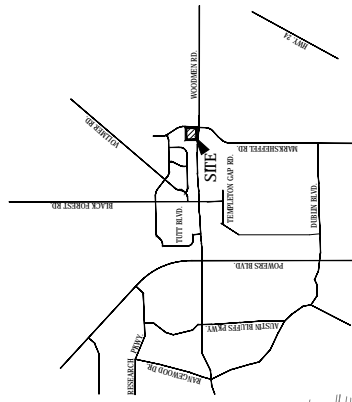


WOODMEN HEIGHTS COMMERCIAL CENTER PUD CONCEPT PLAN DECEMBER 2011



VICINITY MAP
M.T.S.

DEVELOPER:
RANDY CASE II
INTERNATIONAL DEVELOPMENT COMPANY
102 E Pikes Peak Ave., Ste. 201
Colorado Springs, CO 80903
PHONE: 719.633.2700
FAX: 719.633.2704
EMAIL: RWCASE@CRER.NET

CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC.
102 E Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.491.6818
FAX: 719.444.8427
EMAIL: VIRGIL@M&SCVIL.COM

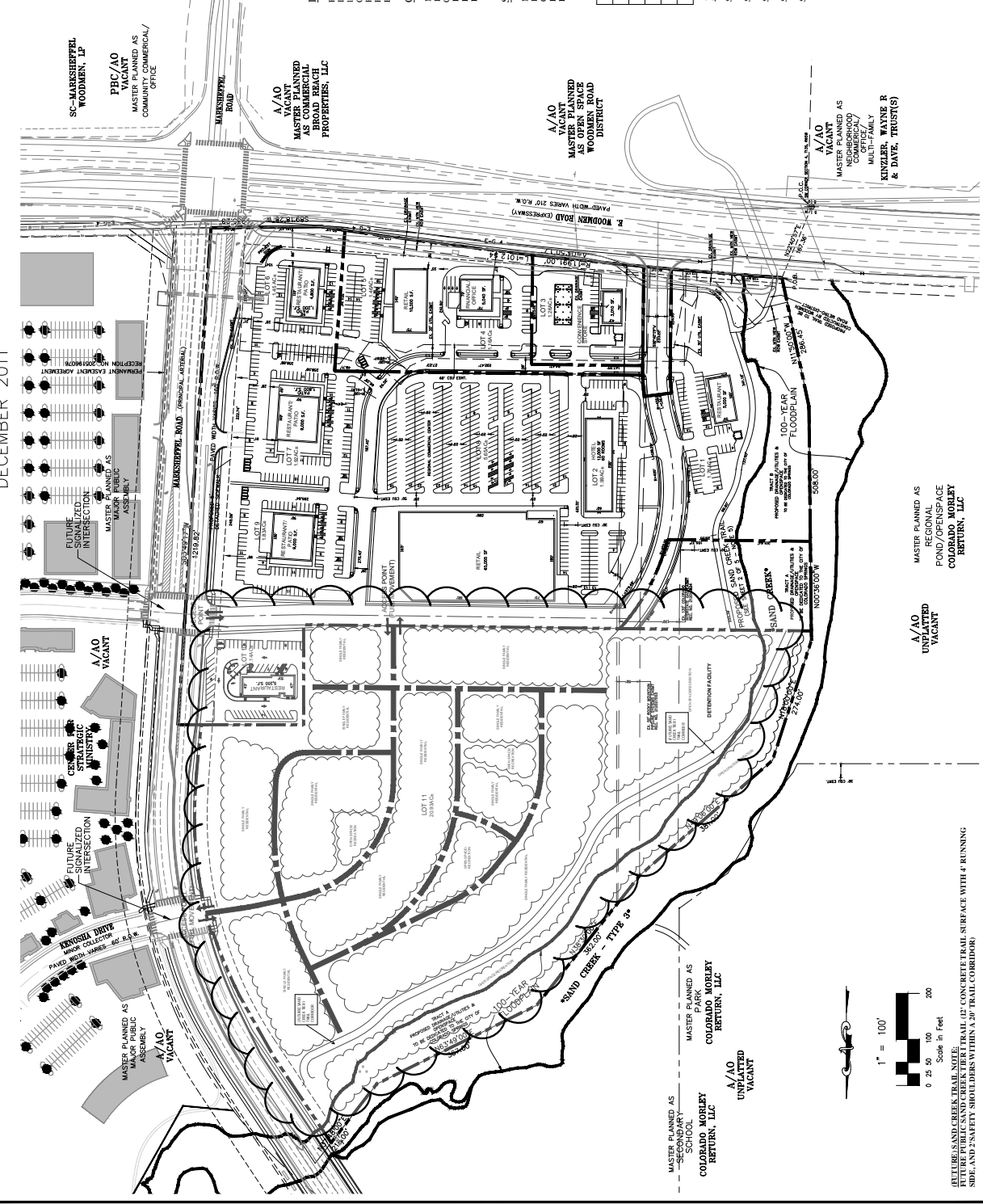
SURVEYOR:
M&S CIVIL CONSULTANTS, INC.
102 E Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.491.6818
FAX: 719.444.8427

LUR FILE NUMBER	APPROVAL DATE	AMENDMENT DESCRIPTION
CPC PUP 07-00000	11-27-07	ORIGINAL APPROVAL
CPC PUP 07-00000	8-29-11	ONE YEAR PLAN EXTENSION APPROVED
CPC PUP 07-00000-AMSH1	4-19-2012	RELOCATED AND ADDED NEW USES
CPC PUP 07-00000-AMSH9	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



WOODMEN HEIGHTS COMMERCIAL CENTER CONCEPT PLAN
JOB NO. 47-2003-001-001-001
DATE REVISED: APRIL 30, 2011
C. PUP 07-00100-A2M19



SC-MARSHESFEL
WOODMEN, LP

PRC/AO
VACANT
MASTER PLANNED AS
COMMUNITY COMMERCIAL/
OFFICE

A/AO
VACANT
MASTER PLANNED
AS COMMERCIAL
BROAD REACH
PROPERTIES, LLC

A/AO
VACANT
MASTER PLANNED
AS OPEN SPACE
WOODMEN ROAD
DISTRICT

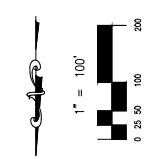
A/AO
VACANT
MASTER PLANNED AS
COMMERCIAL/
MULTI-FAMILY
KINZLER, WAYNE R
& DAVE, TRUST(S)

MASTER PLANNED AS
POND/CONSPACE
COLORADO MORLEY
RETURN, LLC

A/AO
UNPLANNED
VACANT

MASTER PLANNED AS
SECONDARY
SCHOOL
COLORADO MORLEY
RETURN, LLC

A/AO
UNPLANNED
VACANT

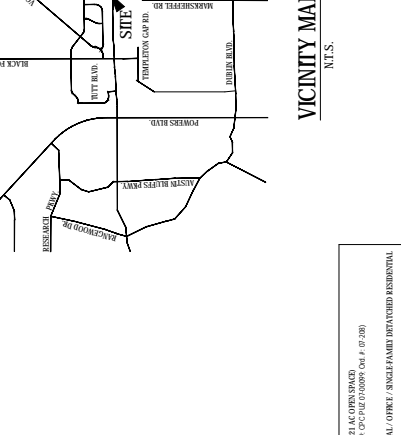


1" = 100'
0 25 50 100 200
Scale in feet

RETIRES AND GREEN TRAIL, N. (2' CONCRETE TRAIL SURFACE WITH 4' RUNNING
SIDE AND SAFETY SHOULDERS WITHIN A 30' TRAIL CORRIDOR)

FIGURE 2

WOODMEN HEIGHTS COMMERCIAL CENTER CONCEPT PLAN – NOTES & DETAILS DECEMBER 2011



SITE DATA

48.56 AC INCLUDING 4.71 AC ODDS-SPACE
 PREVIOUS ZONING: COMMERCIAL (CM) (C-1) (C-2) (C-3) (C-4) (C-5) (C-6) (C-7) (C-8) (C-9) (C-10) (C-11) (C-12) (C-13) (C-14) (C-15) (C-16) (C-17) (C-18) (C-19) (C-20) (C-21) (C-22) (C-23) (C-24) (C-25) (C-26) (C-27) (C-28) (C-29) (C-30) (C-31) (C-32) (C-33) (C-34) (C-35) (C-36) (C-37) (C-38) (C-39) (C-40) (C-41) (C-42) (C-43) (C-44) (C-45) (C-46) (C-47) (C-48) (C-49) (C-50) (C-51) (C-52) (C-53) (C-54) (C-55) (C-56) (C-57) (C-58) (C-59) (C-60) (C-61) (C-62) (C-63) (C-64) (C-65) (C-66) (C-67) (C-68) (C-69) (C-70) (C-71) (C-72) (C-73) (C-74) (C-75) (C-76) (C-77) (C-78) (C-79) (C-80) (C-81) (C-82) (C-83) (C-84) (C-85) (C-86) (C-87) (C-88) (C-89) (C-90) (C-91) (C-92) (C-93) (C-94) (C-95) (C-96) (C-97) (C-98) (C-99) (C-100)

1. THIS PROPERTY HAS BEEN IDENTIFIED AS AN INDIVIDUAL PROPERTY IN THE CITY OF DENVER. A PRELIMINARY ASSESSMENT OF THE PROPERTY HAS BEEN COMPLETED BY THE CITY OF DENVER. THE CITY OF DENVER HAS DETERMINED THAT THE PROPERTY IS LOCATED WITHIN THE WESTERN EDGE OF THIS PLAN.
2. LAND SUBDIVISION AND ZONING HAS BEEN REVIEWED WITH THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT. THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT HAS REVIEWED THE WESTERN EDGE OF THIS PLAN.
3. THE STRAIGHTENED STRIP STRUCKS IDENTIFIED ON THIS PLAN ARE APPROXIMATELY BASED ON THE CURRENTLY AVAILABLE TOPOGRAPHY. MORE DETAILED STRUCKS WILL BE PROVIDED WITH SUBSEQUENT DEVELOPMENT PLANS. PRIOR TO THE APPROVAL OF THE WESTERN EDGE OF THIS PLAN, THE PROPERTY SHOULD BE SUBMITTED TO THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT FOR REVIEW OF THE WESTERN EDGE OF THIS PLAN AND TO BE IN COMPLIANCE WITH THE CITY'S STRAIGHTENED STRIP STANDARDS AND REQUIREMENTS.
4. PLACED IN DENVER AND THE CITY OF DENVER HAS REVIEWED THE STRAIGHTENED STRIP STRUCKS WITH THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT. THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT HAS REVIEWED THE STRAIGHTENED STRIP STRUCKS WITH THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT. THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT HAS REVIEWED THE STRAIGHTENED STRIP STRUCKS WITH THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT. THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT HAS REVIEWED THE STRAIGHTENED STRIP STRUCKS WITH THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT.
5. SAND CREEK TRAIL IS A TRAIL WITH ONE 1/2 FINISHING 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 CONSULT THE DENVER DEPARTMENT OF CITY AND COUNTY PLANNING AND DEVELOPMENT WITH THIS POTENTIAL AND THE AMPLIFICATIONS THEREOF.
7. AN AVIGATION EASMENT 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 THE COMMERCIAL CENTER, AN OVERALL SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
9. INTERSTATE CONNECTIONS WILL BE ILLUSTRATED ON SUBSEQUENT DEVELOPMENT PLANS INDICATING SIDEWALKS AND PATHWAYS ON AND TO/TROUGH THE EXTERIOR AND INTERIOR OF THE SITE AS WELL AS CONNECTIONS FROM PARKING AREAS TO ADJACENT BUILDING ENTRANCES.
10. THE OWNER/DEVELOPER UNDERSTANDS AND ACKNOWLEDGES HIS OBLIGATIONS FOR THE REQUIRED SAND CREEK CHANNEL IMPROVEMENTS. THAT THE EXTENSION OF PUBLIC DRAINAGE SYSTEMS SHALL BE FILED, AND THAT A MASTER DRAINAGE DEVELOPMENT PLAN (MDP) SHALL BE APPROVED BY THE CITY ENGINEERING PRIOR TO ANY APPROVAL OF A DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT FOR ANY PROJECT WITHIN THE DEVELOPMENT PLANS AREAS.
11. A GROSS ACCESS AND DRIVING 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. STORMSIGNALS 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 384.670 FOR ASSISTANCE.

LOT #	AREA	LANDSCAPE STRUCKS	WOODMEN ROAD	WOMEN'S ROAD	KNOWLEDGE	PARKING (PER LOT / TOTAL)	REQUIRE	PROPOSED
LOT 1	1.25 AC (50,000 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	50 SPACES @ (1,000 SF) TOTAL 50 SPACES	30 SPACES	60 SPACES
LOT 2	1.25 AC (50,000 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	50 SPACES @ (1,000 SF) TOTAL 50 SPACES	30 SPACES	60 SPACES
LOT 3	1.25 AC (50,000 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	50 SPACES @ (1,000 SF) TOTAL 50 SPACES	30 SPACES	60 SPACES
LOT 4	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 5	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 6	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 7	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 8	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 9	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES
LOT 10	1.45 AC (62,500 SF) TOTAL BLDG. AREA MAX BLDG. HEIGHT	25' PERIMETER OF ZONING REGULATIONS	WOODMEN ROAD	WOODMEN ROAD	KNOWLEDGE	60 SPACES @ (1,000 SF) TOTAL 60 SPACES	35 SPACES	95 SPACES

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
AREA: 1.25 AC (50,000 SF)	AREA: 1.25 AC (50,000 SF)	AREA: 1.25 AC (50,000 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)	AREA: 1.45 AC (62,500 SF)
TOTAL BLDG. AREA: 50,000 SF	TOTAL BLDG. AREA: 50,000 SF	TOTAL BLDG. AREA: 50,000 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF	TOTAL BLDG. AREA: 62,500 SF
MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'	MAX BLDG. HEIGHT: 45'
LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS	LANDSCAPE STRUCKS: 25' PERIMETER OF ZONING REGULATIONS
WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD
WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD	WOODMEN ROAD
KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE	KNOWLEDGE
50 SPACES @ (1,000 SF) TOTAL	50 SPACES @ (1,000 SF) TOTAL	50 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL	60 SPACES @ (1,000 SF) TOTAL
30 SPACES	30 SPACES	30 SPACES	35 SPACES	35 SPACES	35 SPACES	35 SPACES	35 SPACES	35 SPACES	35 SPACES
60 SPACES	60 SPACES	60 SPACES	95 SPACES	95 SPACES	95 SPACES	95 SPACES	95 SPACES	95 SPACES	95 SPACES



WOODMEN HEIGHTS COMMERCIAL CENTER
 CONCEPT PLAN
 DATE PREPARED: JAN, 4TH, 2019
 DATE REVISED: APRIL 30, 2019
 SHEET 2 OF 5

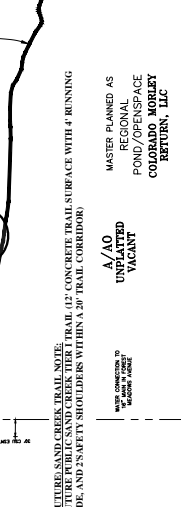
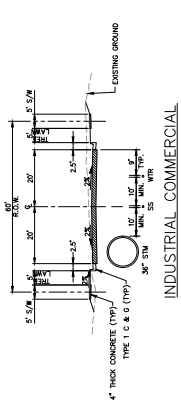
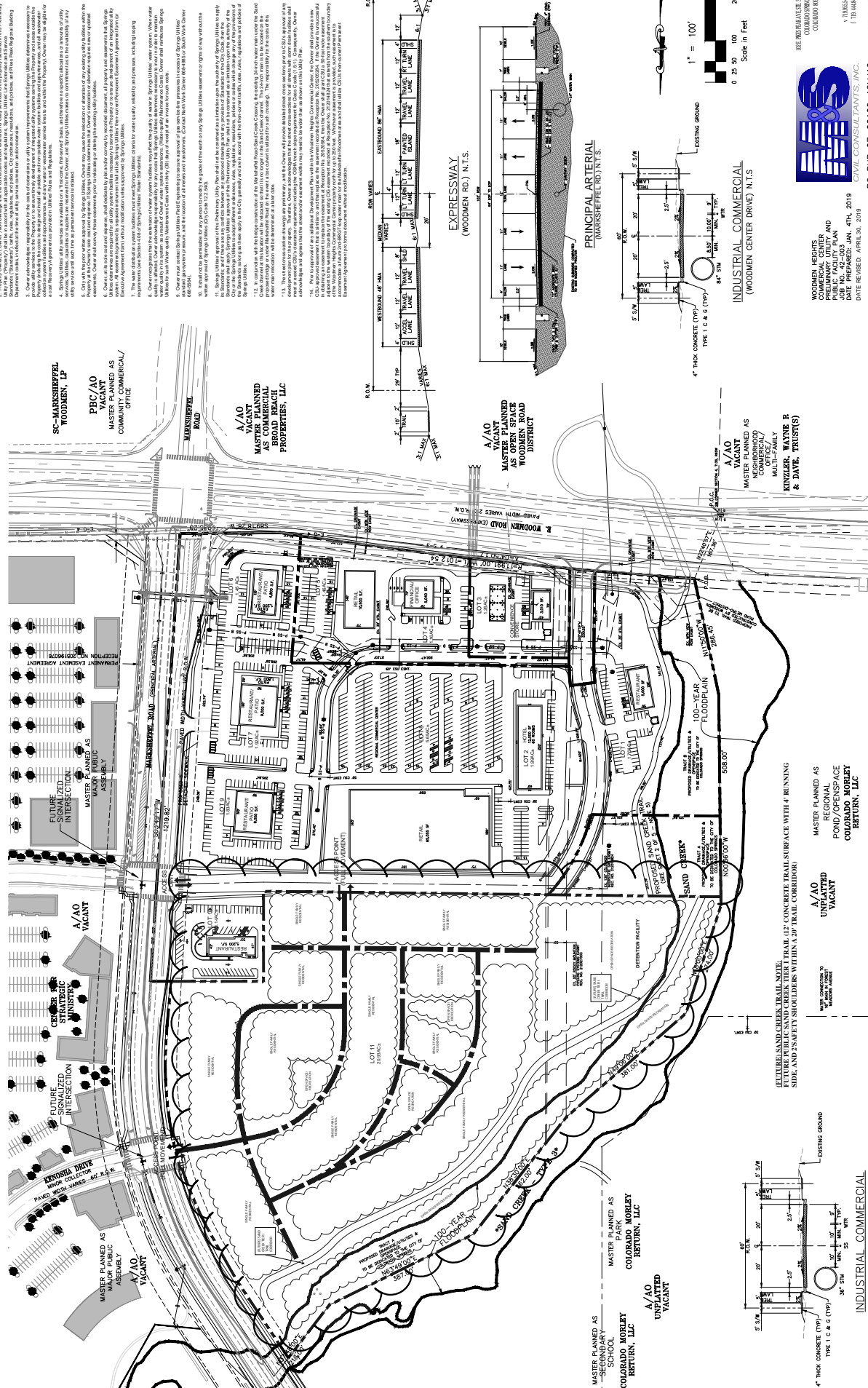
WOODMEN HEIGHTS COMMERCIAL CENTER

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

DECEMBER 2011

General Notes for Preliminary Utility Plans

1. Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:
 - a. The engineering, utility, and gas facilities which may not be the same facilities as the Preliminary Utility Plan.
 - b. The engineering, utility, and gas facilities which may not be the same facilities as the Preliminary Utility Plan.
 - c. The engineering, utility, and gas facilities which may not be the same facilities as the Preliminary Utility Plan.
 - d. The engineering, utility, and gas facilities which may not be the same facilities as the Preliminary Utility Plan.
 - e. The engineering, utility, and gas facilities which may not be the same facilities as the Preliminary Utility Plan.
2. Owner acknowledges responsibility for the design of the utility and gas facilities and for the construction of the same. The Owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The Owner shall also be responsible for coordinating with the utility companies and the City of Denver regarding the construction of the utility and gas facilities.
3. Owner acknowledges responsibility for the design of the utility and gas facilities and for the construction of the same. The Owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The Owner shall also be responsible for coordinating with the utility companies and the City of Denver regarding the construction of the utility and gas facilities.
4. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
5. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
6. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
7. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
8. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
9. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
10. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.
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13. The utility and gas facilities shall be designed and constructed in accordance with the applicable codes and standards, including but not limited to the City of Denver, the State of Colorado, and the utility companies. The utility and gas facilities shall also be designed and constructed in accordance with the applicable codes and standards for floodplain areas.



WOODMEN HEIGHTS COMMERCIAL CENTER PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN JOB NO. 42-003 DATE PREPARED: JAN. 4TH, 2011 DATE REVISED: APRIL 23RD, 2011

FILE NO. 07-00100-42JM19
PC PUP 07-00100-42JM19 SHEET 3 OF 5

FIGURE 2

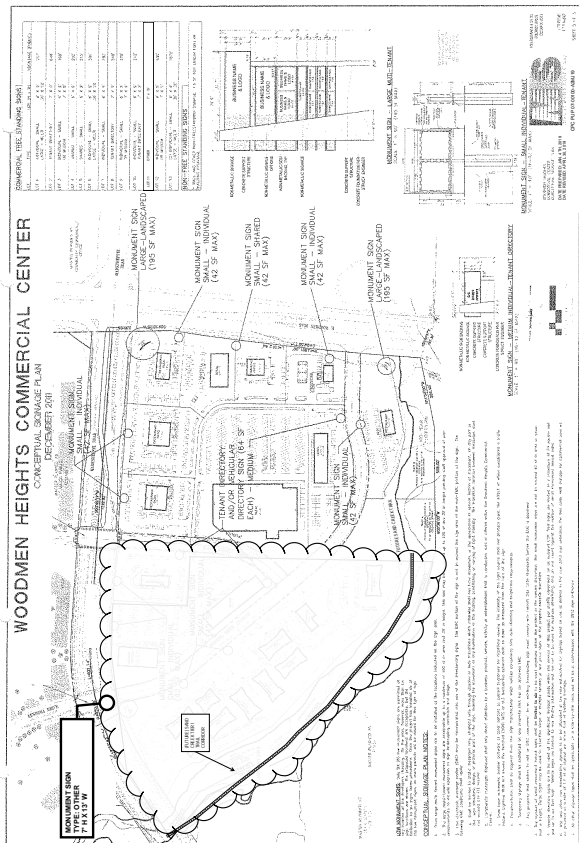


FIGURE 2