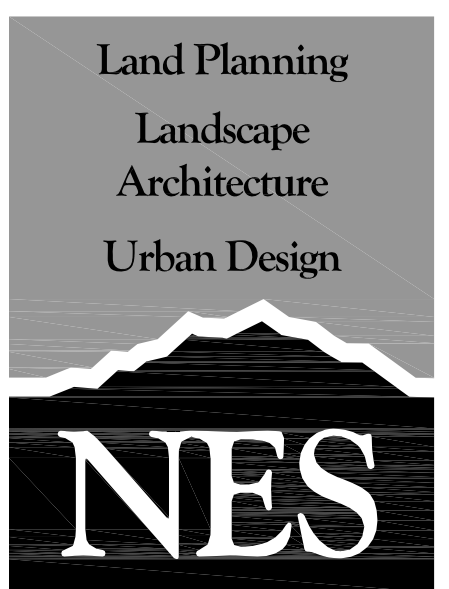


1865 WOODMOOR DRIVE

TOWN OF MONUMENT, COLORADO

SITE DEVELOPMENT PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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OWNER

COLORADO HOSPITALITY LLC
1865 WOODMOOR DRIVE,
MONUMENT, CO 80132

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

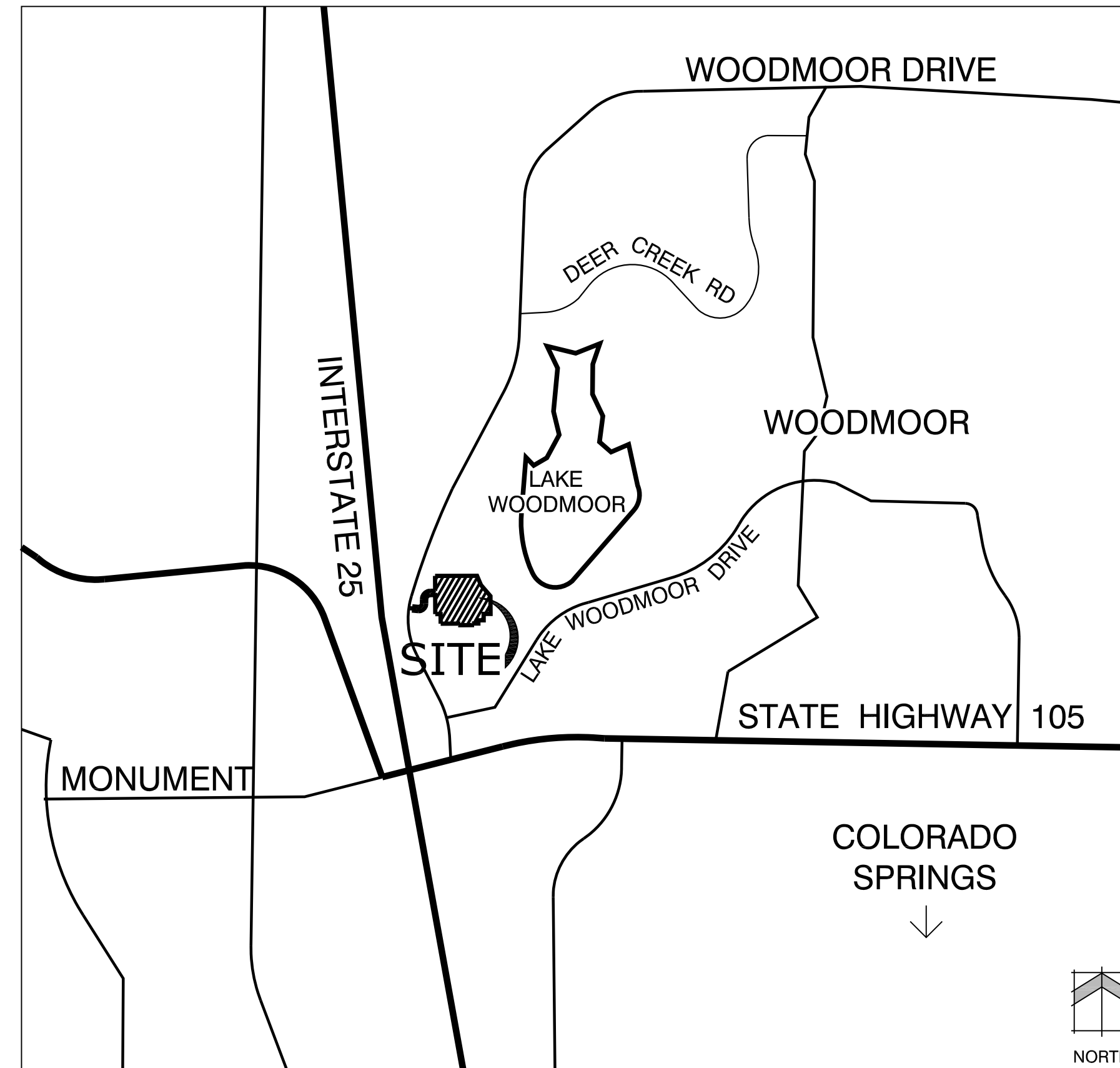
LEGAL DESCRIPTION

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

VICINITY MAP



SITE DATA

Tax ID Number:	7114200020
Total Site Area:	5.12 Acres (222,838 Square Feet)
Current Zoning:	C-2
Development Schedule:	Fall 2018
Existing Building Use:	Hotel
Proposed Building Use:	Rehabilitation Facility
Maximum Building Height:	50 FT
Existing Building Height:	33 FT
Building Setbacks:	
-Front (Woodmoor Drive):	15 FT
-Rear (East Boundary):	20 FT
-Side (North & South Boundary):	5 FT
Lot Coverage:	
-Building:	30,782 SF (14%)
-Impervious:	121,518 SF (54%)
-Landscape:	70,538 SF (32%)
Existing Parking:	220 Parking Spaces 6 ADA Accessible Parking Spaces 226 Total
Proposed Parking:	207 Parking Spaces 7 ADA Accessible Parking Spaces 214 Total

GENERAL NOTES

- 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).
- 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.
- The existing ADA accessible parking spaces are to be restriped for compliance with the ADA design standards.
- The existing hotel sign located near Woodmoor Drive is to be removed.
- Site survey completed by Barron Land on June 20, 2018.

SHEET INDEX

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

1865
WOODMOOR
DRIVE
MONUMENT
COLORADO

DATE: 7-6-2018
PROJECT MGR: KW
PREPARED BY: KW

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN
COVER SHEET

1
OF
4

FILE #

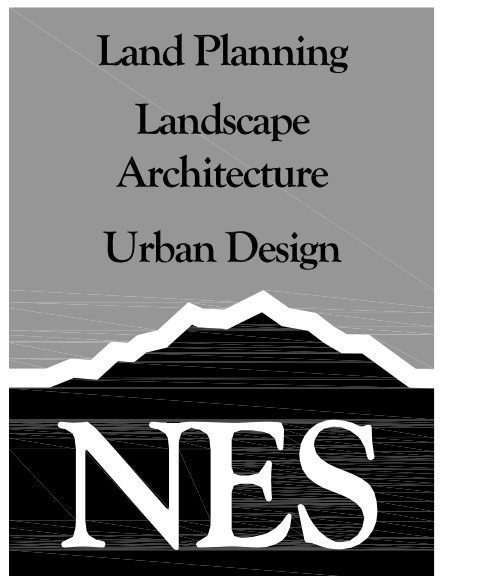
Include File Number
PPR1830 on each
page of plans.

P:\Sunshine Behavioral Health\1865 Woodmoor Drive\Drawings\Planning\Development\1865WoodmoorDrive_SiteDevelopmentPlan_18-25-18.dwg [SDP - Cover Sheet 24x36] 7/5/2018 2:35:46 PM kwhlford

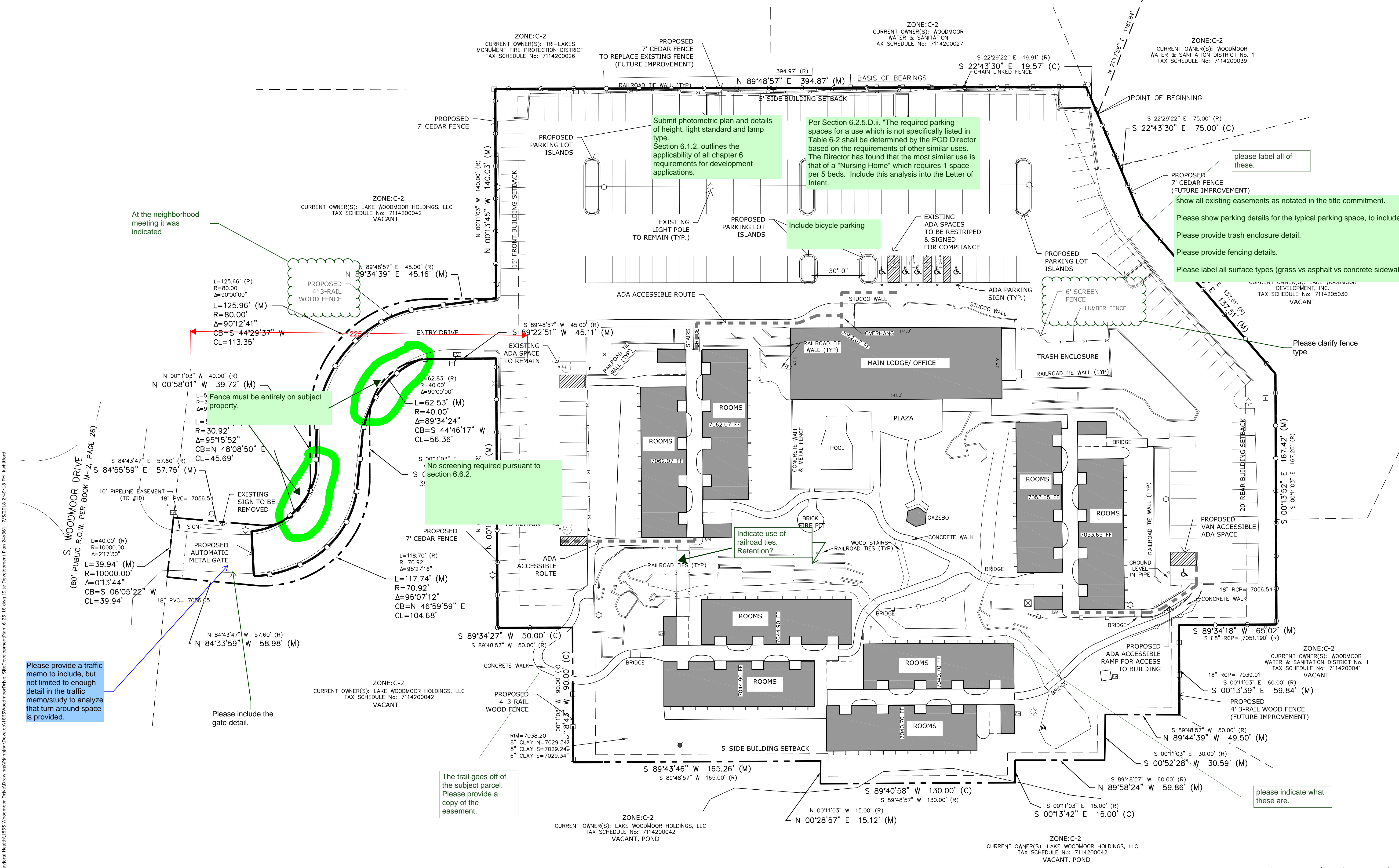
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Submit photometric plan and details of height, light standard and lamp type. Section 6.1.2. outlines the applicability of all chapter 6 requirements for development applications.

Per Section 6.2.5.D.ii. "The required parking spaces for a use which is not specifically listed in Table 6-2 shall be determined by the PCD Director based on the requirements of other similar uses. The Director has found that the most similar use is that of a "Nursing Home" which requires 1 space per 5 beds. Include this analysis into the Letter of Intent.

Include bicycle parking

please label all of these.

PROPOSED 7' CEDAR FENCE (FUTURE IMPROVEMENT)
show all existing easements as noted in the title commitment.

Please show parking details for the typical parking space, to include ADA space.

Please provide trash enclosure detail.

Please provide fencing details.

Please label all surface types (grass vs asphalt vs concrete sidewalk).

At the neighborhood meeting it was indicated

Fence must be entirely on subject property.

No screening required pursuant to Section 6.6.2.

Please provide a traffic memo to include, but not limited to enough detail in the traffic memo/study to analyze that turn around space is provided.

Please include the gate detail.

The trail goes off of the subject parcel. Please provide a copy of the easement.

please indicate what these are.

1865 WOODMOOR DRIVE
MONUMENT COLORADO

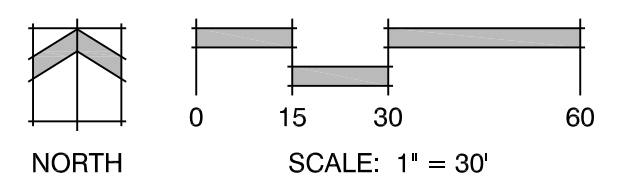
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PROJECT MGR: KW
PREPARED BY: KW

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN

2 OF 4

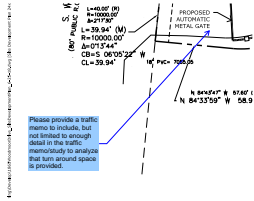
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Markup Summary

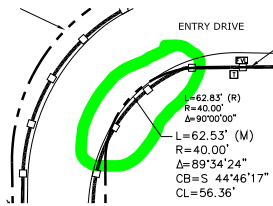
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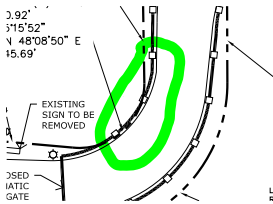
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Date: 8/21/2018 9:53:28 AM
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Please provide a traffic memo to include, but not limited to enough detail in the traffic memo/study to analyze that turn around space is provided.

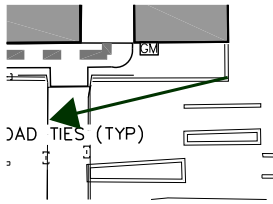
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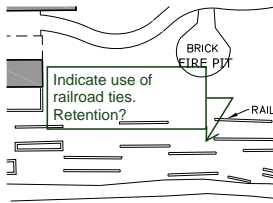
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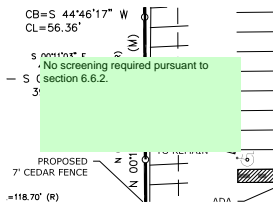


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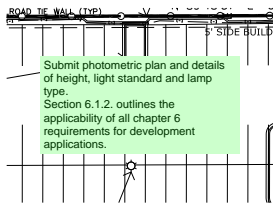
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Indicate use of railroad ties. Retention?



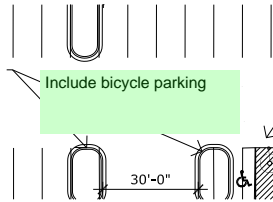
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No screening required pursuant to section 6.6.2.



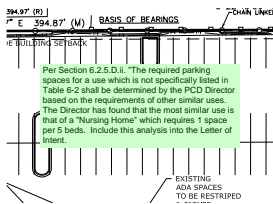
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Submit photometric plan and details of height, light standard and lamp type. Section 6.1.2. outlines the applicability of all chapter 6 requirements for development applications.



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Include bicycle parking



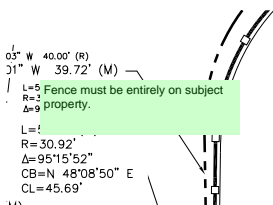
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Per Section 6.2.5.D.ii. "The required parking spaces for a use which is not specifically listed in Table 6-2 shall be determined by the PCD Director based on the requirements of other similar uses. The Director has found that the most similar use is that of a "Nursing Home" which requires 1 space per 5 beds. Include this analysis into the Letter of Intent.



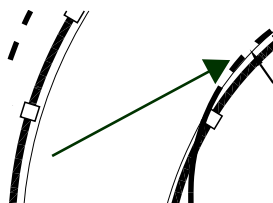
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Include File Number PPR1830 on each page of plans.

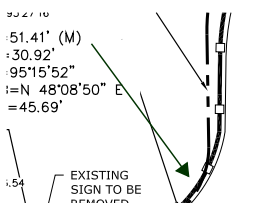


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Fence must be entirely on subject property.

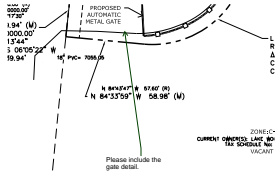


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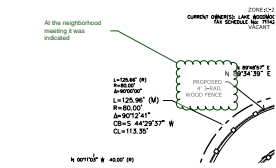
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dsdrecording (3)



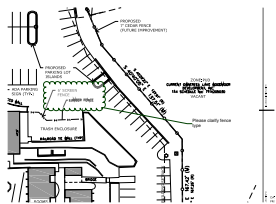
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Author: dsdrecording
Date: 8/21/2018 8:33:06 AM
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Please include the gate detail.



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Date: 8/21/2018 8:38:32 AM
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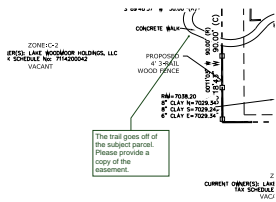
At the neighborhood meeting it was indicated



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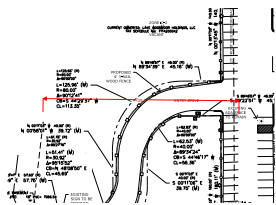
Please clarify fence type

dsdruiz (5)



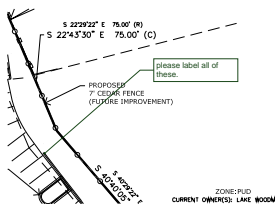
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The trail goes off of the subject parcel. Please provide a copy of the easement.



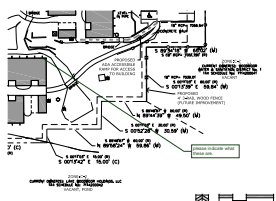
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225 ft



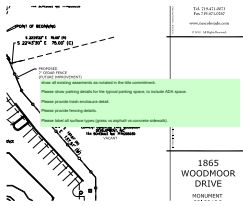
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please label all of these.



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please indicate what these are.



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Author: dsdruiz
Date: 8/7/2018 11:41:16 AM
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show all existing easements as notated in the title commitment.

Please show parking details for the typical parking space, to include ADA space.

Please provide trash enclosure detail.

Please provide fencing details.

Please label all surface types (grass vs asphalt vs concrete sidewalk).