



Planning Surveying Civil Engineering

Project: WOODMEN HEIGHTS MASTER PLAN 2021 MAJOR AMENDMENT

102 E. PIKES PEAK, STE 306 • Colorado Springs, Colorado 80903
Ph: (719) 955-5485 • Fax: (719) 444-8427

Owners: Robert W. Kinzler Revocable Living Trust Gelles Family Trust SC-Woodmen LLC Marksheffel-Woodmen Investments, LLC
 Evelyn M. Kinzler Revocable Living Trust Rivers Development Colorado Morley Return, LLC International Development Co.
 Short Stick, LLC DSE Profit Sharing Plan Trust Mokara Land Holdings, LLC 7-Eleven, Inc.
 Center for Strategic Ministry Woodmen Road Metro District Radiant Church
 Kanann Properties, LLC John and Dimitria Revocable Trust Dennis and Jayne Grover Family, LP

2021

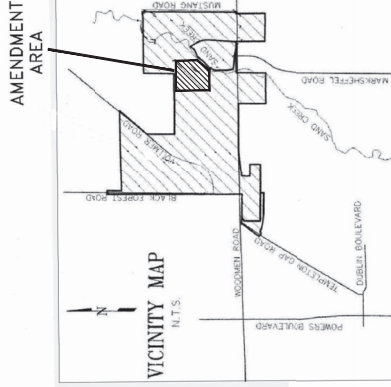
Project Consultants

Virgil Sanchez, Civil Engineer
M&S Civil Consultants, Inc.
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 102 E. Pikes Peak Avenue, Suite 306
 Colorado Springs, CO, 80903

Gregory Shaner, Civil Engineer
Matrix Design Group, Inc.
 (719) 457-5609
 2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920

Index of Drawings

Sheet No.	Title
1	Legals & Data
2	Land Use Plan
3	Land Suitability Analysis
4	Master Facilities Plan



CITY APPROVAL

NO.	REVISION	APPROVAL DATE
1	CPC MO 03-00279	9/13/2009
2	CPC MO 03-00279-A1(05)	2/21/2006
3	CPC MPA 06-00206	3/11/2008
4	CPC MPA 06-00206-A1M08	3/17/2008
5	CPC MPA 06-00206-A2M07	12/21/2009
6	CPC MPA 06-00206-A3M07	11/27/2007
7	CPC MPA 06-00206-A4M13	12/21/2009
8	CPC MPA 06-00206-A5M13	10/11/2014
9	CPC MPA 06-00206-A6M14	10/13/2014
10	CPC MPA 06-00206-A7M16	7/12/2016
11	CPC MPA 06-00206-A8M16	10/25/2016
12	CPC MPA 06-00206-A9M16	06/29/2017
13	CPC MPA 06-00206-A10M17	01/09/2018
14	CPC MPA 06-00206-A12M19	11/12/2019
15	CPC MPA 06-00206-A13M21	Pending

AMENDED BY:



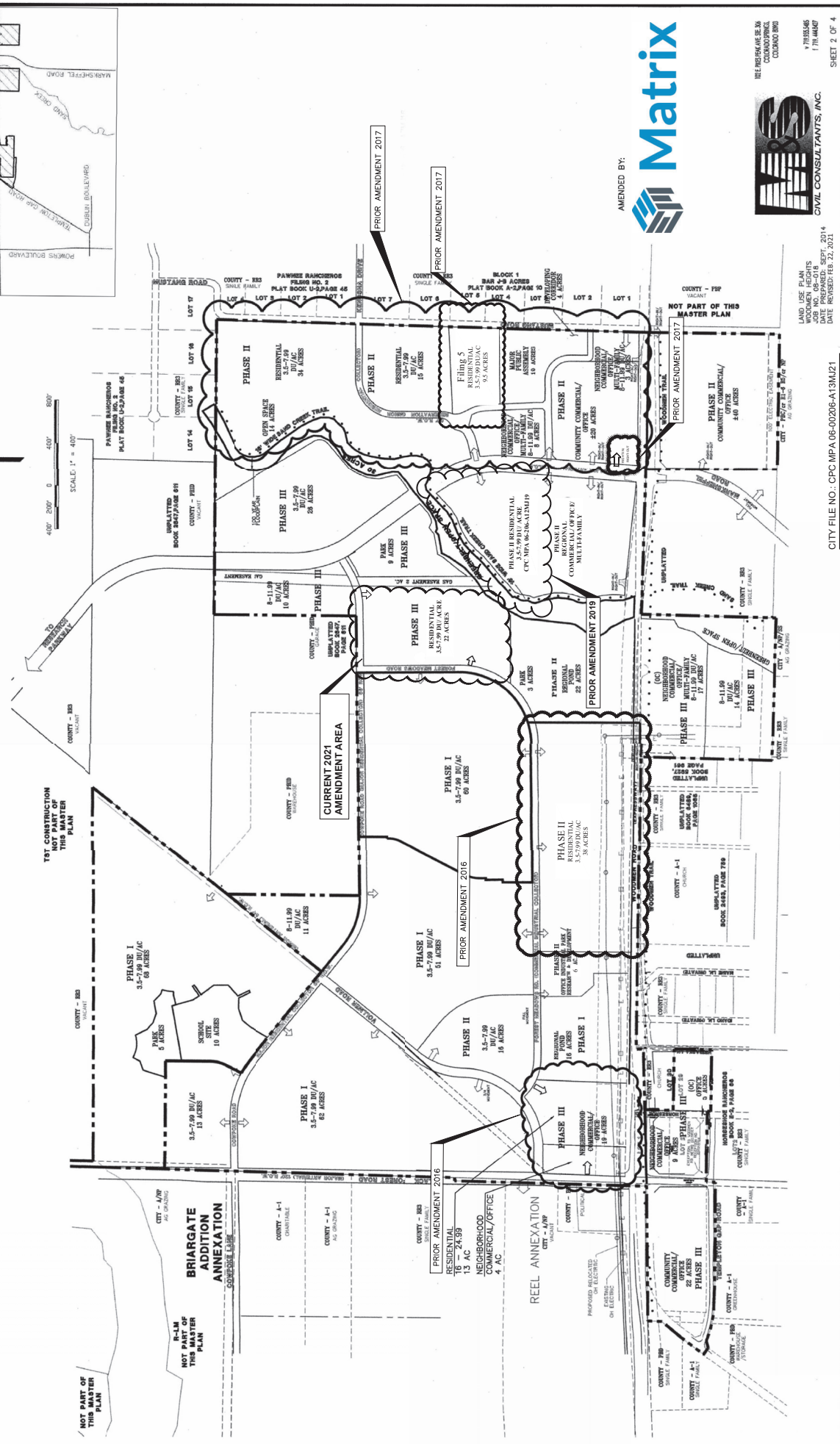
1185506
171144807
M&S CIVIL CONSULTANTS, INC.
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REVISED: FEBRUARY 22, 2021

CITY FILE NO.: CPC MPA 06-00206-A13M21

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - LAND USE PLAN



AMENDED BY:



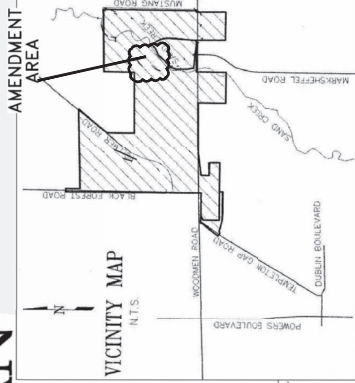
LAND USE PLAN
 PREPARED BY: THE PERKINS & SMITH CONSULTANTS, INC.
 DATE PREPARED: SEPT. 2014
 DATE REVISION: FEB. 22, 2021

CITY FILE NO.: CPC-MPA-06-00206-A13M121

EXHIBIT A - MASTER PLAN AMENDMENT

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT- LAND SUITABILITY ANALYSIS



Matrix

CIVIL CONSULTANTS, INC.

LAND SUITABILITY ANALYSIS
JOB NO. 06-018
DATE PREPARED: SEPT. 2014
DATE REVISED: FEB. 21, 2021

SHEET 3 OF 4

WOODMEN HEIGHTS MASTER PLAN

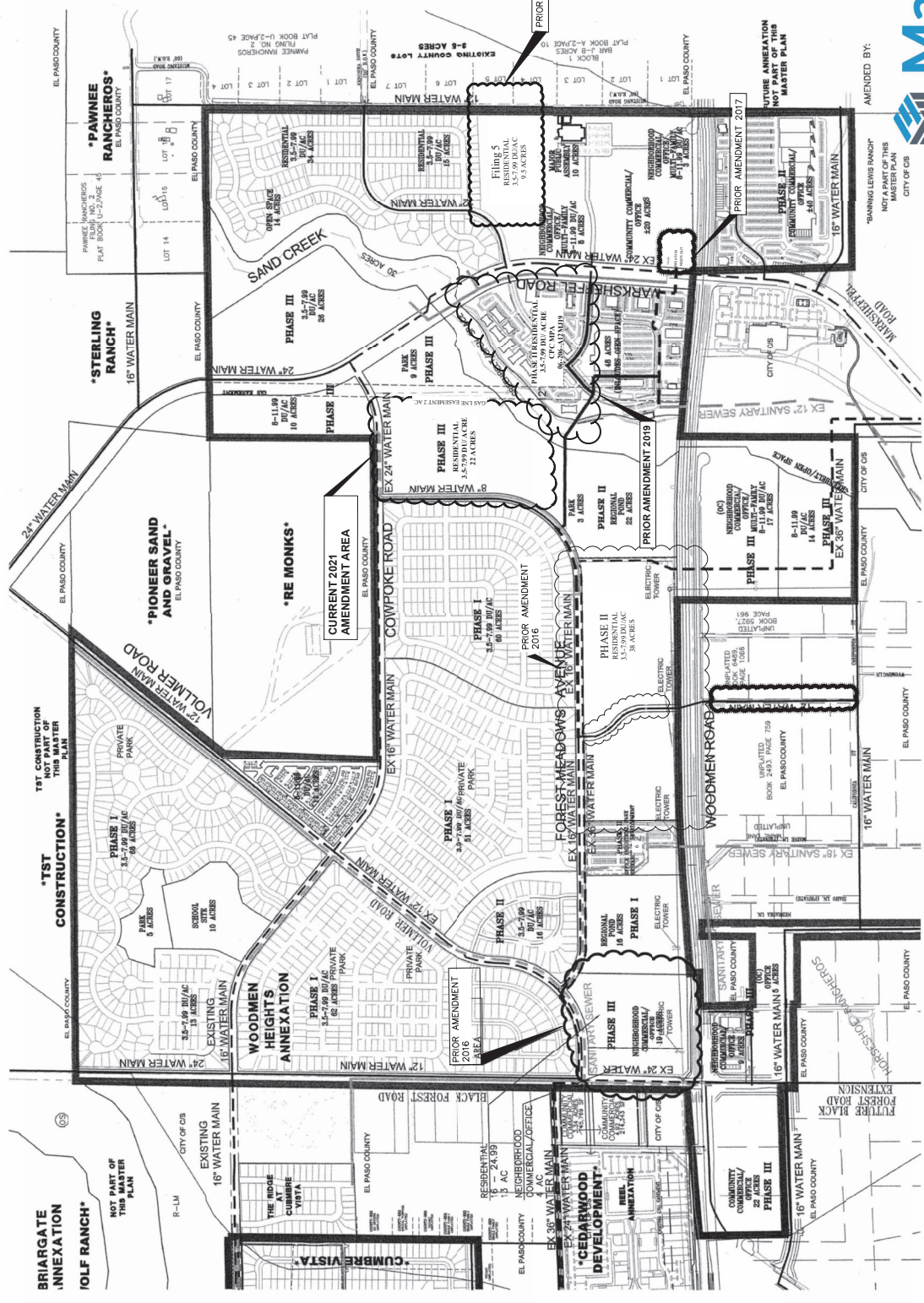
2021 MAJOR AMENDMENT - MASTER FACILITIES PLAN



- UTILITY LEGEND:**
- PROPOSED MAJOR WATER MAIN
 - PROPOSED MAJOR SANITARY MAIN
 - EXISTING MAJOR WATER MAIN
 - EXISTING MAJOR SANITARY MAIN
 - WOODMEN HEIGHTS DISTRICT BOUNDARY

- NOTES:**
- 1) THE 24" WATERLINE IN MARKSHOFFEL ROAD CROSSING SAND CREEK, SHALL BE RELOCATED ON TO THE PROPOSED BRIDGE CROSSING AT THE INTERSECTION OF SAND CREEK AND MARKSHOFFEL ROAD.
 - 2) THE SIZES OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE H&M/H&R PER CSU STANDARDS. DEVELOPMENTS MUST HAVE 2 CONNECTIONS TO THE CSU DISTRIBUTION SYSTEM IN THE SAME CSU WATER PRESSURE ZONE.
 - 3) IN ORDER TO MEET CSU'S MINIMUM WATER PRESSURE REQUIREMENTS AND SUBJECT TO THE COMPLETION OF THE H&M/H&R PROCESS, ADDITIONAL DEVELOPMENT OF PHASE II (TRAILS AT FOREST MEADOWS-71 ACRES) AND PHASE III (TRAILS AT FOREST MEADOWS-71 ACRES) IS REQUIRED.
 - 4) THE SIZES OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE WMMR PROCESS.

WOODMEN HEIGHTS MASTER PLAN
 JOB NO. 08-1011
 DATE REVISED: AUGUST 14, 2008
 DATE REVISED: SEPTEMBER 23, 2008
 DATE REVISED: AUGUST 7, 2009
 DATE REVISED: FEBRUARY 28, 2009
 DATE REVISED: FEBRUARY 28, 2009
 DATE REVISED: NOVEMBER 12, 2013
 DATE REVISED: APRIL 21, 2014
 DATE REVISED: SEPT. 2014
 DATE REVISED: FEBRUARY 22, 2021



AMENDED BY:
 CITY OF CS



CITY FILE NO.: CPC MPA 06-00206-A13M21

EXHIBIT A - MASTER PLAN AMENDMENT