1865 WOODMOOR DRIVE

EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN

OWNER/ APPLICANT

FHAM LLC 30950 RANCHO VIEJO ROAD, SUITE 225 SAN JUAN CAPISTRANO, CA 92675

CONSULTANT

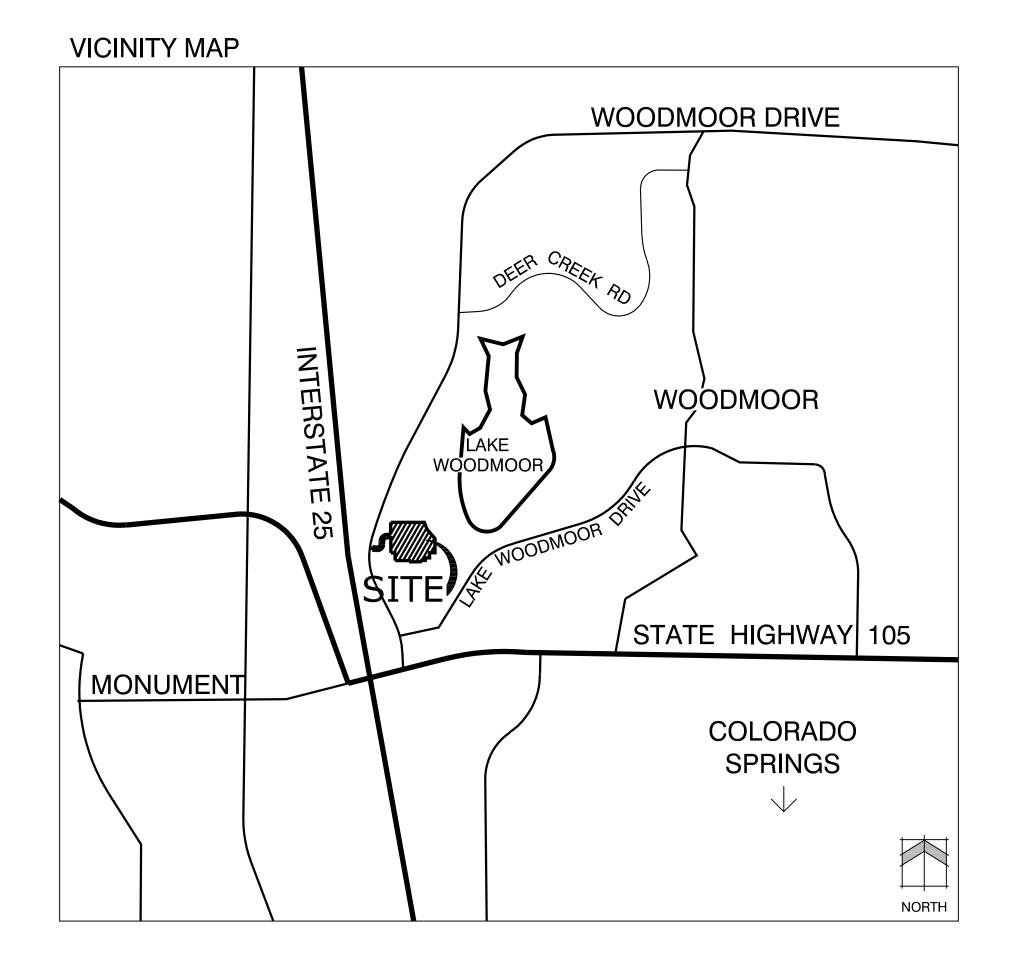
NES INC. 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST ONE-QUARTER IN SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14 BEARS NORTH 21 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,161.84 FEET; (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF THE NORTHWEST ON-QUARTER OF SECTION 14, WHICH LINE WAS ASSUMED NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST); THENCE SOUTH 22 DEGREES 29 MINUTES 22 SECONDS EAST 75.00 FEET; THENCE SOUTH 40 DEGREES 29 MINUTES 22 SECONDS EAST 137.61 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 167.25 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 65.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 60.00 FEET: THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 50.00 FEET: THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 30.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 60.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 130.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 15.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 165.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST, 90.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 180.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 45.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 62.83 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 70.92 FEET, A CENTRAL ANGLE OF 95 DEGREES 27 MINUTES 16 SECONDS AND AN ARC DISTANCE OF 118.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 43 MINUTES 47 SECONDS WEST 57.60 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF WOODMOOR DRIVE AS PLATTED IN PLAT BOOK M-2, AT PAGE 26 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF SAID WOODMOOR DRIVE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1000 FEET A CENTRAL ANGLE OF 2 DEGREES 17 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 40.00 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 47 SECONDS EAST 57.60 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 30.92 FEET, A CENTRAL ANGLE OF 95 DEGREES 27 MINUTES 16 SECONDS AND AN ARC DISTANCE OF 51.75 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 45.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 03 SECONDS WEST 140.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 394.97 FEET; THENCE SOUTH 22 DEGREES 29 MINUTES 22 SECONDS EAST 19.91 FEET TO THE POINT OF BEGINNING, IN EL PASO COUNTY, COLORADO.

(Per Title Commitment File No. 35100-18-10210, with an effective date of June 4, 2018 at 7:30 a.m. as provided by North American Title Insurance Company of Colorado.)

Address of Record: 1865 S. Woomoor Drive, Monument, CO 80132



GENERAL NOTES

- 1. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C002767F, effective date March 17, 1997, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).
- 2. 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- 3. The existing ADA accessible parking spaces are to be restriped for
- compliance with the ADA design standards. 4. The existing hotel sign located near Woodmoor Drive is to be removed.
- Site survey completed by Barron Land on June 20, 2018.
- 6. The parking lot is asphalt. All walkways are concrete, except where noted on plan.

SITE DATA

Existing Building Use:

Maximum Building Height:

Tax ID Number: 7114200020 Total Site Area: 5.12 Acres (222,838 Square Feet) Current Zoning: C-2

50 FT

Development Schedule: Fall 2018

Proposed Building Use: Rehabilitation Facility

Existing Building Height: 33 FT **Building Setbacks:**

-Front (Woodmoor Drive): 15 FT 20 FT -Rear (East Boundary): -Side (North & South Boundary):

Lot Coverage: -Building: 30,782 SF (14%) 121,518 SF (54%) -Impervious: 70,538 SF (32%) -Landscape:

Nursing Home*: 1 Space/ 5 Beds Required Parking:

> 150 Total Beds 30 Required Parking Spaces

*Per Section 6.2.5.D.ii

220 Parking Spaces 6 ADA Accessible Parking Spaces

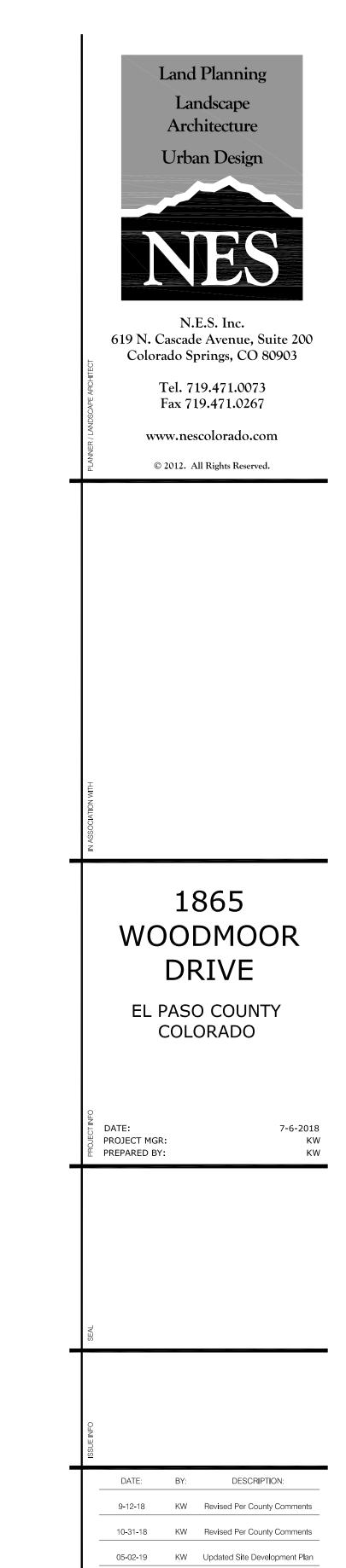
Proposed Parking: 191 Parking Spaces

9 ADA Accessible Parking Spaces 200 Total

SHEET INDEX

Existing Parking:

Sheet 1 of 6:	Cover Sheet
Sheet 2 of 6:	Site Development Plan
Sheet 3 of 6:	Landscape Plan
Sheet 4 of 6:	Landscape Notes & Details
Sheet 5 of 6:	Photometric Plan
Sheet 6 of 6:	Photometric Plan



SITE DEVELOPMENT PLAN

COVER SHEET

PPR1830

Land Planning 1865 WOODMOOR DRIVE Landscape Architecture Urban Design EL PASO COUNTY, COLORADO NE CORNER OF NW 1/4, S14, T11S-R67W SITE DEVELOPMENT PLAN ZONE:C-2 CURRENT OWNER(S): WOODMOOR WATER & SANITATION ZONE:C-2 619 N. Cascade Avenue, Suite 200 ZONE:C-2 PROPOSED TAX SCHEDULE No: 7114200027 CURRENT OWNER(S): TRI-LAKES Colorado Springs, CO 80903 CURRENT OWNER(S): WOODMOOR 7' CEDAR FENCE MONUMENT FIRE PROTECTION DISTRICT WATER & SANITATION DISTRICT No. TAX SCHEDULE No: 7114200026 TO REPLACE EXISTING FENCE RAILROAD TIES BORDER S 22°29'22" E 19.91' (R) TAX SCHEDULE No: 7114200039 PARKING LOT EDGE S 22'43'30" E 19.57' (C) Tel. 719.471.0073 394.97' (R) Fax 719.471.0267 N 89°48'57" E 394.87 (M) www.nescolorado.com JPOINT OF BEGINNING 5' SIDE BUILDING SETBACK RAILROAD TIES BORDER © 2012. All Rights Reserved. PARKING LOT EDGE PROPOSED S 22°29'22" E 75.00' (R) 7' CEDAR FENCE -S 22°43'30" E 75.00' (C) PARKING LOT PARKING LOT **ISLANDS ISLANDS** PROPOSED 7' CEDAR FENCE ZONE:C-2 CURRENT OWNER(S): LAKE WOODMOOR HOLDINGS, LLC TAX SCHEDULE No: 7114200042 VACANT EXISTING PROPOSED ADA SPACES PARKING LOT LIGHT POLE TO BE RESTRIPED RAILROAD TIES BORDER ISLANDS PARKING LOT TO REMAIN (TYP.) 9 PARKING SPACES & SIGNED PARKING LOT EDGE TO BE REMOVED FOR COMPLIANCE FOR TURN AROUND PROPOSED PARKING LOT N 89°48'57" E 45.00' (R) **ISLANDS** N 89°34'39" E 45.16' (M) — ZONE:PUD L=125.66' (R) CURRENT OWNER(S): LAKE WOODMOOR **PROPOSED** DEVELOPMENT, INC. TAX SCHEDULE No: 7114205030 R=80.00'(ASPHAL ADA PARKING ADA ACCESSIBLE ROUTE Δ=90'00'00" AUTOMATIC SIGN (TYP.) BIKE RACK VACANT SLIDING AROUND ? LUMBER FENCE / L=125.96' (M) — (6-BIKE METAL GATE R=80.00' CAPACITY) ∆=90**°**12**'**41" S 89°48'57" W 45.00' (R) S₁89°22'51" W 45.11' (M) CB=S 44°29'37" W CL = 113.35'ENTRY DRIVE 1865 TRASH MAIN LODGE/ OFFICE **ENCLOSURE** WOODMOOR RAILROAD TIE WALL (TYP) N 00'11'03" W 40.00' (R) L=62.83' (R) **DRIVE** N 00'58'01" W 39.72' (M) -R = 40.00'Δ=90'00'00" L=51.75' (R) R = 30.92'**EL PASO COUNTY** ROOMS Δ=95**°**27**'**16" R = 40.00'COLORADO SPAC∉S CONCRETE Δ=89°34'24" L=51.41' (M)то в∉ PLAZA CB=S 44°46'17" W R = 30.92'REMOVED [∆=95**°**15'52" CL = 56.36'ROOMS BRIDGE POOL CB=N 48°08'50" E ASPHALT S 84'43'47" E 57.60' (R) CL=45.69' PARKING S 00°11'03" E 40.00' (R) $^{\circ}$ S 84°55'59" E 57.75' (M) -1st FLOOR PATIO -7-6-2018 S 00°11'06" E 2nd FLOOR ROOMS PROJECT MGR: KW 39.75' (M) BALCONY (TYP.) PREPARED BY: 10' PIPELINE EASEMENT - 1 - EXISTING (TC #10) SIGN TO BE REMOVED ROOMS ADA SPACE BRICK TO REMAIN FIRE PIT SIGN PROPOSED ADA PARKING C C L=40.00' (R) R=10000.00' 7' CEDAR FENCE CONCRETE WALK RAILROAD TIES (TYP) FOR GRADE RETENTION WOOD STAIRS SIGN (TYP.) PROPOSED PROPOSED RETAINING. Δ=2**°**17'30" L=118.70' (R) ADA SPACES WALL L=39.94' (M) __ R = 70.92'ACCESSIBLE FOR GRADE RETENTION Δ=95*27'16" LEVEL — BŖIDGE R=10000.00' ROUTE IN PIPE PROPOSED L=117.74' (M)∆=0**°**13**'**44" 7' CEDAR FENCE R = 70.92'CB=S 06°05'22" W Δ=95°07**'**12" CL = 39.94'CB=N 46°59'59" E - CONCRETE CL=104.68'ROOMS −walk −− 1st FLOOR PATIO S 89°34'18" W 65.02' (M) S 89°34'27" W 50.00' (Ć) 2nd FLOOR N 84°43'47" W 57.60' (R) S 89°48'57" W 65.00' (R) ¹ N 84°33'59" W 58.98' (M) BALCONY (TYP.) S 89°48'57" W 50.00' (Ŕ) / PROPOSED ZONE:C-2 CONCRETE WALK ADA ACCESSIBLE CURRENT OWNER(S): WOODMOOR EXISTING SIDEWALK RAMP FOR ACCESS WATER & SANITATION DISTRICT No. 1 TAX SCHEDULE No: 7114200041 ROOMS TO BE ABANDONED CONCRETE WALK DESCRIPTION: TO BUILDING 9-12-18 KW Revised Per County Comments ROOMS S 00°11'03" E 60.00' (R) ZONE:C-2 CURRENT OWNER(S): LAKE WOODMOOR HOLDINGS, LLC ∽ S 00°13'39" E 59.84' (M) CONCRETE WALK 10-31-18 KW Revised Per County Comments TAX SCHEDULE No: 7114200042 - PROPOSED PROPOSED GATES VACANT 7' CEDAR FENCE 05-02-19 KW Updated Site Development Plan (FOR EMERGENCY TO END IN DENSE ACCESS ONLY) VEGETATION ROOMS S 89°48'57" W 50.00' (R) RIM = 7038.20∽N 89°44'39" W 49.50' (M) 8" CLAY N=7029.34) 5' SIDE BUILDING SETBACK 8" CLAY S=7029.24 S 00°11'03" E 30.00' (R) 6" CLAY E=7029.34 S 89°43'46" W | 165.26' (M) **SITE DEVELOPMENT PLAN** S 89'48'57" W 165.00' (R) S 89°48'57" W 60.00' (R) -N 89°58'24" W 59.86' (M) S 89°40'58" W 130.00' (C) PROPOSED -S 89'48'57" W 130.00' (R) 7' CEDAR FENCE √ S 00°11′03″ E 15.00′ (R) N 00°11'03" W 15.00' (R) S 00°13'42" E 15.00' (C) ZONE:C-2 \angle N 00°28'57" E 15.12' (M) CURRENT OWNER(S): LAKE WOODMOOR HOLDINGS, LLC TAX SCHEDULE No: 7114200042 VACANT, POND ZONE: C-2 CURRENT OWNER(S): LAKE WOODMOOR HOLDINGS, LLC TAX SCHEDULE No: 7114200042 VACANT, POND OF PPR1830 NORTH SCALE: 1" = 30'