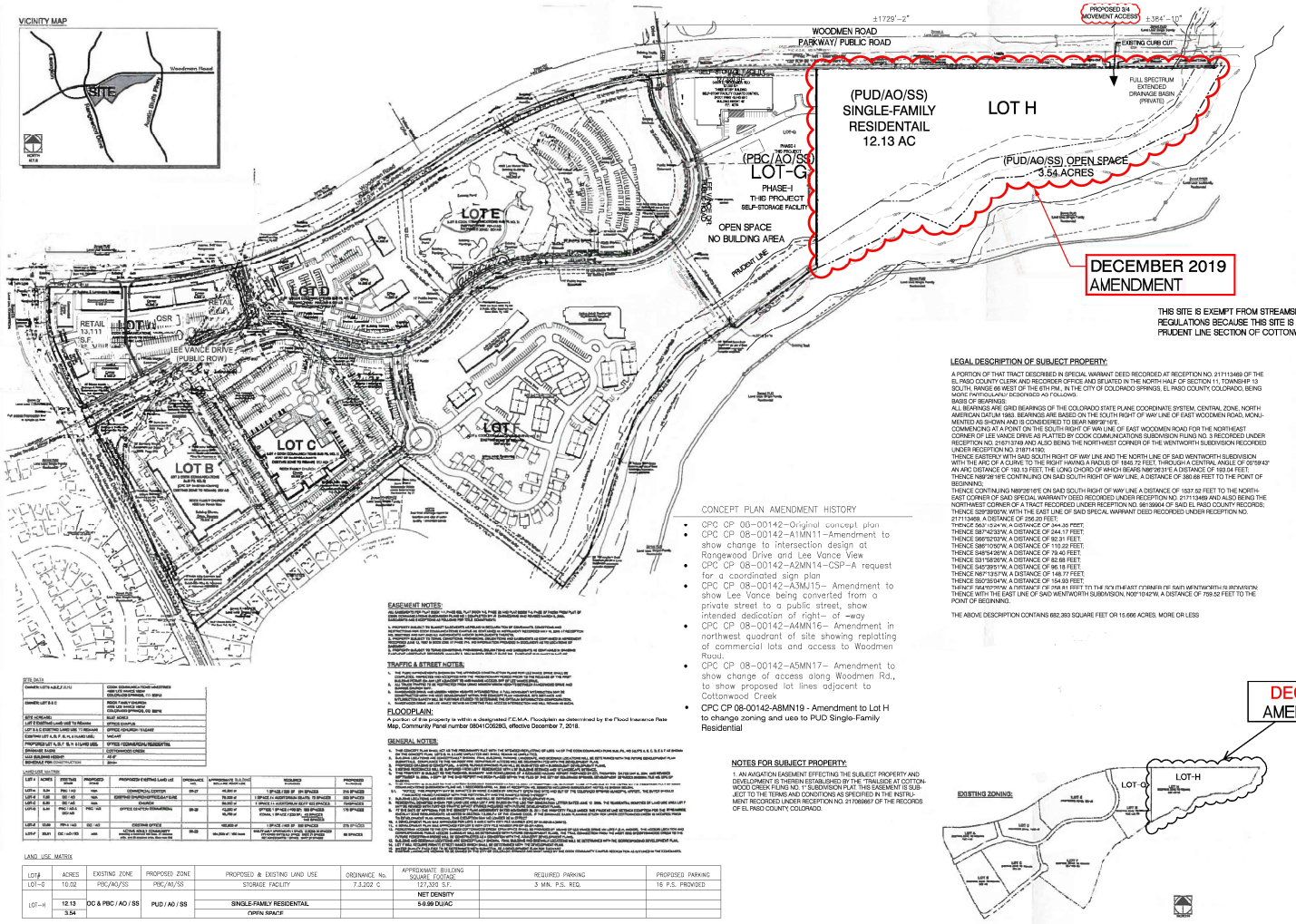

THIS SITE IS EXEMPT FROM STREAMSIDE OVERLAY REGULATIONS BECAUSE THIS SITE IS ADJACENT TO A PRUDENT LINE SECTION OF COTTONWOOD CREEK.

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

A PORTION OF THAT TRACT DESCRIBED IN SPECIAL WARRANT DEED RECORDED AT RECEPTION NO. 217113469 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD, MONUMENTED AS SHOWN AND IS CONSIDERED TO BEAR N89°26'16"E.

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD FOR THE NORTHEAST CORNER OF LEE VANCE DRIVE AS PLATTED BY COOK COMMUNICATIONS SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. 216713749 AND ALSO BEING THE NORTHWEST CORNER OF THE WENTWORTH SUBDIVISION RECORDED UNDER RECEPTION NO. 218714190;

THENCE EASTERLY WITH SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID WENTWORTH SUBDIVISION WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.72 FEET, THROUGH A CENTRAL ANGLE OF 06°59'43" AN ARC DISTANCE OF 180.13 FEET, THE LONG CHORD OF WHICH BEARS N86°26'31"E A DISTANCE OF 180.04 FEET;
THENCE N89°26'16"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 380.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N89°26'16"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1537.52 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 217113469 AND ALSO BEING THE NORTHWEST CORNER OF A TRACT RECORDED UNDER RECEPTION NO. 98139904 OF SAID EL PASO COUNTY RECORDS;
THENCE S29°39'52"W, WITH THE EAST LINE OF SAID SPECAL WARRANT DEED RECORDED UNDER RECEPTION NO. 217113469, A DISTANCE OF 256.20 FEET;
THENCE S60°15'24"W, A DISTANCE OF 244.93 FEET;
THENCE S87°42'33"W, A DISTANCE OF 244.17 FEET;
THENCE S66°52'03"W, A DISTANCE OF 92.31 FEET;
THENCE S86°10'50"W, A DISTANCE OF 110.22 FEET;
THENCE S48°54'26"W, A DISTANCE OF 79.40 FEET;
THENCE S31°58'26"W, A DISTANCE OF 82.88 FEET;
THENCE S45°39'51"W, A DISTANCE OF 96.18 FEET;
THENCE N87°12'57"W, A DISTANCE OF 148.77 FEET;
THENCE S50°35'04"W, A DISTANCE OF 154.93 FEET;
THENCE N64°10'29"W, A DISTANCE OF 259.91 FEET TO THE SOUTHEAST CORNER OF SAID WENTWORTH SUBDIVISION;
THENCE WITH THE EAST LINE OF SAID WENTWORTH SUBDIVISION, N00°10'42"W, A DISTANCE OF 759.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 682,393 SQUARE FEET OR 15.666 ACRES, MORE OR LESS

CONCEPT PLAN AMENDMENT HISTORY

- CPC CP 08-00142-Original concept plan
- CPC CP 08-00142-A1MN11-Amendment to show change to intersection design at Rangewood Drive and Lee Vance View
- CPC CP 08-00142-A2MN14-CSP-A request for a coordinated sign plan
- CPC CP 08-00142-A3MJ15- Amendment to show Lee Vance being converted from a private street to a public street, show intended dedication of right- of -way
- CPC CP 08-00142-A4MN16- Amendment in northwest quadrant of site showing replatting of commercial lots and access to Woodmen Road.
- CPC CP 08-00142-A5MN17- Amendment to show change of access along Woodmen Rd., to show proposed lot lines adjacent to Cottonwood Creek
- CPC CP 08-00142-A8MN19 - Amendment to Lot H to change zoning and use to PUD Single-Family Residential

EASEMENT NOTES:

TRAFFIC & STREET NOTES:

FLOODPLAIN:
A portion of this property is within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel number 08041C0628G, effective December 7, 2018.

GENERAL NOTES:

NOTES FOR SUBJECT PROPERTY:

1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "TRAILSIDE AT COTTONWOOD CREEK FILING NO. 1" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217068667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

DEC. 2019 AMENDMENT

LAND USE MATRIX

LOT #	ACRES	EXISTING ZONE	PROPOSED ZONE	PROPOSED & EXISTING LAND USE	ORDINANCE No.	APPROXIMATE BUILDING SQUARE FOOTAGE	REQUIRED PARKING	PROPOSED PARKING
LOT-G	10.02	PBC/AO/SS	PBC/AO/SS	STORAGE FACILITY	7.3.202 C	127,320 S.F.	3 MIN. P.S. REQ.	16 P.S. PROVIDED
						NET DENSITY		
LOT-H	12.13	OC & PBC / AO / SS	PUD / AO / SS	SINGLE-FAMILY RESIDENTAIL		5-9.99 DU/AC		
	3.54			OPEN SPACE				

Land Planning
Landscape Architecture
Urban Design

NES

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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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TRAILSIDE AT COTTONWOOD CREEK

EAST WOODMEN ROAD
COLORADO SPRINGS, CO 80920

DATE: 05-06-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

CONCEPT PLAN AMENDMENT

DATE:	BY:	DESCRIPTION:
07-08-19	KMM	PER CITY REVIEW COMMENTS
12-12-19	KMM	PER CITY REVIEW COMMENTS

COOK COMMUNICATIONS CONCEPT PLAN

SHEET 1 OF 1

CPC CP 08-00142-A8MN19

FIGURE 5

P:\Settings\Jeff Vernon\Desktop\Woodmen Road Drawings\Planning\Develop\Trailside_Cottonwood CP.dwg, [Concept Plan (3)], 12/13/2019 9:23:04 AM, kmarshall