEET



- 2) THENCE S61°24'10"W, 199.67 FEET
- 3) THENCE S08°24'50"W, 129.9 FEET
- 4) THENCE S39°25'19"W, 149.97 FEET
- 5) THENCE S35°06'49"E, 211.34 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY,

COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE AS PLATTING LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF THE RECORDS OF SAID COUNTY AND THE NORTH LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE N66°23'04"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE

RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE

N00°14'49"W AND MONUMENTED AS SHOWN HEREON) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODMOOR DRIVE, 110.25 FEET;

THENCE S35°06'49"E, 53.75 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF

SAID RECORDS; THENCE S89°54'47"W ON SAID NORTH LINE, 131.93 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL

PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, COMMUNITY PARK SUBDIVISION AS PLATTED IN SAID EL PASO COUNTY AND

RECORDED IN PLAT BOOK E-3 AT PAGE 45 IN THE RECORDS THEREOF;

THENCE S22°29'22"E, ALONG THE EASTERLY LINE OF SAID LOT, 60.00 FEET TO THE POINT OF BEGINNING (SAID EASTERLY LINE BEING

MONUMENTED WITH ½" REBAR WITH PLASTIC CAP "NHPQ #2682");

THENCE CONTINUING S22°29'22"E, ALONG SAID EASTERLY LINE, AND THE EXTENSION THEREOF, 186.31 FEET



THENCE N74°54'49"E, 130.61 FEET

THENCE N22°29'22"W, 150.00 FEET

THENCE S89°48'57"W, 140.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.



**7114107034**

TRACT B,

THE BEACH AT WOODMOOR, FILING NO. 1,

COUNTY OF EL PASO,

STATE OF COLORADO.



**7114112001\_7114112002**

LOTS 1 AND 2, AND TRACT A,  
BROOKMOOR OFFICE PARK,  
COUNTY OF EL PASO,  
STATE OF COLORADO.

**7114205030**

TRACT A, THE DUNES AT WOODMOOR, FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO



**7111400008\_7114200041**

PARCEL I:

THOSE PORTIONS OF THE SOUTH HALF OF SECTION 11, AND NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH

P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 57 OF THE RECORDS

OF SAID COUNTY, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY OF LAKE WOODMOOR DRIVE AS PLATTED IN LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS, THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT-OF-WAY

LINE FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE  $S66^{\circ}23'04''W$  (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE

NORTH QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE  $N00^{\circ}14'49''W$  AND MONUMENTED AS SHOWN HEREON) 104.65 FEET,

2) THENCE ON AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $09^{\circ}38'31''$ , A RADIUS OF 656.18 FEET, AND AN ARC LENGTH OF

110.42 FEET, TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE

ON THE NORTH AND WEST LINES OF SAID TRACT FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE  $S89^{\circ}54'47''W$ , 506.62 FEET

2) THENCE  $S00^{\circ}10'26''E$ , 138.18 FEET; THENCE  $S89^{\circ}54'47''W$ , 135.25 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2504 AT PAGE 642 OF SAID RECORDED; THENCE ON THE EAST AND NORTH LINES OF SAID TRACT FOR THE FOLLOWING

THREE (3) COURSES;

1) THENCE  $N00^{\circ}14'49''W$ , 35.00 FEET

2) THENCE  $N60^{\circ}45'21''W$ , 84.89 FEET

3) THENCE  $S45^{\circ}02'34''W$ , 145.68 FEET; THENCE  $N61^{\circ}56'00''W$ , 71.80 FEET TO A POINT ON THAT TRACT OF LAND DESCRIBED IN BOOK

2493 AT PAGE 669 OF SAID RECORDS, THENCE ON SAID TRACT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N00°14'23"W, 59.00 FEET

2) THENCE N89°50'28"E, 65.00 FEET

3) THENCE N00°09'34"W, 70.00 FEET; THENCE N89°14'43"E, 60.95 FEET; THENCE N24°57'15"E, 93.94 FEET; THENCE N20°

18'33"E, 128.16 FEET; THENCE N11°03'47"E, 178.47 FEET; THENCE N13°47'22"E, 82.46 FEET; THENCE N00°14'49"W, 526.91

FEET TO A POINT ON THE EAST LINE OF THE DUNES AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 58 OF SAID RECORDS;

THENCE N08°19'12"E ON SAID EAST LINE, 134.84 FEET TO THE SOUTHEAST CORNER OF THE VACATION AND REPLAT OF THE PENINSULA AT

WOODMOOR AS RECORDED IN PLAT BOOK A3, AT PAGE 87 OF SAID RECORDS; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID

PLAT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N17°57'38"E, 121.87 FEET

2) THENCE N16°55'31", 244.59 FEET

3) THENCE N64°46'49"W 473.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE OF LAKE WOODMOOR

TOWNHOUSES II AS RECORDED IN PLAT BOOK M2, AT PAGE 26 OF SAID RECORDS; THENCE N28°44'37"E ON SAID EASTERLY RIGHT-OF-WAY LINE, 306.16 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2576, AT PAGE 259 OF SAID

RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT FOR THE FOLLOWING FOUR (4) COURSES;

1) THENCE S06°40'17"E, 168.18 FEET

2) THENCE S35°01'05"E, 79.04 FEET

3) THENCE S66°35'26"E, 165.32 FEET

4) THENCE S69°24'48"E, 81.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAKE WOODMOOR TOWNHOUSES I AS RECORDED IN

PLAT BOOK L2, AT PAGE 1 OF SAID RECORDS; THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PLAT FOR THE FOLLOWING

TWENTY SIX (26) COURSES;

1) THENCE S00°57'52"E, 13.85 FEET

2) THENCE N89°02'08"E, 35.06 FEET

3) THENCE S62°29'12"E, 48.07 FEET



- 4) THENCE S27°30'48"W, 85.12 FEET
- 5) THENCE S62°29'12"E, 105.15 FEET
- 6) THENCE N27°30'48E, 70.10 FEET
- 7) THENCE S62°29'12"E, 69.10 FEET
- 8) THENCE N27°30'48", 104.15 FEET
- 9) THENCE S62°29'12"E, 43.06 FEET
- 10) THENCE N27°30'48"E, 79.12 FEET
- 11) THENCE S62°29'12"E, 70.10 FEET
- 12) THENCE N27°30'48"E, 50.07 FEET
- 13) THENCE S62°29'12"E, 17.00 FEET
- 14) THENCE S27°30'48"W, 3.00 FEET
- 15) THENCE S62°29'12"E, 16.00 FEET
- 16) THENCE N27°30'48"E, 16.02 FEET
- 17) THENCE N62°29'12"W, 16.00 FEET
- 18) THENCE S27°30'48"W, 3.00 FEET
- 19) THENCE N62°29'12"W, 17.00 FEET
- 20) THENCE N27°30'48"E, 60.09 FEET
- 21) THENCE N62°29'12"W, 53.08 FEET
- 22) THENCE N27°30'48"E, 15.00 FEET
- 23) THENCE N62°29'12"W, 51.07 FEET
- 24) THENCE S27°30'48"W, 15.00 FEET
- 25) THENCE N62°29'12"W, 51.07 FEET
- 26) THENCE N27°30'48"E, 78.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE WATERSIDE CONDOMINIUMS SUBDIVISION AS

RECORDED IN CONDOMINIUM BOOK 2, AT PAGE 47 OF SAID RECORDS. THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY PLAT

BOUNDARY LINES FOR THE FOLLOWING THIRTY (30) COURSES;

- 1) THENCE S62°23'55"E, 9.00 FEET
- 2) THENCE N27°29'19"E, 22.99 FEET

- 3) THENCE S62°30'41"E, 18.99 FEET
- 4) THENCE N27°29'19"E, 50.98 FEET
- 5) THENCE N62°30'41"W, 12.99 FEET
- 6) THENCE N27°29'19"E, 34.98 FEET
- 7) THENCE N62°30'41"W, 16.99 FEET
- 8) THENCE N27°29'19"E, 21.99 FEET
- 9) THENCE N62°30'41"W, 35.51 FEET
- 10) THENCE N02°11'06"W, 22.99 FEET
- 11) THENCE N87°48'54"E, 15.99 FEET
- 12) THENCE N02°11'06"W, 34.98 FEET
- 13) THENCE N87°48'54"E, 12.99 FEET
- 14) THENCE N02°11'06"W, 50.98 FEET
- 15) THENCE S87°48'54"W, 17.99 FEET
- 16) THENCE N02°11'06"W, 17.99 FEET
- 17) THENCE S87°48'54"W, 23.99 FEET
- 18) THENCE N02°11'06"W, 50.43 FEET
- 19) THENCE S62°31'05"E, 18.99 FEET
- 20) THENCE N27°8'55"E, 50.97 FEET
- 21) THENCE N62°31'05"W, 12.99 FEET
- 22) THENCE N27°28'55"E, 34.98 FEET
- 23) THENCE N62°31'05"W, 16.99 FEET
- 24) THENCE N27°28'55"E, 21.99 FEET
- 25) THENCE N62°31'05"W, 50.98 FEET
- 26) THENCE N27°28'55"E, 26.99 FEET
- 27) THENCE N18°31'09"W, 17.08 FEET
- 28) THENCE S88°48'30"W, 24.73 FEET
- 29) THENCE N04°46'34"E, 133.57 FEET
- 30) THENCE N37°21'44"W, 251.37 FEET TO THE SOUTHWESTERLY CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS AS RECORDED



IN CONDOMINIUM BOOK 1, AT PAGE 79 OF SAID RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT S89°24'06"E, 235.00

FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE COVE AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 59 OF SAID

RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT N77°47'16"E, 406.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE S32°35'05"W, 198.00 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF LAKE WOODMOOR SUBDIVISION AS RECORDED

IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS; THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING

SIXTEEN (16) COURSES;

1) THENCE S19°16'55"W, 61.27 FEET

2) THENCE S04°20'04"W, 122.77 FEET

3) THENCE S11°39'47"E, 433.76 FEET

4) THENCE S15°37'26"W, 110.50 FEET

5) THENCE S07°27'18"W, 115.96 FEET

6) THENCE S16°18'15"E, 88.96 FEET

7) THENCE S65°39'51"E, 142.92 FEET

8) THENCE N76°08'06"E, 79.97 FEET

9) THENCE N45°30'45"E, 142.99 FEET

10) THENCE N66°16'43"E, 58.89 FEET

11) THENCE S13°26'18"W, 243.85 FEET

12) THENCE S08°21'30"E, 95.54 FEET

13) THENCE S20°18'54"E, 108.94 FEET

14) THENCE S09°00'08"W, 343.79 FEET

15) THENCE S33°47'02"W, 261.85 FEET

16) THENCE S79°36'24"E, 32.13 FEET TO THE MOST NORTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK

V2, AT PAGE 57 OF SAID RECORDS; THENCE ON THE WESTERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING FIVE (5) COURSES;

1) THENCE S42°22'15"W, 179.70 FEET

- 2) THENCE S61°24'10"W, 199.67 FEET
- 3) THENCE S08°24'50"W, 129.9 FEET
- 4) THENCE S39°25'19"W, 149.97 FEET
- 5) THENCE S35°06'49"E, 211.34 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY,

COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE AS PLATTING LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF THE RECORDS OF SAID COUNTY AND THE NORTH LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE N66°23'04"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE

RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE

N00°14'49"W AND MONUMENTED AS SHOWN HEREON) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODMOOR DRIVE, 110.25 FEET;

THENCE S35°06'49"E, 53.75 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF

SAID RECORDS; THENCE S89°54'47"W ON SAID NORTH LINE, 131.93 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL

PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, COMMUNITY PARK SUBDIVISION AS PLATTED IN SAID EL PASO COUNTY AND

RECORDED IN PLAT BOOK E-3 AT PAGE 45 IN THE RECORDS THEREOF;

THENCE S22°29'22"E, ALONG THE EASTERLY LINE OF SAID LOT, 60.00 FEET TO THE POINT OF BEGINNING (SAID EASTERLY LINE BEING

MONUMENTED WITH ½" REBAR WITH PLASTIC CAP "NHPQ #2682");

THENCE CONTINUING S22°29'22"E, ALONG SAID EASTERLY LINE, AND THE EXTENSION THEREOF, 186.31 FEET



THENCE N74°54'49"E, 130.61 FEET

THENCE N22°29'22"W, 150.00 FEET

THENCE S89°48'57"W, 140.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**7114107034**

TRACT B,

THE BEACH AT WOODMOOR, FILING NO. 1,

COUNTY OF EL PASO,

STATE OF COLORADO.

**7114112001\_7114112002**

LOTS 1 AND 2, AND TRACT A,  
BROOKMOOR OFFICE PARK,  
COUNTY OF EL PASO,  
STATE OF COLORADO.



**7114205030**

TRACT A, THE DUNES AT WOODMOOR, FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO