



102 E. PIKES PEAK, STE 306 • Colorado Springs, Colorado 80903
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Planning Surveying Civil Engineering

Project: WOODMEN HEIGHTS MASTER PLAN 2019 MINOR AMENDMENT

Owners:

Robert W. Kintzler Revocable Living Trust	Gelles Family Trust	SC-Woodmen LLC	Marksheffel-Woodmen Investments, LLC
Evelyn M. Kintzler 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	
Kanam Properties, LLC	John and Dimitria Revocable Trust	Dennis and Jayne Grover Family, LP	

2019

Project Consultants

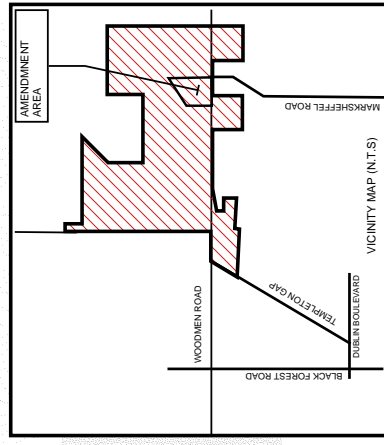
Virgil Sanchez, Civil Engineer
M&S Civil Consultants, Inc.
 (719) 955-5485
 102 E. Pikes Peak Avenue, Suite 306
 Colorado Springs, CO, 80903

Gregory Shaner, Civil Engineer
Matrix Design Group, Inc.
 (719) 457-5509
 2435 Research Parkway, Suite 300
 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

NO.	REVISION	APPROVAL DATE
1	CPC MP 03-00279	11/17/2003
2	CPC MP 03-00279-A1(05)	2/27/2006
3	CPC MPA 05-00206	7/8/2006
4	CPC MPA 05-00206-A1M08	3/17/2008
5	CPC MPA 05-00206-A1M07	11/25/2008
6	CPC MPA 05-00206-A2M07	11/27/2007
7	CPC MPA 05-00206-A3M07	12/21/2009
8	CPC MPA 05-00206-A4M13	10/13/2014
9	CPC MPA 05-00206-A6M14	10/13/2014
10	CPC MPA 05-00206-A7M16	7/12/2016
11	CPC MPA 05-00206-A8M16	10/25/2016
12	CPC MPA 05-00206-A9M16	7/2/2016
13	CPC MPA 05-00206-A10M17	1/23/2018
14	CPC MPA 05-00206-A11M18	PENDING
15	CPC MPA 05-00206-A12M19	PENDING



CITY APPROVAL



AMENDED BY:
Thomas + Thomas
 planning, urban design + landscape architecture, inc.
Matrix
 DESIGN GROUP

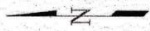
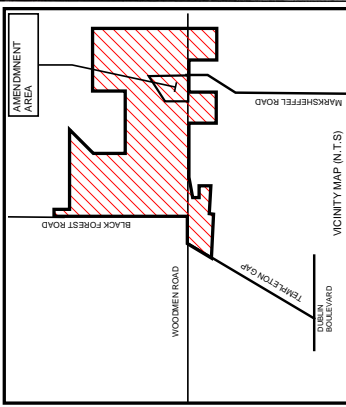


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 COGNOMO PRAEUS
 17935586
 17948607

CITY FILE #: CPC MPA 06-00206-A12M19

WOODMEN HEIGHTS MASTER PLAN

2014 MINOR AMENDMENT - LAND USE PLAN



SCALE: 1" = 400'

PHASE AMENDMENT
CPC MPA 06-00206-AMN13

PHASE AMENDMENT
CPC MPA 06-00206-AMN16

PHASE AMENDMENT
CPC MPA 06-00206-AMN14

PHASE AMENDMENT
CPC MPA 06-00206-AMN16

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PHASE AMENDMENT
CPC MPA 06-00206-AMN16

AMENDMENT NUMBER	DATE	DESCRIPTION
1	05-206-AMN07	PHASE I
2	05-206-AMN08	PHASE II
3	05-206-AMN09	PHASE III
4	05-206-AMN10	PHASE IV
5	05-206-AMN11	PHASE V
6	05-206-AMN12	PHASE VI
7	05-206-AMN13	PHASE VII
8	05-206-AMN14	PHASE VIII
9	05-206-AMN15	PHASE IX
10	05-206-AMN16	PHASE X
11	05-206-AMN17	PHASE XI
12	05-206-AMN18	PHASE XII
13	05-206-AMN19	PHASE XIII
14	05-206-AMN20	PHASE XIV
15	05-206-AMN21	PHASE XV
16	05-206-AMN22	PHASE XVI
17	05-206-AMN23	PHASE XVII
18	05-206-AMN24	PHASE XVIII
19	05-206-AMN25	PHASE XIX
20	05-206-AMN26	PHASE XX



REGISTERED PROFESSIONAL ENGINEER
NO. 17818566
COLORADO
17818566
17818566

SHEET 2 OF 4

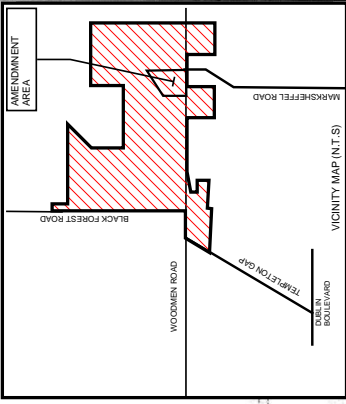
CITY FILE #: CPC MPA 06-00206-AMN19

SAND CREEK TRAIL (EULUM) NOTE: TRAIL 14' CONCRETE TRAIL SURFACE WITH RUNNING SIDE AND 2' SAFETY SHOULDERS WITH A 20' TRAIL CORRIDOR

EXHIBIT A

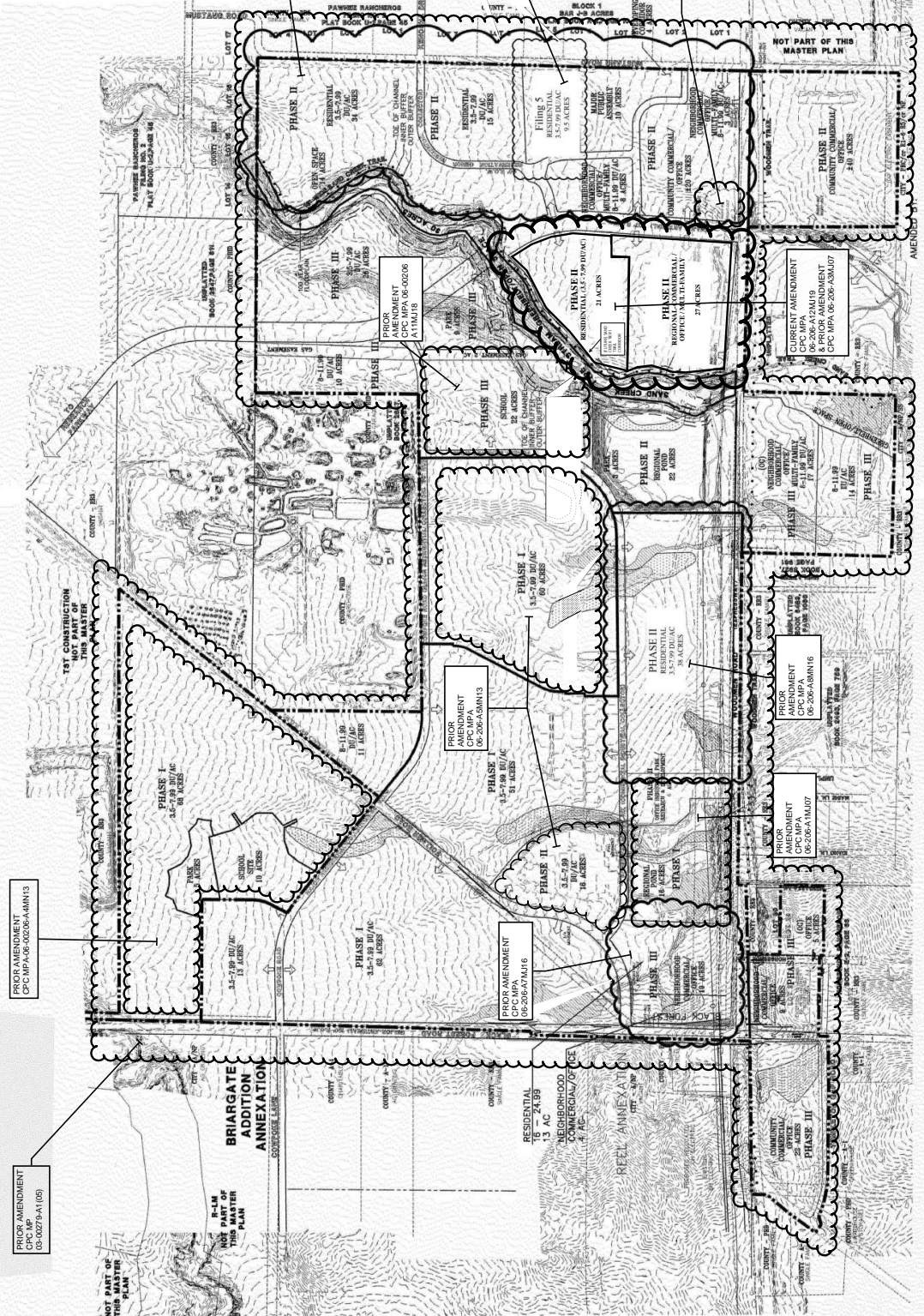
WOODMEN HEIGHTS MASTER PLAN

2017 MINOR AMENDMENT - LAND SUITABILITY ANALYSIS



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

NO.	DATE	DESCRIPTION	BY	DATE
1	11/17/2010	PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
2	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
3	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
4	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
5	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
6	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
7	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
8	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
9	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
10	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
11	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
12	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
13	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
14	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
15	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
16	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
17	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
18	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
19	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010
20	11/17/2010	REVISIONS TO PRELIMINARY MASTER PLAN AMENDMENT	EL PASO COUNTY	11/17/2010



PRIOR AMENDMENT
CPC MPA 06-00206-AAIN13

PRIOR AMENDMENT
CPC MPA 06-00206-AAIN13

PRIOR AMENDMENT
CPC MPA 06-00206-AAIN13

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PRIOR AMENDMENT
CPC MPA 06-00206-AAIN13

- SLOPES
- 8 - 12%
 - 12% - 24%
 - 25% + (Net Significant)
 - WETLANDS
- WILDLIFE HABITAT
- LOW IMPACT POTENTIAL
 - PER D.O.M. SIGNIFICANT WILDLIFE HABITAT MAP
 - PRONGHORN ANTELOPE, LOW DENSITY *
 - MULE DEER, LOW DENSITY *
 - GEESSE, LOW DENSITY *
 - * PER WILDLIFE HABITAT MAP
 - * EL PASO COUNTY SOURCE BOOK

RETRACTABLE CREEK TRAIL NOTE:
FUTURE PUBLIC SAND CREEK TRAIL (2' CONCRETE TRAIL SURFACE WITH 4' RUNNING
SIDE AND 2' SAFETY SHOULDERS WITHIN A 30' TRAIL CORRIDOR).

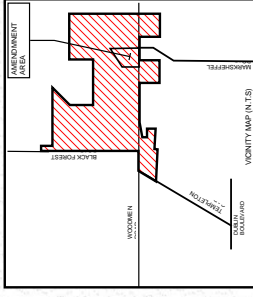


CITY FILE #: CPC MPA 06-00206-A12M119

EXHIBIT A

WOODMEN HEIGHTS MASTER PLAN

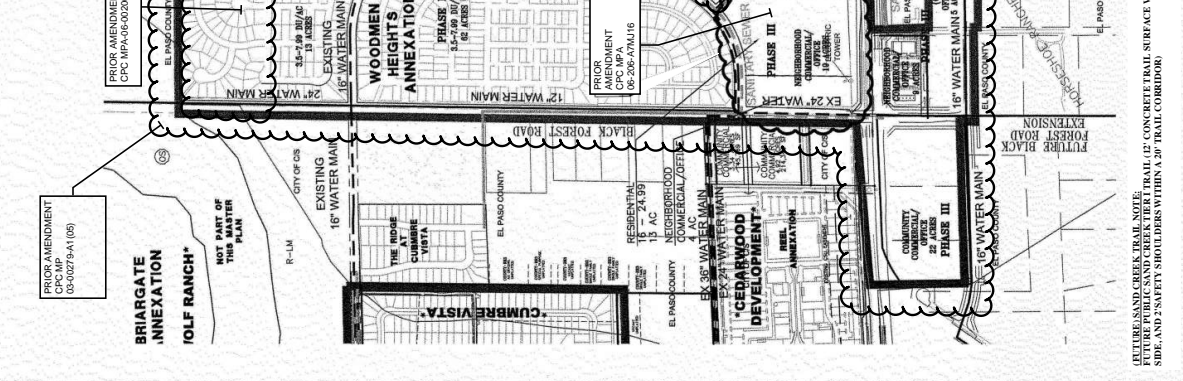
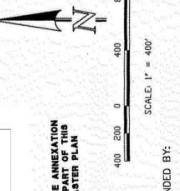
2017 MINOR AMENDMENT - MASTER FACILITIES PLAN



- PROPOS AMENDMENTS & CPC MAP# 06-00206-A12M107
CPC MPA 06-00206-AMN114
- 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" WATER MAIN IN MARSHFIELD ROAD CROSSING SAND CREEK, SHALL BE REPLACED WITH A 36" WATER MAIN AND PROPOSED BRIDGE CROSSING AT THE TIME OF THE BRIDGE CONSTRUCTION.
 - 2) THE 24" WATER MAIN UNDER SAND CREEK SHALL BE REPLACED WITH A 36" WATER MAIN. THE PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE HQ/MAR PRESSURE PROCESS.
 - 3) THE CSU DISTRIBUTION SYSTEM IN THE SAME CSU WATER PRESSURE DEVELOPMENTS MUST MEET CSU CONNECTIONS TO SUBJECT TO THE COMPLETION OF THE HQ/MAR PROCESS. ADDITIONAL DEVELOPMENT OF PHASE I (TRAILS AT FOREST HEADS-71 ACRES) SHALL BE SUBJECT TO THE CSU DISTRIBUTION SYSTEM DEVELOPMENT PHASE I.
 - 4) IN ORDER TO MEET CSU'S MINIMUM WATER PRESSURE REQUIREMENTS AND SUBJECT TO THE COMPLETION OF THE HQ/MAR PROCESS, ADDITIONAL DEVELOPMENT OF PHASE I (TRAILS AT FOREST HEADS-71 ACRES) SHALL BE SUBJECT TO THE CSU DISTRIBUTION SYSTEM DEVELOPMENT PHASE I.
 - 5) THE SIZE OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE WMPR PROCESS.

NO.	PRELIMINARY UTILITY PLAN	DATE REVISED	REVISIONS	APPROVAL DATE
1.	CPC MPA 06-00206-AMN114	11/17/2013		
2.	CPC MPA 06-00206-AMN114	11/17/2013		
3.	CPC MPA 06-00206-AMN114	11/17/2013		
4.	CPC MPA 06-00206-AMN114	11/17/2013		
5.	CPC MPA 06-00206-AMN114	11/17/2013		
6.	CPC MPA 06-00206-AMN114	11/17/2013		
7.	CPC MPA 06-00206-AMN114	11/17/2013		
8.	CPC MPA 06-00206-AMN114	11/17/2013		
9.	CPC MPA 06-00206-AMN114	11/17/2013		
10.	CPC MPA 06-00206-AMN114	11/17/2013		
11.	CPC MPA 06-00206-AMN114	11/17/2013		
12.	CPC MPA 06-00206-AMN114	11/17/2013		
13.	CPC MPA 06-00206-AMN114	11/17/2013		
14.	CPC MPA 06-00206-AMN114	11/17/2013		
15.	CPC MPA 06-00206-AMN114	11/17/2013		



FUTURE SAND CREEK TRAIL NOTE:
FUTURE PUBLIC SAND CREEK TRAIL (12" CONCRETE TRAIL SURFACE WITH 4" RUNNING SIDE AND 2" SAFETY SHOULDERS WITHIN A 20' TRAIL CORRIDOR)