

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, (Max) Density, and 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

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

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...

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...

- 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;

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;

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;

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;

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

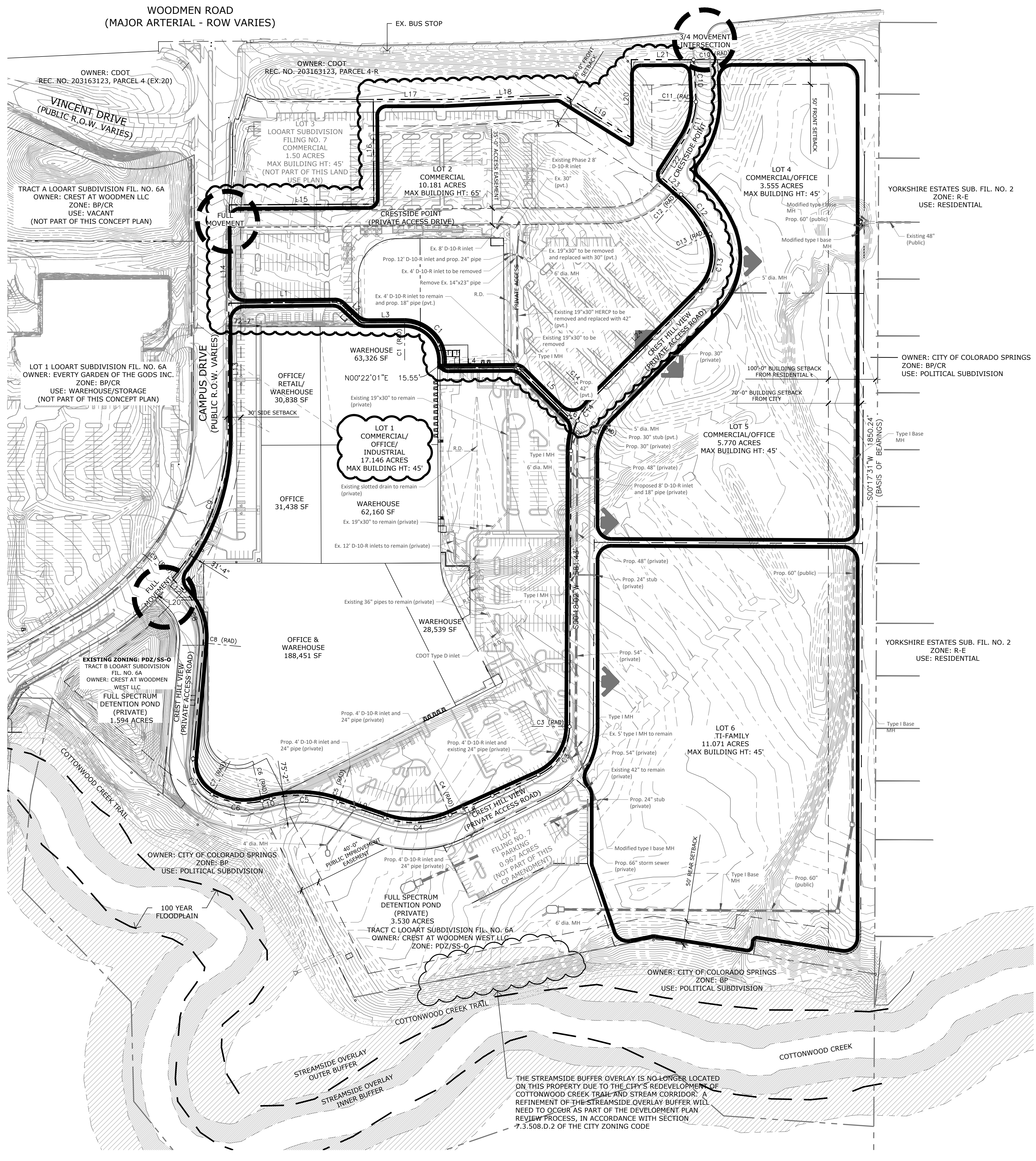
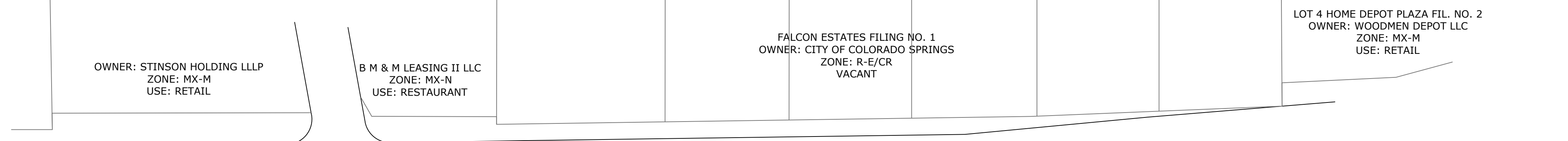
Together with Lots 4-6 of the Loart Subdivision Filing No. 8; Lot 2, and Tract A of the Loart Subdivision Filing No. 8; and Tracts B and C from the Loart Subdivision Filing No. 6A

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 14 courses for the legal description.

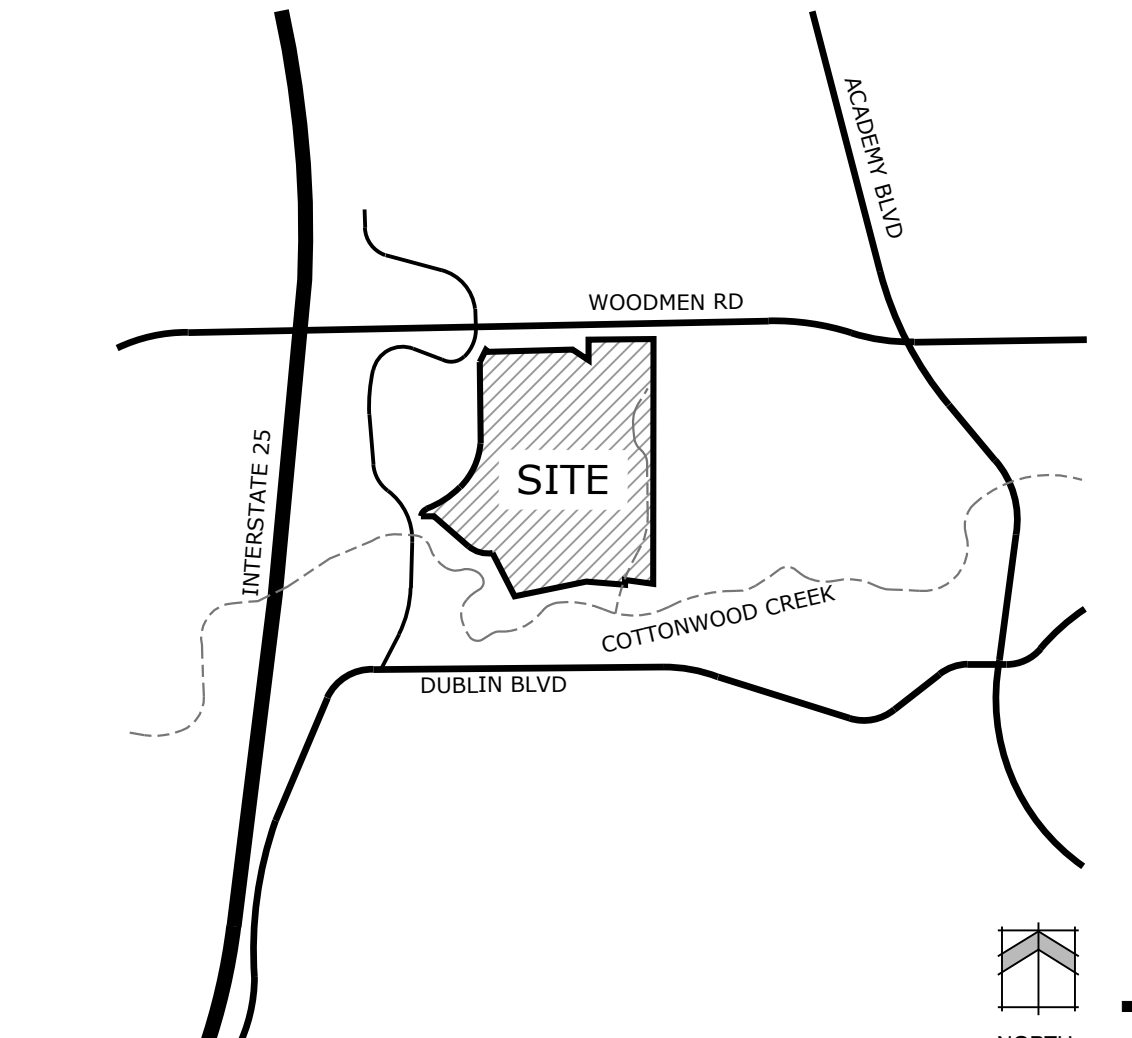
Table with 4 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, RADIAL BEARING. Lists 14 curve data points.

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

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.L. THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: ARTIFICIAL AND UNDOCUMENTED FILL, STEEP SLOPES...

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.

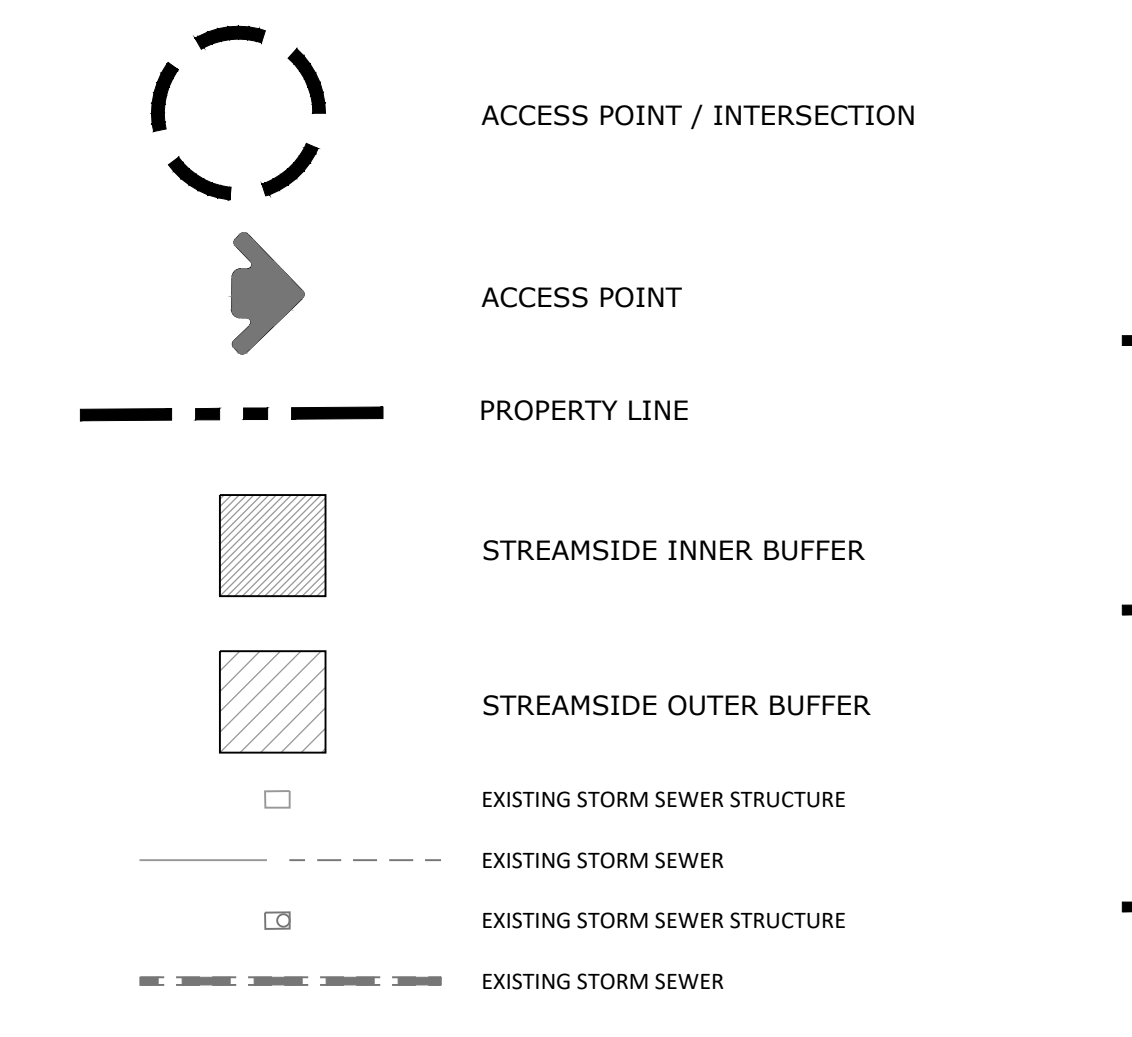
USAFA NOTE

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...

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...

LEGEND:



Land Planning Landscape Architecture Urban Design
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THE CREST AT WOODMEN
PDZ LAND USE PLAN
MAJOR MODIFICATION
6765 CAMPUS DRIVE,
COLORADO SPRINGS, CO 80920

Table with 3 columns: DATE, BY, DESCRIPTION. Lists project milestones and dates.

PDZ LAND USE PLAN
1 OF 1
LUPL-24-0008