

WOODMEN E. COMMERCIAL CENTER FILING NO. 1 ADDITION

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

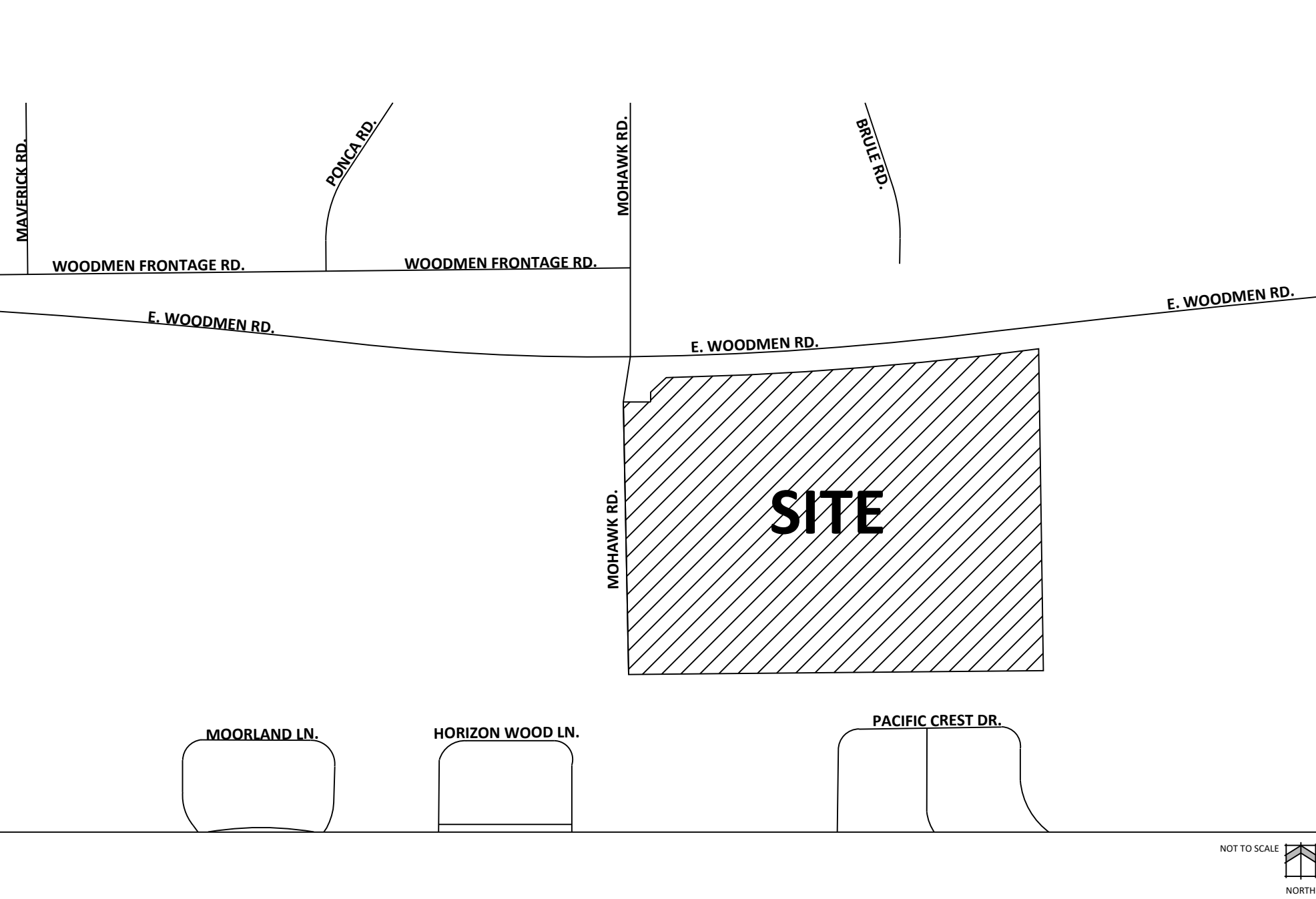
LEGAL DESCRIPTION

That portion of the Northwest quarter of the Northwest quarter of Section 10, Township 13 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:
Bearings are based upon the North line of said Northwest quarter of Section 10, monumented on the west end by a 2.5" aluminum cap stamped "PLS 30118" and on the east end by 2.5" aluminum cap stamped "UP&E PLS 11624" and is assumed to bear N 89°19'25" E, a measured distance of 2,718.83 feet,
Commencing at the Northwest corner of said Section 10,
thence N 89°19'25" E, upon the North line the Northwest quarter of said Section 10, a distance of 1,359.50 feet to the Northeast corner of said Northwest quarter of the Northwest quarter;
thence S 00°45'05" E, upon the East line of said Northwest quarter of the Northwest quarter, a distance of 278.91 feet to the **Point of Beginning**;
thence continuing S 00°45'05" E, upon said East line, a distance of 1,051.18 feet to the Southeast corner of said Northwest quarter of the Northwest quarter;
thence S 89°25'49" W, upon the South line of said Northwest quarter of the Northwest quarter, a distance of 1,353.31 feet to the Southwest corner of said Northwest quarter of the Northwest quarter;
thence N 01°03'08" W, upon the West line of said Northwest quarter of the Northwest quarter, a distance of 886.86 feet to the Southerly right-of-way of Woodmen Road as described under Reception No. 204062425, Records of El Paso County;
Thence along said Southerly right-of-way, the following four (4) courses:
1) N 89°21'55" E a distance of 86.00 feet;
2) N 00°58'21" W a distance of 30.10 feet;
3) N 44°23'23" E a distance of 70.66 feet;
4) 1,224.86 feet along a 10,088.00 foot radius non-tangent curve to the left, with a central angle of 06°57'24", with a chord bearing of N 85°29'19" E and a chord length of 1,224.11 feet to the **Point of Beginning**.
Containing a total area of 1,338,942 square feet (30.738 acres) of land, more or less.

GENERAL NOTES

- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0533G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- 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. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- NO LOT SHALL HAVE DIRECT ACCESS TO WOODMEN ROAD.
- NO STRUCTURES ARE PERMITTED WITHIN THE 300' PUBLIC UTILITY EASEMENT.
- THIS CONCEPT PLAN WILL ACT AS THE PRELIMINARY PLAT FOR PLATTING PURPOSES.
- MOHAWK ROAD FROM EAST WOODMEN ROAD WILL BE FULLY CONSTRUCTED BY THE OWNER OF THE FIRST PROPERTY TO DEVELOP ON EITHER SIDE OF MOHAWK ROAD SOUTH OF EAST WOODMEN ROAD AT THE TIME SUCH PROPERTY IS DEVELOPED.
- ANY PROPOSED LAND USES CONDITIONALLY PERMITTED IN THE ZONE DISTRICT SHALL REQUIRE CITY PLANNING COMMISSION APPROVAL.
- ANY RESIDENTIAL UNITS PROPOSED IN THE CONCEPT PLANNED AREA WILL BE SUBJECT TO A PARKLAND OBLIGATION.

VICINITY MAP



SITE DATA

Tax ID Number:	5300000493
Total Area:	30.738 AC
Development Schedule:	Spring 2022
Current Zoning:	I-2 CAD-O
Proposed Zoning:	PBC AO
Current Use:	VACANT
Proposed Use:	COMMERCIAL & MULTIFAMILY (CONDITIONAL)
Proposed Density:	25 DU/AC (Lot 7)
Maximum Building Height:	45 ft
Building Setbacks (Lots 1-6):	
Front (E. Woodmen Road):	25 ft
Side (Mohawk Road):	25 ft
Rear (Public Road):	25 ft
Building Setbacks (Lot 7 - Multifamily Conditional Use):	
Front (Public Road):	20 ft
Side (Mohawk Road):	5 ft
Rear (Public Road):	25 ft
Landscape Setbacks:	
North (E. Woodmen Rd.):	25 ft
West (Mohawk Rd.):	10 ft
South (Access Road):	10 ft
Landscape Buffer:	
North (Lot 7):	15 ft
East (Banning Lewis Ranch No. 2 LLC, PUD AO):	15 ft
South (Banning Lewis Ranch, PUD AO):	15 ft
West (Pride Soccer Complex, PBC-AO):	15 ft



09/13/2022
9:08:05 AM
dsexton

PROJECT TEAM

OWNER'S REP:	Jason Brockman American Heritage Holdings 7104 Camphor Lane Colorado Springs, CO 80927
DEVELOPER:	American Heritage Holdings 7104 Camphor Lane Colorado Springs, CO 80927
CIVIL:	ATWELL, LLC 143 Union Boulevard, Suite 700 Lakewood, CO 80228
SURVEYOR:	BARRON LAND 2790 N. ACADEMY BLVD. SUITE 311 COLORADO SPRINGS, CO 80917
APPLICANT / LAND PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

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N.E.S. Inc.
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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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Woodmen E.
Commercial

DATE: 09/14/21
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

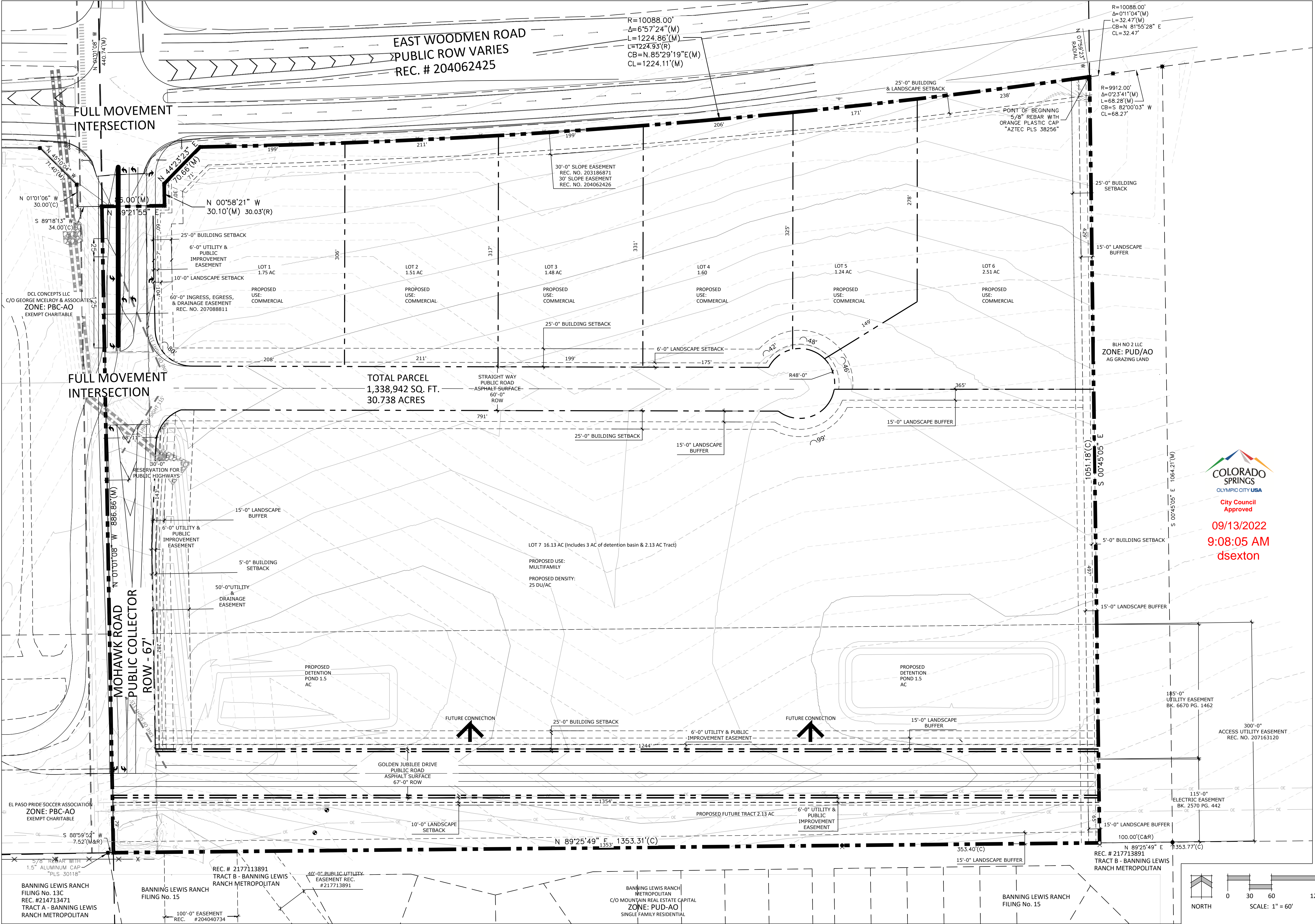
COVER SHEET

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CPC CP 21-00142

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CONCEPT PLAN



N.E.S. Inc.
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Woodmen E.
Commercial



City Council
Approved
09/13/2022
9:08:05 AM
dsexton

DATE: 09/14/21
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

DATE:	BY:	DESCRIPTION:
12.07.21	JS	City Comments
3.23.22	JS	City Comments

CONCEPT PLAN

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CPC CP 21-00142

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