



Planning Surveying Civil Engineering

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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

2014

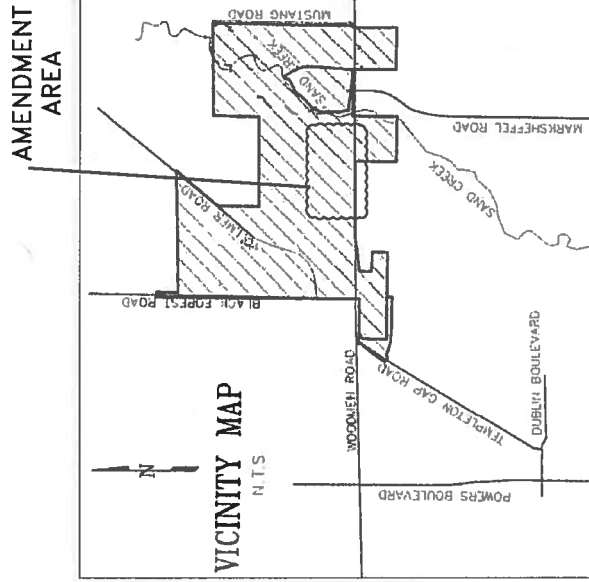
Project Consultants

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 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)	2/27/2006
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

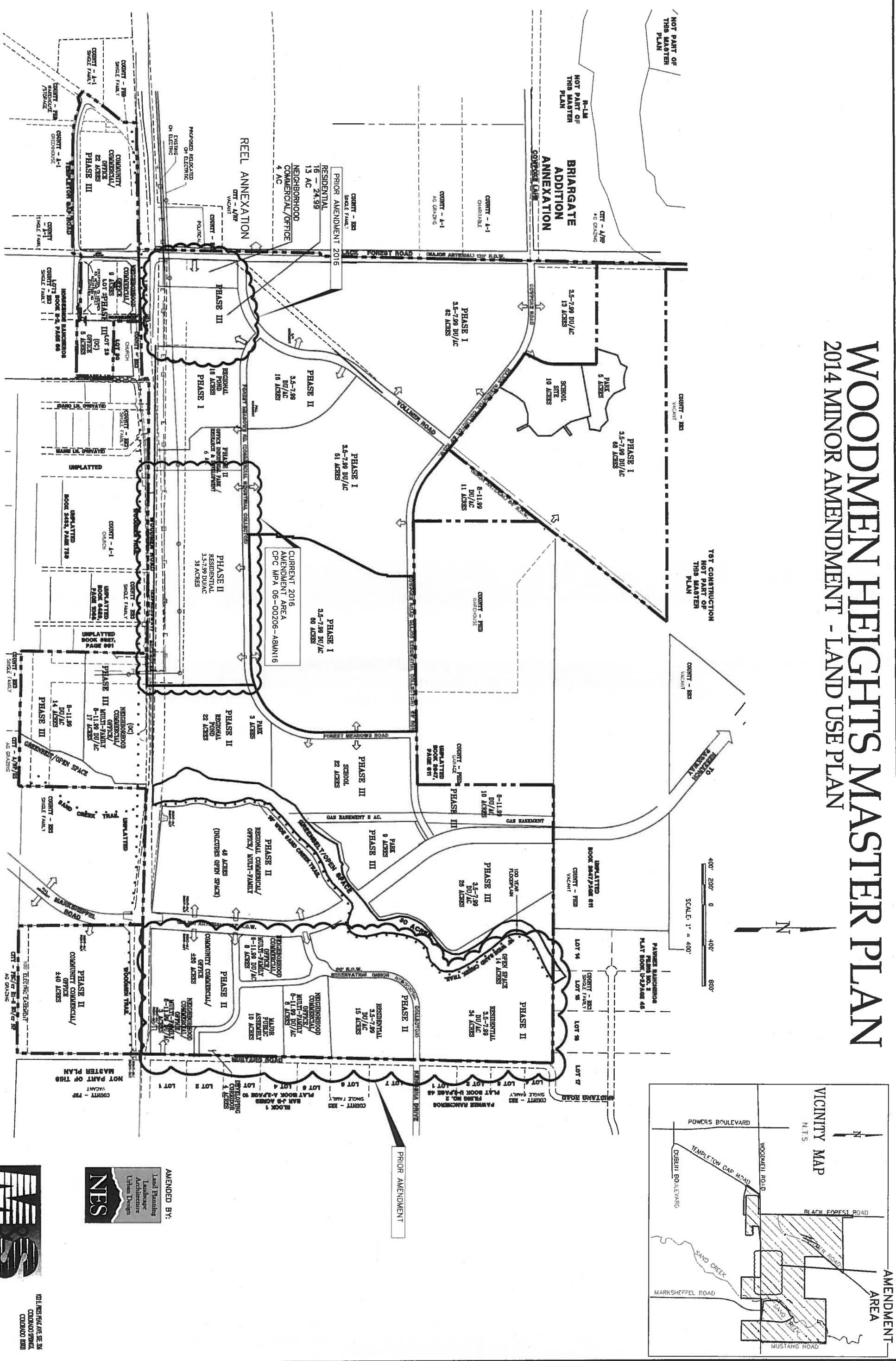


CITY FILE NO.: CPC MPA 06-00206-A8MN16

FIGURE 4

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT - LAND USE PLAN



CITY FILE NO.: CPC MPA 06-00206-49M116

LAND USE PLAN
WOODMEN HEIGHTS
JOB NO. 06-018
DATE PREPARED: SEPT. 2014
DATE REVISED:



AMENDED BY:

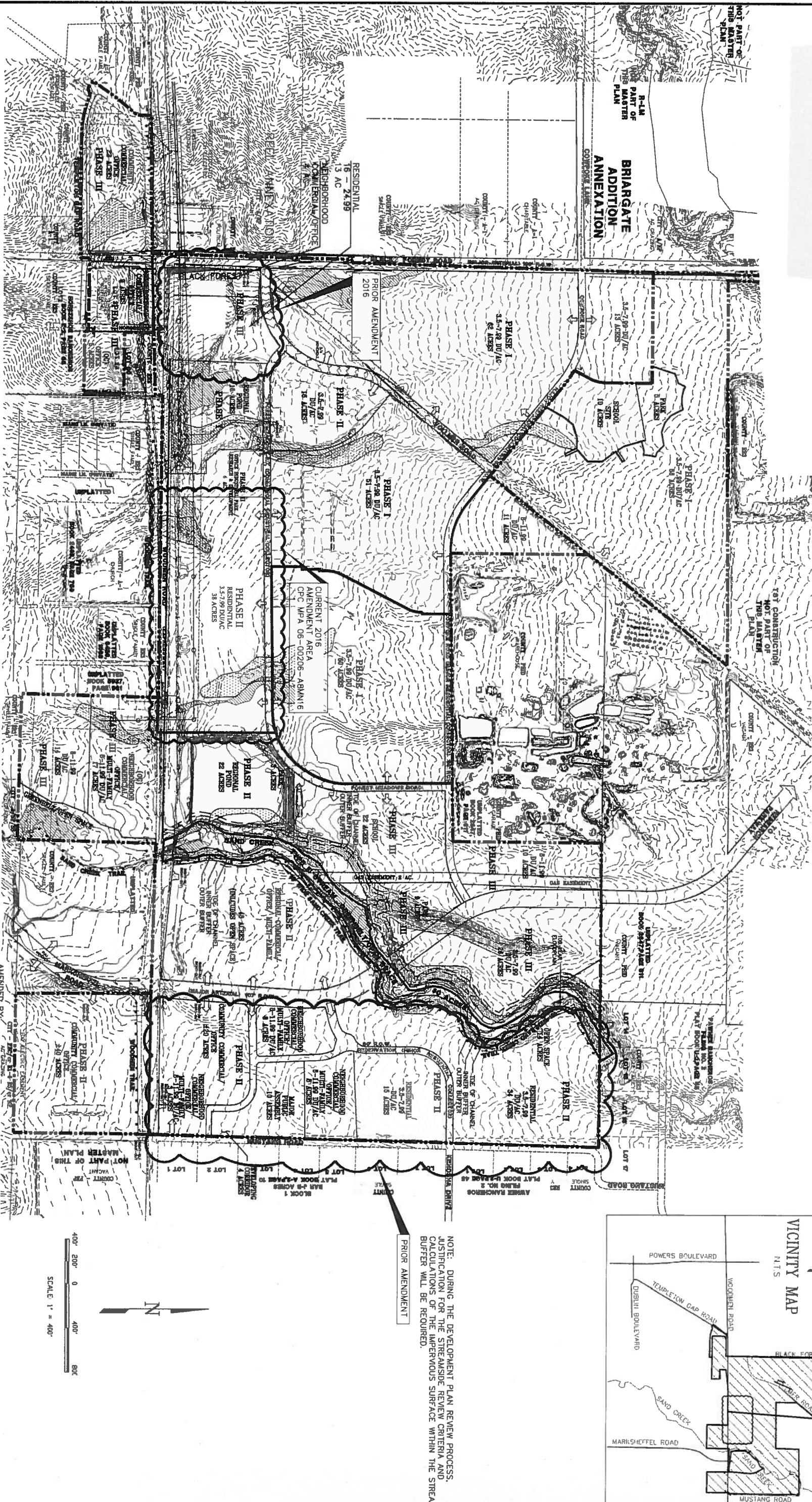


DATE PREPARED: SEPT. 2014
DATE REVISED:

FIGURE 4

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT - LAND SUITABILITY ANALYSIS



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 *

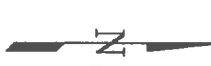
MULE DEER, LOW DENSITY *

GEESSE, LOW DENSITY *

* PER WILDLIFE HABITAT MAP EL PASO COUNTY SOURCE BOOK

400' 200' 0 400' 800'

SCALE 1" = 400'



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.



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

CIVIL CONSULTANTS, INC.

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DENVER, CO 80202

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DENVER, CO 80202

SHEET 3 OF 4

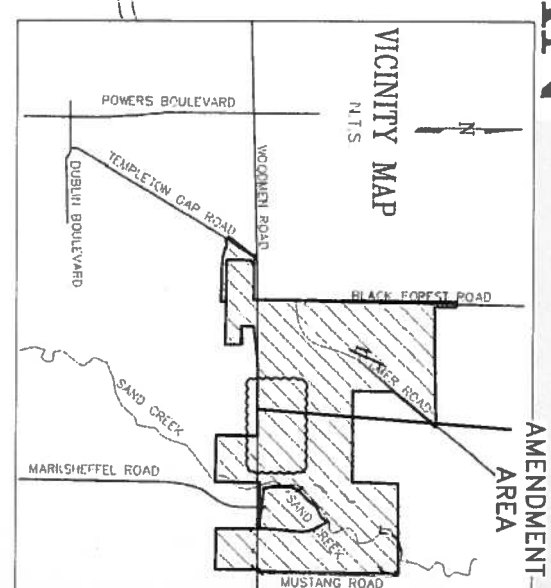
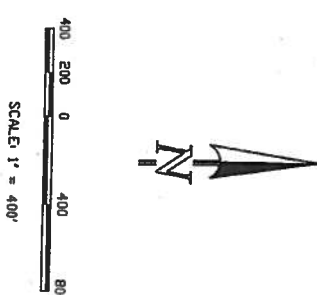
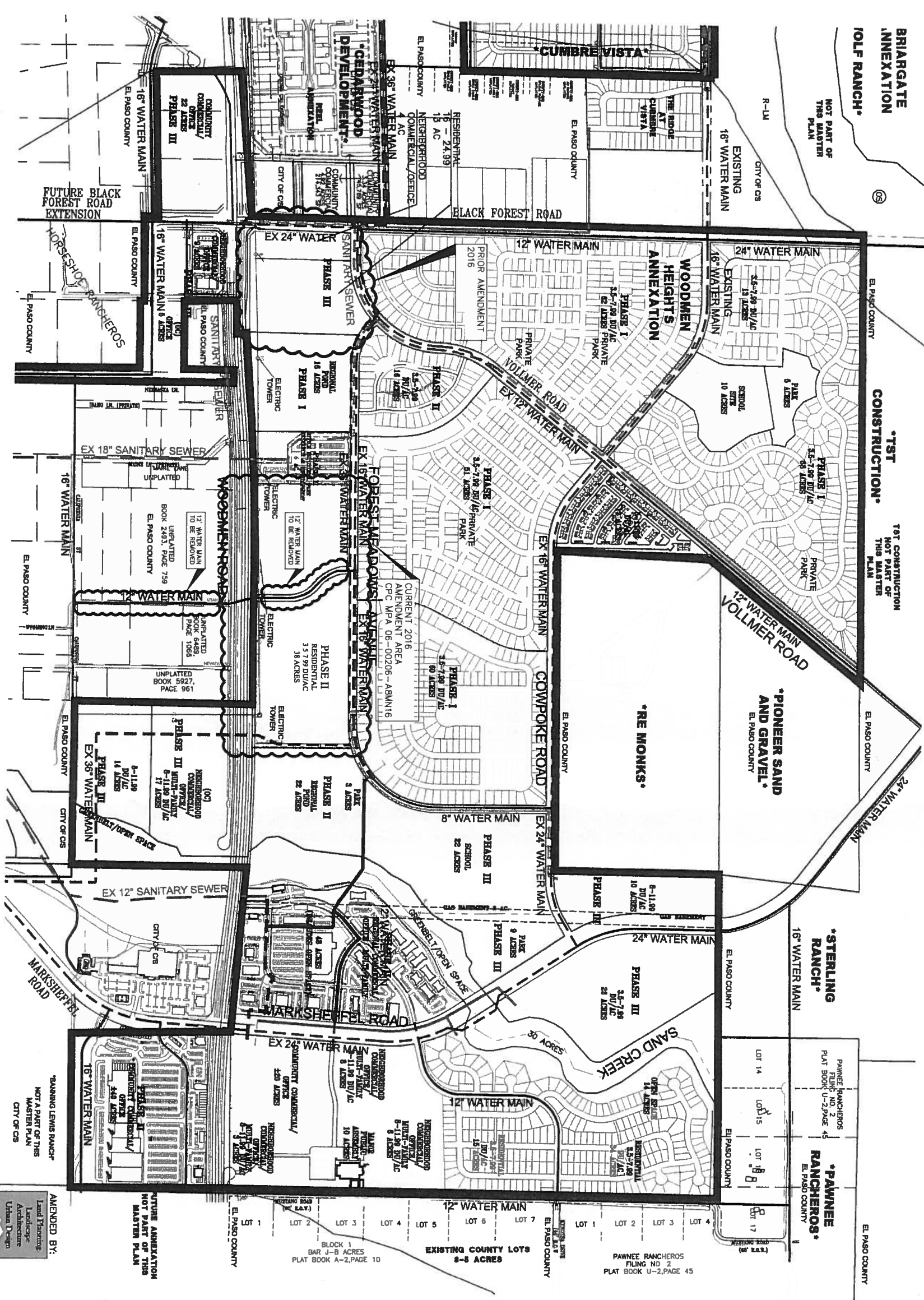


FIGURE 4

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 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 UPON DEVELOPMENT OF PHASE II (TRAILS AT FOREST MEADOWS-71 ACRES)
 - 5) THE SIZES OF WASTEWATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE HQ/VAR PROCESS.

AMENDED BY:

NBS

LAND PLANNING
ARCHITECTURE
URBAN DESIGN

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

FIGURE 4