



Planning Surveying Civil Engineering

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

Project: WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT

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	

Project Consultants

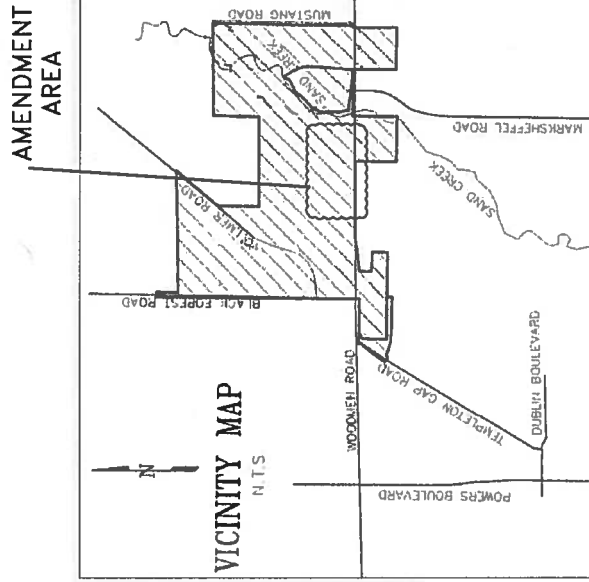
Virgil Sanchez, *Civil Engineer*
M&S Civil Consultants, Inc.
 (719) 955-5485
 102 E. Pikes Peak Avenue, Suite 306
 Colorado Springs, CO, 80903

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

2014

Index of Drawings

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



CITY APPROVAL



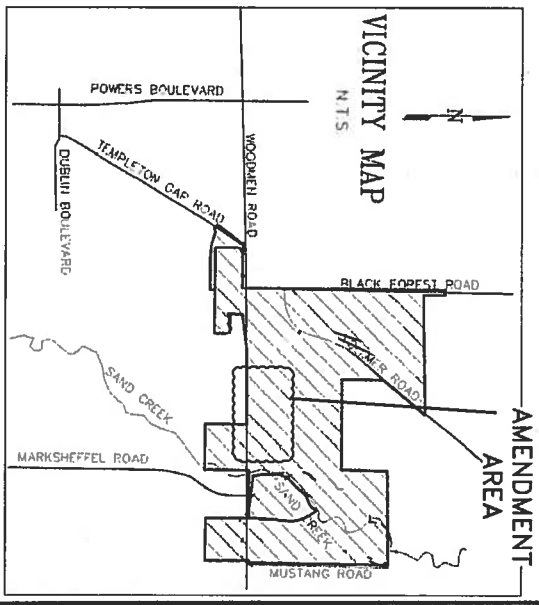
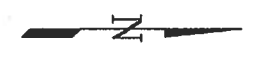
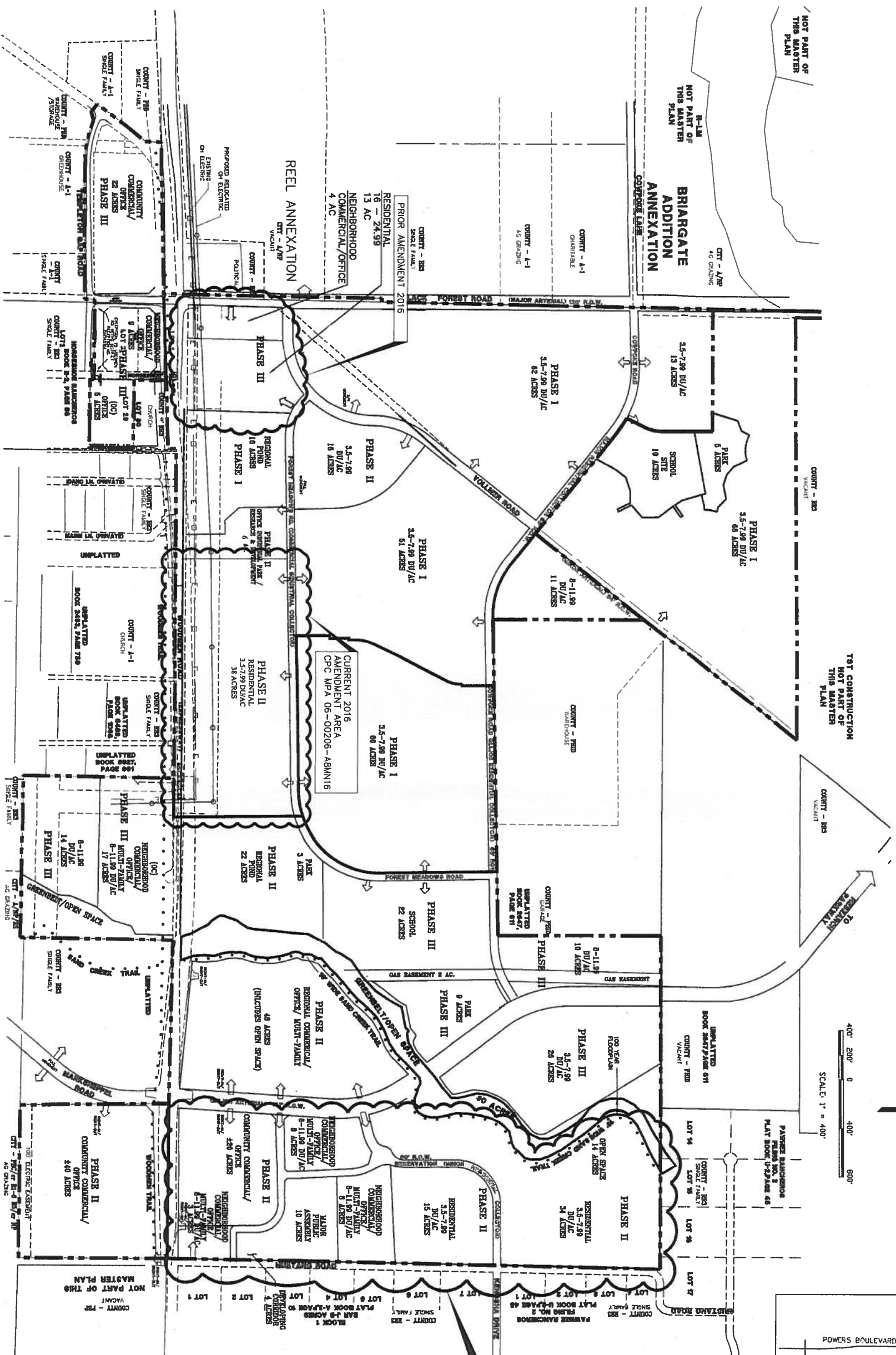
NO.	REVISION	APPROVAL DATE
1	CPC MO 03-00279	9/13/2009
2	CPC MO 03-00279-A1(05)	2/27/2006
3	CPC MPA 06-00206	3/17/2008
4	CPC MPA 06-00206-A1MJOB	3/17/2008
5	CPC MPA 06-00206-A2MJ07	12/21/2009
6	CPC MPA 06-00206-A3MJ07	11/27/2007
7	CPC MPA 06-00206-A4MN13	12/21/2009
8	CPC MPA 06-00206-A5MN13	10/11/2014
9	CPC MPA 06-00206-A6MN14	10/13/2014
10	CPC MPA 06-00206-A7MJ16	7/12/2016
11	CPC MPA 06-00206-A8MN16	Pending



FIGURE 4

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT - LAND USE PLAN



CITY FILE NO.: CPC MPA 06-00206-AS0115

LAND USE PLAN
WOODMEN HEIGHTS
JOB NO. 08-018
DATE PREPARED: SEPT. 2014
DATE REVISED:

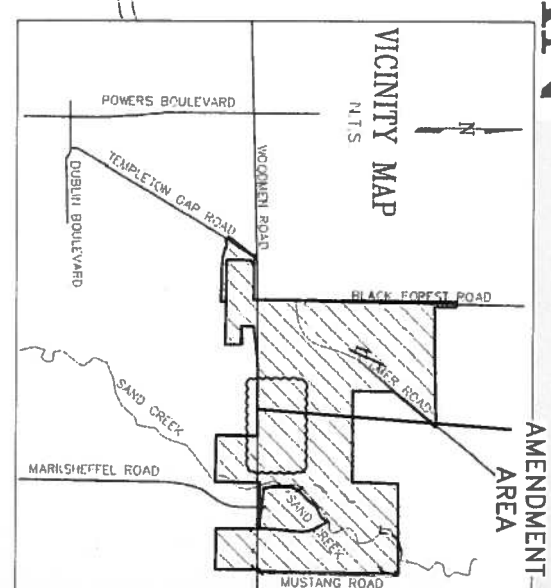
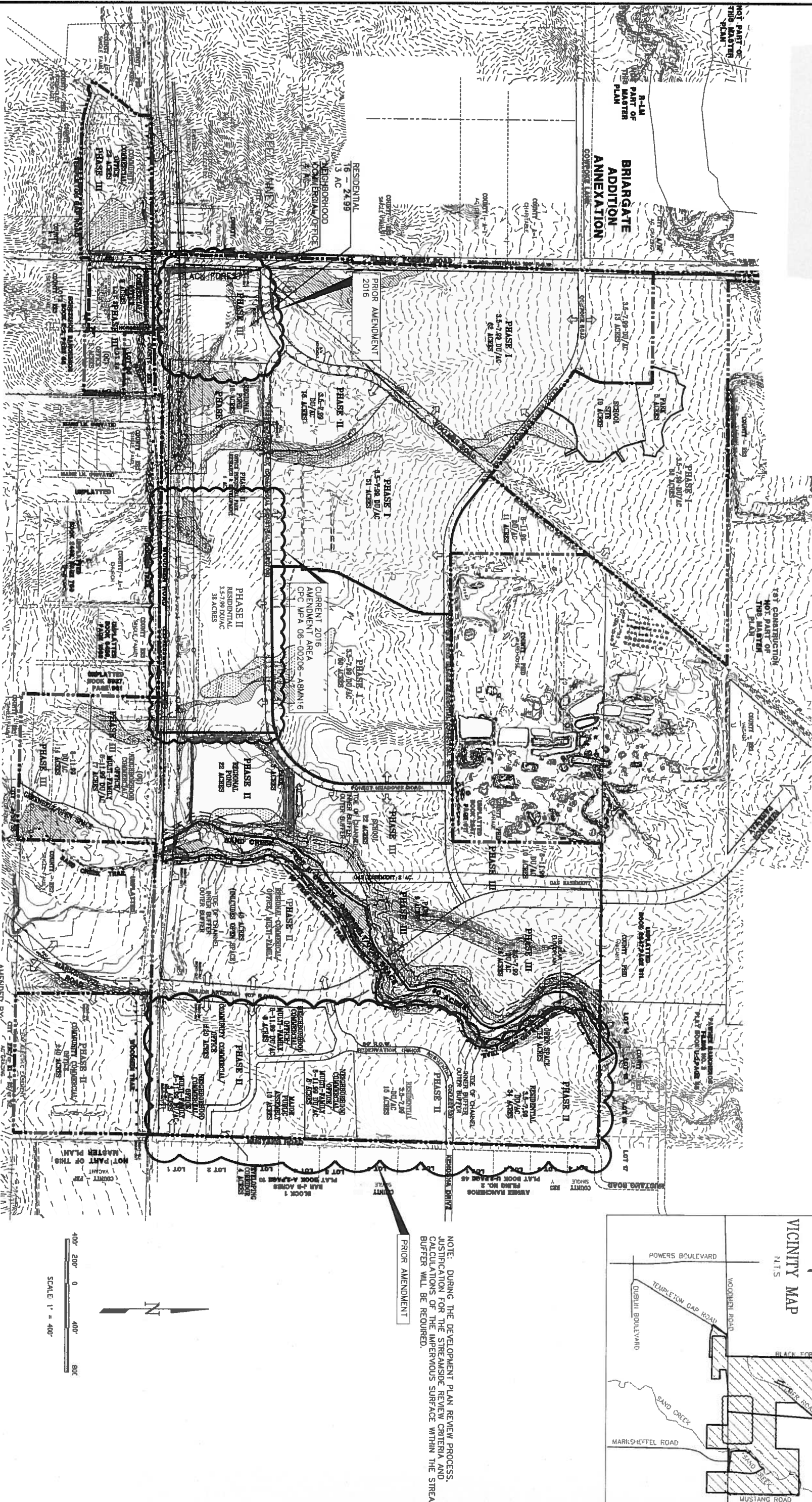


DATE PREPARED: SEPT. 2014
SHEET 2 OF 4

FIGURE 4

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT - LAND SUITABILITY ANALYSIS



NOTE: DURING THE DEVELOPMENT PLAN REVIEW PROCESS, JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA AND CALCULATIONS OF THE IMPERVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.

SCALE 1" = 400'

- SLOPES**
- 6 - 12%
 - 12% - 24%
 - 25% + (Not Significant)
- WILDLIFE HABITAT**
- LOW IMPACT POTENTIAL - PER D.O.W. SIGNIFICANT WILDLIFE HABITAT MAP
 - PRONGHORN ANTELOPE, LOW DENSITY
 - MULE DEER, LOW DENSITY
 - GEESSE, LOW DENSITY
- * PER WILDLIFE HABITAT MAP EL PASO COUNTY SOURCE BOOK



AMENDED BY: [Signature]

CITY FILE NO.: CPC MPA 06-00206-A9M116

LAND SUITABILITY ANALYSIS
WOODMEN HEIGHTS
DATE PREPARED: SEPT. 2014
DATE REVISED: FEB 9, 2015



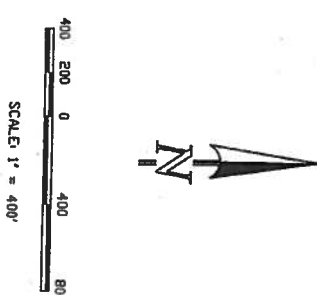
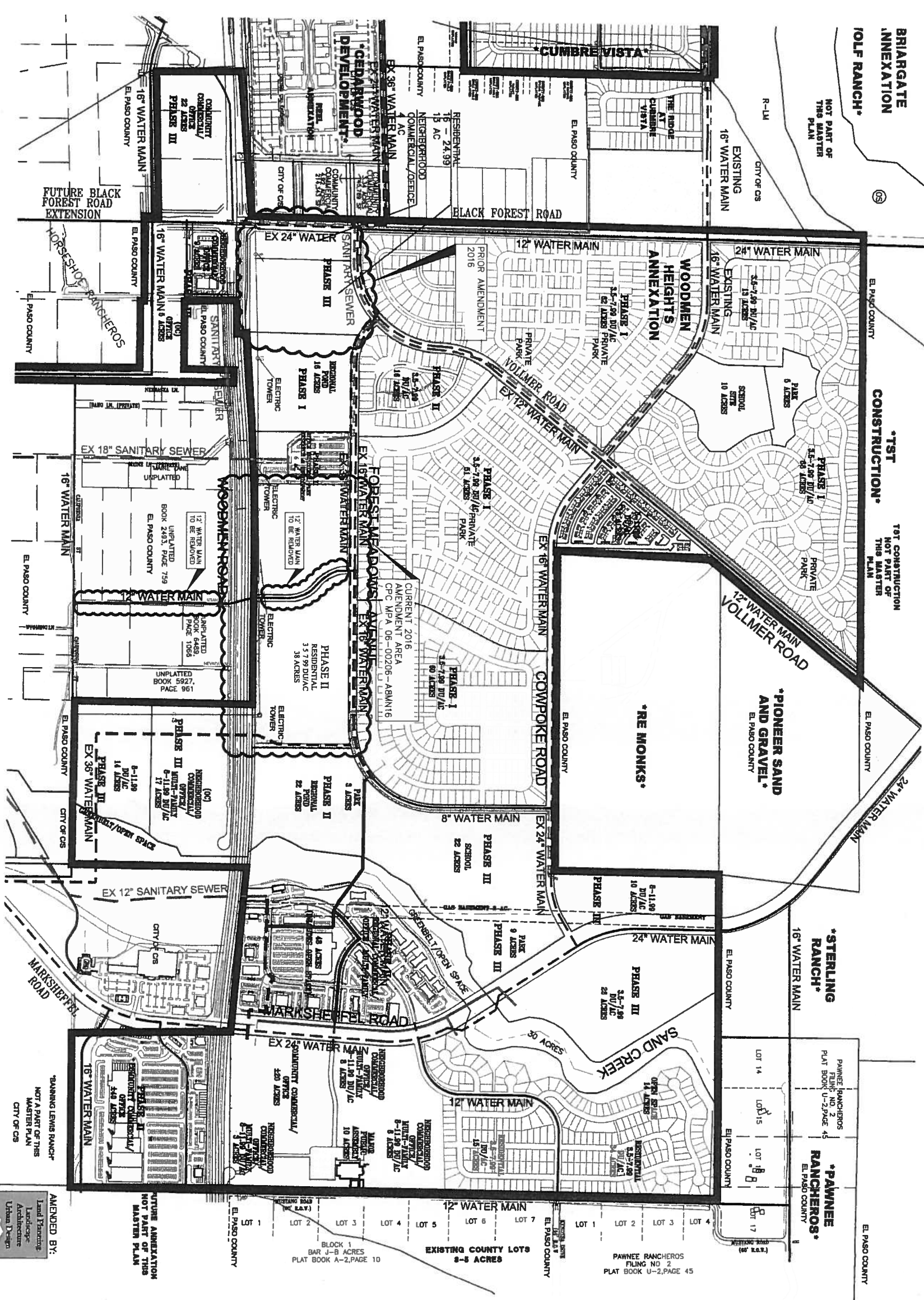
1715 S. W. 17TH AVE. SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.ENVIRONMENTALSOLUTIONS.COM

SHEET 3 OF 4

FIGURE 4

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR 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 MARKSHEFFER ROAD CROSSING SAND CREEK SHALL BE RELOCATED ON TO THE PROPOSED BRIDGE CROSSING. THE SIZE OF THE BRIDGE CONSTRUCTION.
 - 2) THE SIZES OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE HQ/VAR PROCESS.
 - 3) PER CSU STANDARDS, DEVELOPMENTS MUST HAVE 2 CONNECTIONS TO THE CSU DISTRIBUTION SYSTEM IN THE SAME CSU WATER PRESSURE ZONE.
 - 4) IN ORDER TO MEET CSU'S MINIMUM WATER PRESSURE REQUIREMENTS AND WATER CONNECTIONS OR EXTENSIONS MAY BE NECESSARY. ADDITIONAL DEVELOPMENTS OR PHASE II (TRAILS AT FOREST MEADOWS-71 ACRES) OF WOODMEN HEIGHTS MAY BE NECESSARY.
 - 5) THE SIZES OF WASTEWATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE HQ/VAR PROCESS.

WOODMEN HEIGHTS
PRELIMINARY UTILITY PLAN
JOB NO. 08-001
DATE PREPARED: NOV. 12, 2004
DATE REVISION: SEPTEMBER 23, 2005
DATE REVISION: SEPTEMBER 7, 2006
DATE REVISION: FEBRUARY 28, 2008
DATE REVISION: OCTOBER 10, 2013
DATE REVISION: NOVEMBER 12, 2013
DATE REVISION: APRIL 21, 2014
DATE REVISION: JUNE 5, 2014
DATE REVISION: SEPT, 2014

AMENDED BY:

LAND PLANNING
ARCHITECTURE
URBAN DESIGN

CIVIL CONSULTANTS, INC.

17855 S.W. 17th Avenue
Miami, FL 33192
SHEET 4 OF 4

FIGURE 4