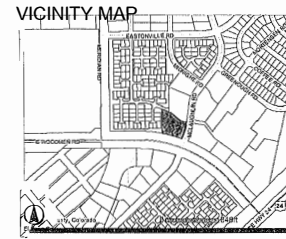
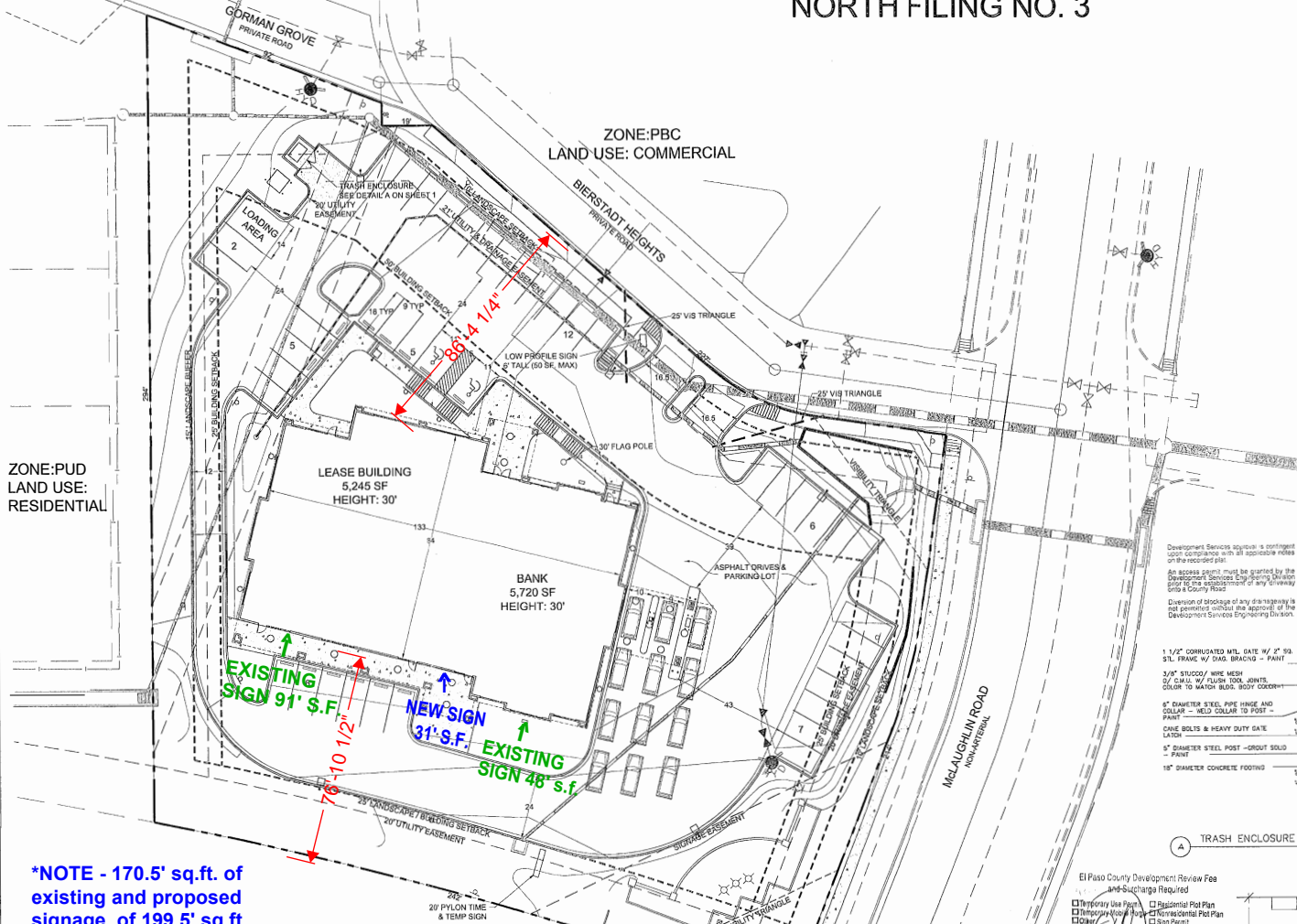


Revised 4/01/19

LOT 1, COURTYARDS AT WOODMENT HILLS NORTH FILING NO. 3



THOMAS THOMAS
Planning
Landscape Architecture
161 North Logan Street
Colorado (703) 376-1877



ZONE:PUD
LAND USE:
RESIDENTIAL

ZONE:PBC
LAND USE: COMMERCIAL

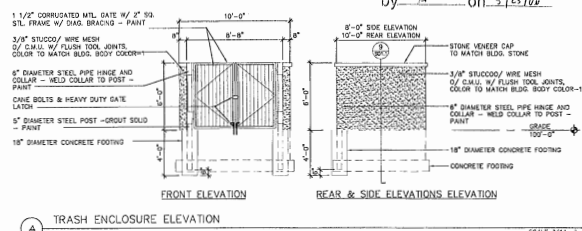
PLOT PLAN DATA

| | |
|--|--|
| TOTAL SIZE OF PROPERTY | 1.57 AC. |
| ZONING | PBC |
| TOTAL SF BANK | 5,720 SF. |
| PARKING REQUIRED FOR BANK | 1 SPACE / 200 SF. 2 SPACES / DRIVE ISLE |
| - PARKING CREDIT | 23 SPACES REQUIRED. |
| BANK PARKING PROVIDED | 23 SPACES |
| TOTAL SF OF LEASED BLDG | 5,245 SF. |
| PARKING REQUIRED FOR LEASED BLDG. | 1 SPACE / 300 SF. 18 SPACES |
| LEASED BUILDING PARKING PROVIDED | 20 SPACES |
| PHASES & SCHEDULE FOR DEVELOPMENT | 1-PHASE, SPRING 2006 |

LEGAL DESCRIPTION:
LOT 1 COURTYARDS AT WOODMEN HILLS NORTH FIL NO 3 AS RECORDED AT RECEPTION NO. 205042896 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

GENERAL NOTES:
1. A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

Developer Services approval is contingent upon compliance with all applicable codes on the recorded site.
An access permit must be granted by the Developer's Services Engineering Division prior to the establishment of any driveway and a Survey filed.
Division of package of any driveway is not general without the approval of the Developer's Services Engineering Division.



***NOTE - 170.5' sq.ft. of existing and proposed signage, of 199.5' sq.ft. allowed with 133' of linear footage.**

FUTURE EXPANSION OF
E. WOODMEN ROAD

Proposal satisfies the criteria of approval for Attached Signs in Commercial Zoning District in section 6.2.10 of the Land Development Code.

**APPROVED
Plan Review**
4/11/2024 at 2:33pm
Christian Haas, Planner I
EPC Planning & Community
Development Department

ZONE:PBC
LAND USE: COMMERCIAL

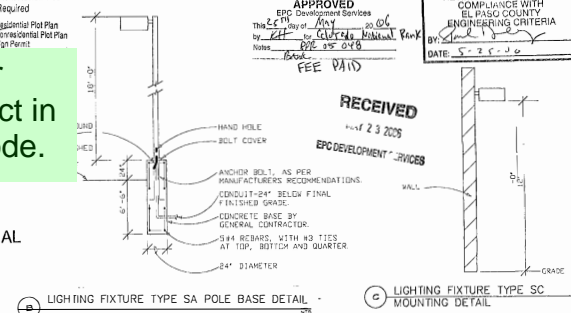
- LEGEND:**
- WALL MOUNTED LIGHT SEE DETAIL C
 - LIGHT POLE SEE DETAIL B

- El Paso County Development Review Fee and Package Required
- Temporary Use Sign
 - Essential Plot Plan
 - Temporary Use Sign
 - Non-Residential Plot Plan
 - Other
 - Sign Permit

APPROVED
EPC Development Services
This is the official approval of the
by *Christian Haas* on *4/11/2024*
Notes: *SEE 018*
FEE PAID

REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA
By *Christian Haas*
DATE: *5-25-20*

RECEIVED
MAY 23 2005
EPC DEVELOPMENT SERVICES



| REV # | REVISIONS | DATE | DRAWN | CHECKED | APPROVED |
|-------|------------------------------|----------|-------|---------|----------|
| 1 | RESUBMIT PER COUNTY COMMENTS | 03-25-05 | JRC | PCT | |
| 2 | RESUBMIT PER COUNTY COMMENTS | 03-27-05 | JRC | PCT | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |

| DESIGNED | JRC | 03-22-05 | AS NOTED |
|----------------|-----|----------|----------|
| DRAWN | JRC | 03-22-05 | |
| CHECKED | PCT | 03-22-05 | |
| PROJECT NUMBER | | | |

**COLORADO NATIONAL BANK
FALCON BRANCH**
PLOT PLAN
OWNER / TAX SCR DFN W B R 3063-17- 137

