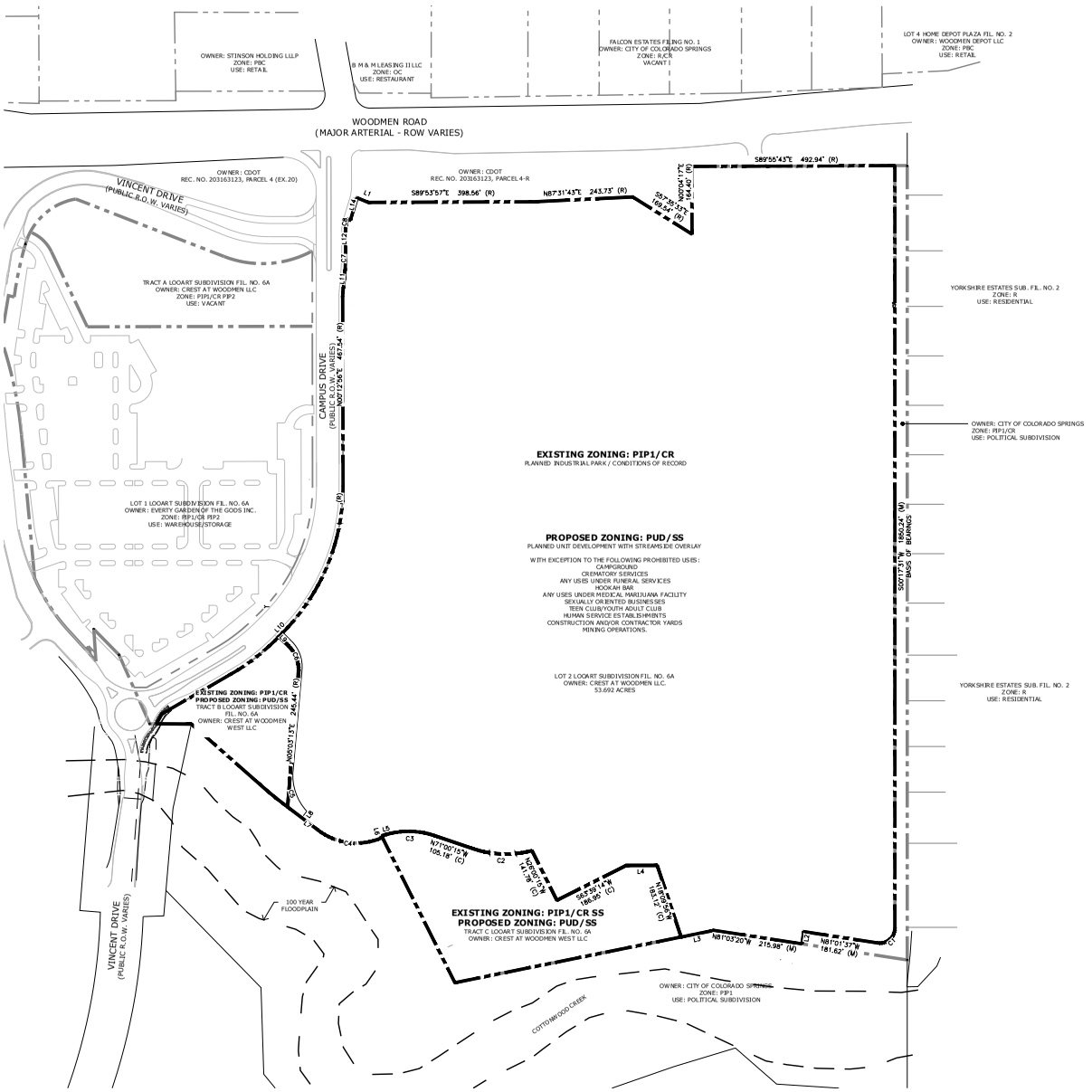
THE CREST AT WOODMEN

CITY OF COLORADO SPRINGS, COLORADO

ZONE CHANGE EXHIBIT



PROPOSED LAND USE PER CONCEPT PLAN:

Proposed Land Use	Acreage	Non-Residential Building Square Footage (Max)	Density (Residential)
COMMERCIAL AND OFFICE:	6.99 acres	121,794	
COMMERCIAL:	3.5 acres	60,984	
COMMERCIAL:	1.5 acres	26,136	
COMMERCIAL:	2.77 acres	48,265	
COMMERCIAL, OFFICE AND INDUSTRIAL:	22.02 acres	385,000 (existing)	
MULTI-FAMILY:	13.41 acres		25-30 DU/AC
DETENTION (TRACT B & C):	5.12 acres		
RIGHT OF WAY:	3.502 acres		
MAXIMUM BUILDING HEIGHT:	45'		

LINE	BEARING	DISTANCE
L1	S67°15'29"E	29.10'
L2	S08°59'26"W	30.00'
L3	S78°50'10"W	81.04'
L4	S89°42'48"W	76.39'
L5	S7°23'51"W	13.19'
L6	S11°07'58"E	14.51'
L7	N52°23'30"W	43.36'
L8	N37°36'30"E	13.85'
L9	N44°47'04"W	35.04'
L10	N45°12'56"E	6.15'
L11	N05°27'50"E	53.27'
L12	N00°12'56"E	51.93'
L13	N16°35'53"E	2.33'
L14	N17°06'18"E	56.41'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	35.00'	62.01'	99°41'54"	N89°43'29"W
C2	235.50'	139.22'	33°52'16"	N14°52'32"W
C3	199.50'	115.41'	33°08'46"	S18°59'45"W
C4	154.97'	165.55'	61°12'27"	N23°35'55"W
C5	128.00'	106.33'	47°35'47"	N47°27'31"E
C6	87.00'	76.85'	50°36'07"	N84°27'52"W
C7	507.50'	46.49'	5°14'54"	N84°53'10"W
C8	92.50'	27.14'	16°48'47"	S89°47'04"E
C9	68.08'	7.34'	6°10'50"	S11°09'58"W

NORTH

SCALE: 1" = 100'

EXHIBIT B

Land Planning
Landscape Architecture
Urban Design

NES

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ZONE CHANGE EXHIBIT "B"

6765 CAMPUS DRIVE,
COLORADO SPRINGS, CO 80920

DATE: 2/13/2020
PROJECT MGR: T. BAXTER
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
4/24/2020	BES	PER CITY COMMENTS

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1 OF 1

CPC # PUZ 20-00044