

**LEGEND:**

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	
EXISTING GROUND CONTOUR	
PROPOSED FINISHED GRADE CONTOUR	
CONCEPT PLAN BOUNDARY	

**LEGAL DESCRIPTION**

THE WEST 260.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13, SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF VOLLMER ROAD AS PLATTED IN FOREST MEADOWS FLING NO. 3 RECORDED UNDER RECEPTION NO. 207712636 RECORDS OF EL PASO COUNTY, COLORADO, NORTH OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202224860, EXCEPTING THE WEST 60.00 FEET THEREOF.  
CONTAINING A CALCULATED AREA OF 3.808 ACRES.

**SITE DATA:**

**APPLICANT:**  
CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, COLORADO 80919  
MR. KYLE CAMPBELL P.E. (719) 785-0790

**OWNER/DEVELOPER:**  
GELLES FAMILY TRUST  
1174 STATE ST., SUITE 222  
SANTA BARBARA, CA 93101-6711

**TAX SCHEDULE NO.:**  
53053-00-005

**ADDRESS:**  
SOUTHEAST OF BLACK FOREST ROAD AND VOLLMER ROAD

**AREA:**  
3.808 ACRES

**EXISTING ZONING:**  
A-AO

**PROPOSED ZONING:**  
PBC-AO

**EXISTING USE:**  
UNDEVELOPED

**PROPOSED USE:**  
LIMITED TO ALL COMMERCIAL USE TYPES PERMITTED IN THE PBC ZONE PER CITY CODE.

**MASTER PLAN:**  
WOODMEN HEIGHTS  
(GPC MPA 06-00206-A6M14)

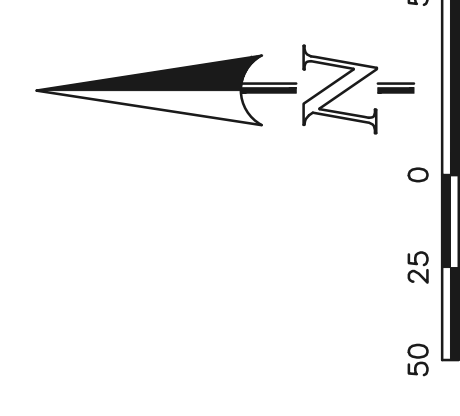
**MAXIMUM BUILDING HEIGHT ALLOWED:**  
45'

**BUILDING & LANDSCAPE SETBACKS:**  
ALONG BLACK FOREST ROAD:  
25' MINIMUM  
25' MINIMUM BUILDING  
20' MINIMUM LANDSCAPE  
ALONG VOLLMER ROAD:

**PARKING REQUIREMENTS:**  
PARKING SHALL ADHERE TO CITY CODE 7.4.203.

**GENERAL NOTES:**

- FLOODPLAIN STATEMENT:**  
NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0329F EFFECTIVE DATE, MARCH 17, 1997.
- NO DIRECT VEHICULAR ACCESS FROM SITE SHALL BE PERMITTED TO WOODMEN ROAD.
  - STORMWATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN SAND CREEK DETENTION BASIN NO. 6. ALL NECESSARY PERMITS AND APPLICATIONS WILL BE SUBMITTED WHEN THE DEVELOPMENT PLAN APPLICATION IS SUBMITTED FOR THIS CONCEPT PLAN AREA.



**CPC CP 16-00033**

**WOODMEN HEIGHTS COMMERCIAL/OFFICE**

CONCEPT PLAN

CLASSIC

CONSULTING ENGINEERS & SURVEYORS

DESIGNED BY	KFC	SCALE	DATE	02/23/16
DRAWN BY	JRH	(H) 1" = 50'	SHEET	1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO.	2417.60

FIGURE 5