SITE DATA:

CIVIL ENGINEER: OWNERS/ DEVELOPER: APPLICANT:

J.R. ENGINEERING CREST AT WOODMEN LLC 619 N. CASCADE AVE., SUITE 200 5475 TECH CENTER DRIVE #235 900 TOWN AND COUNTRY LANE # 210 COLORADO SPRINGS, CO 80919 COLORADO SPRINGS, CO 80903 HOUSTON, TX 77024-2229

PARCEL #: 6308303015, 6308303020, 6308303018, 6308303021, 6308303022, 6308303023, 6308303019, 6308303017, 6308303016, 6308303024

PARCEL ADDRESSES: 6705 AND 6695 VINCENT DRIVE, AND 6765 CAMPUS DRIVE EXISTING ZONE: PDZ/SSO (CITY FILE #: CPC P 85-72; ORDINANCE # 85-73) PROPOSED ZONE: PDZ/AFO

~~~~	Proposed Land Use	Acreage	Non-Residential Land Use Building Square Footage (Max)	Density ( <u>Residential</u> )
Lot 1	Commercial, Office, Industrial	17.15	405,000	
Lot 2	Commercial	10.18	150,000	
Lot 4	Commercial and Office	3.56	40,000	
Lot 5	Commercial and Office	5.77	82,000	
Lot 6	Multi-Family	11.07		25-30 DU/AC
	Total Acreage	47.73	677,000	

*ESTABLISHED IN ORD NO 20-22. NO ADDITIONAL NON-RESIDENTIAL SQUARE FOOTAGE IS BEING ADDED 47.723 ACRES LAND USE PLAN ACREAGE:

MAXIMUM BUILDING HEIGHT:

45' LOT 1, 4, 5 AND 6 65' LOT 2, SUBJECT TO GENERAL NOTE #5 BELOW. OWNER: STINSON HOLDING LLLP

B M & M LEASING II LLC

BUILDING SETBACKS: 50' (WOODMEN ROAD BOUNDARY) 30' (CAMPUS DRIVE BOUNDARY)

50' (SOUTHERN BOUNDARY) 70' SETBACK FROM EASTERN PROPERTY BOUNDARY, 100' SETBACK FROM SIDE (EAST):

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, Looart 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 SW1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

BEGINNNIG at the northwest corner of said Lot 1; thence along the west boundary of said Looart Subdivision Filing No. 8, N00°12′56″E, (Bearings are based upon Looart 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 Looart 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°53′57"E, a distance of 157.45 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 Looart 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°43'15"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 107.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;

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 150.31 feet; 3. S89°37′31″W, a distance of 160.17 feet;

7. S44°58'07"W, a distance of 320.14 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;

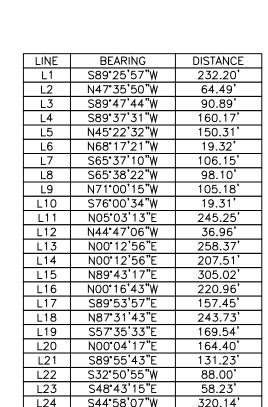
2. S89°47′44″W, a distance of 90.89 feet; 3. N47°35′50"W, a distance of 64.49 feet;

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 Looart Subdivision Filing No. 8; Lot 2, and Tract A of the Looart Subdivision Filing No. 7;

and Tracts B and C from the Looart Subdivision Filing No. 6A

For a cumulative area of 47.723 Acres



			1 332 30 33	77	00.00					
		L23	S48°43'15	"E	58.23'					
		L24	S44°58'07	<b>"</b> W	320.14'					
CURVE	RADIUS	AR	C LENGTH	DEL	TA ANGLE	RADIAL BEARING				
C1	79.55	12	5.75'	90°	34'13"	S00°12'12"E				
C2	157.50	65.	.35'	23°	46'28"	S65°55'30"E				
C3	112.50	12	3.27'	65°	19'38"	N89°42'29"W				
C4	185.50	140	0.42'	43°	22'18"	N24°22'34"W				
C5	249.50	14.	3.64'	32°	59'11"	S18°59'45"W				
C6	145.78	109	9.10'	42°	52'51"	N13°59'26"W				
C7	78.00	90.	.07'	66°	09'53"	N28°53'26"E				
C8	137.02	120	0.53'		24'04"	N84°33'44"W				
C9	502.00	35	0.36'	39°	59'20"	N49°47'44"W				
C10	1596.4	6' 88.	.83'		1'17"	S88°17'11"W				
C11	164.29	88.	.72'	30°	56'21"	N56°13'18"W				
C12	248.50	10	4.42'	24°	04'29"	S65°21'14"W				
C13	107.50	130	0.61'	69°	36'44"	N45°02'04"W				
C14	157.50	57.	.43'	20°	53'37"	S65°55'30"E				

LAND USE CASE HISTORY							
File Number	Land Use Action	Date	Description of Action				
North Hill Ranch Addition							
Annexation	Ordinance 76-96	8/10/1976	Annexation				
CPC DP 78-65	Phase 1 of Master Plan	1978					
PD DP 85-72-A1(88)	Minor Amendment	1978	Per City Department Letter				
	l		Temporary structure to house				
DS DP 85-72-A1(88)	Minor Amendment	1988	federal experss loading dock				
AR DP 04-00619	Major Amendment	2004	Overall Site Plan				
AR DP 04-00619-MM01	Minor Amendment	2004	Dock Relocation				
AR DP 04-00619-A1MN16	Minor Amendment	8/13/2016	Relocated docking / loading are				
	Major Amendment to Development						
AR DP 04-00619 A2MJ17	Plan	5/12/2018	Extension of Campus Drive				
AR FP 17-00719	Subdivision Plat - Looart Sub. Filing 6	5/12/2018	Platting of Campus Drive				
A3MN 18	Minor Amendment	2018	Crest at Woodmen West Parkin Lot				
A4MN 18	Minor Amendment	2018	North Parking Lot				
	Major Amendment to Development						
AR FP 19-00448	Plan - Phase 1	8/14/2019	Created 2 lots and 3 tracts				
AR DP 04-00619-A4-	1100	0, 1 1, 2023	Reconfigure parking				
MN18	Minor Amendment Phase 1	5/13/2019	lot/landscape changes				
	Minor Development Plan Amendment -	3, 13, 2013	Reconfigure parking lot on east				
AR DP 04-00619-A5MN18	Phase 3	8/13/2019	& south side				
AR DP 04-00619-A6MJ19	Thase 5	0/13/2013	& South Side				
& AR DP 04-00619-	Minor Amendment Development Plan -						
A7MN19	Phase 1 & 2	11/14/2019	Irrigation Plan				
77111119	Minor Amendment, Concept Plan and	11/14/2015	I rigation rian				
AR DP 04-00619-A7MN19	Development Plan - Phase 2	11/14/2019	Irrigation Plan				
CPC 16-00124-A1MN19	Development Flan - Fliase 2	11/14/2019	Ingation Fian				
	Coordinated Sign Plan	10/21/2010	Coordinated Sign Plan				
(CSP)	Coordinated Sign Plan	10/31/2019	Coordinated Sign Plan				
	Mine y Development Dlam Amendment		Remove one of the previously				
AD DD 04 00610 AOMNI10	Minor Development Plan Amendment -	E/27/2020	approved building sites and add				
AR DP 04-00619-A8MN19	Phase 3	5/27/2020	60 parking spaces.				
CDC DUZ 20 00044 CDC			Zone Change from PIP-1/cr/SS				
CPC PUZ 20-00044, CPC	BUD Consol Blood of BUD 7		to PUD/SS. Establish lot				
PUP 20-00045, and	PUD Concept Pland and PUD Zone	0/44/2020	configuration and land uses for				
Ordinance 20-52	Change	8/11/2020	redevelopment				
AR FP 20-00149	Final Plat Looart Subdivison Filing 7	9/24/2020	Created 6 lots				
000 000 000 000 000			Adjusted lot lines for lots 4, 5				
CPC PUP 20-00045-		0/40/0004	and 6. Created three lots from				
A1MJ21	PUD Concept Plan Amendment	8/12/2021	Lot 1 (Lot 1a, Lot 1b, and Lot 1				
			Adjusted lot lines for lots 4, 5				
			and 6. Created three lots from				
AR FP 21-00170	Final Plat Looart Subdivision Filing 8	9/7/2021	Lot 1 (Lot 1a, Lot 1b, and Lot 1				
LUPL-24-0008	DD7 Loud Llos Dlou Amondator and	TDD	Revised to increase building height				
LUI L 27 0000	PDZ Land Use Plan Amendment	TBD	limitation of lots 2 and 3 from 45' to 65				

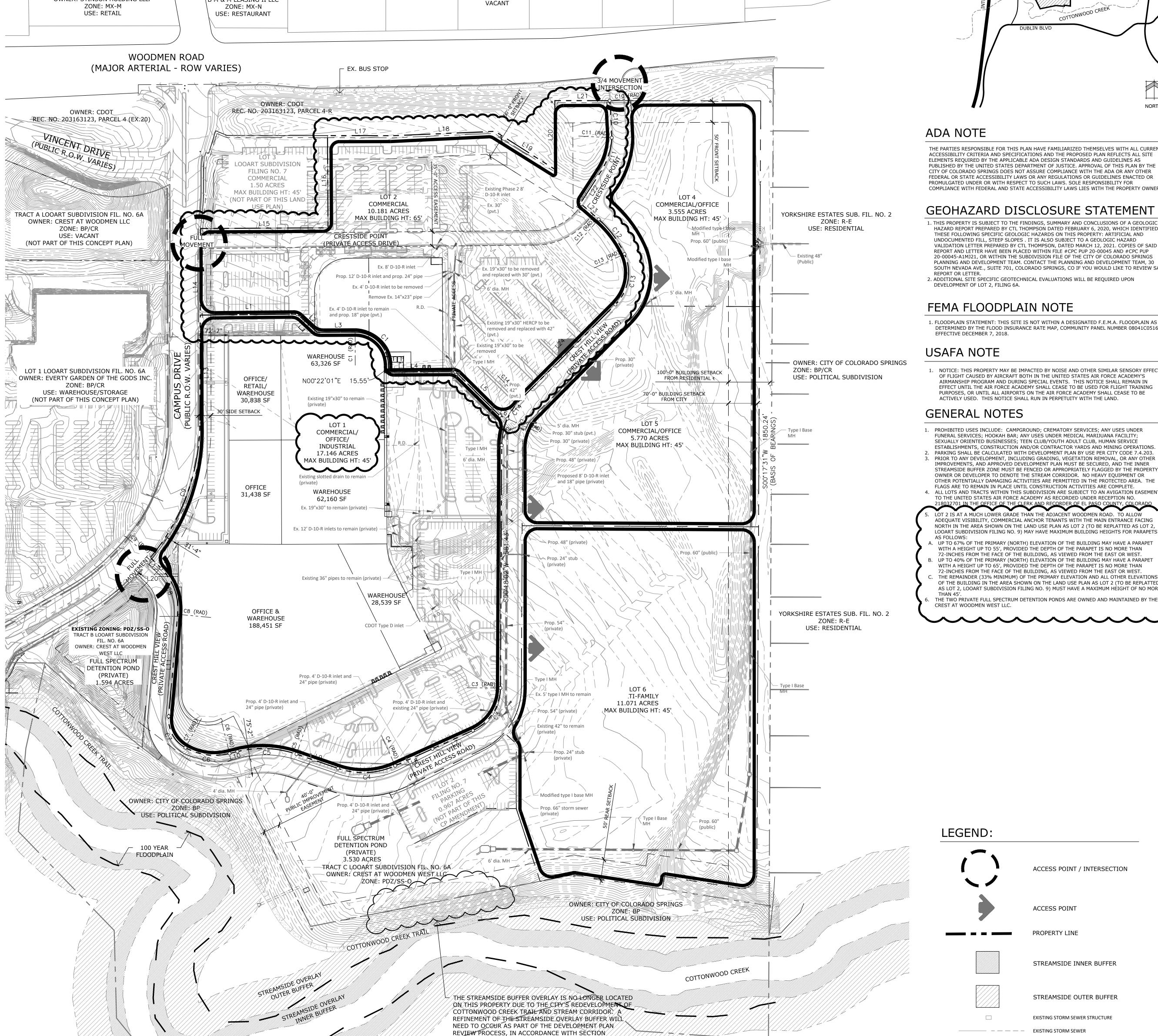
# THE CREST AT WOODMEN

CITY OF COLORADO SPRINGS, COLORADO PDZ LAND USE PLAN MAJOR MODIFICATION

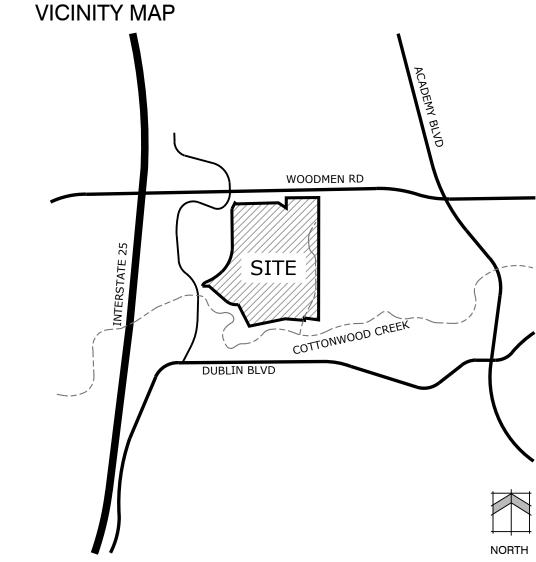
FALCON ESTATES FILING NO. 1

OWNER: CITY OF COLORADO \$PRINGS

ZONE: R-E/CR



7.3.508.D.2 OF THE CITY ZONING CODE



# 619 N. Cascade Avenue, Suite 200

# **ADA NOTE**

LOT 4 HOME DEPOT PLAZA FIL. NO. 2

OWNER: WOODMEN DEPOT LLC

ZONE: MX-M

USE: RETAIL

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.

# GEOHAZARD DISCLOSURE STATEMENT

HAZARD REPORT PREPARED BY CTL THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THESE 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 CTL THOMPSON, DATED MARCH 12, 2021. COPIES OF SAID REPORT AND LETTER HAVE BEEN PLACED WITHIN FILE #CPC PUP 20-00045 AND #CPC PUP 20-00045-A1MJ21, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID 2. ADDITIONAL SITE SPECIFIC GEOTECHNICAL EVALUATIONS WILL BE REQUIRED UPON DEVELOPMENT OF LOT 2, FILING 6A.

### 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 08041C0516G, 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. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

### **GENERAL NOTES**

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. PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN BY USE PER CITY CODE 7.4.203.

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. 218032701 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO 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 REPLATTED AS LOT 2 LOOART SUBDIVISION FILING NO. 9) MAY HAVE MAXIMUM BUILDING HEIGHTS FOR PARAPETS 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. UP TO 40% 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. 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 REPLATTED AS LOT 2, LOOART SUBDIVISION FILING NO. 9) MUST HAVE A MAXIMUM HEIGHT OF NO MORE THE TWO PRIVATE FULL SPECTRUM DETENTION PONDS ARE OWNED AND MAINTAINED BY THE

# THE CREST AT WOODMEN PDZ LAND USE PLAN MAJOR MODIFICATION

Land Planning

Landscape

Urban Design

Colorado Springs, CO 80903

Tel. 719.471.0073

Fax 719.471.0267

www.nescolorado.com

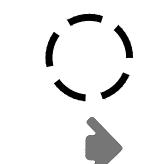
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6765 CAMPUS DRIVE, COLORADO SPRINGS, CO 80920

K. JOHNSON

B. SWENSON

LEGEND:

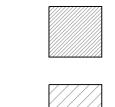


ACCESS POINT / INTERSECTION

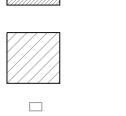


ACCESS POINT

PROPERTY LINE



STREAMSIDE INNER BUFFER



EXISTING STORM SEWER

STREAMSIDE OUTER BUFFER

EXISTING STORM SEWER STRUCTURE EXISTING STORM SEWER STRUCTURE **PLAN** 

PDZ LAND USE

INITIAL SUBMITTAL

PER CITY COMMENTS

PER CITY COMMENTS

PER CITY COMMENTS

PER CITY COMMENTS

5/20/2024 JBS

7/24/2024 JBS

8/28/2024 JBS

10/3/2024 JBS

10/29/2024 JBS

LUPL-24-0008