

SITE DATA:

OWNERS/ DEVELOPER: CIVIL ENGINEER: APPLICANT:
CREST AT WOODMEN LLC
600 TOWN AND COURSE LANE # 210
HOUSTON, TX 77024-2229

Table with 4 columns: Proposed Land Use, Acreage, Non-Residential Land Use Building Square Footage, Density (Residential). Rows include Commercial, Commercial and Office, Multi-Family, and Total Acreage.

* ESTABLISHED IN ORD NO 20-22. NO ADDITIONAL NON-RESIDENTIAL SQUARE FOOTAGE IS BEING ADDED
LAND USE PLAN ACREAGE: 47.723 ACRES
MAXIMUM BUILDING HEIGHT: 45' LOT 1, 4, 5 AND 6
65' LOT 2, SUBJECT TO GENERAL NOTE #5 BELOW.

FRONT: 50' (WOODMEN ROAD BOUNDARY)
REAR: 50' (SOUTHERN BOUNDARY)
SIDE (EAST): 70' SETBACK FROM EASTERN PROPERTY BOUNDARY, 100' SETBACK FROM ADJACENT RESIDENTIAL PROPERTY LINE

THE PROJECT IS BEING DEVELOPED AS A UNIFIED DEVELOPMENT SO ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIPHERY OF THE DEVELOPMENT AS DEPICTED ON THE PLAN AND NOT INTERNAL LOT LINES, ROADWAYS OR ACCESS DRIVES.

LEGAL DESCRIPTION

A portion of Lot 1 and all of Lots 2 and 3, Loart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado, lying within the S1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1; thence along the west boundary of said Loart Subdivision Filing No. 8, N00°12'56"E, (Bearings are based upon Loart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado), a distance of 207.51 feet; thence along the north boundary of said Loart Subdivision Filing No. 8, along the following seven (7) courses:

- 1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°55'37"E, a distance of 137.45 feet;
4. N87°31'43"E, a distance of 243.73 feet;
5. S57°35'33"E, a distance of 169.54 feet;
6. N00°04'17"E, a distance of 164.40 feet;
7. S89°55'43"E, a distance of 131.23 feet;

thence along the east boundary of said Loart Subdivision Filing No. 8, the following eight (8) courses:

- 1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;
3. S32°50'55"W, a distance of 88.00 feet;
4. S48°42'15"E, a distance of 58.23 feet;
5. along the arc of a compound curve to the right, with an arc length of 104.42 feet, a radius of 248.50 feet, a delta angle of 24°04'29", and a radial bearing of S65°21'14"W;
6. along the arc of a reverse curve to the left, with an arc length of 130.61 feet, a radius of 157.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;
7. S44°59'07"W, a distance of 320.14 feet;
8. along the arc of a non-tangent curve to the left, with an arc length of 57.43 feet, a radius of 157.50 feet, a delta angle of 20°53'37", and a radial bearing of S65°55'30"E;

thence leaving said east boundary, along the following four (4) courses:

- 1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.33 feet;
3. S89°37'31"W, a distance of 160.17 feet;
4. N00°22'01"E, a distance of 15.55 feet, to a point on the north boundary of said Lot 1;

thence along said north boundary, the following four (4) courses:

- 1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;
2. S89°47'44"W, a distance of 90.89 feet;
3. N47°35'50"W, a distance of 64.49 feet;
4. S89°25'57"W, a distance of 232.20 feet, to the POINT OF BEGINNING.

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Together with Lots 4-6 of the Loart Subdivision Filing No. 8; Lot 2, and Tract A of the Loart Subdivision Filing No. 6A and Tracts B and C from the Loart Subdivision Filing No. 6A

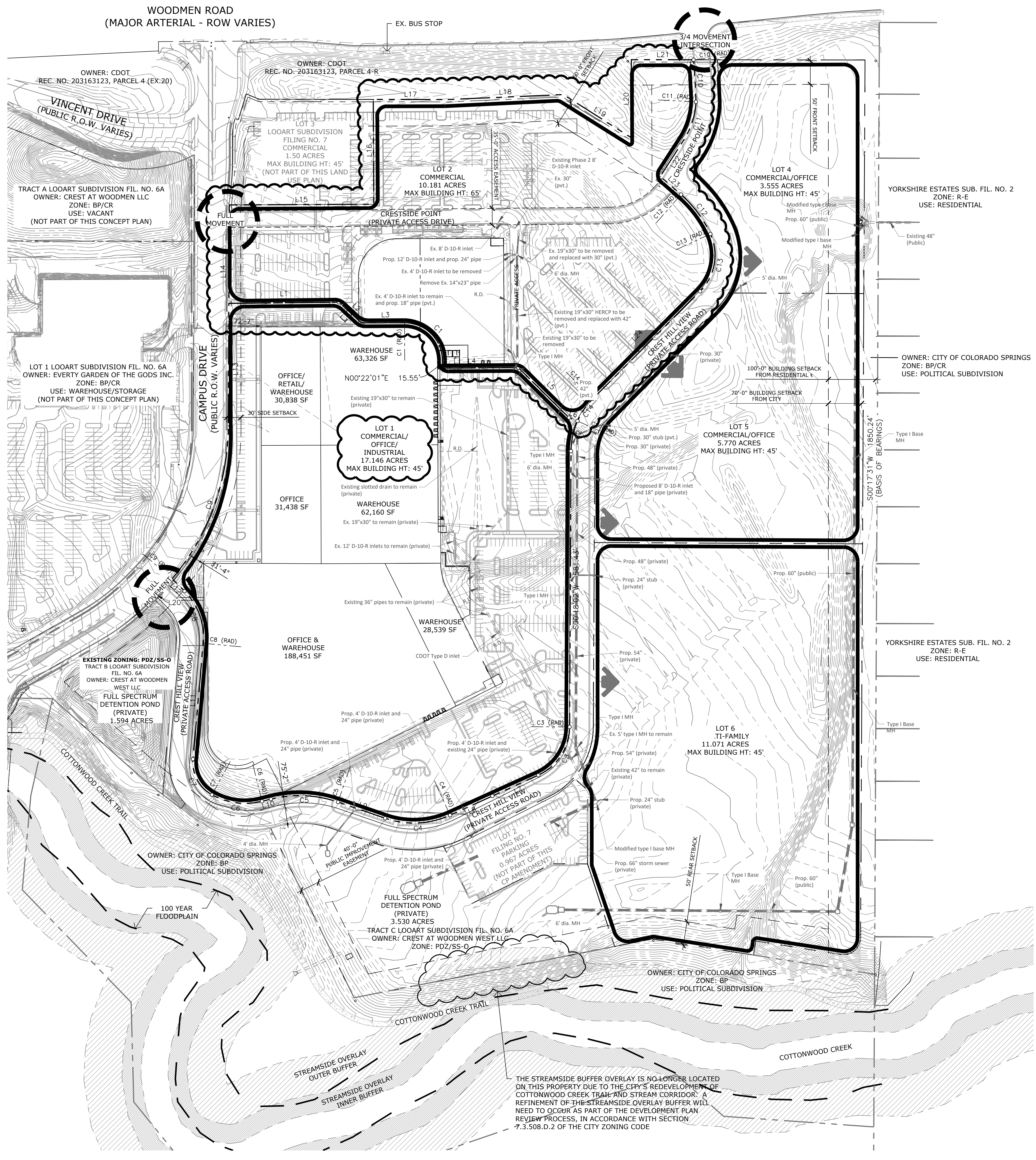
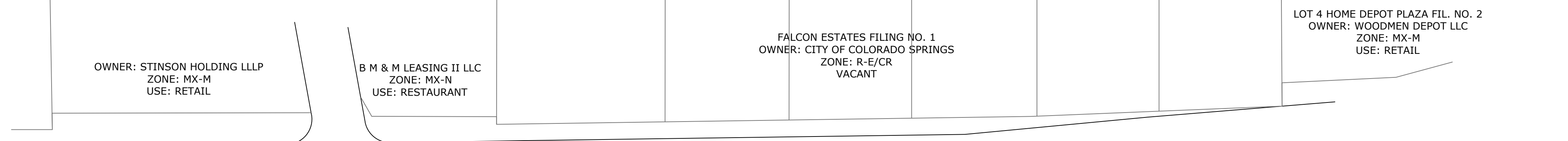
For a cumulative area of 47.723 Acres

Table with 4 columns: LINE, BEARING, DISTANCE. Lists 14 line segments for the legal description.

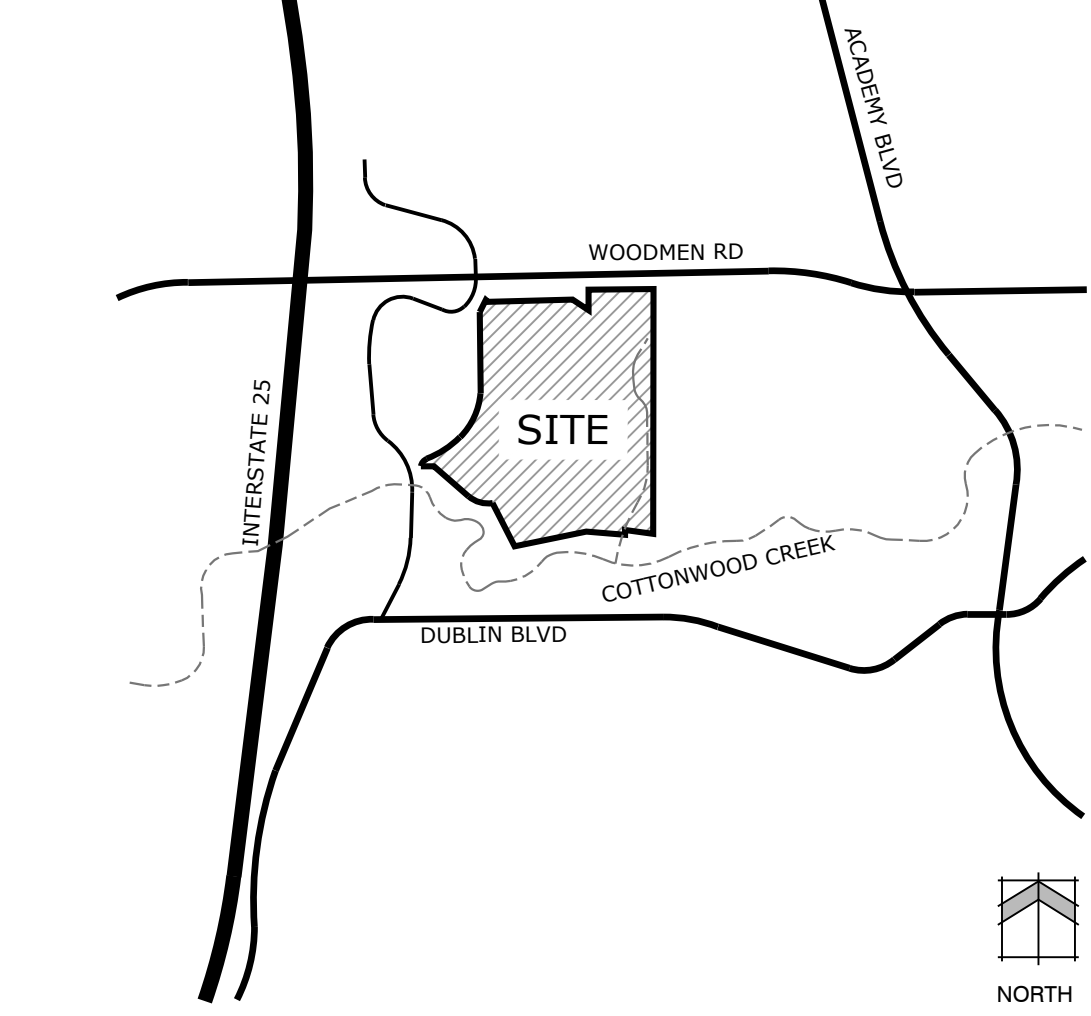
Table with 4 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, RADIAL BEARING. Lists 14 curve segments for the legal description.

Table with 4 columns: File Number, Land Use Action, Date, Description of Action. Lists various planning actions and amendments from 1976 to 2021.

THE CREST AT WOODMEN
CITY OF COLORADO SPRINGS, COLORADO
PDZ LAND USE PLAN MAJOR MODIFICATION



VICINITY MAP



ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

GEOHAZARD DISCLOSURE STATEMENT

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C.T. THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: ARTIFICIAL AND UNDOCUMENTED FILL, STEEP SLOPES. IT IS ALSO SUBJECT TO A GEOLOGIC HAZARD VALIDATION LETTER PREPARED BY C.T. THOMPSON, DATED MARCH 12, 2021.

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410516G, EFFECTIVE DECEMBER 7, 2018.

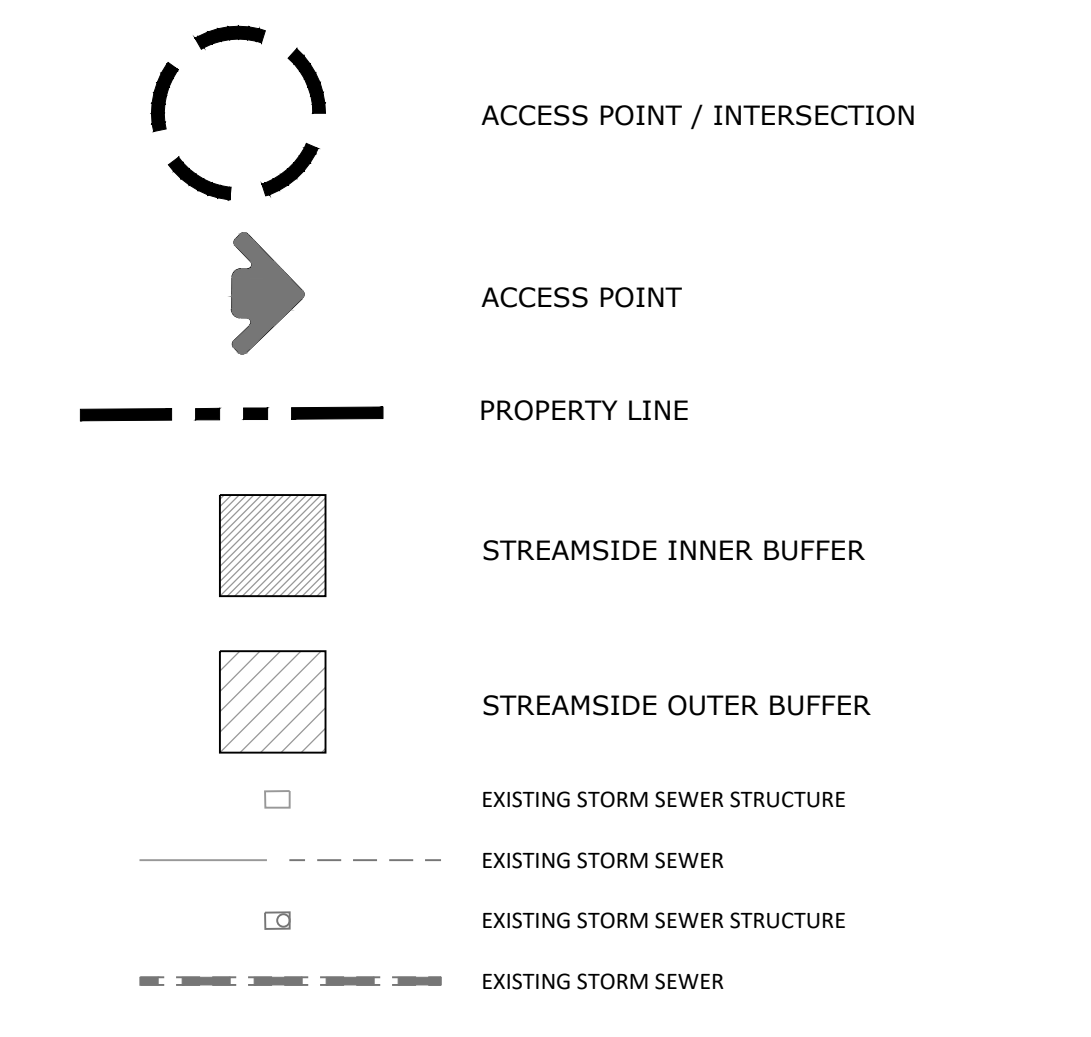
USAFA NOTE

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED.

GENERAL NOTES

- 1. PROHIBITED USES INCLUDE: CAMPGROUND; CREMATORY SERVICES; ANY USES UNDER FUNERAL SERVICES; HOOKAH BAR; ANY USES UNDER MEDICAL MARIJUANA FACILITY; SEXUALLY ORIENTED BUSINESSES; TEEN CLUB/YOUTH ADULT CLUB; HUMAN SERVICE ESTABLISHMENTS, CONSTRUCTION AND/OR CONTRACTOR YARDS AND MINING OPERATIONS.
2. PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN BY USE PER CITY CODE 7.4.203.
3. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, AND APPROVED DEVELOPMENT PLAN MUST BE SECURED, AND THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
4. ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 218922721 IN THE OFFICE OF THE CLERK AND RECORDS OF EL PASO COUNTY, COLORADO.
5. LOT 2 IS AT A MUCH LOWER GRADE THAN THE ADJACENT WOODMEN ROAD. TO ALLOW ADEQUATE VISIBILITY, COMMERCIAL ANCHOR TENANTS WITH THE MAIN ENTRANCE FACING NORTH IN THE AREA SHOWN ON THE LAND USE PLAN AS LOT 2 (TO BE REPLACED AS LOT 2), LOART SUBDIVISION FILING NO. 9, MAY HAVE MAXIMUM BUILDING HEIGHTS FOR PARAPETS AS FOLLOWS:
A. UP TO 67% OF THE PRIMARY (NORTH) ELEVATION OF THE BUILDING MAY HAVE A PARAPET WITH A HEIGHT UP TO 55'; PROVIDED THE DEPTH OF THE PARAPET IS NO MORE THAN 72-INCHES FROM THE FACE OF THE BUILDING, AS VIEWED FROM THE EAST OR WEST.
B. UP TO 60% OF THE PRIMARY (NORTH) ELEVATION OF THE BUILDING MAY HAVE A PARAPET WITH A HEIGHT UP TO 65'; PROVIDED THE DEPTH OF THE PARAPET IS NO MORE THAN 72-INCHES FROM THE FACE OF THE BUILDING, AS VIEWED FROM THE EAST OR WEST.
C. THE REMAINDER (33% MINIMUM) OF THE PRIMARY ELEVATION AND ALL OTHER ELEVATIONS OF THE BUILDING IN THE AREA SHOWN ON THE LAND USE PLAN AS LOT 2 (TO BE REPLACED AS LOT 2), LOART SUBDIVISION FILING NO. 9, MUST HAVE A MAXIMUM HEIGHT OF NO MORE THAN 45'.
6. THE TWO PRIVATE FULL SPECTRUM DETENTION PONDS ARE OWNED AND MAINTAINED BY THE CREST AT WOODMEN WEST LLC.

LEGEND:



Land Planning Landscape Architecture Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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THE CREST AT WOODMEN
PDZ LAND USE PLAN
MAJOR MODIFICATION

6765 CAMPUS DRIVE,
COLORADO SPRINGS, CO 80920

DATE: 5/21/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: B. SWINSON

Table with 3 columns: DATE, BY, DESCRIPTION. Lists revision history from 5/20/2024 to 10/29/2024.

PDZ LAND USE PLAN

1 OF 1
LUPL-24-0008