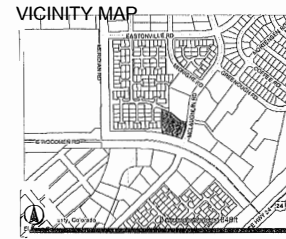
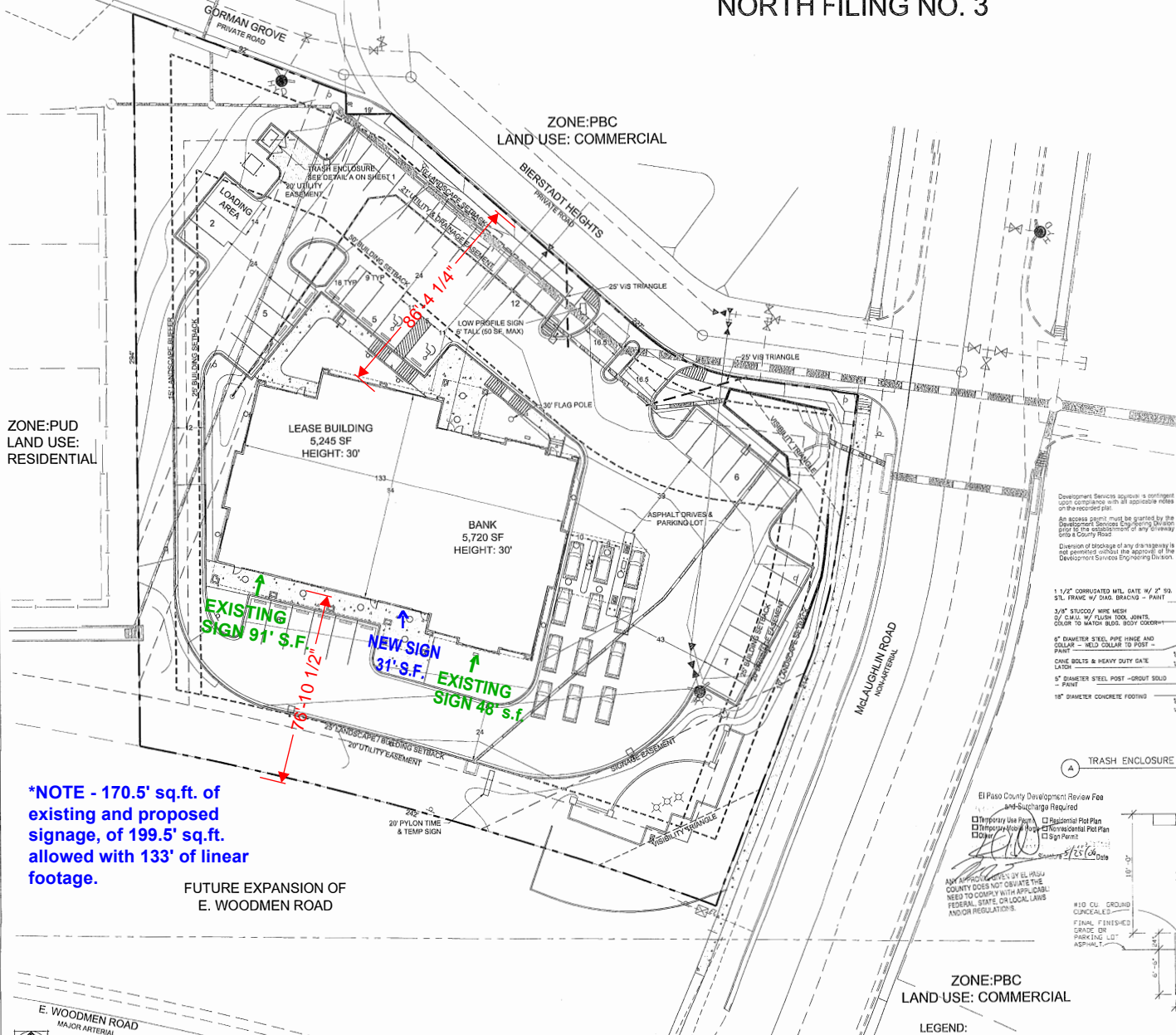


Revised 4/11/14

# LOT 1, COURTYARDS AT WOODMEN HILLS NORTH FILING NO. 3



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



ZONE:PUD  
LAND USE:  
RESIDENTIAL

ZONE:PBC  
LAND USE: COMMERCIAL

ZONE:PBC  
LAND USE: COMMERCIAL

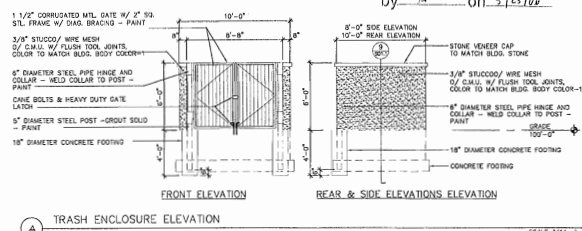
### PLOT PLAN DATA

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 Development Services Engineering Division prior to the establishment of any driveway into a County Road.  
Division of package of any driveway is not general without the approval of the Development Services Engineering Division.



BESQCP Not Required by on 5/25/14

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

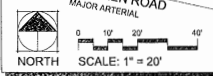
FUTURE EXPANSION OF  
E. WOODMEN ROAD

El Paso County Development Review Fee  
and Signage Required  
 Temporary Use Sign  
 Temporary Use Sign  
 Temporary Use Sign  
 Sign Permit  
Date: 5/25/14

APPROVED  
EPC Development Services  
Date: 5/25/14  
By: [Signature]  
Notes: [Text]  
FEE PAID

REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA  
By: [Signature]  
Date: 5-25-14

RECEIVED  
MAY 23 2006  
EPC DEVELOPMENT SERVICES



- LEGEND:**
- WALL MOUNTED LIGHT SEE DETAIL
  - LIGHT POLE SEE PLAN

Ⓐ LIGHTING FIXTURE TYPE SA POLE BASE DETAIL

Ⓒ LIGHTING FIXTURE TYPE SC MOUNTING DETAIL

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					

COLORADO NATIONAL BANK  
FALCON BRANCH  
PLOT PLAN  
OWNER / TAX SC# DEN W E R. 3063-17- 137