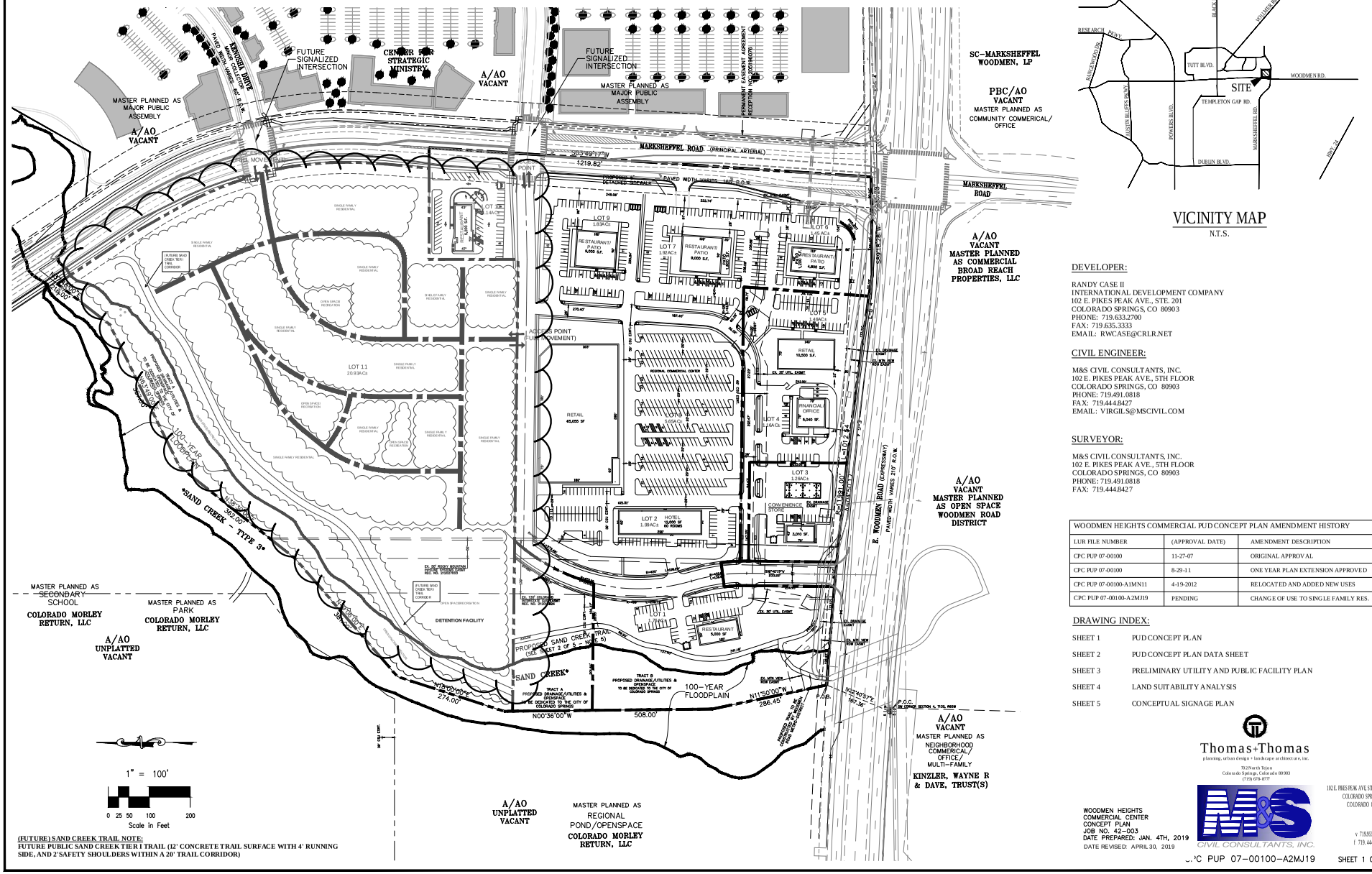
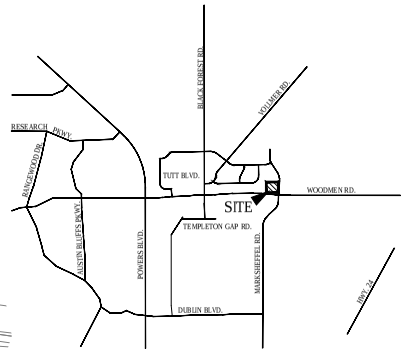
WOODMEN HEIGHTS COMMERCIAL CENTER

PUD CONCEPT PLAN

DECEMBER 2011





VICINITY MAP

N.T.S.

DEVELOPER:

RANDY CASE II
INTERNATIONAL DEVELOPMENT COMPANY
102 E. PIKES PEAK AVE., STE. 201
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CIVIL ENGINEER:

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WOODMEN HEIGHTS COMMERCIAL PUD CONCEPT PLAN AMENDMENT HISTORY		
LUR FILE NUMBER	(APPROVAL DATE)	AMENDMENT DESCRIPTION
CPC PUP 07-00100	11-27-07	ORIGINAL APPROVAL
CPC PUP 07-00100	8-29-11	ONE YEAR PLAN EXTENSION APPROVED
CPC PUP 07-00100-A1MN11	4-19-2012	RELOCATED AND ADDED NEW USES
CPC PUP 07-00100-A2MJ19	PENDING	CHANGE OF USE TO SINGLE FAMILY RES.

DRAWING INDEX:

SHEET 1	PUD CONCEPT PLAN
SHEET 2	PUD CONCEPT PLAN DATA SHEET
SHEET 3	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SHEET 4	LAND SUITABILITY ANALYSIS
SHEET 5	CONCEPTUAL SIGNAGE PLAN

(FUTURE) SAND CREEK TRAIL NOTE:
FUTURE PUBLIC SAND CREEK TIER I TRAIL (12' CONCRETE TRAIL SURFACE WITH 4' RUNNING SIDE, AND 2'SAFETY SHOULDERS WITHIN A 20' TRAIL CORRIDOR)

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WOODMEN HEIGHTS
COMMERCIAL CENTER
CONCEPT PLAN
JOB NO. 42-003
DATE PREPARED: JAN. 4TH, 2019
DATE REVISED: APRIL 30, 2019

C PUP 07-00100-A2MJ19

FIGURE 2

WOODMEN HEIGHTS COMMERCIAL CENTER

CONCEPT PLAN – NOTES & DETAILS

DECEMBER 2011

NOTES:

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN OR NEAR A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0535G', EFFECTIVE DATE DECEMBER 7, 2018. A PORTION OF SAND CREEK THAT PASSED THROUGH THIS PROJECT SITE HAS A LETTER OF MAP REVISION (LOMR) EFFECTIVE DECEMBER 7, 2015.

2. A LAND SUITABILITY ANALYSIS HAS BEEN APPROVED WITH THE WOODMEN HEIGHTS MASTER PLAN. THE ONLY SIGNIFICANT NATURAL FEATURE IDENTIFIED AS SAND CREEK, WHICH RUNS ALONG THE WESTERN EDGE OF THIS PLAN.

3. THE STREAMSIDE SETBACKS IDENTIFIED ON THIS PLAN ARE APPROXIMATE, BASED ON THE CURRENTLY AVAILABLE TOPOGRAPHY, MORE DETAIL SHALL BE PROVIDED WITH SUBSEQUENT DEVELOPMENT PLANS, PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT LOCATED ADJACENT TO ANY CITY DESIGNATED STREAMSIDE OVERLAY AREA TO THE PLAN AND PLAT SHALL BE FOUND TO BE IN COMPLIANCE WITH THE CITY STREAMSIDE OVERLAY STANDARDS AND REQUIREMENTS.

4. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CLT/THOMPSON, INC. DATED JUNE 7, 2005. A COPY OF SAID RAPORT HAS BEEN PLACED WITHIN CPC MP 03-279 OF THE CITY OF COLORADO SPRINGS - DEVELOPMENT SERVICES DIVISION. CONTRACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLRADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT.

5. SAND CREEK TRAIL IS A TIER I TRAIL WITH A 12' CONCRETE TRAIL WITH ONE 4' RUNNING SIDE FOR A TOTAL OF 16'.

6. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATION INTO AND OUT OF COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILARIZE HIMSELF/HERSELF WITH THIS POTENTIALLY AND THE RAMIFICTATIONS THEREOF.

7. AN AVIGATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.

8. PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR A SIGN LOCATED WITHIN PBC COMMERCIAL CENTER, AN OVERALL SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.

9. PEDESTRIAN CONNECTIONS WILL BE ILLUSTRATED ON SUBSEQUENT DEVELOPMENT PLANS INDICATING SIDEWALKS AND PATHWAYS ON AND TO/FROM THE INTERIOR AND EXTERIOR OF THE SITE AS WELL AS CONNECTIONS FROM PARKING AREAS TO ADJACENT BUILDING ENTRYWAYS.

10. "THE OWNER/DEVELOPER UNDERSTAND AND ACKNOWLEDGES HIS OBLIGATIONS FOR THE REQUIRED SAND CREEK CHANNEL IMPROVEMENTS, THAT THE EXTENSION OF PUBLIC DRAINAGE SYSTEMS SHALL BE FUFILLED, AND THAT A MASTER DRAINAGE DEVELOPMENT PLAN (MDDP) SHALL BE APPROVED BY CITY ENGINEERING PRIOR TO ANY APPROVAL OF A DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT FOR ANY PROJECT WITHIN THE PUD COMCEPT PLAN AREA".

11. A CROSS ACCESS AND PARKING EASEMENT SHALL BE PROVIDED FOR ALL COMMERCIAL USES WITHIN THIS PLAN AREA, EXCLUDING LOT 3.

12. THIS PLAN AREA IS LOCATED WITHIN THE WOODMEN ROAD METRO DISTRICT AND WOODMEN HEIGHTS METRO DISTRICT SERVICE AREAS.

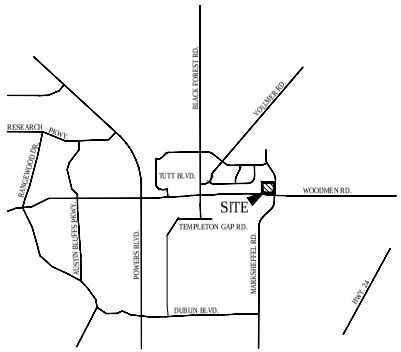
13. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS AND MARKINGS AT 385-6720 FOR ASSISTANCE.

14. IN ACCORDANCE WITH THE FOLLOWING NOTES ON THE SHILOH MESA AT WOODMEN HEIGHTS AR PUD 14-00692 & AR PUD 14-00692 - A1MN16, AS IT PERTAINS TO TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF MARKSHEFFEL ROAD AND KENOSHA DRIVE AND FRIGID AIR POINT: TRAFFIC STUDIES CONDUCTED BY THE MASTER DEVELOPER HAVE CONCLUDED NO SIGNAL IS WARRANTED AT THE INTERSECTION OF MARKSHEFFEL ROAD AND KENOSHA DRIVE. IF A SIGNAL IS EVER WARRANTED IN THE FUTURE DUE TO ADJACENT DEVELOPMENT, THE CITY MAY RESTRICT INGRESS AND EGRESS TURNING MOVEMENTS TO THIS PROPERTY INSTEAD OF INSTALLING A SIGNAL."

A parcel of land being a portion of Section 4, and Section 5, Township 13 South, Rang 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Commencing at the Southwest corner of said Section 4 (all bearings in this description are relative to the South line of said Section 4, which bears S 89°23'4"W assumed): thence N 22°40'57"E, 167.36 feet to a point on the Northerly right-of-way line of E. Woodmen Road (R.O.W. width varies) as described by document (Reception No. 20222489166, El Paso County, Colorado records), said point also being on that baseline of a Flood Plain Access Easement described by document (Reception No. 20421 1658, said El Paso County records) and the Point of Beginning of the parcel herein described (the following seven (7) courses are along said Flood Plain Access Easement's baseline); 1) N 11°50'00 "W, 286.45 feet; 2) N 00°36'00" W, 508.00 feet; 3) N 18°0'0.00" E, 274.00 feet; 4) N 49°06'00 " E , 381.00 feet; 5) N 38°30'00"E, 362.00 feet; 6) N 63°49'00" E, 387.00 feet; 7) N 37° 48'00" E, 218.00 feet to a point on that centerline of proposed N. Marksheffel Road (160' R.O.W.) (the following three (3) courses are along said proposed N. Marksheffel Road's centerline): 1) S 33°38'27" E, 272.22 feet; 2) on a curve to the right, said curve having a central angle of 37°27'43", a radius of 950.00 feet, an arc length of 621.14 feet; 3) S 03°49'17" W, 1219.82 feet to a point that is thirty (30) feet North of and parallel to said Section 4's South line, said line also being coincident with the apparent original Northerly right-of-way line of E. Woodmen Road as a sixty (60) foot right-of-way; thence S 89°18'28" W along the coincident lines, 235.28 feet to a point on said E. Woodmen Road's Northerly right-of-way line as described by said Reception No. 20222 4855's document; thence Northwesterly on a non-tangent curve to the left and along said Northerly right-of-way line, said curve having a central angle of 04°50'17", a radius of 1199 1.00 feet, an arc length of 1012.54 feet (the chord to said curve bears N 83°39'03" W, a distance of 1005.86 feet) to the Point of Beginning:

Containing 48.255 acres, more or less.



VICINITY MAP

N.T.S.

SITE DATA

AREA	48.26 AC (INCLUDES 6.21 AC OPEN SPACE)
EXISTING ZONING	PUD / AO SS (City File #: CPC PUZ 07-00099; Ord. #: 07-208)
PROPOSED ZONING	PUD / AO SS
EXISTING USE	VACANT
PROPOSED USE	REGIONAL COMMERCIAL / OFFICE / SINGLE-FAMILY DETATCHED RESIDENTIAL
MASTER PLAN	WOODMEN HEIGHTS (CPC MPA 06-00206-A3M107)
DRAINAGE BASIN	SAND CREEK DRAINAGE BASIN

LOT 1

AREA	1.76 AC±
PROPOSED USE	RESTAURANT
TOTAL BLDG. AREA	5,000 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDY.
LANDSCAPE SETBACKS	
WOODMEN ROAD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	25'
PARKING (9'X18' TYP.)	
REQUIRED	50 SPACES (1/100 SF)
PROPOSED	52 SPACES

LOT 2

AREA	1.99 AC±
PROPOSED USE	HOTEL
TOTAL BLDG. AREA	12,000 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDY.
LANDSCAPE SETBACKS	
WOODMEN ROAD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	10'
PARKING (9'X18' TYP.)	
REQUIRED	40 SPACES (1/300 SF)
PROPOSED	68 SPACES

LOT 3

AREA	1.26 AC±
PROPOSED USE	CONVENIENCE STORE
TOTAL BLDG. AREA	3,0 10 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	10'
PARKING (9'X18' TYP.)	
REQUIRED	11 SPACES (1/300 SF)
PROPOSED	16 SPACES

LOT 4

AREA	1.16 AC±
PROPOSED USE	FINANCIAL / OFFICE
TOTAL BLDG. AREA	5,040 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	N/A
PARKING (9'X18' TYP.)	
REQUIRED	13 SPACES (1/400 SF)
PROPOSED	23 SPACES

LOT 5

AREA	1.46 AC±
PROPOSED USE	RETAIL
TOTAL BLDG. AREA	10,500 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	N/A
PARKING (9'X18' TYP.)	
REQUIRED	35 SPACES (1/300 SF)
PROPOSED	47 SPACES

LOT 6

AREA	1.45 AC±
PROPOSED USE	RESTAURANT/ (PATIO)
TOTAL BLDG. AREA	4,800 SF/ 1,200 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	N/A
PARKING (9'X18' TYP.)	
REQUIRED	48 SPACES @ (1/100 SF)/ 6 SPACES @ (1/200 SF) 54 SPACES TOTAL
PROPOSED	85 SPACES

LOT 7

AREA	1.92 AC±
PROPOSED USE	RESTAURANT / (PATIO)
TOTAL BLDG. AREA	9,000 SF/ 1,800 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	25'
PARKING (9'X18' TYP.)	
REQUIRED	90 SPACES @ (1/100 SF)/ 9 SPACES @ (1/200 SF) 99 SPACES TOTAL
PROPOSED	94 SPACES

LOT 8

AREA	5.65 AC±
PROPOSED USE	RETAIL
TOTAL BLDG. AREA	66,700 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	15' BUFFER
PARKING (9'X18' TYP.)	
REQUIRED	223 SPACES (1/300 SF)
PROPOSED	273 SPACES

LOT 9

AREA	1.75 AC±
PROPOSED USE	RESTAURANT / (PATIO)
TOTAL BLDG. AREA	9,000 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	25'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	N/A
PARKING (9'X18' TYP.)	
REQUIRED	30 SPACES (1/300 SF)
PROPOSED	66 SPACES

LOT 10

AREA	1.14 AC±
PROPOSED USE	RESTAURANT
TOTAL BLDG. AREA	5,200 SF
MAX. BLDG. HEIGHT	45'
BLDG. SETBACKS	25'--PERIMETER OF ZONE BNDRY.
LANDSCAPE SETBACKS	
WOODMEN RD	5'
MARKSHEFFEL ROAD	25'
KENOSHA DRIVE	N/A
PARKING (9'X18' TYP.)	
REQUIRED	52 SPACES (1/100 SF)
PROPOSED	61 SPACES

LOT 11

AREA	20.93 AC±
PROPOSED USE	SINGLE FAMILY RES.
MAX. BLDG. HEIGHT	35'
BLDG. SETBACKS	PER PUD PLAN
LANDSCAPE SETBACKS	
MARKSHEFFEL ROAD	25'
LANDSCAPE BUFFERS	
SOUTH BOUNDARY	15'
STREAMSIDE OVERLAY	
INNER BUFFER	40'
OUTER BUFFER	80'

FIGURE 2

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WOODMEN HEIGHTS
COMMERCIAL CENTER
CONCEPT PLAN
JOB NO. 42-003
DATE PREPARED: JAN. 4TH, 2019
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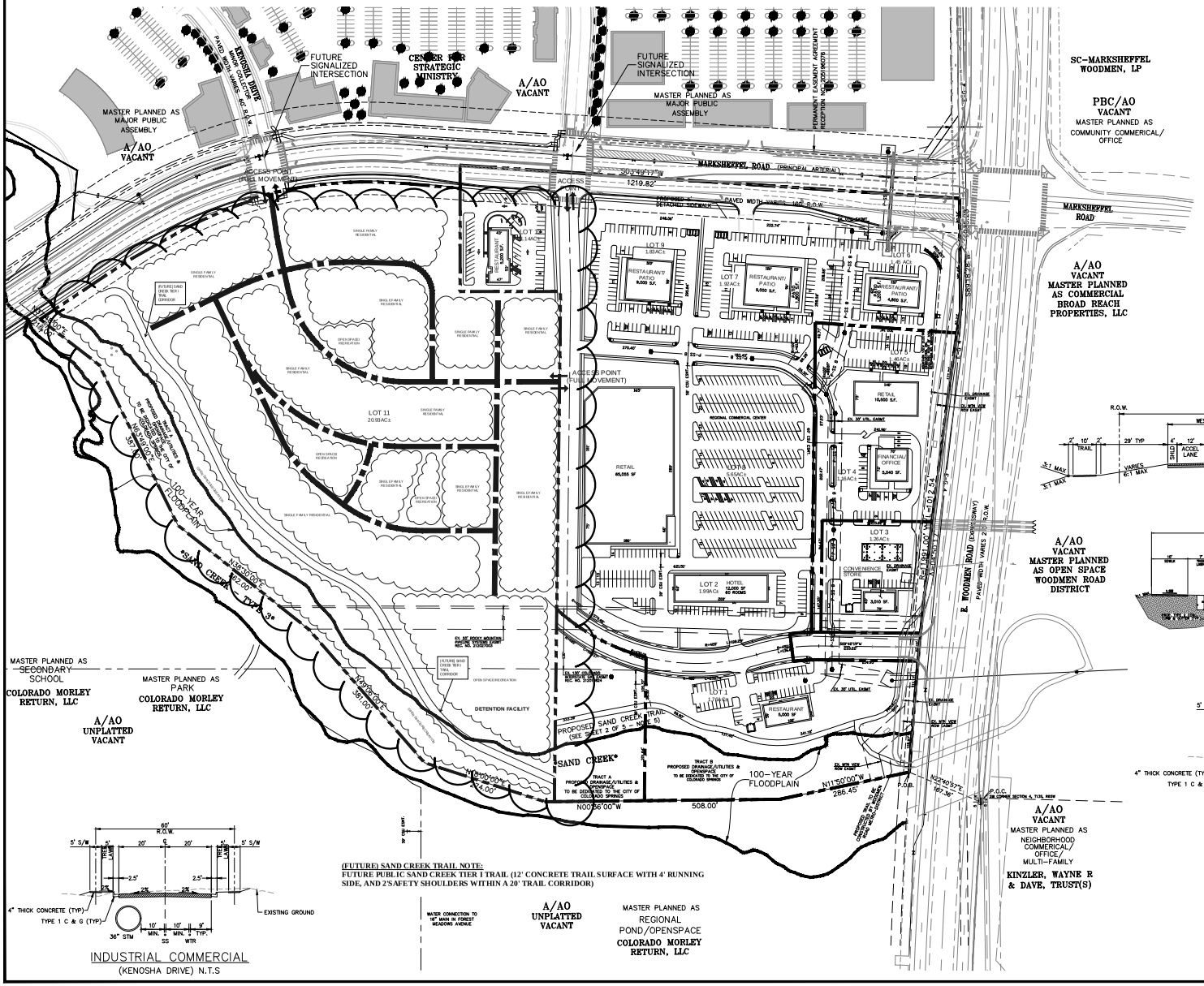
WOODMEN HEIGHTS COMMERCIAL CENTER

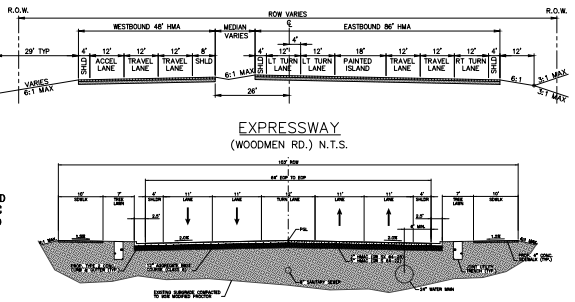
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

DECEMBER 2011



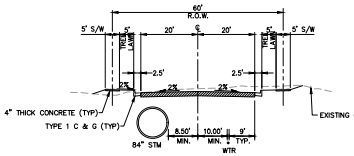
(FUTURE) SAND CREEK TRAIL NOTE:
FUTURE PUBLIC SAND CREEK TIER I TRAIL (12' CONCRETE TRAIL SURFACE WITH 4' RUNNING SIDE, AND 2'SAFETY SHOULDERS WITHIN A 20' TRAIL CORRIDOR)

INDUSTRIAL COMMERCIAL
(KENOSHA DRIVE) N.T.S

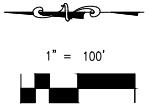


EXPRESSWAY
(WOODMEN RD.) N.T.S.

PRINCIPAL ARTERIAL
(MARKSHEFFEL RD.) N.T.S.



INDUSTRIAL COMMERCIAL
(WOODMEN CENTER DRIVE) N.T.S



General Notes for all Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.

2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities' Line Extension and Service Standards ("Standards"), tariffs, rules, regulations, and policies, City ordinances, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.

3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install all potable and non-potable water system facilities and appurtenances, and all wastewater collection system facilities and appurtenances, and any water or wastewater service lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.

4. Springs Utilities' utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as permanent service is initiated.

5. Only with the prior written approval by Springs Utilities, Owner may cause the relocation or alteration of any existing utility facilities within the Property at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.

6. Owner, at its sole cost and expense, shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form (or Executive Agreement form) without modification unless approved by Springs Utilities.

7. The water distribution system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Section 4.08 of Springs Utilities' Water Standards).

8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary to incur in order to maintain water quality in its system as a result of Owner' water system extensions. (Water quality Maintenance Costs). Owner shall reimburse Springs Utilities for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.

9. Owner must contact Springs Utilities Field Engineering to secure approval of gas-service-line pressures in excess of Springs Utilities' standard gas-system pressure, and the location of all meters and transformers. (Contact North Work Center 668-4985 or South Work Center 668-5564).

10. It shall not be permissible for any person to modify the grade of the earth on any Springs Utilities easement or rights of way without the written approval of Springs Utilities (City Code 12.2.540).

11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City or the Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, rules, regulations and policies of Springs Utilities.

* 12. In conjunction with the bridge construction of the Marksheffel Road-Sand Creek Crossing, the existing 24-inch water main under the Sand Creek channel at this location will be relocated so that it is no longer in the Sand Creek channel. The 24-inch main is to be located on the proposed bridge or under Marksheffel Road (in the event a box culvert is utilized for such crossing). The responsibility for the costs of this water main relocation will be determined at a later date.

* 13. The street cross-section drawings are preliminary, and the Owner will provide detailed street cross sections prior to CSU's approval of any development plan for the property. Therefore, Owner acknowledges that the street cross-sections for all streets with storm drain facilities shall meet or exceed CSU's clearance requirement including the OSHA trench slope requirement for Class C soils (1.5:1). Consequently, Owner acknowledges and agrees that the street and/or easement widths may need to be wider than as shown on this Utility Plan.

* 14. Prior to approval of any additional Development Plan within the Woodmen Heights Commercial Center, the Owner shall provide a new CSU-approved easement that is similar to and that replaces the easement recorded at Reception No. 205203364. If the Owner is unsuccessful in obtaining an easement to replace the easement at Reception No. 205203364, then the Owner shall grant CSU a 50-foot-wide easement adjacent to the western boundary of the existing CIG easement recorded at Reception No. 213014434 that extends from the southern boundary of the Woodmen Heights Commercial Center property north for up to 250 feet. Whichever easement is provided, such easement is to accommodate a future 2nd-BRGT-loop water main for the Marksheffel-Woodmen area and shall utilize CSU's then-current Permanent Easement Agreement pro forma document without modification.

WOODMEN HEIGHTS
COMMERCIAL CENTER
PRELIMINARY UTILITY AND
PUBLIC FACILITY PLAN
JOB NO. 42-003
DATE PREPARED: JAN. 4TH, 2019
DATE REVISED: APRIL 30, 2019

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CIVIL CONSULTANTS, INC.

PC PUP 07-00100-A2MJ19

FIGURE 2

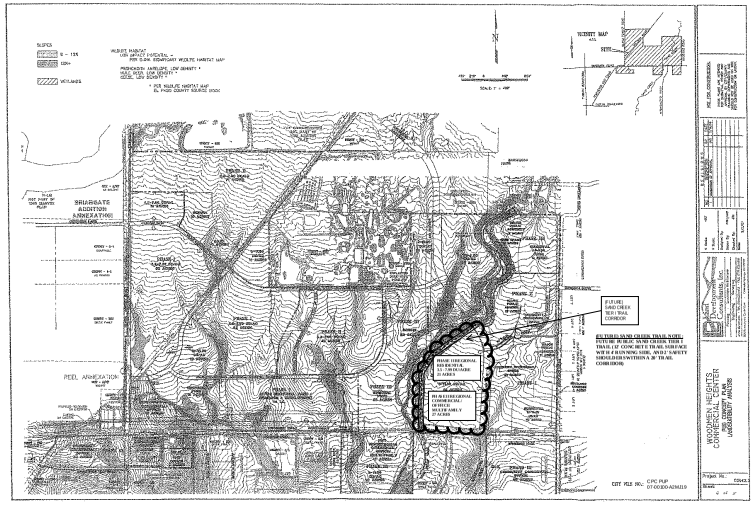
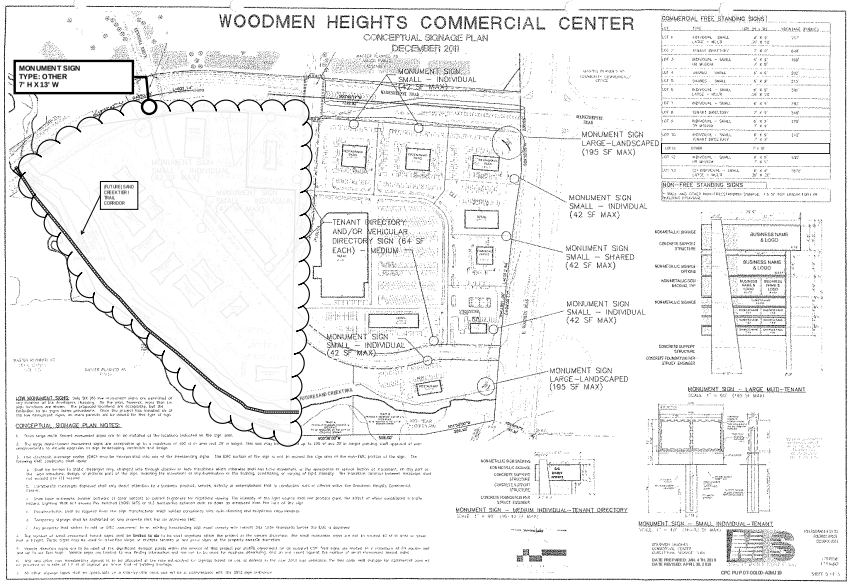


FIGURE 2

DATE REVISED: APRIL 30, 2019



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DATE REVISED: APRIL 30, 2019

FIGURE 2