

SITE DATA:

OWNERS/ DEVELOPER: CIVIL ENGINEER: APPLICANT:
CREST AT WOODMEN LLC
600 TOWN AND COURSE LANE # 210
HOUSTON, TX 77024-2229

Table with 4 columns: Proposed Land Use, Acreage, Non-Residential Land Use Building Square Footage, Density (Residents/Acre)

\* ESTABLISHED IN ORD NO 20-22. NO ADDITIONAL NON-RESIDENTIAL SQUARE FOOTAGE IS BEING ADDED
LAND USE PLAN ACREAGE: 47.723 ACRES

FRONT: 50' (WOODMEN ROAD BOUNDARY)
REAR: 50' (SOUTHERN BOUNDARY)
SIDE (EAST): 70' SETBACK FROM EASTERN PROPERTY BOUNDARY, 100' SETBACK FROM ADJACENT RESIDENTIAL PROPERTY LINE

LEGAL DESCRIPTION

A portion of Lot 1 and all of Lots 2 and 3, Loart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado...

BEGINNING at the northwest corner of said Lot 1; thence along the west boundary of said Loart Subdivision Filing No. 8, N00°12'56"E...

- 1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°55'37"E, a distance of 137.45 feet;

thence along the east boundary of said Loart Subdivision Filing No. 8, the following eight (8) courses:

- 1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;

thence leaving said east boundary, along the following four (4) courses:

- 1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.31 feet;
3. S89°37'31"W, a distance of 160.17 feet;

thence along said north boundary, the following four (4) courses:

- 1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Together with Lots 4-6 of the Loart Subdivision Filing No. 8; Lot 2, and Tract A of the Loart Subdivision Filing No. 8;

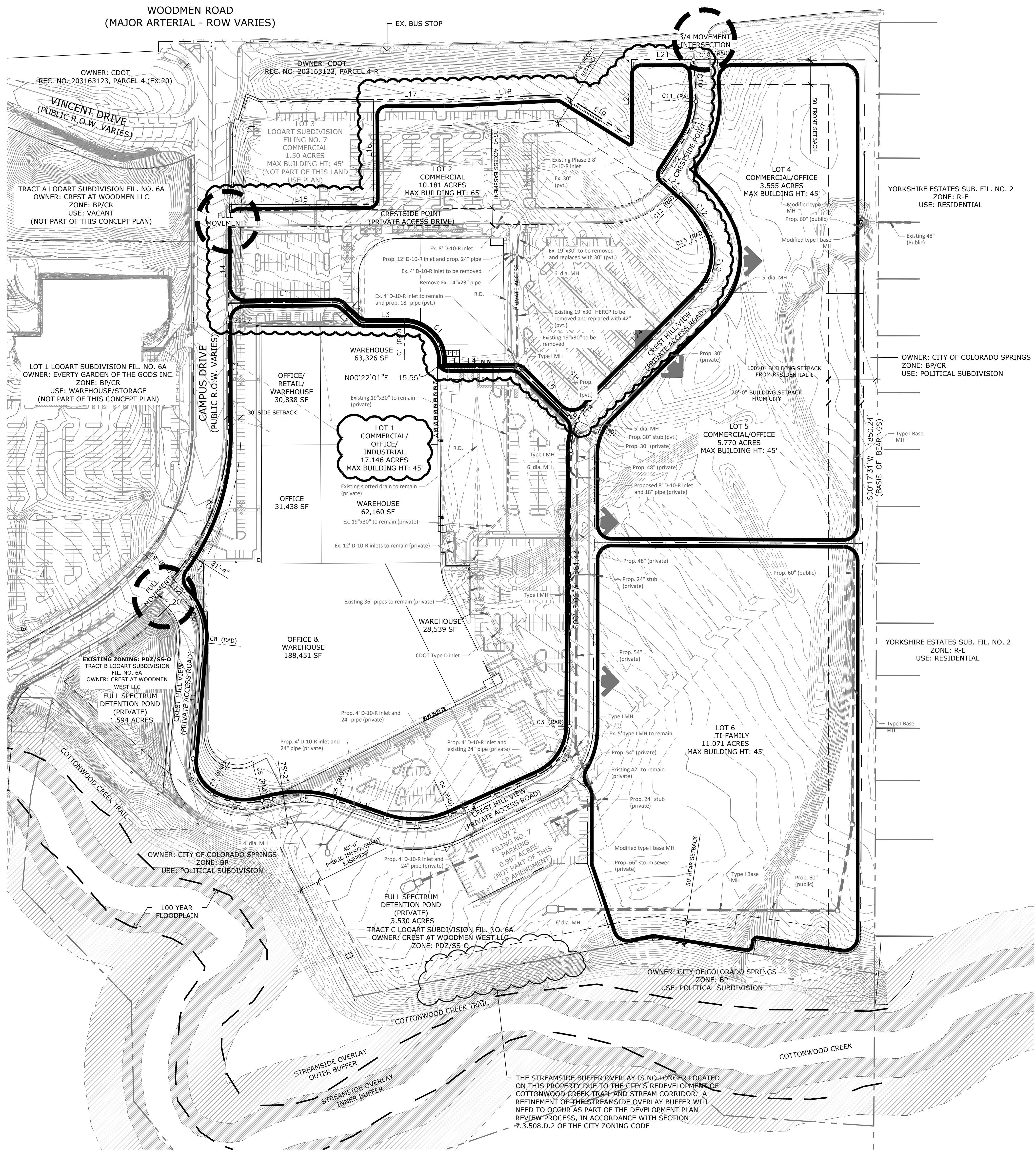
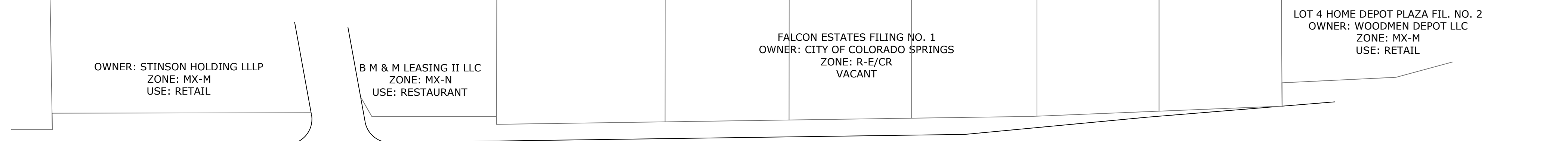
For a cumulative area of 47.723 Acres

Table with 4 columns: LINE, BEARING, DISTANCE, RADIAL BEARING

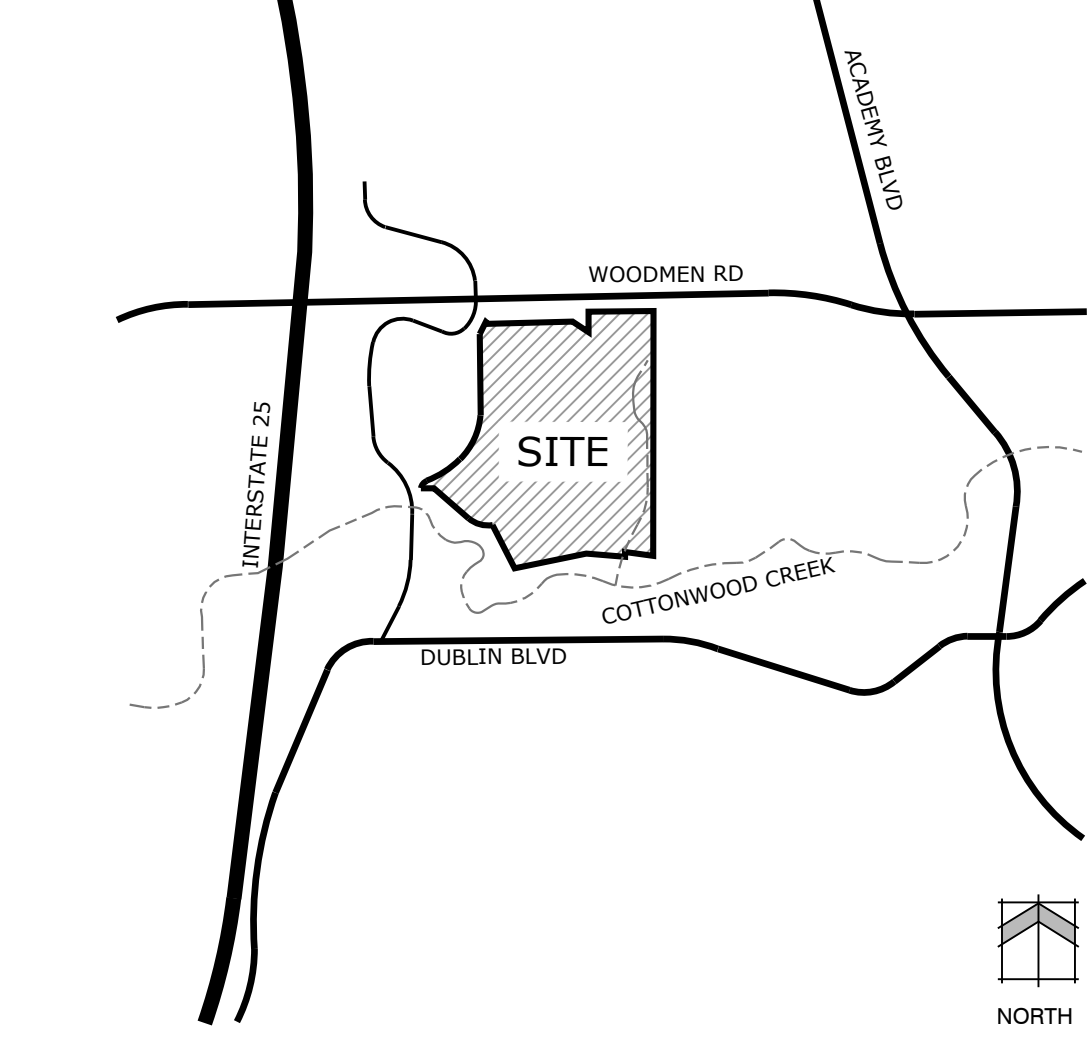
Table with 4 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, RADIAL BEARING

Table with 4 columns: File Number, Land Use Action, Date, Description of Action

THE CREST AT WOODMEN
CITY OF COLORADO SPRINGS, COLORADO
PDZ LAND USE PLAN MAJOR MODIFICATION



VICINITY MAP



ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE...

GEOHAZARD DISCLOSURE STATEMENT

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: ARTIFICIAL AND UNDOCUMENTED FILL STEEP SLOPES...

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410516G, EFFECTIVE DECEMBER 7, 2018.

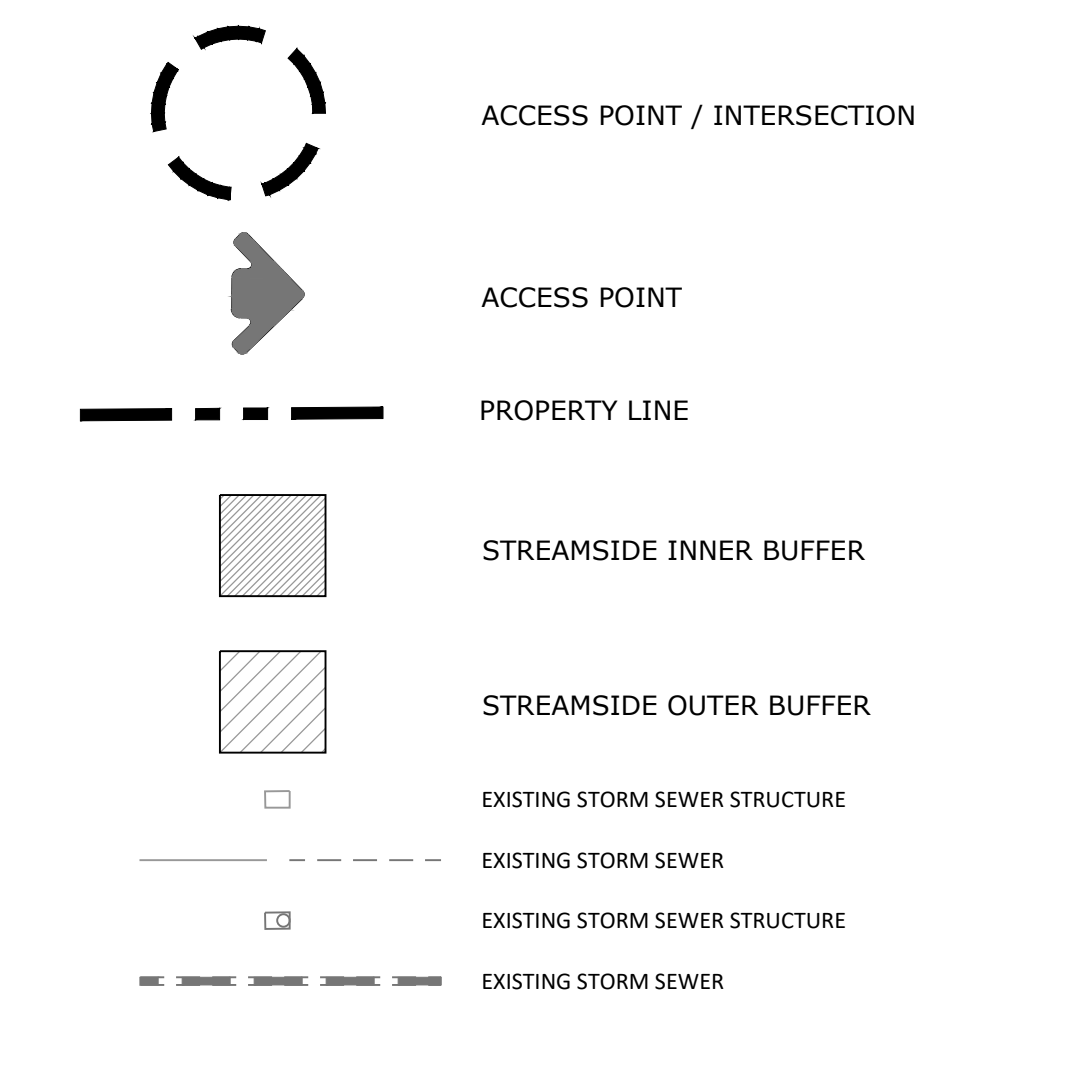
USAFA NOTE

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS...

GENERAL NOTES

- 1. PROHIBITED USES INCLUDE: CAMPGROUND; CREMATORY SERVICES; ANY USES UNDER FUNERAL SERVICES; HOOKAH BAR; ANY USES UNDER MEDICAL MARIJUANA FACILITY; SEXUALLY ORIENTED BUSINESSES...

LEGEND:



Land Planning Landscape Architecture Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

THE CREST AT WOODMEN
PDZ LAND USE PLAN
MAJOR MODIFICATION

6765 CAMPUS DRIVE, COLORADO SPRINGS, CO 80920
DATE: 5/21/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: B. SWINSON
5/20/2024 JBS INITIAL SUBMITTAL
7/24/2024 JBS PER CITY COMMENTS
8/28/2024 JBS PER CITY COMMENTS
10/3/2024 JBS PER CITY COMMENTS
10/29/2024 JBS PER CITY COMMENTS
PDZ LAND USE PLAN
1 OF 1
LUPL-24-0008