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Planning Surveying Civil Engineering

Project: WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR 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

2021

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.
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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

NO.	REVISION	APPROVAL DATE
1	CPC MO 03-00279	9/13/2009
2	CPC MO 03-00279-A1(05)	2/21/2006
3	CPC MPA 06-00206	3/17/2008
4	CPC MPA 06-00206-A1M.08	3/17/2008
5	CPC MPA 06-00206-A2M.07	12/21/2009
6	CPC MPA 06-00206-A3M.07	11/27/2007
7	CPC MPA 06-00206-A4M.13	12/21/2009
8	CPC MPA 06-00206-A5M.13	10/11/2014
9	CPC MPA 06-00206-A6M.14	10/13/2014
10	CPC MPA 06-00206-A7M.16	7/12/2016
11	CPC MPA 06-00206-A8M.16	10/25/2016
12	CPC MPA 06-00206-A9M.16	06/29/2017
13	CPC MPA 06-00206-A10M.17	01/09/2018
14	CPC MPA 06-00206-A12M.19	11/12/2019
15	CPC MPA 06-00206-A13M.21 <small>Zone change from MUD (High-Density Urban) to PUD (Medium-Density Planned Urban) and MPA (Medium-Density Planned Urban) with support of the City of Colorado Springs and Steamboat County, and a new PUD Overlay Plan, Aspen Meadows No. 4. The proposed application will convert 27.25 acres from zoned MUD to residential PUD. PUD.</small>	PENDING
16	CPC MPA 03-00279-A2M.21 <small>Change in the name from City of Colorado Springs to the City of Woodmen Heights and to the City of Woodmen Heights. The proposed application will convert 27.25 acres from zoned MUD to residential PUD. PUD.</small>	PENDING

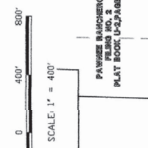
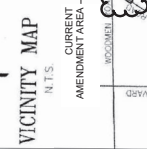
CITY APPROVAL



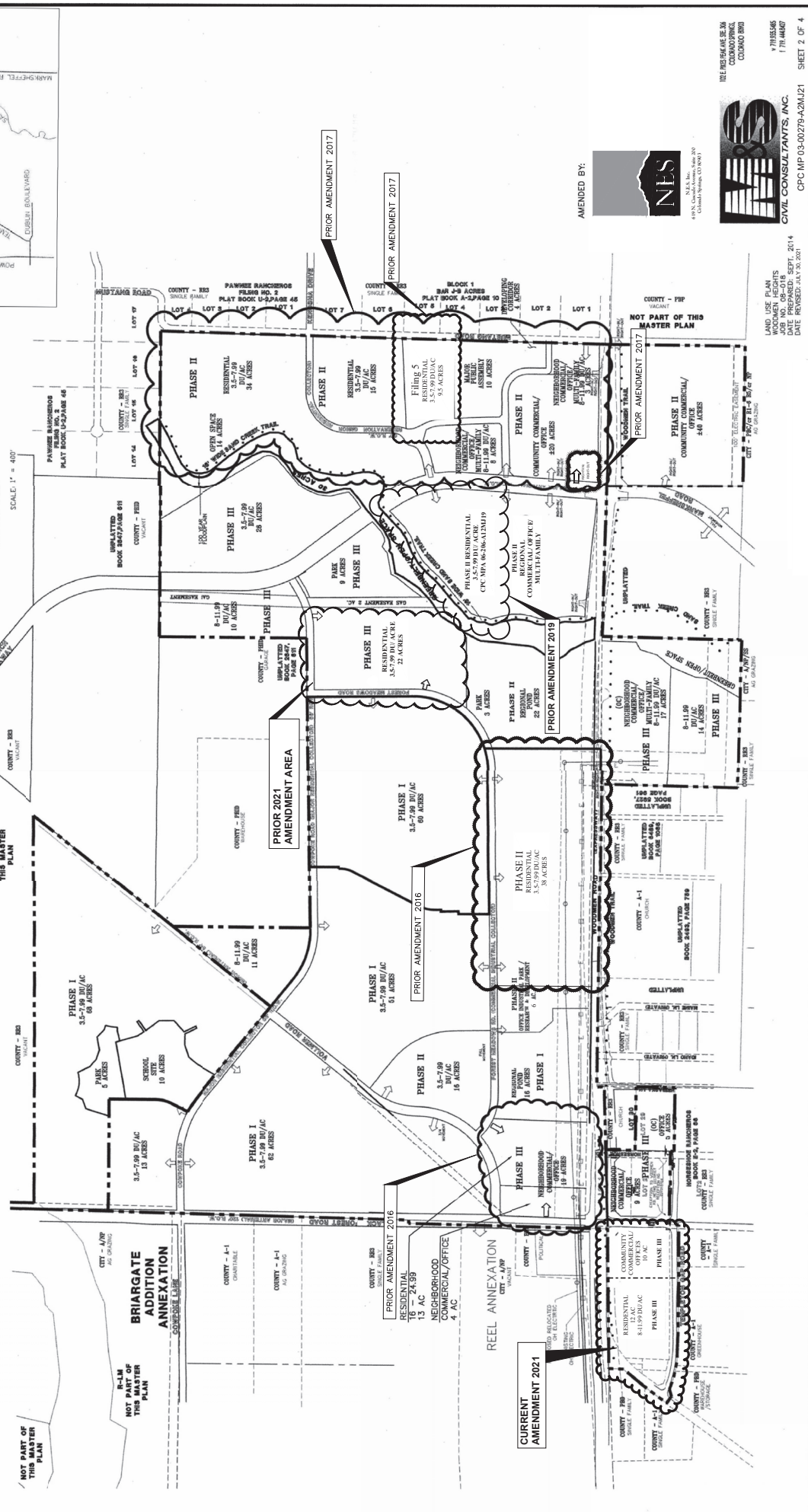
CPC MP 03-00279-A2M.21

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - LAND USE PLAN



TEST CONSTRUCTION NOT PART OF THIS MASTER PLAN

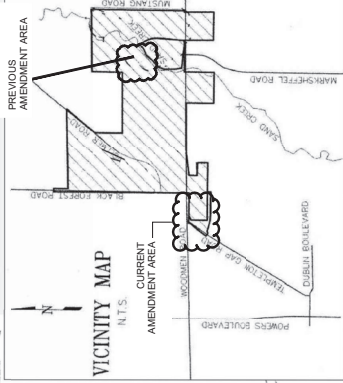


LAND USE PLAN
 PROJECT NO. 1714467
 DATE PREPARED: SEPT. 2014
 DATE REVISION: JAN. 20, 2021

THE PDS 54345 5E 3M
 COLORADO PERMITS
 COLORADO BPD
 1714467
 1714467
 SHEET 2 OF 4

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - LAND SUITABILITY ANALYSIS



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

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

CURRENT AMENDMENT 2021

PRIOR AMENDMENT 2021

PRIOR AMENDMENT 2019

PRIOR AMENDMENT 2020

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017

PRIOR AMENDMENT 2017



AMENDED BY:
NIES
1718 S. W. 10th Ave., Suite 200
Crested Butte, CO 80601

SCALE 1" = 400'

400' 200' 0' 400' 800'



CVL CONSULTANTS, INC.
LAND SUITABILITY ANALYSIS
PROJECT NO. 2021-01
DATE PREPARED: SEPT. 2021
DATE REVISED: JULY 2021

WILDLIFE HABITAT
LOW IMPACT POTENTIAL
PER D.O.W. SIGNIFICANT WILDLIFE HABITAT MAP
PRONGHORN ANTELOPE, LOW DENSITY *
MULE DEER, LOW DENSITY *
GEESE, LOW DENSITY *
* PER WILDLIFE HABITAT MAP
EL PASO COUNTY SOURCE BOOK

SLOPES
8 - 12%
12% - 24%
25% + (Net Significant)
WETLANDS

AMENDMENT AREA FLOODPLAIN NOTE: FLOOD INSURANCE RATE MAP NUMBER 58043C003G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A FLOODPLAIN. THIS MAP IS NOT TO BE USED TO DETERMINE FLOODPLAIN BOUNDARIES.

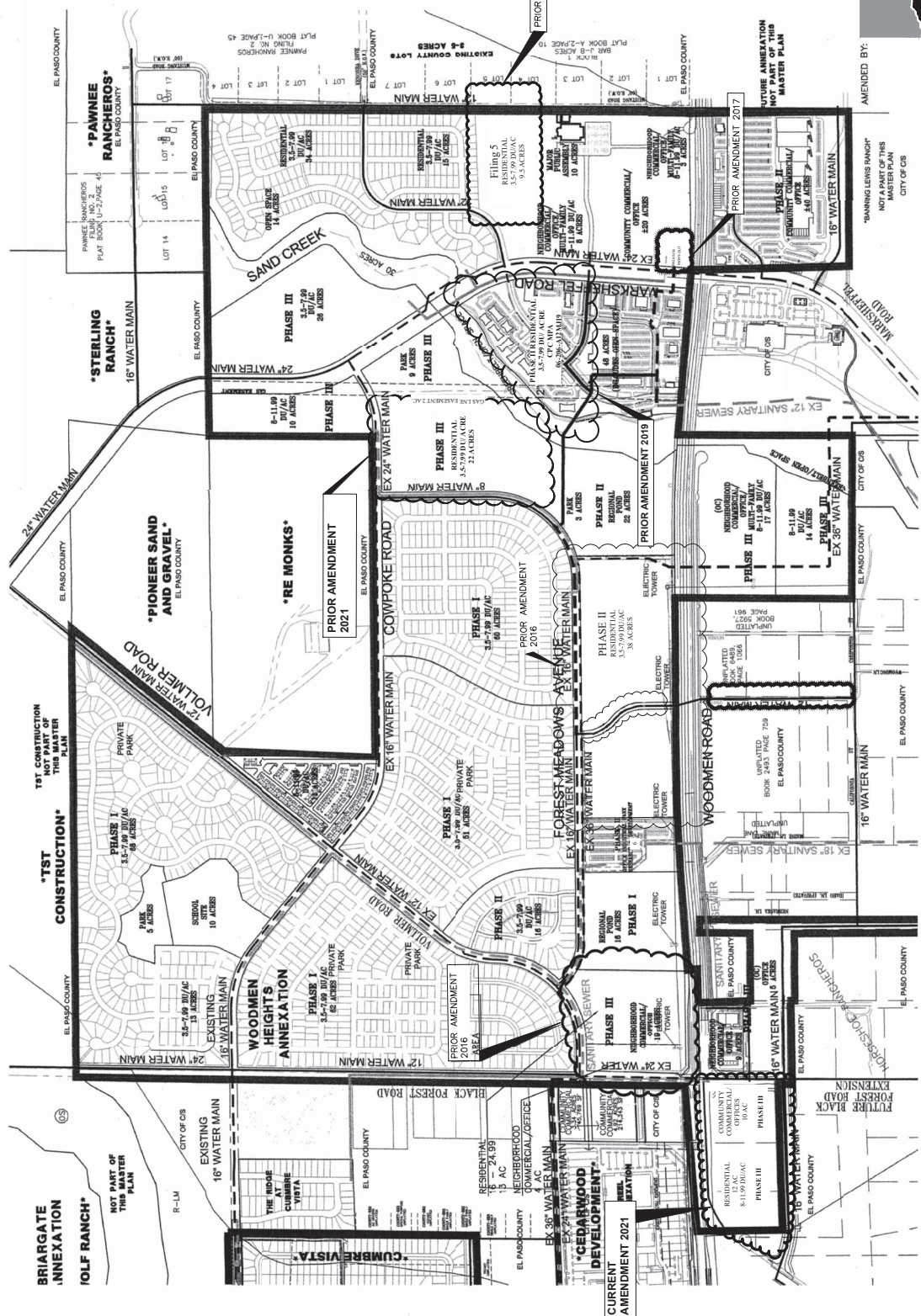
WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR 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 MARKSHIFFEL ROAD CROSSING SAND CREEK SHALL BE RELOCATED ON TO THE PROPOSED BRIDGE CROSSING AT THE SAND CREEK CROSSING.
 - 2) THE SIZES OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE H&M/H&R PER CSU STANDARDS. DEVELOPMENTS MUST HAVE 2 CONNECTIONS TO THE CSU DISTRIBUTION SYSTEM IN THE SAME CSU WATER PRESSURE ZONE.
 - 3) IN ORDER TO MEET CSU'S MINIMUM WATER PRESSURE REQUIREMENTS AND DEVELOPMENT OF PHASE II (TRAILS AT FOREST MEADOWS-71 ACRES) WATER CONNECTIONS OF EXISTING MAINS ARE NECESSARY. ADDITIONAL WATER CONNECTIONS TO EXISTING MAINS ARE NECESSARY.
 - 4) THE SIZES OF WASTEWATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN MAY CHANGE AS DETERMINED BY CSU VIA THE WMMR PROCESS.



WOODMEN HEIGHTS MASTER PLAN
 JOB NO. 08-10111-15-0004
 DATE REVISED: SEPTEMBER 23, 2005
 DATE REVISED: AUGUST 27, 2009
 DATE REVISED: FEBRUARY 28, 2009
 DATE REVISED: NOVEMBER 12, 2013
 DATE REVISED: APRIL 21, 2014
 DATE REVISED: SEPT. 2014
 DATE REVISED: FEBRUARY 22, 2021

